

Sara Cadona

From: Richard Solomon <[REDACTED]>
Sent: Wednesday, October 16, 2024 2:08 PM
To: Cindy Schubert
Cc: Patty Anders; Sara Cadona
Subject: Re: Affordable Housing Task Force

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NCTD+City Hall 65
Seacoast Church 67.5

On Oct 16, 2024, at 1:57 PM, Cindy Schubert <cschubert@encinitasca.gov> wrote:

Hello Task Force Members,

The outreach letter that went out to all the Faith Based Organizations is now on the [Affordable Housing Task Force webpage](#).

Please send in your individual scores for 1. Seacoast Church and 2. NCTD +City Hall (together). Since there are only two sites to rank, please send your updated scores for these two sites to Cindy and Sara, **no later than this Friday, October 18**, to ensure we can prepare the material for next week's meeting. Thank you.

Kind regards,

<image001.jpg>

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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Site Selection Scoring = For Individual Task Force Member Input

SARA CARDONA
 Richard Solomon
 Thanks

Rank	Total Score	Site Name	APN	Address	Lot Size (estimated acre & dimensions)	Establish Land Use	Ownership	Zoning	Zoning Overlay	Opportunity (Max Score=25)	Land Contribution (Max Score=10)	Supports Encinitas Housing Element Goal 2.2, General Guidelines (Max Score=15)	Proximity to Transportation Services (Max Score=20)	Challenges (Max Score = 20)	Readiness & Timeliness (Max Score=10)	Notes
3	80	Developed Area of Oakcrest Park	2892201000	1140 Oakcrest Park Dr.	3 acres (parking lot area)	Park and Senior Community Center	City of Encinitas	Ecological Reserve, Open Space, Park	Coastal Zone and Special Study	25	10	7.5	10	10	10	At a park so future development would have a connection to open space. Existing residential development does not have open space to coordinate with. Site would allow for clustered or other innovative housing design and adequate open space. There are underground storage tanks. Will require school interest and school board approval.
		Oakcrest Middle School	2891810100, 2892200400	675 Bahour Dr. and 1221 Encinitas Blvd.	14.48 acres (610 ft. x 1280 ft.)	School	San Diego Unified High School District	Public/Semi-public	Coastal Zone			7.5				Site is at a school with passive open space, no programmed space. Existing residential development does not have open space to coordinate with. Site would allow for clustered or other innovative housing design and adequate open space. There are underground storage tanks. Will require school interest and school board approval.
		MiraCosta College San Elijo Campus	2611589800, 2611589800	3833 and 3371 Manchester Ave.	42.05 (1,200 ft. x 1,500 ft.)	School	MiraCosta Community College District	Public/Semi-public	Coastal Zone, Coastal Appeal Jurisdiction, Scenic/Visual Corridor, Special Study			7.5				Can provide a connection to open space and has some open space on site. Existing residential development does not have open space to coordinate with. Site would allow for clustered or other innovative housing design including additional open space on site. However, college has previously stated they are not interested in affordable housing development because they have developed to max footprint of what's allowed in coastal zone.
		Orpheus Park	2828010500	482 Orpheus Ave.	3.14 (470 ft. x 200 ft.)	Park	City of Encinitas	Ecological Reserve, Open Space, Park	Coastal Zone			7.5				At a park so future development would have a connection to open space. Existing residential development does not have open space to coordinate with. Site would allow for clustered or other innovative housing design and adequate open space.
		St. Andrew Church	2893110700, 2893110900, 2893111000, 2893110100, 2893100400	945, 1001 and 1003 Encinitas Blvd and 520 and 580 Bahour Dr.	13.59 acres (Multiple parcels and irregular shape). NOTE we considered just SE corner parcel in table scoring	Faith-Based Organization	Saint John the Evangelist Catholic Parish Encinitas in Encinitas	Rural Residential 2 and Residential 3	Coastal Zone, Hillside/Hiland Blvd. and Special Study			7.5				Site does have limited undeveloped open space on site. Site would allow for clustered or other innovative housing design, no adjacent residential to coordinate adjacent open space. Some largest/ugliest concern.
		LaLing Foundation	2561720500, 2563300200, 2563300300, 2561720800	800 and 810 Esia Ranch Rd and 421, 441, 486, 523, 543, 555, 567, 583 Snowy Rd.	67.96 acres (1,900 ft. x 1,300 ft.)	Agriculture, Commercial and Residential	LF Encinitas Properties LLC	Ecotone Ranch Specific Plan- Agriculture	Coastal Zone, Cultural/Natural Resources, and Specific Plan (Encinitas Ranch)							Would require zoning vote because zoned ag in perpetuity. Also not sure there is interest in affordable housing development. Therefore decision made by task force to remove from consideration at this time.
		Beech Chapel	2895600800	510 S. El Camino Real	2.85 acres (370 ft. x 320 ft.)	Faith-Based Organization	Pacific Seaboard District of the Western Church Trust	Residential 3	Coastal Zone and Special Study			7.5				Limited open space on site. Site would allow for clustered or other innovative housing design, no adjacent residential to coordinate adjacent open space.
5	65	"Purple 2"	2185101400, 2185601400, 2181104200	N/A	41.73 acres (Multiple parcels and irregular shape)	Urban and Open Space Element	City of Encinitas	Rural Residential 1	Coastal Zone Hillside/Hiland Blvd. Cultural/Natural Resources, and Special Study	25	10	15	10	0	5	Extensive steep slopes on site, extensive native (protected habitat) and wetland onsite
		Customwood Creek Park	2580902000 (development), 2583402000, 2580902900	95 N. Wilson Ave	Wetland/Range/5 = 9.03 acres Wetland = 97 acres Developed park = 8.17 acres Total = 18.17 acres	Park	City of Encinitas	Public/Semi-public	Coastal Zone, Hillside/Hiland Blvd. Scenic/Visual Corridor, Cultural/Natural Resources.			7.5				At a park so future development would have a connection to open space. Existing residential development does not have open space to coordinate with. Site would allow for clustered or other innovative housing design and adequate open space. Wetland onsite that would severely limit development of northern parcels.

Rank	Total Score	Site Name	APN	Address	Lot Size (estimated acres & dimensions)	Existing Land Use	Ownership	Zoning	Zoning Overlay	Opportunity (Max Score=25)	Land Contribution (Max Score=10)	Supports Enriches Housing Element Goal 2.2 General Plan, HOD Guidelines (Max Score=15)	Proximity to Services, Transportation (Max Score=20)	Challenges (Max Score = 20)	Readiness & Timeliness (Max Score=10)	Notes
1	92.5	Pacific View Art Center	2891312200	380 and 390 W. F Street, 609 Third Street	2.82 acres (280 ft. x 380 ft.)	Art Center	City of Encinitas	Public/Semi-public	Coastal Zone, Coastal Appeal, Specific Plan (Common), and Special Study	25	10	1.5	20	20	10	Under state law, could be used for artist housing (Encinitas designates a portion of its general plan to enable scores of "Opportunity" since the parcel is small and likely will be used for 450 units. Also, this parcel is in the Coastal Commission appeal zone. And any project would likely require Prop A vote.
2	90	Public Works Site	2891122800	634 Quail Gardens Dr	4.41 acres (570 ft. x 385 ft.)	City Public Works Yard	City of Encinitas	Rural Residential 1	Coastal Zone and Special Study	25	10	1.5	20	10	10	Site would allow for clustered or other innovative housing design to allow adequate open space. No adjacent residential development to coordinate adjacent open space. Coxy to relocate Public Works facility and no identified location where Public Works yard and facility could be relocated; upgrading required but no adjacent single-family housing.
3	85.5	Indian Head Canyon	2585739400	N/A	3.17 acres (415 ft. x 145 ft.)	Vacant and Open Space Easement	City of Encinitas	Residential 3	Coastal Zone, Hillside/Round Built, Scenic/Visual Corridor and Special Study	12.5	0	2.5	20	10	5	Site would allow for clustered or other innovative housing design and provide adequate open space. No adjacent residential development does not have open space to coordinate with.
4	77.5	Seacoast Community Church	2581927700	1050 Paget Rd.	4.35 acres (irregular shape)	City Hall Site	City of Encinitas	Public/Semi-public	Coastal Zone, Scenic/Visual Corridor and Special Study	12.5	10	1.5	20	10	10	Site would allow for clustered or other innovative housing design and provide adequate open space. Existing residential development does not have open space to coordinate with.
		Seacoast Community Church	2581213800, 2581213700	1050 Paget Rd, 1175 Shields Ave and 137 N. El Camino Real	12.49 acres (840 ft. x 550 ft.)	Center for Environmental Innovation	County of San Diego	Residential 30	Coastal Zone, Scenic/Visual Corridor and Special Study	7.5		7.5				No connection to open space. Site would allow for clustered or other innovative housing design if site is redeveloped. Existing residential development does not have open space to coordinate with.

From: Sara Cadona scadona@encinitasca.gov
 Subject: AHTF: Site Scoring
 Date: October 21, 2024 at 11:35 AM
 To: Patty Anders panders@encinitasca.gov
 Cc: Cindy Schubert cschubert@encinitasca.gov

Richard Soloman



Good morning,

Hope you all had a nice weekend. Cindy is out of the office sick, so please make sure you include both Patty and I on any emails moving forward. If you are receiving this email, I am still missing your site scores for NCTD/City Hall and Seacoast Church. Please send me your scores so we can have an updated list for tomorrow's meeting.

Total Score	Site Name	Opportunity (Max Score=25)	Land Contribution (Max Score=10)	Supports Encinitas Housing Element Goal 2.2, General Plan, HCD Guidelines (Max Score=15)	Proximity to Services, Transportation (Max Score=20)	Challenges (Max Score = 20)	Readiness & Timeliness (Max Score=10)
72.5	NCTD and City Hall	25	10	7.5	20	5	5
67.5	Seacoast Community Church	25	5	7.5	10	10	10

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.](#)

Sara Cadona

From: Dick Stern <[REDACTED]>
Sent: Thursday, October 17, 2024 10:13 AM
To: Cindy Schubert
Cc: Patty Anders; Sara Cadona
Subject: Re: Affordable Housing Task Force
Attachments: AHTF Rubric_10_17_24 Dick Stern Input - Seacoast and NCTD - City Hall .xlsx

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Sara,
Here you go. I hide all of the other rows.

Dick

On Wed, Oct 16, 2024 at 1:57 PM Cindy Schubert <cschubert@encinitasca.gov> wrote:

Hello Task Force Members,

The outreach letter that went out to all the Faith Based Organizations is now on the [Affordable Housing Task Force webpage](#).

Please send in your individual scores for 1. Seacoast Church and 2. NCTD +City Hall (together). Since there are only two sites to rank, please send your updated scores for these two sites to Cindy and Sara, **no later than this Friday, October 18**, to ensure we can prepare the material for next week's meeting. Thank you.

Kind regards,



Cindy Schubert

Housing Management Analyst

Development Services Department

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

--

Dick Stern

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Sara Cadona

From: Bob Kent <[REDACTED]>
Sent: Thursday, October 17, 2024 10:33 PM
To: Cindy Schubert
Cc: Patty Anders; Sara Cadona
Subject: Re: Affordable Housing Task Force

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Hi Cindy and Sara, here are my scores for Seacoast Church and NCTD + City Hall Together:

Seacoast Church - 55 points***

Opportunity - 12.5
Land Contribution - 5
Support Housing Element et al - 7.5
Proximity to Services - 20
Challenges - 10
Readiness to Proceed - 0

***** - please replace this score with my previous score submitted.**

NCTD + City Hall Together - 55 points

Opportunity - 12.5
Land Contribution - 5
Support Housing Element et al - 7.5
Proximity to Services - 20
Challenges - 10
Readiness to Proceed - 0

Can you please confirm receipt of this information. Thanks so much.

Bob Kent

On Wed, Oct 16, 2024 at 1:57 PM Cindy Schubert <cschubert@encinitasca.gov> wrote:

Hello Task Force Members,

The outreach letter that went out to all the Faith Based Organizations is now on the [Affordable Housing Task Force webpage](#).

Please send in your individual scores for 1. Seacoast Church and 2. NCTD +City Hall (together). Since there are only two sites to rank, please send your updated scores for these two sites to Cindy and Sara, **no later than this Friday, October 18**, to ensure we can prepare the material for next week's meeting. Thank you.

Kind regards,



Cindy Schubert

Housing Management Analyst

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Sara Cadona

From: Dennis Kaden <[REDACTED]>
Sent: Friday, October 18, 2024 10:42 AM
To: Cindy Schubert; Sara Cadona
Subject: Kaden Site Selection Numbers FW: Affordable Housing Task Force

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.

Thank you Sara.
Please find below my site selection numbers.
Please feel free to contact me if you should need or want any additional information or assistance of any kind.
Best
Dennis

From: Sara Cadona [mailto:scadona@encinitasca.gov]
Sent: Thursday, October 17, 2024 4:11 PM
To: Dennis Kaden <[REDACTED]>; Cindy Schubert <cshubert@encinitasca.gov>; Patty Anders <panders@encinitasca.gov>
Subject: RE: Affordable Housing Task Force

Hi Dennis,

We did not send out another excel sheet, please just email over the individual scores for these two sites and we will input them into your existing rubric. Below are the copied the cells from the rubric to make it easier.

Total Score	Site Name	Opportunity (Max Score=25)	Land Contribution (Max Score=10)	Supports Encinitas Housing Element Goal 2.2, General Plan, HCD Guidelines (Max Score=15)	Proximity to Services, Transportation (Max Score=20)	Challenges (Max Score = 20)	Reac Tim (Sco
	NCTD and City Hall	12.5	10	7.5	10	10	5
	Seacoast Community Church	12.5	5	7.5	20	10	5

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: Dennis Kaden <[REDACTED]>
Sent: Thursday, October 17, 2024 3:44 PM
To: Cindy Schubert <cschubert@encinitasca.gov>; Patty Anders <panders@encinitasca.gov>
Cc: Sara Cadona <scadona@encinitasca.gov>
Subject: RE: Affordable Housing Task Force

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Hello,
Where do I find the Excel sheet to fill in the scores?
What am I missing?
Thanks
DK

From: Cindy Schubert [<mailto:cschubert@encinitasca.gov>]
Sent: Wednesday, October 16, 2024 1:57 PM
To: Patty Anders <panders@encinitasca.gov>
Cc: Sara Cadona <scadona@encinitasca.gov>
Subject: Affordable Housing Task Force

Hello Task Force Members,

The outreach letter that went out to all the Faith Based Organizations is now on the [Affordable Housing Task Force webpage](#).

Please send in your individual scores for 1. Seacoast Church and 2. NCTD +City Hall (together). Since there are only two sites to rank, please send your updated scores for these two sites to Cindy and Sara, **no later than this Friday, October 18**, to ensure we can prepare the material for next week's meeting. Thank you.

Kind regards,



Cindy Schubert

Housing Management Analyst
Development Services Department
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760.633.2726

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

Sara Cadona

From: George Wielechowski <[REDACTED]>
Sent: Friday, October 18, 2024 12:22 PM
To: Cindy Schubert
Cc: Patty Anders; Sara Cadona
Subject: Re: Affordable Housing Task Force Agenda - October 22, 2024
Attachments: Seacoast Community Church & NCTD_CityHall_GW scores.xlsx

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, guys -

Here are my scores for Seacoast Community Church and the joint NCTD/CityHall parcels. For some reason, I didn't have an excel of the spreadsheet that combined the city and nctd lots, so I just quickly created one with just the relevant scores you're seeking isolated in a single spreadsheet (disregard the description cells and just copy out the scores, please :)

Please let me know if this presents any difficulties.

Have a nice weekend,

George

On Fri, Oct 18, 2024 at 9:03 AM Cindy Schubert <cschubert@encinitasca.gov> wrote:

Good morning,

Attached you will find the Agenda and the Meeting Roadmap for next week's Affordable Housing Task Force meeting.

The agenda is also posted [here](#).

If you haven't already done so, please send in your individual scores for Seacoast Church and NCTD + City Hall (together), **no later than today**, to ensure we can prepare the material for next week's meeting. Thank you.

We look forward to seeing you on Tuesday.

Have a great weekend!

Cindy Schubert

The Affordable Housing Task Force members have been blind copied on this email. Please do not "reply all" to this email.



Cindy Schubert

Housing Management Analyst

Development Services Department

505 S. Vulcan Ave, Encinitas, CA 92024

760.633.2726

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George Wielechowski

Total Score	Site Name	APN	Address	(estimated)	Use	Ownership	Zoning	Overlay	(Max	Contribution	Encinitas	Services,	(Max Score =	Timeliness
82.5	Seacoast	258-241-10-00	1050 Regal Rd.	(irregular	Organization	Community	Residential 30	Scenic/Visual	25	10	7.5	20	10	10
72.5	NCTD	2581902700	N/A	(70 ft. x 410 ft.)	Parking Lot	Transit District	Corridor	Special Study,	25	10	7.5	20	10	0

Sara Cadona

From: Patty Anders
Sent: Monday, October 21, 2024 10:56 AM
To: Sara Cadona
Subject: Fw: AHTF Rubric 2-City Hall and Seacoast Church
Attachments: AHTF Rubric 10_21_24.pdf Seacoast church + NCTD City Hall.pdf

Patty Anders

Planning Manager | Policy and Housing

Development Service Department

760.633.2721

panders@encinitasca.gov

www.encinitasca.gov

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

From: Felicia Weinbaum, MBA <[REDACTED]>

Sent: Monday, October 21, 2024 10:18 AM

To: Cindy Schubert <cschubert@encinitasca.gov>; Patty Anders <panders@encinitasca.gov>; Felicia Weinbaum, MBA (FWPROPERTYGROUP) <[REDACTED]>

Subject: AHTF Rubric 2-City Hall and Seacoast Church

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 and Cindy:

Attached is a rubrique for Seacoast and NCTD/City Hall combined.

A few comments for the group:

1. I am re-reading the "high full points" description stated as 45 units for "very low/low income category of the scoring rubrique. The AHTF spent at least the first 2 meetings discussing among members "who needs housing"..

For the record, one AHTF member who states he has financial/(grant writing?) experience in the affordable housing space stated that a "mix" of moderate income housing must be included for these "affordable housing" projects to be financially viable.

** My scoring of "high points is consistent with the 5 stated goals of the AHTF at the beginning of this process, which includes financial viability and financial options". 100% very low income projects would possibly have to be subsidized by the public somehow. I don't support moving forward on recommending any site without full public transparency as to any subsidies that could be required of taxpayers, including myself and my fellow neighbors and citizens.

Affordable Housing Task Force draft mission and overarching goals:

1. Understand all relevant housing laws, the City's Sixth Cycle Housing Element 2021-2029 including Regional Housing Needs Allocation (RHNA), and affordable housing development and financing.
2. Identify and evaluate feasible affordable housing sites that the City owns **or can partner with the property owner.**
3. Ensure that the affordable housing site recommendations are linked to the City's policies, strategic plan, and planning priorities.
4. Ensure **transparency** in communications about affordable housing needs, challenges, and the work of the Affordable Housing Task Force. **I am concerned there is no public outreach planned and that it was suggested in the last meeting the public would be brought closer to the process after the recommendation was made...**
5. Make recommendations regarding affordable housing locations and **possible financing options** at the conclusion of the task force work. **AHTF members were told financing was too complex. OK. However, a site that will clearly need to be subsidized by the public requires public transparency.**

Regarding my scoring of Seacoast Church. If Seacoast wants housing for youth ministers (as stated in our meeting or other specific members), but the City won't get credit for affordable housing units unless they open the units to a "public lottery type owner/tenant selection", Seacoast and other faith-based organizations may be hesitant to subject themselves to state housing laws that leave them without a say in who moves onto their property. In the outreach letter, it would be great if this could be clarified. *In other words, yes you can build on your land and in order for the City to get credit in the housing element the State laws dictate who can apply for the units.* I realize this HCD rule regarding "who can move onto the faith based housing land projects" was left as an outstanding question at our last meeting.

Since Seacoast has not agreed formally to be part of the housing element and there are many questions regarding their understanding of the State Laws to be imposed on their organization, plus the fact that it is a very small parcel is why I scored this low.

Sincerely, Felicia

City of Encinitas
 Affordable Housing Task Force Site Prioritization
 DRAFT 09/25/2024 Felicia Weinbaum

Site Selection Scoring = For Individual Task Force Member Input

Rank	Total Score	Site Name	APN	Address	Lot Size (estimated acres & dimensions)	Existing Land Use	Ownership	Zoning	Zoning Overlay	Opportunity (Max Score=25)	Land Contribution (Max Score=10)	Supports Encinitas Housing Element Goal 2.2, General Plan, HCD Guidelines (Max Score=15)	Proximity to Services, Transportation (Max Score=20)	Challenges (Max Score = 20)	Readiness & Timeliness (Max Score=10)	Notes
	7.5	NCTD Parking	2581902700	N/A	13.35 acres (70 ft. x 410 ft.)	Parking Lot	District Development	Transportation Corridor	Specific Plan			7.5				adequate open space. No adjacent residential without crossing tracks and
	7.5	City Hall	2580904300	Ave	5.21 acres (410 ft. x 390 ft.)	City Hall Site	City of Encinitas	Civic Center	Coastal Zone and Special Plan			7.5				adequate open space. Existing residential development does not have open
		NCTD + City Hall Combined			18.56					25	10	15	20	20	5	
	45	Community Church	258-241-10-00	1050 Regal Rd.	4.35 acres (irregular shape)	Organization	Church	Residential 30	Corridor and Special Study	12.5	0	7.5	10	10	5	adequate open space. Existing residential development does not have open

Sara Cadona

From: Elena Thompson <[REDACTED]>
Sent: Monday, October 21, 2024 12:03 PM
To: Sara Cadona; Patty Anders
Cc: Cindy Schubert
Subject: 10-21-24 AHTF: Site Scoring and questions outstanding
Attachments: AHTF Rubric 10_21_24 - ET.pdf; 10-15-24 AHTF Member Public Comment (ET).docx; 10-10-24 Prendergast Question about Housing Element.pdf

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Hi,

1-Please find attached my scoring.

2-I would appreciate the questions I had in my public correspondence from last week being answered by city legal (item #3), as well as to receive a copy of staff's reply to the Prendergast letter, attached.

3-Can you please connect our meeting agenda on the city Granicus agenda page to the AFHTF website?

Thank you, Elena Thompson

P.S. Get well soon Cindy! 😊

From: Sara Cadona <scadona@encinitasca.gov>
Sent: Monday, October 21, 2024 11:35 AM
To: Patty Anders <panders@encinitasca.gov>
Cc: Cindy Schubert <cschubert@encinitasca.gov>
Subject: AHTF: Site Scoring

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	NCTD and City Hall			7.5			
	Seacoast Community Church			7.5			

Thank you,
Sara



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 DRAFT 09/25/2024 Elena Thompson

Site Selection Scoring = For Individual Task Force Member Input

Rank	Total Score	Site Name	APN	Address	Lot Size (estimated acres & dimensions)	Existing Land Use	Ownership	Zoning	Zoning Overlay	Opportunity (Max Score=25)	Land Contribution (Max Score=10)	Supports Encinitas Housing Element Goal 2.2, General Plan, HCD Guidelines (Max Score=15)	Proximity to Services, Transportation (Max Score=20)	Challenges (Max Score = 20)	Readiness & Timeliness (Max Score=10)	Notes
	7.5	NCTD Parking	2581902700	N/A	13.35 acres (70 ft. x 410 ft.)	Parking Lot	District Development	Transportation Corridor	Specific Plan			7.5				adequate open space. No adjacent residential without crossing tracks and
	7.5	City Hall	2580904300	Ave	5.21 acres (410 ft. x 390 ft.)	City Hall Site	City of Encinitas	Civic Center	Coastal Zone and Special Plan			7.5				adequate open space. Existing residential development does not have open
	90	NCTD + City Hall Combined			18.56					25	10	15	20	20	0	Issue: financing, new city hall.
	45	Community Church	258-241-10-00	1050 Regal Rd.	4.35 acres (irregular shape)	Organization	Church	Residential 30	Corridor and Special Study	12.5	0	7.5	10	10	5	adequate open space. Existing residential development does not have open

Date: October 15, 2024

To: Affordable Housing Task Force & Meeting Chairs, Staff

From: Elena Thompson, Task Force Member

Re: October 15th, 2024 Affordable Housing Task Force Meeting

This is to inform you that I am unable to attend the meeting in person tonight. I'd like to please have a call in number to participate, or simply call a member of the Task Force and participate by cell phone speaker, (placed near the audio for clarity). I understand members of the Infrastructure Task Force could call in to their meetings. Please enable me to do the same, thank you. 😊

I have the following comments, in connection with the AH Task Force to date status, and will call this a "Task Force written progress report - observations from a Task Force member":

A. In keeping with the goals of the task force, I would like to score our progress on our "mission" and "overarching goals" to date,

Affordable Housing Task Force draft mission and overarching goals (5):

1. Understand all relevant housing laws, the City's Sixth Cycle Housing Element 2021-2029 including Regional Housing Needs Allocation (RHNA), and affordable housing development and financing. *1-10, score 2. My observation is that little of this was covered for full group understanding of the overall landscape at play here. Fully grasping the above would take a few AHTF meetings, at a minimum, and 10-weeks is not sufficient coupled with the overall rushed initiative, where our group meets weekly, unlike other committees and commission that meet monthly.*

2. Identify and evaluate feasible affordable housing sites that the City owns or can partner with the property owner. *1-10, score 2. My observation is that the list the Task Force is working off of is incomplete, haphazardly assembled, and insufficient, in order for the Task Force to come to any full conclusions or to make sound and final recommendations regarding affordable housing locations. For example, some sites from the Kosmont Report (2021) are not on the list, others are, some city owned properties are on the list, others are not, schools and churches are on the list for evaluation, but have yet to be contacted to get any agreements in place. A few even stepped-forward to be removed from the site list. In sum, I believe we are working off a flawed list of sites and spending time scoring many sites that I would call a "waste of task force time", to be perfectly honest and transparent. I also stand by my initial comments that no city-owned parks or park land, park sites should be on the list.*

I would also suggest that the City of Encinitas legal team render a legal opinion about the legality of the following:

- A. *Does the General Plan have precedence over the 2024 “strategic plan”, Yes or No?*
- B. *Can the city (Mayor and Council) rightfully re-dedicate park lands, parks, open space, and park sites to any kind of housing? Is this legal without a vote of the people? Yes or No?*
- C. *Can the “Surplus Land Act” (disposal of land) be used on land reserved at a park site in the General Plan? Yes or No?*

3. Ensure that the affordable housing site recommendations are linked to the City’s policies, strategic plan, and planning priorities. *1-10, score 3. The cities policies, strategic plan and planning priorities have not been sufficiently presented in a thorough and meaningful way, in order to “link” and score the recommended sites. If a Task Force member was asked what they are (policies, plans, priorities), chances are few to none would know, since very little time has been spent on this other than the fear mongering that the city will “fall out of compliance” (with state housing law), “fall behind”, is “at risk for no net loss”, “at risk for builders remedy kicking in”, etc., (Kranz and Blackwell quotes in AHTF and city council meetings). Given the city is currently “in compliance with state housing law”, the timing on this initiative seems rushed and largely unnecessary, with all the other current projects with affordable housing already in play.*

That the recently drafted 2024 (March) “strategic plan” called for a “100% affordable housing site”, is not ground enough for a rushed selection process effort over the course of 10 weeks, using volunteers. The “strategic plan” was a hollow vision plan, since it was not backed up with a bonified business plan of how to get there, with timing milestones.

The “Kosmont Report” provided to the AHTF, from 2021, was seemingly abandoned for 3 years, and only now being partially resurrected for this current effort?

The city and city planning has been unduly and financially burdened by “state housing law” and keeping up with the “housing element”, and countless housing element projects and approvals, and in all fairness, no time has been dedicated beyond words alone to the “100% affordable project”, and this, without the business and financial plan, as we have seen, has gone nowhere.

With the council term ending November 5th, the day of the election, and the change of leadership slated for January 1, this fast-track effort should be put on hold for the next seated Mayor and council to pursue and until the process is 100% complete.

4. Ensure transparency in communications about affordable housing needs, challenges, and the work of the Affordable Housing Task Force. *1-10, score 6. Staff has done a good job at setting up the framework for the AHTF, city website, work materials, tracking. More transparency should be visible on the city Granicus agenda page, linking the weekly agendas to the AHTF website and public comments, audios, now not linked. Also, not all weekly AHTF member public comments have been posted to the city site, that I have observed.*

Regarding challenges, the scoring rubric has presented challenges for the AHTF group, which will become more apparent at today’s meeting and beyond.

The other challenge is that this effort was to be accompanied by public outreach, and “robust community engagement” (Hinze, Aug. 28, 2024 City Council Meeting”). This has not yet begun,

and should be done in parallel with the AHTF effort, allowed sufficient time for public participation, surveys, etc. Only then, can the final outcome be determined. No rushing something of this level of importance, as the city already grapples with state housing law mandates and other multi-family, mixed use affordable projects now in the development queue.

5. Make recommendations regarding affordable housing locations and possible financing options at the conclusion of the task force work.

1-10 score, 0 to date.

- A. Time will tell how this plays out. Financing options, determined early stage, are not going to be evaluated by the AHTF, as there is no reliable information available to do this, and it is very dynamic a topic. This scoring element was removed from the Rubric score sheet.*
- B. I believe that Mayor Kranz and City Council member Allison Blackwell should not be scoring the sites or making any recommendations on sites, since that would constitute a conflict of interest given their city leadership roles, and given that Ms Blackwell voted in favor of the Surplus Land Act, to “dispose” of the Quail Gardens L7 Park site, without the support of the voters and community and in defiance of the city’s General Plan.*

Thank you for the opportunity to participate in the AHTF as an Encinitas voter, community member, and to voice my professional opinion about the status to date on our important mission and overarching goals.

Sincerely, Elena

Lastly, attached are the Environmental – Hazard Reports that I ordered on the County Burn site, on the list. Please also furnish to the AHTF in advance of today’s meeting. Thanks.

Cindy Schubert

From: Prendergast, Bob <Bob.Prendergast@jll.com>
Sent: Thursday, October 10, 2024 3:15 PM
To: Cindy Schubert
Subject: Affordable Housing Task force - Meeting 15

Follow Up Flag: Follow up
Flag Status: Flagged

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I will try to attend the meeting and ask the question in person.

I would like to know the City's current calculations of affordable housing that have been approved and what is pending approval by the City to meet the current housing cycle requirements per the City's RHNA allocation? I'm thinking of a current score card.

Is the City currently compliant under the No Net Loss Law or Government Code Section 65863?

Thank you.

Bob Prendergast
Citizen
City of Encinitas Planning Commissioner, District 4

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JLL Capital Markets
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Sara Cadona

From: Prendergast, Bob <Bob.Prendergast@jll.com>
Sent: Tuesday, October 22, 2024 8:47 AM
To: Patty Anders
Cc: Anna Colamussi; Sara Cadona
Subject: Re: Affordable Housing Task force - Meeting 15

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Thank you Patty for the follow up. I'll be curious to hear what Del Mar folks have to say.

Bob Prendergast

JLL Capital Markets
8910 University Center Lane, Ste 100
San Diego, CA 92122
T +1 858 410 1217
M +1 858 354 0357
Bob.Prendergast@jll.com

On Oct 22, 2024, at 8:31 AM, Patty Anders <panders@encinitasca.gov> wrote:

Caution: Message from external sender

Hi Bob, we work with SANDAG on our land uses and I know the senior planner at Del Mar. I will ask her next time I see her at SANDAG.

I wanted to let you know that the updated RHNA and No Net Loss information is now on the Policy Planning webpage under the 6th Cycle Housing Element—see highlighted section below.

<image001.png>

Best-

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: Prendergast, Bob <Bob.Prendergast@jll.com>
Sent: Tuesday, October 15, 2024 10:10 AM
To: Patty Anders <panders@encinitasca.gov>
Cc: Anna Colamussi <acolamussi@encinitasca.gov>
Subject: RE: Affordable Housing Task force - Meeting 15

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Thanks Patty. I know a few citizens in Del Mar who challenged the Sandag calculations and had some success? I'll need to verify that but Sandag was using a small company, 1,200 sf, who employed educational tutors across the US, 500+, and Sandag's calculations incorporated 500 employees onsite to their calculations for Del Mar's RHNA count.

Bob

Bob Prendergast
JLL Capital Markets
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Bob.Prendergast@jll.com

From: Patty Anders <panders@encinitasca.gov>
Sent: Tuesday, October 15, 2024 8:43 AM
To: Prendergast, Bob <Bob.Prendergast@jll.com>
Cc: Anna Colamussi <acolamussi@encinitasca.gov>
Subject: RE: Affordable Housing Task force - Meeting 15

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Caution: Message from external sender

Hi Bob, I sit on a working group with SANDAG, and we often discuss RHNA and how it is allocated. In addition, as part of this working group (of which Councilmember Lyndes is the chair), we provide input to SANDAG, who in turns provides input to the State for how RHNA is calculated for future allocations.

We meet with SANDAG throughout the year. They advocate for all cities and the County and their Board provides input to the State. We certainly voice our concern; I can assure you that!

Patty

Patty Anders

Planning Manager | Policy and Housing

Development Service Department

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From: Prendergast, Bob <Bob.Prendergast@jll.com>
Sent: Tuesday, October 15, 2024 7:48 AM
To: Patty Anders <panders@encinitasca.gov>
Subject: Re: Affordable Housing Task force - Meeting 15

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Thank you for responding. I'll look forward to hearing from you when it is approved and available.

Has the City evaluated the base calculation of the allocation established by SANDAG?

Get [Outlook for iOS](#)

Bob Prendergast

JLL Capital Markets

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M +1 858 354 0357

Bob.Prendergast@jll.com

From: Patty Anders <panders@encinitasca.gov>
Sent: Monday, October 14, 2024 4:45:38 PM
To: Prendergast, Bob <Bob.Prendergast@jll.com>
Subject: RE: Affordable Housing Task force - Meeting 15

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Caution: Message from external sender

Hi Bob, I am responding to your email to Cindy Schubert from last Thursday. We are updating the RHNA and No Net Loss analysis and once our Director approves it, we can share with you and the public. And yes, the City has a compliant Housing Element, and we monitor this closely.

Best regards,

Patty Anders

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

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panders@encinitasca.gov

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

From: Prendergast, Bob <Bob.Prendergast@jll.com>

Sent: Thursday, October 10, 2024 3:15 PM

To: Cindy Schubert <cschubert@encinitasca.gov>

Subject: Affordable Housing Task force - Meeting 15

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I will try to attend the meeting and ask the question in person.

I would like to know the City's current calculations of affordable housing that have been approved and what is pending approval by the City to meet the current housing cycle requirements per the City's RHNA allocation? I'm thinking of a current score card.

Is the City currently compliant under the No Net Loss Law or Government Code Section 65863?

Thank you.

Bob Prendergast
Citizen

City of Encinitas Planning Commissioner, District 4

BobPrendergast

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JLL_2024

Sara Cadona

From: [REDACTED]
Sent: Monday, October 21, 2024 12:05 PM
To: Sara Cadona; Patty Anders
Cc: Cindy Schubert
Subject: Re: AHTF: Site Scoring

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Good morning Sara,

Please see below in the table for my scoring.

Thanks, Dan

On Monday, October 21, 2024, 11:35 AM, Sara Cadona <scadona@encinitasca.gov> wrote:

Good morning,

Hope you all had a nice weekend. Cindy is out of the office sick, so please make sure you include both Patty and I on any emails moving forward. If you are receiving this email, I am still missing your site scores for NCTD/City Hall and Seacoast Church. Please send me your scores so we can have an updated list for tomorrow's meeting.

Total Score	Site Name	Opportunity (Max Score=25)	Land Contribution (Max Score=10)	Supports Encinitas Housing Element Goal 2.2, General Plan, HCD Guidelines (Max Score=15)	Proximity to Services, Transportation (Max Score=20)	Challenge (Max Score = 20)
	NCTD and City Hall	25	10	7.5	20	10
	Seacoast Community Church	25	0	7.5	10	10

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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Sara Cadona

From: Karen Koblentz <[REDACTED]>
Sent: Monday, October 21, 2024 12:51 PM
To: Sara Cadona
Subject: Re: AHTF: Site Scoring

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Sorry Cindy is sick

On Monday, October 21, 2024 at 11:35:15 AM PDT, Sara Cadona <scadona@encinitasca.gov> wrote:

Good morning,

Hope you all had a nice weekend. Cindy is out of the office sick, so please make sure you include both Patty and I on any emails moving forward. If you are receiving this email, I am still missing your site scores for NCTD/City Hall and Seacoast Church. Please send me your scores so we can have an updated list for tomorrow's meeting.

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	NCTD and City Hall	25	5	7.5	20	15	10
	Seacoast Community Church	15	10	7.5	15	20	5

Thank you,

Sara



Sara Cadona

Associate Planner

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Sara Cadona

From: Patty Anders
Sent: Tuesday, October 22, 2024 9:01 AM
To: Nivardo Valenzuela; Cindy Schubert; Tony Kranz; Allison Blackwell
Cc: Sara Cadona; Kerry Kusiak
Subject: RE: Resignation from Affordable Housing Task Force

Hi Nivardo, thank you for letting us know and your contribution to the AHTF. We truly appreciated your input and time on this important issue.

Kind regards-

Patty Anders

Planning Manager | Policy and Housing

Development Service Department

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panders@encinitasca.gov

www.encinitasca.gov

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From: Nivardo Valenzuela <[REDACTED]>
Sent: Tuesday, October 22, 2024 8:42 AM
To: Cindy Schubert <cshubert@encinitasca.gov>
Cc: Patty Anders <panders@encinitasca.gov>; Sara Cadona <scadona@encinitasca.gov>
Subject: Resignation from Affordable Housing Task Force

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Hi All,

Unfortunately I have to resign from the task force as I won't be able to make it to the remaining meetings due to work schedule conflicts leading to an international design policy conference early next month. Please let me know if anything else needs to be done.

Best,

Nivardo Valenzuela