

# ENCINITAS AFFORDABLE HOUSING TASK FORCE

FINAL REPORT  
November 20, 2024

*Draft 11-11-2024*



*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 Valenzuela<sup>1</sup>
- 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.

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<sup>1</sup> 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 City of Encinitas has a 6<sup>th</sup> 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 persons. As a result, the City's excess capacity for low-income housing approved with the Housing Element has been significantly reduced, and the City runs close to the edge of triggering No Net Loss<sup>2</sup> and carefully monitors the progress against our Regional Housing Needs Allocation (RHNA) numbers for low- and moderate-income housing types<sup>3</sup>.

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. Beyond helping the City's Housing Element remain in compliance with state law, there is a secondary priority of aligning housing capacity with the housing needs of the community. The average rent for a 1-bedroom apartment is \$2,800 per month<sup>4</sup> which requires earning \$53.85 per hour i.e. \$112,000 per year. This is hardly affordable for a teacher, retail worker, lifeguard, or senior on a fixed income, based upon a guideline that a household should not be spending more than 30% of their monthly gross income on housing/shelter costs.<sup>5</sup> Existing affordable housing has diminished through renovations and increasing rents. And the private sector is not building an adequate supply of new

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<sup>2</sup> 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>

<sup>3</sup> See City's Total Capacity Over RNHA (No Net Loss Buffer)

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

<sup>4</sup> Zillow.com

<sup>5</sup> 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. See City of Encinitas Displacement Risk Analysis, December 2023, p.14.



affordable housing units, and most of the units being built are deed-restricted rental units affordable to people at the low-income level but not very low income or extremely low income levels. Additionally, the focus on rental units has led to a dearth of affordable starter homes for people looking to grow generational wealth and have ownership participation in the community<sup>6</sup>

Recently, the City's efforts on a 100% affordable housing development have focused on the City-owned parcel at 634 Quail Gardens Drive, also known as L-7. However, there were growing concerns about this parcel including community concern about additional housing along Quail Gardens Drive, financial feasibility, and projected low yield of affordable units. This led to the Council launching the AHTF to look at other sites that could be developed for affordable housing.

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 several meetings to learn about the various laws and their interplay. The first meeting on August 20<sup>th</sup>, 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 27<sup>th</sup>, meeting included a discussion of affordable housing by design concepts and options. On October 8<sup>th</sup>, the AHTF heard a presentation from Chelsea Investment Corporation (Chelsea) and Community HousingWorks (CHW), which provided 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.

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<sup>6</sup> 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.

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 (“Site Rubric”) was developed that became 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 17<sup>th</sup>, September 24<sup>th</sup>, and October 15<sup>th</sup> 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.* 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.* The AHTF identified four Top Sites which all provide more capacity for affordable housing than L-7 while retaining City control. The AHTF also identified three other government-owned properties that could contribute to affordable housing solutions.<sup>11</sup> However, the

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<sup>11</sup> The three additional government-owned sites identified are: (1) Oakcrest Park (developed parking lot area), which currently hosts the Safe Parking Lot, may be suitable for tiny homes or other low-cost modular housing; (2) Pacific View Arts Center, under AB 812 could host tiny or other low-cost modular housing specifically for artists as

AHTF is not making 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 meeting affordable housing objectives. 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 helpful in keeping the City's Housing Element certified by the state Housing and Community Development department.

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part of an appropriately-designated cultural district; and (3) County-owned Burn Site could potentially host the City's Public Works vehicles and equipment to enable affordable housing development on the current Public Works site.

## 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 contributes the land.

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.

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.

### 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 6<sup>th</sup> 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 land that currently does not have structures 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 staff 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)<sup>12</sup>. 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 20<sup>th</sup> 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.

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

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<sup>12</sup> County burn site documentation provided by the County located on the AHTF webpage: <https://www.encinitasca.gov/home/showpublisheddocument/11098/638660703265717119>

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.<sup>13</sup>

### Private Land

The AHTF did not reach out to all private landowners about interest in affordable housing development. 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 giving mixed signals in developing affordable housing on their site. The Council may wish to explore potential interest further.

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:

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<sup>13</sup> 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 given a preliminary score 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.

Based upon AHTF discussions, certain criteria were given heavier weight:

- Opportunity – 25 points
- Proximity to services, transportation – 20 points
- Challenges – 20 points

Other criteria were given less weight:

- Supports Encinitas Housing Element Goal 2.2, General Plan and HCD Guidelines
- Land Contribution: Land contribution served as an initial proxy 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.
- Readiness/Timeliness

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 17<sup>th</sup>, September 24<sup>th</sup>, and October 15<sup>th</sup>). 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.



**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 <sup>14</sup>	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.

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<sup>14</sup> L-7 (634 Quail Gardens Drive) scored the lowest of the Other Sites Considered category. Recently, the Parks and Recreation Commission voted unanimously to recommend that Quail Gardens Park be created on the L-7 property. This recommendation will be presented to City Council in the near future. As a result, there are several AHTF members who desire to eliminate L-7 (634 Quail Gardens Drive) from the list of sites considered. However, the AHTF left this property in “Other Sites Considered” category for three reasons: (1) the site scored between 51-65 points on the Site Rubric when using the median and group scores, (2) 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 (3) the AHTF members were not unanimous about eliminating this property from consideration.

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

Top Sites	Advantages	Disadvantages
Public Works site	<ul style="list-style-type: none"> <li>• City-owned land</li> <li>• ~4.5 acres which may yield at least 45 affordable units</li> <li>• Site would allow for clustered or other innovative housing design to allow adequate open space</li> <li>• No adjacent residential development</li> <li>• Close to services, retail, and public transportation</li> </ul>	<ul style="list-style-type: none"> <li>• Requires relocation of Public Works facility/ staff and SDWD staff which is costly and without identified new location.<sup>15</sup></li> <li>• Located within the Coastal Zone and upzoning would be required, adding time and cost to overall project length</li> </ul>
NCTD Parking + City Hall	<ul style="list-style-type: none"> <li>• City owns the City Hall land of ~5.2 acres</li> <li>• NCTD owns ~6 acres which may yield at least 45 affordable units</li> <li>• Site would allow for clustered or other innovative housing design to allow adequate open space</li> <li>• No adjacent residential development on NCTD site; residential to the north of City Hall site</li> <li>• City Hall could be redesigned as mixed use and include parking (including NCTD parking), City Hall, and affordable housing</li> <li>• Close to services, retail, and public transportation</li> </ul>	<ul style="list-style-type: none"> <li>• City does not own NCTD land and would need partnership with NCTD</li> <li>• Would be an extensive project that would likely take greater than 5 years to complete</li> <li>• Located within the Coastal Zone and upzoning would be required, adding time and cost to overall project length</li> </ul>

<sup>15</sup> 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 the County Supervisor.

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

## 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 preserve existing affordable housing stock and build more affordable homes in Encinitas including:

- Incentivizing below-market rate ADUs

- Reaching out to ADU owners to ensure the City is getting credit for any below-market rents nm
- Expanding housing choice voucher funding
- 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 projects<sup>16</sup>
- Exploring tiny home developments and other modular building developments
- Developing housing for developmentally disabled adults
- Revising the City’s inclusionary ordinance to require extremely- and/or very-low-income affordable units
- Enacting a mobile home park ordinance to help control lot rents paid by mobile home park residents (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

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<sup>16</sup> 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
<b>Opportunity</b>	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
<b>Land Contribution</b>	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	
<b>Supports Encinitas Housing Element Goal 2.2, General Plan, HCD Guidelines</b>	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
<b>Proximity to services, transportation</b>	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
<b>Challenges</b>	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
<b>Readiness/Timeliness</b>	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
<b>TOTAL</b>				<b>100</b>	

# 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=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
Top Sites	76.8	77.5	77.5	Public Works Site	2581122800	160 Calle Magdalena	4.41 acres (570 ft. x 185 ft.)	City Public Works Yard	City of Encinitas	General Commercial	Coastal Zone, Hillside/Inland Bluff, Scenic/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. Costly to relocate Public Works facility and no identified location where Public Works yard and facility could be relocated; upzoning required but no adjacent single-family housing
	72.7	72.5	67.5	NCTD Parking + City Hall	2581902300, 2581902600, 2580904300	25 E. D Street and 505 S. Vulcan Avenue	1.74 acres (NCTD), 4.3 acres (NCTD), 5.21 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	2581902600, 2581902700	N/A	13.35 acres (70 ft. x 410 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 clusters or other innovative housing design and provide adequate open space. No adjacent residential without crossing tracks and Vulcan Ave. to coordinate open space with .
	66.8	67.5	55	City Hall	2580904300	505 and 516 S Vulcan Ave	5.21 acres (410 ft. x 390 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 clusters or other innovative housing design and provide adequate open space. Existing residential development does not have open space to coordinate with.
Others Sites Considered	64.1	62.5	72.5	Seacoast Community Church	258-241-10-00	1050 Regal Rd.	4.35 acres (irregular shape)	Faith-Based Organization	Seacoast Community Church	Residential 30	Coastal Zone, Scenic/Visual Corridor and Special Study	25	5	7.5	20	10	5	Site would allow for clusters 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	2591213600, 2591213700	175 Shields Ave and 137 N. El Camino Real	12.49 acres (840 ft. x 550 ft.)	Car Storage and Solana 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 remediated. Existing residential development does not have open space to coordinate with.
	62.1	60	60	Pacific View Art Center	2581512200	380 and 390 W. F Street, 608 Third Street	2.82 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	Undeveloped land on site and could create adequate open space areas. Existing residential development does not have open space to coordinate with; however site is within walking distance (1 block) to beach.  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 likely will not yield 45+ units. 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 Leichtag site. Potentially could coordinate new open space areas with existing residential. Wetland onsite which will limit development of this portion of the site.  Need to re-evaluate score of "Challenges" because Task Force opinions differ on what challenges exist and how to weight those e.g., community opposition
	50.5	50	50	Developed Area of Oakcrest Park	2593201000	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	At a park so future development would have a connection to open space. Existing residential development does not have open space to coordinate with. Site would allow for clustered or other innovative housing design and adequate open space.
Sites Considered and Eliminated	38.0	45	45	Cottonwood Creek Park	2580902000 (developed), 2563402600, 2580902800	95 N. Vulcan Ave	Wetland/along I-5 = 9.03 acres Wetland = .97 acres Developed park = 8.17 acres Total= 18.17 acres	Park	City of Encinitas	Public/Semi-public	Coastal Zone, Hillside/Inland Bluff, Scenic/Visual Corridor, Cultural/Natural Resources.	12.5	5	7.5	20	0	0	At a park so future development would have a connection to open space. Existing residential development does not have open space to coordinate with. Site would allow for clustered or other innovative housing design and adequate open space. Wetland onsite that would severely limit development of northern parcels.
	39.2	40	72.5	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	34.41 acres (Multiple parcels and irregular shape)  <b>NOTE:</b> Task Force focused on Parcel 2600733100 located at 1281 Summit Avenue (5 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	Lots of land and many acres of vacant land without steep slope. Site would allow for clusters or other innovative housing design and adequate open space. Existing residential development does not have open space to coordinate with.  General Plan envisions a specific plan for SRF. May require Prop A vote. Land donation may carry deed restrictions

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	
Sites Considered and Eliminated	33.0	40	45	Beach Chapel	2595608300	510 S. El Camino Real	2.85 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	10	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	2593110700, 2593110600, 2593111000, 2593111100, 2593110100, 2593100400	945,1001 and 1003 Encinitas Blvd and 520 and 580 Balour Dr.	13.59 acres (Multiple parcels and irregular shape). <b>NOTE:</b> we considered just SE corner parcel in rubric scoring	Faith-Based Organization	Saint John the Evangelist Catholic Parish Encinitas in Encinitas	Rural Residential 2 and Residential 3	Coastal Zone, Hillside/Inland Bluff, 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 ingress/egress concern.	
	25.9	32.5	35	Oakcrest Middle School	2591810100, 2593200400	675 Balour Dr. and 1221 Encinitas Blvd.	14.48 acres (610 ft. x 1280 ft.)	School	San Dieguito 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 Elijo Campus	2611506800, 2611506000	3333 and 3371 Manchester Ave.	42.05 (1,200 ft. x 1,500 ft.)	School	MiraCosta Community College District	Public/Semi-public	Coastal Zone, Coastal Appeal Jurisdiction, Scenic/Visual Corridor, Special Study	12.5	5	7.5	0	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	0	At a park so future development would have a connection to open space. Existing residential development does not have open space to coordinate with. Site would allow for clustered or other innovative housing design and adequate open space.
	16.6	17.5	17.5	St. Andrew Church	2591102700	890 Balour Dr.	2.27 acres (310 ft. x 290 ft.)	Faith-Based Organization	Episcopal Church of St Andrew the Apostle	Residential 5	Coastal Zone	0	0	7.5	10	0	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, 2165001400, 2161104200	N/A	41.73 acres (Multiple parcels and irregular shape)	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	0	Extensive steep slopes on site; extensive native (protected habitat) and wetland onsite
	13.2	0	0	Leichtag Foundation	2561720500, 2563306200, 2563306300, 2561720600	800 and 810 Ecke Ranch Rd and 421, 441, 495, 521, 543, 555, 567,581 Saxony Rd	67.86 acres (1,900 ft. x 1300 ft.)	Agriculture, Commercial and Residential	LF Encinitas Properties LLC	Encinitas Ranch Specific Plan- Agriculture	Coastal Zone, Cultural/Natural Resources, and Specific Plan (Encinitas Ranch)								Extensive open space and trails on site. Lots of undeveloped land and site would allow for clusters or other innovative housing design. Existing residential development does not have open space to coordinate with. If L-7 is developed as residential, coordination of open space could occur.  Would require upzoning vote because zoned ag iin 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 Resource, and Special Study	0	0	0	0	0	0	0	Steep slope, sensitive native (protected habitat) onsite. Municipal code prohibits development slopes over 25-40%.

# 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



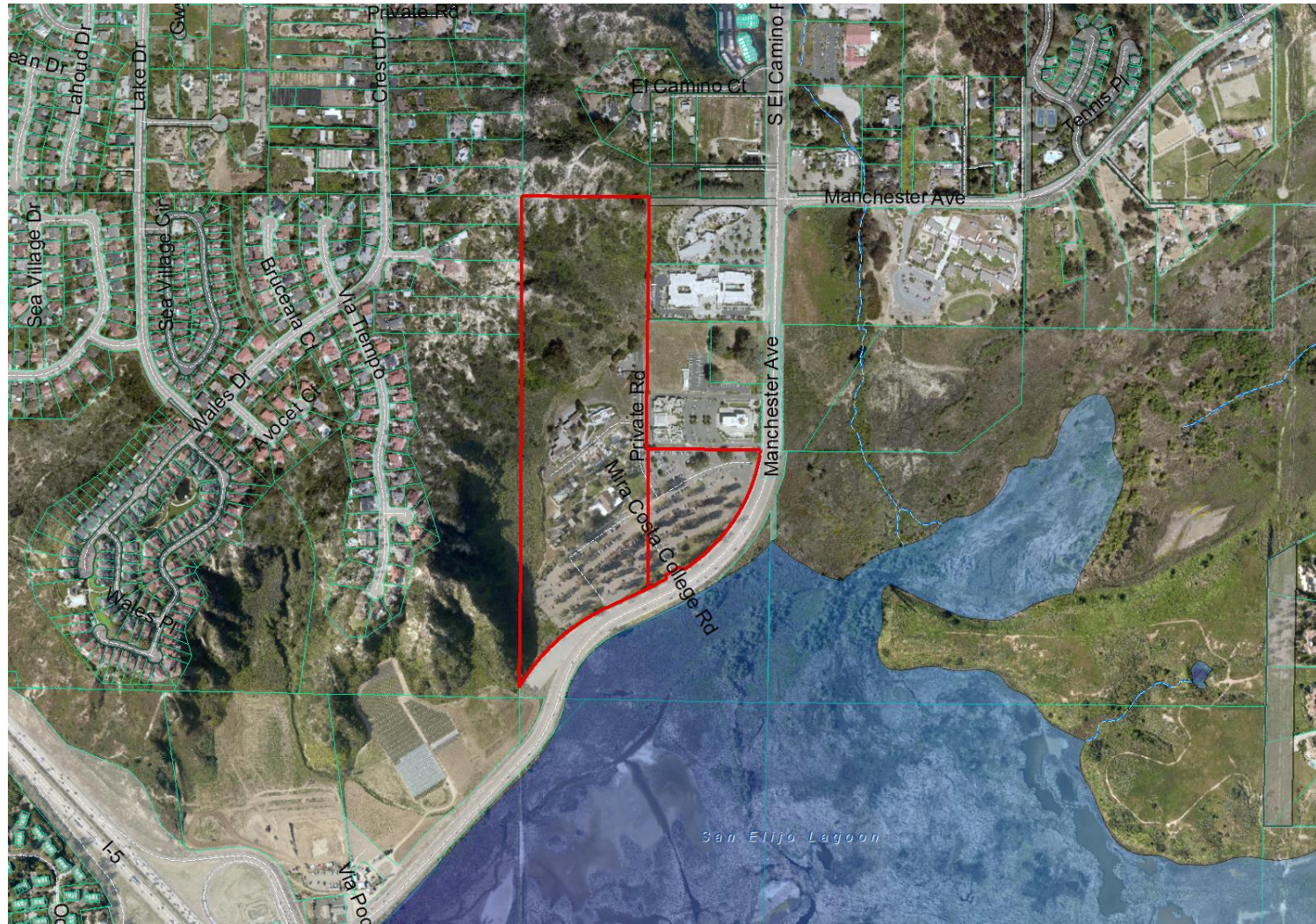


Site Name	APN	Address	Owner Name	General Plan Land Use	Zoning	Zoning Overlay	Existing Land Use	Lot Size (estimated acres)
Oakcrest Middle School	2591810100, 2593200400	675 Balour Dr. and 1221 Encinitas Blvd.	San Dieguito Union High School District	P/SP (Public/Semi- Public)	P/SP (Public/Semi- Public)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





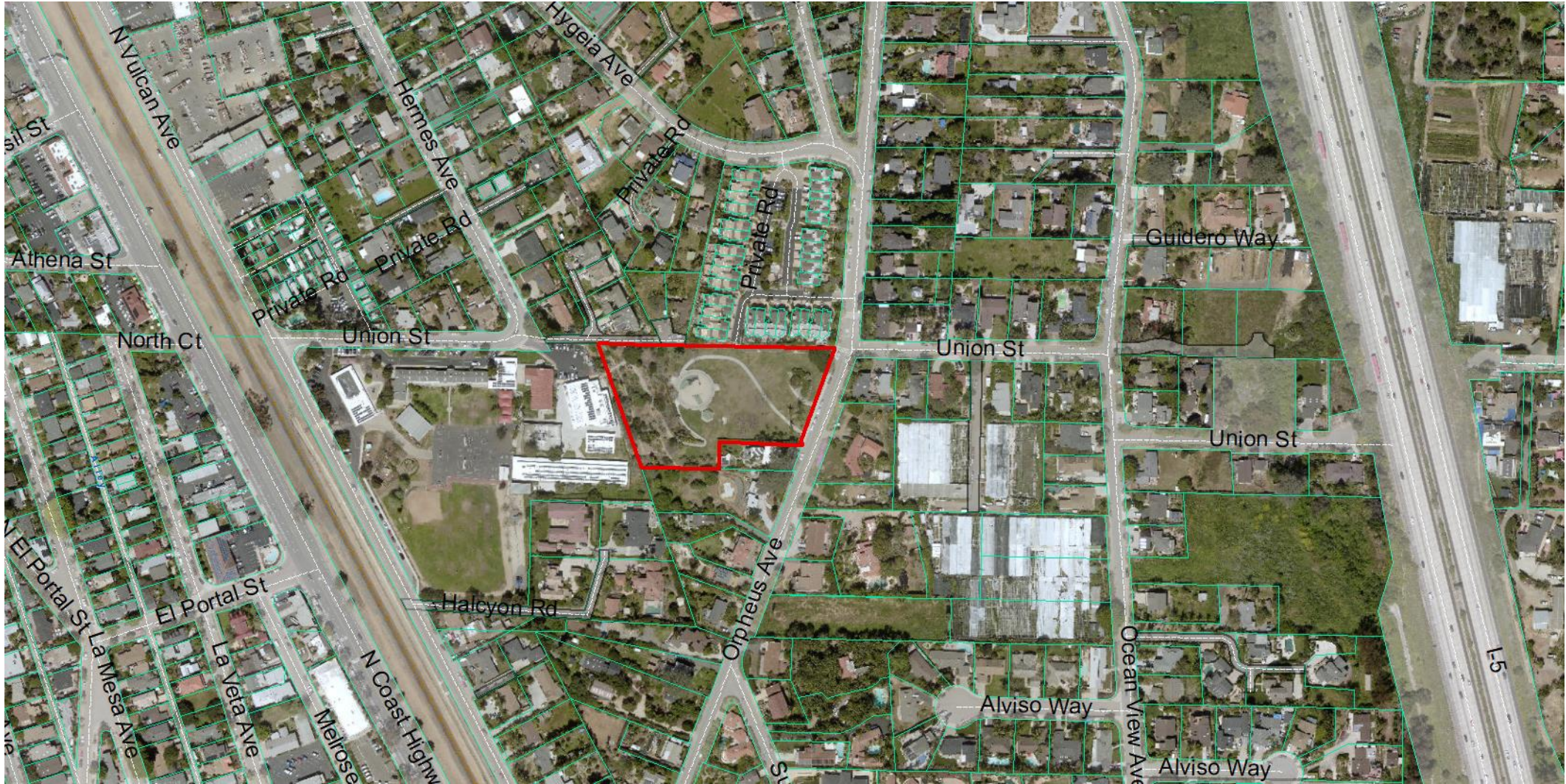
Site Name	APN	Address	Owner Name	General Plan Land Use	Zoning	Zoning Overlay	Existing Land Use	Lot Size (estimated acres)
MiraCosta College San Elijo Campus	2611506800, 2611506000	3333 and 3371 Manchester Ave.	MiraCosta Community College District	P/SP (Public/Semi- Public)	P/SP (Public/Sem i-Public)	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



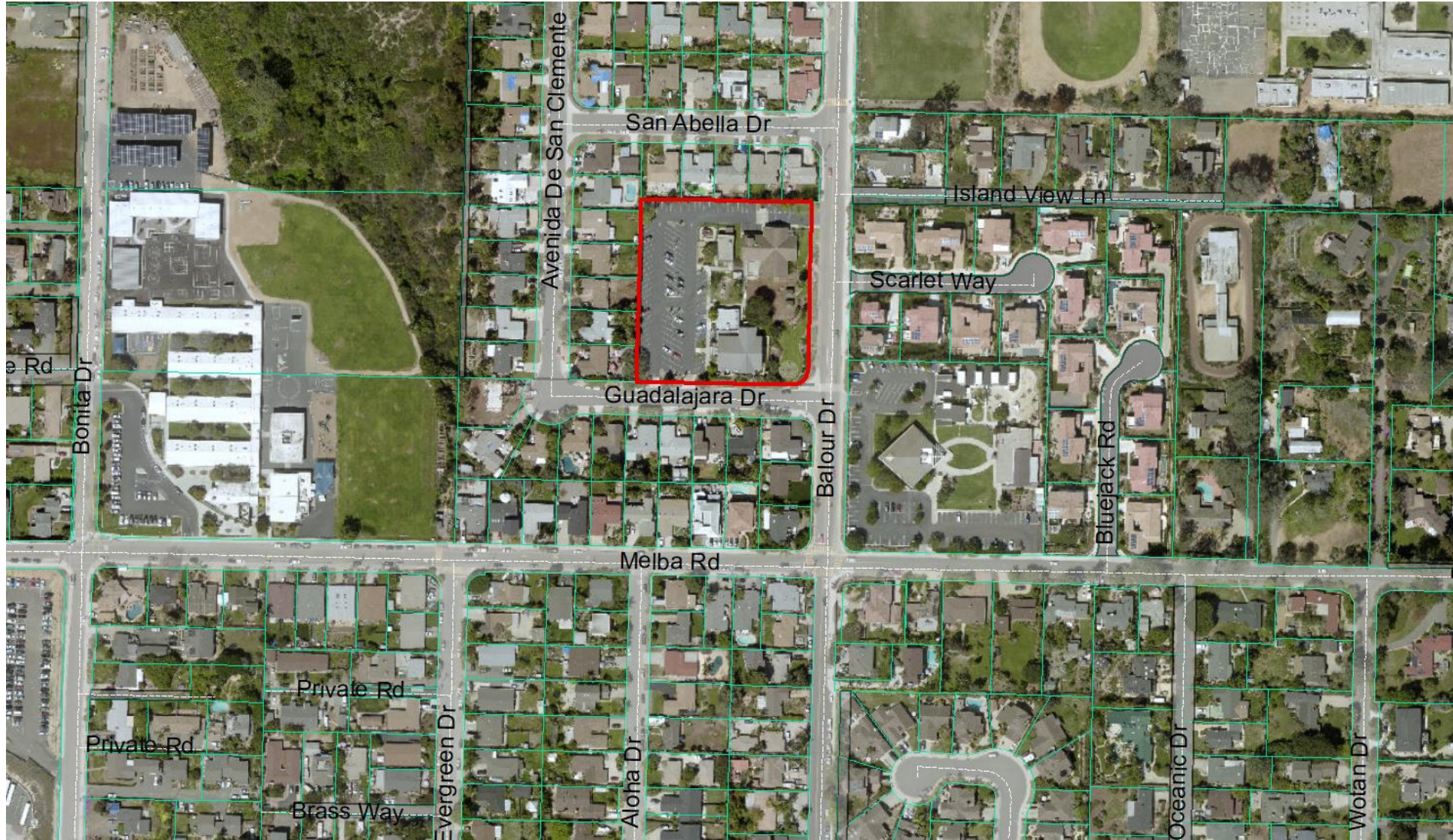


Site Name	APN	Address	Owner Name	General Plan Land Use	Zoning	Zoning Overlay	Existing Land Use	Lot Size (estimated acres)
Saint John the Evangelist Catholic Church and Private School	2593110700, 2593110600, 2593111000, 2593111100, 2593110100, 2593100400	945, 1001 and 1003 Encinitas Blvd and 520 and 580 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



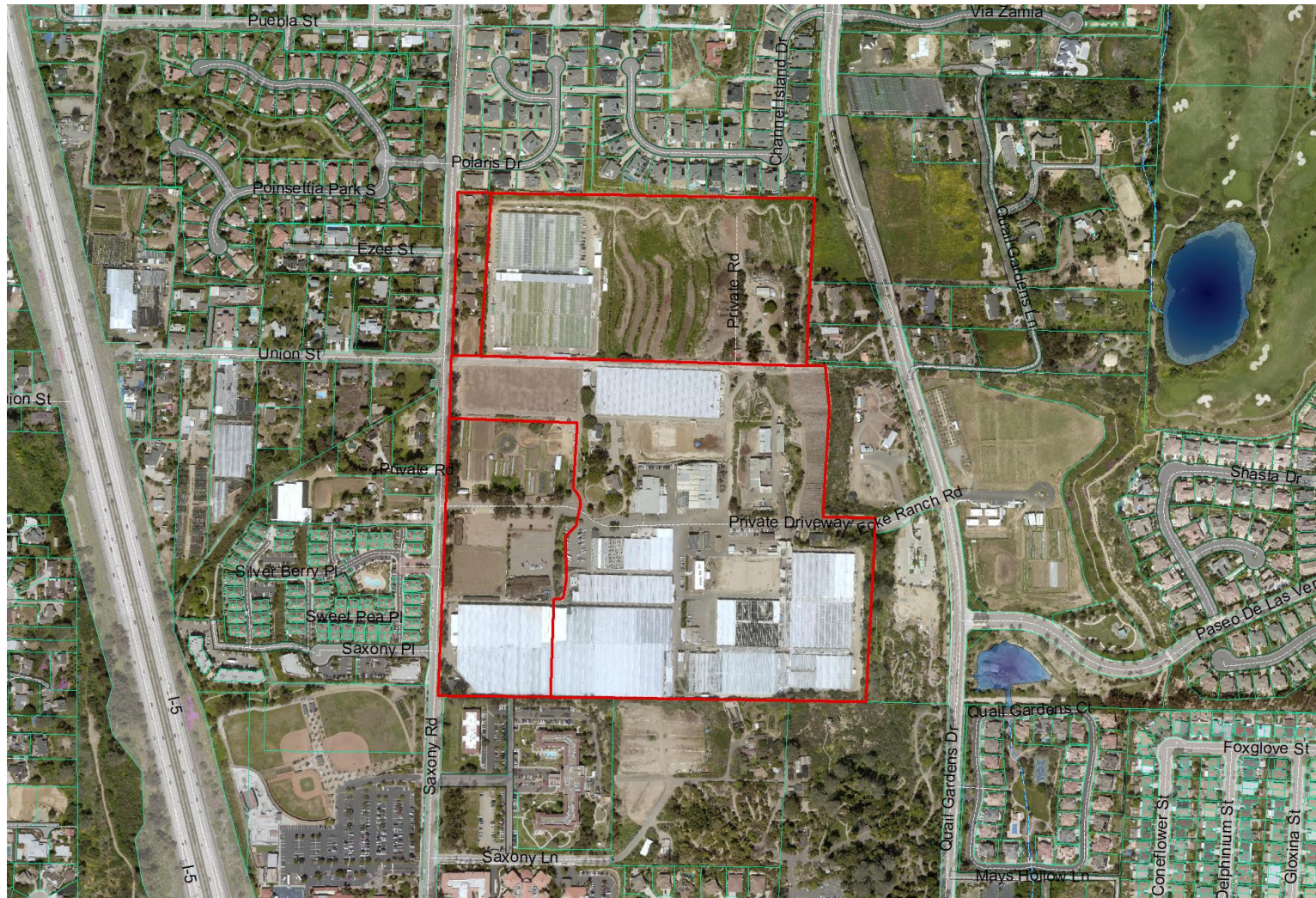


Site Name	APN	Address	Owner Name	General Plan Land Use	Zoning	Zoning Overlay	Existing Land Use	Lot Size (estimated acres)
St. Andrew's Episcopal Church	2591102700	890 Balour Dr.	Episcopal Church of St Andrew the Apostle	R5 (Residential 5)	R5 (Residential 5)	Coastal Zone	Faith Based Organization	2.27



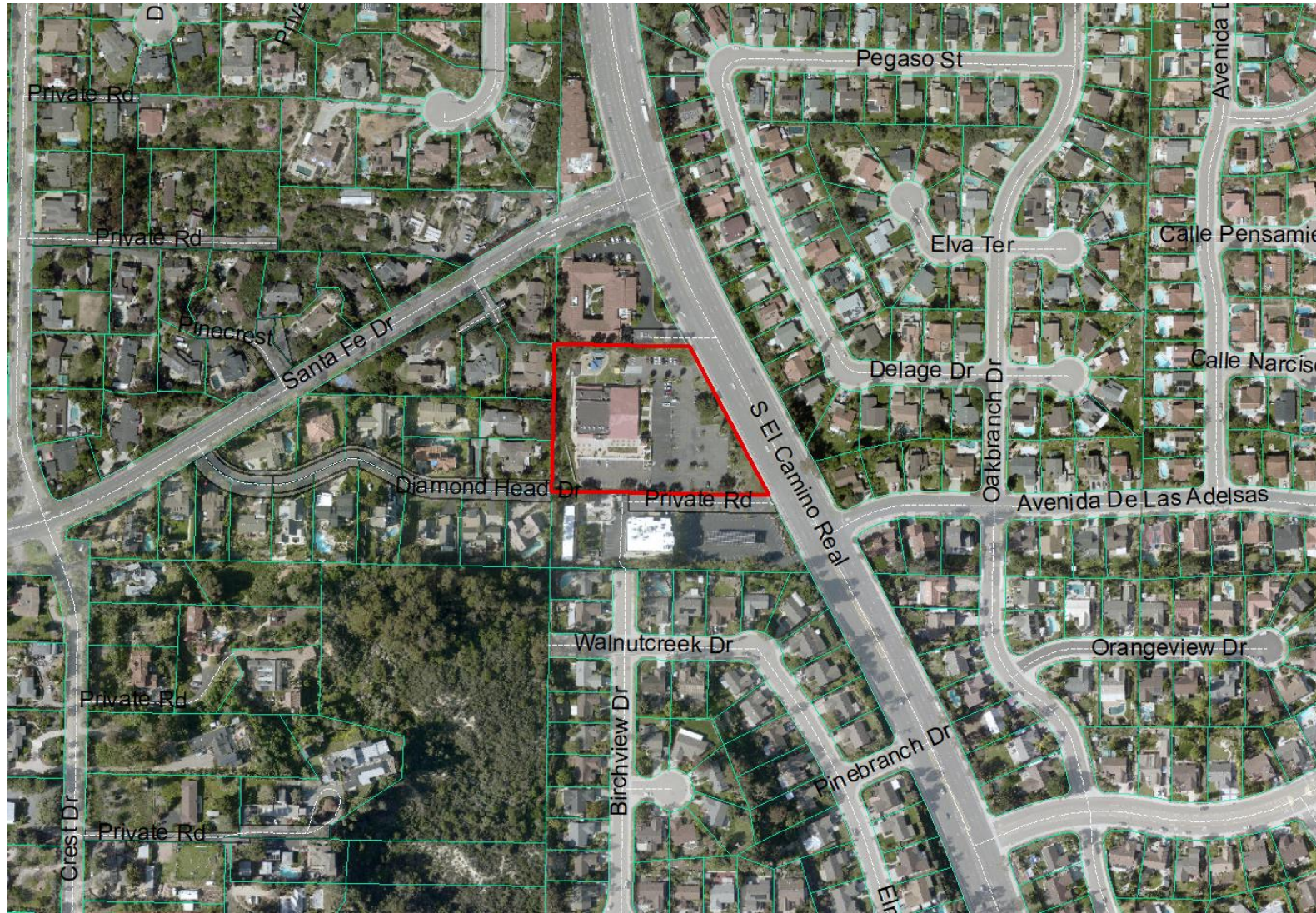


Site Name	APN	Address	Owner Name	General Plan Land Use	Zoning	Zoning Overlay	Existing Land Use	Lot Size (estimated acres)
Leichtag Foundation	2561720500, 2563306200, 2563306300, 2561720600	800 and 810 Ecke Ranch Rd and 421, 441, 495, 521, 543, 555, 567, 581 Saxony Rd	LF Encinitas Properties LLC	ER-AG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



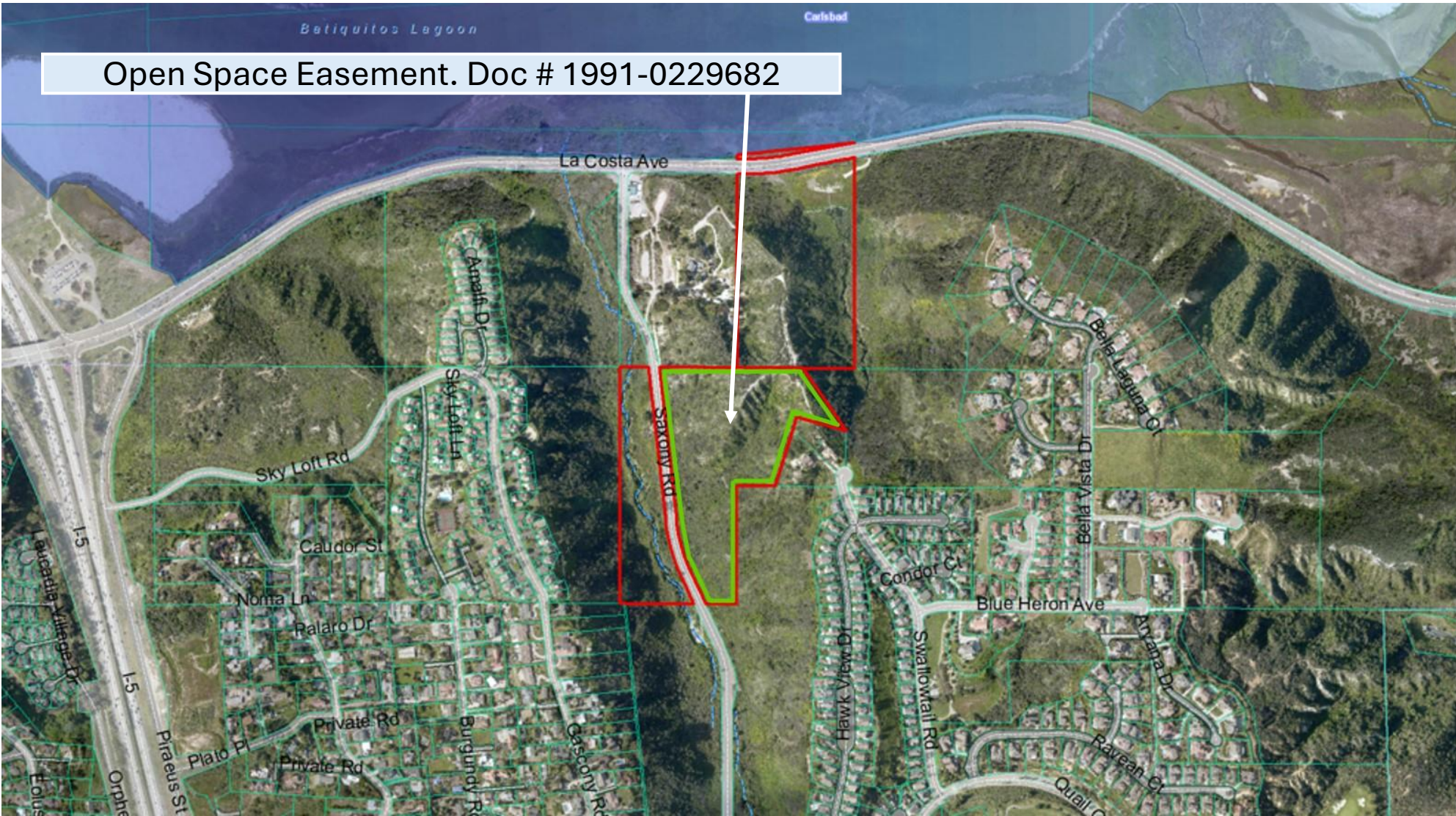


Site Name	APN	Address	Owner Name	General Plan Land Use	Zoning	Zoning Overlay	Existing Land Use	Lot Size (estimated acres)
Beach Chapel	2595608300	510 S. El Camino Real	Pacific Southwest District of the Wesleyan Church Trust	R3 (Residential 3)	R3 (Residential 3)	Coastal Zone and Special Study	Faith Based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





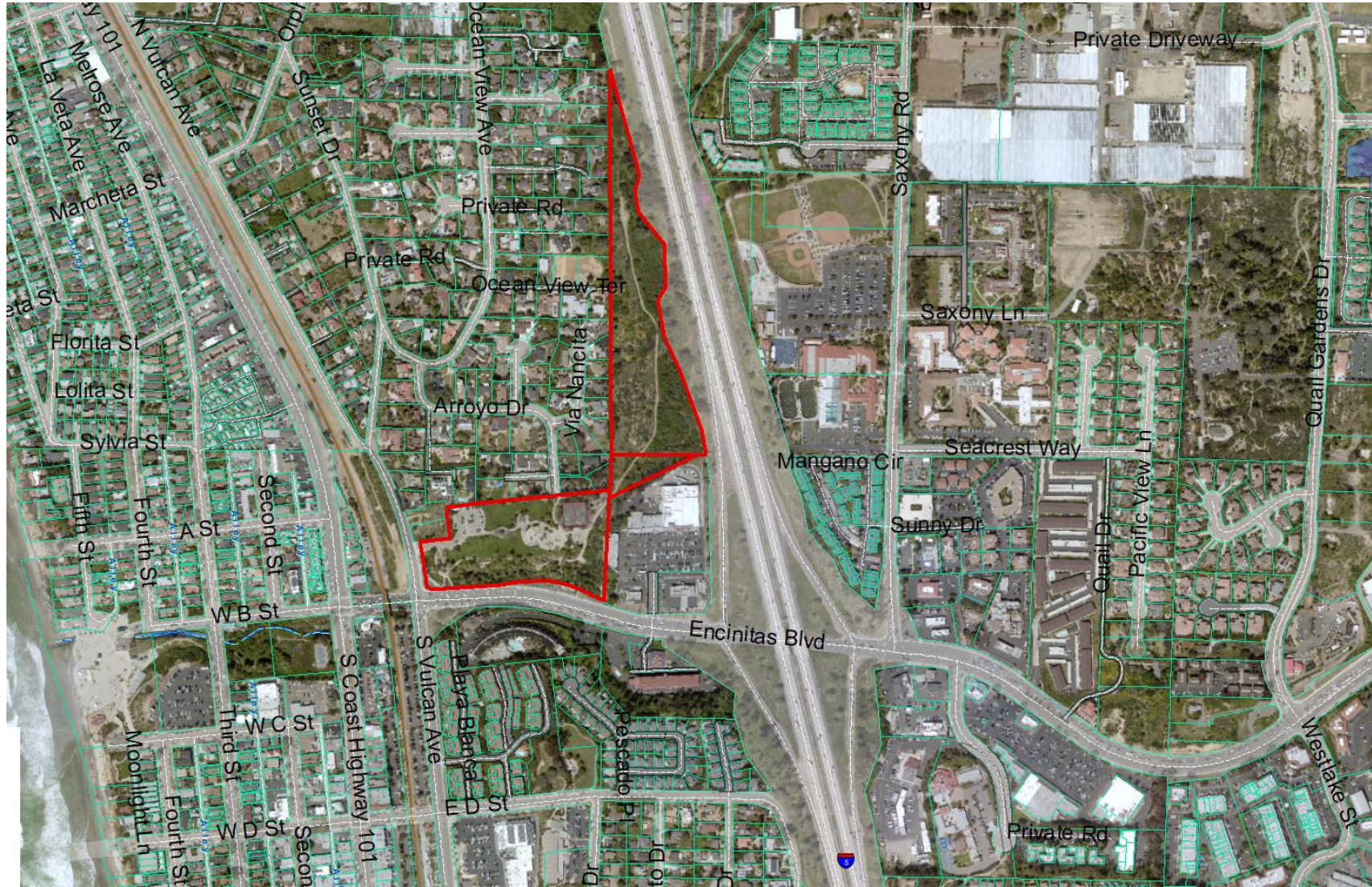
Site Name	APN	Address	Owner Name	General Plan Land Use	Zoning	Zoning Overlay	Existing Land Use	Lot Size (estimated acres)
"Purple Z"	2161101400, 2165001400, 2161104200	N/A	City of Encinitas	RR1 (Rural Residential 1)	RR1 (Rural Residential 1)	Coastal Zone Hillside/Inland Bluff, Cultural/Natural Resources,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



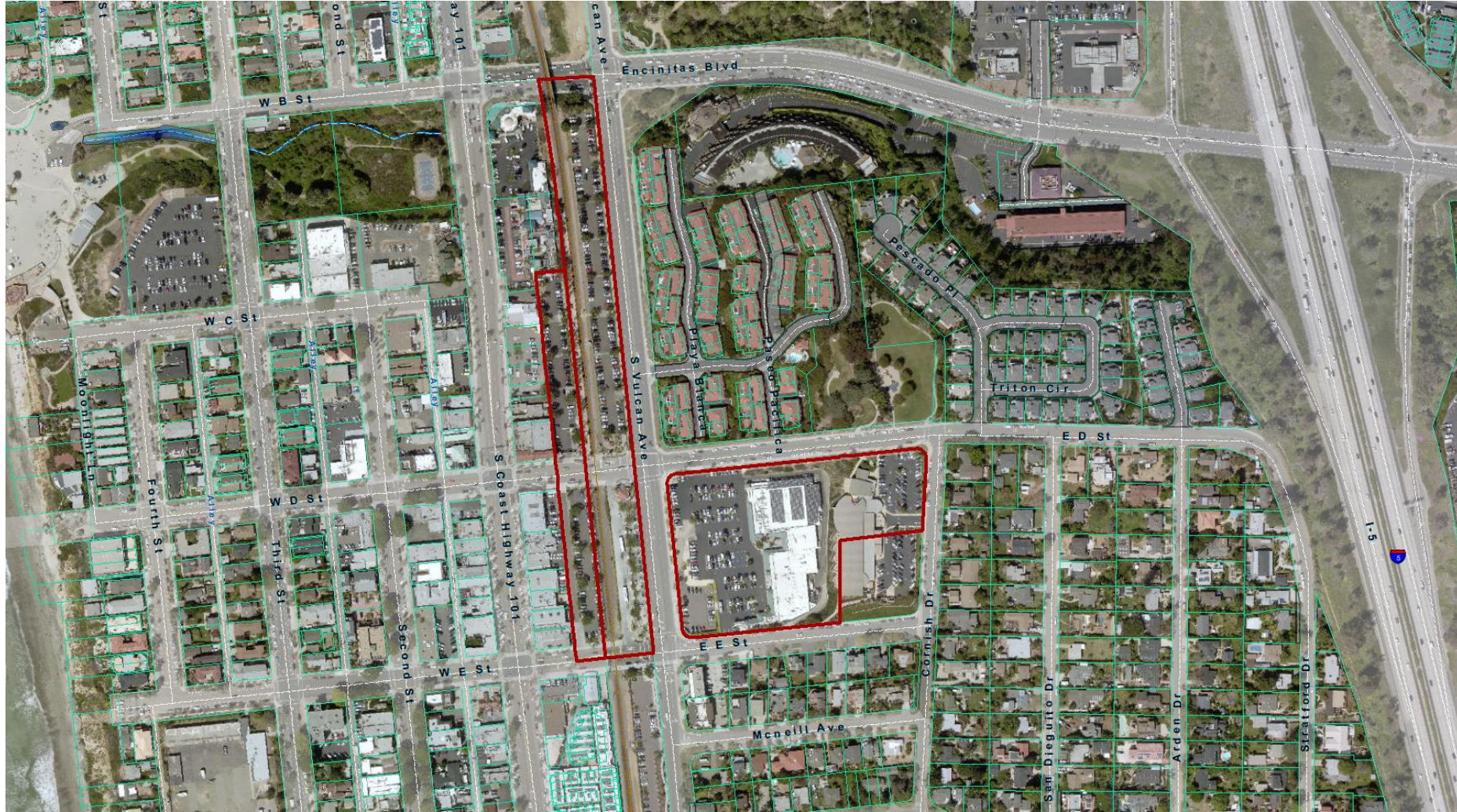


Site Name	APN	Address	Owner Name	General Plan Land Use	Zoning	Zoning Overlay	Existing Land Use	Lot Size (estimated acres)
Pacific View Arts Center	2581512200	380 and 390 W. F Street, 608 Third Street	City of Encinitas	P/SP (Public/Semi-Public)	D-P/SP (Downtown Specific Plan-Public/Semi-Public)	Coastal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

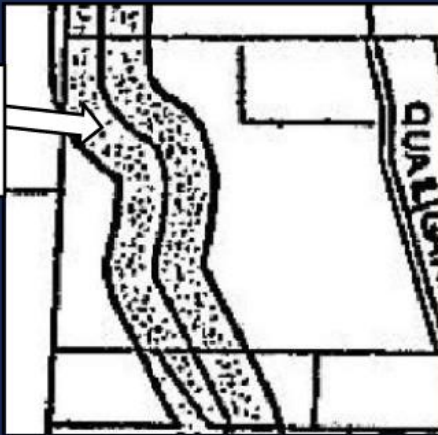
	#1	#2	#3
<b>Site</b>	<b>Quail Gardens (L7)</b>	<b>Public Works Yard</b>	<b>Days Inn</b>
<b>Site Dimensions</b>	460 ft x 360 ft	570 ft x 185 ft	230 ft x 500 ft
<b>Current Use</b>	Vacant land	City public works yard	Days Inn motel with vacant former restaurant space
<b>Requires Relocation</b>	No	Yes significant relocation	Likely
<b>Ownership/ Zoning</b>	City owns / RR-1	City owns / General Commercial	Privately owned / Visitor Serving Commercial
<b>Political Support</b>	Yes	Some	Some
<b>Walkability Factor</b>	Poor	Good	Good
<b>Adjacent Uses</b>	Single-family / Botanic Gardens Community Garden / Museum	Commercial / Church	Commercial / hillside
<b>Opportunity</b>	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
<b>Challenges</b>	Located within Coastal Commission Appeal Zone	Costly to relocate / replace Public Works facility	Elimination of hospitality may likely be opposed by Coastal Commission
<b>Time Frame to Start</b>	Short-term (~1 year)	Medium-term (~3 years)	Unknown
<b>Comments</b>	Requires private developer	Upzoning required but no adjacent single-family housing	Upzoning required, but no adjacent single-family housing
<b>Suitability</b>	Good	Near term fair/ Longer term Good	Fair

# #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





## #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)





# SWOT ANALYSIS TABLE – OTHER CITY OWNED SITES

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



Source: Kosmont Companies

## #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



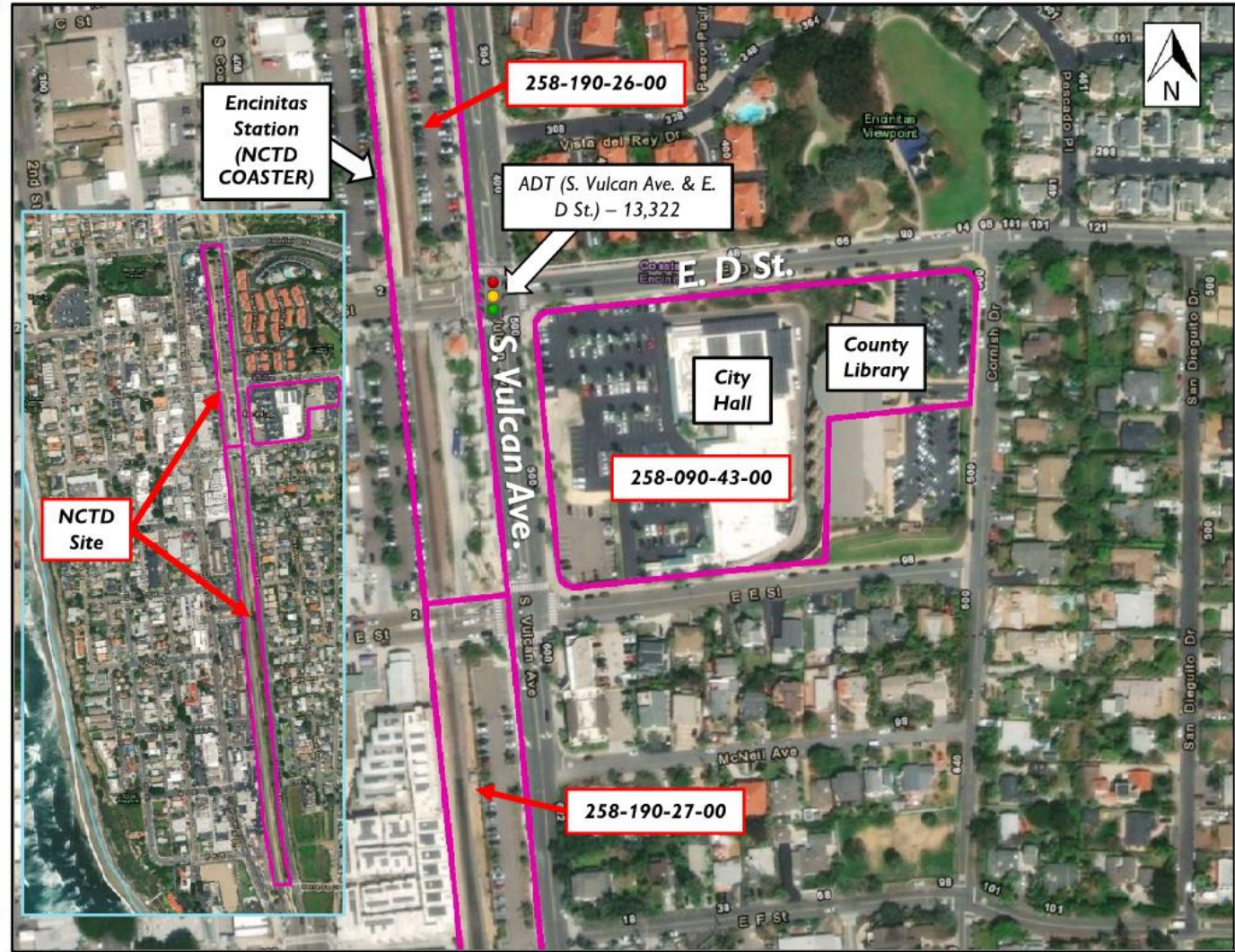
Sources: City of Encinitas; Kosmont Companies



# #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
<b>Site</b>	N. Vulcan Ave.	Seacoast Community Church	Greek Orthodox Church	County Burn
<b>Site Dimensions</b>	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
<b>Current Use</b>	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;
<b>Requires Relocation</b>	Business relocation	No	No	Encinitas Ford appears to use the Site as vehicle storage
<b>Ownership / Zoning</b>	Privately owned / R-15	Privately owned / R-30 Overlay	Privately owned / R-30 Overlay	County owned / Public – Semi Public
<b>Political Support</b>	Some	Some	Some	Some
<b>Walkability Factor</b>	Good	Poor	Poor	Good
<b>Adjacent Uses</b>	Single-family residential	Residential	Institutional	Commercial
<b>Opportunity</b>	100% affordable housing by non-profit developer	Market rate plus affordable units	Market rate plus affordable units	Market rate plus affordable units
<b>Challenges</b>	High land value / needs rezoning, likely City subsidy			Requires major environmental cleanup; Estimated costs of \$10 million or more
<b>Time Frame</b>	Long-term (~5+ years)	Unknown	Submitted preliminary plans	Long-term (~5+ years)
<b>Comments</b>	Need to attract non-profit to build Requires millions of dollars in City subsidy			County in process of evaluating reuse of site
<b>Suitability</b>	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 Department Site
  - Sheriff's Department
  - Fire Department Site
  - Fire Station
  - Faith Based Sites
  - Place of Worship
  - School Sites
- Private School**
- Yes
  - No



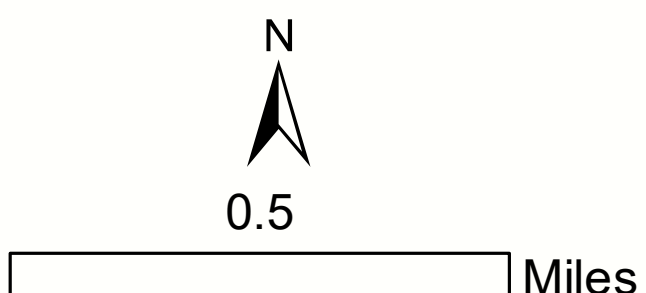
city of encinitas

## Types of Land Ownership

This map was produced by the City of Encinitas GIS and is designed for internal use only. The map is based on the best data available at the time of production and is not guaranteed to survey accuracy. City of Encinitas, SanGIS, SANDAG and other data are represented.

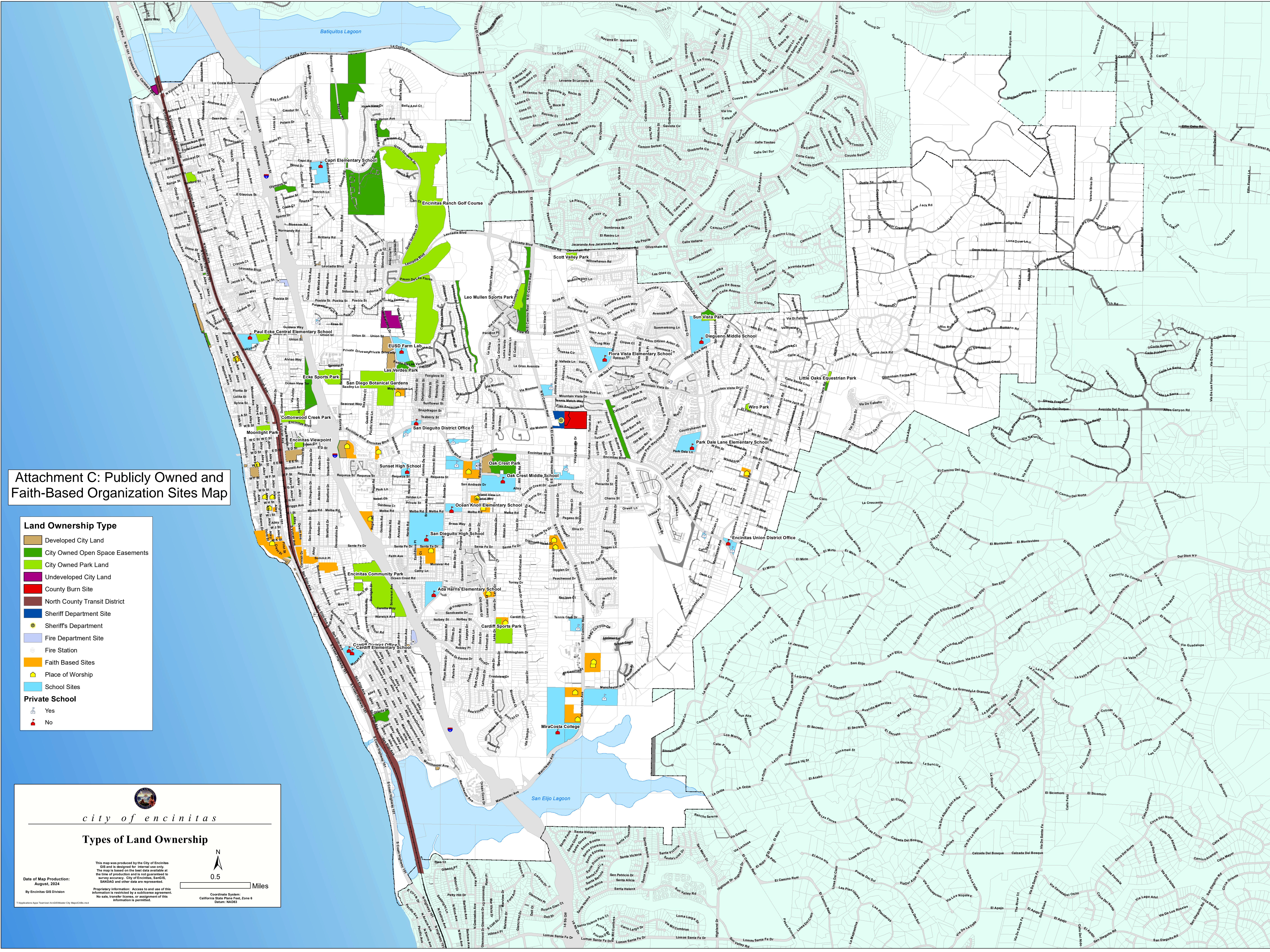
Date of Map Production:  
August, 2024

By Encinitas GIS Division



Coordinate System:  
California State Plane Feet, Zone 6  
Datum: NAD83

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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



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, Transportation (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

## Bob Kent

**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."

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

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

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 6<sup>th</sup> 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.

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

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

## Elena Thompson

- A. 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 unplaned vote, at the 11/20 special AFTF 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

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



## **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.

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



**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



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	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
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

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	0	0	7.5	0	0	0
0	Leichtag Foundation						
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



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

Eli Stern did not submit a site scoring rubric.



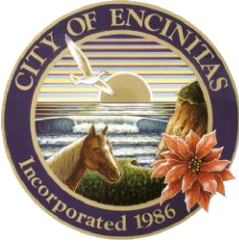
Eli Stern

**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

**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.

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

# 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](mailto: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

