

Cindy Schubert

From: George Wielechowski [REDACTED]
Sent: Tuesday, September 10, 2024 4:30 PM
To: Patty Anders
Cc: Cindy Schubert
Subject: Re: Information for the Affordable Housing Task Force Members

Follow Up Flag: Follow up
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Hi, Patty,

Thanks to you and the team at the city for pulling this all together for us.

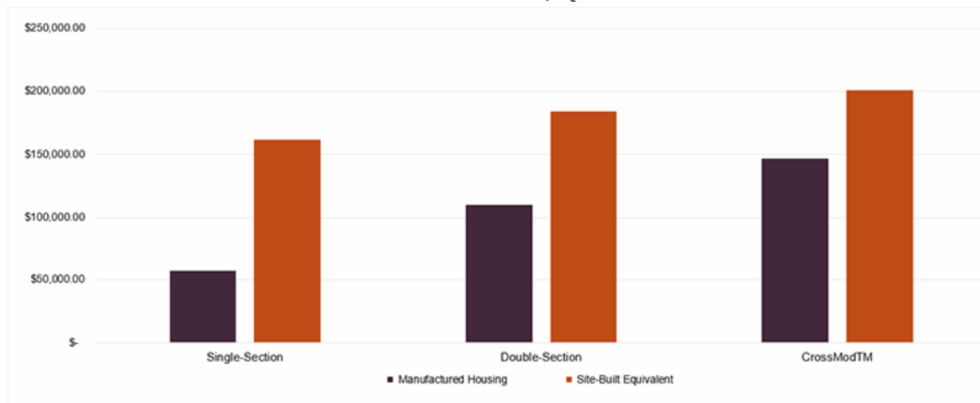
Just wanted to pick up with you on a moment towards the end of our last meeting when we were all discussing ADUs and how to potentially create/incentivize through city and tax policy the conditions that would result in more ADUs being built-by-design as affordable units within Encinitas, instead of just more market-rate units — which seems to be one of the current results of the currently in place ADU incentive program.

I mentioned a couple of ideas and thoughts that could use clarification:

1. Modern prefabricated ADUS built off site and then delivered to the homesite and hooked up to city infrastructure cost less than using a traditional stick-built, on-site contractor to build your ADU.
 - If we took a cue from the successful pre-approval of ADU design firms that the city has established for streamlined permitting of ADUS . . .
 - Perhaps we could work with a select few prefab modern builders to pre-approve them as greenlit builders for an affordable ADU program and in turn they offer discounts on potential volume of ADUs built?
 - i.e., Encinitas citizens could apply to purposefully build below-market rental ADUs and use our referred/approved prefab modern builder network to build them, and maybe there is some tax credit or other policy lever (along with streamlined permits and procedural benefits) that incentivizes citizens to use lower cost building methods and rent at lower prices.

Prefab factory built homes are on average 35%+ cheaper and take 30% less time to build than on-site stick building with fewer up front and contracting expenses. See this [recent study from Joint Center for Housing Studies at Harvard](#) comparing pre-manufactured off site building vs on-site stick builds, finding "manufactured homes were all found by our study to offer sizeable savings as compared to their site-built counterparts, with manufactured housing construction costs ranging from 35 to 73 percent of site-built equivalents (Figure 2)."

FIGURE 2. NEW HOME CONSTRUCTION COSTS, Q2 2020



Source: Author tabulations of Next Step Survey and RSMeans data.

2. The mayor seemed to say that the significant cost savings and potential volume efficiencies and savings of using prefab modern building for such a potential incentivizing program for below-market-rate ADUs were, in his opinion, not there and that, additionally, they would not result in cost savings in volume and method when applied to standard, single home neighborhoods.

But according to [HUD report A Community Guide to Pre Built Housing](#), this is not true. There in fact can and would be significant savings to using new prefab building methods when developing single family home neighborhoods as well.

Here are the significant savings to using this type of prefab, factory built modern construction when developing even single home neighborhoods as gleaned from the report above:

Modular and prefabricated housing offers significant cost and time savings for single home neighborhood developments compared to traditional on-site construction:

1. Lower construction costs: Factory-built homes can be 10-30% cheaper than site-built homes due to bulk material purchasing, efficient production methods, and lower labor costs (p.15-16).
2. Faster construction: Modular homes can be built in 1-2 days on-site versus 3-6 months for stick-built, reducing financing costs and allowing quicker occupancy (p.25-26).
3. Reduced on-site theft/vandalism: Quick assembly of factory-built sections minimizes exposure of materials and tools on urban job sites (p.18).
4. Consistent quality: Factory conditions and repetitive tasks lead to higher quality control compared to variable on-site conditions (p.17).
5. Labor savings: Factory production requires less skilled labor than on-site building, addressing shortages of skilled construction workers (p.16).
6. Weather-independent: Indoor factory production is not delayed by inclement weather (p.17).
7. Less waste: Factory production generates less material waste, reducing disposal costs (p.16-17).

8. Energy efficiency: Factory-built homes can more easily incorporate energy-efficient features, lowering long-term costs for residents (p.65-66).

By leveraging these advantages, developers can create high-quality, affordable single-family neighborhoods more efficiently than with traditional construction methods. The case studies provided demonstrate successful implementation of these benefits in various urban infill projects across the U.S.

Just wanted to clear up my ideas here with you for further potential discussion or just as good resources for you to have at your fingertips.

Thanks again,

George Wielechowski

On Tue, Sep 3, 2024 at 10:10 AM Cindy Schubert <cschubert@encinitasca.gov> wrote:

Hello AHTF members,

Below are the links to the Housing Element and specific information that we discussed at the August 27th meeting. Also included is the link to the AHTF website.

Please note that links 1.b. and c. below include sites that are in the Housing Element for each income category that have been approved by HCD. As a reminder, these sites are privately owned so the City does not have control of these sites and therefore could not guarantee the site would be developed as 100% affordable. These sites would also have to be developed pursuant to the underlying zoning.

1. [Housing Element Website Page](#). This is the link to the current Housing Elements Website page. Below are direct links to the documents discussed at the 8.27.24 meeting
 - a. [6th Cycle Housing Element](#). Pages 1-14, 1-15, 1-16 provides a breakdown of the Regional Housing Needs Assessment (RHNA) Allocation the City of Encinitas is required to meet from 2021- 2029.
 - b. [6th Cycle Housing Element- Appendix C: Part 1](#). In this document, you will find the Sites Inventory List for Very Low and Low Income Candidate Sites.
 - c. [6th Cycle Housing Element- Appendix C: Part 2](#). In this document, you will find the Sites Inventory List for Moderate and Above Moderate Income Candidate Sites.
 - d. Sites Inventory- all
2. The [Affordable Housing Task Force Website](#) has been updated.
 - a. Agendas, Meeting Recordings, Handouts from the meetings and public comments are all available under Task Force Meetings.
 - b. The maps are currently being revised and updated; you will be notified when they have been posted.

Thank you for your participation in the task force and look forward to seeing you at our next meeting on September 10th.

Patty

Patty Anders

Planning Manager | Policy and Housing

Development Service Department

760.633.2721

panders@encinitasca.gov

www.encinitasca.gov



Cindy Schubert

Housing Management Analyst

Development Services Department

505 S. Vulcan Ave, Encinitas, CA 92024

760.633.2726

My City Hall office hours are: Monday-Thursday 7:00am-5:00pm and every other Friday 7:00am-3:30pm

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Cindy Schubert

From: George Wielechowski [REDACTED]
Sent: Tuesday, September 10, 2024 5:52 PM
To: Cindy Schubert
Subject: California Community Land Trust Network website and info

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We just discussed how deed restrictions and land trusts can help build perpetually affordable rental and sale units, and Deputy Mayor Blackwell had asked me to begin to research how these types of communities are incorporated, designed and managed.

Here is one, main example of working models:

[California Community Land Trust Network](#)

I'll continue to research use cases and other organizations that lead the way in these groundbreaking models.

Thanks,

George

Cindy Schubert

From: Felicia Weinbaum, MBA [REDACTED]
Sent: Wednesday, September 11, 2024 6:17 PM
To: Patty Anders; Felicia Weinbaum, MBA (FWPROPERTYGROUP)
Cc: Cindy Schubert; Sara Cadona
Subject: Re: Affordable Housing Task Force
Attachments: Average market Rents 8-30 Task force meeting.pdf; what makes Encinitas Special.pdf

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Thanks Patty!

The attached shows \$4,900 for a 2 bedroom 1 bath per presentation to the AHTF (\$3,500 not realistic in many cases in Encinitas) on 8/20/24.

So a 2/2 with ocean view deck, great parking, private yard and new AC among other Luxury amenities would likely be over \$5,000 per the City? I can't find a "rent survey" for the City of Encinitas anywhere on the web? How can we as ADU owners help the City get these "AH credits"? How much are these credits worth?

Regarding "taking parks off the table for Affordable Housing Development Site Selection"...please see the attached survey which shows over 60% of folks are attracted to live in Encinitas because of the parks and beaches. Food for thought.

FW

FELICIA WEINBAUM, MBA
Managing Broker/Owner, Realtor



FW
Felicia

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On Wed, Sep 11, 2024 at 5:42 PM Patty Anders <panders@encinitasca.gov> wrote:

Hi Felicia, please bring up these issues and any other comments/questions at the next meeting so the entire task force can receive all the same information.

Thank you for your understanding.

Kindly-

Patty Anders

Planning Manager | Policy and Housing

Development Service Department

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From: Felicia Weinbaum, MBA [REDACTED]
Sent: Wednesday, September 11, 2024 4:43 PM
To: Patty Anders <panders@encinitasca.gov>
Cc: Cindy Schubert <cschubert@encinitasca.gov>; Sara Cadona <scadona@encinitasca.gov>
Subject: Re: Affordable Housing Task Force

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Thank you for the response.

I would like to know where in the city code 80 U and landlord can have reference material to ascertain whether or not their unit are being rented above or below market

The next question is what kind of outreach is done and does the public understand the city gets affordable housing credit, for rentals they are providing” Below market”?

Is it correct that those existing landlords of homes providing below market rent Will not yield affordable housing credits from the state to the city?

The following questions I am asking as an ADU Owner builder in the city of Encinitas, however, I am happy to table it for group discussion.

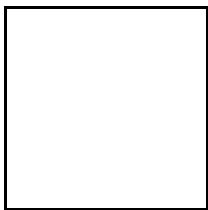
The above topic was touched on at the first meeting, but those questions were not answered. I as an ADU homeowner do not have any idea where my ADU stands and how much rent qualifies as an affordable unit credit for the city? I think some public outreach really needs to be explored because the numbers discussed at the meeting were something like under 10 deeded restricted ADU's and several hundred permits if I'm not mistaken? I will go on the website and try to find the exact numbers, but I know they are very low.

The next question I have regarding the 45 units is the required or state mandated "affordability mix". What the city council and some of the task force members may want as a majority very low income units may not be financially feasible in a beach city. We all agreed during our meeting with the citizen financial consultant was that these low income units have to be subsidized with higher priced units.

The other thing I'm not clear on is whether these units are for sale or for rent. That question was asked, but I did not have a clear answer.

Again, I would like to provide full disclosure. I do not have any interest whatsoever in affordable housing development, or sales . This is not my niche however I would hope to do some philanthropic work for people who need housing where I may be of assistance As a result of my understanding this complex topic.

Felicia



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On Wed, Sep 11, 2024 at 3:03 PM Patty Anders <panders@encinitasca.gov> wrote:

Felicia, thank you for your email. We agreed as the Deputy Mayor indicated at the meeting to not print all the attachments so please print them before you come to the meeting or you can review the materials on the screen.

I appreciate your efforts to be informed and understand there is a LOT of information. To help you be informed, we send out weekly emails with links to all agenda and meeting materials and it is posted on the website. See attached emails as a reference. Also, in one of the emails to you that is attached, we provided the link to the Housing Element and the AHTF website link for your convenience to access. Please read all the emails as they provide you the information you need and are requesting.

Regarding the rental information, we discussed this at the first meeting—again, I completely understand it is a lot of information to digest which is why we are diligent in posting all agendas, attachments and the video

recording of all meetings so you can access the information at your convenience. See the first meeting agenda from the 8.20.2024 meeting and the "staff presentation" has the approved HCD incomes and maximum rents. It isn't a one size fits all. It is the tier that you referenced at the meeting. Income and rent are all based on the various affordability levels and household size. The presentation has all the information.

Lastly, as discussed last night, the AHTF will be scoring the sites selected by the task force at the next meeting on 9.17.24. Please bring up all your comments, questions and recommendations at that meeting as staff can not take direction from individual task force members. We are happy to discuss with the entire group at the next meeting.

Thank you for your input and contribution!

Best-

Patty

Patty Anders

Planning Manager | Policy and Housing

Development Service Department

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From: Felicia Weinbaum, MBA [REDACTED]

Sent: Wednesday, September 11, 2024 11:28 AM

To: Cindy Schubert <cschubert@encinitasca.gov>; Felicia Weinbaum, MBA (FWPROPERTYGROUP)

[REDACTED]

Cc: Patty Anders <panders@encinitasca.gov>

Subject: Re: Affordable Housing Task Force

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Hi Cindy and Patty,

Just a couple, of questions and some respectful feedback:

1. Can you help clarify the "45" affordable housing units we are talking about--do they have to be "extremely low" income vs moderately low income? Is that specified anywhere?

2. Is there a place on the City website that shows what "below market rent is"?

If the City gets "affordable housing" credit for homes that are providing "below market" rent, both for existing homes and ADUs, is there an outreach that has been done? Maybe tables at City events? Goal is public education regarding this impactful issue.

You stated the City sends out a rent survey, I think I received one for our ADU. But if people understood that they potentially could save open space...or help the City with their "state-mandated affordable housing numbers" by simply reporting on rent, a landlord (ADU or home) has nothing to lose by answering this rent survey.

BUT HOW DO WE KNOW WHAT RENT QUALIFIES TO HELP THE CITY WITH THEIR AFFORDABLE HOUSING NUMBERS? AS an ADU landlord I don't know what a luxury 2 bedroom 2 bath unit w ocean views should be rented for per state definition....but I am willing to help the City and report on the rent if possible.

The City should have a database of ADU Permits, which would facilitate an easier reach out to owners.

3. Feedback: On a separate note, there has been a huge learning curve for me and a few other community members. Some folks are very fluent in the affordable terminology, so I have some catching up to do, but I will get there.

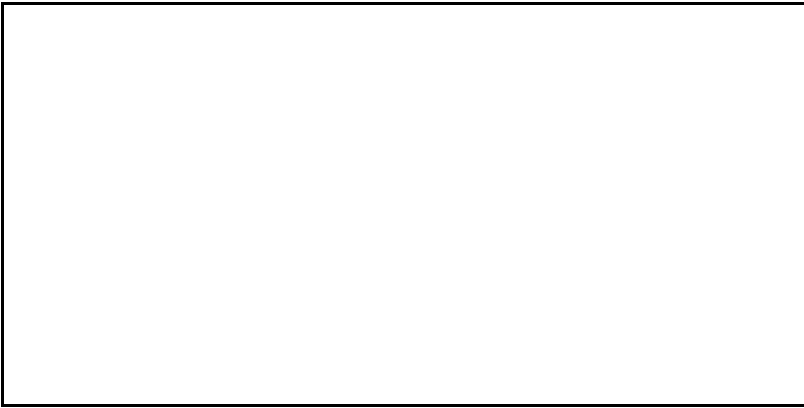
Yesterday George and I had to go on the website and struggle to find the PowerPoint "Affordable Housing Task Force Data Request from the August 27, 2024 Meeting" on the website as the meeting was well underway---as there were not enough handouts. There were also not enough rubriques...I don't advocate wasting paper, but maybe a link to meeting materials in advance could be provided so we are all prepared. The Powerpoint is buried on the City website--we are good now! I found it. Just providing some feedback.

4. Faith Based Organizations Comment Re: St Johns: Since we will be evaluating sites next meeting, will we receive a list of the "sites" to be evlautaed in the rubrique? . I will evaluate the City-owned sites evaluated by the Kosmot report, but the privately owned/faith-based organization sites should not be evaluated until we know these organizations are open to discussion. Did you know St James in Solana Beach has a Mission Circle ministry that builds tiny affordable homes on a Vista ranch by local parishioners and other volunteers. I wonder if these cities are getting credit for these affordable homes they have been building for years? The "Vacant land" parcel 2593100400 on St Johns property is located directly next to the school which is K-8, and is used for parking among other things. The Catholic Parishes may have to get approval from the Diocese of San Diego to sell land, although I looked and in 2019 the Diocese granted the title to the St Johns Parish.

Looking forward to our next meeting!

Kind Regards,

Felicia



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On Tue, Sep 10, 2024 at 3:48 PM Cindy Schubert <cschubert@encinitasca.gov> wrote:

Hello Task Force Members,

Please see the attached comments. We look forward to seeing you all tonight.

Kind regards,



Cindy Schubert
Housing Management Analyst
Development Services Department
[505 S. Vulcan Ave, Encinitas, CA 92024](https://www.cityofencinitas.com/505-S-Vulcan-Ave-Encinitas-CA-92024)
760.633.2726

My City Hall office hours are: Monday-Thursday 7:00am-5:00pm and every other Friday 7:00am-3:30pm

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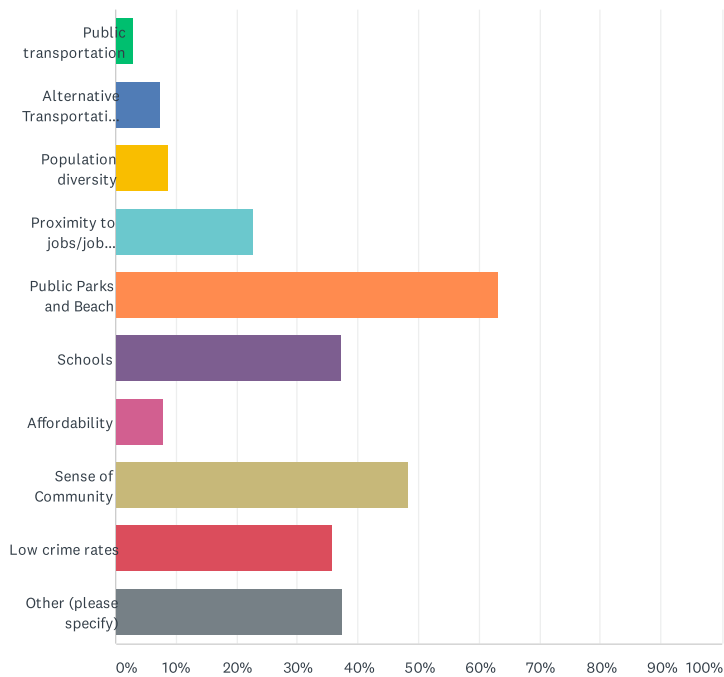
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----- Forwarded message -----

Q5 What attracted you to live in Encinitas? (Select all that apply)

Answered: 506 Skipped: 2



ANSWER CHOICES	RESPONSES	
Public transportation	2.96%	15
Alternative Transportation Options/Bike Lanes	7.31%	37
Population diversity	8.70%	44
Proximity to jobs/job opportunities	22.73%	115
Public Parks and Beach	63.24%	320
Schools	37.15%	188
Affordability	7.91%	40
Sense of Community	48.42%	245
Low crime rates	35.77%	181
Other (please specify)	37.55%	190
Total Respondents: 506		

Encinitas Average Market Rate Rent

Scenario: Renting a 2 bedroom and 1 bathroom unit

1. Today's market average (August 2024 Zillow): ~\$4,900 (all housing types).*
2. Today's market average (August 2024 Redfin): ~\$3,500 (all housing types).
3. California State Law: Landlords cannot raise rent more than 10%, or 5% plus consumer price index, whichever is lower, over a 12-month period (Civ. Code § 1947.12.). The current maximum increase is 8.6%.

** Based on the current market average, a two-income household needs to make ~\$196k per year for the housing to be affordable per HUDs definition for a \$4,900 monthly rent.*

Cindy Schubert

From: Jessica Carilli <[REDACTED]>
Sent: Friday, September 13, 2024 8:45 AM
To: Cindy Schubert
Subject: Affordable Housing Task Force comment - Agenda item 4C

Follow Up Flag: Follow up
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Dear Affordable Housing Task Force,

I am writing about Agenda item 4C, the list of potential affordable housing sites, to be discussed at your upcoming meeting Sept 17, because I will be on work travel and unable to attend.

I am shocked and confused about the list of potential sites identified.

The only site that makes any real sense is the NCTD site. Years ago, one of the Planning Commissioners presented a wonderful array of creative affordable housing solutions on this property - which would be in a great walkable location and is arguably the best-served location for commuting to jobs outside the city. Building here following the plans presented (i.e. elevated housing that would retain parking for the transit station) would not impact open space, native habitat, nor decrease public infrastructure, and just makes sense.

Aside from that site, there have been numerous other meetings that I've participated in, where residents repeatedly identified solutions such as building housing above retail, or similar to the NCTD site, above parking (we just have a LOT of big-a** parking lots in this city! we should be going up in places like that instead of paving over every last parcel of the city). Housing above retail already exists in the downtown corridor, and it just makes sense to expand that approach, such as in the El Camino real corridor. I'm totally confused why solutions like this are not even on the table/list of potential sites, and have NO understanding of how or why it would make any sense whatsoever to replace critical public infrastructure that is absolutely vital to the quality of life of the citizens, i.e. parks, schools, the community center, and religious centers, with housing?! This is absolutely the antithesis of a community. Encinitas already struggles badly with community division. We are lacking adequate public spaces to meet and connect with one another. Many neighborhoods are designed so that people don't even bother walking around and meeting neighbors, because there is nowhere to go on foot. I have complained to various venues for years that my neighborhood (adjacent to SDA) is depressing because we have no walkable parks, and the schools are locked up on the weekends - our solution is to hang out in the school parking lot (which is really not that nice), but is the main place we have actually met neighbors. If we pave over the existing parks and open spaces that provide huge benefits to adjacent communities, so that all we have is just dense packed-in housing, the remaining soul of this community will be destroyed. Please have some common sense and realize that this is not the solution.

Thank you,

Jessica Carilli, (PhD environmental scientist and resident of Encinitas since 2002)

Cindy Schubert

From: Karen Koblentz [REDACTED]
Sent: Monday, September 16, 2024 1:56 PM
To: Cindy Schubert
Subject: Re: AHTF

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Here are my comments, do I need anything else or you want something in addition to this

Comments - I found it difficult without having much info to gauge the financial feasibility would be (a prime fact for me).

Another factor is knowing the neighbor rather well and the undisclosed issue that are there ie. public comment, environmental aspect, inspections and more.

My choices based on current info provided

- | | |
|-------------------------------------|----------|
| 1. Quail Garden (L7) #1 | Score 97 |
| 2. Leichtag - Kosmont report | 95 |
| 3. Public works #2 Score | 90 |
| 4. Sea Coast Community Church *8A - | 92 |

I really like the Burn site #9 however according to the report relocation and major environmental cost which would also delay Time frame to start. it is one to be taken out. Included in my less desirable choices would be:

Days Inn #3, costal, zoning, coastal commission and time frame to being
NCTD # 5 , too costly to begin with long start time

Question - Is it possible to get a copy of the letter sent to the faith-based groups?

Thank you again, I trust this will work, I am off to an CRC event and a forum tonight which is why I wanted to get this to you asap.

Again thank you. I can be reached by phone or text if necessary [REDACTED]

Karen Koblentz
District 3

On Monday, September 16, 2024 at 01:28:42 PM PDT, Cindy Schubert <cschubert@encinitasca.gov> wrote:

Hello Karen,

I'll send out an email to the AHTF today at about 3:30 with all the correspondence that I've received this week.

Kind regards,



Cindy Schubert

Housing Management Analyst

Development Services Department

505 S. Vulcan Ave, Encinitas, CA 92024

760.633.2726

My City Hall office hours are: Monday-Thursday 7:00am-5:00pm and every other Friday 7:00am-3:30pm

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From: Karen Koblentz [REDACTED]
Sent: Monday, September 16, 2024 1:25 PM
To: Cindy Schubert <cschubert@encinitasca.gov>
Subject: AHTF

CAUTION: External Email. Do not click any links or open attachments unless you recognize the sender, verified their email address, and know the content is safe.

Hi Cindy,

I am unable make tomorrow meeting; I am almost finished with the rubric cube and other valuable info.

When is the latest I can send it to you for whatever needs to be done with it?

Thank you again, Staff is fabulous.

Karen Koblentz

District 3

From: Elena Thompson <[REDACTED]>
Sent: Tuesday, September 17, 2024 7:44 AM
To: Sara Cadona; Cindy Schubert; Patty Anders
Subject: 9-17-24 AHTF Public Comment - from Elena Thompson
Attachments: 9-4-24 Newsom says he'll sign bill slamming cities that run afoul of California housing laws.pdf; 9-3-24 California's Legislature Has Turned on the People.pdf; 8-22-24 SDUT re Carlsbad -Windsor Pointe- 100 percent Affordable Housing - Copy.PDF; NO on Prop 33 - threat to CA homeowners

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Hello,

A. I'd like to make a few comments in connection with our task force's effort in advance of our 9-20-24 meeting:

1. May I suggest at the start of the meeting we have a general, round-table group discussion for 15 minutes for task force general comments along with the continual reminder of the Task Force's primary objective, in order to stay on topic during our meeting. We may be using our precious time on considerations beyond the scope of our assignment, including deciding size of housing, bedroom count, income levels, etc. Are we actually tasked with as well, please clarify? Also, what was the outcome of last week's meeting with the County on the County Burn Site as a Housing site option? I believe Tony and Allison were meeting with the "County"? Who else met with the "county" and who at the "county" was the meeting with? With the SRF properties listed for consideration, and other private properties, please disclose at what price/other terms, for proper analysis and consideration on our Rubric. Without this info, we won't be able to conduct any financial feasibility, critical to the outcome.
2. Rubric input/comments: All boxes should be expanded, with very clear definitions, currently still slightly vague (in my opinion) for scoring purposes (in order to get this right, have it be accurate).
 - a. I suggest a numeric column (1-8) on the far left be inserted for quick access/discussion
 - b. I suggest that "public health & safety", again, stands alone in the "criteria" column. This would be defined as: meeting the CA Constitution Article I Declaration of Rights (Section 1 – Sec. 32) "All people are by nature free and independent and have inalienable rights. Among these are enjoying and defending life and liberty, acquiring, possessing, and protecting property, and pursuing and obtaining safety, happiness, and privacy." Safety = fire safety, ingress, egress, traffic safety, existing and future density, sidewalk infrastructure, parks, Safety can mean

immediate harm, long term harm, or increased potential for future harm. It also refers to “cumulative” harm, by way of over-developing or densifying a particular area.

- c. Financial feasibility criteria- should include infrastructure (roads, access, water, utilities, sidewalks), and partnerships (who to make it happen?). I think this category needs a little better defining, and a higher score assigned. Also, the current costs of city ownership of city owned land should also be factored in on the feasibility criteria section. For example: how much does it cost (carrying costs) the city to own the public works yard vs L7 vs Pacific View?
 - d. Supports HCD guidelines-define this in chart – likely a yes or no versus score? How best to score this? It should be clear on the chart.
 - e. Proximity to services, transportation – need to better define this including define what specific services? Are they also within ¼ mile of the site? Market? Gas? Medical? Cannabis/liquor retail? Other?
 - f. Challenges- this is overly broad with too low a scoring number, considering all that is included in the comment field. This needs better defining or we are prone to mis-score, mis-represent a score, throw the analysis out of kilter.
 - g. Readiness/timeliness – this seems still slightly vague and hard to quantify, and the score may be too high. Maybe a yes/no, no score. Obviously, “city owned” will be/should be “faster”. But this hinges on financing and partnerships.
3. Site selection: I suggest the sites get grouped on the list by category for analysis:
- a. City owned parks/parkland/open space
 - b. City owned “Other”, aka “public works yard”, City Hall (with existing infrastructure)
 - c. County owned – Burn site, NCTD parking
 - d. School sites
 - e. Churches – have the churches in fact agreed to the city establishing an affordable housing site on their property? Can you provide a copy of the letters being sent to property owners and churches for this effort?
 - f. Non-profit – Leichtag would go in this spot. Question: how can Leichtag be considered for this? Please be prepared to discuss.
 - g. Private- Days In example
4. What happens when the Task Force finalizes the work, has one or more sites prioritized, then what? What happens at the city level after November 19th. While the task force work and effort will be completed, what will happen next and what is the schedule, if any yet known?

B. I'd like to share some key articles, attachments and links in connection with the work and shared knowledge of this task force.

1. Newsom to slam cities, how to be prepared? How to avoid?
2. Discussion of Globe Article – implications, given the CA legislature and HCD have turned on the people with the housing mandates as well, California state Housing Law, for discussion.
3. Discussion of Windsor Point Carlsbad 100% affordable housing project. How do we make SURE the City of Encinitas avoids this?
4. HCD Compliance Dial - Encinitas is currently in compliance with CA State Housing Law – with our Housing Element Plan for the current “6th Cycle” for the period 2021-2029, according to HCD. What then are the exact risks the city is now facing, at this point in time, if any? The work of this task force and timing factors in to this question. How do we avoid those risks?

<https://cities.fairhousingelements.org/cities/encinitas> see the compliance dial here for Encinitas

See how other cities are doing with their housing element plans throughout California here>>

-Fair Housing Elements Progress Tracker- CA cities - Out of compliance with state Housing Law <https://cities.fairhousingelements.org/>

-Fair Housing Elements Progress Tracker – CA cities - In compliance with state Housing Law <https://cities.fairhousingelements.org/>

5. Why to **Vote NO on Proposition 33** –statewide rent control on the ballot this NOV. will worsen the housing crisis, make it financially infeasible to build new housing, drive up building costs. This task force should be opposed to Prop 33, I encourage it.

Thank you for including this in the public record and the opportunity to serve on this Task Force.

Respectfully, Elena Thompson, Realtor

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Newsom says he'll sign bill slamming cities that run afoul of California housing laws

Senate Bill 1037, by state Senator Scott Wiener, would strengthen the state attorney general's hand at forcing cities to comply with laws mandating more housing.

[HILLEL ARON](#) / September 4, 2024



A new home under construction. (Paul Brennan/Pixabay via Courthouse News)

(CN) — California Governor Gavin Newsom said Wednesday he plans to sign a bill that would strengthen the state attorney general's power to fine cities that flout state housing laws.

Currently, when the attorney general accuses a city of ignoring such laws, including those that require cities to draw up plans that would expand the number of housing units, he or she must file a lawsuit against the city. If the judge rules that the city is out of compliance, the judge can impose monetary

penalties but they only start accruing 60 days — or in some cases, up to a year — after the ruling.

Once Senate Bill 1037 goes into effect, the attorney general can seek penalties that would be assessed from the date that the housing law violation began. Those much larger fines will now go toward building affordable housing in the jurisdiction being penalized.

“When we pass state housing laws, we mean it, and when cities flagrantly violate these laws, they must know they will face consequences,” said state Senator Scott Wiener, the bill's author and one of Sacramento's biggest champion of increasing the housing supply, in a statement. “California has made remarkable progress reforming our broken housing approvals system in recent years, but our housing laws are only as strong as our enforcement.”

For years, Newsom and Attorney General Rob Bonta have sought to increase the pressure on cities to adopt plans that call for the production of more housing, and to approve affordable housing projects. On Wednesday, Bonta and Newsom announced a settlement with the city of Elk Grove of its denial of a proposed 66-unit supportive housing project. The Sacramento suburb agreed to pay \$150,000 and find a new site for the project.

“We can't solve California's homelessness crisis without creating new housing and supportive services,” Newsom said in a written [statement](#). “Elk Grove is not immune to this challenge, and the city's decision to block these efforts — wasting valuable time and resources — is especially shameful. We expect Elk Grove to follow the law — continued refusal will not be tolerated.”

Bonta has also sued a slew of cities that have refused to plan for an increase in housing production, including the Orange County city of Huntington Beach.

SB 1037 would effectively stiffen the penalties levied against cities like Huntington Beach. It would apply “only in jurisdictions that have acted arbitrarily, not to cities that make good faith errors,” Wiener said.

Newsom said Wednesday that he had 991 bills on his desk awaiting signature or veto. One particularly high-profile and divisive bill passed by Legislature,

controlled by a Democratic supermajority, would provide up to \$150,000 in low-cost loans to people in the United States illegally who want to buy a home for the first time.

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Home > Articles > California's Legislature Has Turned On The People



California State Assembly Chamber. (Photo: Kevin Sanders for California Globe)

California's Legislature Has Turned on the People

Malfunctioning Legislature now works against good governing and the will of the people

By [Katy Grimes](#), September 3, 2024 8:44 am

Have you ever been stabbed in the back by a friend? You trusted them, supported them, and they turned on you. You never saw it coming. And you ask “what happened?”

California’s Supermajority Democrat lawmakers now work against governing the state, and work against the will of the people. Did you see it coming, or were you caught off guard?

These are just a few of their most recent policies that no voter ever asked for:

Criminal justice “reforms.”

Escalating crime, retail theft, sex trafficking, violent crime.

Hundreds of thousands of homeless drug-addicted vagrants living on California streets.

Reparations: granting preferential treatment and taxpayer-funded cash payments based on race.

Overturing the ban on affirmative action policies and practices despite voters reaffirming the ban in 2020.

Oil and gas ban.

State proposed takeover of oil and gas industry.

Price controls of oil and gas industry.

California to become the first state to ban natural gas heaters, water heaters, and furnaces by 2030.

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All-Electric grid, electric appliances, electric car mandates, “carbon-free buildings” – that means all-electric.

Newsom administration saddles ratepayers with another \$300 annually in electricity costs despite California’s highest electricity rates in the country.

Allow “worst of the worse” criminals serving a sentence of life imprisonment without possibility of parole to apply for early release.

Ballot measure in November to change the state Constitution to ban the practice of forced labor in jails and prisons,” calling it “slavery.”

New categories of grievances: Racial wealth gap. Racial terror. Racial trauma. Race-based traumatic stress.

Democrats plan to give “payback optional” \$150k loans, funded by California taxpayers, to illegal immigrants for a downpayment on a home purchase.

University of California system to hire illegal immigrant students.

Employment Development Department to provide illegal immigrants unemployment benefits if they lose their job.

Prohibit local governments from requiring voters to show ID at polling places.

Climate change hysterics.

Insurance crisis.

These policies are evidence of elected lawmakers working for special interest groups, against governing for the people who actually elected them. This isn’t about running a state any longer, this is the willful betrayal of our Democracy.

Probably the most blatant policy issue aside from Gov. Newsom's Venezuela-like State proposed takeover of California's oil and gas industry, is the ballot initiative to amend Prop. 47, California Proposition 36, the Increase Drug and Theft Penalties and Reduce Homelessness Initiative. Prop. 36 will be on the November 2024 ballot, despite Democrats in the Legislature and Gov. Gavin Newsom's attempts to kill it... and despite the important legal fixes Prop. 36 will make to California's outrageous crime problems.

The Governor even **threatened** to place his own competing voter initiative on the ballot, despite the more than 900,000 signatures collected to place the initiative on the November ballot. Newsom recanted that idea under a lot of really bad press.

This is a failure of government when the people have to place so many policy initiatives on the ballot to correct detrimental laws.

Over the weekend the dysfunctional California Legislature met late into Saturday night, passing bills rapid fire. As Assemblyman Bill Essayli (R-Corona) correctly noted, this year's session began in January. "There is zero reason Sacramento Dems should have waited until last night's constitutional deadline to pass hundreds of bills. It's all by design to rush through terrible bills without public scrutiny. You get it yet?"

But it got worse. As reporters covering the late night session described, Democrats limited debate on each bill to 30 seconds, which was no actual debate at all. And then, according to a Capitol staffer, the Assembly Speaker cut off their mics even before the 30-seconds was up if they opposed the bill about to be voted on.

The Capitol staffer told the Globe that Democrats were even violating their own rules, which they had illegally passed that night by making new rules on the spot.

They also cut off Assemblyman Essayli when he made a counter motion pointing out their errors.

"The California Assembly silenced me and the 500k Californians I represent tonight! They would not let me debate or speak. These people are the enemy of democracy!" Essayli **Tweeted**.



The California Assembly silenced me and the 500k Californians I represent tonight! They would not let me debate or speak. These people are the enemy of democracy!



MOMENTS AGO: “YOU ARE A FU**ING LIAR!”

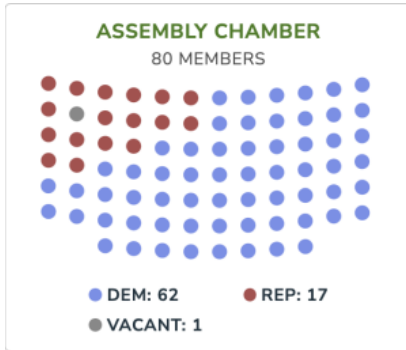
Things got heated in the Assembly just minutes ahead of the midnight deadline to send bills to the governor’s desk.

...

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With 62 Democrats and 17 Republicans in the Assembly (one vacant seat), the dangerous imbalance of one-party rule has led to Democrats making up the rules as they go, while kicking voters to the curb.



This is no laughing matter. This is not representation.

One-party **states** include North Korea, China, the Soviet Union, Eritrea, Cuba, and the Nazi Party in Germany.

What is happening in California is horrific. And it is deliberate. Just think about what could happen to the rest of the country if California collapses.

Author Recent Posts



Katy Grimes

Katy Grimes, the Editor in Chief of the California Globe, is a long-time Investigative Journalist covering the California State Capitol, and the co-author of *California's War Against Donald Trump: Who Wins? Who Loses?*

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17 thoughts on “California’s Legislature Has Turned on the People”

**Hal**

September 3, 2024 at 10:15 am

I totally agree with the premise of your article. Elected administrators (They are no longer leaders in my eyes) at all levels of government have turned their backs on the constituents that they are elected to represent. There are lots of different reasons as to why they have turned their backs, but the fact is they have. It now becomes incumbent on the represented to regain the power that has been subverted from us. We (collectively) have to get involved in our local communities and support commonsense candidates and vote. We can't be intimidated by the thought that my vote doesn't matter. We have to vote as if our very freedom is on the line because it is.

Reply

**TJ**

September 3, 2024 at 10:57 am

Are these administrators legitimately elected...or are most of them being installed with rampant Democrat voter fraud and rigged voting machines? Maybe the fact that they're being installed is the reason that they've turned on the majority of California voters and instead follow the dictates of their deep-state globalist masters?

Reply

**Showandtell**

September 3, 2024 at 1:06 pm

I could watch this video on X a hundred times in a row and never get tired of it.

<https://x.com/billessayli/status/1830140650932842895>

Attention Dem Assembly speaker and the usual suspect henchmen: Assemblyman Essayli is not out of order. YOU'RE OUT OF ORDER.

Full support for Asm Bill Essayli. Also again such appreciation for Katy Grimes who (again) have given any Californians not paying close attention to these Dem-Marxist fascists the record of a COMPLETELY UNACCEPTABLE PROCESS, in which they flout their OWN rules, never mind the crap laws that are funneled through this way, shutting up substantive debate and comment — that the Dems just so happen to disagree with —- in order to do so.

And what Katy Grimes has so appropriately listed —- all that is destructive to California and thoroughly rejected by its residents —- is only from the past YEAR, for crying out loud. Every Californian should be hopping mad and hot as hell that this is taking place. What's more, it has been taking place for a long, long time. As Globe readers know.

Every Democrat Assemblymember is on the ballot this November. You must VOTE OUT, wherever possible, the Democrat incumbent. Then we can begin to call the meeting to order in a big way in Sacramento.

Reply

Pingback: Conservative Article Reference List - Fatherly Advice and Rants



One Fed Up Cali Girl

September 3, 2024 at 2:54 pm

The State of the State:

234 State Agencies. Not including law enforcement and Fire Fighters

Over 250,000 state employees, not including sub-contractors

A bloated budget with a undisclosed growing deficit.

Thousands of homeless.
Hundreds of underperforming schools.

The message to the California tax payer, Just Shut up and pay your taxes!
No California Legislatures, YOU ARE OUT OF ORDER!

Wake up little California froggies, the water is past the boiling point, you are cooked!

p.s. the good news, a ban on plastic bags! 🥳🥳🥳🥳

Reply



Showandtell

September 3, 2024 at 7:04 pm

Oh yes, Cali Girl, at LEAST a ban on plastic bags! (*eye roll*)

Reply



CW

September 3, 2024 at 8:30 pm

The uniparty turned on the people many decades ago. The difference now is that it can no longer be ignored.

Government has primarily existed to loot and pillage the citizens while patting them on the head and telling them how much they care.

Reply

**Rod**

September 3, 2024 at 9:45 pm

The Federal government works the same way.

Reply

**Sherri**

September 3, 2024 at 10:50 pm

Poorly sourced information. A link to the actual committee meetings would have given your very public temper tantrum some credibility. I don't agree with these decisions, but your take on this makes me cringe. I can't take you or the CAGlobe seriously.

Reply

**Hal**

September 4, 2024 at 7:57 am

My question of you then is all well within California and its government? The lack of a link to a committee meeting verses a written account of said meeting says what? Written and oral accounts of events is acceptable journalism. I would appreciate an answer to my question about the current state of California's government. Thank you

Reply

**EYEINTHESKY**

September 4, 2024 at 3:13 am

The supreme Court of California disenfranchised the voters from their money and their fate; there was no pushback. thus and now we have taxation without representation. the legislators on a spree to destroy California at the expense of those possessing any extractable wealth.

Reply

**Me**

September 4, 2024 at 9:43 am

revolution

Reply

**Hrwolfe**

September 4, 2024 at 1:54 pm

And it's been that way since 2000 when they got their majority. PLEASE do not toss in Arnold, he was a grave disappointment.

Reply

**Protect Freedom**

September 6, 2024 at 10:02 am

Let's not forget the California Legislature just banned Voter ID in the state.

The Democratic Party is a totally corrupt party.

Reply



Sarah Mattson

September 8, 2024 at 9:53 pm

While I appreciate the foundation of your article Katie, you've stated something that is not correct, I quote "These policies are evidence of elected lawmakers working for special interest groups, against governing for the people who actually elected them. This isn't about running a state any longer, this is the willful betrayal of our Democracy." That sentence has a big problem "this is the willful betrayal of our Democracy." We ARE NOT a Democracy, we are a Constitutional Republic! Until every citizen and you in the media, recognize the accurate language and meaning of our foundation and our Constitution, our government will NEVER be right. More FACTS: California was the only state to be invited to join the Union of States because of the discovery of gold. The only California Constitution ratified by Congress was in 1850 when California became the 31st state of the Union of States. California was never a territory after they gained independence from Mexico, California was an independent nation, the California Republic. The language in this original constitution made California a FREE state. California has never been a slave state; this is known as the Comprise of 1850. This language of the original California Constitution was the foundation of the 13th Amendment to the US Constitution; isn't that interesting, how could reparations even be considered in a state that was NEVER a slave state? In 1879 our original ratified constitution was replaced with another constitution that was never ratified by Congress but is used today. It has had over 900 constitutional amendments. Reynolds vs. Simms in the 1960s made it worse for We the People in California, it allowed for mob rule, no longer are state Senators representing the county and the people they reside in, now they represent population, which allows for counties like Los Angeles to have 10 Senators, while in Rural areas one Senator may represent 15 counties. How is that serving the people? Look to the Constitution

again, Article IV, Section 4, the United States shall guarantee to every State in this Union a Republican Form of Government, and shall protect each of them against Invasion; and on Application of the Legislature, or of the Executive (when the Legislature cannot be convened) against domestic Violence. We are guaranteed a bicameral legislature. All three of these guarantees have been broken to We the People who reside in California. Stop saying democracy, we are NOT we are a Constitutional Republic. Now you know how to respond when you hear these untruths.

Reply



Katy Grimes

September 9, 2024 at 6:52 am

The U.S. Is Both a Republic and a Democracy: America is a democracy, in that it's not a monarchy or a dictatorship. America is not a direct democracy, but a representative democracy is a form of democracy. According to UCLA Law Prof. Eugene Volokh, "But claiming that we're a republic and not a democracy strikes me as inconsistent both with modern usage and with how the leading lights of the Framing Era and early Republic generally treated the terms."

Reply

Pingback: California's Legislature Has Turned on the People -

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As complaints mount at Carlsbad apartments, city out to intervene

The council wants to have Windsor Pointe management replaced



Windsor Pointe opened in spring 2022 with 50 apartments for low-income households in Carlsbad. Phil Diehl / U-T File

BY PHIL DIEHL

UNION-TRIBUNE

Carlsbad council members want the city to remove the Windsor Pointe affordable housing development's current management company as safety

concerns mount after the police chief visited Tuesday and found security lacking.

Police Chief Christie Calderwood said she drove up about 8 a.m. to check on the Oak Avenue apartments, one of two locations for the complex that is the source of near-daily 911 emergency calls.

As she approached, she saw a barefoot woman watching the complex from the street, Calderwood said in a presentation Tuesday night to the Carlsbad City Council. Then the woman darted across the street, threw a bag over the locked emergency access gate to hit a push bar on the inside and walked through the gate.

Calderwood said she followed the woman onto the property but didn't see her again. Walking around, she entered residential areas unchallenged and couldn't find a security guard or the manager who was supposed to be on duty, she said.

Calderwood said she called a posted contact number to report the problem, then went to the other Windsor Pointe location a few blocks away on Harding Street to talk with the manager there.

"It did appear that the doors were unsecured, and anybody at any time could enter the building," she said.

Neighbors of the housing complex have for months complained to city and county officials about what they say are drug crimes, sex offenders and loud public disturbances connected to Windsor Pointe residents.

City Council members have repeatedly asked the complex's developer, Affirmed Housing, and manager, ConAm Management Corp., to boost security there.

Jonathan Taylor, Affirmed's vice president of asset management, told the council that it has taken such measures, including installing video cameras to monitor access points around the clock.

"Protocols are in place to respond to incidents," Taylor said. "We have taken steps to chip away at one of the main concerns, the unnecessary emergency calls."

Windsor Pointe was the source of 222 emergency 911 calls from March through July, Assistant Police Chief Reid Shipley said. Of those calls, more than half were considered "nonresponsive" — meaning they were handled on the phone

without needing to send an officer or were referred to another agency, possibly for mental health services.

Despite all efforts, the rate of emergency calls connected to the complex has not declined since Windsor Pointe opened more than two years ago. From April 2022 through July 2024, there were a total of 984 calls, Shipley said.

“The police response has generated a lot of concern in the community,” even though most of the calls are related to mental health and relatively few involve crimes, Shipley said.

Windsor Pointe has 50 apartments in two buildings, including two units occupied by employees. The county’s No Place Like Home program provided \$10.1 million in construction funding and requires 24 of the apartments to be reserved for people with serious mental illness who are either homeless or at risk of homelessness.

After hearing the police update on the complex Tuesday, the City Council approved a motion directing the city manager to review agreements with Windsor Pointe officials to determine whether the city can require the removal of the building’s management company, ConAm.

The motion passed 4-0. Mayor Keith Blackburn abstained because of a business relationship he has with ConAm on a separate property.

“This project is actually a stain on the fabric of Carlsbad,” said Councilmember Melanie Burkholder, whose council district includes the Barrio neighborhood where the complex is located.

“For two years now, we have been told this (24-hour security) is going to happen,” she said. “At some point, we are going to have to step in.”

City Attorney Cindie McMahon told the council the city has little control over the complex. Neighborhood residents have asked for it to be closed or moved, but that is unlikely.

The city owns the property, and Affirmed has a 55-year lease. The development must be used as affordable housing for the duration of the lease under the requirements of the government loan programs that helped fund it.

Sara Cadona

Subject: NO on Prop 33 - threat to CA homeowners

Urging a NO Vote on Prop 33!

Elena Thompson, "E.T.", Realtor



Phone/Cell/Text: [REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

----- Original message -----

From: CALIFORNIA ASSOCIATION OF REALTORS® <news@car.org>

Date: 9/4/24 11:10 AM (GMT-08:00)

Subject: Join C.A.R. officers for a virtual townhall to hear why Prop 33 is a threat to CA homeowners



Why Do You Need to Vote No on Prop 33?

- **Eliminates Homeowner Rights and Protections:** Prop 33 would remove essential protections for homeowners, giving local politicians and unelected boards unprecedented power to control rental prices on single-family homes.

- **Expands Extreme Rent Control:** It would allow for the imposition of strict rent control measures, which would decrease new construction, reduce the supply of rental units, and drive up housing costs.
- **Worsens the Housing Crisis:** California needs 3.5 million new homes by 2025 to meet demand, but Prop 33 does nothing to build new housing and will discourage future construction.

This measure has been on the ballot twice before and failed. Voters know it isn't the answer to the state's housing crisis!

Our voices, together, can make a difference. Let's protect homeowners' rights and **vote NO on Prop 33** this November!

CALIFORNIA ASSOCIATION OF REALTORS® • 525 S. Virgil Ave, Los Angeles, CA 90020
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Sara Cadona

From: Sara Cadona
Sent: Tuesday, September 17, 2024 12:09 PM
To: [REDACTED]
Cc: Patty Anders; Cindy Schubert
Subject: RE: Public comment - AHTF - public properties inventory incomplete

Hi Susan,

Thank you for your email. At the August 27th 2024 meeting, a map with all the city-owned, school, and faith based organization sites was presented to the task force members. At this meeting, the task force members selected which sites were going to be included on the potential sites list. All city-owned sites were presented to the task force and no sites were removed prior to the tasks force selecting what sites would be included in the rubric.

Thank you,
Sara



Sara Cadona
Associate Planner
Development Services Department- Policy
Planning and Housing
505 South Vulcan Ave, Encinitas, CA 92024
760.633.2697 | scadona@encinitasca.gov

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[Please tell us how we are doing.](#)

From: Susan Turney <[REDACTED]>
Sent: Tuesday, September 17, 2024 10:06 AM
To: Patty Anders <panders@encinitasca.gov>
Cc: Kathy Hollywood <khollywood@encinitasca.gov>
Subject: Public comment - AHTF - public properties inventory incomplete

CAUTION: External Email. Do not click any links or open attachments unless you recognize the sender, verified their email address, and know the content is safe.

Hi Patty,

My understanding is that all city-owned properties would be on the list for consideration for 100% affordable housing sites. However, just 3 parks from a total inventory of 24 city-owned parks made the list.

It appears that someone at the city removed 21 of the parks from the list before it was presented to the task force. Who is making these prearranged decisions and based on what criteria? This should be made public in the name of transparency. And what other public properties exist that likewise were removed in advance of showing the task for and public the "complete" inventory?

Much is made of the "rubric" as a robust approach, but the process seems flawed from the start.

Susan Turney
Leucadia