

Cindy Schubert

From: Bob Kent [REDACTED]
Sent: Tuesday, November 5, 2024 9:38 AM
To: Patty Anders
Cc: Sara Cadona; Cindy Schubert
Subject: Re: AHFT Comments
Attachments: Affordable Housing Task Force Draft Final Report - BK comments.docx; Kosmont SWOT Analysis Table NCTD and City Hall page 35.pdf

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Hi Patty, Sara and Cindy, Thank you for forwarding me the draft report. I think the report looks great and does a good job of capturing the Affordable Housing Task Force efforts. I have prepared some suggested (per attached) revisions to provide certain clarifications. That said, I want to be respectful of all your time and effort here, so please feel free to include or not include any of these suggestions.

The attached suggestions are highlighted in ***bold italics*** and make reference to each section/page of the draft report. The balance of the comments included in the document are intended to provide additional context and explanation for my suggested revisions. Please let me know if you have any questions,

Lastly, I am working on my personal commentary on the site scoring rubric/site scores, and will send it to you in a follow up email

Thanks again for supporting the work of the Affordable Housing Task Force.

Bob .

On Mon, Nov 4, 2024 at 5:26 PM Patty Anders <panders@encinitasca.gov> wrote:

Hi Bob thanks so much for asking about sending over your comments. Please just send to Cindy, Sara and I (copied here). I thought I had sent out the draft report as a blind cc but soon realized it included everyone's email by mistake unfortunately! I feel bad but it was not intentional!

Thanks again for checking! I appreciate it!

Best-

Patty Anders

Planning Manager | Policy and Housing

Development Service Department

760.633.2721

panders@encinitasca.gov

www.encinitasca.gov

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SWOT ANALYSIS TABLE – OTHER CITY OWNED SITES

	#4	#5	#6
Site	Indian Head Canyon	NCTD	City Hall
Site Dimensions	415 ft. x 145 ft	Across from City Hall: 70 ft. x 410 ft (on both sides)	410 ft x 390 ft
Current Use	Public open space park/preserve	Existing Metrolink station (Encinitas Station) and public parking/restrooms	Civic Center (government offices and parking lot)
Requires Relocation	No	Yes / need to be subterranean	Yes major relocation
Ownership / Zoning	City owned / R-3	NCTD Owned / Transportation Corridor	City owned / Civic Center
Political Support	Little	Some	Some
Walkability Factor	Poor	Good	Good
Adjacent Uses	Single-family residential	Commercial	Commercial
Opportunity	Low density housing	Joint venture with City Hall site	Joint venture with NCTD; Potential to build three-level parking structure on lot
Challenges	City needs open space	High cost of \$50K per replacement parking space	High cost of \$50K per replacement parking space
Time Frame to Start	Unknown	Long-term (~5+ years)	Long-term (~5+ years)
Comments	Not suited for housing development	Will need feasibility study	Requires temporary City Hall relocation
Suitability	Poor	Near term poor; long term fair	Near term poor, long term potential blended use site



Source: Kosmont Companies

Executive Summary

#1 -Page 4 – 2ND paragraph, with respect to “the average rent for a 1-bedroom apartment is \$2,8000 per month” – consider adding the following; **“which requires earning \$53.85/hour (i.e., \$112,0000/year) based upon the guideline that a household should not spend more than 30% of their monthly gross income on housing/shelter costs...”** ***

***Additional footnote or expand footnote 4 to read: **The U.S. Department of Housing and Urban Development defines “rent burdened” as any household that spends more than 30% of their gross monthly income on rent/sheltering costs – City of Encinitas Displacement Risk Analysis December 2023, page 14.**

- Including a reference to the income required to afford local rents provides important context, since our housing affordability challenges are largely driven by two levers: rents/housing costs and household income.

#2 - Page 4 - 2nd Paragraph – in addition to the workers’ demographic mentioned, also include a reference to **“seniors on a fixed income”**

- since this demographic is also impacted by our housing affordability challenges.

Site Selection

#3 - Page 7 - 2nd Paragraph, last line– change the word “donate” to **“contributes”** --the latter term is consistent with the language used in the Site Rubric, as referenced on Page 10 – **“Land Contribution”**

- also, technically the land may not actually be donated, rather a land contribution could be structured as a ground lease (where the city maintains ownership of the land) with nominal consideration or other type of business structure where the city maintains some type of interest in the land.

Site Categorization

#4 - Page 11 – Footnote 8 – include: **“and because the site scored between 51-65 points when using the Median of Task Force Members Scores and the Total Group Score”**

#5 - Page 13 – City Hall – Disadvantages – add another bullet point: **“Would be an extensive project that would likely take greater than 5 years to complete”**

- this is consistent with the language included in the Kosmont report for this site and the NCTD site (see page 35 of Draft Final AHTF report – “Time Frame To Start”)—which indicates the anticipated longer time frame given, the existing City Hall property use.

Other Means of Supporting Affordable Housing

#6 - Page 13 – 2nd sentence of first paragraph: add **“preserve existing affordable housing stock”** to the 2nd sentence, since preservation is noted in a few of the bullet points. So, the sentence would read: **“As a result, the AHTF discussed other innovative strategies to preserve existing affordable housing stock and build more affordable housing”**

#7 - Page 14 – last bullet point – clarify to read: **“Enacting a mobile home park ordinance to help control the lot rents paid by mobile home park residents”**

Median of Task Force Members Scores - Including this type of measurement is an appropriate data point to rate each site, since median is an effective midpoint measurement tool when there is a wide distribution of data points/scoring, as was the case in certain instances.

Scoring Criteria - There were six criteria used to score each site, an equal scoring rating for each criterion would be approximately 17 points (i.e., 100 points divided by 6 = 16.67 points). Based upon group discussions, certain criteria were overweighted:

Opportunity – 25 points

Proximity to Services - 20 points

Challenges – 20 points

And other criteria were underweighted:

Supports Housing Element Goal 2.2, et al – 15 points

Land contribution – 10 points

Land contribution served as an initial proxy score for financial feasibility, since: it was too early in this process to determine a potential project's financial feasibility; and the contribution of land enhances the overall financial feasibility of a project. As presented by both Chelsea Investment Corporation (Chelsea) and Community HousingWorks (CHW), the financing of affordable communities is a complex and lengthy process, requiring multiple funding sources, which can include a land contribution. When land is contributed (either city owned or comparable) a preliminary financial feasibility analysis may also reflect one other source of cash, i.e., tax credit funding/other. When these two initial funding sources are tallied up, there typically may be a financial gap. This financial shortfall is closed by identifying additional debt/gap funding from other public/private funding sources (i.e., federal state, regional, philanthropic, etc..) to achieve financial feasibility. It is to be expected that a preliminary financial feasibility analysis for an affordable community (whether it be L7, as analyzed by Kosmont, the Public Works Yard, or other sites considered) will initially reflect a financial gap—to be closed with a combination of other funding sources--resulting in successful and sustainable affordable community models, like those shared by Chelsea and CHW.

Readiness/Timeliness – 10 points

As indicated in the AHTF Report, the average rent for a 1-bedroom apartment is \$2,800, requiring an annual household income of \$53.85/hour (i.e., \$112,000/year), based upon the standard requirement that no more than 30% of a household income should go towards rent/housing costs; while our seniors on a fixed income and many of our workers (who are commuting long distances or finding difficult living situations to stay in the city they serve), earn substantially less than \$53.85/hour. Also, the City's Displacement Risk Analysis (December 2023) reports that more than half of all Encinitas renters are rent burdened, paying more than 30% of their income on housing,

Given the current urgent need to build more affordable housing in our community, coupled with the fact that building an affordable community is a multi-year lengthy process (and the city is close to the edge in triggering No Net Loss), the 'Readiness/Timeliness' criteria should have been given at least equal weighting in the Scoring Rubric. For this reason, as preferred sites (and any new sites that become available) are considered in the future, more emphasis should be given to a site's "Readiness/Timeliness."

Cindy Schubert

From: [REDACTED]
Sent: Sunday, November 3, 2024 11:27 AM
To: Allison Blackwell; Bob Kent; Dennis Kaden; Elena Thompson; Eli Stern; Felicia Gamez-Weinbaum; George Wielechowski; Karen Koblenz; Tony Kranz; Nivardo Valenzuela; Richard Solomon; Richard Stern; Patty Anders
Cc: Kerry Kusiak; Cindy Schubert
Subject: Re: Draft Final AHTF Report

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Hi All,

I wanted to get this feedback out for folks consideration in time to allow review. Overall I think it is a good representation of our work and I am happy to support it. My particular suggestions are:

1) The organization of the executive summary introduction could be improved to make the same or similar points in a way that is easier for the general public to follow. Here is my attempt, which also expands some of the ideas with additional detail.

The City of Encinitas has a 6th Cycle Housing Element, 2021-2029, which meets state law today. The housing element relies on R-30 By-Right zoning to provide most of its low-income affordable housing capacity, which under state law are presumed to be 100% affordable. However, in all but one case, when these projects are entitled, most units are market rate and not affordable to low-income renters. As a result, the City's excess capacity for low-income housing approved with the 6th Cycle HE, has been significantly reduced and the City runs close to the edge of triggering No Net Loss. The City carefully monitors the progress against our Regional Housing Needs Allocation (RHNA) numbers for low- and moderate-income housing types.

As an alternative to By-Right development, the City has been pursuing a City-led 100% affordable housing development project to provide the City with control over the type of development that can be built including size/stories, bulk, mass and community character. Initially this effort focused on the City-owned parcel at 634 Quail Gardens Drive, also known as L-7, however there has been growing community concern about a 100% affordable housing development on this Site. The AHTF was launched, with 5 specified goals under the leadership of Mayor Kranz Chair and Deputy Mayor Blackwell, to identify and prioritize alternative sites that could provide at least a comparable capacity for low-income affordable housing while maintaining City control to ensure the development aligns with City and community priorities.

Beyond remaining in compliance with State law and avoiding losing local control of land use to "Builder's Remedy" or further "By Right" zoning, there is a second priority to align the housing capacity with the housing needs and priorities in the community. The average rent for a 1-bedroom apartment is \$2,800 per month, hardly affordable for a teacher, retail worker, or

lifeguard. Existing affordable housing has diminished through renovations and increasing rents. The private sector is not building an adequate supply of new low-income affordable housing units, and most of units that are being built are deed-restricted rental units affordable to families or individuals at the 80% AMI level. As a result, there is a dramatic shortfall of housing for Very Low-income families making 50% AMI or below and essentially no housing for Extremely Low-income families making less than 30% AMI such as seniors on fixed incomes. The focus on rental units has also created a dearth of starter homes for young families looking to grow generational wealth and have ownership participation in the community where they raise their families.

2) The progress against goal 5 sounds overly defensive to my ear. We made some great progress, let's claim credit. My suggested alternate wording:

The AHTF has identified four top sites which all provide more capacity for low-income affordable housing than L7 while retaining City control. The task force also identified three additional City or government owned properties that could contribute to affordable housing solutions. However, the AHTF cannot make a full recommendation to the Council which of these specific sites to pursue. Also, the AHTF is unable to provide financing options without having a specific site recommendation and detailed site-specific analysis including environmental and development potential. Nevertheless, the AHTF has put forth thoughtful analysis about possible affordable housing sites for the Council to consider pursuing now or in the future.

3) At the end of executive summary, I recommend lifting up potential contributions of PacView, the Senior Center, and the Burn site even if none of them are independently capable of replacing the L7 capacity by themselves.

In conclusion, the AHTF's work has identified several sites that could provide more low-income affordable housing capacity than the L7 project would have, while maintaining City control of the project. All the Top Sites are publicly owned (City or North County Transit District (NCTD) land. Having the City in the driver's seat on affordable housing development gives the community more control over what is built and where. The AHTF has identified three additional sites that while not sufficient on their own, could contribute to affordable housing:

- The developed parking lot area of Oakcrest park, currently hosting the JFS safe parking lot, may be suitable for Tiny or other low-cost modular housing.
- The Pacific View Arts Center could also host Tiny or other low-cost modular housing, specifically for artists as part of an appropriately designated cultural district.
- The County owned Burn Site could potentially host the public works vehicles and equipment to support affordable housing development on the current public works site.

Finally, in the Other Means... section, we may want to do more than supply a bullet list. If so, I would be willing to help contribute some language. If not, here are a couple more bullets to consider:

- Consider revising the City's inclusionary ordinance to require Extremely and/or Very low income affordable units to complement State Density Bonus and similar incentives Low income capacity.
- Support shared housing solutions such as CHIP's ILA and RRA programs and Townspeople's shared housing collaborative.

Thank you all for the opportunity to collaborate on this important work,

Dan

On Friday, November 1, 2024 at 04:35:28 PM PDT, Patty Anders <panders@encinitasca.gov> wrote:

Hello Affordable Housing Task Force Members,

Attached you will find a draft report of the Task Force which will be presented to City Council on November 20th 2024, at a Special Meeting at 4:00 PM. We encourage you to review this draft and note your suggested changes and comments. Please provide any comments/edits in reply to this email **by November 8**. We will make best efforts to include those in the final draft (the final draft will be sent to you ahead of the November 12th Task Force meeting).

Also, as discussed at our last Task Force meeting, you have the opportunity to include any personal commentary on the site scoring rubric and site scores. Any Task Force member commentary provided will be included in the attachments to the final report. Please limit your commentary to 1 page if possible.

The report and attachments are also available on the AHTF webpage.

Any questions, please let us know.

Thank you,

Patty Anders

Planning Manager | Policy and Housing

Development Service Department

760.633.2721

panders@encinitasca.gov

www.encinitasca.gov

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Cindy Schubert

From: Dick Stern [REDACTED]
Sent: Tuesday, November 5, 2024 12:55 PM
To: Patty Anders
Cc: Allison Blackwell; Bob Kent; Dan Vaughn; Dennis Kaden; Elena Thompson; Eli Stern; Felicia Gamez-Weinbaum; George Wielechowski; Karen Koblenz; Tony Kranz; Nivardo Valenzuela; Richard Solomon; Kerry Kusiak; Cindy Schubert
Subject: Re: Draft Final AHTF Report
Attachments: AHTF Dick Stern edits to Draft Final AHTF Report.docx

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Patty,

Attached you will find my comments and suggested changes to the draft AHTF report. It is my desire that these changes be made in the Introduction, Executive Summary and several other sections of the report and not just included in the appendix as general comments from me. My suggested changes are highlighted in red text.

Glad to discuss any of this.

Thanks,

Dick

On Fri, Nov 1, 2024 at 4:35 PM Patty Anders <panders@encinitasca.gov> wrote:

Hello Affordable Housing Task Force Members,

Attached you will find a draft report of the Task Force which will be presented to City Council on November 20th 2024, at a Special Meeting at 4:00 PM. We encourage you to review this draft and note your suggested changes and comments. Please provide any comments/edits in reply to this email **by November 8**. We will make best efforts to include those in the final draft (the final draft will be sent to you ahead of the November 12th Task Force meeting).

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Any questions, please let us know.

Thank you,

Patty Anders

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Dick Stern

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Dick Stern Input to the Encinitas AHTF Draft Report to City Council

Introduction

On June 26, 2024, the Council for the City of Encinitas (City) approved the formation of an Affordable Housing Task Force (AHTF) led by Mayor Tony Kranz (Chair) and Deputy Mayor Allison Blackwell (Co-Chair) to pursue sites for a City-led 100% affordable housing development with a minimum of 45 affordable units comparable to the 45 units being considered for a City-owned parcel at 634 Quail Gardens Drive also known as the Quail Gardens Park or L-7. However, there were several significant challenges with the L-7 site leading to the idea of forming a task force to explore other sites in the city. In addition to extraordinarily strong local opposition by citizens, the financial feasibility was very poor, and the L-7 site provided negligible help with meeting state housing law and RHNA goals. In addition to providing the land, valued at \$10 million to \$15 million dollars, the L-7 site would have also required a minimum city subsidy of between \$4.9M and \$6.1M to be a financially viable project. Hence, the AHTF mission was created to identify and evaluate all potential city-owned sites for 100% affordable housing.

Executive Summary

The AHTF was launched by the mayor and a majority of the city council members in response to several significant issues concerning a city council proposal for a 100% affordable housing development on the City-owned parcel at 634 Quail Gardens Drive, the Quail Gardens Park site also known as L-7. Mayor Kranz served as the Chair and Deputy Mayor Blackwell served as the Co-Chair of the AHTF. There are good reasons for the city to be proactive on affordable housing opportunities. First, the City of Encinitas has a 6th Cycle Housing Element, effective 2021-2029, which meets state law today. However, the City runs close to the edge of triggering a No Net Loss condition that monitors the city's progress on having sufficient buildable sites approved against the city's Regional Housing Needs Allocation (RHNA) numbers for low- and moderate-income housing types carefully. (Removed the last sentence - Making a city-led affordable housing development project a priority will provide the City with control over the type of development that can be built including size/stories, bulk, mass and community character and will help build a buffer against No Net Loss. This does not make sense to me and was not discussed.)

Secondly, there is a need for low and very low-income affordable housing in the City. The average rent for a 1-bedroom apartment is \$2,800 per month⁴, hardly affordable for many members of the local workforce. Existing affordable housing has diminished through renovations and increasing rents. And the private sector is not building an adequate supply of new affordable housing units.

2. *Identify and evaluate feasible affordable housing sites that the City owns or can partner with the property owner.* A rubric or set of selection criteria was developed that became an essential part of the process to identify, evaluate, and rank potential affordable housing sites. The city did not provide a comprehensive list of privately owned housing sites. The AHTF engaged in an iterative process, where the criteria and scoring were tested and the Site Rubric was further refined by the AHTF. This iterative and collaborative process helped the AHTF identify potential sites, score, rank and eliminate sites. At the September 17th, September 24th, and October 15th AHTF meetings the task force ranked and scored the potential sites as a group. In addition, the AHTF provided individual scores for each site that were also included in the median site selection ranking. This approach allowed for each AHTF member's perspective to be considered.

5. *Make recommendations regarding affordable housing locations and possible financing options at the conclusion of the task force work.* Based upon the AHTF's relatively limited meeting time frame and scope of work, the AHTF narrowed the potential sites to the Top Sites for consideration by the City Council. The AHTF is unable to provide financing options without having a specific site recommendation and detailed site-specific analysis including environmental and development potential. Nevertheless, the AHTF has put

forth a thoughtful analysis about possible affordable housing sites for the Council to consider pursuing now or in the future.

(Removed the sentence - However, the AHTF cannot make a full recommendation to the Council about specific sites to pursue. I believe that the AHTF can in fact make recommendations and that was our mission.)

In conclusion, the AHTF's work provides a way to be proactive in **meeting affordable housing objectives**. A key conclusion is that all the Top Sites are publicly owned (City or North County Transit District (NCTD) land), creating the potential for a much higher percentage of units that would meet the City's RHNA requirements. (Removed the last two sentences. - Having the City in the driver's seat on affordable housing development gives the community more control over what is built and where. It is also the right thing to do for our community and helpful in keeping the City's Housing Element certified by the state Housing and Community Development department.)

Site Selection

It is not true that the Leichtag Foundation has no interest. In fact, they do. I met with Jim Farley, the CEO on October 29th and he expressed great interest in pursuing more discussion on affordable housing on their property. No one had approached them. This is something that the council should explore.

Secondly, to my knowledge there was no proactive outreach to privately owned sites where the owner might be interested in partnering with the city on affordable housing.

Prioritization Process

Under the third criteria (Supports Encinitas Housing Element Goal 2.2 and HCD Guidelines, I would change the words 'was assessed' to 'was given a preliminary score'. If every site was scored the same then there would be no need to have this as a criteria. Members of the AHTF should be given the opportunity to score this on their own.

Under the paragraph below Table 1 I would add the following sentence: It is noteworthy that the L-7 site scored the lowest of all Other Sites considered. Simultaneously to the AHTF work, the city Parks and Recreation Commission voted unanimously to keep Quail Gardens Park site known as L-7 as a park and intend to present that recommendation to the city council this month.

Cindy Schubert

From: elenathompson [REDACTED]
Sent: Thursday, November 7, 2024 7:15 AM
To: Patty Anders
Cc: Cindy Schubert
Subject: 11-7-24 Draft Final AHTF Report - AHTF member comment from Elena Thompson
Attachments: 10-1-23 MAP- Encinitas New Housing Map- TOTALS.jpg; 10-1-23 MAP- Leucadia New Housing Map.jpg; 10-1-23 MAP- Quail Gardens-Enc Blvd Housing map.jpg; 11-5-24 DRAFT REPORT - Elena's Comments 1.docx

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Hello,

Please see attached my comments on the 1st draft, as well as general comments for the final report with attachments (for the public record).

Thank you,

Elena Thompson

AHTF Volunteer

From: Patty Anders <panders@encinitasca.gov>

Sent: Friday, November 1, 2024 4:35 PM

To: Allison Blackwell [REDACTED]; Bob Kent [REDACTED]; Dan Vaughn

[REDACTED]; Dennis Kaden [REDACTED]; Elena Thompson

[REDACTED] Eli Stern [REDACTED]; Felicia Gamez-Weinbaum

[REDACTED]; George Wielechowski [REDACTED] Karen Koblenz

[REDACTED]; Tony Kranz [REDACTED]; Nivardo Valenzuela [REDACTED];

Richard Solomon [REDACTED]; Richard Stern [REDACTED]

Cc: Kerry Kusiak <kkusiak@encinitasca.gov>; Cindy Schubert <cschubert@encinitasca.gov>

Subject: Draft Final AHTF Report

Hello Affordable Housing Task Force Members,

Attached you will find a draft report of the Task Force which will be presented to City Council on November 20th 2024, at a Special Meeting at 4:00 PM. We encourage you to review this draft and note your suggested changes and comments. Please provide any comments/edits in reply to this email **by November 8**. We will make best efforts to include those in the final draft (the final draft will be sent to you ahead of the November 12th Task Force meeting).

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The report and attachments are also available on the AHTF webpage.

Any questions, please let us know.

Thank you,

Patty Anders

Planning Manager | Policy and Housing

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Date: 11-5-24

To: STAFF

CC: Tony and Allison, AFTF members

From: Elena Thompson

RE: DRAFT FEEDBACK and General Comments per your request

A. Executive Summary

Suggest a re-write. This summary goes beyond the purpose of the AHTF, has opinion inserted (by the author?), and lacks hard facts and numbers to make conclusions. I made a cut and copy of the DRAFT and Highlighted in red what should be corrected, amended, deleted or added, thank you. Elena

The AHTF launched in response to growing community concern about a 100% affordable housing development on the City-owned parcel at 634 Quail Gardens Drive, known as Quail Gardens Park Site (identified in the city's General Plan, also known as "L-7". Mayor Kranz served as the Chair **add: of the AHTF** and Deputy Mayor Blackwell served as the Co-Chair.

Regardless of the origin of the AHTF, there are good reasons for the City to be proactive on affordable housing opportunities. This sentence makes little sense, delete. First, the City of Encinitas has a 6th Cycle Housing Element, 2021-2029, meets state law today and in compliance with Housing Community Development (HCD), the government entity in Sacramento responsible for over-seeing "state housing law throughout California. **However, the City runs close to the edge of triggering, delete.** No Net Loss² and monitors the progress against our Regional Housing Needs Allocation (RHNA) numbers for low- and moderate-income housing types carefully³.

Delete: Making a City-led affordable housing development project a priority will provide the City

with control over the type of development that can be built including size/stories, bulk, mass and community character and will help build a buffer against No Net Loss.

Secondly, there is a need for affordable housing in the City. The average rent for a 1-bedroom apartment is \$2,800 per month⁴, hardly affordable for a teacher, retail worker, or lifeguard. Existing affordable housing has diminished through renovations and increasing rents. And the private sector is not building an adequate supply of new affordable housing units. **If the author wants to make this claim, back it up with facts including information on all the affordable housing inventory now available section 8, vouchers,**

inclusionary, what is in the pipeline to be built, ADU's to be rented as affordable, other. ⁵

² No Net Loss law requires that a jurisdiction ensure their Housing Element sites continue to have capacity at all times to accommodate the Regional Housing Needs Allocation (RHNA) by income group throughout the planning period which for Encinitas is 2021-2029. If during the planning period, the jurisdiction has a shortfall of sites to accommodate its remaining RHNA, the jurisdiction must take immediate action to correct the shortfall to include either sites previously unidentified with capacity to accommodate the shortfall or sites that have been rezoned to correct for the shortfall. Reference: Memorandum by California Housing and Community Development Agency on No Net Loss, dated October 2, 2019.

<https://www.hcd.ca.gov/community-development/housing-element/housing-element-memos/docs/sb-166-final.pdf>

³ See City's Total Capacity Over RNHA (No Net Loss Buffer)

<https://www.encinitasca.gov/home/showpublisheddocument/11030/638650975971100000>

⁴ Zillow.com

⁵ Although private developers are required to meet the minimum threshold of affordable unit percentage under the City's inclusionary ordinance (15-20% based on the affordability of the unit provided (e.g. very low or low income), the courts have determined that property owners and developers are entitled to a "fair and reasonable return" on new development, and the city cannot require more deed-restricted affordable units without providing additional incentives like financial subsidies or increased density.

DRAFT 11-01-2024

5

As mentioned in the Introduction, the AHTF had five (5) goals regarding affordable housing, and the task force has made progress on all five goals, as follows:

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. California housing laws are complex and are continually changing. The AHTF devoted **add red: some time, but not nearly enough given the complexity of the law, "in many meetings" -delete in many meetings, untrue** to learn about the

various laws and their interplay. The first meeting on August 20th, included an overview on what affordable housing is, what income levels and typical occupations qualify for affordable housing, and the maximum affordable rental payments based on unit size and incomes. The August 27th, meeting included a discussion of affordable housing by design concepts and options. On October 8th, the AHTF heard a presentation from Chelsea Investment Corporation (Chelsea) and Community HousingWorks (CHW), which provided **good delete "good"** context around the **general** need for more affordable housing, along with its inherent challenges, e.g., site selection/control, closing financial gaps through multiple financial sources, and lengthy timelines, **amongst others.**

2. Identify and evaluate feasible affordable housing sites that the City owns or can partner with the property owner. The Site Rubric was an essential part of the process to identify, evaluate, and rank potential affordable housing sites. The AHTF

engaged in an iterative process, where the criteria and scoring were tested, and the Site Rubric was further refined by the AHTF. This iterative and collaborative process helped the AHTF identify potential sites, score, eliminate and rank sites. At the September 17th, September 24th, and October 15th AHTF meeting's the task force ranked, scored, and prioritized the potential sites as a group. In addition, the AHTF provided individual scores for each site that were also included in the median site selection ranking. This approach allowed for each AHTF member's perspective to be considered.

3. *Ensure that the affordable housing site recommendations are linked to the City's policies, strategic plan, and planning priorities. This all should be included in this summary report, for the reader, policies, strategic plan, and planning priorities, what are they?* The Site Rubric contains a criterion to evaluate whether any potential site supports the City's Housing Element Goal 2.2, General Plan and HCD Guidelines. The AHTF leveraged Staff's expertise in evaluating this criterion.

4. *Ensure transparency in communications about affordable housing needs, challenges, and the work of the Affordable Housing Task Force.* All meetings of the **DRAFT 11-01-2024**

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AHTF were publicly noticed, and members of the public attended each of the meetings and were given the opportunity to provide public comment (Oral Communication). The City also set up an Affordable Housing Task Force page on its website, which served as a useful tool for communicating the work of the AHTF with the public and included all agendas, attachments, public comments, and audio recordings of each meeting.

5. *Make recommendations regarding affordable housing locations and possible financing options at the conclusion of the task force work.* Based upon the AHTF's relatively limited meeting time frame and scope of work, the AHTF narrowed potential sites to the Top Sites for consideration by the City Council. **However, the AHTF cannot make a full recommendation to the Council about specific sites to pursue. WHY? Discuss 11/12.** Also, the AHTF is unable to provide financing options without having a specific site recommendation and detailed site-specific analysis including environmental and development potential, **add: since this is a highly complex process involving far more than a volunteer task force is capable of determining, especially in only 10 meetings, by design.** Nevertheless, the AHTF has put forth thoughtful analysis about possible affordable housing sites for the Council to consider pursuing now or in the future.

In conclusion, the AHTF's work provides a way to be proactive in affordable housing. I do not agree with this unclear statement. For discussion 11/12. The key takeaway is that all the Top Sites are publicly owned (City or North County Transit District (NCTD) land), creating the potential for a much higher percentage of units that

would meet the City's RHNA requirements. **Having the City in the driver's seat on affordable housing development gives the community more control over what is built and where. I do not agree with this blanket statement. For discussion 11/12.** It is **"also the right thing to do for our community and helpful" WHO WROTE THIS? For discussion 11/12** in keeping the City's Housing Element certified by the state Housing and Community Development department.
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Site Selection

To develop an inventory of potential affordable housing sites (Potential Site List (Attachment B), the AHTF primarily looked at public land (land owned by the City, NCTD, County of San Diego or school districts) and land owned by faith-based organizations or Schools, **even though the initial plan was to look at all city owned sites. Discuss 11/12.** The focus on public land **made sense** because land cost is a significant portion of a housing development's expense. This expense is eliminated when the City of Encinitas or the County of San Diego donates the land, **with the approval of the voters.**

The focus on land owned by faith-based organizations **also made sense -delete this also made sense"** considering SB 4 –

Affordable Housing on Faith Lands Act. SB 4, also known as Yes in God's Backyard, was signed into law by Governor Newsom on October 11, 2023, and provides a streamlined process for religious organizations to develop qualifying affordable housing on their property.

The AHTF requested a map of all City owned, other public land (NCTD and schools/college), and faith-based organizations (Attachment C) to view and help identify potential sites. The AHTF site identification process yielded twenty (20) sites on the Potential Site List, **add: 7 parks, 5 churches, 2 schools, 2 county sites, 3 city owned actively in use sites (list), and Leichtag Foundation land, zoned AG currently.**

City-Owned Land

In exploring City-owned land, the AHTF leveraged the analysis performed by Kosmont in 2021. The City retained Kosmont to identify opportunities for development of affordable housing beyond the sites identified in the 6th Cycle Housing Element 2021-2029. The AHTF included many sites from the Kosmont reports on the Potential Site List.

The AHTF also looked at all other City-owned parcels with a focus on sites that could yield 45 or more housing units. Based on this analysis, several sites were added to Potential Site List including several City-owned parks **name them.**

Pacific View Art Center was also added to the Potential Site List. Although this site has small available acreage, the AHTF deemed it appropriate to add this site because of the availability of AB 812. AB 812 was signed into law in October 2023 and allows cities to reserve up to 10% of a project's affordable housing units for artists if the units reserved are located within or within one-half mile from a state-designated cultural district or within a locally designated cultural district, as specified. **The AHTF knew nothing about this law and it was vaguely thrown out as a law and building option, but the AHTF did not deem it**

appropriate for this reason. The city staff added Pacific View to the site from the beginning, as a city owned site.

County-Owned Land

The Kosmont analysis in 2021 included the San Diego County Burn Site (APN: 259-121-36-00 and 259-121-37-00), zoned Public/Semi-Public, and the AHTF included this site on the Potential Site List. On September 13, 2024, Mayor Kranz and Deputy Mayor Blackwell met

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with County representatives to discuss the site **correction, no meeting was had, it was a phone call with county staff alone, as reported by Blackwell.** The portion of the site containing the

landfill is unavailable for development due to environmental limitations that require expensive and extensive remediation (e.g. estimated tens of millions of dollars)⁶. The County is doing a feasibility study to determine if there could be a passive use e.g., county park.

The remainder of the site is a clay cap over approximately 20 feet of ash. The Mayor and Deputy Mayor explored with the County representatives whether a housing development could be built on this area. The County representations explained that an engineering study would be required to determine whether this parcel could support any structures, including modular structures that rested on top of the clay cap, without disturbing the clay cap. The County representatives expressed that a less invasive use of the area could be feasible; for example, storing Public Works vehicles and equipment.

North County Transit District (NCTD) Land

The AHTF also looked at two NCTD owned parcels (APN: 258-190-26-00 and 258-190-23-00) comprised of approximately 6.04 acres. NCTD is embarking on a process to revitalize and reimagine 11 transit stations throughout North County (map as Attachment F) and provides a potential way of generating ongoing revenue for the agency. The projects are considered transit-oriented development (TOD), meaning they include housing, retail, businesses and other community amenities like parks, trails and gathering spaces, in a compact area close to transportation hubs, such as trains or bus stations. As a result, there are several cities that have or are currently partnering with NCTD to build affordable housing (e.g. Oceanside, Carlsbad, and Escondido), with a focus on sites that could yield 45 or more housing units. Based on this analysis, two NCTD owned sites were added to Potential Site List.

Faith-Based Organization and School Land

On September 20, 2024, the Mayor and Deputy Mayor sent a letter to twenty-six (26) faithbased

organizations and MiraCosta College (See Attachment E) to inform them about SB 4 and to inquire whether they would like to discuss affordable housing on their land. In follow up, Planning Manager Patty Anders reached out by phone to these organizations to ensure they received the September 20th letter and to personally inquire if there was any interest in building affordable housing.

The AHTF members also recommended certain faith-based sites be added to the potential site list where the site appeared to have enough available land for an affordable housing

development of at least 45 units. **This is not true, the AHTF did not consider churches viable without any agreement or “interest” shown to date.**

⁶ County burn site documentation provided by the County located on the AHTF webpage: <https://www.encinitasca.gov/home/showpublisheddocument/11098/638660703265717119>

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City staff only had replies from a few faith-based organizations in response to the City’s letter and follow up calls. Some expressed interest in further conversation or bringing the item to their respective boards: Christian Science Reading Room, Temple Solel, Seacoast Church, and Water’s Edge Church. Some expressed no interest in pursuing affordable housing on their property: Saint John the Evangelist Catholic Church, Leichtag Foundation, MiraCosta College, and St. Andrew's Episcopal Church.

When staff had clarity on a faith-based organization’s or a school’s interest in affordable housing development, the information was communicated to the AHTF, and the Potential Site List was updated and resulted in removing faith-based sites from further consideration.⁷

Private Land

One privately owned site, Leichtag Foundation, was considered by the AHTF but was eliminated due to the City not having control of the land, and the property owner indicated they were not interested in developing affordable housing. Was there an actual conversation had? Discuss 11/12.

In addition, the AHTF initially thought privately-owned land where the landowners expressed interest in a mixed-use housing development under AB 2011 or SB 6 could be include on the Potential Site List. AB 2011, known as Affordable Housing and High Road Jobs Act of 2022, and SB 6, known as Middle Class Housing Act of 2022, both became effective on July 1, 2023. Both laws are designed to facilitate the development of affordable and middle-class housing and mixed-use developments on land that is zoned on sites where retail, office and parking are principally permitted uses. These bills now allow affordable and mixed-use projects on land that has historically prohibited housing. However, very few landowners have expressed interest in a project under AB 2011 or SB 6. Therefore, the AHTF determined there were no AB 2011 or SB 6 eligible sites to add to the Potential Site List for consideration.

Prioritization Process

A couple of AHTF members volunteered to develop a draft Site Rubric to use when scoring sites on the Potential Site List and to be tested by the AHTF. The draft was shared with the AHTF members, tested and then collaboratively revised and finalized by the group (See Attachment A). The Site Rubric covers six criteria, each with a weighting/score, for a total of 100 possible points:

⁷ There was an initial belief that SB 4 applied to land owned by all schools (elementary, high school, college/university). As a result, Oakcrest Middle School was added to the Potential Site List and scored using the Site Rubric. Since SB 4 applies only to higher education institutions, Oakcrest Middle School was eliminated from consideration.

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1. Opportunity (25 points): This criterion looks at the size of the site and how many affordable units could possibly be built on the site.
2. Land Contribution (10 points): This criterion looks at the possibility of land being contributed or the cost to acquire the land.
3. Supports Encinitas Housing Element Goal 2.2, General Plan and HCD Guidelines (15 points): This criterion was assessed by Development Services staff based on the Housing Element and HCD Guidelines. **Staff pre-selected the score here, AHTF members had no ability to modify.**
4. Proximity to services, transportation (20 points): This criterion examines whether the site is within ¼ mile walking distance from services, retail, and public transportation.
5. Challenges: (20 points): This criterion considers any challenges concerning the site, including environmental and physical constraints, loss of open space, relocation due to existing use, safety, lack of site infrastructure, upzoning/Prop A vote requirement, lack of site control, and community opposition.
6. Readiness/Timeliness (10 points): This criterion looks at how long it would take to develop an affordable housing project on the site.

The AHTF applied the finalized Site Rubric to the Potential Site List and discussed and determined the site ratings as a group during several meetings (September 17th, September 24th, and October 15th). In addition, the AHTF members individually rated the sites (See Attachment A). The AHTF then looked at the AHTF group scores, the average of the individual scores, and the median of the individual scores.

These various data sorts were utilized in the AHTF's ranking of the sites on the Potential Site

List. The AHTF determined the sites would be categorized into 3 categories: (1) Top four sites, (2) Other sites considered, and (3) Sites considered and eliminated.

Site Analysis

Table 1 includes the 20 sites on the Potential Site List by category. The "other sites considered" are sites where the AHTF scored 51-65 points using the Site Rubric. The sites that were considered and eliminated are generally faith-based organizations, parks, and a school/college that do not desire to build housing on their land at this time. The eliminated sites also include some City-owned land (parks and protected open space areas) that the AHTF deemed unsuitable for a housing development.

Other Means of Supporting Affordable Housing -suggest deleting this entire section as this was not discussed in any meaningful way, nor conclusions drawn, as part of the AHTF.

As noted above, the process to build an affordable housing community is an inherently lengthy multi-year process. As a result, the AHTF discussed other innovative strategies to build more affordable homes in Encinitas including:

- Incentivizing below-market rate ADUs

- Expanding housing choice voucher funding
- Investing in Naturally Occurring Affordable Housing (NOAH) to help preserve existing affordable housing

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- Advocating for RHNA reform to get credit for NOAH
- Monitoring AB 2011 and SB 6 interest particularly the use of these laws to develop mixed-use projects¹⁰
- Exploring tiny home developments and other modular building developments
- Developing housing for developmentally disabled adults
- Enacting a mobile home park ordinance to help control pad rents (several cities such as Chula Vista and Chino have done this already)

While the AHTF is not advocating for any idea shown in the list above, this list can be useful to current and future Councils as they work on meeting state housing laws and ensuring a good mix of affordable housing units for Encinitas.

B. General Comments on this draft

I would also like to review the following;

-DRAFT staff report to be available 11/14, in advance of 11/20 Special Meeting – with informational update about the AHTF findings. This is key since it remains unclear how the staff report will read. Further, Mayor Kranz/A Blackwell stated there would be no vote or action (10/22), and later (10/23) changed what he reported might take place to “possible staff recommendation”. **For discussion 11/12.**

-The city council Presentation outline, we provided feedback on at the AHTF 10/22 meeting.

Both of the above needs to come together for review and consensus by the AHTF members

C. General Comments – Individual AHTF Commentary on Final Report and AHTF – please include in the final document.

1. The establishment of the AHTF appears to have been more of a political move than anything else. It allowed the council to buy time until after the election, given the uproar over the surplus land council move by council, to fulfill this pre-determined strategy of silencing the public and quelling dissent over the surplus land idea for Quail Gardens Park. It also pacified the active and vocal minority (few) groups* and individuals residing in Encinitas, and other groups outside of Encinitas, that are pushing hard on the city council to pursue affordable housing, low income housing and even homeless housing in our city.

2. The city is in compliance with HCD and state housing law, so there is no reason at this time to be doing more than the already very costly and overly-burdensome state law requires.
3. It is irresponsible (borderline reckless) for city leadership to believe the city has the finances and staff to take on a 100% affordable project. The city of Encinitas lacks the income from the tax base and property tax allocation to initiate this type of project.
4. The city of Encinitas General Plan is the city's "constitution", and the Quail Gardens park site is called out as a park site in the city's General Plan. This plan trumps all city priorities and strategic plans, and is why this the Quail Gardens Park site should never have been called "surplus land" (to "dispose of" the people's park). Half of the AHTF members wanted to remove it from our site list, as has the public. Even the city Parks & Rec commission voted unanimously 6-0 to develop it as a park (October 2024). How much more is needed from the local constituents to get the city council and Mayor to listen and act? Why do they listen more to outside groups and builders NOT from Encinitas, rather than the local voters?
5. The Constitution of California says that public safety is #1 – but public safety is being overlooked by the state and the city when it comes to state housing law and implementing "the law".
6. The Constitution of California also says that any state mandates must be funded. State housing law is unfunded. No one in California voted for state housing law that is barreling over our city today, and it is impractical to believe the city can live up to it, stay in compliance. We should be planning on how to handle that, deal with the state, versus plan to build more without the commensurate public safety infrastructure and funding in place.
7. It seemed wrong that two city council people chaired the AHTF. They steered the meetings, voted on the sites (the same), and had built-in bias since they had voted on the surplus land decision. A conflict of interest was apparent. With the Kranz and Blackwell campaign platforms focused on "affordable housing", and 100% affordable housing project in Encinitas, it's obvious the conflict. Now and going forward. Kranz and Blackwell should be unable to vote, were there to be any unplanned vote, at the 11/20 special AHTF meeting.
8. In the city of Encinitas, there are now 170 rentals currently available for lease. The demand and supply is fast shifting. This is a "the market" change. It will bring things back into balance. Encinitas housing problems mirror the problems with housing around the world. It's foolish to think that "the local government" (or state) is going to fix the situation. The market will. Private developers. Not the city.
9. The city also has a good program today offering the following:
 - a. Section 8 housing
 - b. Housing voucher program
 - c. Inclusionary housing regulation
 - d. ADU law benefits (despite few Encinitas wanting to rent out their ADU's for affordable housing, they are being built taking advantage of the law loophole)
 - e. Emergency housing/homeless shelter

Thank you for the opportunity to serve on the AHTF and to bring another voice to the table. As my vote reflects in my scoring rubric, I was 100% against the city using public parks and park land for affordable housing. I was also not in favor of scoring schools and churches to be used as

affordable housing, without letters of intent or letters of agreement on behalf of the schools and churches offering their land for this purpose. I felt our site list was incomplete, and the timeline to complete the overall 10-week effort too short to achieve any meaningful consensus or direction for the city to take, as a result of the establishment of the AHTF.

As a professional Realtor, I firmly believe in the value of homeownership. Building apartments does not build community, or build wealth amongst the renters. It would be more beneficial to see renters lifted up economically with sound economic policies, that fosters savings for the purchase of real estate. Building apartments and growing the renter pool of residents does not do this and is harmful, un-American.

My final suggestion is for the city to continue to comply with state housing law, and do nothing above and beyond what is required today. Secondly, my suggestion, as stated before, is for the city to team up with other CA cities, figuring out the best way forward to get the state legislature to modify the onerous state housing laws that have set-up cities to fail and be sued by the state and Rob Bonta, AG. This is not a win-win for anyone and must be the priority of the new city council and mayor of Encinitas.

Respectfully, Elena Thompson

Attachments to my comments:

<https://cities.fairhousingelements.org/cities/encinitas> click to view housing compliance monitor

<https://www.youtube.com/watch?v=arKeg7IFk7w> SANDAG mayor meeting with HCD — start minute 44

<https://vimeo.com/912417711?share=copy> Mark Verville ppt about flawed RHNA process

How much housing is enough for Encinitas? How do we best balance and pace development for public safety, community character, and quality of life?

See maps attached.

2,503

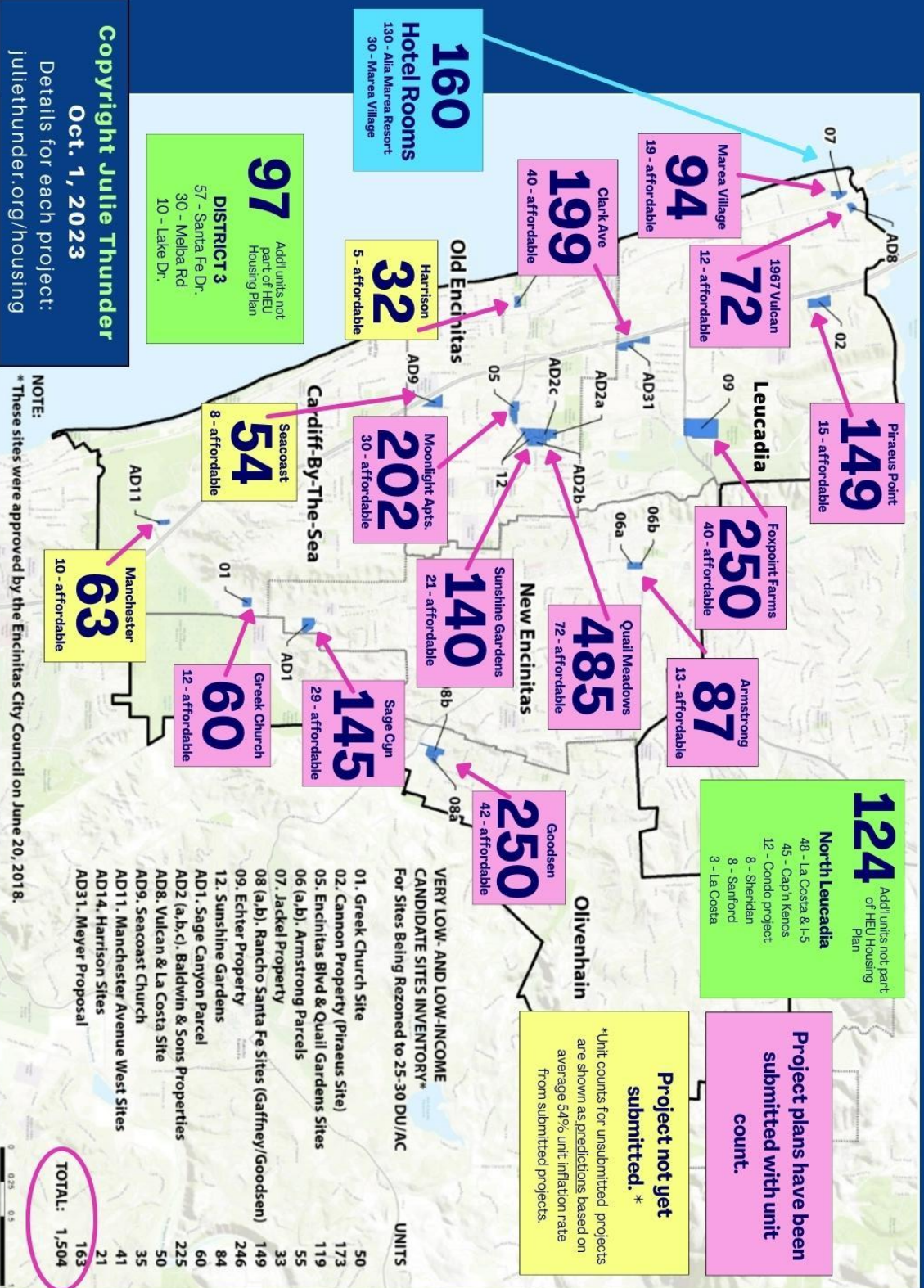
Total New Units
(houses + apartments)
coming to Encinitas

25,030

Additional daily car
trips city wide
(using national avg = 10/day)

1,504

Total Housing units City
Council & Mayor told
residents would be built



State Beach Jetty

LEUCADIA NEW PROJECT IMPACTS

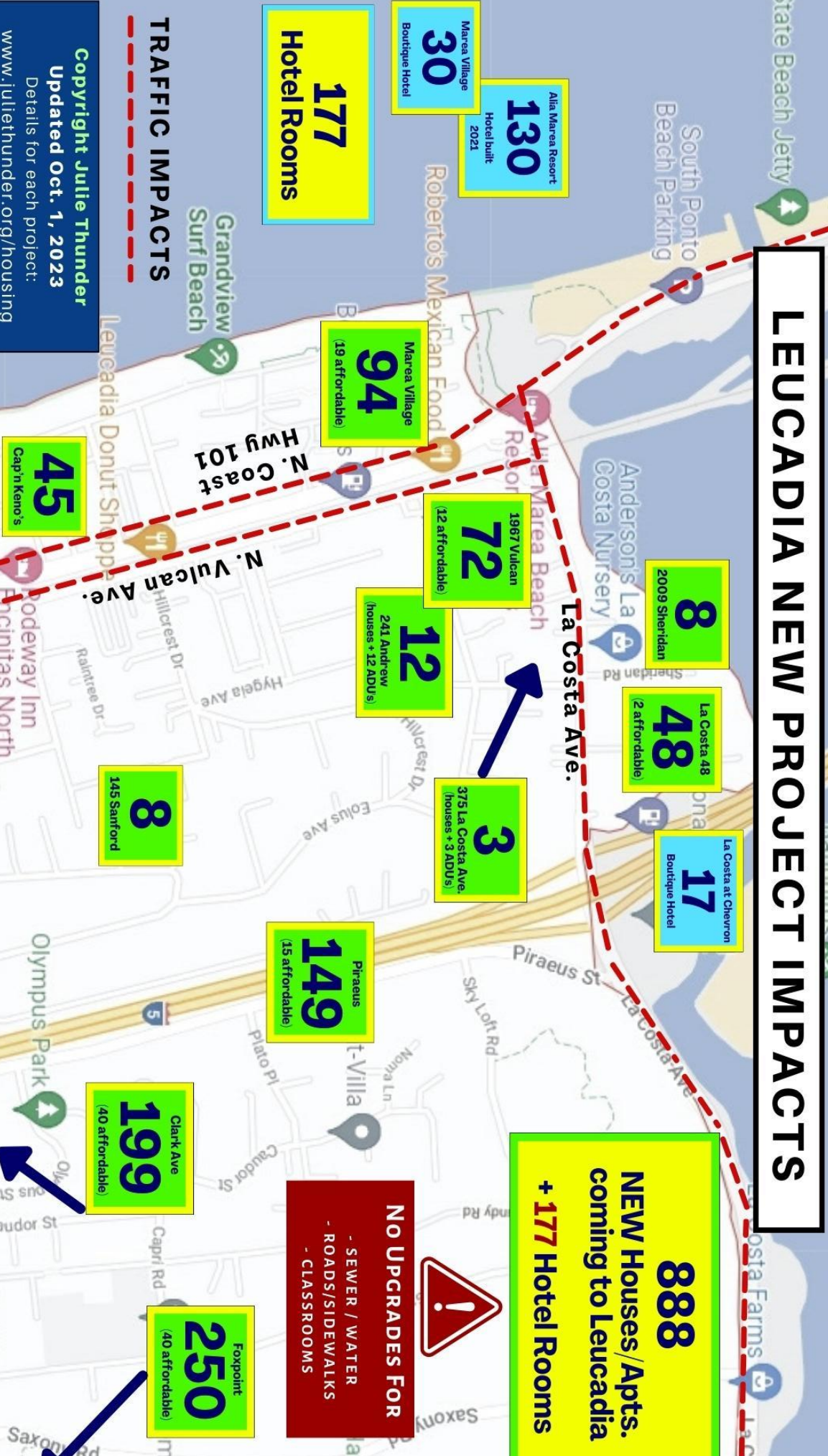
888
NEW Houses/Apts.
coming to Leucadia
+ **177** Hotel Rooms

NO UPGRADES FOR
- SEWER / WATER
- ROADS/SIDEWALKS
- CLASSROOMS



TRAFFIC IMPACTS

Copyright Julie Thunder
Updated Oct. 1, 2023
Details for each project:
www.juliethunder.org/housing



Alia Marea Resort
Hotel built 2021
130

Marea Village
Boutique Hotel
30

177
Hotel Rooms

Marea Village
(19 affordable)
94

1967 Vulcan
(12 affordable)
72

241 Andrew
(houses + 12 ADUs)
12

2009 Sheridan
8

La Costa 48
(2 affordable)
48

375 La Costa Ave.
(houses + 3 ADUs)
3

La Costa at Chevron
Boutique Hotel
17

145 Sanford
8

Piraeus
(15 affordable)
149

Clark Ave
(40 affordable)
199

Foxpoint
(40 affordable)
250

Cap'n Keno's
45

QUAIL GARDENS / ENC. BLVD NEW PROJECT IMPACTS

827
NEW
Apartments
Coming Soon

202
Moonlight Apartments
(30 affordable)

140
Sunshine Gardens Apts.
(21 affordable)

485
Quail Meadows
(72 affordable)
6-Stories tall = tallest building in Encinitas

Encinitas Blvd

TRAFFIC IMPACTS

NO UPGRADES FOR

- SEWER / WATER
- ROADS/SIDEWALKS
- CLASSROOMS



Copyright Julie Thunder
Updated Oct. 1, 2023
Details for each project:
www.juliethunder.org/housing



Cindy Schubert

From: Kathy Hollywood
Sent: Tuesday, October 22, 2024 9:51 AM
To: Patty Anders; Cindy Schubert
Subject: FW: 10-22-24 AHTF Agenda and public comments
Attachments: 10-15-24 AHTF Member Public Comment (ET).docx; 10-10-24 Prendergast Question about Housing Element.pdf

See email below



Kathy Hollywood
City Clerk
Department

505 South Vulcan Ave, Encinitas, CA 92024
760-633-2601 | khollywood@encinitasca.gov
www.encinitasca.gov

Correspondents should be aware that all communications to and from this address are subject to public disclosure and may be reviewed by third parties.

From: Elena Thompson [REDACTED]
Sent: Tuesday, October 22, 2024 9:47 AM
To: Kathy Hollywood <khollywood@encinitasca.gov>; Kathy Hollywood <khollywood@encinitasca.gov>; Patty Anders <panders@encinitasca.gov>
Cc: [REDACTED]
Subject: 10-22-24 AHTF Agenda and public comments

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.

Hello Clerk, Kathy,

I would like to request that the AHTF agenda is directly linked on the agenda page to the AHTF site.

Currently it is not linked and is difficult for people to view the page and locate past audios, agendas, and more.

https://encinitas.granicus.com/GeneratedAgendaViewer.php?view_id=7&event_id=4782 see that here

Having the statement (below) in the agenda that does not take the public to the AHTF site is confusing and should link to the AHTF page:

Audio of past meetings is available on our website at www.encinitasca.gov .

Further, there have been public comments made by both the public and AHTF members, for the record, that I am not seeing yet posted.

Thank you for ensuring transparency at the city and making these updates.

Regards, Elena Thompson – AH Task Force Member

Note to Patty:

1-can you please have the city attorney respond to my questions in my last public comment, attached? Thank you.

2-can you please copy the AHTF on the city reply to the planning commissioners public comment/question also attached?

Cindy Schubert

From: Patty Anders
Sent: Tuesday, October 22, 2024 4:03 PM
To: Elena Thompson; Kathy Hollywood; Kathy Hollywood; Sara Cadona; Cindy Schubert
Subject: RE: 10-22-24 AHTF Agenda and public comments

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Elena, the City Attorney's Office does not provide legal opinions to members of the AHTC and that you should address your questions to staff. Regarding the agenda, it is link directly on the AHTF and on the Granicus link that you sent in your email. All agendas, attachments, agenda recordings and public comments are located on the AHTF webpage. We strategically placed all information in one place so people would not have to go to multiple locations to help make it easier.

For example, tonight's agenda is at the following link:
<https://portal.laserfiche.com/Portal/DocView.aspx?id=854752&repo=r-d8c5c08d>

We can change the link for the "*Audio of past meetings is available on our website at www.encinitasca.gov*" to the AHTF webpage to make that more direct for those that are not aware of the AHTF. We have worked hard to make the information as assessable and convenient as possible—thanks for that suggestion. Cindy, can you please make this adjustment to the agenda—thanks!

Regarding responses to Commissioner Pendergast's questions, Sara is sending out my email communication responding to his quesstions will all other public comment to the AHTF, and it too will be on the AHTF webpage under the 10/22/24 agenda.

See you shortly-

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

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Conduct business with the City of Encinitas [online](#) from the convenience of your office, home, or mobile device!

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

From: Elena Thompson [REDACTED]
Sent: Tuesday, October 22, 2024 9:47 AM
To: Kathy Hollywood <khollywood@encinitasca.gov>; Kathy Hollywood <khollywood@encinitasca.gov>; Patty Anders <panders@encinitasca.gov>

Cc: [REDACTED]

Subject: 10-22-24 AHTF Agenda and public comments

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Regards, Elena Thompson – AH Task Force Member

Note to Patty:

1-can you please have the city attorney respond to my questions in my last public comment, attached? Thank you.

2-can you please copy the AHTF on the city reply to the planning commissioners public comment/question also attached?

Cindy Schubert

From: Patty Anders
Sent: Tuesday, November 5, 2024 1:15 PM
To: Felicia Weinbaum,MBA; Cindy Schubert
Cc: Sara Cadona
Subject: RE: Affordable Housing Task Force Meeting - November 12, 2024

Thank you Felicia for your thoughtful consideration and time on the AHFT!

Patty Anders

**Planning Manager | Policy and Housing
Development Service Department**
760.633.2721

panders@encinitasca.gov

www.encinitasca.gov

Correspondents should be aware that all communications to and from this address are subject to public disclosure and may be reviewed by third parties.

Conduct business with the City of Encinitas [online](#) from the convenience of your office, home, or mobile device!

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

From: Felicia Weinbaum,MBA [REDACTED]
Sent: Tuesday, November 5, 2024 12:43 PM
To: Cindy Schubert <cshubert@encinitasca.gov>; Felicia Weinbaum,MBA [REDACTED]
[REDACTED]
Cc: Patty Anders <panders@encinitasca.gov>; Sara Cadona <scadona@encinitasca.gov>
Subject: Re: Affordable Housing Task Force Meeting - November 12, 2024

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.

Dear Planning Team,

Attached are my red lined comments to the DRAFT report and my comments as a supplement that was discussed for inclusion. I think Allison Blackwell did a nice job of summarizing the information. FYI, the Attachment A rubric is cut off in the viewing process.

A major comment I have would be the last paragraph on page 10 is very misleading to the public. **L-7 Park/Farm is NOT off the list:**

The sites that were considered and eliminated are generally faith-based organizations, parks (**except for the L-7 Farm/Park Site**), and a school/college that do not desire to build housing on their land at this time. The eliminated sites also include some City-owned land (parks and protected open space areas) that the AHFT deemed unsuitable for a housing development.

This is my DRAFT Comment Page....

Now I have to get back to work!!

FW

On Mon, Nov 4, 2024 at 4:05 PM Cindy Schubert <cschubert@encinitasca.gov> wrote:

Hello AFTF members,

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

Also, as a friendly reminder, we encourage you to review this draft and note your suggested changes and comments. Please provide any comments/edits in reply to this email **by November 8**. We will make best efforts to include those in the final draft (the final draft will be sent to you ahead of the November 12th Task Force meeting). Attached I have also included the meeting roadmap, which maps out the important due dates and future meetings schedule.

Also, as discussed at our last Task Force meeting, you have the opportunity to include any personal commentary on the site scoring rubric and site scores. Any Task Force member commentary provided will be included in the attachments to the final report. Please limit your commentary to 1 page if possible.

We look forward to seeing you at our next meeting on November 12, 2024.



Cindy Schubert

Housing Management Analyst

Development Services Department

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

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ENCINITAS AFFORDABLE HOUSING TASK FORCE

FINAL REPORT
November 20, 2024

Draft 11-01-2024



*Final report prepared and submitted by
Mayor Tony Kranz and Deputy Mayor Allison Blackwell*

Introduction

On June 26, 2024, the Council for the City of Encinitas (City) approved the formation of an Affordable Housing Task Force (AHTF) led by Mayor Tony Kranz (Chair) and Deputy Mayor Allison Blackwell (Co-Chair) to pursue sites for a City-led affordable housing development with a minimum of 45 affordable units. 45 units was the minimum number of units being considered for a City-owned parcel at 634 Quail Gardens Drive also known as L-7.

On August 14, 2024, Mayor Kranz appointed all eleven (11) applicants from the community to the Task Force:

- Council District 1 | Dennis Kaden, Richard Stern, Elena Thompson
- Council District 2 | Bob Kent, Richard Solomon, Nivardo Valenzuela¹
- Council District 3 | Felicia Gamez-Weinbaum, Karen Koblentz, George Wielechowski
- Council District 4 | Eli Stern, Dan Vaughn

The goals of the AHTF were:

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

¹ Nivardo Valenzuela resigned from the AHTF on October 22, 2024, due to work obligations that conflicted with the remaining meetings and work of the Task Force.

The AHTF had nine (9) meetings from August 20, 2024, to November 12, 2024. The meetings were open to the public and noticed according to the Brown Act. The AHTF covered many agenda items including:

- Overview of relevant affordable housing requirements
- Review of the affordable housing studies done by Kosmont Companies (Kosmont) in 2021
- Review of Accessory Dwelling Units (ADUs) laws and numbers
- Creation of site selection scoring rubric (Site Rubric)
- Development of preliminary Potential Site List and refinement to the Site Rubric
- Discussion of outreach efforts to faith-based organizations and San Diego County
- Overview of affordable housing financing, presented by Chelsea Investment Corporation and Community Housing Works
- Application of Site Rubric to potential sites
- Analysis and prioritization of potential sites
- Review and discussion of draft report and presentation to City Council

The committed citizens on the AHTF put forth their time, energy, attention, and resources in service to their community. On behalf of the City of Encinitas, we are grateful for their engagement in this work. This final report is the summary of their efforts. As co-chairs of the AHTF, we recommend acceptance of this report by the full City Council.

Respectfully submitted,

Mayor Tony Kranz
Chair of AHTF

Deputy Mayor Allison Blackwell
Co-Chair of AHTF

Executive Summary

The AHTF launched in response to growing community concern about a 100% affordable housing development on the City-owned parcel at 634 Quail Gardens Drive, also known as L-7. Mayor Kranz served as the Chair and Deputy Mayor Blackwell served as the Co-Chair. Regardless of the origin of the AHTF, there are good reasons for the City to be proactive on affordable housing opportunities. First, the City of Encinitas has a 6th Cycle Housing Element, 2021-2029, which meets state law today. However, the City runs close to the edge of triggering No Net Loss² and monitors the progress against our Regional Housing Needs Allocation (RHNA) numbers for low- and moderate-income housing types carefully³. Making a City-led affordable housing development project a priority will provide the City with control over the type of development that can be built including size/stories, bulk, mass and community character and will help build a buffer against No Net Loss.

Secondly, there is a need for affordable housing in the City **and throughout the State**. The average rent for a 1-bedroom apartment is \$2,800 per month⁴, hardly affordable for a teacher, retail worker, or lifeguard. Existing affordable housing has diminished through renovations and increasing rents. And the private sector is not building an adequate supply of new affordable housing units.⁵

² No Net Loss law requires that a jurisdiction ensure their Housing Element sites continue to have capacity at all times to accommodate the Regional Housing Needs Allocation (RHNA) by income group throughout the planning period which for Encinitas is 2021-2029. If during the planning period, the jurisdiction has a shortfall of sites to accommodate its remaining RHNA, the jurisdiction must take immediate action to correct the shortfall to include either sites previously unidentified with capacity to accommodate the shortfall or sites that have been rezoned to correct for the shortfall. Reference: Memorandum by California Housing and Community Development Agency on No Net Loss, dated October 2, 2019.

<https://www.hcd.ca.gov/community-development/housing-element/housing-element-memos/docs/sb-166-final.pdf>

³ See City's Total Capacity Over RNHA (No Net Loss Buffer)

<https://www.encinitasca.gov/home/showpublisheddocument/11030/638650975971100000>

⁴ Zillow.com

⁵ Although private developers are required to meet the minimum threshold of affordable unit percentage under the City's inclusionary ordinance (15-20% based on the affordability of the unit provided (e.g. very low or low income), the courts have determined that property owners and developers are entitled to a "fair and reasonable return" on new development, and the city cannot require more deed-restricted affordable units without providing additional incentives like financial subsidies or increased density.

As mentioned in the Introduction, the AHTF had five (5) goals regarding affordable housing, and the task force has made progress on all five goals, as follows:

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.* California housing laws are complex and are continually changing. The AHTF devoted time in many meetings to learn about the various laws and their interplay. The first meeting on August 20th, included an overview on what affordable housing is, what income levels and typical occupations qualify for affordable housing, and the maximum affordable rental payments based on unit size and incomes. The August 27th, meeting included a discussion of affordable housing by design concepts and options. On October 8th, the AHTF heard a presentation from Chelsea Investment Corporation (Chelsea) and Community HousingWorks (CHW), which provided good context around the need for more affordable housing, along with its inherent challenges, e.g., site selection/control, closing financial gaps through multiple financial sources, and lengthy timelines.
2. *Identify and evaluate feasible affordable housing sites that the City owns or can partner with the property owner.* The Site Rubric was an essential part of the process to identify, evaluate, and rank potential affordable housing sites. The AHTF engaged in an iterative process, where the criteria and scoring were tested, and the Site Rubric was further refined by the AHTF. This iterative and collaborative process helped the AHTF identify potential sites, score, eliminate and rank sites. At the September 17th, September 24th, and October 15th AHTF meeting's the task force ranked and scored the potential sites as a group. In addition, the AHTF provided individual scores for each site that were also included in the median site selection ranking. This approach allowed for each AHTF member's perspective to be considered.
3. *Ensure that the affordable housing site recommendations are linked to the City's policies, strategic plan, and planning priorities.* The Site Rubric contains a criterion to evaluate whether any potential site supports the City's Housing Element Goal 2.2, General Plan and HCD Guidelines. The AHTF leveraged Staff's expertise in evaluating this criterion.
4. *Ensure transparency in communications about affordable housing needs, challenges, and the work of the Affordable Housing Task Force.* All meetings of the

AHTF were publicly noticed, and members of the public attended each of the meetings and were given the opportunity to provide public comment (Oral Communication). The City also set up an Affordable Housing Task Force page on its website, which served as a useful tool for communicating the work of the AHTF with the public and included all agendas, attachments, public comments, and audio recordings of each meeting.

5. *Make recommendations regarding affordable housing locations and possible financing options at the conclusion of the task force work.* Based upon the AHTF's relatively limited meeting time frame and scope of work, the AHTF narrowed potential sites to the Top Sites for consideration by the City Council. However, the AHTF cannot make a full recommendation to the Council about specific sites to pursue. Also, the AHTF is unable to provide financing options without having a specific site recommendation and detailed site-specific analysis including environmental and development potential. Nevertheless, the AHTF has put forth thoughtful analysis about possible affordable housing sites for the Council to consider pursuing now or in the future.

In conclusion, the AHTF's work provides a way to be proactive in affordable housing. The key takeaway is that all the Top Sites are publicly owned (City or North County Transit District (NCTD) land), creating the potential for a much higher percentage of units that would meet the City's RHNA requirements. Having the City in the driver's seat on affordable housing development gives the community more control over what is built and where. It is also the right thing to do for our community and helpful in keeping the City's Housing Element certified by the state Housing and Community Development department.

Site Selection

To develop an inventory of potential affordable housing sites (Potential Site List (Attachment B), the AHTF primarily looked at public land (land owned by the City, NCTD, County of San Diego or school districts) and land owned by faith-based organizations or schools.

The focus on public land made sense because land cost is a significant portion of a housing development's expense. This expense is eliminated when the City of Encinitas or the County of San Diego donates the land. **However, the taxpayers own the land, and their voices should be heard. There was a recent unanimous vote of the Parks and Rec commission to keep L-7 a park. It should also be noted that various members of the AHTF repeatedly asked the City Council staff and Mayor to remove L-7 from the list of affordable housing sites. This dialog was part of the "process", and the public should be aware of this to fulfill the promise of transparency. Not a footnote, but part of the body of the report.**

The focus on land owned by faith-based organizations also made sense considering SB 4 – Affordable Housing on Faith Lands Act. SB 4, also known as Yes in God's Backyard, was signed into law by Governor Newsom on October 11, 2023, and provides a streamlined process for religious organizations to develop qualifying affordable housing on their property.

City-Owned Land

In exploring City-owned land, the AHTF leveraged the analysis performed by Kosmont in 2021. The City retained Kosmont to identify opportunities for development of affordable housing beyond the sites identified in the 6th Cycle Housing Element 2021-2029. The AHTF included many sites from the Kosmont reports on the Potential Site List.

The AHTF also looked at all other City-owned parcels with a focus on sites that could yield 45 or more housing units. Based on this analysis, several sites were added to Potential Site List including several City-owned parks.

Pacific View Art Center was also added to the Potential Site List. Although this site has small available acreage, the AHTF deemed it appropriate to add this site because of the availability of AB 812. AB 812 was signed into law in October 2023 and allows cities to reserve up to 10% of a project's affordable housing units for artists if the units reserved are located within or within one-half mile from a state-designated cultural district or within a locally designated cultural district, as specified.

County-Owned Land

The Kosmont analysis in 2021 included the San Diego County Burn Site (APN: 259-121-36-00 and 259-121-37-00), zoned Public/Semi-Public, and the AHTF included this site on the Potential Site List. On September 13, 2024, Mayor Kranz and Deputy Mayor Blackwell met

with County representatives to discuss the site. The portion of the site containing the landfill is unavailable for development due to environmental limitations that require expensive and extensive remediation (e.g. estimated tens of millions of dollars)⁶. The County is doing a feasibility study to determine if there could be a passive use e.g., county park.

The remainder of the site is a clay cap over approximately 20 feet of ash. The Mayor and Deputy Mayor explored with the County representatives whether a housing development could be built on this area. The County representations explained that an engineering study would be required to determine whether this parcel could support any structures, including modular structures that rested on top of the clay cap, without disturbing the clay cap. The County representatives expressed that a less invasive use of the area could be feasible; for example, storing Public Works vehicles and equipment.

North County Transit District (NCTD) Land

The AHTF also looked at two NCTD owned parcels (APN: 258-190-26-00 and 258-190-23-00) comprised of approximately 6.04 acres. NCTD is embarking on a process to revitalize and reimagine 11 transit stations throughout North County (map as Attachment F) and provides a potential way of generating ongoing revenue for the agency. The projects are considered transit-oriented development (TOD), meaning they include housing, retail, businesses and other community amenities like parks, trails and gathering spaces, in a compact area close to transportation hubs, such as trains or bus stations. As a result, there are several cities that have or are currently partnering with NCTD to build affordable housing (e.g. Oceanside, Carlsbad, and Escondido), with a focus on sites that could yield 45 or more housing units. Based on this analysis, two NCTD owned sites were added to Potential Site List.

Faith-Based Organization and School Land

On September 20, 2024, the Mayor and Deputy Mayor sent a letter to twenty-six (26) faith-based organizations and MiraCosta College (See Attachment E) to inform them about SB 4 and to inquire whether they would like to discuss affordable housing on their land. In follow up, Planning Manager Patty Anders reached out by phone to these organizations to ensure they received the September 20th letter and to personally inquire if there was any interest in building affordable housing. **Sending a letter to the faith-based sites to inform them of SB4, did not grant the City permission to ask the AHTF volunteers to score their sites to build affordable housing on their land see 8/27 agenda item re: site selection.**

~~The AHTF members also recommended certain faith-based sites be added to the potential site list where the site appeared to have enough available land for an affordable housing development of at least 45 units. **Which sites would this be?**~~

⁶ County burn site documentation provided by the County located on the AHTF webpage: <https://www.encinitasca.gov/home/showpublisheddocument/11098/638660703265717119>

City staff only had replies from a few faith-based organizations in response to the City's letter and follow up calls. Some expressed interest in further conversation or bringing the item to their respective boards: Christian Science Reading Room, Temple Solel, Seacoast Church, and Water's Edge Church. Some expressed no interest in pursuing affordable housing on their property: Saint John the Evangelist Catholic Church, Leichtag Foundation, MiraCosta College, and St. Andrew's Episcopal Church.

When staff had clarity on a faith-based organization's or a school's interest in affordable housing development, the information was communicated to the AHTF, and the Potential Site List was updated and resulted in removing faith-based sites from further consideration.⁷

Private Land

One privately owned site, Leichtag Foundation, was considered by the AHTF but was eliminated due to the City not having control of the land, and the property owner indicated they were not interested in developing affordable housing.

In addition, the AHTF initially thought privately-owned land where the landowners expressed interest in a mixed-use housing development under AB 2011 or SB 6 could be include on the Potential Site List. AB 2011, known as Affordable Housing and High Road Jobs Act of 2022, and SB 6, known as Middle Class Housing Act of 2022, both became effective on July 1, 2023. Both laws are designed to facilitate the development of affordable and middle-class housing and mixed-use developments on land that is zoned on sites where retail, office and parking are principally permitted uses. These bills now allow affordable and mixed-use projects on land that has historically prohibited housing. However, very few landowners have expressed interest in a project under AB 2011 or SB 6. Therefore, the AHTF determined there were no AB 2011 or SB 6 eligible sites to add to the Potential Site List for consideration.

Prioritization Process

A couple of AHTF members volunteered to develop a draft Site Rubric to use when scoring sites on the Potential Site List and to be tested by the AHTF. The draft was shared with the AHTF members, tested and then collaboratively revised and finalized by the group (See Attachment A). The Site Rubric covers six criteria, each with a weighting/score, for a total of 100 possible points:

⁷ There was an initial belief that SB 4 applied to land owned by all schools (elementary, high school, college/university). As a result, Oakcrest Middle School was added to the Potential Site List and scored using the Site Rubric. Since SB 4 applies only to higher education institutions, Oakcrest Middle School was eliminated from consideration.

1. Opportunity (25 points): This criterion looks at the size of the site and how many affordable units could possibly be built on the site.
2. Land Contribution (10 points): This criterion looks at the possibility of land being contributed or the cost to acquire the land.
3. Supports Encinitas Housing Element Goal 2.2, General Plan and HCD Guidelines (15 points): This criterion was assessed by Development Services staff based on the Housing Element and HCD Guidelines.
4. Proximity to services, transportation (20 points): This criterion examines whether the site is within ¼ mile walking distance from services, retail, and public transportation.
5. Challenges: (20 points): This criterion considers any challenges concerning the site, including environmental and physical constraints, loss of open space, relocation due to existing use, safety, lack of site infrastructure, upzoning/Prop A vote requirement, lack of site control, and community opposition.
6. Readiness/Timeliness (10 points): This criterion looks at how long it would take to develop an affordable housing project on the site.

The AHTF applied the finalized Site Rubric to the Potential Site List and discussed and determined the site ratings as a group during several meetings (September 17th, September 24th, and October 15th). In addition, the AHTF members individually rated the sites (See Attachment A). The AHTF then looked at the AHTF group scores, the average of the individual scores, and the median of the individual scores.

These various data sorts were utilized in the AHTF’s ranking of the sites on the Potential Site List. The AHTF determined the sites would be categorized into 3 categories: (1) Top four sites, (2) Other sites considered, and (3) Sites considered and eliminated.

Site Analysis

Table 1 includes the 20 sites on the Potential Site List by category. The “other sites considered” are sites where the AHTF scored 51-65 points using the Site Rubric.

The sites that were considered and eliminated are generally faith-based organizations, parks (**except for the L-7 Farm/Park Site**), and a school/college that do not desire to build housing on their land at this time. The eliminated sites also include some City-owned land (parks and protected open space areas) that the AHTF deemed unsuitable for a housing development.

Table 1: Site Categorization (alphabetical order)

<u>Top Sites</u>	<u>Other Sites Considered</u>	<u>Sites Considered and Eliminated</u>
City Hall	County Burn Site	Beach Chapel
NCTD Parking	L-7 – 634 Quail Gardens Drive ⁸	Cottonwood Creek Park
NCTD Parking + City Hall	Oakcrest Park (Developed Area)	Indian Head Canyon
Public Works site	Pacific View Arts Center	Leichtag Foundation
	Seacoast Community Church	MiraCosta College – San Elijo Campus
		Oakcrest Middle School
		Orpheus Park
		Purple Z
		Self-Realization Fellowship
		Saint John Catholic Church
		St. Andrew Episcopal Church

There are four (4) sites that scored the highest using the Site Rubric and are publicly owned. Two of the top four sites are owned by the City and one is partially owned by the City (NCTD Parking + City Hall). In Table 2 below, there is a summary of the advantages and disadvantages of each site. For all four sites, the AHTF determined that the advantages outweigh the disadvantages and that these are good locations for the City to pursue an affordable housing development. Any development project on these sites would require upzoning and a Prop A vote.

⁸ There are several AHTF members who desire to eliminate L-7 (634 Quail Gardens Drive) from the list of sites considered. However, because the City Council moved to begin Phase 1 of public outreach for this property (See minutes of June 26, 2024 City Council Regular Meeting) and because the AHTF members were not unanimous about eliminating this property from consideration, the AHTF left this property in “Other Sites Considered.”

Table 2: Site Categorization (prioritization order – median score)

Top Site	Advantages	Disadvantages
Public Works site	<ul style="list-style-type: none"> • City-owned land • ~4.5 acres which may yield at least 45 affordable units • Site would allow for clustered or other innovative housing design to allow adequate open space • No adjacent residential development • Close to services, retail, and public transportation 	<ul style="list-style-type: none"> • Requires relocation of Public Works facility/ staff and SDWD staff which is costly and without identified new location.⁹ • Located within the Coastal Zone and upzoning would be required, adding time and cost to overall project length
NCTD Parking + City Hall	<ul style="list-style-type: none"> • City owns the City Hall land of ~5.2 acres • NCTD owns ~6 acres which may yield at least 45 affordable units • Site would allow for clustered or other innovative housing design to allow adequate open space • No adjacent residential development on NCTD site; residential to the north of City Hall site • City Hall could be redesigned as mixed use and include parking (including NCTD parking), City Hall, and affordable housing • Close to services, retail, and public transportation 	<ul style="list-style-type: none"> • City does not own NCTD land and would need partnership with NCTD • Would be an extensive project that would likely take greater than 5 years to complete • Located within the Coastal Zone and upzoning would be required, adding time and cost to overall project length.

The group discussed moving the SDWD employees to City property such as City Hall. Is the City office square footage being used wisely? Could a space planning analysis of City office space yield opportunities in the wake of post-Covid remote working arrangements.

⁹ One possible site to consider for relocation of Public Works facility/staff and SDWD staff is the County Burn Site and nearby Sheriff’s Department sub-station (joint facility of City of Encinitas and County of San Diego). This requires further discussion with County representatives including County Supervisor.

Top Site	Advantages	Disadvantages
<p>NCTD Parking</p>	<ul style="list-style-type: none"> • ~6 acres which may yield at least 45 affordable units • Site would allow for clusters or other innovative housing design and provide adequate open space • No adjacent residential dwellings • NCTD is doing similar projects in Oceanside, Carlsbad and Escondido • Grant funding may be available • Close to services, retail, and public transportation 	<ul style="list-style-type: none"> • City does not own the land and would need partnership with NCTD • Developing this site for housing will result in loss of parking, which would need to be replaced • Would be an extensive project that would likely take greater than 5 years to complete • Located within the Coastal Zone and upzoning would be required, adding time and cost to overall project length
<p>City Hall</p>	<ul style="list-style-type: none"> • ~5.2 acres which may yield at least 45 affordable units • City-owned land • Site would allow for clustered or other innovative housing design to allow adequate open space • Adjacent residential development to the north • Close to services, retail, and public transportation 	<ul style="list-style-type: none"> • ~5.2 acres but unclear if the site can yield at least 45 affordable units and City Hall offices • Located within the Coastal Zone and upzoning would be required, adding time and cost to overall project length

Other Means of Supporting Affordable Housing

As noted above, the process to build an affordable housing community is an inherently lengthy multi-year process. As a result, the AHTF discussed other innovative strategies to build more affordable homes in Encinitas including:

- Incentivizing below-market rate ADUs
- Outreach to existing ADU Homeowners to make sure the City is getting "credit" for any below market ADU rents via a more robust ADU survey outreach.
- Expanding housing choice voucher funding (**subject to tax dollars available**)
- Investing in Naturally Occurring Affordable Housing (NOAH) to help preserve existing affordable housing

- Advocating for RHNA reform to get credit for NOAH
- Monitoring AB 2011 and SB 6 interest particularly the use of these laws to develop mixed-use projects¹⁰
- Exploring tiny home developments and other modular building developments
- Developing housing for developmentally disabled adults
- Enacting a mobile home park ordinance to help control pad rents (several cities such as Chula Vista and Chino have done this already)

While the AHTF is not advocating for any idea shown in the list above, this list can be useful to current and future Councils as they work on meeting state housing laws and ensuring a good mix of affordable housing units for Encinitas.

Appendix

Attachments:

- A. Site Selection Scoring Rubric (Scoring Guide and AHTF Group Scores)
- B. Potential Site List
- C. Publicly owned and faith-based organization sites map
- D. Individual AHTF Members Rubric Scores and commentary on final report
- E. Template letter to faith-based organizations
- F. NCTD Transit Oriented Development Map

¹⁰ The City's website has an AB 2011 and SB 6 interactive mapping tool available at <https://www.encinitasca.gov/government/departments/development-services/policy-planning-housing/policy-planning/ab-2011-and-sb-6-implementation>

Attachment A: Site Selection Scoring Rubric (Scoring Guide and AHTF Group Scores)

Criteria	Low - No Points	Medium - Half Points	High-Full Points	Maximum Score	Comments
Opportunity	Project does not provide for the greatest need/optimum affordable unit mix, provides for substantially less than 45 affordable units, overall project is less than 50% affordable very low/low income category	Project includes at least 50% very low/low income category and is approximately 45 units	Project meets or exceeds the greatest need/optimum unit mix in terms of affordability, unit size, for rent/for sale; project is at least 45 units and is 100% affordable for very low/low income category	25	No. of Units, acreage, mix of very low, low, moderate
Land Contribution	Privately owned land or significant financial barriers e.g., land at fair market value, relocation costs, environmental	Land contribution through partnership with a nonprofit org or faith-based organization	Land contribution through donation or city owned land	10	
Supports Encinitas Housing Element Goal 2.2, General Plan, HCD Guidelines	Project does not meet Housing Element 2.2, General Plan, or HCD guidelines	Project meets some of the Housing Element 2.2, General Plan, or HCD guidelines	Project meets and/or exceeds the Housing Element 2.2, General Plan, or HCD guidelines	15	Reference 6th Cycle Housing Element 2021-2029, Section 2
Proximity to services, transportation	Project does not meet proximity guidelines	Project is either proximate to transportation or services	Project is walkable to services and transportation	20	Proximity defined as 1/4 mile walking distance
Challenges	Project has many significant challenges	Project has some significant challenges	Project has manageable challenges	20	Challenges can include environmental and physical constraints (e.g access, including fire, grading, steep slopes, hydrology, environmental issues, geotechnical, etc.) loss of open space, relocation due to existing use, safety regarding ingress/egress, lack of site infrastructure, requires upzoning/Prop A vote, lack of site control, community opposition
Readiness/Timeliness	Project is unlikely to begin within 5 years	Project is likely to begin within 3-4 years	Project is likely to begin within 1-2 years	10	Factors to consider include site control (city owned and/or third party owner interest), upzoning/Prop A vote required
TOTAL				100	

Attachment A: Site Selection Scoring Rubric (Scoring Guide and AHTF Group Scores)

Rank	Average of Task Force Members Scores	Median of Task Force Members Scores	Total Group 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=15)	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
Top Sites	76.8	77.5	77.5	Public Works Site	2581179800	160 Calle Magistera	4.41 acres (570 ft. x 365 ft.)	City Public Works Yard	City of Encinitas	General Commercial	Coastal Zone, Hillside/Inland Bluff, Scene/Visual Corridor and Special Study	25	10	7.5	20	10	5	Site would allow for clustered or other innovative housing design to allow adequate open space. No adjacent residential development to coordinate adjacent open space. Consider to relocate Public Works facility and re-siteweight location where Public Works yard and facility could be relocated, siting required but no adjacent single-family housing
	72.7	72.5	67.5	NCTD Parking + City Hall	2581900500, 2581900600, 2580904300	25 E. J Street and 505 S Vulcan Avenue	1.74 acres (NCTD), 4.3 acres (NCTD), 5.23 acres (City Hall)	Parking Lot, Transit Center, City Hall	NCTD and City of Encinitas	Transit Corridor, Transit Corridor, and Civic Center	Coastal Zone and Specific Plan (Downtown)	25	5	7.5	20	10	0	
	67.0	67.5	60	NCTD Parking	2581900600, 2581900700	N/A	13.35 acres (170 ft. x 413 ft.)	Parking Lot	North County Transit District Development Board	Transportation Corridor	Coastal Zone, Specific Study, and Specific Plan	25	5	0	20	10	0	Site would allow for clustered or other innovative housing design and provide adequate open space with.
	66.8	67.5	55	City Hall	2580904300	505 and 510 S Vulcan Ave	5.21 acres (410 ft. x 309 ft.)	City Hall Site	City of Encinitas	Civic Center	Coastal Zone and Specific Plan	12.5	10	7.5	20	0	5	Site would allow for clustered or other innovative housing design and provide adequate open space. No adjacent residential without cross street and Vulcan Ave. to coordinate open space with.
Others Sites Considered	64.1	62.5	72.5	Seacoast Community Church	258-243-10-00	1550 Ragu Rd.	4.35 acres (irregular shape)	Faith-Based and Subsidized Center for Environmental Innovation	Seacoast Community Church	Residential 30	Coastal Zone, Scene/Visual Corridor and Special Study	25	5	7.5	20	10	5	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.
	59.5	62.5	52.5	County Burn Site	2581133000, 2581212700	175 Shields Ave and 137 N. E. Camino Real	32.48 acres (640 ft. x 800 ft.)	Car Storage and Subsidized Center for Environmental Innovation	County of San Diego	Public/Semi-public	Cultural/Natural Resource	25	0	7.5	20	0	0	No connection to open space. Site would allow for clustered or other innovative housing design if site is re-sited. Existing residential development does not have open space to coordinate with.
	62.1	60	60	Pacific View Art Center	2581512200	380 and 300 W. F Street, 608 Third Street	2.02 acres (280 ft. x 380 ft.)	Art Center	City of Encinitas	Public/Semi-public	Coastal Zone, Coastal Appeal, Specific Plan (Downtown), and Special Study	12.5	10	7.5	20	10	0	Under state law, could be used for artist housing if Encinitas designates a cultural arts district. Need to re-evaluate score of "Opportunity" since the parcel is small and may not be well-sited. Also, this parcel is in the Coastal Commission appeal zone. And any project would likely require Prop A vote.
	36.9	57.5	57.5	L-7 Quail Gardens	2570111700	634 Quail Gardens Dr	9.46 acres (460 ft. x 360 ft.)	Vacant	City of Encinitas	Rural Residential 1	Coastal Zone and Special Study	25	10	7.5	0	10	5	Connection to open space on western parcel and could connect to the existing trails on Leitching site. Potentially could coordinate new open space areas with existing residential. Wetland onsite which will limit development of this portion of the site.
	50.5	50	50	Developed Area of Oakcrest Park	2582020200	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	12.5	5	7.5	10	10	5	As 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.
Sites Considered and Eliminated	38.0	45	45	Cottonwood Creek Park	2580900000 (09010500), 2580300600, 2580900800	95 N. Vulcan Ave	Wetland along 1/4 = 9.03 acres Wetland = .37 acres Developed park = 8.17 acres Total = 18.17 acres	Park	City of Encinitas	Public/Semi-public	Coastal Zone, Hillside/Inland Bluff, Scene/Visual Corridor, Cultural/Natural Resources.	12.5	5	7.5	20	0	0	As 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.
	39.2	40	72.5	Self-Realization Fellowship	2582341200, 2581191700, 2581191800, 2581220600, 2600213500, 2581800000, 2582941700, 2582940300, 2600733100, 2600220200, 2582340700, 2600100600, 2600520400	1111, 1119, 1121, 1125, 1140, 1143, Third Street, 1105, 1133, 1136, 1153 Secords, 319 and 215 W. R Street, 1150 and 1276 S. Coast Highway 1201, 1201 Summit Ave	34.41 acres (Multiple parcels and irregular shape)	NOTE: Fair Force located at 1281 Summit Avenue (3 acres).	Faith-Based Organization	Self-Realization Fellowship Church	Public/Semi-public and Residential 3	Coastal Zone, Coastal Appeal, Coastal Bluff, Cultural/Natural Resources, and Special Study	25	5	7.5	20	10	5

Rank	Average of Task Force Members Scores	Median of Task Force Members Scores	Total Group 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
	33.0	40	45	Beach Chapel	2595006300	510 S. El Camino Real	2.05 acres (370 ft. x 320 ft.)	Faith-Based Organization	Pacific Southwest District of the Wesleyan Church Trust	Residential 3	Coastal Zone and Special Study	12.5	5	7.5	10	0	0	Limited open space on site. Site would allow for clustered or other innovative housing design; no adjacent residential to coordinate adjacent open space.
	32.5	40	50	Saint John Church	2598110000, 2598110060, 2598111000, 2598111100, 2598110100, 2598100400	846, 1001 and 1003 Encinitas Blvd and 520 and 580 Balboa Dr.	13.59 acres (Multiple parcels and irregular shapes) NOTE: we considered just SE corner parcel in future housing	Faith-Based Organization	Saint John the Evangelist Catholic Parish Encinitas in Encinitas	Rural Residential 3 and Residential 3	Coastal Zone, Wildlife Island Buffer, and Special Study	12.5	5	7.5	10	10	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 right-of-way concern.
	25.9	32.5	35	Oakcrest Middle School	2591810100, 2591300400	675 Baker Dr. and 1221 Encinitas Blvd.	14.48 acres (610 ft. x 1280 ft.)	School	San Diego Union High School District	Public/ Semi-public	Coastal Zone	12.5	5	7.5	10	0	0	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 tank. Will require school interest and school board approval.
	28.9	25	25	MiraCosta College San Eljo Campus	2611506800, 2611506000	3333 and 3371 Manchester Ave.	42.05 (1,200 ft. x 1,689 ft.)	School	MiraCosta Community College District	Public/ Semi-public	Coastal Zone, Coastal Appeal Jurisdiction, Scenic/Visual Corridor, Special Study	12.5	5	7.5	0	0	0	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.
	17.3	22.5	22.5	Orpheus Park	2563010500	482 Orpheus Ave.	3.14 (470 ft. x 200 ft.)	Park	City of Encinitas	Ecological Reserve, Open Space, Park	Coastal Zone	0	5	7.5	10	0	0	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.
	16.6	17.5	17.5	St. Andrew Church	2591101700	890 Balboa Dr.	2.27 acres (312 ft. x 292 ft.)	Faith-Based Organization	Episcopal Church of St. Andrew the Apostle	Residential 3	Coastal Zone	0	0	7.5	10	0	0	Limited open space on site. Site would allow for clustered or other innovative housing design; no adjacent residential to coordinate adjacent open space.
	15.0	10	10	"Purple Z"	2161101400, 2160101400, 2161104000	N/A	43.73 acres (Multiple parcels and irregular shapes)	Vacant and Open Space Easement	City of Encinitas	Rural Residential 1	Coastal Zone, Hillside/Inland Bluff, Cultural/Natural Resources, and Special Study	0	10	0	0	0	0	Extensive steep slopes on site; extensive native (protected habitat) and wetland onsite.
	13.2	0	0	Leichtag Foundation	2561706600, 2563300600, 2563300600, 2561706600	800 and 810 (Cove Ranch Rd and 421, 441, 496, 531, 543, 556, 567, 581 Sweeney Rd	67.88 acres (1,960 ft. x 1200 ft.)	Agriculture, Commercial and Residential	LF Encinitas Properties LLC	Encinitas Ranch Specific Plan-Agriculture	Coastal Zone, Cultural/Natural Resources, and Specific Plan (Encinitas Ranch)	0	0	0	0	0	0	Would require spacing out 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.
	8.4	0	0	Indian Head Canyon	2545736400	N/A	3.17 acres (415 ft. x 145 ft.)	Vacant and Open Space Easement	City of Encinitas	Residential 3	Coastal Zone, Hillside/Inland Bluff, Cultural/Natural Resources, and Special Study	0	0	0	0	0	0	Steep slopes, sensitive native (protected habitat) onsite. Municipal code prohibits development slopes over 25-30%.

Attachment B: Potential Site List

Affordable Housing Task Force

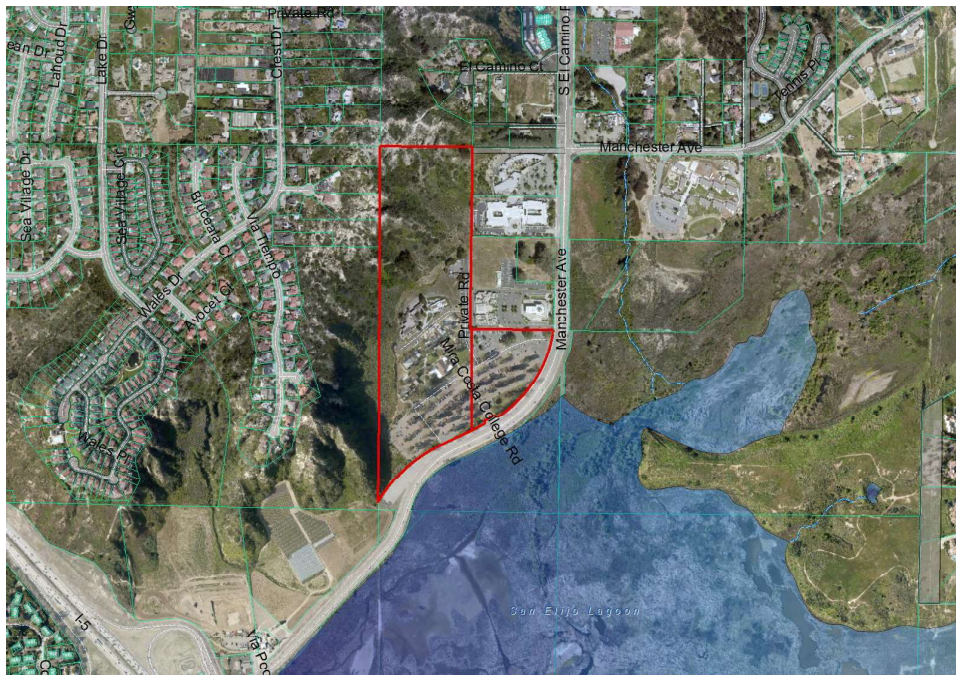
Site Name	APN	Address	Owner Name	General Plan Land Use	Zoning	Zoning Overlay	Existing Land Use	Lot Size (estimated acres)
Oakcrest Park	2593201100 and 2593201000	1219 Encinitas Blvd. and 1140 Oakcrest Park Dr.	City of Encinitas	ER/OS/PK (Ecological Reserve, Open Space, Park)	ER/OS/PK (Ecological Reserve, Open Space, Park)	Coastal Zone and Special Study	Park and Senior Community Center	21.2



Site Name	APN	Address	Owner Name	General Plan Land Use	Zoning	Zoning Overlay	Existing Land Use	Lot Size (estimated acres)
Oakcrest Middle School	2591810100, 2593200400	675 Balour Dr. and 1221 Encinitas Blvd.	San Dieguito Union High School District	P/SP (Public/Semi- Public)	P/SP (Public/Semi- Public)	Coastal Zone and Special Study	School	14.48

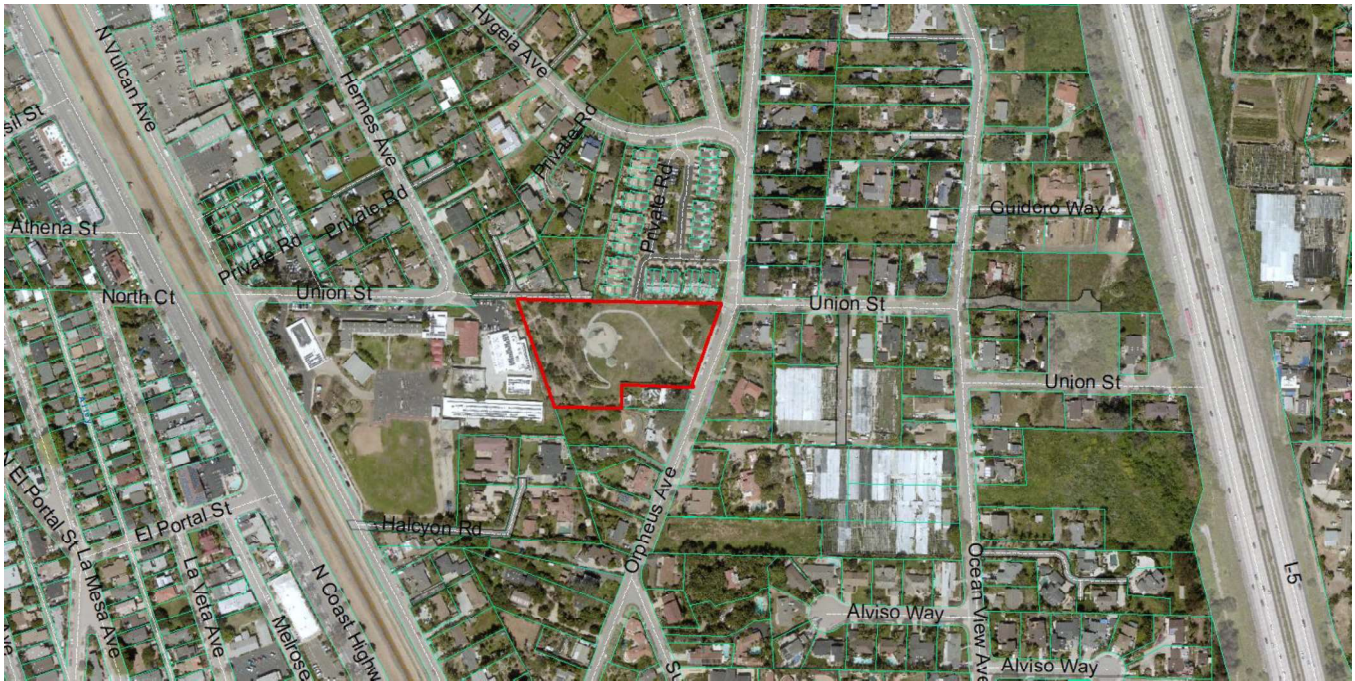


Site Name	APN	Address	Owner Name	General Plan Land Use	Zoning	Zoning Overlay	Existing Land Use	Lot Size (estimated acres)
MiraCosta College San Elijo Campus	2611506800, 2611506000	3333 and 3371 Manchester Ave.	MiraCosta Community College District	P/SP (Public/Semi-Public)	P/SP (Public/Semi-Public)	Coastal Zone, Coastal Appeal, Scenic/Visual Corridor, and Special Study	School	42.05



High Fire Zone

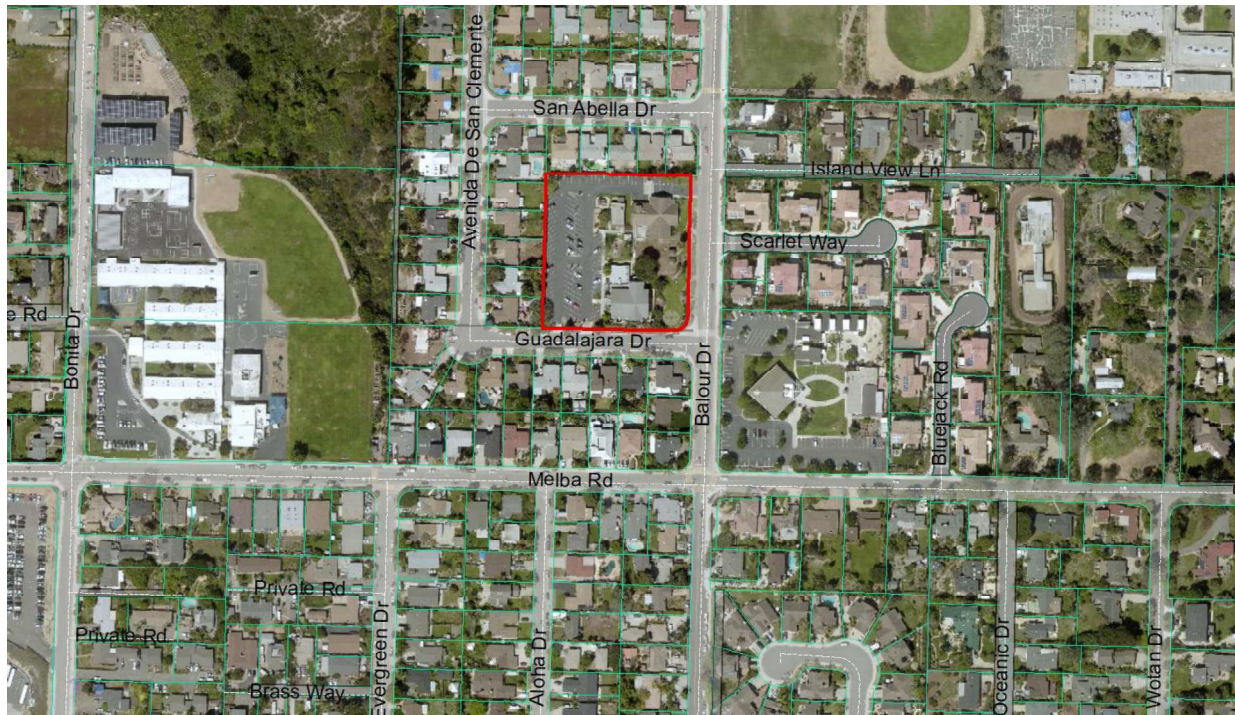
Site Name	APN	Address	Owner Name	General Plan Land Use	Zoning	Zoning Overlay	Existing Land Use	Lot Size (estimated acres)
Orpheus Park	2563010500	482 Orpheus Ave.	City of Encinitas	ER/OS/PK (Ecological Reserve, Open Space, Park)	ER/OS/PK (Ecological Reserve, Open Space, Park)	Coastal Zone	Park	3.14



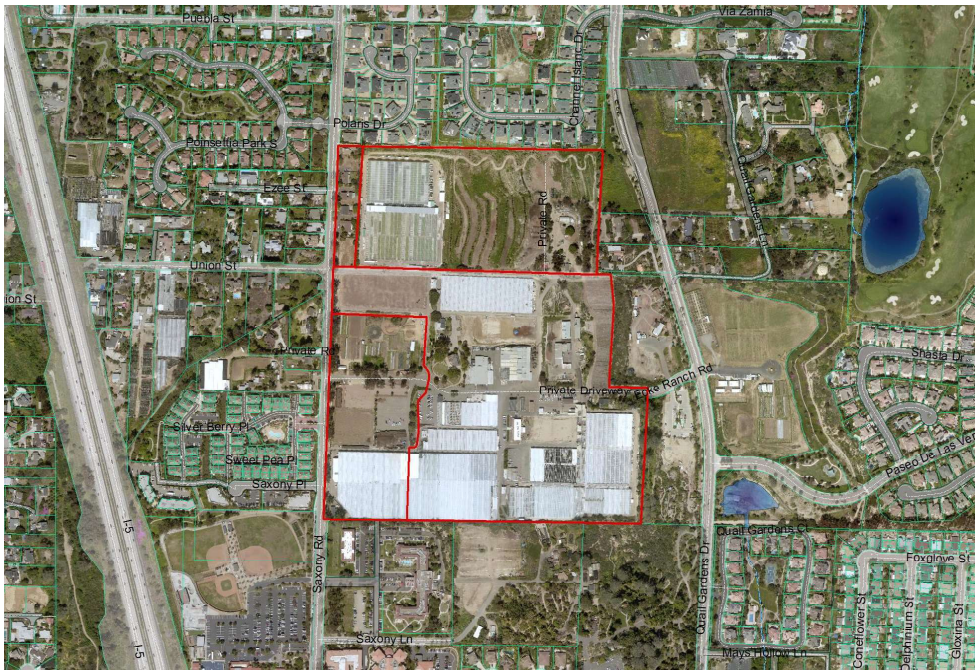
Site Name	APN	Address	Owner Name	General Plan Land Use	Zoning	Zoning Overlay	Existing Land Use	Lot Size (estimated acres)
Saint John the Evangelist Catholic Church and Private School	2593110700, 2593110600, 2593111000, 2593111100, 2593110100, 2593100400	945, 1001 and 1003 Encinitas Blvd and 520 and 580 Balour Dr.	Saint John the Evangelist Catholic Parish Encinitas in Encinitas	RR2 (Rural Residential 2) and R3 (Residential 3)	RR2 (Rural Residential 2) and R3 (Residential 3)	Coastal Zone, Hillside/Inland Bluff, and Special Study	Faith Based Organization and Private School	13.59



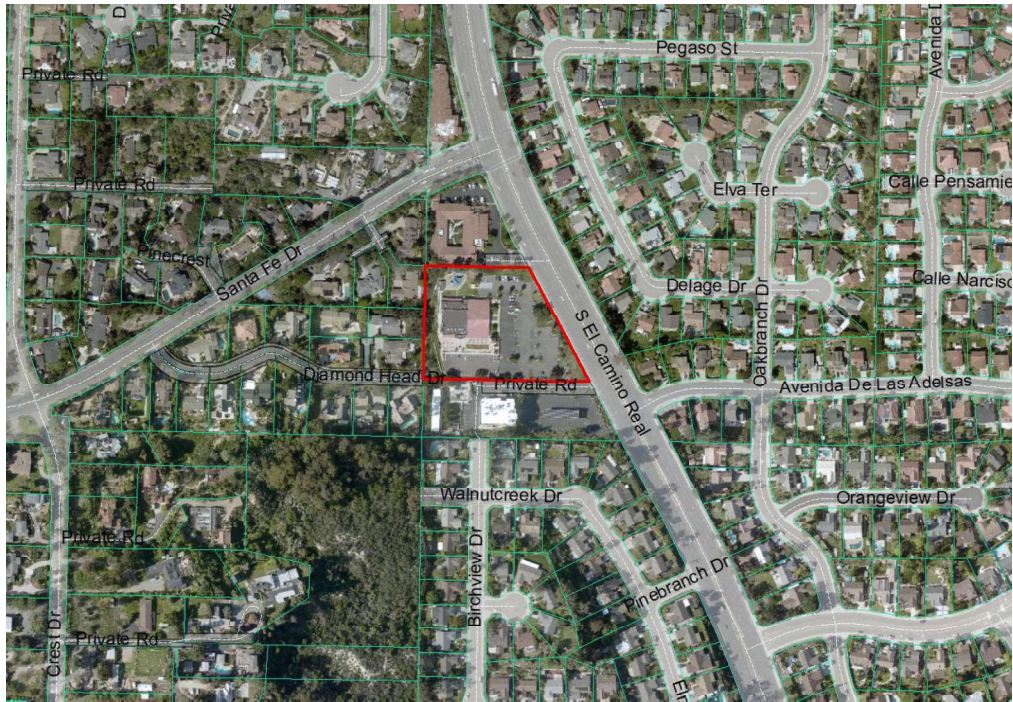
Site Name	APN	Address	Owner Name	General Plan Land Use	Zoning	Zoning Overlay	Existing Land Use	Lot Size (estimated acres)
St. Andrew's Episcopal Church	2591102700	890 Balour Dr.	Episcopal Church of St Andrew the Apostle	R5 (Residential 5)	R5 (Residential 5)	Coastal Zone	Faith Based Organization	2.27



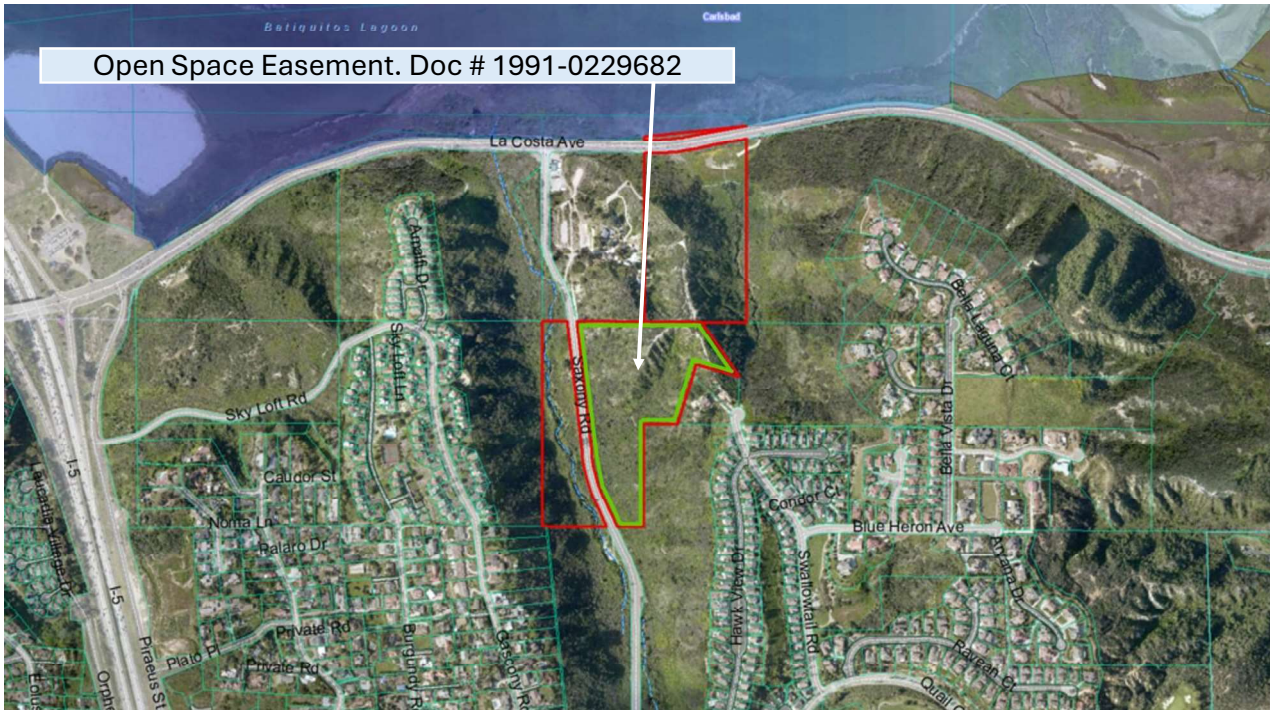
Site Name	APN	Address	Owner Name	General Plan Land Use	Zoning	Zoning Overlay	Existing Land Use	Lot Size (estimated acres)
Leichtag Foundation	2561720500, 2563306200, 2563306300, 2561720600	800 and 810 Ecke Ranch Rd and 421, 441, 495, 521, 543, 555, 567, 581 Saxony Rd	LF Encinitas Properties LLC	ER-AG (Encinitas Ranch-Agriculture)	ER-AG (Encinitas Ranch-Agriculture)	Coastal Zone, Cultural/Natural Resources, and Specific Plan (Encinitas Ranch)	Agriculture, Commercial and Residential	67.86



Site Name	APN	Address	Owner Name	General Plan Land Use	Zoning	Zoning Overlay	Existing Land Use	Lot Size (estimated acres)
Beach Chapel	2595608300	510 S. El Camino Real	Pacific Southwest District of the Wesleyan Church Trust	R3 (Residential 3)	R3 (Residential 3)	Coastal Zone and Special Study	Faith Based Organization	2.85



Site Name	APN	Address	Owner Name	General Plan Land Use	Zoning	Zoning Overlay	Existing Land Use	Lot Size (estimated acres)
"Purple Z"	2161101400, 2165001400, 2161104200	N/A	City of Encinitas	RR1 (Rural Residential 1)	RR1 (Rural Residential 1)	Coastal Zone Hillside/Inland Bluff, Cultural/Natural Resources, and Special Study	Vacant and Open Space Easement	41.73



High Fire Zone, Flood Zone and Wetland onsite.

Site Name	APN	Address	Owner Name	General Plan Land Use	Zoning	Zoning Overlay	Existing Land Use	Lot Size (estimated acres)
Cottonwood Creek Park	2580902000, 2563402600, 2580902800	95 N. Vulcan Ave	City of Encinitas	P/SP (Public/Semi-Public)	P/SP (Public/Semi-Public)	Coastal Zone, Hillside/Inland Bluff, Scenic/Visual Corridor, Cultural/Natural Resources	Park	18.17



In Flood Zone (all 3 parcels) and Wetland onsite.

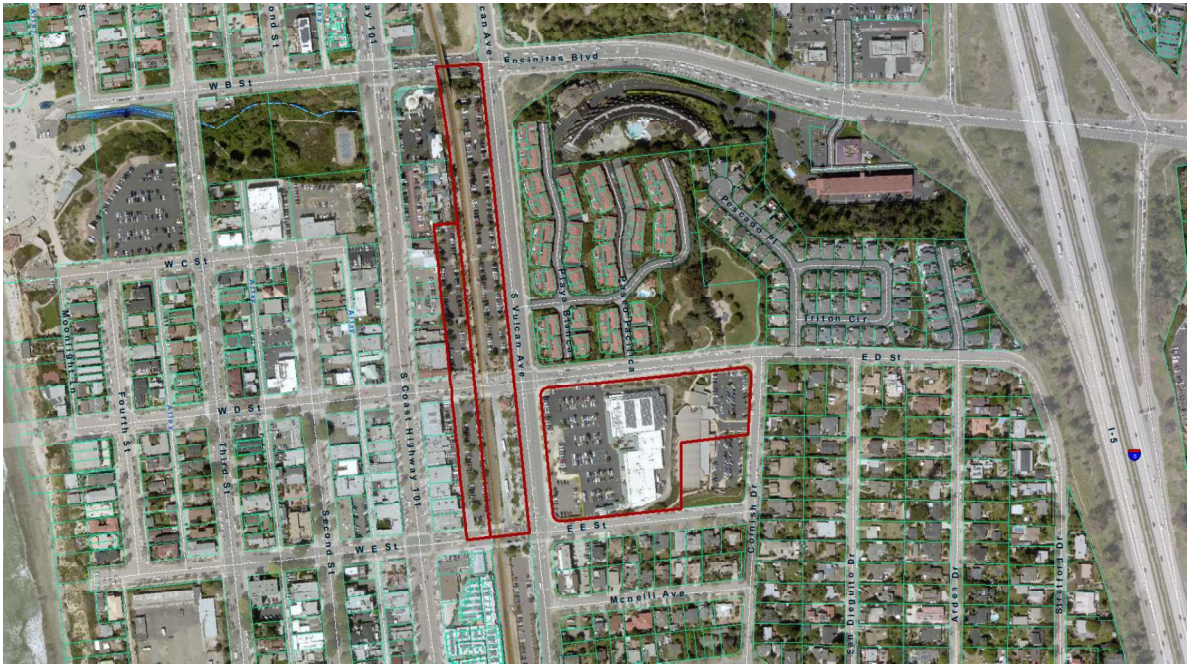
Site Name	APN	Address	Owner Name	General Plan Land Use	Zoning	Zoning Overlay	Existing Land Use	Lot Size (estimated acres)
Self-Realization Fellowship	2582941300, 2583161700, 2583161800, 2583230900, 2600213200, 2583162000, 2582941700, 2582940300, 2600733100, 2600220100, 2583240700, 2600100600, 2600530400.	1111, 1119, 1121, 1135, 1140 1143 Third Street, 1105, 1133, 1139, 1153 Second, 138 and 215 W. K Street, 1150 and 1276 S. Coast Highway 101, 1281 Summit Ave	Self-Realization Fellowship Church	P/SP (Public/Semi-Public)	P/SP (Public/Semi-Public)	Coastal Zone, Coastal Appeal, Coastal Bluff, Cultural/Natural Resources, and Special Study.	Faith Based Organization	34.41



Site Name	APN	Address	Owner Name	General Plan Land Use	Zoning	Zoning Overlay	Existing Land Use	Lot Size (estimated acres)
Pacific View Arts Center	2581512200	380 and 390 W. F Street, 608 Third Street	City of Encinitas	P/SP (Public/Semi-Public)	D-P/SP (Downtown Specific Plan-Public/Semi-Public)	Coastal Zone, Coastal Appeal, Specific Plan (Downtown), and Special Study	Art Center	2.82



Site Name	APN	Address	Owner Name	General Plan Land Use	Zoning	Zoning Overlay	Existing Land Use	Lot Size (estimated acres)
NCTD and City Hall	2581902600 (NCTD), 2581902300 (NCTD), 2580904300 (City Hall)	25 East D Street and 505 S Vulcan Ave	North San Diego County City of Encinitas	Transit Corridor (TC) and P/SP (Public/Semi-Public)	D-TC (Downtown Specific Plan- Transit Corridor) and D-CC (Downtown Specific Plan- Civic Center)	Coastal Zone, Specific Plan (Downtown), and Special Study	Parking lot, transit center, city hall	4.30 (NCTD), 1.74 (NCTD) 5.21 (City hall)



SWOT ANALYSIS TABLE – HIGHEST RANKED

	#1	#2	#3
Site	Quail Gardens (L7)	Public Works Yard	Days Inn
Site Dimensions	460 ft x 360 ft	570 ft x 185 ft	230 ft x 500 ft
Current Use	Vacant land	City public works yard	Days Inn motel with vacant former restaurant space
Requires Relocation	No	Yes significant relocation	Likely
Ownership/ Zoning	City owns / RR-1	City owns / General Commercial	Privately owned / Visitor Serving Commercial
Political Support	Yes	Some	Some
Walkability Factor	Poor	Good	Good
Adjacent Uses	Single-family / Botanic Gardens Community Garden / Museum	Commercial / Church	Commercial / hillside
Opportunity	Potential 30 total units with Accessory Dwelling Units (ADU) and Junior ADUs No upzoning Required	Market rate plus affordable units, plus hotel possible ?? Site close to area serving retail uses and major roadway	Conversion to low-income units
Challenges	Located within Coastal Commission Appeal Zone	Costly to relocate / replace Public Works facility	Elimination of hospitality may likely be opposed by Coastal Commission
Time Frame to Start	Short-term (~1 year)	Medium-term (~3 years)	Unknown
Comments	Requires private developer	Upzoning required but no adjacent single-family housing	Upzoning required, but no adjacent single-family housing
Suitability	Good	Near term fair/ Longer term Good	Fair



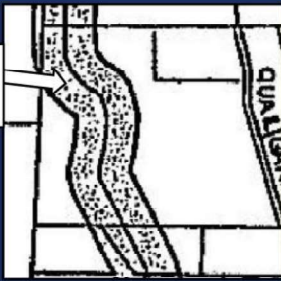
Source: Kosmont Companies

#1 QUAIL GARDENS (L7)

SUBJECT SITE PROFILE:

- Ownership: City of Encinitas
- APN: 257-011-17-00
- Total Size: ~9.46 AC
- Zoning: RR-1 (Rural Residential 1); 0.51-1.00 dwelling units per acre
- Within Coastal Zone and within Appealable Area

CCC Appealable Area is the shaded section of the parcel

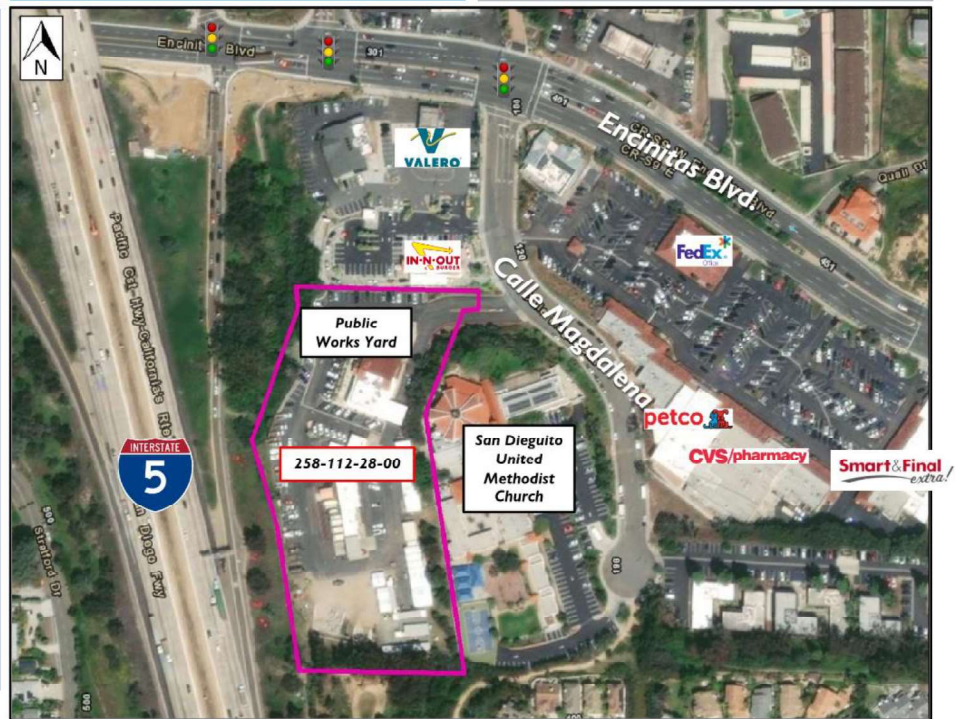


Sources: City of Encinitas; Kosmont Companies

#2 PUBLIC WORKS YARD

SUBJECT SITE PROFILE:

- Ownership: City of Encinitas
- APN: 258-112-28-00
- Total Size: ~4.41 AC
- Zoning: GC (General Commercial)



Sources: City of Encinitas; Kosmont Companies

SWOT ANALYSIS TABLE – OTHER CITY OWNED SITES

	#4	#5	#6
Site	Indian Head Canyon	NCTD	City Hall
Site Dimensions	415 ft. x 145 ft	Across from City Hall: 70 ft. x 410 ft (on both sides)	410 ft x 390 ft
Current Use	Public open space park/preserve	Existing Metrolink station (Encinitas Station) and public parking/restrooms	Civic Center (government offices and parking lot)
Requires Relocation	No	Yes / need to be subterranean	Yes major relocation
Ownership / Zoning	City owned / R-3	NCTD Owned / Transportation Corridor	City owned / Civic Center
Political Support	Little	Some	Some
Walkability Factor	Poor	Good	Good
Adjacent Uses	Single-family residential	Commercial	Commercial
Opportunity	Low density housing	Joint venture with City Hall site	Joint venture with NCTD; Potential to build three-level parking structure on lot
Challenges	City needs open space	High cost of \$50K per replacement parking space	High cost of \$50K per replacement parking space
Time Frame to Start	Unknown	Long-term (~5+ years)	Long-term (~5+ years)
Comments	Not suited for housing development	Will need feasibility study	Requires temporary City Hall relocation
Suitability	Poor	Near term poor; long term fair	Near term poor, long term potential blended use site



#4 INDIAN HEAD CANYON SITE

SUBJECT SITE PROFILE:

- Ownership: City of Encinitas
- APN: 254-573-64-00
- Total Size: ~3.17 AC
- Zoning: R-3 (Residential 3); 2.01-3.00 dwelling units per acre

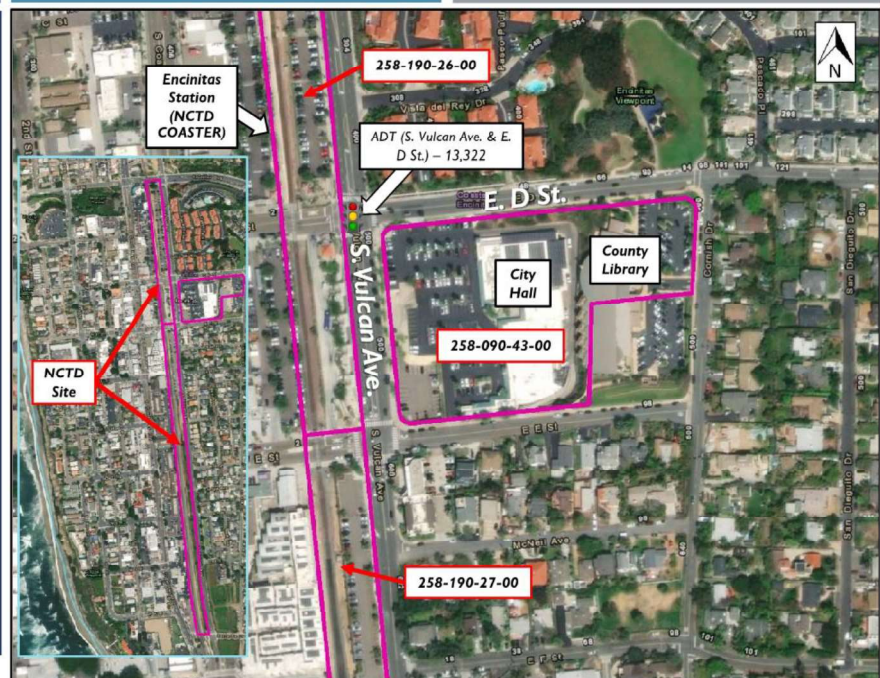


Sources: City of Encinitas; Kosmont Companies

#5/6 NCTD AND CITY HALL

SUBJECT SITE PROFILE:

- Ownership: North County Transit District Development Board (NCTD site); City of Encinitas (City Hall site)
- APN: 258-190-26-00 and 258-190-27-00 (NCTD site); 258-090-43-00 (City Hall site)
- Total Size: ~13.35 combined (NCTD site); ~5.21 acres (City Hall site)
- Zoning: TC (Transportation Corridor); CC (Civic Center)



Sources: City of Encinitas; Kosmont Companies

SWOT ANALYSIS TABLE – PRIVATELY OWNED

	#7	#8A	#8B	#9
Site	N. Vulcan Ave.	Seacoast Community Church	Greek Orthodox Church	County Burn
Site Dimensions	300 ft. x 135 ft (using max depth with appropriate frontage)	1.41 acres net area excluding church	2 acres net area excluding church	840 ft x 550 ft
Current Use	Currently houses two retail stores - RCP Block & Brick and Bonafide Provisions	Seacoast Community Church	Sts. Constantine and Helen Greek Orthodox Church	Partially vacant; Contains Solana Center for Environmental Innovation;
Requires Relocation	Business relocation	No	No	Encinitas Ford appears to use the Site as vehicle storage
Ownership / Zoning	Privately owned / R-15	Privately owned / R-30 Overlay	Privately owned / R-30 Overlay	County owned / Public - Semi Public
Political Support	Some	Some	Some	Some
Walkability Factor	Good	Poor	Poor	Good
Adjacent Uses	Single-family residential	Residential	Institutional	Commercial
Opportunity	100% affordable housing by non-profit developer	Market rate plus affordable units	Market rate plus affordable units	Market rate plus affordable units
Challenges	High land value / needs rezoning, likely City subsidy			Requires major environmental cleanup; Estimated costs of \$10 million or more
Time Frame	Long-term (~5+ years)	Unknown	Submitted preliminary plans	Long-term (~5+ years)
Comments	Need to attract non-profit to build Requires millions of dollars in City subsidy			County in process of evaluating reuse of site
Suitability	Fair	Short term Poor; long term Fair	Short term Poor; long term good	Short term Poor; long term Fair

#8A SEACOAST COMMUNITY CHURCH

SUBJECT SITE PROFILE:

- Ownership: Seacoast Community Church
- APN: 258-241-10-00
- Total Size: ~4.35 AC
- Zoning: R-11 (Residential 11) with Residential 30 Overlay, allowing 25-30 dwelling units per acre



Sources: City of Encinitas; Kosmont Companies

#9 COUNTY BURN

SUBJECT SITE PROFILE:


- Ownership: County of San Diego
- APN: 259-121-36-00 and 259-121-37-00
- Total Size: ~12.49 AC
- Zoning: P/SP (Public/Semi-Public)



Sources: City of Encinitas; Kosmont Companies

Attachment C: Publicly Owned and Faith-Based Organization Sites Map

- Land Ownership Type**
- Developed City Land
 - City Owned Open Space Easements
 - City Owned Park Land
 - Undeveloped City Land
 - County Burn Site
 - North County Transit District
 - Sheriff's Department Site
 - Fire Department Site
 - Fire Station
 - Faith Based Sites
 - Place of Worship
 - School Sites
- Private School**
- Yes
 - No



city of encinitas

Types of Land Ownership

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Date of Map Production: August 2024

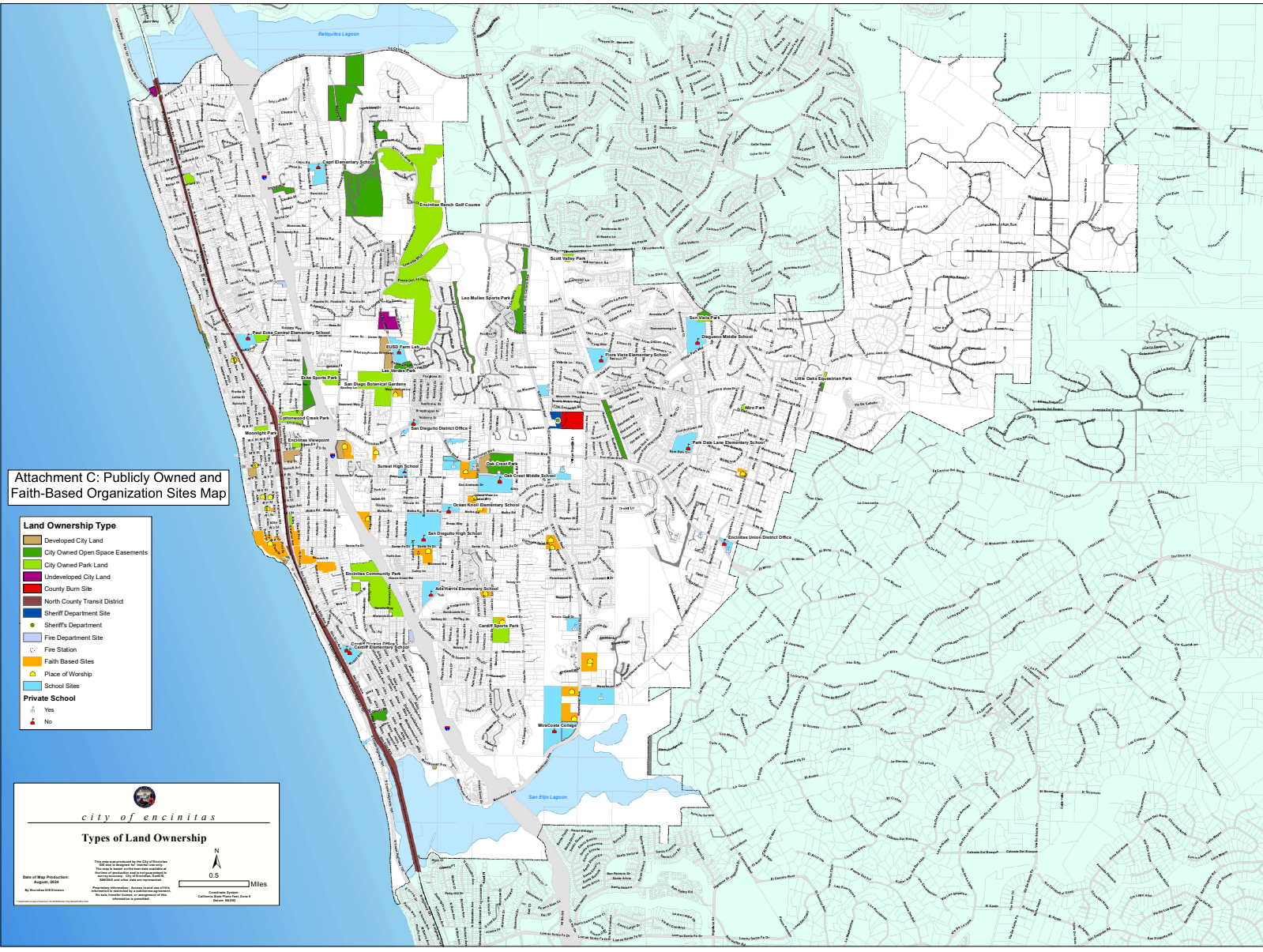
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Approved by: [Name]

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Attachment D: Individual AHTF Members Rubric Scores and Commentary on Final Report

Task Force Member Allison Blackwell							
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)
50	Developed Area of Oakcrest Park	12.5	5	7.5	10	10	5
35	Oakcrest Middle School	12.5	5	7.5	10	0	0
25	MiraCosta College San Elijo Campus	12.5	5	7.5	0	0	0
22.5	Orpheus Park	0	5	7.5	10	0	0
50	Saint John Church	12.5	5	7.5	10	10	5
17.5	St. Andrew Church	0	0	7.5	10	0	0
0	Leichtag Foundation						
55	Beach Chapel	12.5	5	7.5	20	10	0
10	"Purple Z"	0	10	0	0	0	0
45	Cottonwood Creek Park	12.5	5	7.5	20	0	0
72.5	Self-Realization Fellowship	25	5	7.5	20	10	5
60	Pacific View Art Center	12.5	10	7.5	20	10	0
57.5	L-7 Quail Gardens	25	10	7.5	0	10	5
77.5	Public Works Site	25	10	7.5	20	10	5
0	Indian Head Canyon	0	0	0	0	0	0
67.5	NCTD Parking	25	5	7.5	20	10	0
72.5	City Hall	25	10	7.5	20	10	0
82.5	Seacoast Community Church	25	5	7.5	20	20	5
57.5	County Burn Site	25	5	7.5	20	0	0
67.5	NCTD + City Hall	25	5	7.5	20	10	0

*Missing AHTF members Site Scores from Navardo Valenzuela and Eli Stern

{Placeholder for Individual AHTF Members
Commentary on Final Report if provided}

Task Force Member Bob Kent

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 (Max Score=20)	Challenges (Max Score = 20)	Readiness & Timeliness (Max Score=10)
45	Developed Area of Oakcrest Park	12.5	5	7.5	20	0	0
32.5	Oakcrest Middle School	0	5	7.5	20	0	0
35	MiraCosta College San Elijo Campus	12.5	5	7.5	0	10	0
22.5	Orpheus Park	0	5	7.5	10	0	0
40	Saint John Church	12.5	0	7.5	20	0	0
17.5	St. Andrew Church	0	0	7.5	10	0	0
0	Leichtag Foundation						
40	Beach Chapel	12.5	0	7.5	20	0	0
0	"Purple Z"	0	0	0	0	0	0
45	Cottonwood Creek Park	12.5	5	7.5	20	0	0
40	Self-Realization Fellowship	12.5	0	7.5	20	0	0
50	Pacific View Art Center	12.5	10	7.5	20	0	0
62.5	L-7 Quail Gardens	25	10	7.5	0	10	10
67.5	Public Works Site	25	10	7.5	20	0	5
0	Indian Head Canyon	0	0	0	0	0	0
55	NCTD Parking	12.5	5	7.5	20	10	0
50	City Hall	12.5	10	7.5	20	0	0
55	Seacoast Community Church	12.5	5	7.5	20	10	0
45	County Burn Site	12.5	5	7.5	20	0	0
55	NCTD + City Hall	12.5	5	7.5	20	10	0

{Placeholder for Individual AHTF Members
Commentary on Final Report if provided}

Task Force Member Dan Vaughn

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)
60	Developed Area of Oakcrest Park	12.5	10	7.5	20	10	0
32.5	Oakcrest Middle School	0	5	7.5	20	0	0
57.5	MiraCosta College San Elijo Campus	25	5	7.5	10	10	0
27.5	Orpheus Park	0	10	7.5	10	0	0
17.5	Saint John Church	0	0	7.5	10	0	0
17.5	St. Andrew Church	0	0	7.5	10	0	0
0	Leichtag Foundation						
27.5	Beach Chapel	0	0	7.5	10	10	0
30	"Purple Z"	12.5	10	7.5	0	0	0
50	Cottonwood Creek Park	12.5	10	7.5	20	0	0
40	Self-Realization Fellowship	12.5	0	7.5	20	0	0
60	Pacific View Art Center	12.5	10	7.5	20	10	0
67.5	L-7 Quail Gardens	25	10	7.5	10	10	5
60	Public Works Site	12.5	10	7.5	20	10	0
17.5	Indian Head Canyon	0	10	7.5	0	0	0
67.5	NCTD Parking	25	5	7.5	20	10	0
60	City Hall	12.5	10	7.5	20	10	0
62.5	Seacoast Community Church	25	0	7.5	10	10	10
62.5	County Burn Site	25	10	7.5	20	0	0
72.5	NCTD + City Hall	25	10	7.5	20	10	0

{Placeholder for Individual AHTF Members
Commentary on Final Report if provided}

Task Force Member Dennis Kaden

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)
60	Developed Area of Oakcrest Park	12.5	5	7.5	10	20	5
0	Oakcrest Middle School	0	0	0	0	0	0
0	MiraCosta College San Elijo Campus	0	0	0	0	0	0
0	Orpheus Park	0	0	0	0	0	0
7.5	Saint John Church	0	0	7.5	0	0	0
0	St. Andrew Church	0	0	0	0	0	0
0	Leichtag Foundation						
0	Beach Chapel	0	0	0	0	0	0
0	"Purple Z"	0	0	0	0	0	0
62.5	Cottonwood Creek Park	25	10	7.5	20	0	0
0	Self-Realization Fellowship	0	0	0	0	0	0
55	Pacific View Art Center	12.5	5	7.5	10	10	10
7.5	L-7 Quail Gardens	0	0	7.5	0	0	0
77.5	Public Works Site	25	10	7.5	20	10	5
0	Indian Head Canyon	0	0	0	0	0	0
55	NCTD Parking	12.5	10	7.5	10	10	5
55	City Hall	12.5	10	7.5	10	10	5
60	Seacoast Community Church	12.5	5	7.5	20	10	5
82.5	County Burn Site	25	10	7.5	20	10	10
55	NCTD + City Hall	12.5	10	7.5	10	10	5

{Placeholder for Individual AHTF Members
Commentary on Final Report if provided}

Task Force Member Richard Stern

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)
60	Developed Area of Oakcrest Park	12.5	5	7.5	20	10	5
60	Oakcrest Middle School	12.5	5	7.5	20	10	5
67.5	MiraCosta College San Elijo Campus	25	10	7.5	10	10	5
17.5	Orpheus Park	0	0	7.5	10	0	0
55	Saint John Church	12.5	5	7.5	15	10	5
55	St. Andrew Church	12.5	5	7.5	15	10	5
77.5	Leichtag Foundation	25	10	7.5	20	10	5
60	Beach Chapel	12.5	5	7.5	20	10	5
35	"Purple Z"	25	10	0	0	0	0
57.5	Cottonwood Creek Park	25	5	7.5	20	0	0
72.5	Self-Realization Fellowship	25	5	7.5	20	10	5
92.5	Pacific View Art Center	25	10	7.5	20	20	10
32.5	L-7 Quail Gardens	12.5	10	0	0	0	10
82.5	Public Works Site	25	10	7.5	20	10	10
55	Indian Head Canyon	25	10	0	0	10	10
72.5	NCTD Parking	25	5	7.5	20	10	5
92.5	City Hall	25	10	7.5	20	20	10
72.5	Seacoast Community Church	25	5	7.5	20	10	5
62.5	County Burn Site	25	5	7.5	20	0	5
87.5	NCTD + City Hall	25	10	7.5	20	20	5

{Placeholder for Individual AHTF Members
Commentary on Final Report if provided}

Task Force Member Elena Thompson

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)
7.5	Developed Area of Oakcrest Park	0	0	7.5	0	0	0
7.5	Oakcrest Middle School	0	0	7.5	0	0	0
7.5	MiraCosta College San Elijo Campus	0	0	7.5	0	0	0
7.5	Orpheus Park	0	0	7.5	0	0	0
7.5	Saint John Church	0	0	7.5	0	0	0
7.5	St. Andrew Church	0	0	7.5	0	0	0
0	Leichtag Foundation						
7.5	Beach Chapel	0	0	7.5	0	0	0
0	"Purple Z"	0	0	0	0	0	0
7.5	Cottonwood Creek Park	0	0	7.5	0	0	0
7.5	Self-Realization Fellowship	0	0	7.5	0	0	0
82.5	Pacific View Art Center	25	10	7.5	20	10	10
7.5	L-7 Quail Gardens	0	0	7.5	0	0	0
82.5	Public Works Site	25	10	7.5	20	10	10
0	Indian Head Canyon	0	0	0	0	0	0
82.5	NCTD Parking	25	10	7.5	20	10	10
67.5	City Hall	0	10	7.5	20	20	10
45	Seacoast Community Church	12.5	0	7.5	10	10	5
82.5	County Burn Site	25	10	7.5	20	10	10
82.5	NCTD + City Hall	25	10	7.5	20	20	0

{Placeholder for Individual AHTF Members
Commentary on Final Report if provided}

Task Force Member Felicia Gamez-Weinbaum

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)
50	Developed Area of Oakcrest Park	12.5	5	7.5	10	10	5
22.5	Oakcrest Middle School	0	0	7.5	0	10	5
30	MiraCosta College San Elijo Campus	12.5	0	7.5	10	0	0
17.5	Orpheus Park	0	10	7.5	0	0	0
17.5	Saint John Church	0	0	7.5	10	0	0
7.5	St. Andrew Church	0	0	7.5	0	0	0
0	Leichtag Foundation	0	0	0	0	0	0
7.5	Beach Chapel	0	0	7.5	0	0	0
0	"Purple Z"	0	0	0	0	0	0
7.5	Cottonwood Creek Park	0	0	7.5	0	0	0
7.5	Self-Realization Fellowship	0	0	7.5	0	0	0
55	Pacific View Art Center	12.5	10	7.5	10	10	5
17.5	L-7 Quail Gardens	0	10	7.5	0	0	0
87.5	Public Works Site	25	10	7.5	20	20	5
0	Indian Head Canyon	0	0	0	0	0	0
77.5	NCTD Parking	25	10	7.5	20	10	5
67.5	City Hall	25	10	7.5	10	10	5
45	Seacoast Community Church	12.5	0	7.5	10	10	5
77.5	County Burn Site	25	10	7.5	20	10	5
87.5	NCTD + City Hall	25	10	7.5	20	20	5

{Placeholder for Individual AHTF Members
Commentary on Final Report if provided}

Task Force Member George Wielechowski

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)
50	Developed Area of Oakcrest Park	12.5	5	7.5	10	10	5
17.5	Oakcrest Middle School	0	0	7.5	10	0	0
37.5	MiraCosta College San Elijo Campus	25	5	7.5	0	0	0
22.5	Orpheus Park	0	5	7.5	10	0	0
55	Saint John Church	12.5	5	7.5	10	10	10
17.5	St. Andrew Church	0	0	7.5	10	0	0
67.5	Leichtag Foundation	25	5	7.5	10	10	10
47.5	Beach Chapel	0	5	7.5	20	10	5
20	"Purple Z"	0	10	0	10	0	0
45	Cottonwood Creek Park	12.5	5	7.5	20	0	0
77.5	Self-Realization Fellowship	25	5	7.5	20	10	10
77.5	Pacific View Art Center	25	10	7.5	20	10	5
67.5	L-7 Quail Gardens	25	10	7.5	10	10	5
72.5	Public Works Site	25	10	7.5	20	10	0
20	Indian Head Canyon	0	10	0	5	5	0
77.5	NCTD Parking	25	10	7.5	20	15	0
62.5	City Hall	25	10	7.5	20	0	0
82.5	Seacoast Community Church	25	10	7.5	20	10	10
62.5	County Burn Site	25	10	7.5	20	0	0
72.5	NCTD + City Hall	25	10	7.5	20	10	0

{Placeholder for Individual AHTF Members
Commentary on Final Report if provided}

Task Force Member Karen Koblentz

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)
50	Developed Area of Oakcrest Park	12.5	5	7.5	10	10	5
35	Oakcrest Middle School	12.5	5	7.5	10	0	0
25	MiraCosta College San Elijo Campus	12.5	5	7.5	0	0	0
22.5	Orpheus Park	0	5	7.5	10	0	0
50	Saint John Church	12.5	5	7.5	10	10	5
17.5	St. Andrew Church Leitchig Foundation	0	0	7.5	10	0	0
0							
55	Beach Chapel "Purple Z"	12.5	5	7.5	20	10	0
10		0	10	0	0	0	0
45	Cottonwood Creek Park	12.5	5	7.5	20	0	0
72.5	Self-Realization Fellowship	25	5	7.5	20	10	5
60	Pacific View Art Center	12.5	10	7.5	20	10	0
57.5	L-7 Quail Gardens	25	10	7.5	0	10	5
77.5	Public Works Site	25	10	7.5	20	10	5
0	Indian Head Canyon	0	0	0	0	0	0
60	NCTD Parking	12.5	5	7.5	20	10	5
65	City Hall	12.5	5	7.5	20	10	10
50	Seacoast Community Church	12.5	5	7.5	10	10	5
57.5	County Burn Site	25	5	7.5	20	0	0
77.5	NCTD + City Hall	25	5	7.5	20	10	10

{Placeholder for Individual AHTF Members
Commentary on Final Report if provided}

Task Force Member Richard Soloman

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	Developed Area of Oakcrest Park	25	10	7.5	10	10	10
7.5	Oakcrest Middle School	0	0	7.5	0	0	0
7.5	MiraCosta College San Elijo Campus	0	0	7.5	0	0	0
7.5	Orpheus Park	0	0	7.5	0	0	0
7.5	Saint John Church	0	0	7.5	0	0	0
7.5	St. Andrew Church Leitchag Foundation	0	0	7.5	0	0	0
0							
7.5	Beach Chapel	0	0	7.5	0	0	0
50	"Purple Z"	25	10	0	10	0	5
7.5	Cottonwood Creek Park	0	0	7.5	0	0	0
7.5	Self-Realization Fellowship	0	0	7.5	0	0	0
92.5	Pacific View Art Center	25	10	7.5	20	20	10
7.5	L-7 Quail Gardens	0	0	7.5	0	0	0
82.5	Public Works Site	25	10	7.5	20	10	10
0	Indian Head Canyon	0	0	0	0	0	0
55	NCTD Parking	12.5	0	7.5	20	10	5
70	City Hall	12.5	10	7.5	20	10	10
67.5	Seacoast Community Church	25	5	7.5	10	10	10
7.5	County Burn Site	0	0	7.5	0	0	0
77.5	NCTD + City Hall	25	10	7.5	20	10	5

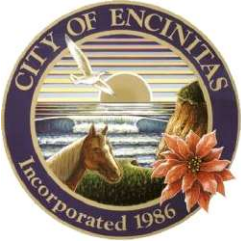
{Placeholder for Individual AHTF Members
Commentary on Final Report if provided}

Task Force Member Tony Kranz

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)
50	Developed Area of Oakcrest Park	12.5	5	7.5	10	10	5
35	Oakcrest Middle School	12.5	5	7.5	10	0	0
25	MiraCosta College San Elijo Campus	12.5	5	7.5	0	0	0
22.5	Orpheus Park	0	5	7.5	10	0	0
50	Saint John Church	12.5	5	7.5	10	10	5
17.5	St. Andrew Church	0	0	7.5	10	0	0
0	Leichtag Foundation						
55	Beach Chapel	12.5	5	7.5	20	10	0
10	"Purple Z"	0	10	0	0	0	0
45	Cottonwood Creek Park	12.5	5	7.5	20	0	0
72.5	Self-Realization Fellowship	25	5	7.5	20	10	5
60	Pacific View Art Center	12.5	10	7.5	20	10	0
57.5	L-7 Quail Gardens	25	10	7.5	0	10	5
77.5	Public Works Site	25	10	7.5	20	10	5
0	Indian Head Canyon	0	0	0	0	0	0
67.5	NCTD Parking	25	5	7.5	20	10	0
72.5	City Hall	25	10	7.5	20	10	0
82.5	Seacoast Community Church	25	5	7.5	20	20	5
57.5	County Burn Site	25	5	7.5	20	0	0

{Placeholder for Individual AHTF Members
Commentary on Final Report if provided}

Attachment E: Template letter to faith-based organizations



City of Encinitas City Council's Office

505 S. Vulcan Ave, Encinitas, CA 92024
760-633-2600
council@encinitasca.gov
www.encinitasca.gov

September __, 2024

[Name]
[Title]
[Address]

Tony Kranz
Mayor

Re: City of Encinitas Affordable Housing

As you are likely aware, California enacted Senate Bill 4, Affordable Housing on Faith Lands Act, in 2023. The City of Encinitas recently launched an Affordable Housing Task Force (AHTF) comprised of the Mayor, Deputy Mayor, City Staff and 11 members of the public who applied to engage in this work. There is a desire to learn more about your interests, or lack thereof, to consider exercising the rights you may have for the development of housing on your campus.

Allison Blackwell
Deputy Mayor

The mission of the Task Force is to pursue sites for a City-led affordable housing development with at least 45 affordable units. The AHTF's specific goals are as follows:

- 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.
- Identify and evaluate feasible affordable housing sites that the City owns or can partner with the property owner.
- Ensure the affordable housing site recommendations are linked to the City's policies, strategic plan, and planning priorities.
- Ensure transparency in communications about affordable housing needs, challenges, and the work of the AHTF.
- Make recommendations regarding affordable housing locations and possible financing options at the conclusion of the task force work.

Bruce Ehlers
Council Member

Kellie Shay Hinze
Council Member

Joy Lyndes
Council Member

We would love to engage you in a conversation whether an affordable housing development could be feasible. If you have interest, please kindly contact Patty Anders, Planning Manager, Development Services at panders@encinitasca.gov or 760-633-2721 to schedule a meeting at your earliest convenience.

Very truly yours,

Pamela Antil
City Manager

Tony Kranz
Mayor, City of Encinitas

Allison Blackwell
Deputy Mayor, City of Encinitas

Attachment F: NCTD Transit Oriented Development Map



Comments to the Affordable Housing Task Force (AHTF) Draft with Attachments

November 5, 2024 Cardiff, California

This is Felicia Gamez-Weinbaum, Cardiff resident and volunteer community member on the AHTF, and these are my comments for the public.

1. The “AFFORDABLE HOUSING SITE SELECTION” was my focus throughout this process. However, comments more relevant to the “Homeless Crisis” debate were often put forth in meeting discussions. I would like to be clear that the “affordable housing site selection” work we were tasked with, differs from the “homeless” crisis debate. These are 2 distinct issues.
2. Regarding the Quail Gardens 9-Acre parcel (now a farm/open space):
 - a. Park land was purchased with Park funds
 - b. L-7 WITH A PARK DESIGNATION is part of the City General Plan, which is part of the “City constitution”. (a reminder from a former mayor who addressed City officials and the AHTF)
 - c. Late October 2024 the City Parks and Rec Committee voted unanimously to designate L-7 Quail Gardens a park.
 - d. Summer 2024 A local community member pledged \$100,000 AND a 10-year-old child raised almost \$8,000 to start a park fund for L-7 Quail Gardens
 - e. October 3, the City approved a 448 low income housing project down the street from the L-7 Site, which could be enjoyed by these residents as a park.

NUMEROUS motions were made in AHTF meetings by various members to remove L-7 as a potential site for affordable housing, and to protect it as park space. Yet, it remains on the site selection list.

In summary, today the City is IN compliance with State housing mandates/regulations. The contemplated sites at the top of the AHTF list (City Hall, NCTD, Public Works <using the Burn Site to park trucks>) would be “by right” for affordable housing projects thus subject to less State regulations AND yielding more than 45 affordable units . It does not appear responsible to lose a park and open space for future generations to pursue an L-7 development today; while the city could utilize other City-owned land for affordable housing sites, as the AHTF unanimously concluded. Further, optimization of City administrative square footage and vehicle storage could make room for additional affordable housing units. The AHTF unanimous site recommendations to City Council are a win-win: adding more than 45 affordable units, saving a Park that the community has spoken about, and evaluating administrative space efficiencies.

Cindy Schubert

From: Patty Anders
Sent: Tuesday, November 5, 2024 10:17 AM
To: Felicia Weinbaum,MBA
Cc: Cindy Schubert
Subject: RE: Affordable Housing Task Force Meeting - November 12, 2024

Hi thanks for your comments.

Best-

Patty Anders

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

760.633.2721

panders@encinitasca.gov

www.encinitasca.gov

Correspondents should be aware that all communications to and from this address are subject to public disclosure and may be reviewed by third parties.

Conduct business with the City of Encinitas [online](#) from the convenience of your office, home, or mobile device!

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

From: Felicia Weinbaum,MBA <fw4homes@gmail.com>
Sent: Tuesday, November 5, 2024 10:06 AM
To: Patty Anders <panders@encinitasca.gov>; Felicia Weinbaum,MBA [REDACTED]
Cc: Cindy Schubert <cschubert@encinitasca.gov>
Subject: Re: Affordable Housing Task Force Meeting - November 12, 2024

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.

Patty,

I have read through SB4 (a prevailing wage job project) and the churches must conform to the State Housing affordable mix guidelines. Also, If the affordable housing developers are choosing the tenants everywhere else, they would be choosing the tenants on faith based land.

(Excerpt from SB4) in a housing development project eligible for approval as a use by right under these provisions be affordable to lower income households, except that 20% of the units may be for moderate-income households, and **5% of the units may be for staff of the independent institution of higher education or the religious institution that owns the land**, provided that the units affordable to lower income households are offered at affordable

rent, as set in an amount consistent with the rent limits established by the California Tax Credit Allocation Committee, or affordable housing cost, as specified.

Outreach to faith based institutions in this process was flawed. Good bad or indifferent, they were not properly notified as we were asked to score their sites. Myself and other AHTF members questioned whether or not the sites were informed we would be scoring their land for site selection. I was so uncomfortable with the meeting and the lack of answers, that I independently verified the lack of communication/awareness with St John's Church. I have a record on my cell phone. The gentleman from St. Andrews who came to the meeting was visibly upset and told the AHTF to take them off the list in a public AHTF meeting. Many people aside from my research or involvement were/are very upset about this. This matter is all over social media, and honestly the facts are not being presented accurately.

I, along with other task force members, asked if these faith based institutions were aware they were on the list very early in the meeting process and being scored. The letters were in process or being generated as the AHTF was being asked to score those sites. I am a newcomer to this process and these committees, unlike a majority of the folks who knew one another from past City involvement. I incorrectly assumed all faith based institutions were well aware their land was being considered as potential sites for Affordable Housing sites linked to the City of Encinitas (via Housing element or SB4 or??)

Sending a letter to the sites informing them about SB4 is different from letting them know the AHTF was actively scoring their land as a site selection.

Patty, I am not faulting you or the planning staff in any way. You guys work very hard and do a fantastic job! But this was not right! Remember, I am just a citizen volunteer that does not work in affordable housing or affordable housing development or have any stake in the homeless debate going on. Our work on the "affordable housing task force" is a separate issue from the homeless crisis.

Respectfully,
Felicia

On Tue, Nov 5, 2024 at 9:35 AM Patty Anders <panders@encinitasca.gov> wrote:

Hi Felicia, please don't copy all, only copy me, Cindy and Sara and we will distribute all comments. I accidentally sent out all emails and not our protocol so I would appreciate it if you would follow our standard protocol and only copy City staff.

Regarding SB4, I am not sure if churches are allowed to restrict occupancy to only their congregation. It could violate fair housing laws as we have discussed at our meetings. We are not land use attorneys and I do not want to give out incorrect information. We did discuss this, but I know it is a LOT of information so I am happy to assist. If a church or any property own developed affordable housing (deed restricted via covenant or non-deed restricted rented at affordable levels) these units would qualify and contribute to the City's required RHNA.

Some churches were put on our list of “Potential Sites” as were some schools as they meet the initial screening criteria. However, for churches, as you may recall, the City sent out letters to all faith-based organizations asking if they would be interested in developing affordable housing. Then, City staff followed up and called each organization. So we did specific outreach to these groups and some came to the AHTF to share they were not interested.

I hope this answers your question and appreciate your thoughtfulness on this important issue!

Kind regards,

Patty

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: Tuesday, November 5, 2024 8:34 AM
To: Cindy Schubert <cschubert@encinitasca.gov>; Patty Anders <panders@encinitasca.gov>; Felicia Weinbaum, MBA [REDACTED]
Subject: Re: Affordable Housing Task Force Meeting - November 12, 2024

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/Patty, I am reading the 65 page report DRAFT, and preparing comments..I will "copy all" for my comments.

A VERY important question was never answered and was asked many times during our meetings, and I would like to ask again as part of my final comments. Here is an excerpt of the report DRAFT:

The focus on land owned by faith-based organizations also made sense considering SB 4 – Affordable Housing on Faith Lands Act. SB 4, also known as Yes in God’s Backyard, was signed into law by Governor Newsom on October 11, 2023, and provides a streamlined process for religious organizations to develop qualifying affordable housing on their property.

IF the faith based communities opted to use SB4, WOULD THE STATE FAIR HOUSING LAWS DICTATE WHO COULD LIVE ON THEIR PROPERTY? If a church said yes, I want to be part of the "Housing Element" and build 45 units on our church land under SB4, would the State Fair Housing Laws be applicable (call it HCD rules?) when it comes time to tenant selection? So, if a Catholic Church wanted to build housing for their elderly clergy, or Seacoast wanted housing for their youth ministers, can the owners of the faith based land dictate who can be a tenant?

I am asking this on behalf of many community members who have reached out to me and numerous posts on social media by citizens. Churches were put on this list without their consent. I assumed as a "newcomer" to a volunteer with the City (others on the AHTF were already known by City council members) there was some communication between the Cities and all the faith based sites on the list.

Respectfully,

Felicia

On Mon, Nov 4, 2024 at 4:05 PM Cindy Schubert <cschubert@encinitasca.gov> wrote:

Hello AFTF members,

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

Also, as a friendly reminder, we encourage you to review this draft and note your suggested changes and comments. Please provide any comments/edits in reply to this email **by November 8**. We will make best efforts to include those in the final draft (the final draft will be sent to you ahead of the November 12th Task Force meeting). Attached I have also included the meeting roadmap, which maps out the important due dates and future meetings schedule.

Also, as discussed at our last Task Force meeting, you have the opportunity to include any personal commentary on the site scoring rubric and site scores. Any Task Force member commentary provided will be included in the attachments to the final report. Please limit your commentary to 1 page if possible.

We look forward to seeing you at our next meeting on November 12, 2024.



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: Patty Anders
Sent: Monday, November 4, 2024 3:14 PM
To: Karen Koblenz ; Cindy Schubert; Sara Cadona
Cc: Tony Kranz; Allison Blackwell; Kerry Kusiak
Subject: FW: Comments on report

Thank you for your comments and involvement in this task force Karen. It is much appreciated.

Kind regards,

Patty

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: Karen Koblentz [REDACTED]
Sent: Monday, November 4, 2024 3:01 PM
To: Patty Anders <panders@encinitasca.gov>
Subject: Comments on report

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During the last 9 weeks I seem to have had lots of suggestions and to how to make this maybe a little bit more cohesive and collaborative and effort regarding the task force members.

After carefully reviewing the draft, which I find exceptional in nature comprehensive and accurate I think the only thing that I might add that is of any large significance in my mind is on page four when we start to talk about the people who can afford the housing I strongly suggest we add the word seniors.

Cindy Schubert

From: Patty Anders
Sent: Tuesday, November 5, 2024 3:45 PM
To: Cindy Schubert; Sara Cadona
Subject: FW: Comments on report

Karen has an add' comment.

Thx!

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: Karen Koblentz [REDACTED]
Sent: Tuesday, November 5, 2024 7:49 AM
To: Patty Anders <panders@encinitasca.gov>
Subject: Fw: Comments on report

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Hi, hope it's not too late to add a comment.

I would recommend an overview and specifics as to our what the task entails and to clarify what our goal is and what it is not.

Respectfully

Karen Koblentz

----- Forwarded Message -----

From: Karen Koblentz [REDACTED]

To: Patty Anders <panders@encinitasca.gov>

Sent: Monday, November 4, 2024 at 03:00:37 PM PST

Subject: Comments on report

During the last 9 weeks I seem to have had lots of suggestions and to how to make this maybe a little bit more cohesive and collaborative and effort regarding the task force members.

After carefully reviewing the draft, which I find exceptional in nature comprehensive and accurate I think the only thing that I might add that is of any large significance in my mind is on page four when we start to talk about the people who can afford the housing I strongly suggest we add the word seniors.

[Yahoo Mail: Search, Organize, Conquer](#)

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-----Original Message-----

From: Jennifer Hewitson <jhewitson@cox.net>

Sent: Tuesday, October 22, 2024 3:27 PM

To: Kathy Hollywood <khollywood@encinitasca.gov>

Subject: Affordable Housing Task Force Public Comment October 22, 2024

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Jennifer Hewitson 10-22-24

Affordable Housing Task Force,

Thank you again for your willingness to volunteer for this difficult task.
Finding the right places and types of housing to create is a tall order.

The parks and open spaces remaining are rare and valuable and must be protected.

When I hear the words "un-used land" I hear developer speak for what a waste to have open space!

We fought for 5 decades to keep bad development at bay, environmentalists dedicated their lives to this cause.

Unfortunately this is now seen as fair game, and we are in the cross hairs.

I hope Encinitas will choose to place new low income housing in places already developed, and re-think the narrative on what it must look like.

Big seems to be the preference of the "non profit and for profit low income housing developers, but that's likely NOT what's best for Encinitas.

They are chomping at the bit to get a project here, but rather than big ugly apartment complexes, we may choose small low impact projects with prefab, mobile homes and trailer park style neighborhoods. Reframe the concept and the low opinion of these types of units.

They are easier on the environment, quicker, and less expensive. They can have gardens, shared open spaces, and arranged in any kind of grid or shapes that promote \community.

Less grading, paving, and materials, cost and waste, impermanent in a good way, so there is room for change or removal. They could even be combined with some larger units with good planning for what is needed.

Again, let's get the big developers OUT of this picture and make what works for US.

Fame the reasoning around GREEN, LOW IMPACT, BEACH/ GARDEN COMMUNITY projects.

Environmentally sensitive and desirable places to live!

Solar, off the grid, water storage tanks, organic gardens attached, all kind of great options. We change the narrative!

It is HOW you present things that makes them hot or not!

Get creative, and open our minds to what is possible, without so much destruction to our beautiful town.

This is what is lacking.

We have heard a few people speak about smaller, even tiny homes as options. Mix in the larger mobile homes or prefab homes for families.

However, "surplus land" is not even a realistic term anymore, any open space is protected space.

I want to reiterate, it is HCD and the state laws that are forcing such decisions upon us with outrageous housing requirement numbers, and a hammer ready to come down! Those numbers must be lowered, and the push for mass density and urbanization curbed.

The fact that they have told our mayor and council that they MUST include OPEN SPACE in the designation for high density up zoning is criminal.

They will not stop, it will never be enough, even when every last green space is covered with housing.

They will continue to rant that "the housing crisis" must be solved by building more, more, more!

There are limits! To retain quality of life there must be limits. Nature knows there are limits, and tipping points, we must learn that lesson before it's too late.

Thank you, Jennifer Hewitson

Cindy Schubert

From: Patty Anders
Sent: Tuesday, October 22, 2024 8:55 PM
To: Cindy Schubert; Sara Cadona
Subject: Fw: AHTF Public Comment

Follow Up Flag: Follow up
Flag Status: Flagged

I have others I will send tomorrow

Thx ladies!

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: Kathy Hollywood <khollywood@encinitasca.gov>

Sent: Tuesday, October 22, 2024 7:22 PM

To: Patty Anders <panders@encinitasca.gov>

Subject: Fwd: AHTF Public Comment

Sent from my iPhone

Begin forwarded message:

From: N De <dogs92024@yahoo.com>

Date: October 22, 2024 at 6:30:21 PM PDT

To: Kathy Hollywood <khollywood@encinitasca.gov>

Subject: AHTF Public Comment

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City clerk, Please forward a comment to the AHTF:

I thought of a new idea for a potential site for affordable housing. The city owns a lot in the Target center. It's across from McDonald's and KC Tandoor, in between a bank and I think a patio store....? It was designated to become a theater but the theater company said they didn't want it because it was too small.

What a great location for a few stories of affordable housing! I did not see that this site had been discussed yet. Am I right about that? Do we still own it? I don't know how large it is but probably large enough to build 45 affordable units. And there's already parking. :-) And there's a park within walking distance. And all retail is within walking distance and there are job opportunities there too. And I imagine there is a bus stop but I don't know. And it can't be used for much else. Lots of positives. Please consider. Wish I could be more precise about it.

Thank you!
Nancy DeGhionno
Leucadia

Cindy Schubert

From: Patty Anders
Sent: Wednesday, October 23, 2024 8:46 AM
To: Cindy Schubert; Sara Cadona
Cc: Tony Kranz; Allison Blackwell
Subject: FW: AHTF Letter of Concern

FYI, another public comment as a result of the P&R committee recommendation.

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

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Please tell us how we are doing.

-----Original Message-----

From: Kathy Hollywood <khollywood@encinitasca.gov>
Sent: Tuesday, October 22, 2024 5:09 PM
To: Patty Anders <panders@encinitasca.gov>
Subject: FW: AHTF Letter of Concern

Kathy Hollywood
City Clerk
Department
505 South Vulcan Ave, Encinitas, CA 92024
760-633-2601 | khollywood@encinitasca.gov www.encinitasca.gov

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-----Original Message-----

From: Luke Shaffer <shafferluke1@gmail.com>
Sent: Tuesday, October 22, 2024 5:07 PM

To: Kathy Hollywood <khollywood@encinitasca.gov>

Subject: AHTF Letter of Concern

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Please submit this as a public comment on the record for tonight's meeting.

Dear Members of the Affordable Housing Task Force,

I hope this message finds you well. As a candidate for Encinitas City Council District 1 and a lifelong resident, I am writing to express my concerns regarding the continued designation of the L7 property on Quail Gardens for affordable housing.

Last night the Parks and Recreation Commission voted to preserve the L7 site as a public park, recognizing its importance to our community. I wholeheartedly support this decision and urge the task force to respect their recommendation by removing the L7 property from your list of potential sites for affordable housing immediately.

Our community is facing significant development pressures, with approximately 1,100 housing units planned for Quail Gardens alone. It is crucial that we maintain and protect our existing green spaces, like L7, which serve as vital recreational areas and enhance the quality of life for all Encinitans.

By prioritizing the preservation of L7 as a park, we not only honor the original intent of its purchase but also align with the community's desire for responsible growth that includes ample public spaces.

Thank you for considering this request. I look forward to your continued commitment to fostering a balanced approach to housing and open space in our city.

Sincerely,

Luke Shaffer

Candidate for Encinitas City Council District 1

What we do in life, echos in eternity

Sara Cadona

From: Arie Spangler <arie@aac.law>
Sent: Wednesday, November 6, 2024 6:46 PM
To: Cindy Schubert
Subject: Self-Realization Fellowship Church - Follow-up
Attachments: Letter to City of Encinitas re Housing.110624.pdf

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Dear Mayor Kranz and Deputy Mayor Blackwell,

Please see attached correspondence on behalf of Self-Realization Fellowship Church.

Thank you,
Arie

Arie L. Spangler
Of Counsel

Aannestad Andelin & Corn LLP

160 Chesterfield Drive, Suite 201
Cardiff-by-the-Sea, California 92007
Office: (760) 944-9006
Cell: (858) 337-0362
arie@aac.law
www.aac.law

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AANNESTAD ANDELIN & CORN LLP

160 CHESTERFIELD DRIVE • SUITE 201
CARDIFF-BY-THE-SEA • CALIFORNIA 92007
www.aac.law • (760) 944-9006

Coastal Property Rights, Land Use & Litigation

November 6, 2024

VIA EMAIL ONLY

Mayor Tony Kranz
Deputy Mayor Allison Blackwell
City of Encinitas
505 South Vulcan Ave.
Encinitas, CA 92024

RE: Self-Realization Fellowship

Dear Hon. Mayor Kranz and Deputy Mayor Blackwell:

Thank you for meeting with representatives of Self-Realization Fellowship Church (“SRF”) on October 15, 2024. We appreciate your time, and the City’s agreement to commence the process of removing from the General Plan the requirement that SRF process a specific plan covering substantially all of its properties in the City before improving any of them. As discussed, this requirement violates the federal Religious Land Use and Institutionalized Person Act of 2000 (“RLUIPA”) and has imposed a substantial burden on SRF for decades, while providing no corresponding benefit to the City.

As also discussed, in regard to the recent identification by the City’s Affordable Housing Task Force of certain SRF property for potential inclusion in state mandated affordable housing designations, we would once again emphasize that SRF’s property is held solely for use in furtherance of its religious mission in accordance with its founding documents. Accordingly, SRF property cannot be made available for affordable housing purposes and SRF would appreciate its removal from consideration by the Task Force.

We look forward to timely resolution of these issues. Please feel free to contact me if the City requires any additional information.

City of Encinitas
November 6, 2024
Page 2 of 2

Sincerely,

AANNESTAD ANDELIN & CORN LLP

A handwritten signature in black ink, appearing to read 'Arie L. Spangler', with a long horizontal flourish extending to the right.

Arie L. Spangler

cc: Patty Anders, Planning Manager (panders@encinitasca.gov)
Cindy Schubert, Affordable Housing Task Force Secretary (cshubert@encinitasca.gov)
Anna Colamussi, Assistant Director of Development Services
(acolamussi@encinitasca.gov)
Hank Shaeffer, Esq., Self-Realization Fellowship Church
Brother Premeshwaranda, Self-Realization Fellowship Church
Bill Weedman