

Cindy Schubert

From: Dennis Kaden [REDACTED]
Sent: Thursday, November 7, 2024 5:16 PM
To: Cindy Schubert
Subject: RE: Affordable Housing Task Force Meeting - November 12, 2024
Attachments: DK final comments 11-07-24.docx

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Hi Cindy,
For Public Comments:
Thanks Dennis
Feel free to contact me if you should need or want any additional information.

From: Cindy Schubert [mailto:cschubert@encinitasca.gov]
Sent: Monday, November 4, 2024 4:06 PM
To: Patty Anders <panders@encinitasca.gov>
Cc: Sara Cadona <scadona@encinitasca.gov>
Subject: Affordable Housing Task Force Meeting - November 12, 2024

Hello ATF 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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Please tell us how we are doing.

November 7, 2024

For Public Comment

RE: Affordable Housing Task Force Member Personal Opinion Summary

Members of the AHTF are sincere lovers of Encinitas, willing to dedicate their valuable time and effort to create a list of city owned sites to benefit Encinitas, its future residents, with as little impact on current residents as possible. And a special thanks to staff.

What I've Learned:

I learned that we cannot specify housing for Fire Fighters, Teachers, Healthcare workers, etc. It's the law. Despite what we feel affordable housing is trying to accomplish, the city cannot specify housing for any work group. Little mention of special needs, seniors, or disabled discussed. FYI, There is a new law specifying housing for artists within an 'Art District', however, the definition of an 'artist' is incredibly vague. (*AB812 "Artist" means the creator of any work of visual, graphic, or performing art of any media, including, but not limited to, a painting, print, drawing, sculpture, craft, photograph, film, or performance.*) Hah, Quick; sign up your talented 5 year old.

Your income can increase beyond qualifying levels: Once a person qualifies as low or very low income, there are little safe guards to monitor their income over time. If we had such an objective method, the person eventually earning a higher income could move out and make room for the next generation of low-very low income qualifiers. We were told it is contrary to Federal Housing Law to evict a person from low income housing as their income grows over time.

"Who gets IN": The city has little input as to "who gets in" other than to monitor a waiting list of applicants. Once the city is notified by the developer that units are available, the city notifies the waiting list applicants to contact the developer (or LLC / non-profit owner) and it is at the discretion of the developer to select "who gets in".

ADU's are not always creating affordables: Of the 400 ADU permitted units, maybe 2 are "Deed Restricted Affordable".

Parks in jeopardy: The Parks & Recreation Dept. purchased L-7 "parkland" with an underlying land use of R-1 was asked to be removed from the site list many times. It may conveniently be selected without a Prop A vote of the people. Our General Plan required 15 acres/1000 residents. We're at half that.

Virtually every church site approached was not interested in our offer. This made the list of potential sites shrink substantially for us to work with, quickly leaving far less site options.

I learned developers are averaging 15% of their project's units for low-income. Therefore Encinitas residents, to comply with the 6th cycle Housing Element, will get 15 out of 100 units built to comply. Example: If our required Housing Element RHNA number of low income units were 500, at a 15% affordable unit rate, Encinitas residents would experience an additional 3,333 new total units constructed, of both low and market rate. Encinitas currently has 23,837 households (per U.S. Census data). 3,333 new units would be a 14% increase in households, or 8,332 more residents, a 13% increase in Encinitas's population, and 20,000 additional vehicle trips per day (per SANDAG 6 trips generated/day). However, Encinitas has committed to 858 RHNA units by 2029.

What I wish: Someone convince me we can reach the low-income RHNA 858 units number without totally ruining Encinitas.

Thank you. This was a great learning experience. It is a very difficult decision making process finding adequate sites.

Cindy Schubert

From: E [REDACTED]
Sent: Friday, November 8, 2024 4:18 PM
To: Cindy Schubert
Subject: Re: Affordable Housing Task Force Meeting - November 12, 2024
Attachments: image001.jpg

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First of all it is an honor to serve on the task force second like I said I believe in the first or second meeting since we don't really need to fulfill our housing elemental 2029 I don't know why we're trying to rush this through the third of all I still think the best way so that we do not ruin our parks traffic and all the other things that have going on with these city-owned or public don't lands I still think the best choice is to give some incentives for adu although I don't think we have to you could literally get an adu from home Depot not some funny one from Amazon for less than \$100,000 if people want to do adus and I think we have \$18,000 plus homeowners that live in their homes which are eligible for the adu specification under the for affordable housing it gives them an incentive cuz you know they can make a profit on renting them they don't cost that much to make and we can actually allow them so we don't have to worry about traffic and all those other conditions that

On Mon, Nov 4, 2024, 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.

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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](https://www.cityofencinitas.com/505-S-Vulcan-Ave-Encinitas-CA-92024)

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Cindy Schubert

From: George Wielechowski [REDACTED]
Sent: Thursday, November 7, 2024 10:20 PM
To: Patty Anders
Cc: Cindy Schubert
Subject: Re: AHTF Comments on Draft Report
Attachments: Personal Comments for Final Report_George Wielechowski (1).pdf

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Hi, Patty and Cindy,

As for my input on the final report, I'd like to simply second and highly recommend that both Dan Vaughn's and Bob Kent's suggested changes to the draft report be implemented.

My personal comments are attached to this email.

My sincere appreciation to you both and every member of the city team that supported the work of this taskforce.

George Wielechowski

On Thu, Nov 7, 2024 at 2:48 PM Patty Anders <panders@encinitasca.gov> wrote:

Thank you, George, we appreciate all your work and time on this!

Kindly,

Patty Anders

Planning Manager | Policy and Housing

Development Service Department

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From: George Wielechowski [REDACTED]
Sent: Thursday, November 7, 2024 1:39 PM
To: Cindy Schubert <cschubert@encinitasca.gov>
Cc: Patty Anders <panders@encinitasca.gov>
Subject: Re: AHTF Comments on Draft Report

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Hi, Cindy and Patty,

Sorry for my delay. I will make sure my comments and suggested changes, if any, are in by COB tomorrow.

Many thanks for all you do,

George Wielechowski

On Thu, Nov 7, 2024 at 12:30 PM Cindy Schubert <cschubert@encinitasca.gov> wrote:

Hello AHTF members,

We are inquiring to see if you plan on submitting comments on the report and/or submitting your personal commentary to be included with the final report. Please let us know your intent by the end of day today. We asked for edits/comments to be submitted by November 8 but City Hall is closed that day, as well as Monday for the holiday. If you can get your comments to us today, we would greatly appreciate it but if you can't, we will honor the deadline we set of November 8. We appreciate for all your time and effort on the AHTF.

Kind regards,



Cindy Schubert

Housing Management Analyst

Development Services Department

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Fair access to affordable housing IS our problem too. Whether we face it or ignore it, a different Encinitas than the one we live in today is undeniably in our shared future. If our city refuses to make tough decisions and sacrifices now — voluntarily and under some measure of our own control — to ensure fair access to sufficient affordable housing as mandated by law, the courts and developers using [builder's remedy laws](#) will make these decisions for us. That future is fast approaching. I love this city, but I fear that if our current attitude and approach to making these tough decisions remains one of avoidance and obstruction, there's a more than good chance that in 10 years time, we can expect and will deserve the 10-story, high-density, builder's-remedy future skyline that awaits us.

Extreme and “Blanket NO” entrenched positions will defeat our ability to solve this problem.

During this process, many citizens, elected officials and committee members alike argued for or encouraged blanket prohibitions against even considering or analyzing certain types of land and parcels for affordable housing. This kind of “blanket-no” thinking destroys the ability to creatively solve problems.

When we wholesale reject broad swaths of exploration and ideas because we personally don't like them, we also cut off the creative kernels of groundbreaking ideas that *could grow* from thoroughly and thoughtfully considering all options without prejudice. Exploring imperfect and potentially problematic ideas leads us to better ones; never engaging with these imperfect ideas leads to no ideas at all, which leads to no solutions.

Nested Organic Affordable Housing Expansion could be a huge part of our solution.

Personally, after engaging in this work, I was left reflecting on a few examples of creative ideas and asking myself some important questions:

1. Why couldn't an underutilized or completely unused corner of a parking lot or undeveloped plot or, yes, even a park, host affordable and modern micro communities? Imagine a handful of modern, elegantly designed, prefabricated affordable small homes, that make no permanent changes to the land but yield a handful of desperately needed affordable units to aid decent, hardworking families *and* that count towards our RENA and other housing obligations? Now imagine dozens of these low-invasive, high impact micro communities tucked away and dispersed fairly on micro parcels of underutilized or unused, undeveloped land all around Encinitas . . . These nested, organic, affordable

micro communities could help solve our low-income housing problems while maintaining and potentially even enhancing our community character?

Or . . .

2. How about creative public/private partnerships between the city and innovative startups like [BuildCasa](#) and others that use new, creative laws like [SB9](#) to acquire and develop privately owned and unneeded or unused extra residential land into gorgeous, modern prefab housing units that are managed by the city and rented at below-market affordable rates, yielding significant financial benefits to Encinitas residents, the City, and innovative startups, **and also** increasing our affordable units to meet our obligations and stay ahead of no-net-loss triggers?

Or . . .

3. How about policy and tax incentives at the local level to encourage and give financial incentives and tax breaks to homeowners that build ADUs that are affordable by design and deed, specifically created to be below-market affordable rentals where homeowners can combine below-market rent and the value of ongoing tax discounts and tax credits and the savings of waived permits and saved time to make the whole thing pencil?

Most Importantly . . .

I keep asking myself: Wouldn't these ideas and a communal effort to develop many, many other potentially much more wildly creative ideas be better than the same losing playbook we keep turning to when, in the end, the YIMBYs and the NIMBYs entrenched positions and arguments lead inevitably to the same, old, tired and horrible playbook that no one wants: Up-zoning massive projects with density bonuses to for-profit developers that yield little to no affordable units and simultaneously destroy our so-called "community character."

Rabbi George Wielechowski
Encinitas resident, District 3