

Cindy Schubert

From: Felicia Weinbaum, MBA [REDACTED]
Sent: Monday, September 23, 2024 7:05 PM
To: Cindy Schubert; Felicia Weinbaum, MBA (FWPROPERTYGROUP); David Weinbaum
Cc: Patty Anders
Subject: Re: Affordable Housing Task Force September 24, 2024 - Agenda
Attachments: what makes Encinitas Special.pdf; Attachment 5.A.ii. Scoring Rubric FW Draft 9_23 SCORES OF RUBRIQUE ONLY.pdf

Follow Up Flag: Follow up
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Hello Patty, Cindy, Allison and AHTF Members:

A. Attached is a **DRAFT** Rubrique. The **MAJOR** disclaimer here is that I do not have adequate information on costs, property boundary lines, affordable housing mix (level of subsidy or state funding needed), or similar information to make a well-informed decision today. However, what this rubrique could potentially do is help guide the AHTF regarding what sites should be removed from consideration as candidates for conversion to affordable housing sites (ie. schools and parks, and the existing L-7 proposal).

Re: L-7 Open Space/Park: An elementary school child has raised \$4,000 towards building a park at the L-7 site, and a private citizen has allegedly pledged \$100,000 towards a park in the area. (SD UT Aug 29, 2024 · Encinitas parks commission will look into turning L-7 housing site into nature park. Sparked by a resident's offer to give \$100,000 in exchange for naming rights, the proposal heats up...)

Also, at our 9/17/24 meeting one AHTF member suggested we score a vacant lot next to Home Depot and it was agreed this would be included as a site to score on the rubrique. I think this is a good idea, and would like it to be included on the list of sites for consideration.

B. How does an Encinitas ADU owner find out if they can help the City with "affordable housing credit" by filling out the rent survey? Did I misunderstand that this is possible? Can the rent survey be found on-line?

Felicia Gamez-Weinbaum, MBA

On Fri, Sep 20, 2024 at 2:53 PM Cindy Schubert <cschubert@encinitasca.gov> wrote:

Good afternoon,

Attached you will find the agenda for next week's Affordable Housing Task Force meeting including all attachments.

The full agenda will be available on the City's [website](#) by 4pm.

At the last meeting (9.17.2024), we had scored and worked through some of the sites in the rubric. The attached updated rubric includes the scores, that the Affordable Housing Task Force assigned as a group, to the three (3) park sites: Oakcrest, Orpheus, and Cottonwood Creek.

At the next upcoming meeting (9.24.2024), it would be helpful if each Task Force member filled out the scoring rubric and brought to the next meeting. We understand the short amount of time that we have between meetings, so please fill out as time permits.

This is a reminder that with the efforts to conserve paper, it will be your responsibility to print any items that you would like printed at the meeting. All attachments and supplemental documents are sent via email to all Task Force members and posted on the [Affordable Housing Task Force](#) website.

Have a great weekend!

Cindy Schubert



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: Dick Stern [REDACTED]
Sent: Monday, September 16, 2024 5:35 PM
To: Cindy Schubert
Subject: Input for Affordable Housing Task Force
Attachments: Kosmont Companies Pro Forma Analysis of Affordable Housing on L-7 062624.pdf

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Cindy,

Attached are several pages from financial feasibility analysis done earlier this year by the Kosmont Companies for the city on L-7.

I reach several conclusions that I believe are worth sharing with members of the AHTF. This work is a good way to understand how we might consider defining and scoring financial feasibility.

1. Without substantial subsidies a 45 unit affordable housing project is not viable on this site. Based on the mix of moderate/low/very low income units the city would need to contribute between \$4.9 and \$6.1 Million for a break even point.
2. The subsidies required increase as you move toward more low and very low income.
3. I think that we need to consider other construction alternatives, e.g. modular housing if our focus is more toward the low and very low income brackets.

Dick Stern

--

Dick Stern
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Cindy Schubert

From: Dick Stern [REDACTED]
Sent: Saturday, September 21, 2024 4:06 PM
To: Patty Anders
Cc: Cindy Schubert; Allison Blackwell
Subject: Re: Fw: Affordable Housing Task Force September 24, 2024 - Agenda
Attachments: AHTF Rubric_DRAFT_09 24 2024 Dick Stern Input.xlsx

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Patty,

Thank so much for the quick reply, especially on a Saturday. It is much appreciated. I did not see the attachments in Cindy's note. My apologies.

I filled in the Excel spreadsheet with my scores for each potential site. Please share with the other members of the AHTF.

I am not sure if I agree with scoring each potential site as 7.5 for 'Supports Housing Element & State Law. If so then why would we need to even have that as a criteria. As mentioned in my prior email I scored L-7 as a 3 for this criteria as I believe it does not support the HCD guideline of distributing housing element sites across the city. We already have 40% of all housing element sites on Quail Gardens Drive.

Thanks again,

Dick

On Sat, Sep 21, 2024 at 11:28 AM Patty Anders <panders@encinitasca.gov> wrote:

Hi Dick, the excel file was sent out on Friday in this email. Did you not receive it? Im sorry you had to work with a pdf-that is not user friendly! Thank you for your input.

Please confirm you received this email with the excel file. I want to make sure this doesn't happen again in the future.

Pls excuse any typos; on my cell

Patty

Patty Anders
Planning Manager | Policy and Housing
Development Service Department
760.633.2721
panders@encinitasca.gov
www.encinitasca.gov

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From: Cindy Schubert <cschubert@encinitasca.gov>

Sent: Friday, September 20, 2024 2:52 PM

Cc: Patty Anders <panders@encinitasca.gov>

Subject: Affordable Housing Task Force September 24, 2024 - Agenda

Good afternoon,

Attached you will find the agenda for next week's Affordable Housing Task Force meeting including all attachments.

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Have a great weekend!

Cindy Schubert



Cindy Schubert

Housing Management Analyst

Development Services Department

505 S. Vulcan Ave, Encinitas, CA 92024

760.633.2726

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--

Dick Stern

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Cindy Schubert

From: Patty Anders
Sent: Tuesday, September 24, 2024 2:53 PM
To: Dennis Kaden
Cc: Cindy Schubert
Subject: RE: Park Space per Resident

Hi Dennis, please bring this up at the meeting this meeting. The requirement is 3 acres/1,000 but as the Deputy Mayor stated we were well over this requirement. I don't recall with the overage was and she did indicate the acreage included our beaches which makes perfect sense to me.

Thank you for your participation!

Patty Anders

**Planning Manager | Policy and Housing
Development Service Department**

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panders@encinitasca.gov

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From: Dennis Kaden [REDACTED]
Sent: Tuesday, September 24, 2024 1:04 PM
To: Patty Anders <panders@encinitasca.gov>
Cc: Cindy Schubert <cschubert@encinitasca.gov>
Subject: Park Space per Resident

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Hello Patty and Cindy.

Could you please provide the 'required' amount of park acreage (or other) per resident for Encinitas and what we actually have now.

Are beaches included or considered a different category.

Are playing fields included as a special category?

Thank you

Dennis

Cindy Schubert

From: Sara Cadona
Sent: Monday, September 23, 2024 12:28 PM
To: Cindy Schubert
Subject: FW: Affordable Housing Task Force Agenda Posting September 24, 2024

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Did you receive this too?

Thanks,
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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From: webmaster <webmaster@encinitasca.gov>
Sent: Friday, September 20, 2024 4:56 PM
To: Sara Cadona <scadona@encinitasca.gov>
Subject: Fwd: Affordable Housing Task Force Agenda Posting September 24, 2024

FYI...

-Kevin Highland
City of Encinitas IT

Get [Outlook](#) for iOS

From: Steven Gerken [REDACTED]
Sent: Friday, September 20, 2024 4:25:53 PM
To: webmaster <webmaster@encinitasca.gov>
Subject: Re: Affordable Housing Task Force Agenda Posting September 24, 2024

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Where is 44 acre Encinitas Community Park?

Where is Encinitas Community Center?

Where's Surder's Point?

Whar else is missing from this listLots of downtown property owned by Keith Harrison aren't on the list.

Lots of other property owners that asked to be on the HEU 5 list aren't here.

Those lots are in the HEU 5 plan communications that is part of the plan. Rhey need to be on the list.

Is city hall really owned by NCTD? I always heard the city bought it when it was a shopping center.

Under state housing law, can't general commercial be housing without much hassle? That would be the faciries We have

[Sent from AT&T Yahoo Mail on Android](#)

On Fri, Sep 20, 2024 at 3:14 PM, City of Encinitas

<webmaster@encinitasca.gov> wrote:

City of Encinitas

The current Affordable Housing Task Force Agenda has been posted and is now available for download. Please click to view the [current agenda](#) and meeting schedule.

If you have questions, comments or problems regarding this agenda, please do not reply to this email. Contact Cindy Schubert, Housing Management Analyst at cschubert@encinitasca.gov.

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