



***City of Encinitas***  
***FY 2020-25 Consolidated Plan***



**Development Services Department**  
**505 S. Vulcan Avenue**  
**Encinitas, CA 92024**

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# Executive Summary

## ES-05 Executive Summary – 24 CFR 91.200(c), 91.220(b)

### 1. Introduction

Incorporated in 1986, the City of Encinitas (“City”) is in the North County coastal region in San Diego County and is bounded by the cities of Carlsbad to the north, Solana Beach to the south, and an unincorporated area of San Diego County to the east. Since incorporation, the City has grown to an estimated population of 62,595 and has many great community assets, including a transit center, which connects travelers to downtown San Diego and north to Oceanside and Los Angeles, as well as over 40 acres of beaches.

As an entitlement jurisdiction under the U.S. Department of Housing and Urban Development (HUD), the City receives federal funds in proportion to its population size, concentration of poverty, and other socioeconomic and demographic data. To receive such funds, the City must submit a Consolidated Plan (ConPlan) every five years to HUD. This document is the City’s ConPlan for 2020-2025.

The ConPlan is a five-year planning document that identifies needs within low-to moderate- income (LMI) communities and outlines how the City will address those needs. Ultimately, it guides investments and helps achieve HUD’s mission of providing decent housing, suitable living environments, as well as expanded economic opportunities for LMI populations. ConPlans allow jurisdictions to be eligible for the following funding programs:

- Community Development Block Grants (CDBG) – CDBG is a flexible funding source that can be used for both housing and non-housing activities, including neighborhood revitalization, workforce and economic development, community and nonprofit facilities, and infrastructure and public services in LMI communities.
- HOME Investment Partnerships (HOME) – HOME is used for building, acquiring, and rehabilitating affordable housing for rent and homeownership. It may also be used for direct rental assistance to low-income residents.
- Emergency Solutions Grants (ESG) – ESG funds programs and services supporting persons experiencing homelessness. This includes operating shelters, providing essential services to shelter residents, administering rapid rehousing programs, and homelessness prevention.
- Housing Opportunities for Persons with AIDS (HOPWA) – HOPWA supports low-income people living with HIV/AIDS and their families by providing affordable housing opportunities.

Due to its population size, the City directly receives CDBG funding only, but it utilizes HOME funding through the County of San Diego’s HOME Consortium. (The HOME Consortium is comprised of Vista, Carlsbad, Encinitas, La Mesa, San Marcos, and Santee.) This ConPlan covers CDBG and non-federal housing

and community development resources. The City's anticipated total allotment for the Consolidated Plan period is approximately \$1,662,100.

## **2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview**

The City determined its goals and priorities for the 2020-2025 ConPlan through community and stakeholder feedback, U.S. Census Bureau data, and data from 2-1-1 San Diego, the region's Community Information Exchange (CIE). These priorities are:

- Assist in increasing and preserving affordable housing opportunities for low-and moderate-income households.
- Prevent and reduce homelessness.
- Improve public infrastructure and facilities.
- Invest in public services for low-and moderate-income residents.

These four priorities represent the varied needs that emerged during the ConPlan development process. Nearly half of all renters and a third of homeowners spend more than 30 percent of their monthly income on housing costs, indicating many households struggle with the cost of living in Encinitas. Fair housing also falls within the housing priorities.

## **3. Evaluation of past performance**

As part of the Consolidated Planning process, the City is required to submit an annual Consolidated Annual Performance and Evaluation Report (CAPER), which reports on how funds were spent, the households that benefitted from the funds, and the progress toward meeting its annual goals for housing and community development activities. These reports are reviewed by City Council and posted on the City's website.

Below is a summary of the accomplishments during the previous five-year period:

- 26 LMI households provided grants for residential rehabilitation
- 157 residents provided fair housing services
- 7,121 homeless residents served by local shelters and service providers
- 321 senior residents provided meals
- 4 sidewalks/roads constructed in LMI areas
- 6 facility improvements

## **4. Summary of citizen participation process and consultation process**

The City's community participation process was informed by the Citizen Participation Plan, which guides the implementation of a community engagement process and notification of community meetings and public hearings. To facilitate as much community participation as possible, the City held two community

meetings, conducted an online survey, and consulted with various organizational stakeholders. Across all activities, input was received from more than 300 residents and stakeholders.

Community members are also able to provide additional input on the ConPlan during a public comment period and at City Council meetings on March 18, 2020 and April 22, 2020. A comment in support of the adoption of the ConPlan and Annual Action Plan was submitted at the City Council meeting on March 18, 2020. All community engagement efforts are detailed further in The Process (page 6).

## **5. Summary of public comments**

Feedback on community needs was collected through community meetings, stakeholder consultations, a public comment period, and at formal public hearings. These comments provided insight into community needs and informed the goals of the ConPlan. Identified needs were varied, ranging from housing to community services. Formal public comments will be received at meetings of City Council and during a 30-day public comment period from March 20, 2020 to April 22, 2020. The comments received at these events will be included in the ConPlan prior to submission to HUD.

## **6. Summary of comments or views not accepted and the reasons for not accepting them**

To be added after public review period closes.

## **7. Summary**

The City's ConPlan sets forth the housing and community development strategies and objectives for the five-year period of 2020-2025 and satisfies the statutory requirements for receiving CDBG funds. More than merely meeting requirements, however, the City is committed to providing every opportunity for residents and stakeholders in Encinitas to participate in the ConPlan process and expanding opportunities for its LMI populations to thrive. This ConPlan and the associated community engagement process are indicative of that commitment.

# The Process

## PR-05 Lead & Responsible Agencies - 91.200(b)

### 1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

#### PR-05.01: Responsible Agencies.

Agency Role	Name	Department/Agency
CDBG Administration	City of Encinitas	Development Services Department

#### Narrative

The City’s Development Services Department is lead agency responsible for the preparation and administration of the ConPlan, corresponding Annual Plans, CAPERS, and the CDBG program. The County of San Diego is lead agency for HOME funding, which the City utilizes as a member of the County’s HOME Consortium. The implementation of programs funded by CDBG and HOME may be done in conjunction with other City departments such as Parks, Recreation and Cultural Arts and Public Works.

#### Consolidated Plan Public Contact Information

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## **PR-10 Consultation - 91.100, 91.200(b), 91.215(l)**

### **1. Introduction**

**Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l)).**

The City of Encinitas has long history of communication and collaboration with many governmental and non-governmental agencies in the region to address the needs of the City's LMI population. The City's formalized collaborative efforts include being a member of the County of San Diego's HOME Consortium and a supporter of Alliance for Regional Solutions (ARS), North County San Diego's collaborative network of homelessness service providers.

Encinitas' City Council-manager form of government also allows members of its governing body to work closely with the City's many departments and other regional entities and committees throughout the County. These affiliations include:

- San Diego Association of Governments (SANDAG), San Diego County's federally recognized metropolitan planning organization (MPO)
- Regional Task Force on the Homeless (RTFH), the region's HUD Continuum of Care (CoC)
- San Diego Regional Alliance for Fair Housing (SDRAFFH)
- Quarterly convenings of local CDBG program administrators

RTFH and the City's fair housing service provider were both interviewed in developing the ConPlan. The City will continue to maintain partnerships with these and other agencies to achieve its long-term housing and community development goals. Additionally, the City maintains its own housing authority, which administers Housing Choice Vouchers (Section 8 rental assistance) and monitors over 150 affordable housing units and over 130 affordable multi-family units. As resources or policies change, the City can coordinate directly through the City of Encinitas Housing Authority to help fulfill overall housing goals and objectives.

**Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness**

The RTFH organizes the annual Point-in-Time Count (PIT), in which the community engages and surveys those experiencing homelessness countywide to provide a count of the region's sheltered and unsheltered homeless community. The 2019 PIT counted a total of 120 individuals, 79 unsheltered and 41 sheltered persons, in Encinitas (which includes San Dieguito, Solana Beach, and Del Mar), of which 26 were in emergency shelters, 15 resided in transitional housing, and 79 were unsheltered.

The demographics of the unsheltered population found that 28 percent (22 individuals) were chronically homeless, 9 percent (7 individuals) identified as female, and 4 percent (3 individuals) were youth. The PIT did not find any unsheltered veterans or families in the count. Approximately 1.5 percent of the persons experiencing homelessness Countywide (8,102 individuals) reside in City of Encinitas.

The City has supported homelessness shelters and services, either through its CDBG program or other funding sources, for many years. Nonprofit partners include Catholic Charities, Interfaith Shelter Network, Interfaith Community Services, 2-1-1 San Diego, and Community Resource Center (CRC). Through CRC, the City funds a program called Opening Doors which, in keeping with the Housing First model, pairs individuals and families experiencing homelessness with a housing navigator to connect them to permanent housing.

Additionally, the City is launching a pilot outreach program in partnership with the County of San Diego and the CRC called the HOPE Project—the Homeless Outreach Program for Empowerment. The HOPE Project will help those experiencing homelessness find housing, obtain medical care, and transportation. Outreach will be conducted by City sheriff's deputy and a social worker to assess the needs and connect individuals to resources through compassionate enforcement. The HOPE Project will serve vulnerable populations, including the chronically homeless.

The key to the City's progress on addressing homelessness is its involvement with ARS and RTFH. Coordinated activities include the PIT, as well as services and shelters for those experiencing or at-risk of homelessness. Additionally, ARS staff provided input on the most pressing needs as it pertains to homelessness. Its Bridge to Housing committee, comprised of service providers and stakeholders, also provided feedback and informed the development of the ConPlan.

Given the community need related to homelessness, the City will be developing a Homeless Action Plan to determine the current community needs, recommendations to improve homeless services and partnerships, and assess current efforts to address homelessness. This Homeless Action Plan will result in recommendations and goals to ensure the City continues towards its goal of reducing homelessness and is in alignment with the CoC's strategy to address homelessness. It will also provide the City with strategies based on the demographics of the current population experiencing homelessness. At this time, it is undetermined how many families with children, veterans, or unaccompanied youth are experiencing homelessness in the City. The Homeless Action Plan will identify the interventions best suited to those experiencing homelessness in Encinitas.

**Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS**

The City of Encinitas does not administer ESG funds; however, RTFH and ARS were consulted in the development of the ConPlan.



**2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities**

**Table PR-10.01: Agencies, groups, organizations who participated**

<b>Organization</b>	<b>Agency/Group/Organization</b>	<b>What Section of the Plan was addressed by consultation?</b>	<b>Briefly describe how the organization was consulted. What are the anticipated outcomes of the consultation or areas of improved coordination?</b>
2-1-1 San Diego	Community Information Exchange (CIE)	Needs Assessment Housing Market Analysis	Provided localized data to inform the ConPlan.
Alliance for Regional Solutions	Homelessness collaborative	Needs Assessment	Interviewed staff, as well as solicited input from their Bridge to Housing committee.
County of San Diego	County government – Health and Human Services Agency, Housing and Community Development Services, Office of Emergency Services	Needs Assessment Housing Market Analysis	Consulted with various agencies at the county government to inform development of ConPlan.
Legal Aid Society of San Diego	Fair housing legal service provider	Needs Assessment Housing Market Analysis	Interviewed staff about fair housing needs in San Diego North County.
Regional Task Force on the Homeless	Continuum of Care	Needs Assessment Housing Market Analysis	Interviewed staff about homelessness needs and challenges.

**Identify any Agency Types not consulted and provide rationale for not consulting**

No agency or organization was purposely excluded from providing input on the Consolidated Plan.

**Other local/regional/state/federal planning efforts considered when preparing the Plan**

**Table PR-10.02: Other local/regional/federal planning efforts**

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
2013-2021 Housing Element	City of Encinitas	The Housing Element is the State-recognized strategy for addressing the City’s housing needs. The City’s Housing Element recently received State certification and this ConPlan aligns with the goals of the Housing Element.
City of Encinitas Strategic Plan	City of Encinitas	The Strategic Plan is regularly updated by the City Council to reflect the Vision, Mission, Operating Principles, and Strategic Focus Areas and Key Goals.
City of Encinitas Climate Action Plan	City of Encinitas	A Climate Action Plan to mitigate the impacts of climate change.

**Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(I))**

As mentioned previously, the City participates in many regional planning efforts and working groups aimed to improve coordination in the delivery of housing and community development related programs and services in the San Diego region. Separately, the State of California has recently bolstered its funding for housing and homelessness programs. For example, Senate Bill 2 (Atkins) creates a permanent source of funding for affordable housing and the Homeless Emergency Aid Program (HEAP) provided additional funding to Continuums of Care throughout the State. It is important that the City coordinate with local partners and stakeholders to best leverage potential new funding and resources.

Lastly, the City consulted with the County of San Diego’s Office of Emergency Services on increasing its resilience to natural hazards for LMI residents, as well as risks expected to increase due to climate change. The County of San Diego has released a [countywide framework](#) for recovery planning identifying the roles and responsibilities at the local, state, and federal levels and resources that may be activated to address recovery in the County.

**Narrative**

See above.

## PR-15 Citizen Participation - 91.401, 91.105, 91.200(c)

### 1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting

During the ConPlan development, two community meetings were held at the Encinitas Library. At the first meeting on October 14, 2019, twenty-seven (27) community members provided feedback on what they identified as the City’s most pressing community needs. At the second meeting on October 21, eleven (11) people attended and provided their feedback. A total of 38 people participated in the two forums, marking a substantial increase in community meeting participation over the previous ConPlan cycle.

At the meetings, residents received extensive information about the ConPlan, the citizen participation process, HUD requirements for an entitlement City, and the amount of funding that the City anticipates receiving and how those funds can be used by the City. Attendees provided feedback on what they believe are the greatest needs of the community. The City collected feedback in two ways: a ‘dot voting’ exercise, in which residents placed dot stickers on a pre-populated poster to indicate their top community needs; and facilitated small group discussions at which feedback on community needs were recorded on worksheets.

A community needs survey was offered in English and Spanish in both online and hard-copy format. A total of 273 individuals responded to the survey, which is a 320 percent increase in the survey response over the previous ConPlan survey. A copy of the survey can be found in Appendix B- Citizen Participation Materials.

The City of Encinitas published notices of all public meetings and public hearing in the Coast News as well as the City’s website. Two City Council public hearings took place on March 18, 2020 and April 22, 2020 to review and approve the ConPlan. All public comments received during both meetings are included in Appendix C of the ConPlan. The public review and comment period was advertised through a publication in a local newspaper, direct email notification, and on the City’s Website. Due to the COVID-19 outbreak, effective March 18, 2020 all City facilities became closed to the public. Hard copies were offered by request. The ConPlan was available on the City’s website for a 30-day public comment period from March 20, 2020 to April 21, 2020. Notice of the public review period was posted in the Coast News, on the City’s website, and direct email notifications. No comments were received during the 30-day public review period.

### Citizen Participation Outreach

**Table PR-15.01: Citizen Participation Outreach**

Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
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Community Meetings	Non-targeted/broad community	38 attendees	Feedback on community needs were varied, but Affordable housing and homelessness were the greatest concern. Infrastructure and community facilities and services also emerged as a high priority among attendees.	All comments were accepted.	
Survey	Non-targeted/broad community	273 responses	Infrastructure was the area of need of highest priority to respondents. Housing and economic development were also top priorities.	All comments were accepted.	URL closed – survey in Appendix B-Citizen Participation Materials
Consultations	Key stakeholders	See Table 2.	Interviewees provided input on community needs and challenges in North County San Diego.	All comments were accepted.	
Public hearing	Non-targeted/broad community	City Council Public hearing on March 18, 2020 to receive comments on draft 2020-21 Action Plan	One public comment was received in support of the Consolidated Plan and Annual Action Plan	All comments were accepted.	
Public comment period	Non-targeted/broad community	Public comment period 30-days, March 20 to April 21, 2020	No comments received during the review period.	N/A	
Public hearing	Non-targeted/broad community	City Council public hearing to adopt FY 2020-20 ConPlan and FY 2020-21 Action Plan	Two comments were received requesting additional time for the public review and comment period.	All comments were received, however, additional review period not approved by the City Council.	

# Needs Assessment

## NA-05 Overview

### Needs Assessment Overview

The primary source of data used in this needs assessment are HUD Comprehensive Housing Affordability Strategy (CHAS) special tabulations created through the U.S Census Bureau’s American Community Survey (ACS) that incorporate HUD-specified criteria relating to housing needs, HUD-defined income limits and household types. This Needs Assessment predominantly uses data drawn from ACS’s most recent data set (2012-2016). The information contained in this section informs the preparation of City of Encinitas’s housing and community development priorities and both five- and one- year investment strategies.

The following outlines income categories used in this report:

- Area median income (AMI):
  - Extremely Low-income: 0-30 percent AMI
  - Very Low-income: 30-50 percent AMI
  - Low-income: 50-80 percent AMI
  - Moderate-income: 80-120 percent AMI
  - Median Income: 100 percent AMI
- HUD adjusted median family incomes (HAMFI):
  - Extremely low-income: 0-30 percent HAMFI
  - Very low-income: 30-50 percent HAMFI
  - Low-income: 50-80 percent HAMFI
  - Middle-income: 80-100 percent HAMFI
  - Upper income 100 percent HAMFI and above

Note: AMI and HAMFI are functionally the same when referring to lower-income populations. However, HUD uses HAMFI to determine Fair Market Rents, which guides eligibility for many of its programs including Housing Choice Vouchers (i.e. Section 8). AMI is an industry term used more generally, but often refers to income limits for income-restricted affordable housing. The use of each term is noted throughout the ConPlan. The current income limits as used in this ConPlan (2019) are as follows:

**Table NA-05.01: San Diego County Income Limits, 2019**

Area Median Income: \$86,300	Income Level	Number of Persons in Households							
		1	2	3	4	5	6	7	8
	<b>Extremely Low</b>	22,250	25,700	28,900	32,100	34,700	37,250	39,850	43,430
	<b>Very Low</b>	37,450	42,800	48,150	53,500	57,800	62,100	66,350	70,650
	<b>Low</b>	59,950	68,500	77,050	85,600	92,450	99,300	106,150	113,000
	<b>Median</b>	60,400	69,050	77,650	<b>86,300</b>	93,200	100,100	107,000	113,900
	<b>Moderate</b>	72,500	82,850	93,200	103,550	111,850	120,100	128,400	136,700

Source: California Department of Housing and Community Development

## Housing Needs

According to ACS data, there are a total of 23,695 households in Encinitas, of which 64 percent are owner households and 36 percent are renter households. However, these figures vary according to income category.

**Table NA-05.02: Household Income Distribution**

Income Distribution Overview	Owner	Renter	Total	Owners	Renters
Household Income <= 30% HAMFI	725	1,625	2,350	5%	19%
Household Income >30% to <=50% HAMFI	1,160	1,045	2,205	8%	12%
Household Income >50% to <=80% HAMFI	1,190	1,090	2,280	8%	13%
Household Income >80% to <=100% HAMFI	1,440	890	2,330	10%	10%
Household Income >100% HAMFI	10,615	3,910	14,525	70%	46%
<b>Total</b>	<b>15,135</b>	<b>8,560</b>	<b>23,695</b>	<b>64%</b>	<b>36%</b>

Source: ACS 2012-2016

The table above shows that 44 percent of renter households are lower income (up to 80 percent AMI), but only 21 percent of owners are lower income. Overall, 29 percent of all households are lower income. The total number of lower-income households has decreased by about 7 percent since the last Consolidated Plan (approximately 510 fewer lower income households than in 2015).

Both owners and renters experience housing problems, but at differing rates. As described by HUD, the four housing problems are: incomplete kitchen facilities, incomplete plumbing facilities, more than one person per room, and cost burden greater than 30 percent. Cost burden is the ratio of housing costs to household income. For renters, housing cost constitutes gross rent (contract rent and utilities). For owners, housing cost is "select monthly owner costs", which includes mortgage payments, utilities, association fees, insurance, and real estate taxes.

The following table indicates that 39 percent of all households have one of the four defined housing problems, but within the two tenure categories, renters have a higher rate of housing problems than owners (52 percent versus 32 percent, respectively).

**Table NA-05.03: Housing Problems**

Housing Problems Overview 1	Owner	Renter	Total	Owners	Renters
Household has at least 1 of 4 Housing Problems	4,855	4,490	9,345	32%	52%
Household has none of 4 Housing Problems	10,160	3,815	13,975	67%	45%
Cost burden not available - no other problems	120	255	375		
<b>Total</b>	<b>15,135</b>	<b>8,560</b>	<b>23,695</b>		

Source: ACS 2012-2016

There are four severe housing problems, which are: incomplete kitchen facilities, incomplete plumbing facilities, more than 1.5 persons per room, and cost burden greater than 50 percent. The following table indicates that 23 percent of all households have one of the four defined severe housing problems; again,

renters have a higher rate of severe housing problems than owners (34 percent versus 17 percent, respectively).

**Table NA-05.04: Severe Housing Problems**

<b>Severe Housing Problems Overview 2</b>	<b>Owner</b>	<b>Renter</b>	<b>Total</b>	<b>Owners</b>	<b>Renters</b>
<b>Household has at least 1 of 4 Severe Housing Problems</b>	2,510	2,935	5,445	17%	34%
<b>Household has none of 4 Severe Housing Problems</b>	12,500	5,375	17,875	83%	63%
<b>Cost burden not available - no other problems</b>	120	255	375		
<b>Total</b>	<b>15,135</b>	<b>8,560</b>	<b>23,695</b>		

Source: ACS 2012-2016

The following table breaks down the various levels of cost burden experienced by owner and renter households. Overall, it shows that 37 percent of all households have some amount of cost burden. However, cost burden is a greater problem for renter households: 48 percent of renter households have a cost burden, while 31 percent of owner households have a cost burden.

**Table NA-05.05: Housing Cost Burden**

<b>Housing Cost Burden Overview 3</b>	<b>Owner</b>	<b>Renter</b>	<b>Total</b>	<b>Owners</b>	<b>Renters</b>
<b>Cost Burden &lt;=30%</b>	10,350	4,195	14,545	68%	49%
<b>Cost Burden &gt;30% to &lt;=50%</b>	2,400	1,785	4,185	16%	21%
<b>Cost Burden &gt;50%</b>	2,275	2,295	4,570	15%	27%
<b>Cost Burden not available</b>	120	295	415		
<b>Total</b>	<b>15,135</b>	<b>8,560</b>	<b>23,695</b>		

Source: ACS 2012-2016

The next series of tables provides data on housing problems, by tenure and income category.

**Table NA-05.06: Housing Problems by Income Level, All Households**

<b>Income by Housing Problems (Owners and Renters)</b>	<b>Household has at least 1 of 4 Housing Problems</b>	<b>Household has none of 4 Housing Problems</b>	<b>Cost Burden not available - no other housing problems</b>	<b>Total</b>	<b>Of Households w/ Housing Problems</b>	<b>Of Income Category</b>
<b>Household Income &lt;= 30% HAMFI</b>	1,765	210	375	2,350	19%	75%
<b>Household Income &gt;30% to &lt;=50% HAMFI</b>	1,815	395	0	2,205	19%	82%
<b>Household Income &gt;50% to &lt;=80% HAMFI</b>	1,560	720	0	2,280	17%	68%
<b>Household Income &gt;80% to &lt;=100% HAMFI</b>	1,480	850	0	2,330	16%	64%

<b>Household Income &gt;100% HAMFI</b>	2,730	11,800	0	14,525	29%	19%
<b>Total</b>	<b>9,345</b>	<b>13,975</b>	<b>375</b>	<b>23,695</b>		

Source: ACS 2012-2016

**Table NA-05.07: Housing Problems, Renters**

<b>Income by Housing Problems (Renters only)</b>	<b>Household has at least 1 of 4 Housing Problems</b>	<b>Household has none of 4 Housing Problems</b>	<b>Cost Burden not available - no other housing problems</b>	<b>Total</b>	<b>Of Households w/ Housing Problems</b>	<b>Of Income Category</b>
<b>Household Income &lt;= 30% HAMFI</b>	1,245	125	255	1,625	28%	77%
<b>Household Income &gt;30% to &lt;=50% HAMFI</b>	985	65	0	1,045	22%	94%
<b>Household Income &gt;50% to &lt;=80% HAMFI</b>	920	170	0	1,090	20%	84%
<b>Household Income &gt;80% to &lt;=100% HAMFI</b>	635	255	0	890	14%	71%
<b>Household Income &gt;100% HAMFI</b>	710	3,200	0	3,910	16%	18%
<b>Total</b>	<b>4,490</b>	<b>3,815</b>	<b>255</b>	<b>8,560</b>		

Source: ACS 2012-2016

**Table NA-05.08: Housing Problems, Owners**

<b>Income by Housing Problems (Owners only)</b>	<b>Household has at least 1 of 4 Housing Problems</b>	<b>Household has none of 4 Housing Problems</b>	<b>Cost Burden not available - no other housing problems</b>	<b>Total</b>	<b>Of Households w/ Housing Problems</b>	<b>Of Income Category</b>
<b>Household Income &lt;= 30% HAMFI</b>	520	85	120	725	11%	72%
<b>Household Income &gt;30% to &lt;=50% HAMFI</b>	830	330	0	1,160	17%	72%
<b>Household Income &gt;50% to &lt;=80% HAMFI</b>	640	550	0	1,190	13%	54%
<b>Household Income &gt;80% to &lt;=100% HAMFI</b>	845	595	0	1,440	17%	59%
<b>Household Income &gt;100% HAMFI</b>	2,020	8,600	0	10,615	42%	19%
<b>Total</b>	<b>4,855</b>	<b>10,160</b>	<b>120</b>	<b>15,135</b>		

Source: ACS 2012-2016

Together, these three tables show the total number of households with housing problems by income level, as well as disaggregated data for renter and owner households. Overall, 55 percent of lower-income households (earning less than 80 percent of AMI) have at least one of the four housing problems, and, generally, the lower the income category, the more likely a household experiences housing problems. For example, 82 percent of very low-income households have at least one of four problems, whereas only 16 percent of those earning over the median income do. When these data are disaggregated, renter



households experience housing problems far more than owners. Approximately 70 percent of lower-income renter households have one of four problems, while only 41 percent of lower income owners do. Regardless of tenure, however, most lower-income households experience one of the four housing problems.

The following three tables compare one of these housing problems – cost burden – by tenure and income category.

**Table NA-05.09: Cost Burden by Income Level, All Households**

Income by Cost Burden (Owners and Renters)	Cost burden > 30%	Cost burden > 50%	Total	Of Households w/Cost Burden >30%	Of Households w/Cost Burden >50%	Of Income Category >30%	Of Income Category >50%
Household Income <= 30% HAMFI	1,725	1,500	2,350	20%	33%	73%	64%
Household Income >30% to <=50% HAMFI	1,815	1,420	2,205	21%	31%	82%	64%
Household Income >50% to <=80% HAMFI	1,485	650	2,285	17%	14%	65%	28%
Household Income >80% to <=100% HAMFI	1,340	540	2,330	15%	12%	58%	23%
Household Income >100% HAMFI	2,370	450	14,525	27%	10%	16%	3%
<b>Total</b>	<b>8,735</b>	<b>4,560</b>	<b>23,695</b>				

Source: ACS 2012-2016

**Table NA-05.10: Cost Burden by Income, Renters**

Income by Cost Burden (Renters Only)	Cost burden > 30%	Cost burden > 50%	Total	Of Households w/Cost Burden >30%	Of Households w/Cost Burden >50%	Of Income Category >30%	Of Income Category >50%
Household Income <= 30% HAMFI	1,205	1,160	2,365	30%	51%	74%	71%
Household Income >30% to <=50% HAMFI	980	810	1,790	24%	35%	94%	78%
Household Income >50% to <=80% HAMFI	850	270	1,120	21%	12%	78%	25%
Household Income >80% to <=100% HAMFI	555	35	590	14%	2%	62%	4%
Household Income >100% HAMFI	490	20	510	12%	1%	13%	1%
<b>Total</b>	<b>4,080</b>	<b>2,295</b>	<b>6,375</b>				

Source: ACS 2012-2016

**Table NA-05.11: Cost Burden by Income, Owners**

Income by Cost Burden (Owners Only)	Cost burden > 30%	Cost burden > 50%	Total	Of Households w/Cost Burden >30%	Of Households w/Cost Burden >50%	Of Income Category >30%	Of Income Category >50%
Household Income <= 30% HAMFI	525	345	870	11%	15%	72%	48%
Household Income >30% to <=50% HAMFI	830	610	1,440	18%	27%	72%	53%
Household Income >50% to <=80% HAMFI	645	385	1,030	14%	17%	54%	32%
Household Income >80% to <=100% HAMFI	790	505	1,295	17%	22%	55%	35%
Household Income >100% HAMFI	1,885	430	2,315	40%	19%	18%	4%
<b>Total</b>	<b>4,675</b>	<b>2,275</b>	<b>6,950</b>				

Source: ACS 2012-2016

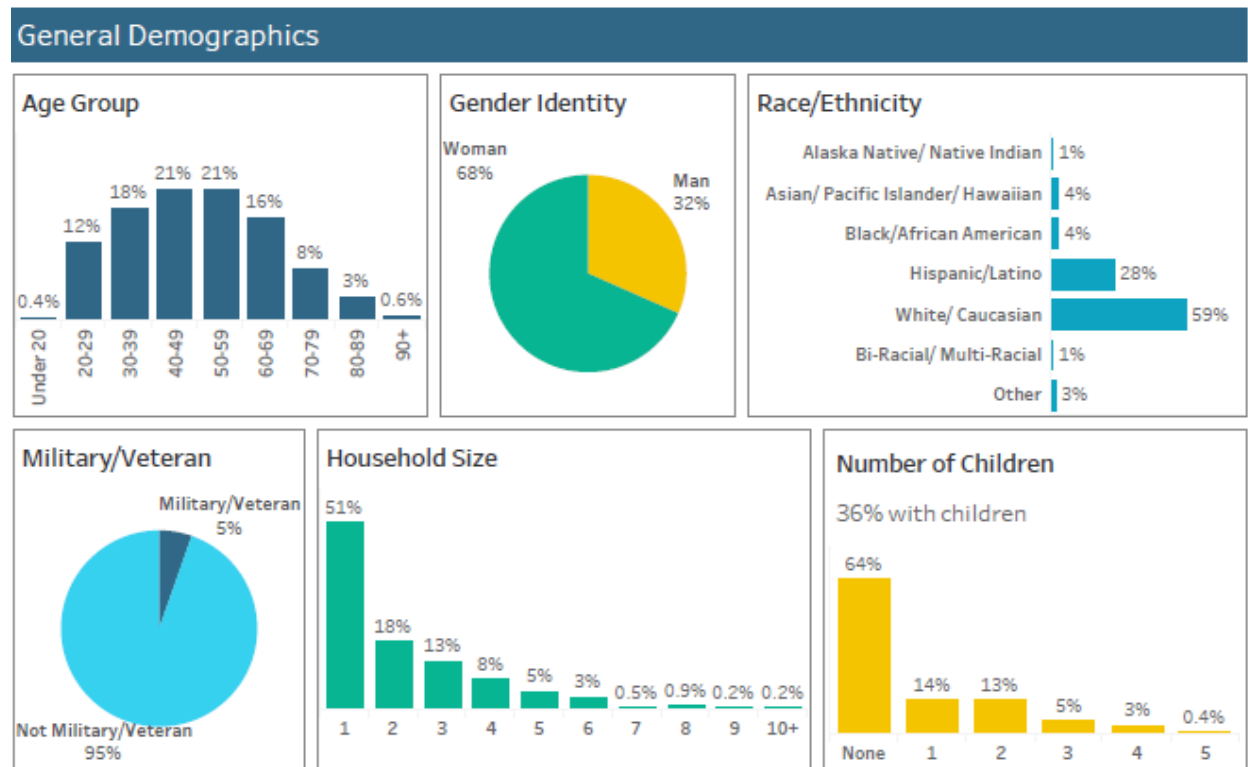
The three tables above show the total number of households with either a cost burden above 30 percent of income or above 50 percent of income (severe cost burden) by income level. According to the first table, of households with a cost burden above 30 percent, 58 percent are in the lower income category (below 80 percent AMI). Of the 4,560 households with a severe cost burden, 78 percent are lower income. Within each lower income category, there are similarly high rates of cost burden: for example, 82 percent of very low-income households (31-50 percent AMI) have a cost burden above 30 percent.

Further, of those renters with a cost burden of 30 percent or more, lower income households represent 74 percent of the total. In contrast, of all owners with a cost burden of more than 30 percent, only 43 percent are lower income. The fact that higher income owners may also have cost burdens can be explained by several factors, such as homeowner seniors living on fixed incomes.

#### 2-1-1 San Diego Data

2-1-1 San Diego has collected a series of data points from clients accessing services during the 2018 calendar year. A total of 529 clients accessed services that resulted in more than 1,760 referrals to providers. General demographic information of 2-1-1 clients in Encinitas can be shown in the following graphic.

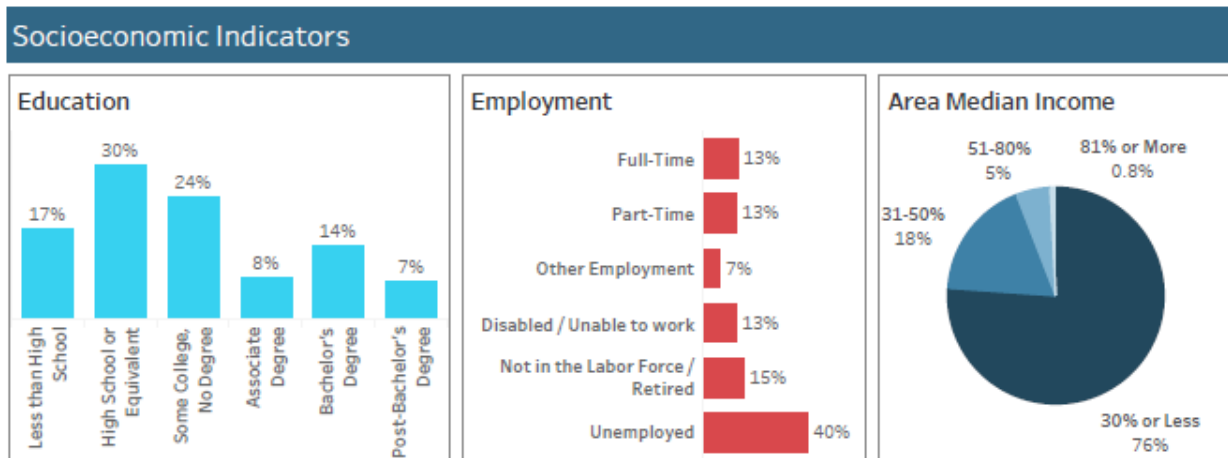
**Figure NA-05.01: Demographics**



Source: 2-1-1 San Diego

The largest age groups contacting 2-1-1 were persons aged 40-59; clients were disproportionately female, and the majority callers were individuals with no children. In addition, callers were disproportionately persons of color: while White/Caucasian persons represent 86 percent of Encinitas' total population, only 59 percent of callers were in that category. Further, Black/African American residents make up less than 1 percent of the overall population but comprised 4 percent of inquiries. Similarly, persons who identify as Hispanic or Latino make up 14 percent of the population but represented 28 percent of callers.

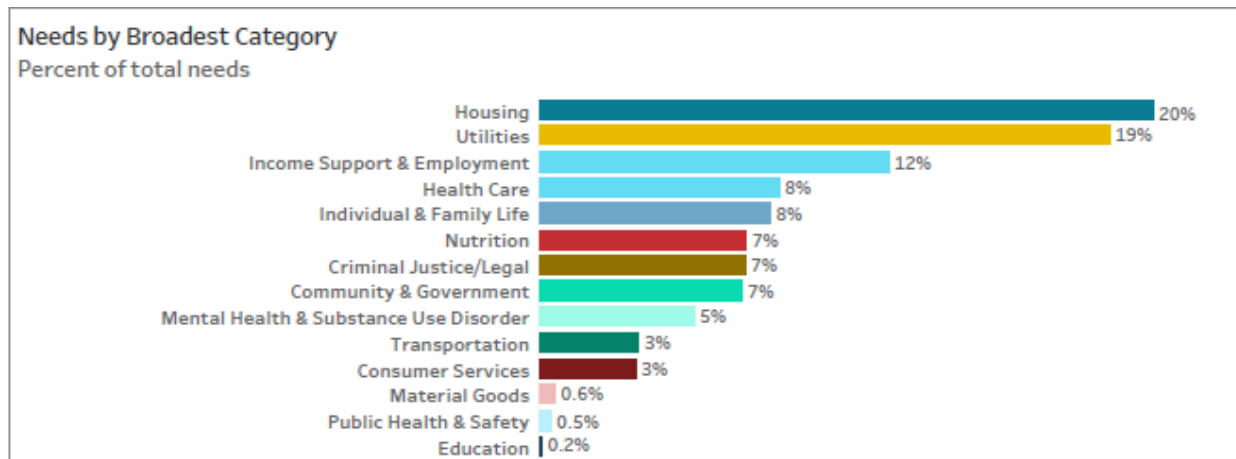
**Figure NA-05.02: Socioeconomic Indicators**



Source: 2-1-1 San Diego

The table above shows that a slight majority of callers had at least some college education, but 40 percent reported being unemployed, with an additional 13 percent unable to work. In contrast, the State Employment Development Department estimates the local unemployment rate to be about 3 percent overall in Encinitas. More than 75 percent of callers seeking assistance reported being extremely low-income, earning less than 30 percent of AMI.

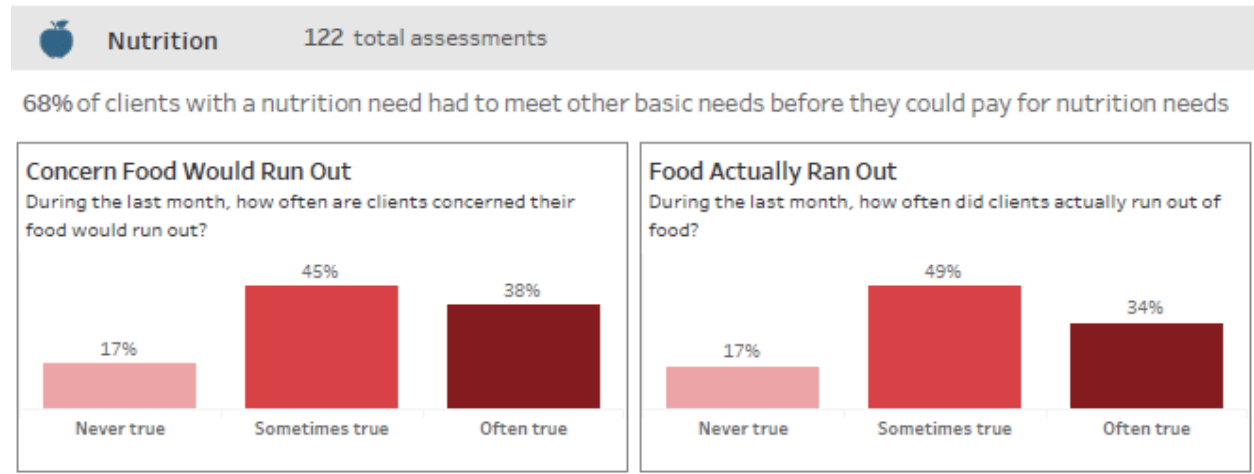
**Figure NA-05.03: Reason for Referral**



Source: 2-1-1 San Diego

Of the total 2,643 reported needs, the top two were housing-related, totaling 39 percent of reported needs. Following this category, income support and employment was the next highest need. Food insecurity is also a concern, with 7 percent of clients assessed to need some form of nutritional support:

**Figure NA-05.04: Nutrition Referrals**

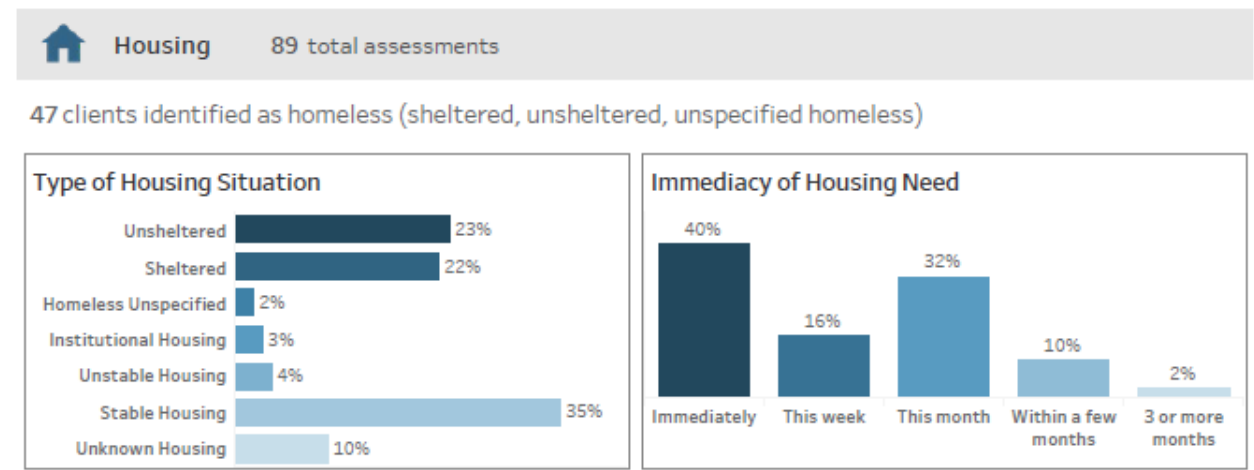


Source: 2-1-1 San Diego

Of the 122 nutrition assessments, 38 percent indicated they were often concerned food would run out, and 34 percent said they often actually ran out of food. In total, 68 percent of clients with a nutritional need did not have the funds necessary to purchase food.

The following chart shows that 47 clients reported themselves as homeless (about 47 percent); 88 percent of the clients assessed indicated an immediate need for housing within the month.


**Figure NA-05.05: Housing Referrals**



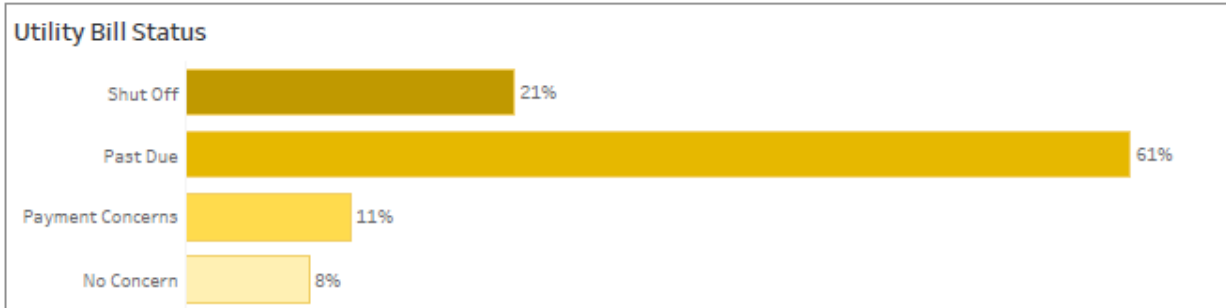
Source: 2-1-1 San Diego

Of those 80 clients with utility needs assessments, 21 percent reported having their utilities shut off, and 70 percent noted their utility bill represented more than 25 percent of their income. In total, 61 percent said their bill was past due.

### Figure NA-05.06: Utility Referrals

 Utilities    80 total assessments

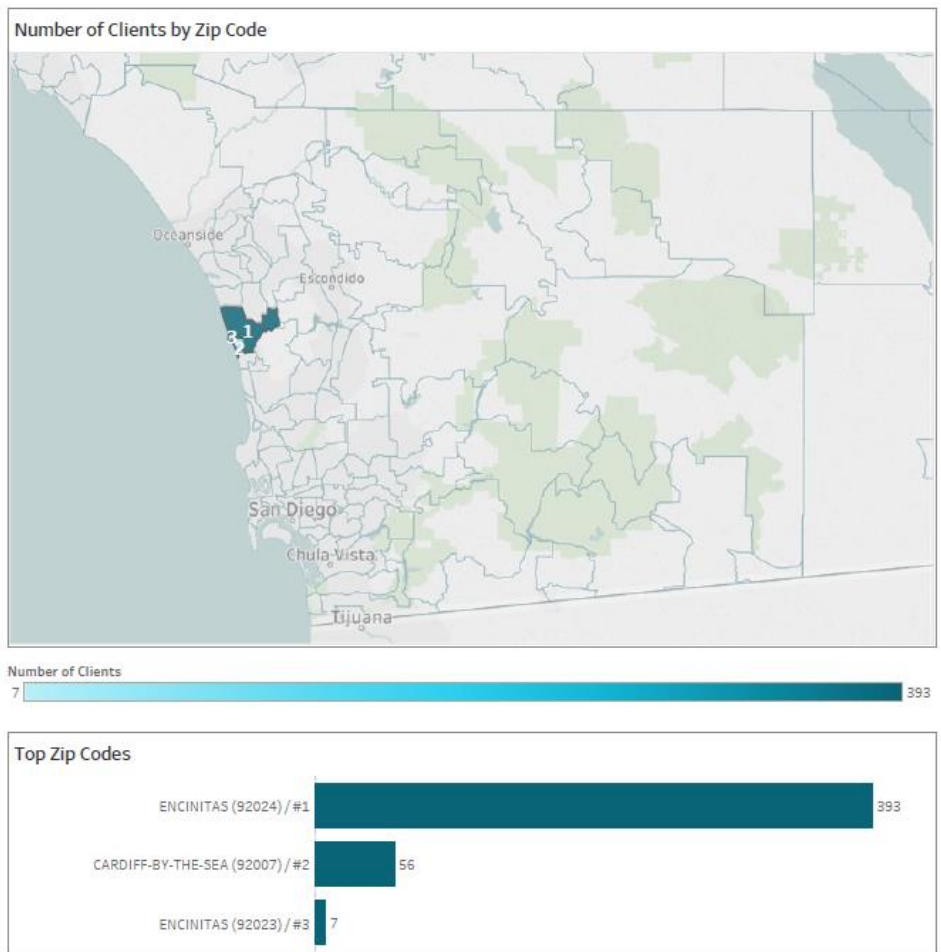
70% of clients with a utility need had a utility bill over 25% of their income



Source: 2-1-1 San Diego

The map below shows the zip codes of the clients accessing 2-1-1 in Encinitas:

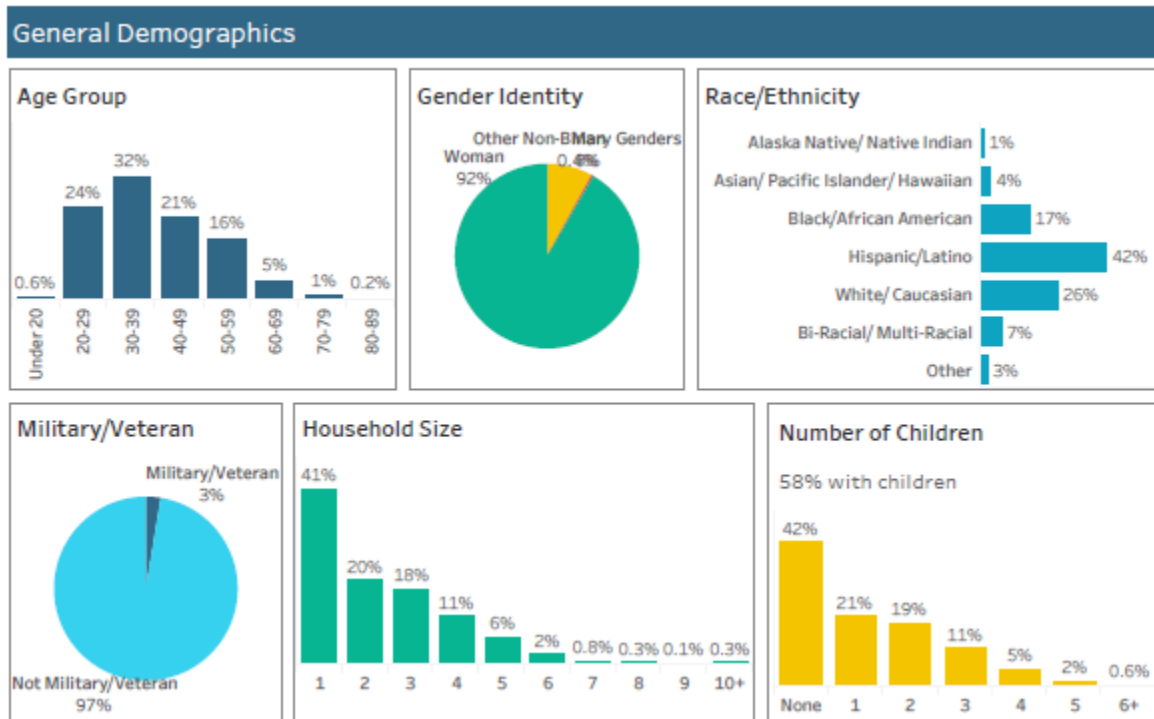
### Figure NA-05.07: Referrals by Zip Code



Source: 2-1-1 San Diego

The following statistics from 2-1-1 San Diego (2018) highlight the circumstances facing people – overwhelmingly women – who seek help because of domestic violence concerns. Although data is not available by individual jurisdictions, this County-wide portrait of clients helps frame the discussion on the needs of survivors of domestic violence.

**Figure NA-05.08: Domestic Violence Referrals - Demographics**

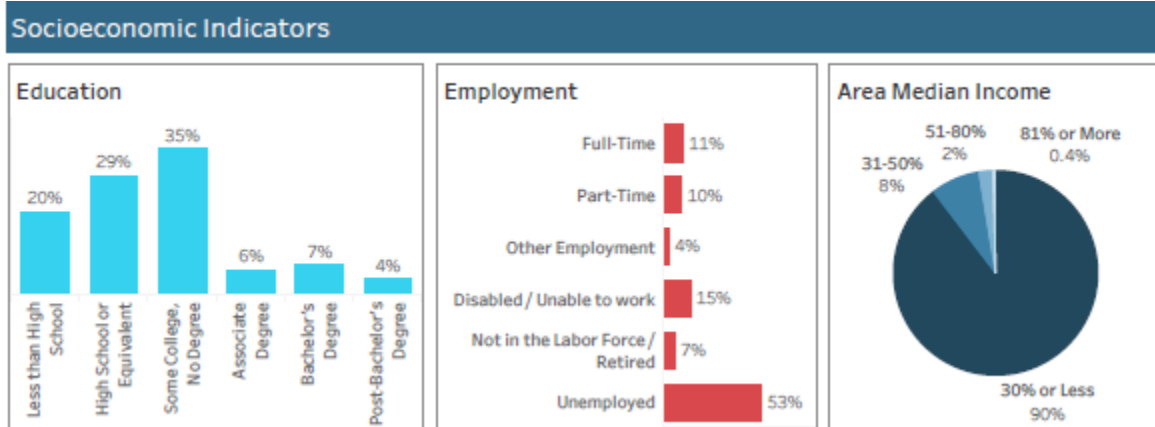


Source: 2-1-1 San Diego

Thirty-two percent of the 1,681 clients who contacted 2-1-1 for help were between the ages of 30 and 39, and 58 percent had children. Although Whites make up 64 percent of the population County-wide, only 26 percent of callers were White. In addition, while Black/African Americans constitute just over 5 percent of the population, they represent 17 percent of clients. Lastly, persons who identify as Hispanic represent 32 percent of the total population, but 42 percent of clients.

The following chart shows that a slight majority of clients have at least some college education, but 53 percent reported being unemployed, and another 15 percent said they were unable to work. The fact that 90 percent of clients reported extremely low-incomes illustrates the economic difficulties facing domestic violence survivors.

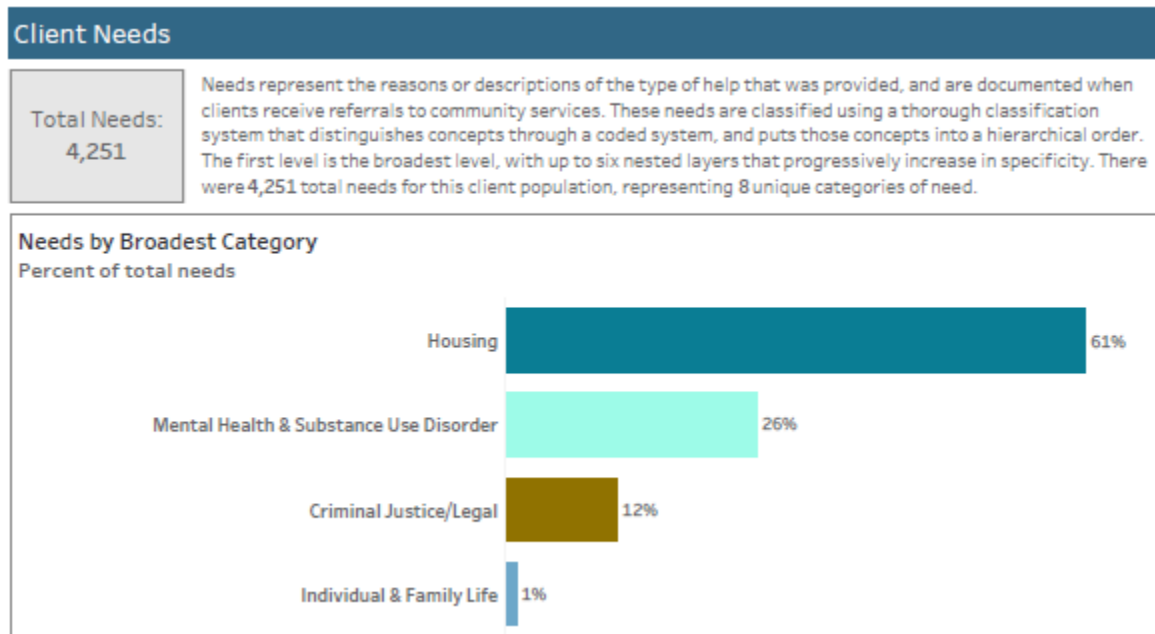
**Figure NA-05.09: Domestic Violence Referrals – Socioeconomic Indicators**



Source: 2-1-1 San Diego

The 1,681 clients had an average of 2.5 needs within the following broad categories: housing (61 percent), mental health and substance abuse disorder (26 percent) and criminal justice/legal assistance (12 percent).

**Figure NA-05.10: Domestic Violence – Client Needs**



Source: 2-1-1 San Diego

Of the 149 people who were assessed with nutrition needs, 83 percent had to meet other basic needs before they could pay for food. Fifty-six percent stated it was “often true” they had concerns that their food would run out, and 51 percent said their food ran out.



**Figure NA-05.11: Domestic Violence – Nutrition Needs**

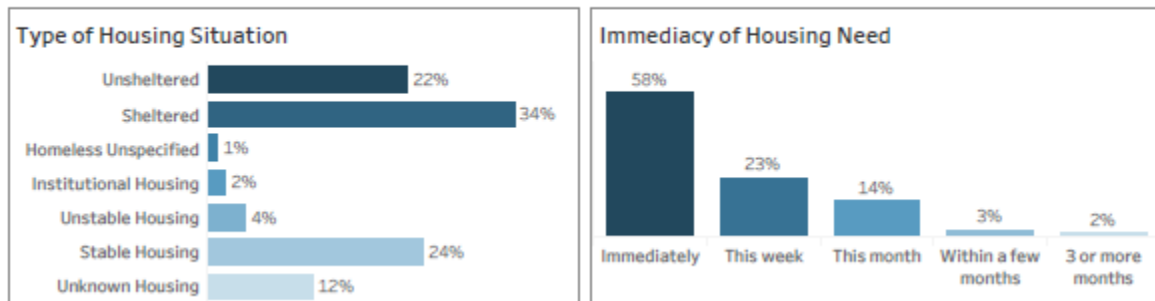


Source: 2-1-1 San Diego

Of the 484 clients who identified as homeless, 34 percent said they currently had shelter, but 22 percent said they were unsheltered; 58 percent of the clients assessed also said they had an immediate need for housing, while an additional 37 percent said they needed housing within the month.

**Figure NA-05.12: Domestic Violence – Housing Needs**

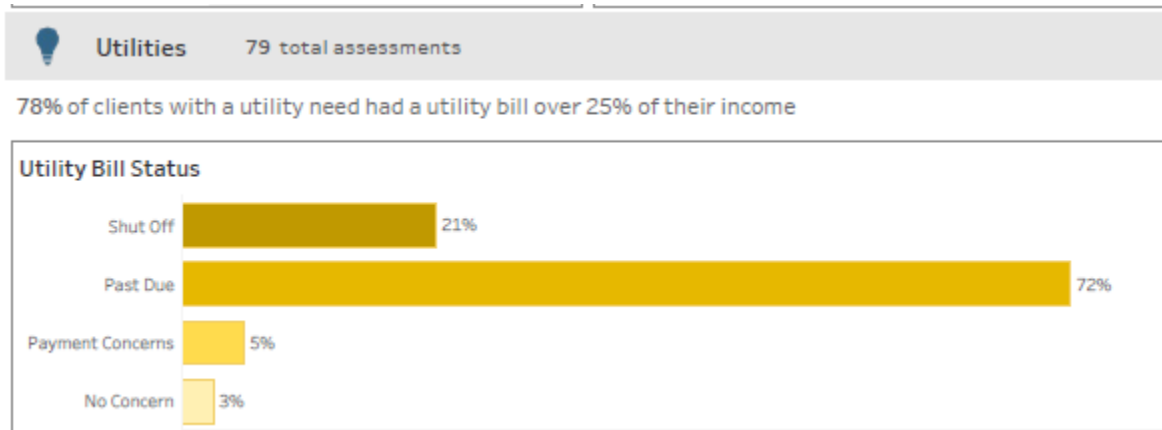
484 clients identified as homeless (sheltered, unsheltered, unspecified homeless)



Source: 2-1-1 San Diego

Utility costs for lower income households are often higher than they can pay. Of the 79 assessments made, 78 percent said their utility bills were more than 25 percent of their income. Twenty one percent said their utilities had been shut off and 72 percent said they were past due on their payments.

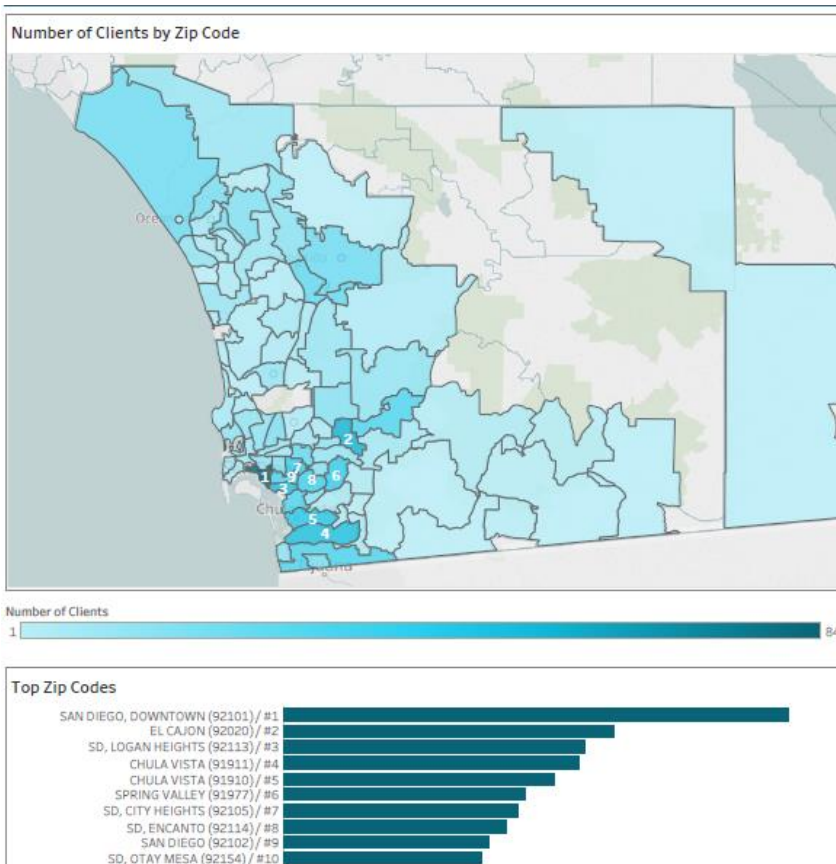
**Figure NA-05.13: Domestic Violence – Utility Needs**



Source: 2-1-1 San Diego

The following map shows the zip codes of domestic violence clients who reached out to 2-1-1 for information and referrals.

**Figure NA-05.14: Domestic Violence Referrals by Location**



## **NA-50 Non-Housing Community Development Needs - 91.415, 91.215 (f)**

### **Describe the jurisdiction's need for Public Facilities:**

Public facilities offer a range of services for all residents and typically include libraries, community centers, youth centers, and facilities that benefit LMI residents. Public facilities improvements have been identified as an important objective of the CDBG program.

### **How were these needs determined?**

Through assessments of current facilities, discussion with stakeholders, and community feedback, it was determined that there continues to be a need for public facility improvements. The community needs survey identified public facilities, specifically parks and recreation facilities as a top priority need within Encinitas.

[Encinitas City Council's Strategic Plan for 2019-2021](#) contains seven broad focus areas and key goals. The focus area related to Community Planning offers a goal to “maintain safe and livable communities through well-maintained infrastructure and facilities, strong public safety, and significant environmental standards while achieving diverse and affordable housing for present and future generations.” Additionally, the Strategic Plan contains a focus on recreation, which aligns with the community's desire to improve recreational facilities.

### **Describe the jurisdiction's need for Public Improvements:**

Public improvements typically include upgrades or expansions to streets, curbs and gutters, sewer and drainage systems, streetlights, and sidewalks. In general, these are eligible activities for CDBG funds within qualifying census tracts. Public improvements was a major focus during the previous ConPlan cycle. Notably, the City installed sidewalks and safety improvements on Birmingham and Rossini Drives. Transportation can also be included in public improvements, which was identified as a top concern among residents.

### **How were these needs determined?**

Infrastructure was a top concern for those who provided community input through the community needs survey, with sidewalk and street improvements and tree planting/urban greenery being the primary focus. Proposed infrastructure projects are documented in the City's Capital Improvement Program (CIP), which is updated annually through the budget process.

### **Describe the jurisdiction's need for Public Services:**

An essential part of the City's five-year plan is to provide services for those in most critical need. Various populations rely on specific programs that are provided either by the City or nonprofit organizations, using CDBG and non-CDBG funding. These programs are designed to fill voids left by a household's lack of resources or lack of direct access to these necessities. Based on the community survey responses, health,

senior, and youth services were all considered the high priority. But transportation services and public transit was by far the highest priority need in this category.

**How were these needs determined?**

Transportation and public transit were a concern for many at the community meetings. The City Council recognizes the importance of transportation by including it in its Strategic Plan. The Council’s goal is to “provide effective, safe, and easy transportation for all modes of movement and for all demographics.” The City has also supported nonprofit organizations that provide essential services, including Meals on Wheels and the Legal Aid Society of San Diego.

**Based on the needs analysis above, describe the State's needs in Colonias**

Not applicable since the jurisdiction does not represent the State.

## Housing Market Analysis

### MA-05 Overview

#### Housing Market Analysis Overview:

As of 2018, SANDAG estimates there are a total of 25,711 housing units in Encinitas, an increase of about 2.6 percent since 2010. The break-down of units by type is as follows:

**Table MA-05.1: Housing Units by Type**

	Total 2010	Total 2018	% Increase/ (Decrease)
Single Family- Detached	15,997	16,490	3.1%
Single Family - Attached	4,713	4,831	2.5%
Multifamily	3,988	4,076	2.2%
Mobile Homes	776	739	-4.8%
	25,474	26,136	2.6%

Source: SANDAG, 2018

Although the housing stock increased relatively evenly across most housing types, there was a 4.8 percent reduction in the number of mobile homes during this period. As this type of housing offers dwellings that are typically more affordable, this loss is critical in the increasingly unaffordable housing environment.

According to the Greater San Diego Association of Realtors, median home sales prices generally remained stagnant between 2018 and 2019, with only Encinitas showing a substantial increase at 15.2 percent in median sales price. A household must earn approximately \$252,000 annually to afford the median priced home in Encinitas, which is significantly higher than the region’s AMI of \$86,300.

**Table MA-05.2: Median Home Sales Prices**

URBAN COUNTY	Jul-18	Jul-19	% Change
	Median Home Sales Price	Median Home Sales Price	
Coronado	\$2,220,000	\$2,000,000	-9.9
Del Mar	\$2,000,000	\$2,000,000	0
Imperial Beach	\$599,000	\$615,000	2.7
Lemon Grove	\$460,000	\$473,500	2.9
Poway	\$785,000	\$780,000	-0.6
Solana Beach	\$1,510,000	\$1,572,030	4.1
Unincorporated	\$465,811	\$447,044	-4.8
<b>HOME Cities</b>	<b>Jul-18</b>	<b>Jul-19</b>	

	Median Home Sales Price	Median Home Sales Price	% Change
Carlsbad	\$988,125	\$980,456	-0.9
Encinitas	\$1,250,000	\$1,440,221	15.2
La Mesa	\$635,000	\$656,000	3.3
San Marcos	\$605,000	\$600,000	-0.8
Santee	\$550,000	\$545,000	-0.9
Vista	\$555,483	\$550,592	-0.83

San Diego Region	Jul-18	Jul-19	% Change
	Median Home Sales Price	Median Home Sales Price	
	\$585,000	\$585,000	

Source: Greater San Diego Association of REALTORS, August 2019

According to the National Association of Homebuilders, the San Diego metro area is one of the ten least affordable metropolitan areas in the United States. Only about 20 percent of the homes in the areas are affordable to a household earning a median income.

**Table MA-05.3: Housing Opportunity Index by Affordability Rank**

Housing Opportunity Index: 3rd Quarter 2019					
By Affordability Rank					
Metro Area	HOI 3rd Qtr 2019 Share of Homes Affordable for Median Income	2019 Median Family Income (000s)	3rd Qtr 2019 Median Sales Price (000s)	3rd Qtr 2019 Affordability Rank	
				National	Regional
San Francisco-Redwood City-South San Francisco, CA ^^^	8.4	133.8	1350	237	72
Los Angeles-Long Beach-Glendale, CA ^^^	11.5	73.1	635	236	71
Salinas, CA	13.4	74.1	590	235	70
Anaheim-Santa Ana-Irvine, CA ^^^	15.3	97.9	735	234	69
Santa Cruz-Watsonville, CA	17.9	98.0	753	233	68
San Jose-Sunnyvale-Santa Clara, CA	18.4	131.4	1003	232	67
San Diego-Carlsbad, CA	20.1	86.3	572	231	66
San Luis Obispo-Paso Robles-Arroyo Grande, CA	20.9	87.5	600	230	65
Napa, CA	22.3	100.4	655	229	64
Santa Rosa, CA	25.6	93.3	602	228	63
^^^ Indicate Metropolitan Divisions. All others are Metropolitan Statistical Areas.					

Encinitas has seen an increase in rental costs over the year. Zumper, an online site, aggregated asking rents from active listings of property brokers and 3<sup>rd</sup> party sites, which are then verified by available inventory to reflect the cost of housing in the open market. Rents are reported out on a monthly basis.

**Table MA 05.4: Average Rental Costs**

Unit Size	Feb-19	Feb-20	% Change
Studio	\$1,575	\$1,735	10%
1-bedroom	\$1,880	\$1,995	6%
2-bedroom	\$2,598	\$2,600	0%
3-bedroom	\$4,100	\$4,225	3%

Source: Zumper, 2020

Rent increases slowed in the last year according to an article The San Diego Union-Tribune.<sup>1</sup> However, North Shore cities, such as Encinitas and neighboring cities of Del Mar and Solana Beach, are amongst the most expensive rents in the County.

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<sup>1</sup> <https://www.sandiegouniontribune.com/business/real-estate/story/2019-11-27/rent-prices-still-going-up-san-diego>

## MA-45 Non-Housing Community Development Assets - 91.410, 91.210(f)

### Introduction

This section provides insight into the economic development landscape within Encinitas. A discussion of employment trends, industries, business sectors, unemployment, as well as commute time and educational attainment by job type is evaluated in order to determine the economic needs of the City's low- to moderate-income residents.

### Economic Development Market Analysis

#### Business Activity

**Table MA-45.01: Business Activity**

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	232	219	1	1	0
Arts, Entertainment, Accommodations	3,383	4,929	14	22	7
Construction	1,148	792	5	3	-1
Education and Health Care Services	3,326	5,489	14	24	10
Finance, Insurance, and Real Estate	1,725	1,004	7	4	-3
Information	797	177	3	1	-3
Manufacturing	2,022	297	9	1	-7
Other Services	1,048	1,910	4	8	4
Professional, Scientific, Management Services	3,927	2,235	17	10	-7
Public Administration	0	0	0	0	0
Retail Trade	2,499	3,605	11	16	5
Transportation and Warehousing	391	101	2	0	-1
Wholesale Trade	1,375	759	6	3	-3
Total	21,873	21,517	--	--	--

Data Source: 2011-2015 ACS (Workers), 2015 Longitudinal Employer-Household Dynamics (Jobs)

#### Labor Force

**Table MA-45.02: Labor Force**

Total Population in the Civilian Labor Force	33,380
Civilian Employed Population 16 years and over	31,110
Unemployment Rate	6.83
Unemployment Rate for Ages 16-24	23.72
Unemployment Rate for Ages 25-65	4.54



Data Source: 2011-2015 ACS

### Occupation by Sector:

**Table MA-45.03: Occupations by Sector**

Occupations by Sector	Number of People
Management, business and financial	11,650
Farming, fisheries and forestry occupations	500
Service	2,680
Sales and office	7,160
Construction, extraction, maintenance and repair	1,305
Production, transportation and material moving	660

Data Source: 2011-2015 ACS

### Travel Time

**Table MA-45.04: Travel Time**

Travel Time	Number	Percentage
< 30 Minutes	17,065	65%
30-59 Minutes	7,300	28%
60 or More Minutes	1,740	7%
<b>Total</b>	<b>26,105</b>	<b>100%</b>

Data Source: 2011-2015 ACS

### Education:

**Table MA-45.05: Educational Attainment by Employment Status (Population 16 and Older)**

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	1,310	150	425
High school graduate (includes equivalency)	2,030	275	920
Some college or Associate's degree	5,695	535	2,220
Bachelor's degree or higher	17,610	635	3,405

Data Source: 2011-2015 ACS

## Educational Attainment by Age

**Table MA-45.06: Educational Attainment by Age**

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	8	115	140	450	355
9th to 12th grade, no diploma	220	325	335	520	260
High school graduate, GED, or alternative	995	935	590	1,695	1,425
Some college, no degree	1,765	1,480	1,290	3,185	1,720
Associate's degree	295	475	410	1,650	810
Bachelor's degree	705	3,540	3,670	5,990	2,330
Graduate or professional degree	8	1,375	2,250	4,915	2,545

Data Source: 2011-2015 ACS

## Educational Attainment- Median Earnings in Past 12 Months

**Table MA-45.07: Educational Attainment – Median Earnings in the Past 12 Months**

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	23,180
High school graduate (includes equivalency)	27,232
Some college or Associate's degree	39,020
Bachelor's degree	60,569
Graduate or professional degree	87,887

Data Source: 2011-2015 ACS

## Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

The three sectors with the greatest number of jobs in Encinitas are Education and Health Care Services; Arts, Entertainment; Accommodations, and Retail Trade. The sectors have had sustained prevalence in Encinitas, as these were the top employing sectors during the last ConPlan cycle. Contributing to the high employment in these sectors are the City's eleven public schools, including a community college, a major hospital, and many medical professional buildings along El Camino Real in the New Encinitas neighborhood. As a coastal community, tourism plays a part in the number of jobs in the City, as well.

It is slightly different for the sector with the greatest number of workers. In Encinitas, 18 percent of workers are in the Professional, Scientific, Management Services sector. As a high-cost coastal city close to major job markets, it can be inferred that this sector – with occupations that often require advanced degrees and years of experience – possesses a plurality of employees. However, there are fewer jobs in

this sector than workers, meaning that workers are commuting out of the City to work. This is also true in several other sectors as well, such as Manufacturing, Finance, and Information. On the other end of the spectrum, there are more jobs than workers in the Arts, Education, and Retail industries, so that additional people are commuting into the City for work.

Table MA-45.04 provides a look at the commuting patterns of the City's workers. Most workers drive less than 30 minutes to their place of employment. Only seven percent of workers in Encinitas drive more than an hour to work. Longer commute times lead to greater transportation costs, more greenhouse gas emissions, and range of health issues.<sup>2</sup> This number is in line with the County as a whole, where 6.7 percent of all commuters have a travel time of more than an hour.

In terms of labor force, there is an overall unemployment rate of almost 7 percent in Encinitas, based on ACS 2011-2015, the most recent data available from HUD. However, State Employment Development Department data from July 2019 suggests that the overall unemployment rate is closer to 3 percent. This reflects a strong economy in the region overall. When looking at statistics based on educational attainment, it is apparent that the less education one has, the more likely the person is not participating in the labor force: for example, 51 percent of people over the age of 16 with a high school diploma or less are not participating in the labor force, whereas only 16 percent of people with a bachelor's degree or higher are not in the labor force.

The last table in this segment shows that the higher the education level a person has, the higher the income earned. For example, a person with a graduate or professional degree makes nearly two and a half times more than the amount of a person without a high school diploma. In addition, the difference in earnings between those without a high school diploma and those with a diploma is relatively small – only a 17 percent increase in wages. This clearly demonstrates the value of a obtaining a graduate or professional degree.

### **Describe the workforce and infrastructure needs of the business community:**

Infrastructure was a top need among community members who provided feedback and it is a major focus of the City Council's 2019-2021 Strategic Plan, reflecting local leadership's priority in addressing infrastructure needs. The Strategic Plan even lists priorities with the Capital Improvement Program, which documents infrastructure needs throughout Encinitas. Among the Tier I priorities are street and sidewalk improvements on B Street, El Camino Real, and Leucadia Boulevard.

Economic development was also a concern to many residents. Recognizing this, the City identified economic development as a key strategic area because:

- It creates wealth with community benefits.
- Helps attract, retain and expand businesses.

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<sup>2</sup> Annette Schaefer, "Commuting Takes Its Toll," Scientific America, October 1, 2005.

- Increases the City’s tax base which helps support, maintain and improves the local infrastructure (streets, community facilities and services).
- An Economic Development focus by the City shows that the City appreciates its businesses and works to create an environment in which they can thrive.
- Provides better job opportunities – more and better local jobs benefit the entire community and provide more job choices for residents, decreasing commuting costs.
- Increases the diversity of the business mix, providing better insulation from economic downturns.
- Economic multiplier effect as dollars spent in the community turn over for the purchase of other goods and services.
- Helps attract businesses to provide a complete shopping experience for residents and visitors.

As a small city, Encinitas has not funded economic development activities with CDBG in the past. Instead, the City manages economic development through the City Manager’s office and relies on Cardiff 101, Encinitas 101, Leucadia 101, and the Encinitas Chamber of Commerce – the City’s four economic development organizations – as go-to business resources.

**Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.**

Encinitas’ mayor currently serves as SANDAG’s Vice Chair of the Board of Directors, which gives the City a sizeable voice in regional initiatives and investments. The most significant effort SANDAG is working on is its [5 Big Moves](#), a long-term vision for a bold new transportation system throughout the County. The 5 Big Moves are:

- Complete Corridors
- Transit Leap
- Mobility Hubs
- Flexible Fleets
- Next OS

A redesigned and expansive regional transportation system will undoubtedly bring about economic impacts and effect the workforce and businesses. Encinitas has a Coaster rail station and is served by both North County Transit District (NCTD) and Metropolitan Transit System (MTS) bus service and participates in SANDAG’s North Coast Corridor Program (NCC). The NCC will add express lanes on Interstate 5, upgrade coastal rail and transit systems, enhance the corridor’s six lagoons, and improve coastal access through the addition of 23 miles of bicycle and pedestrian paths. Further investment through the 5 Big Moves will have a major economic impact on the City.

**How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?**

Jobs in the top sector in Encinitas – Education and Health Care Services – often requires college degrees, but Arts, Entertainment and Accommodations, and Retail Trade often do not require such degrees. Despite this, workers with less than a college degree (high school diploma or equivalent or less) earn less than comparable populations and among this population there is a higher unemployment rate, even though there is an extremely low local and regional unemployment rate. This indicates that specialized skills and college degrees are key to higher pay and filling jobs. However, the job needs of Encinitas reflect a high percentage of low-skilled jobs, while the majority of residents have obtained an Associate’s degree or higher. This fact, coupled with the travel time of workers, reflects an outflow of residents working in surrounding jurisdictions and inflow of people to meet the demand of lower-skilled jobs.

**Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.**

The San Diego Workforce Partnership (SDWP) is a regional non-profit organization that coordinates job training programs throughout the County that empower job seekers to meet the current and future workforce needs of employers. The SDWP has five strategic pillars: inclusive business growth, job quality, outcomes-focused funding, population-specific interventions, and 2Gen (multigenerational professional services). These pillars allow SDWP to focus on the region’s priority sectors:

- Advanced manufacturing
- Energy, construction, and utilities
- Education and human development
- Healthcare
- Information and communication technologies and digital media
- Life sciences and biotechnology
- Public administration

To meet the workforce needs for these sectors, SDWP offers prospective employees career consulting, education and training, paid work experience, access to networks and job leads, and career search tools and workshops. SDWP also conducts regional planning and research and convenes industry stakeholders.

**Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDs)?**

The City does not participate in a CEDs.

**If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.**

Not Applicable, the City does not participate in a CEDs.

**Discussion**

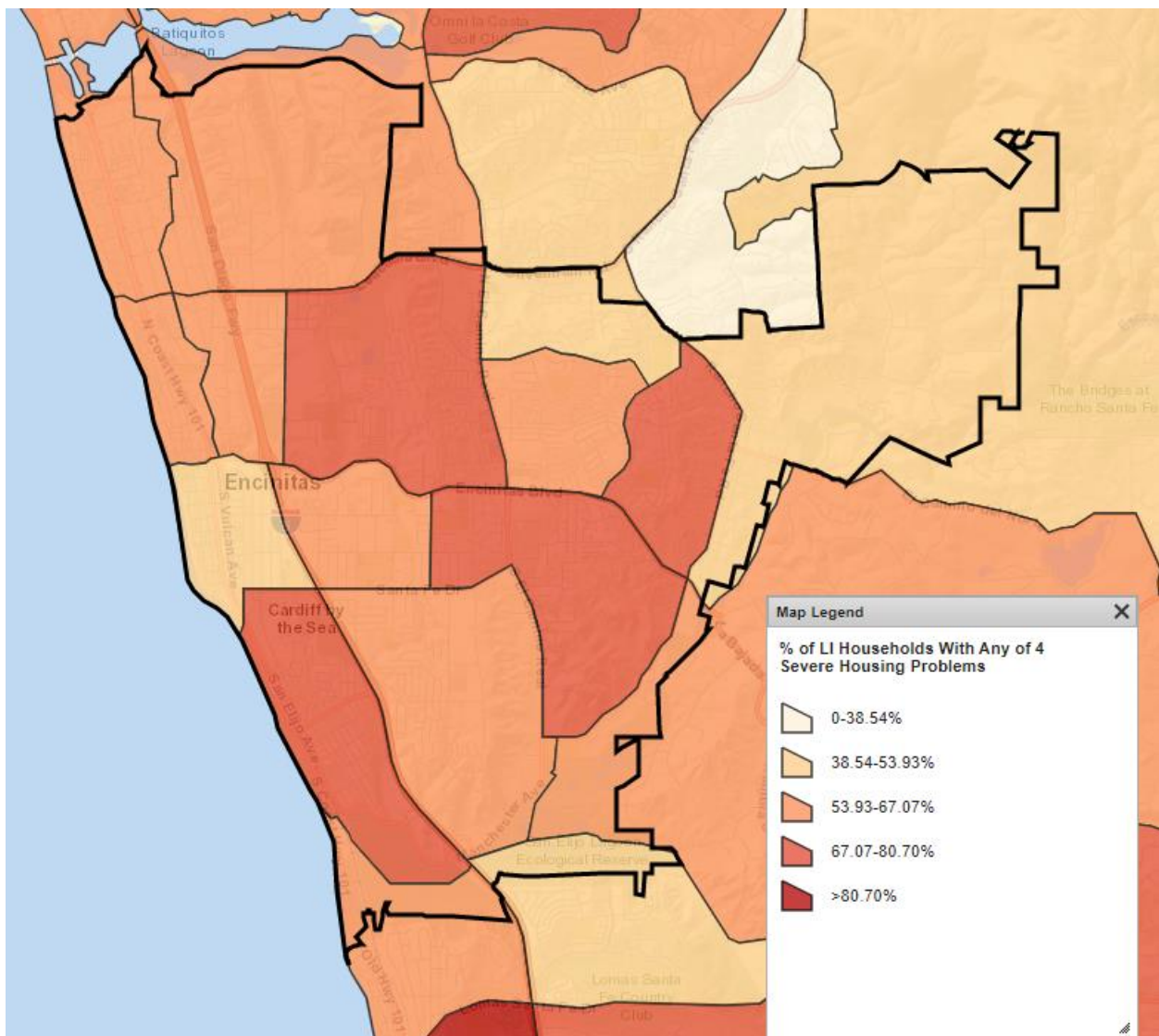
Please see above.

## MA-50 Needs and Market Analysis Discussion

Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")

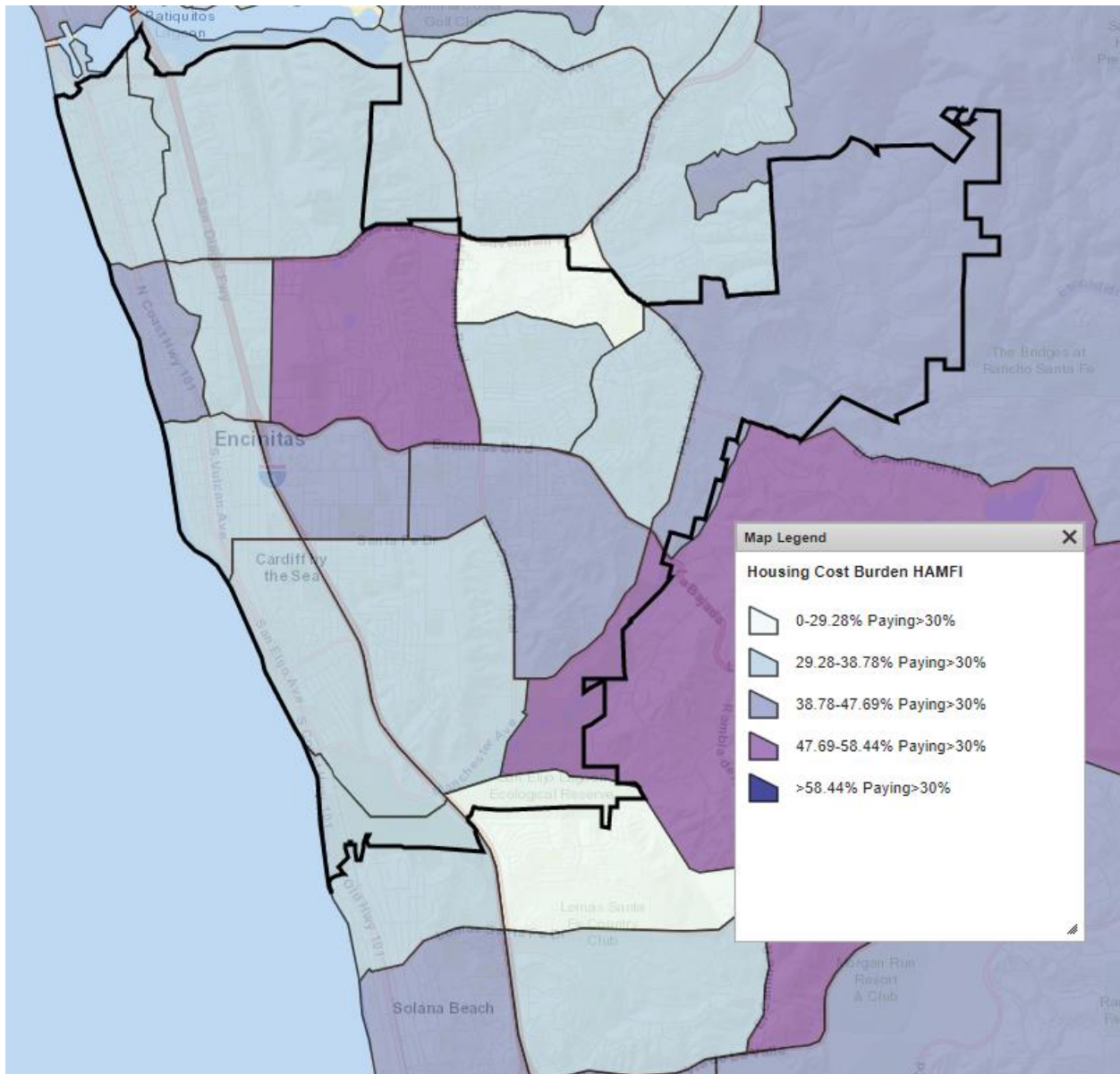
The four major housing problems recognized by HUD are a lack of complete kitchen facilities, a lack of complete plumbing facility, more than one occupant per room (overcrowding), and a cost burden greater than 30 percent. Severe housing problems include more than 1.5 occupants per room and a cost burden greater than 50 percent. Below is a map indicating census tracts with a concentration of any of the four severe housing problems.

**Figure MA-50.01: Percentage of Low-Income Households with Any of the Four Severe Housing Problems**



Source: U.S. Department of Housing and Urban Development

**Figure MA-50.02: Percentage of Households that are Cost Burdened by Census Tract**



Source: U.S. Department of Housing and Urban Development

The maps above show a correlation between census tracts that have a concentration of household with any of the four severe housing problems and housing cost burden.

**Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")**

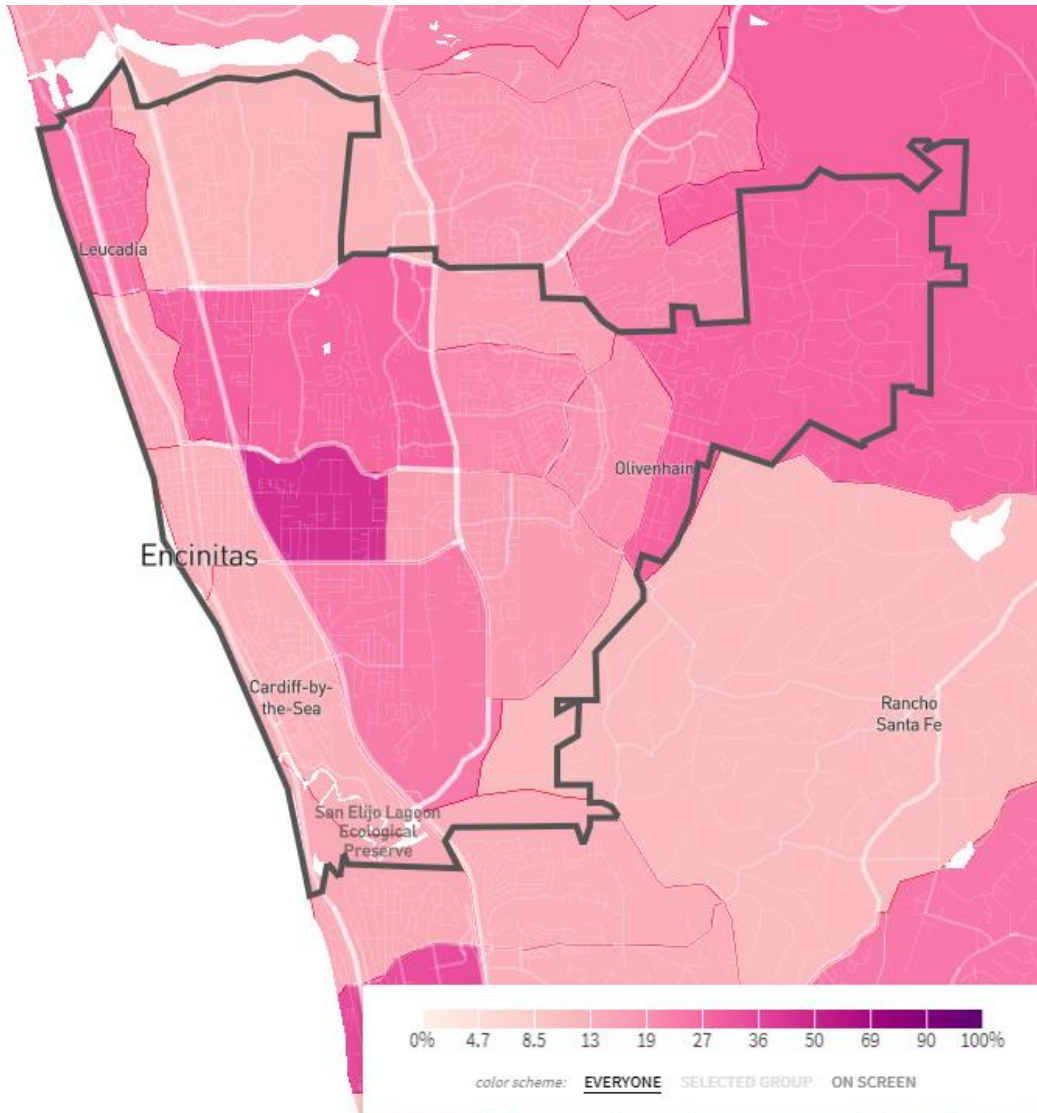
A census tract having a concentration of racial or ethnic minorities or low-income families mean the population share of a race or ethnicity within a census tract is 10 percent or greater than its share within the jurisdiction as a whole. For example, people of Hispanic/Latino ethnicity comprise 12 percent of the



population in Encinitas. If within a census tract that population is at least 22 percent, then there is a concentration within that consensus tract.

The map below depicts the non-White percentage of the population in each census tract in the City. Whites comprise about 80 percent of the population, so a census tract with a percentage of non-White population greater than 20 percent would indicate a concentration of racial or ethnic minorities. These tracts are represented in darker shades of pink.

**Figure MA-50.03: Non-White Population (in percent) by Census Tract**



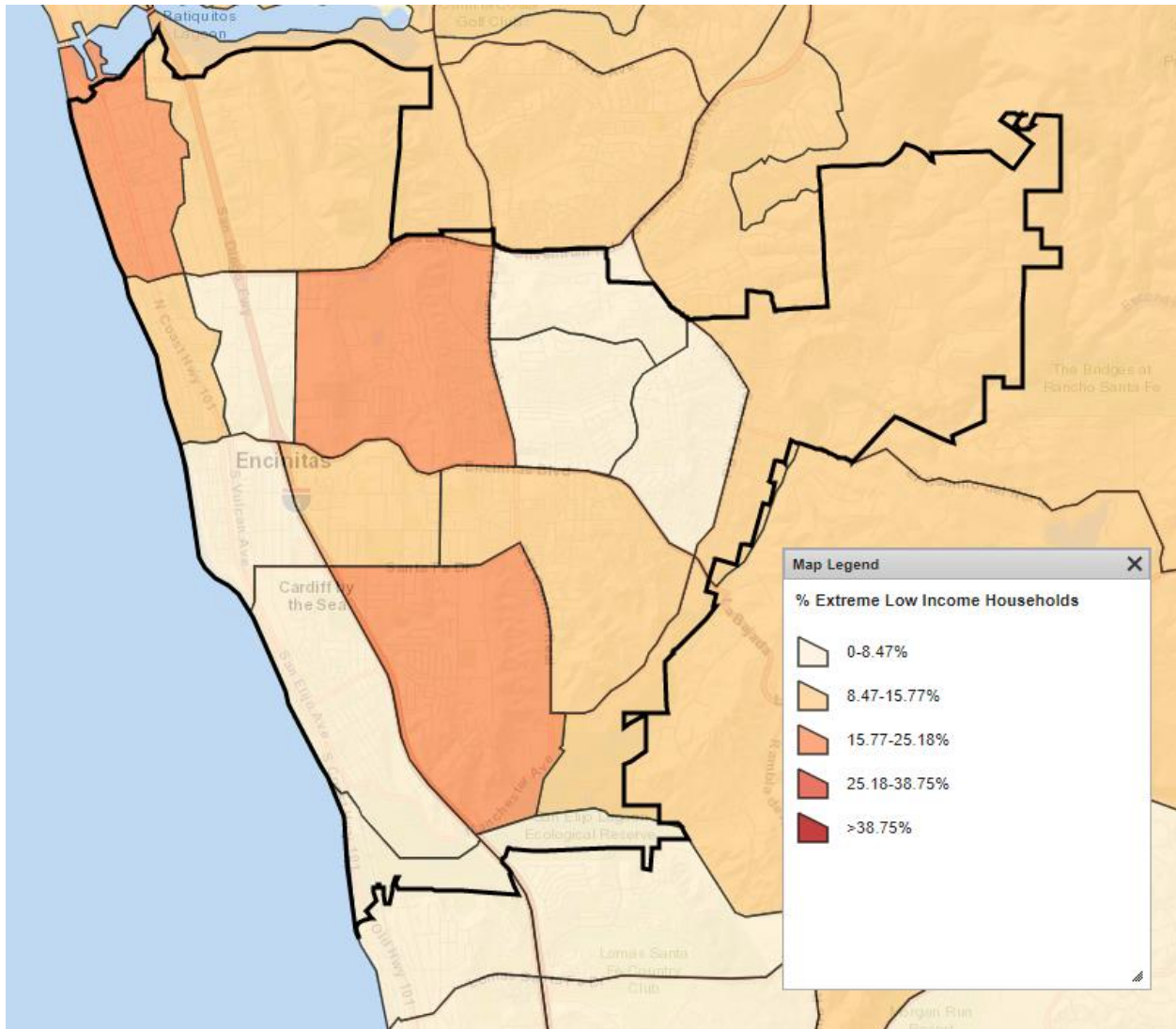
Source: Opportunity Atlas

The tracts with a higher concentration of non-White populations correlate with census tracts with a greater concentration of housing cost burden and severe housing problems (discussed above). The map



below shows the same census tracts have a concentration of households who are extremely low-income (30 percent AMI or less). There's a similar pattern for very low- and low-income households.

**Figure MA-50.04: Concentration of Extremely Low-Income Households by Census Tracts**



Source: U.S. Department of Housing and Urban Development

### **What are the characteristics of the market in these areas/neighborhoods?**

The census tract representing Leucadia, in the northwest corner of the City, has a relatively high concentration of ELI households, housing problems, and non-White population. The socioeconomic data reflect these concentrations. According to the Opportunity Atlas, it has the highest poverty rate in the City (18 percent), and the median household income is more than \$25,000 less than the City's median household income.

**Are there any community assets in these areas/neighborhoods?**

Highway 101 runs through Leucadia and is the main commercial and cultural corridor in the area. The corridor is a focus of Leucadia 101 Main Street Association, a community-based nonprofit that partners with the neighborhood, business owners, property owners, and governments to promote the area. The main asset in the area, however, are the famous beaches, which draws locals and tourists alike.

**Are there other strategic opportunities in any of these areas?**

One of the City's priorities identified within this ConPlan is public facilities and infrastructure. Many of block groups within this census tract have been identified as CDBG qualified block groups for those types of projects. Therefore, during the annual funding process, the City can allocate CDBG funding to public facility and infrastructure improvement projects.

## **MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)**

### **Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.**

As of 2018, entitlement jurisdictions must account for narrowing the digital divide. To do so, the City consulted with 2-1-1 San Diego, the region's community information exchange, to understand the efforts throughout San Diego County to narrow the digital divide and bring broadband internet service to a broader swath of the population, especially LMI communities. To address the digital divide, the City included a question in its community needs survey that asked residents their most critical infrastructure needs. Approximately 17.77 percent of respondents felt increasing access to broadband internet is a priority need.

2-1-1 received calls from 1,020 clients regarding low-cost internet service providers countywide in 2018. Most commonly these clients were referred to ACCESS from AT&T (ACCESS), San Diego Gas and Electric Company (SDG&E), or Cox Connect2Compete (C2C). ACCESS is a low-cost internet service available to residents who participate in the Supplemental Nutrition Assistance Program or receives Supplemental Security Income benefits. SDG&E offers a program called California Alternate Rates for Energy, which offers a 30 percent monthly bill discount based on income limits. Cox C2C is a low-cost internet service available to households with children in grades K-12 that participate in the Supplemental Nutrition Assistance Program, the National School Lunch Program, Temporary Assistance for Needy Families, use Tenant-Based or Project-Based Vouchers, use Section 8 Rental Assistance, or live in public housing.

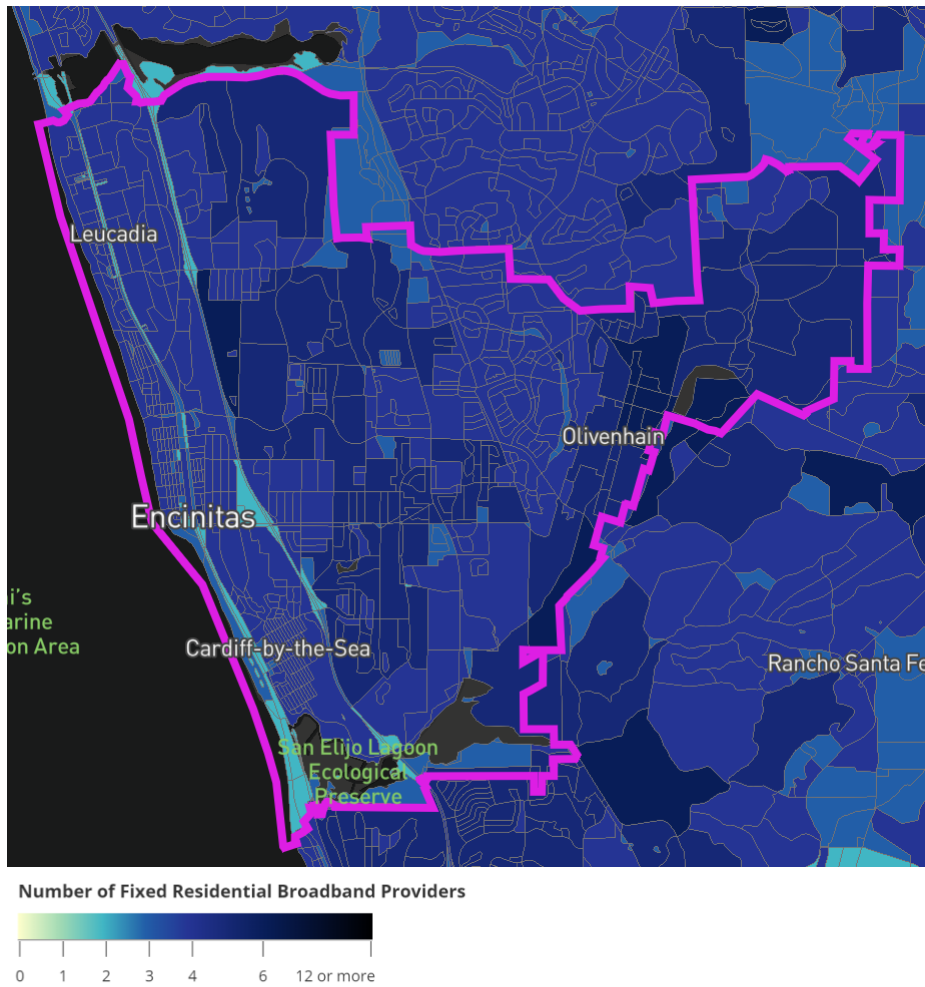
Computers2Kids, a local organization, has partnered with Cox Connect2Compete to help narrow the digital divide by distributing computers to low-income families and include computer and internet literacy training. Of the families who participated in the program, 90 percent of students saw increased test scores. In addition, County libraries provide access to both computers and internet for free and are located throughout the County, including Encinitas

### **Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.**

HUD guidelines require all Consolidated Plans to include a discussion on the broadband needs of the jurisdiction and the prevalence of the digital divide, defined as the gap between households with access to computers and internet on a regular basis and those who do not. In drafting the ConPlan, the City used data from the Federal Communications Commission (FCC) regarding the number of broadband internet service providers in City and the US Census Bureau's ACS to determine the number of households with and without internet access.

Below is a map showing the City's access to providers offering broadband services. To be considered broadband, a provider must offer speeds of 25Mbps download and 3Mbps upload.

**Figure MA-60.1: Access to Broadband Provider Options**



Source: Fixed Broadband Deployment, Federal Communications Commission (FCC), 2020

**Table MA-60.1: Percent of Population with Broadband Provider Access**

	San Diego County	Encinitas	Carlsbad	Del Mar	California	Nation-wide
<b>No providers</b>	0%	0%	0%	0%	0%	.06%
<b>1+ providers</b>	100%	100%	100%	100%	100%	99.9%
<b>2+ providers</b>	100%	100%	100%	100%	100%	99.7%
<b>3+ providers</b>	97.83%	99.79%	99.93%	99.8%	98.13%	93.4%

Source: Fixed Broadband Deployment, Federal Communications Commission (FCC), 2020

Most residents in the City and San Diego County have access to three or more broadband internet providers. This is significant as multiple providers drives competition in the broadband market and pushes rates lower, therefore making them more affordable to LMI households.

## **MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)**

### **Describe the jurisdiction's increased natural hazard risks associated with climate change.**

The jurisdiction is not immune to the risks related to climate change. The region has seen an increase in coastal flooding, heavier rainfalls, landslides, rising sea levels which cause cliffside erosion and collapse. Additionally, the region has seen an increase in extreme heat waves and wildfires and is projected to experience an annual increase in temperature of up to five degrees. Water availability has become scarcer due to more frequent and intense droughts and is further exacerbated by a decrease in stormwater runoff, negatively impacting the agricultural sector throughout the region.

In January 2018, the City adopted a [Climate Action Plan](#) to provide a comprehensive roadmap to address the challenges of climate change, such as the need to reduce greenhouse gas emissions by 2020 and 2030. Additionally, the City created an implementation and monitoring plan to ensure the goals and targets are achieved.

### **Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.**

The County of San Diego provides leadership and oversight to the region's natural hazards. To further the County's focus on natural hazards, its 2014-2019 Strategic Plan highlighted many preparedness and resiliency elements, including the Fire Safety Council of San Diego County, Community Wildfire Protection Plans, Community Emergency Response Teams, San Diego County Spontaneous Volunteer Program, and the Neighborhood Evacuation Team Program. The City participates in these efforts should a natural disaster impact its jurisdiction.

The Office of Emergency Services, housed at the County, also significantly contributes to resiliency to natural hazards. Its Emergency Operations Center (EOC) is a centralized location for multi-agency and multi-jurisdiction response to disasters. In an emergency, the EOC serves as the liaison between local jurisdictions, such as the City, in San Diego County and emergency services at the State and federal levels. The City of Encinitas participates in the San Diego County Multi-Jurisdictional Hazard Mitigation Plan adopted in 2018, to be revised in 2023. The Plan identifies risks and ways to minimize damage by natural and manmade disasters.

# Strategic Plan

## SP-05 Overview

### Strategic Plan Overview

The City's Strategic Plan proposes projects and activities to meet the priorities described in the Consolidated Plan. It describes eligible programs, projects and activities to be undertaken with anticipated funds made available over the next five years and their relationship to identified needs for housing, homelessness, and community and economic development.

The general priority categories of housing, homelessness, special needs, and community development needs and their related goals are addressed in the various activities to be undertaken. These activities estimate the number and type of families that will benefit from the proposed activities, including special local objectives and priority needs. The projected use of funds identifies the proposed accomplishments.

The City will receive an annual funding allocation of approximately \$330,000 in CDBG funds over the ConPlan period. Guiding the use of these funds is the following ConPlan goals:

- Assist in increasing and preserving affordable housing opportunities for low-and moderate-income households.
- Prevent and reduce homelessness.
- Improve public infrastructure and facilities.
- Invest in public services for low- and moderate-income residents.

## **SP-10 Geographic Priorities - 91.415, 91.215(a)(1)**

### **Geographic Area**

#### **Table 1 - Geographic Priority Areas**

Not applicable. Please see discussion below.

### **General Allocation Priorities**

#### **Describe the basis for allocating investments geographically within the state**

As a relatively small jurisdiction, the City will not be allocating funding on a geographic basis. Funding will be provided to activities and programs based on quality and quantity of applications, as well as their alignment with the ConPlan's priorities and goals. However, some activities must occur within CDBG-eligible block groups. The map below shows the LMI block groups (bounded in blue and highlighted in yellow) in Encinitas that are eligible for place based CDBG activities. Communities with no or very few areas in which 51 percent of residents are LMI have been authorized as Exception Grantees by HUD and are able to undertake area benefit activities.

According to HUD, " Section 105(c)(2)(A)(ii) of the Housing and Community Development Act of 1974, as amended, states that an activity shall be considered to principally benefit low and moderate income persons when 'the area served by such activity is within the highest quartile of all areas within the jurisdiction of such city or county in terms of the degree of concentration of persons of low and moderate income.'" <sup>3</sup>

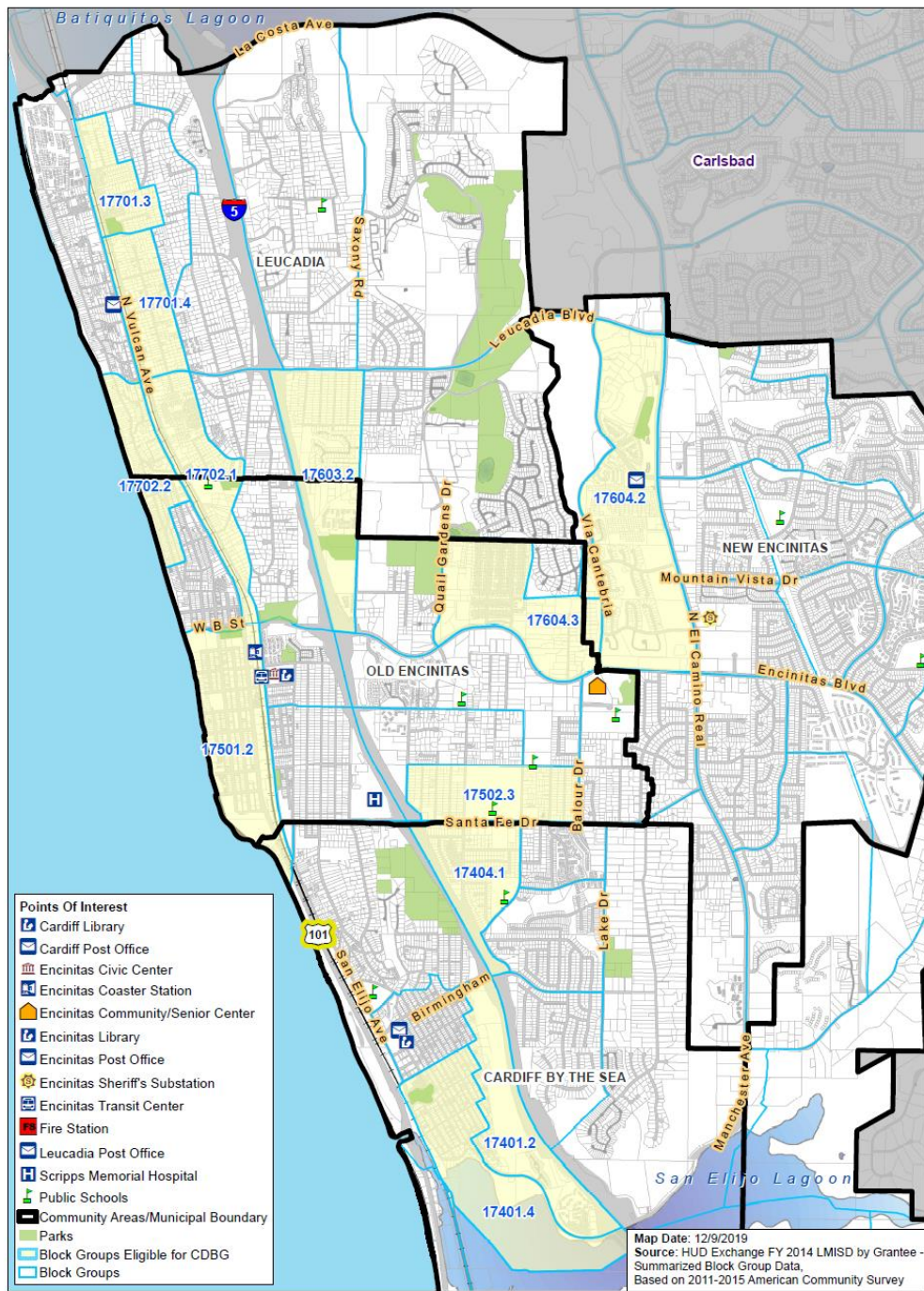
The map on the following page was developed utilizing the minimum percentage of low- and moderate-income persons that must reside in the service area as provided by HUD and based on the 2011-2015 American Community Survey (ACS).

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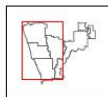
<sup>3</sup> <https://www.hudexchange.info/programs/acs-low-mod-summary-data/acs-low-mod-summary-data-exception-grantees/>



Figure SP-10.1: Encinitas CDBG Low/Moderate Income Block Groups



Encinitas CDBG Low/Moderate Income Block Groups



**DISCLAIMER:**  
 This map should not be used for Engineering, Survey, or Site-Specific Analysis. Every reasonable effort has been made to assure the accuracy of the data provided; nevertheless, some information may not be accurate. The City of Encinitas assumes no liability or responsibility arising from the use of or reliance upon this information.

- Map Coordinates: Stateplane NAD83 Feet, CA Zone 6
- Parcel lines are not survey accurate, and some parcels can be positionally off up to +/- 60 feet
- Photo flight dates: March 2017. 4 Inch pixel resolution. Digital true color.
- Orthophoto and Topo positional accuracy meet the precision adequate to support National Map Accuracy Standards for 1" = 100' mapping.



0 1,500 3,000 Feet

Source: City of Encinitas, 2020



## SP-25 Priority Needs - 91.415, 91.215(a)(2)

### Priority Needs

Table SP-25.01: Priority Needs Summary

<b>Name</b>	Fair Housing
<b>Priority Level</b>	High
<b>Description</b>	Retain the services of a Fair Housing provider, promote fair housing education and outreach within Encinitas, and continue to test for discrimination.
<b>Population</b>	All LMI residents
<b>Target Area</b>	Citywide
<b>Associated Goals</b>	Affordable housing opportunities for low-and-moderate income households.
<b>Basis for Relative Priority</b>	Each year the City must certify to HUD that the Encinitas is affirmatively furthering fair housing. The City contracts with a fair housing service provider to provide fair housing outreach, education, investigation, and counseling services. Currently, the Legal Aid Society of San Diego is the City's fair housing service provider.

<b>Name</b>	Shelters and services for the homeless
<b>Priority Level</b>	High
<b>Description</b>	Support the provision of homeless services, prevention, and shelter, including: employment preparation, food assistance, financial literacy, rental assistance vouchers, temporary and permanent shelter, and other programs aimed at providing homeless households with the tools and resources to gain self-sufficiency and end or prevent homelessness.
<b>Population</b>	Chronic homelessness, individuals, families with children, mentally ill, chronic substance abuse, veterans, persons with HIV/AIDs, victims of domestic violence, and unaccompanied youth.
<b>Target Area</b>	Citywide
<b>Associated Goals</b>	Prevent and reduce homelessness.
<b>Basis for Relative Priority</b>	Community Needs Survey and stakeholder input. Homelessness is a major problem throughout San Diego County and residents and stakeholders in Encinitas recognize the need to address it.

<b>Name</b>	Renter and homeowner assistance
<b>Priority Level</b>	High
<b>Description</b>	Rehabilitation to existing housing units for renters and homeowners, and down payment assistance and tenant-based rental assistance through the San Diego HOME Consortium.
<b>Population</b>	Cost-burdened households, all Encinitas LMI households
<b>Target Area</b>	Citywide
<b>Associated Goals</b>	Affordable housing opportunities for low-and-moderate income households
<b>Basis for Relative Priority</b>	Stakeholder input, Community Needs Survey, and housing data. CDBG funding cannot be utilized for rental subsidies or constructing new affordable housing, but the City's Section 8 Housing Choice Voucher program and the County's

	Tenant-Based Rental may be utilized to assist with that need. CDBG can be used for a range of activities like loans for home rehabilitation.
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<b>Name</b>	Affordable Housing
<b>Priority Level</b>	High
<b>Description</b>	Assist in facilitating the creation of new affordable rental and homeownership housing through acquisition, preservation, and rehabilitation.
<b>Population</b>	All LMI residents
<b>Target Area</b>	Citywide
<b>Associated Goals</b>	Affordable housing opportunities for low-and-moderate income households.
<b>Basis for Relative Priority</b>	Community Needs Survey, stakeholder feedback, City established priorities, and demographic needs data.

<b>Name</b>	Public Improvements
<b>Priority Level</b>	High
<b>Description</b>	Support improvements to facilities that provide services to LLMI population.
<b>Population</b>	All LMI residents
<b>Target Area</b>	CDBG-eligible block groups and nonprofit agencies that serve LMI residents.
<b>Associated Goals</b>	Improve public infrastructure and facilities.
<b>Basis for Relative Priority</b>	Assessments of current facilities, stakeholder input, Community Needs Survey, and City established goals. The Community Needs Survey identified public facilities a top priority need within Encinitas.

<b>Name</b>	Public infrastructure
<b>Priority Level</b>	High
<b>Description</b>	Support public infrastructure projects that improve the safety and accessibility for residents within LMI neighborhoods.
<b>Population</b>	Residents of LMI neighborhoods.
<b>Target Area</b>	CDBG-eligible block groups
<b>Associated Goals</b>	Improve public infrastructure and facilities.
<b>Basis for Relative Priority</b>	Assessments of current conditions through the CIP, stakeholder’s feedback, community needs, survey, and City established goals. The Community Needs Survey identified infrastructure as a high priority need within Encinitas. The Encinitas City Council’s Strategic Plan contains several focus areas and goals related to infrastructure.

<b>Name</b>	Public services for LMI and special needs populations
<b>Priority Level</b>	High
<b>Description</b>	Support the provision of services to Encinitas LMI and special needs populations, including youth and seniors.
<b>Population</b>	LMI special needs populations
<b>Target Area</b>	Citywide
<b>Associated Goals</b>	Invest in public services for LMI and special needs residents.
<b>Basis for Relative Priority</b>	Community Needs Survey, stakeholder feedback, and demographic data.

**Narrative (Optional)**

Priority needs were identified through extensive housing and economic data, as well as through stakeholder meetings, community surveys, and public meetings. All are high priority and are expected to be funded by the City's CDBG program. Funding for programs and projects is allocated through an annual application process and will depend on eligibility and available funding.

**SP-35 Anticipated Resources - 91.420(b), 91.215(a)(4), 91.220(c)(1,2)**

**Introduction**

**Table SP-35: Anticipated Resources**

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	Public-Federal	Administration, Planning Public Services Public Improvements Capital Improvements Fair Housing Homeowner Rehabilitation Renter Rehabilitation Economic Development	\$356, <del>11165</del>	\$0	\$60,867.74	\$ <del>416,9787,032.74</del>	unknown	Anticipated annual funding of \$356, <del>11165</del> in CDBG for FY20/21, with \$60,867.74 available from prior years.
Housing Choice Vouchers (Section 8)	Public-Federal	Rental assistance payments	Estimated \$1,152,562	\$0	\$0	\$1,152,562	\$0	Encinitas anticipates an annual funding allocation of \$1,152,562 in Section 8 Vouchers. No other funding is anticipated.

**Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied**

While CDBG program does not require matching funds, CDBG funds offer excellent opportunities to leverage private, local, state, and other federal funds to allow for the provision of public service activities. For example, many State housing programs have scoring criteria that reward applicants who have matching funds. The City will attempt to leverage funds when appropriate to achieve the goals of the ConPlan.

**If appropriate, describe publicly owned land or property located within the state that may be used to address the needs identified in the plan**

As the housing crisis has worsened in California, utilizing publicly owned land for affordable housing development has become an increasingly popular policy solution. In January 2019, Governor Gavin Newsom issued an Executive Order directing State agencies to inventory and assess surplus State properties for their development potential as affordable housing. In addition, in January 2020, the Governor has offered local governments and nonprofits access to public lands for emergency homeless shelters. Unfortunately, the State owns just seven surplus properties, resulting in 25 total acres, in San Diego County (none are in Encinitas). For its part, the City regularly reviews its real estate portfolio and assesses if properties are being put to best use.

**Discussion**

Funding resources to implement the City's Consolidated Plan are limited. The City operates a forgivable CDBG residential rehab loan program. Should any forgiven loans be paid back to the City prior to the end of the term, the City will allocate those funds in a revolving loan fund to be placed back in the residential rehab program. The City will continue to support social service programs serving City residents; however, resources to support the development of new housing are limited. With incentives such as density bonus, reduced development fees, etc., the City may be able to encourage development of additional housing opportunities for lower income residents.

## SP-40 Institutional Delivery Structure - 91.415, 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Table SP-40.01: Institutional Delivery Structure

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
City of Encinitas	Government	Lead Agency – CDBG Administrator	Jurisdiction
City of Encinitas Housing Authority	PHA	Housing Choice Voucher Administrator	Jurisdiction
County of San Diego Housing and Community Development	PHA	Lead Agency – HOME	Region
Regional Task Force on the Homeless	Continuum of Care	CoC	Region

### Assess of Strengths and Gaps in the Institutional Delivery System

The Development Services Department’s Advanced Planning and Housing Division is the lead agency for implementation of the City’s housing and community development activities. The Housing Authority of the City of Encinitas administers the Section 8 Housing Choice Voucher program. Because the City’s housing authority is housed within the Advanced Planning and Housing Division, the City coordinates directly with the Housing Authority, leading to administrative efficiencies and coordinated activities to address community needs.

Having participated in the HOME Consortium for many years, the City has developed an impactful relationship with the County of San Diego that strives to achieve mutual affordable housing goals. The City will continue to foster and strengthen that relationship, along with the many nonprofits, government entities, businesses, and residents that the City interfaces with daily.

The primary gap in the institutional delivery system is rooted in the high cost of living in Encinitas. With limited resources at all levels of government, it is difficult to fully address all the City’s housing and community development needs. For example, there is a waitlist for the City’s rental assistance vouchers that is years long. In the absence of additional resource, the City must work with its existing partners to fill gaps where necessary.

**Availability of services targeted to homeless persons and persons with HIV and mainstream services**

**Table SP-40.02: Homeless Prevention Services Summary**

<b>Homelessness Prevention Services</b>	<b>Available in the Community</b>	<b>Targeted to Homeless</b>	<b>Targeted to People with HIV</b>
<b>Homelessness Prevention Services</b>			
Counseling/Advocacy	X	X	
Legal Assistance	X		
Mortgage Assistance			
Rental Assistance	X	X	
Utilities Assistance	X	X	
<b>Street Outreach Services</b>			
Law Enforcement	X	X	
Mobile Clinics			
Other Street Outreach Services	X	X	
<b>Supportive Services</b>			
Alcohol & Drug Abuse			
Child Care	X		
Education	X		
Employment and Employment Training	X	X	
Healthcare	X		
HIV/AIDS			
Life Skills	X	X	
Mental Health Counseling	X	X	
Transportation	X	X	
<b>Other</b>			
Other			

**Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)**

Regarding homelessness, chronic homeless, and homeless prevention, the City will continue to work with homeless service providers to access resources so they can continue to provide shelter, services, and housing to its homeless and at-risk clients. The primary organization the City partners with for this effort is the Community Resource Center (CRC), which administers the Opening Doors program funded in part by the City. Opening Doors pairs homeless individuals and families to connect them to permanent housing. CRC also provides general case management/counseling, food programs, motel vouchers, self-sufficiency programs, and prevention and diversion services.



The City's overall homeless strategy relies heavily on partnerships with local homeless and housing non-profit services providers like that with CRC. Funding received by the City is typically made available to these non-profit organizations through a competitive Request for Proposals (RFP) process. Additional strategies and goals will be identified by the City's homelessness action plan, which is currently under development.

The County's Health and Human Services Agency (HHSA) and the Housing and Community Development Department are also integral to Encinitas achieving its goal of reducing homelessness. These agencies administer the HOME and ESG programs and offer many healthcare services.

**Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above**

The agencies providing services to special needs populations and persons experiencing homelessness in Encinitas have a long history and expertise in providing these services. These include Community Resource Center, Meals on Wheels, San Dieguito Alliance, Interfaith Community Services, La Posada Homeless Shelter, Catholic Charities, Interfaith Shelter Network, Quality Children's Services, North County Lifeline, ElderHelp, and Legal Aid Society of San Diego. These organizations, all funded in the past by the City's CDBG program, together serve youth, seniors, lower-income households, homeless residents, and more.

**Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs**

Exciting opportunities to fill gaps are emerging at the State level, as previously discussed. New financial resources and a more concerted focus on homelessness as an issue can provide local organizations more tools to address homelessness. Continuing its partnership with the CoC, the County, ARS, neighboring cities, and nonprofit partners, the City will work diligently to fill gaps and reduce homelessness. Through its commitment and dedication, the CoC, along with its supporting agencies, will continue to strategize and implement best practices. Ultimately, this will provide homeless individuals with a home of their own.

## SP-45 Goals - 91.415, 91.215(a)(4)

Table SP-45.01: Goals Summary Information

Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
Fair housing	2020	2025	Non-Homeless Special Needs	Citywide	Decent Housing	CDBG	Public service activities other than Low/Moderate Income Housing Benefit: 150 Persons Assisted
Shelter and services for the homeless	2020	2025	Homeless special needs	Citywide	Homeless Needs	CDBG	Homeless Person Overnight Shelter: 50 Persons Assisted  Homelessness Prevention: 5,000 Persons Assisted
Renter and homeowner assistance	2020	2025	Affordable Housing	Citywide	Decent Housing	CDBG/ HOME/ Section 8	Rental units rehabilitated: 5 Household Housing Unit  Homeowner Housing Rehabilitated: 10 Household Housing Unit
Affordable housing	2020	2025	Affordable Housing	Citywide	Decent Housing	CDBG/ HOME	Rental units constructed: 30 Household Housing Unit
Public Improvements	2020	2025	Infrastructure Non-Housing Community Development	CDBG-eligible block groups, facilities serving LMI populations	Suitable Living Environments	CDBG/ General Fund	Public Improvement Activities other than Low/Moderate Income Housing Benefit: 1,000 Persons Assisted.
Public infrastructure	2020	2025	Infrastructure Non-Housing Community Development	CDBG-eligible block groups, facilities serving LMI populations	Suitable Living Environments	CDBG/ General Fund	Public Infrastructure Activities other than Low/Moderate Income Housing Benefit: 1,000 Persons Assisted.
Public services, LMI, special needs	2020	2025	Non-homeless special needs	Citywide	Suitable Living Environments	CDBG	Public service activities other than Low/Moderate Income Housing Benefit: 400 Persons Assisted

**Figure SP-45.01: Goal Descriptions**

<b>Goal</b>	Fair housing
<b>Description</b>	Retain the services of a Fair Housing provider, promote fair housing education and outreach within Encinitas, and continue to test for discrimination.
<b>Goal</b>	Shelter and services for the homeless
<b>Description</b>	Support the provision of homeless services, prevention, and shelter, including: employment preparation, food assistance, financial literacy, rental assistance vouchers, temporary and permanent shelter, and other programs aimed at providing homeless households with the tools and resources to gain self-sufficient and end or prevent homelessness.
<b>Goal</b>	Renter and homeowner assistance
<b>Description</b>	Rehabilitation to existing housing units for renters and homeowners, and down payment assistance and tenant-based rental assistance through the San Diego HOME Consortium
<b>Goal</b>	Affordable housing
<b>Description</b>	Assist in facilitation the creation of new affordable rental and homeownership housing through acquisition, preservation, and rehabilitation.
<b>Goal</b>	Public Improvements
<b>Description</b>	Support improvements to facilities that provide services to LMI population.
<b>Goal</b>	Public infrastructure
<b>Description</b>	Support public infrastructure projects that improve the safety and accessibility for residents within LMI neighborhoods.
<b>Goal</b>	Public services for LMI and special needs populations
<b>Description</b>	Support the provision of services to Encinitas LMI and special needs populations, including youth and seniors.

**Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)**

The City does not receive HOME funds directly, but participates in the HOME Consortium, which is operated by the County of San Diego.

## **SP-65 Lead-based Paint Hazards - 91.415, 91.215(i)**

### **Actions to address LBP hazards and increase access to housing without LBP hazards**

The Lead-Based Paint (LBP) regulations affect a variety of housing and community-based programs. The process for identifying and resolving LBP issues varies depending upon the amount of assistance and the type of program affected. The most common actions that need to be taken are:

- Lead Hazard Evaluation – a risk assessment, paint testing or a combination of these to determine the presence of LBP hazards or lead-based paint in properties built prior to 1978.
- Lead Hazard Reduction – activities designed to reduce or eliminate exposure to LBP hazards through methods including interim controls, standard treatments, or abatement.
- Clearance – an activity conducted following LBP hazard reduction activities to determine that the hazard reduction activities are complete.

Just over 55 percent of the housing stock was built prior to 1980, a good indicator for the potential scope of lead-based paint issues, as residential use of LBP was banned in 1978. For comparison, just over 60 percent of California’s housing stock was built before 1980.

It is helpful that the City’s housing stock is slightly newer than the State’s, and therefore healthier, but that should not preclude actions to address existing LBP issues. An important method for mitigating LBP risks is modernizing the housing stock. This mean producing new affordable units that will increase access to housing without lead-based paint hazards. This is a slow process, however, so the County’s Health and Human Services Agency offers a lead poisoning prevention program that County residents can access.

### **How are the actions listed above integrated into housing policies and procedures?**

HUD requires that all CDBG and HOME funded activities comply with HUD’s regulations regarding lead-based paint. In accordance with program requirements, the City of Encinitas’ rehabilitation program requires that each home assisted and built prior to 1978 must undergo LBP testing. If deteriorated lead-based paint surfaces are found, it must be stabilized during the rehabilitation of the property. Abatement must be performed by a certified LBP professional with a certified lead-based paint assessor issuing a Clearance Inspection prior to the issuance of the Notice of Completion.

## **SP-70 Anti-Poverty Strategy - 91.415, 91.215(j)**

### **Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families**

#### **How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan**

Based on the latest ACS data, approximately 7.64 percent of Encinitas residents are living at or below the federal poverty level. This is lower than both California's and the nation's rate, but any amount of poverty is unacceptable. Many issues related to poverty are outside of the City's reach, but the City can and will utilize all available tools and resources to assist those residents living at or below the federal poverty level.

A major partner in reducing poverty in Encinitas is the County, which administers the CalWORKs Program. CalWORKs provides cash aid to needy families to cover the cost of essentials like housing, healthcare, and clothing. It also supports job training through the County and the Community College Districts. The County also administers CalFresh, the federally funded food assistance program that is widely regarded as one of the most impactful anti-poverty programs in the country. The program has demonstrated positive economic impacts, improved health outcomes, and decreased food insecurity.<sup>4</sup>

Additionally, the County of San Diego funds various non-profit organizations and provides health care and social services, including in North County. The Health and Human Services Agency operates a clinic in Encinitas that provides a range of healthcare services. The City of Encinitas will also continue to support organizations that offer health and social services to Encinitas low-income residents.

The City supplements the County's services with its own resources, including rental assistance vouchers through the local housing authority, CDBG-funded public services, and activities funded by the General Fund. Additionally, the City will seek out any opportunities to create or fund affordable housing for the City's extremely low-income populations.

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<sup>4</sup> "The Positive Effect of SNAP Benefits on Participants and Communities," Food Research and Action Center (FRAC).

## **SP-80 Monitoring - 91.230**

**Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements**

The overall purpose of the monitoring is to maximize grant performance and minimize the risk of running afoul of program regulations. All federally funded programs will be monitored on a regular basis to ensure compliance with all applicable federal regulations. Monitoring will be directed toward the program goals, and financial and regulatory performances. Each organization receiving CDBG grant money will be visited, at least, once during the fiscal year by staff. In addition, staff collects quarterly reports and invoices to ensure program goals are on target to ensure the timeliness of expenditures. The City will also ensure sub-recipients comply with all regulations related to administrative, financial and programmatic operations including Davis-Bacon prevailing wage regulations, and to ensure sub-recipients achieve their performance objectives within the project schedule and budget.

## **Appendix A - Alternate/Local Data Sources**

Not Applicable



***City of Encinitas***  
***FY 2020-21 Annual Action Plan***



**Development Services Department**  
**505 S. Vulcan Avenue**  
**Encinitas, CA 92024**



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## Executive Summary

### AP-05 Executive Summary - 91.200(c), 91.220(b)

#### 1. Introduction

Incorporated in 1986, the City of Encinitas (“City”) is in the North County coastal region in San Diego County and is bounded by the cities of Carlsbad to the north, Solana Beach to the south, and an unincorporated area of San Diego County to the east. Since incorporation, the City has grown to an estimated population of 62,595 and has many great community assets, including a transit center, which connects travelers to downtown San Diego and north to Oceanside and Los Angeles, as well as over 40 acres of beaches.

#### *The Consolidated Plan*

The Five-Year Consolidated Plan (ConPlan) is a document submitted to the U.S. Department of Housing and Urban Development (HUD) and serves as a planning tool for entitlement jurisdictions funded by Community Development and Planning (CPD) formula grant programs. Under the Cranston-Gonzalez National Affordable Housing Act, passed by Congress in 1990, jurisdictions that receive CPD formula grants are required to prepare a comprehensive three to five-year plan for use of those funds. The City of Encinitas has been an entitlement community since 1990 and receives CDBG funding directly from HUD each year. Due to its population size, the City receives CDBG funding only, but it utilizes HOME funding through the County of San Diego’s HOME Consortium. (The HOME Consortium is comprised of Vista, Carlsbad, Encinitas, La Mesa, San Marcos, and Santee.) This ConPlan covers CDBG and non-federal housing and community development resources. The City’s anticipated total allotment for the Consolidated Plan period is approximately \$1,662,100.

As an entitlement jurisdiction under the U.S. Department of Housing and Urban Development (HUD), the City receives federal funds in proportion to its population size, concentration of poverty, and other socioeconomic and demographic data. To receive such funds, the City must submit a Consolidated Plan (ConPlan) every five years to HUD.

Prior to awarding any CDBG funds to eligible programs and activities, it must be determined that one of the three national objectives will be met. To achieve meeting the national objective requirement, most activities and programs are focused on assisting low-income households and neighborhoods.

Entitlement jurisdictions must also meet several other requirements in order to receive CDBG funding. These requirements include: The Action Plan and Consolidated Annual Performance and Evaluation Report (CAPER). The Action Plan designates how cities and states propose to spend the federal block grant funds in a given program year. The CAPER reports on how funds were spent, the households that benefitted from the funds, and how well the entitlement community met its annual goals for housing and community development activities.

## **2. Summary of the objectives and outcomes identified in the Plan**

The City determined its goals and priorities for the 2020-2025 ConPlan through community and stakeholder feedback, U.S. Census Bureau data, and data from 2-1-1 San Diego, the region's Community Information Exchange (CIE). These priorities are:

- Assist in increasing and preserving affordable housing opportunities for low-and-moderate income households.
- Prevent and reduce homelessness.
- Improve public infrastructure and facilities.
- Invest in public services for low-and moderate-income residents.

These four priorities represent the varied needs that emerged during the ConPlan development process. Nearly half of all renters and a third of homeowners spend more than 30 percent of their monthly income on housing costs, indicating many households struggle with the cost of living in Encinitas. Fair housing also falls within the housing priorities.

It is important to note that new construction of housing is generally ineligible under the CDBG program. However, certain activities related to the development of new housing are eligible. Those activities include, acquisition of sites on which the building will be constructed for the use or release as housing, clearing of toxic chemicals on property to be used for new housing construction, site improvements to publicly-owned land to enable the property to be used for the new construction of housing, provided that the improvements are undertaken while the property is still in public ownership, and the cost of disposing of real property, acquired with CDBG funds, which will be used for new construction of housing (*§570.201(a), (b), (c), (d)*). Whenever possible, CDBG may be utilized to leverage funding for new affordable housing construction only under the circumstances described above.

## **3. Evaluation of past performance**

As part of the Consolidated Planning process, the City is required to submit an annual Consolidated Annual Performance and Evaluation Report (CAPER), which reports on how funds were spent, the households that benefitted from the funds, and the progress toward meeting its annual goals for housing and community development activities. These reports are reviewed by City Council and posted on the City's website.

Below is a summary of the accomplishments during the previous five-year period:

- 26 LMI households provided grants for residential rehabilitation

- 157 residents provided fair housing services
- 7,121 homeless residents served by local shelters and service providers
- 321 senior residents provided meals
- 4 sidewalks/roads constructed in LMI areas
- 6 facility improvements

#### **4. Summary of citizen participation process and consultation process**

The City held a CDBG Applicant workshop on December 5, 2019. The purpose of the workshop was to provide an overview of the CDBG program and the City's goals and objectives. The workshop was also an opportunity to answer frequently asked questions and provide technical assistance to applicants. A total of five (5) individuals attended the meeting.

The public and stakeholders were notified of the request for proposals through a publication in a local newspaper, direct email notification, the City's Website, and posting at multiple public facilities, such as the library and community/senior center.

The City Council held a public hearing on March 18, 2020 to authorize funding recommendations for CDBG projects and activities for incorporation in the draft FY 2020-21 Action Plan. One individual provided a public comment in support of the recommended action at the March 18<sup>th</sup> meeting. Residents and stakeholders were notified of the public hearing through a publication in a local newspaper, direct email notification, and posting on the City's Website.

The City of Encinitas published notices of all public meetings and public hearing in the Coast News as well as the City's website. Two City Council public hearings took place on March 18, 2020 and April 22, 2020 to review and approve the ConPlan and Annual Action Plan. All public comments received during both meetings are included in Appendix C of the ConPlan. The public review and comment period was advertised through a publication in a local newspaper, direct email notification, and on the City's Website. Due to the COVID-19 outbreak, effective March 18, 2020 all City facilities became closed to the public. Hard copies were offered by request. The FY 2020-21 Action Plan was available on the City's website for a 30-day public comment period from March 20, 2020 to April 21, 2020. Notice of the public review period was posted in the Coast News, on the City's website, and direct email notifications. No comments were received during the 30-day public review period.

The City Council approved the FY 2020-21 Annual Action Plan at a Public Hearing on April 22, 2020. All public comments received during the review period will be included in Appendix C.

#### **5. Summary of public comments**

All public comments received are included in Appendix C.

**6. Summary of comments or views not accepted and the reasons for not accepting them**

All public comments are included in Appendix C.

**7. Summary**

The FY 2020-25 Consolidated Plan priority needs are shown below. Each of the activities funded in the FY 2020-21 Action Plan meet one of the identified priorities. Prioritization of needs is given to help allocate funds to the needs identified during the ConPlan period.

High Priority

- Homeless services, prevention and shelter
- Low-income renter and homeowner assistance
- Seniors housing and services
- Fair housing
- Affordable Housing
- Public Improvements
- Public Infrastructure
- Public Services for special needs populations

## The Process

### PR-05 Lead & Responsible Agencies - 91.200(b)

#### 1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source

The following are the agencies/entities responsible for preparing the Consolidated Plan, Action Plan and those responsible for administration of the CDBG grant program administration.

**Table 1– Responsible Agencies**

Agency Role	Name	Department/Agency
Lead Agency	City of Encinitas	Development Services Department

The City’s Development Services Department is lead agency responsible for administration of the CDBG program, including development of the ConPlan, corresponding Annual Plans, and CAPERS. The County of San Diego is lead agency for HOME funding, which the City utilizes as a member of the County’s HOME Consortium. The implementation of programs funded by CDBG and HOME may be done in conjunction with other City departments such as Parks, Recreation and Cultural Arts and Public Works. The Encinitas Housing Authority is responsible for administering the Section 8 Housing Choice Voucher Program. The City will, at times, utilize the services of a specialized consultant to assist the City in carrying out the activities during each program year.

#### CDBG Program contact information

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Management Analyst  
City of Encinitas - Development Services Department  
505 S. Vulcan Ave, Encinitas, CA 92024  
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## Public Participation

### AP- 10 Consultation – 91.100, 91,200(b), 91.215(l)

#### 1. Introduction

As a part of the draft Action Plan development process, the City consulted with local non-profit agencies and the public through a public applicant workshop, and a City Council Public Hearing. The outreach and consultation efforts are also described in the Executive Summary and Citizen Participation sections of this Action Plan. Comments received can be found in Appendix C.

**Provide a concise summary of the jurisdiction’s activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l)).**

The City of Encinitas has long communicated and collaborates with many governmental and non-governmental agencies in the region to address the needs of the City’s LMI population. The City’s formalized collaborative efforts include being a member of the County of San Diego’s HOME Consortium and a supporter of Alliance for Regional Solutions (ARS), North County San Diego’s collaborative network of homelessness service providers.

Encinitas’ City Council-manager form of government also allows members of its governing body to work closely with the City’s many departments and other regional entities and committees throughout the County. These affiliations include:

- San Diego Association of Governments (SANDAG), San Diego County’s federally recognized metropolitan planning organization (MPO)
- Regional Task Force on the Homeless (RTFH), the region’s HUD Continuum of Care (CoC)
- San Diego Regional Alliance for Fair Housing (SDRAFFH)
- Quarterly convenings of local CDBG program administrators

RTFH and the City’s fair housing service provider were both interviewed in developing the ConPlan. The City will continue to maintain partnerships with these and other agencies to achieve its long-term housing and community development goals. Additionally, the City maintains its own housing authority, which administers Housing Choice Vouchers (Section 8 rental assistance) and monitors over 150 affordable housing units and over 130 affordable multi-family units. As resources or policies change, the City can coordinate directly through the City of Encinitas Housing Authority to help fulfill overall housing goals and objectives.

**Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness**

The RTFH organizes the annual Point-in-Time Count (PIT), in which the community engages and surveys those experiencing homelessness countywide to provide a count of the region's sheltered and unsheltered homeless community. The 2019 PIT counted a total of 120 individuals, 79 unsheltered and 41 sheltered persons, in Encinitas (which includes San Dieguito, Solana Beach, and Del Mar), of which 26 were in emergency shelter, 15 resided in transitional housing, and 79 were unsheltered.

The demographics of the unsheltered population found that 28 percent (22 individuals) were chronically homeless, 9 percent (7 individuals) identified as female, and 4 percent (3 individuals) were youth. The PIT did not find any unsheltered veterans or families in the count. Approximately 1.5 percent of the persons experiencing homelessness Countywide (8,102 individuals) reside in City of Encinitas.

The City has supported homelessness shelters and services, either through its CDBG program or other funding sources, for many years. Nonprofit partners include Catholic Charities, Interfaith Shelter Network, Interfaith Community Services, 2-1-1 San Diego, and Community Resource Center (CRC). Through CRC the City funds a program called Opening Doors which, in keeping with the Housing First model, pairs individuals and families experiencing homelessness with a housing navigator to connect them to permanent housing.

Additionally, the City is launching a pilot outreach program in partnership with the County of San Diego and the CRC called the HOPE Project—the Homeless Outreach Program for Empowerment. The HOPE Project will help those experiencing homelessness find housing, obtain medical care, and transportation. Outreach will be conducted by City sheriff's deputy and a social worker to assess the needs and connect individuals to resources through compassionate enforcement. The HOPE Project will serve vulnerable populations, including the chronically homeless.

The key to the City's progress on addressing homelessness is its involvement with ARS and RTFH. Coordinated activities include the PIT, as well as services and shelters for those experiencing or at-risk of homelessness. Additionally, ARS staff provided input on the most pressing needs as it pertains to homelessness. Its Bridge to Housing committee, comprised of service providers and stakeholders, also provided feedback and informed the development of the ConPlan.

Given the community need related to homelessness, the City will be developing a Homeless Action Plan to determine the current community needs, recommendations to improve homeless services and partnerships, and assess current efforts to address homelessness. This Homeless Action Plan will result in recommendations and goals to ensure the City continues towards its goal of reducing homelessness and is in alignment with the CoC's strategy to address homelessness. It will also provide the City with strategies based on the demographics of the current population experiencing homelessness. Currently, it is undetermined how many families with children, veterans, or unaccompanied youth are experiencing homelessness in the City. The Homeless Action Plan will identify the interventions best suited to those experiencing homelessness in Encinitas.



**Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS**

The City of Encinitas does not administer ESG funds; however, RTFH and ARS were consulted in the development of the ConPlan.

**2. Agencies, groups, organizations and others who participated in the process and consultation**

**Table 2– Agencies, groups, organizations who participated**

<b>Organization</b>	<b>Agency/Group/ Organization</b>	<b>What Section of the Plan was addressed by consultation?</b>	<b>Briefly describe how the organization was consulted. What are the anticipated outcomes of the consultation or areas of improved coordination?</b>
Community Resource Center	Public Services	Needs Assessment	Agency invited to applicant workshop and community meetings. Anticipated outcome of the consultation is improved planning efforts and leveraging opportunities.
Meals on Wheels	Public Services	Needs Assessment	Agency invited to applicant workshop and community meetings. Anticipated outcome of the consultation is improved planning efforts and leveraging opportunities.
San Dieguito Alliance	Public Services	Needs Assessment	Agency invited to applicant workshop and community meetings. Anticipated outcome of the consultation is improved planning efforts and leveraging opportunities.
Interfaith Shelter Network	Public Services	Needs Assessment	Agency invited to applicant workshop and community meetings. Anticipated outcome of the consultation is improved planning efforts and leveraging opportunities.
Interfaith Community Services	Public Services	Needs Assessment	Agency invited to applicant workshop and community meetings. Anticipated outcome of the consultation is improved planning efforts and leveraging opportunities.
YMCA of San Diego	Public Services	Needs Assessment	Agency invited to applicant workshop and community meetings. Anticipated outcome of the consultation is improved planning efforts and leveraging opportunities.
Easter Seals	Public Services	Needs Assessment	Agency invited to applicant workshop and community meetings. Anticipated outcome of the consultation is improved planning efforts and leveraging opportunities.
United Way	Public Services	Needs Assessment	Agency invited to applicant workshop and community meetings. Anticipated outcome of the consultation is improved planning efforts and leveraging opportunities.
Head Start	Public Services	Needs Assessment	Agency invited to applicant workshop and community meetings. Anticipated outcome of the consultation is improved planning efforts and leveraging opportunities.
TERI, Inc	Public Services	Needs Assessment	Agency invited to applicant workshop and community meetings. Anticipated outcome of the consultation is improved planning efforts and leveraging opportunities.

Legal Aid Society	Public Services	Needs Assessment	Agency invited to applicant workshop and community meetings. Anticipated outcome of the consultation is improved planning efforts and leveraging opportunities.
North County Lifeline	Public Services	Needs Assessment	Agency invited to applicant workshop and community meetings. Anticipated outcome of the consultation is improved planning efforts and leveraging opportunities.
Quality Children's Services	Public Services	Needs Assessment	Agency invited to applicant workshop and community meetings. Anticipated outcome of the consultation is improved planning efforts and leveraging opportunities.

**Identify any Agency Types not consulted and provide rationale for not consulting**

The City of Encinitas consulted with agencies and non-profits that offer programs and assistance to Encinitas residents. No agency or organization was purposely excluded from providing input on the Consolidated Plan.

The City participates in many regional planning efforts and working groups aimed to improve coordination in the delivery of housing and community development related programs and services in the San Diego region. Separately, the State of California has recently bolstered its funding for housing and homelessness programs. For example, Senate Bill 2 (Atkins) creates a permanent source of funding for affordable housing and the Homeless Emergency Aid Program (HEAP) provided additional funding to Continuums of Care throughout the State. It is important that the City coordinate with local partners and stakeholders to best leverage potential new funding and resources.

Lastly, the City consulted with the County of San Diego’s Office of Emergency Services on increasing its resilience to natural hazards for LMI residents, as well as risks expected to increase due to climate change. The County of San Diego has released a countywide framework for recovery planning identifying the roles and responsibilities at the local, state, and federal levels and resources that may be activated to address recovery in the County.

**Table 3– Other local / Regional / Federal Planning Efforts Considered**

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
2013-2021 Housing Element	City of Encinitas	The Housing Element is the State-recognized strategy for addressing the City’s housing needs. The City’s Housing Element recently received State certification and this ConPlan aligns with the goals of the Housing Element.
City of Encinitas Strategic Plan	City of Encinitas	The Strategic Plan is regularly updated by the City Council to reflect the Vision, Mission, Operating Principles, and Strategic Focus Areas and Key Goals.
City of Encinitas Climate Action Plan	City of Encinitas	A Climate Action Plan to migrate the impacts of climate change.

## AR-12 Participation - 91.401, 91.105, 91.200(c)

### 1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal setting

The City conducted an applicant workshop in December 2019. A total of five (5) people were in attendance. The purpose of the workshop was to provide an overview of the CDBG program, the City's Consolidated Plan, and application process.

The City Council held a public hearing on March 18, 2020 to authorize funding recommendations for CDBG projects and activities for incorporation in the draft FY 2020-21 Action Plan. There was one public speaker at the meeting, who spoke in favor of the recommended action. Residents and stakeholders were notified of the public hearing through a publication in a local newspaper, direct email notification, and posting on the City's Website.

The draft Action Plan will be available for public review and comment from March 20, 2020 - April 21, 2020 on the City's website. Due to the COVID-19 outbreak, effective March 18, 2020 all public-facing City facilities are closed to the public. Hard copies were made available upon request. No comments were received during the 30-day public review period. The City Council approved the FY 2020-21 Action Plan at a public hearing on April 22, 2020. Two comments were received at that meeting which are found in Appendix C.

**Table 4 – Citizen Participation Outreach**

Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of Comments received
CDBG applicant Workshop	CDBG Applicants and the public	The City of conducted a workshop for CDBG applicants. The workshop provided information about the CDBG program and the City's Consolidated Plan, and application requirements. Approximately five (5) people attended	All comments received are included in Appendix C
City Website	All Encinitas Residents, CDBG Stakeholders and public	The CDBG applicant workshop, availability of funds and requests for proposals, and public hearing information was posted on the City's website in multiple locations.	All comments received are included in Appendix C
Public Notice	All Encinitas Residents and CDBG Stakeholders	The public was notified of the availability of CDBG funds and Request for Proposals process, and the City's public hearings, and availability for public comment through a publication in a local newspaper.	All comments received are included in Appendix C

Public Hearing	All Encinitas Residents and CDBG Stakeholders	The City of Encinitas held a public hearing on March 18, 2020 to authorize funding recommendations for FY 2020-21 CDBG Activities. There was one public comment received at the March 18, 2020 meeting, in support of the recommended action. On April 22, 2020, the City Council approved the FY 2020-21 Action Plan. Two public comments were received requesting additional review time, more than 30 days.	All comments received are included in Appendix C
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## Expected Resources

### AP-15 Expected Resources - 91.420(b), 91.220(c) (1,2)

#### Introduction

For FY 2020- 21, the City of Encinitas is receiving \$356,~~111~~<sup>56</sup> in CDBG funding. On November 6, 2020, the City of Encinitas was notified by HUD of a change to its FY 2020-21 CDBG annual grant. The notice clarified an error in the calculation methodology resulting in a decrease of \$54.00. This reduction will be applied to the City's program administration allocation as noted below.

**Table 5 - Expected Resources – Priority Table**

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 5				Expected Amount Available Reminder of ConPlan: \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	Federal	Public Services Administration Public Facilities Public Infrastructure	\$356, <del>111</del> <sup>56</sup>	\$0	\$60,867.73	<del>\$416,9787.03</del> <sup>2.73</sup>	\$ unknown	The City anticipates an annual CDBG allocation of \$356, <del>111</del> <sup>65</sup>

**Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied**

To address the priority needs and objectives identified within the ConPlan, the City receives the following sources of federal funding; CDBG, and Section 8 Housing Choice Voucher (HCV). The Encinitas Housing Authority administers the Section 8 HCV program and provides rental subsidies to approximately 96 very-low income Encinitas households annually. The HVC program participants pay approximately 30 percent of their income towards the rent, and the Housing Authority pays the remainder of the rent.

The County of San Diego, as the lead agency in the HOME Consortium, offers a Down payment and Assistance Program for low-income first-time homebuyers. The program provides simple interest loans, up to \$70,000 to qualified households. The program has home value restrictions (currently \$466,000 for an attached home and \$574,750 for a single-family home), which is typically lower than market prices in Encinitas, making it a challenge for eligible homebuyers to find a home. However, eligible Encinitas households are encouraged to participate in this program. Information on the program is posted on the City's website.

The County of San Diego offers two types of HOME tenant-based rental assistance programs: a family reunification program and emancipated foster youth program. The City of Encinitas coordinates with local

social service providers to ensure that whenever possible, these regional housing resources are made available to eligible Encinitas households.

**If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan**

The City of Encinitas Housing Authority owns 16 units that are occupied by low-income renter households. Participants of the Section 8 Housing Program occupy many of these units. Any available opportunity to leverage CDBG funds to make improvements for accessibility for persons with disabilities or make the units more habitable should be taken. As identified within this ConPlan, affordable housing for renters and homeowners has continued to be a high priority for the City.

As the housing crisis has worsened in California, utilizing publicly owned land for affordable housing development has become an increasingly popular policy solution. In January 2019, Governor Gavin Newsom issued an Executive Order directing State agencies to inventory and assess surplus State properties for their development potential as affordable housing. In addition, in January 2020, the Governor has offered local governments and nonprofits access to public lands for emergency homeless shelters. Unfortunately, the State owns just seven surplus properties, resulting in 25 total acres, in San Diego County (none are in Encinitas). For its part, the City regularly reviews its real estate portfolio and assesses if properties are being put to best use.

**Discussion**

Funding resources to implement the City's Consolidated Plan are limited. The City operates a forgivable CDBG residential rehab loan program. Should any forgiven loans be paid back to the City prior to the end of the term, the City will allocate those funds in a revolving loan fund to be placed back in the residential rehab program. The City will continue to support social service programs serving City residents; however, resources to support the development of new housing are limited. With incentives such as density bonus, reduced development fees, etc. the City may be able to encourage development of additional housing opportunities for lower income residents.



## Annual Goals and Objectives

### AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3) &(e)

**(AP) Table 6 – Goals Summary**

Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
Support service to Encinitas low to moderate residents	2020	2021	Non-Homeless Special Needs	LMI Households City Wide	Senior Housing and Services Youth Services	\$20,100	Public service activities other than Low/Moderate Income Housing Benefit: 89 Persons Assisted
Homeless services, prevention and shelter	2020	2021	Homeless Special Needs	LMI Households City Wide	Homeless Services, Prevention and Shelter	\$33,324	Homeless Person Overnight Shelter: 30 Persons Assisted Homelessness Prevention: 840 Households Assisted
Fair Housing	2020	2021	Non-Homeless Special Needs	LMI Households City Wide	Fair Housing	\$18,120	Availability/Accessibility Households assisted: 20
Support facility improvements	2020	2021	Non-Housing Community Development	Homeless Services, Prevention and Shelter Public Facilities	Homeless services, prevention and shelter.	\$55,280	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 810 Households Assisted
Provide housing assistance to low-income renters and homeowners	2020	2021	Housing	LMI Households Citywide	Renter and Homeowner Assistance	\$37,095	Homeowner Housing Rehabilitated: 1 Household Housing Units
Public Improvements	2020	2021	Non-Housing Community Development	LMA		\$200,000*	One sidewalk project and ADA curb cuts.
CDBG Administration	2020	2021	Planning and Administration	City wide	CDBG Program Administration	\$53, <del>039</del> 443	Program Administration

\* Includes funding from prior year (\$60,867)

## Goal Descriptions

<b>Goal</b>	Fair housing
<b>Description</b>	Retain the services of a Fair Housing provider, promote fair housing education and outreach within Encinitas, and continue to test for discrimination.
<b>Goal</b>	Shelter and services for the homeless
<b>Description</b>	Support the provision of homeless services, prevention, and shelter, including: employment preparation, food assistance, financial literacy, rental assistance vouchers, temporary and permanent shelter, and other programs aimed at providing homeless households with the tools and resources to gain self-sufficient and end or prevent homelessness.
<b>Goal</b>	Renter and homeowner assistance
<b>Description</b>	Rehabilitation to existing housing units for renters and homeowners, and down payment assistance and tenant-based rental assistance through the San Diego HOME Consortium
<b>Goal</b>	Affordable housing
<b>Description</b>	Assist in facilitation the creation of new affordable rental and homeownership housing through acquisition, preservation, and rehabilitation.
<b>Goal</b>	Public Improvements
<b>Description</b>	Support improvements to facilities that provide services to LMI population.
<b>Goal</b>	Public infrastructure
<b>Description</b>	Support public infrastructure projects that improve the safety and accessibility for residents within LMI neighborhoods.
<b>Goal</b>	Public services for LMI and special needs populations
<b>Description</b>	Support the provision of services to Encinitas LMI and special needs populations, including youth and seniors.

**AP-35 Projects - 91.420, 91.220(d)**

**Introduction**

For FY 2020-21, the City of Encinitas is anticipated to receive \$356,111~~65~~ in CDBG funding and anticipates reallocating \$60,867 in prior year funds to new projects.

**Table 7 – Project Information**

<b>Project Name</b>	<b>FY 2020-21 Funding</b>
City of Encinitas Development Services - Administration	\$53,039 <del>44</del> 3
Community Resource Center – Homeless Prevention and Intervention	\$14,500
Meals on Wheels – Senior Meal Service Encinitas	\$8,000
San Dieguito Alliance - Project YO Youth Outreach	\$6,700
Boys and Girls Clubs of San Diego – Youth Outreach	\$5,400
Interfaith Community Services – Alliance for Solutions Bridge to Housing	\$18,824
Fair Housing Services	\$18,120
Community Resource Center - Facility Improvements	\$55,280
City of Encinitas Development Services - Residential Rehabilitation Program	\$37,095
City of Encinitas Development Services – Capital Improvement Projects	\$200,000
<b>Total</b>	<b>\$417,032</b>

**Describe the reasons for allocation priorities and any obstacles to addressing underserved needs**

Each of the projects identified for funding during FY 2020-21 meet a priority need and goal within the Consolidated Plan. The methodology of funding to all the eligible public service activities has been the past practice of the City for many years. The allocation methodology is to sustain level funding from FY 2019-20 plus a proration of available funds over all the recommended applicants.

The City received four applications from non-profit organizations for public service programs. The total amount requested for public services is \$71,400 which exceeds the estimated available funding by \$17,976. The CBDG program limits 15 percent of annual funding to public services, therefore, the City is not able to fully fund the entire request for projects during FY 2020-21. The City will work with the service agencies to ensure that the program specific goals will be met and assist the groups in identifying additional funding opportunities as available and appropriate.

## AP-38 Project Summary

### Project Summary Information

For FY 2020-21, the City of Encinitas is anticipated to receive \$356, ~~11165~~ in CDBG funding and anticipates reallocating \$60,867 in prior year funds to new projects. A total off \$71, ~~179233~~ will be allocated for Program Administration and Fair Housing Services, \$53,424 allocated to public services, \$292,375 allocated to infrastructure projects, facility improvement project, and a Residential Rehabilitation Program during FY 2020-21. Project descriptions are provided below.

<b>Project Name</b>	Community Resource Center Homeless Prevention and Intervention
<b>Goals Supported</b>	Homeless Services, Prevention and Shelter
<b>Needs Addressed</b>	Homeless Services, Prevention and Shelter
<b>Funding</b>	CDBG: \$14,500
<b>Description</b>	
<b>Target Date</b>	6/30/2021
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
<b>Location Description</b>	Community Resource Center is located at 650 Second Street, Encinitas, CA 92024.
<b>Planned Activities</b>	Community Resource Center offers a variety of services through its Homeless Prevention and Intervention Services program including financial literacy classes, employment preparation, food and utility assistance, supportive shelter, and case management for episodically homeless Encinitas families. The program also offers motel vouchers to provide intermediate shelter for low-income Encinitas families, as well as case management to ensure a successful transition to more permanent housing.
<b>Project Name</b>	Meals on Wheels - Encinitas
<b>Goals Supported</b>	Senior Housing and Services
<b>Needs Addressed</b>	Senior Housing and Services

<b>Funding</b>	CDBG: \$8,000
<b>Description</b>	Greater San Diego for its Meals-on- Wheels, Encinitas program. The program provides meals to low-income Encinitas seniors.
<b>Target Date</b>	6/30/2021

<b>Estimate the number and type of families that will benefit from the proposed activities</b>	65 low-income senior households
<b>Location Description</b>	City-wide
<b>Planned Activities</b>	The program provides meals and welfare checks to low-income Encinitas seniors.
<b>Project Name</b>	San Dieguito Alliance Project YO
<b>Goals Supported</b>	Youth Services
<b>Needs Addressed</b>	Youth Services
<b>Funding</b>	CDBG: \$6,700
<b>Description</b>	Outreach and assistance to at-risk youth
<b>Target Date</b>	6/30/2021
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	12 youth from at-risk, low-income families
<b>Location Description</b>	City-wide
<b>Planned Activities</b>	The goal of the program is to assist youth of lower-income households in staying off drugs and alcohol, provide academic and employment assistance and encourage healthier life choices.
<b>Project Name</b>	Boys and Girls Club Power Hour
<b>Goals Supported</b>	Youth Services
<b>Needs Addressed</b>	Youth Services
<b>Funding</b>	CDBG: \$5,400
<b>Description</b>	Outreach and assistance to youth
<b>Target Date</b>	6/30/2021
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	12 youth from low-income families
<b>Location Description</b>	City-wide
<b>Planned Activities</b>	Power Hour is an after-school academic achievement program Its purpose is to cultivate effective learning strategies and social-emotional development in youth in order to prepare them for graduation and successful careers. This is achieved through an evidence-based program of academic enrichment activities as well as homework assistance.

<b>Project Name</b>	Legal Aid Society San Diego - Fair Housing Services
<b>Goals Supported</b>	Fair Housing
<b>Needs Addressed</b>	Fair Housing
<b>Funding</b>	CDBG: \$18,120
<b>Description</b>	Fair Housing Services
<b>Target Date</b>	6/30/2021
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 30 Encinitas households will benefit from this activity.
<b>Location Description</b>	City-wide.
<b>Planned Activities</b>	Fair Housing services include education and outreach to residents, landlords, and property managers. Fair housing counseling for tenants and landlords and testing to ascertain the level of housing discrimination in Encinitas.
<b>Project Name</b>	Community Resource Center– Facility Improvements
<b>Goals Supported</b>	Support Facility Improvements

<b>Needs Addressed</b>	Homeless Services and Public Facilities
<b>Funding</b>	CDBG: \$55,280
<b>Description</b>	Facility improvements
<b>Target Date</b>	6/30/2021
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	810 low-income and homeless households
<b>Location Description</b>	650 Second Street, Encinitas, CA 92024
<b>Planned Activities</b>	The project will replace the facility's roof.
<b>Project Name</b>	Residential Rehabilitation Program
<b>Goals Supported</b>	Assistance to low income renters and homeowners
<b>Needs Addressed</b>	Renter and homeowner assistance
<b>Funding</b>	CDBG: \$37,095
<b>Description</b>	Assistance to low-income homeowners to make needed repairs.
<b>Target Date</b>	6/30/2021
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Two households are estimated to be assisted.
<b>Location Description</b>	City-wide.
<b>Planned Activities</b>	Financial assistance (grants and loans) for owner-occupied home rehabilitation.
<b>Project Name</b>	Program Administration
<b>Goals Supported</b>	N/A
<b>Needs Addressed</b>	N/A
<b>Funding</b>	CDBG: \$53, <del>059413</del>
<b>Description</b>	Overall program oversight and implementation
<b>Target Date</b>	6/30/2021
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	N/A
<b>Location Description</b>	City-wide.
<b>Planned Activities</b>	Oversee compliance, manage budget, conduct monitoring, provide technical assistance, contract management.
<b>Project Name</b>	ADA Improvements - Citywide
<b>Goals Supported</b>	Public Infrastructure
<b>Needs Addressed</b>	Public Infrastructure
<b>Funding</b>	\$200,000

<b>Description</b>	\$150,000 will be allocated to a previously approved project, MacKinnon sidewalks, additionally another \$50,000 will be used to address ADA ramp and curb cuts throughout the City.
<b>Target Date</b>	06/30/2021
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	N/A
<b>Location Description</b>	Throughout the City
<b>Planned Activities</b>	ADA improvements



## AP-50 Geographic Distribution - 91.420, 91.220(f)

As a relatively small jurisdiction, the City will not be allocating funding on a geographic basis. Funding will be provided to activities and programs based on quality and quantity of applications, as well as their alignment with the ConPlan’s priorities and goals. However, some activities must occur within CDBG-eligible block groups. The map below shows the LMI block groups (bounded in blue and highlighted in yellow) in Encinitas that are eligible for place based CDBG activities. Communities with no or very few areas in which 51 percent of residents are LMI have been authorized as Exception Grantees by HUD and are able to undertake area benefit activities.

According to HUD, “ Section 105(c)(2)(A)(ii) of the Housing and Community Development Act of 1974, as amended, states that an activity shall be considered to principally benefit low and moderate income persons when ‘the area served by such activity is within the highest quartile of all areas within the jurisdiction of such city or county in terms of the degree of concentration of persons of low and moderate income.’”<sup>1</sup> The map on this page was developed utilizing the minimum percentage of low- and moderate- income persons that must reside in the service area as provided by HUD and based on the 2011-2015 American Community Survey (ACS).



<sup>1</sup> <https://www.hudexchange.info/programs/acs-low-mod-summary-data/acs-low-mod-summary-data-exception-grantees/>

## **AP-75 Action Plan Barriers to Affordable Housing - 91.420, 91.220(j)**

### **Introduction:**

As discussed within the Consolidated Plan and within this Action Plan, the need for affordable housing for Encinitas residents is great. Due to several factors, including the City's desirable location, limited land supply, high cost of land, and limited financial resources, the development of affordable housing continues to be a challenge. According to HomeDex, in December 2019 the median sales price for the County of San Diego was \$585,000, compared to the median sales price in Encinitas at \$1,062,500.

**Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment:**

The City of Encinitas is making great strides to reduce land use and zoning regulations and encourage the development of affordable units and

On March 13, 2019, the City Council adopted the 2013-2021 Housing Element. This action will result in several zoning code amendments, including rezoning properties to 30 units per acre to accommodate multi-family housing development, allowing emergency shelters for homeless by right within a designated zone, and allowing transitional and supportive housing by right in residential zones to name a few.

The City of Encinitas continues to make amendments as needed to comply with various State Housing Laws, such as the Density Bonus law, which enables developers to seek an increase in density and/or request waivers and concessions in exchange for affordable units. The City of Encinitas also has a local Inclusionary Policy, which requires new residential development to contribute to the production of affordable housing. The City Council took actions to amend the Inclusionary Policy in 2018 and continues to examine potential amendments to increase the production of affordable units.

In April 2019, the City of Encinitas finalized the Permit Ready Accessory Program which encourages the construction of ADUs by offering property owners a selection of eight pre-approved ADU building plans that can be downloaded from the city's website. The program assists property owners in creating ADUs by providing customizable plans, expediting the process, and reducing preconstruction fees. Encinitas also continues to waive planning fees associated with the development of new ADUs. During CY 2019, over 100 new building permits were issued for ADUs.

## AP-85 Other Actions - 91.420, 91.220(k)

### Introduction

Entitlement Jurisdictions receiving CDBG funding are required to take actions to affirmatively further fair housing. Fair housing is achieved by ensuring that people are not denied access to housing opportunities because of their race, ethnicity, religion, disability or familial status. The City of Encinitas affirmatively furthers fair housing by contracting for the provision of fair housing services and testing to determine the level of fair housing discrimination in Encinitas. The fair housing services include outreach and education to residents, property managers, lenders, and housing developers, legal assistance or referrals, tenant/landlord mediation, and assistance with filing complaints to HUD.

Entitlement cities report on their efforts to affirmatively further housing choice by completing the Analysis of Impediments to Fair Housing Choice (AI). The AI is a review of impediments or barriers that affect the rights of fair housing choice. The report provides a demographic profile of the County, assesses housing needs of specific income groups, and evaluates housing opportunities available for residents. The AI also analyzes both private market and public sector conditions that may limit or impede access and availability of housing for all segments of the population. While this report assesses the nature and extent of housing discrimination, it also focuses on developing solutions to mitigate or remove such impediments. The City of Encinitas participated in a regional effort to create the previous three AIs. The San Diego Regional AI for FY 2015-2020 was approved by the City of Encinitas City Council on May 13, 2015 as one of thirteen jurisdictional members of the San Diego Regional Alliance for Fair Housing (SDRAFFH). The Regional Alliance for Fair Housing is a coalition of fair housing organizations, community-based groups, concerned citizens, representatives of the housing industry, and government agencies working toward the goal of affirmatively furthering fair housing. The work effort related to the next Analysis of Impediments cycle, FY 2020-25, is currently underway. It is anticipated that the City Council will consider the FY 2020-25 AI in July and later submitted to HUD.

**Current Efforts:** The City Council adopted the 2013-21 Housing Element in 2019, which was later approved by the California Coastal Commission and then certified by the California Housing and Community Development Department. The implementation zoning ordinances for the Housing Element related to Emergency Shelters was approved by the City Council in 2019. Additional zoning amendments related to SROs, Reasonable Accommodations, Transitional, and Supportive Housing were initiated later in 2019 and are anticipated to be considered by the City Council, Coastal Commission, and State Housing and Community Development department in 2020. The City has also begun the next seven-year housing element cycle. The 2021-29 Housing Element must be completed and submitted to Housing and Community Development before April 2021.

### Actions planned to address obstacles to meeting underserved needs

The City participates in a regional Analysis of Impediments to Fair Housing Choice (AI). The

impediments identified as part of the AI are obstacles the City must overcome to provide for its residents. The City's impediments are included in this Action Plan.

The CBDG program limits 15 percent of annual funding to public services, the City is not able to fully fund the entire request for projects during FY 2020-21. The City will work with the service agencies to ensure that the program specific goals will be met and assist the groups in identifying additional funding opportunities as available and appropriate.

### **Actions planned to foster and maintain affordable housing**

The need for affordable housing in Encinitas is great, and far exceeds the available resources to meet that need. According to HomeDex, in February 2019 the median sales price for the County of San Diego was \$560,000, compared to the City of Encinitas, with a median sales price of \$1,335,000. While CDBG may be used to leverage affordable housing development, it is not a sufficient tool to solve the complex issue of providing affordable housing in Encinitas. However, the City of Encinitas does have the following resources for the creation and maintenance of affordable housing.

*Housing Element.* The City of Encinitas Housing Element contains many goals and policies geared toward assisting low to moderate income households to find and keep decent and affordable housing.

*Density Bonus State Law.* The City of Encinitas continues to revise its Density Bonus ordinance to comply with State law. The Density Bonus State law provides new affordable rental and for-sale housing through the development of new subdivisions, when the developer seeks an increase in density above what the property's underlying zoning would allow. Over 40 affordable units have been created through the Density Bonus program.

*Affordable Unit Policy.* The City of Encinitas offers an amnesty program for homeowners of accessory units that were created without building permits. Once the unit has been brought up to current building and fire code, a covenant is placed on the property reserving the unit as a low-income rental. Over 40 affordable units have been created through this program.

*Local Inclusionary Housing Policy.* The Inclusionary Ordinance requires that developers of new subdivisions or rental projects provide affordable housing on-site or chose an alternative compliance method. The affordable units can be offered as a rental or homeownership opportunity and are restricted in perpetuity. The City recently updated its Inclusionary Ordinance increasing the requirement from one for every ten, to 10% Very Low, or 15% low-income. Further amendments will also be considered, including establishing an in-lieu fee. Over 140 affordable units have been created through the City's Inclusionary Housing program since its inception.

*HOME Program.* The County of San Diego, as the lead agency in the HOME Consortium, offers a Down payment and Assistance Program for low-income first-time homebuyers. The program provides simple interest loans, up to \$70,000 to qualified households. The program has home value restrictions currently \$466,000 for an attached home and \$574,750 for a single-family

home, which is typically lower than market prices in Encinitas, making it a challenge for eligible homebuyers to find a home. However, eligible Encinitas Households are encouraged to participate in this program.

The County of San Diego also offers two types of HOME tenant-based rental assistance programs; a family reunification program and emancipated foster youth program. The City of Encinitas coordinates with local social service providers to ensure that whenever possible, these regional housing resources are made available to eligible Encinitas households.

### **Actions planned to reduce lead-based paint hazards**

HUD requires that all CDBG and HOME funded activities comply with HUD's regulations regarding lead-based paint. In accordance with program requirements, the City of Encinitas' Residential Rehabilitation Program requires that each home assisted and built prior to 1978 must undergo lead-based paint testing. If deteriorated lead-based paint surfaces are found, it must be stabilized during the rehabilitation of the property. Abatement must be performed by a certified lead-based paint professional with a certified lead-based paint assessor issuing a Clearance Inspection prior to the issuance of the Notice of Completion.

### **Actions planned to reduce the number of poverty-level families**

Based on the latest ACS data, approximately 7.64 percent of Encinitas residents are living at or below the federal poverty level. This is lower than both California's and the nation's rate, but any amount of poverty is unacceptable. Many issues related to poverty are outside of the City's reach, but the City can and will utilize all available tools and resources to assist those residents living at or below the federal poverty level.

A major partner in reducing poverty in Encinitas is the County, which administers the CalWORKs Program. CalWORKs provides cash aid to needy families to cover the cost of essentials like housing, healthcare, and clothing. It also supports job training through the County and the Community College Districts. The County also administers Cal Fresh, the federally funded food assistance program that is widely regarded as one of the most impactful anti-poverty programs in the country. The program has demonstrated positive economic impacts, improved health outcomes, and decreased food insecurity.<sup>2</sup>

Additionally, the County of San Diego funds various non-profit organizations and provides health care and social services, including in North County. The Health and Human Services Agency operates a clinic in Encinitas that provides a range of healthcare services. The City of Encinitas will also continue to support organizations that offer health and social services to Encinitas low-income residents.

The City supplements the County's services with its own resources, including rental assistance

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<sup>2</sup> "The Positive Effect of SNAP Benefits on Participants and Communities," Food Research and Action Center (FRAC).

vouchers through the local housing authority, CDBG-funded public services, and activities funded by the General Fund. Additionally, the City will seek out any opportunities to create or fund affordable housing for the City's extremely low-income populations.

*Rental assistance and affordable housing.* The Housing Authority provides rental assistance to approximately 96 households through Section 8 Housing Choice Vouchers. Additionally, the City continuously seeks opportunities to create or fund affordable housing for the City's extremely low-income populations.

*Adult education.* Mira Costa College and Adult School provides low-cost education, including night and online classes for working adults. The college offers academic degrees and certifications in many fields, which can enable graduates to find new careers and better job opportunities.

*Job training and employment preparation.* The County's Regional Occupational Program provides job training in specialized and technical vocations. The San Diego Workforce Partnership offers free job training and job placement programs through dozens of organizations countywide. The City of Encinitas will also support the Community Resource Center in Encinitas, which includes employment preparation with their Homeless Prevention and Intervention Services programs.

*Health and human services.* The County of San Diego funds various non-profit organizations and provides health care and social services, including North County Health Services. This agency operates a clinic in Encinitas that provides health care for indigent people, as well as a maternity healthcare clinic. The City of Encinitas will also continue to support organizations that offer health and social services to Encinitas low-income residents, such as drug abuse counseling and food programs.

*Childcare.* Encinitas has several low-cost childcare centers, as well as many small and large family day care homes. Quality Children's Services operates a preschool program in Encinitas. Additionally, two Head Start centers for children under five years of age operate in Encinitas.

### **Actions planned to develop institutional structure**

The CBDG program is managed by the Advanced Planning and Housing Section within the Development Services Department. The Advanced Planning and Housing Section is the responsible department for coordinating efforts with the San Diego HOME consortium, and monitoring of existing HOME programs. The Advanced Planning and Housing Section also monitors all the deed restricted units within the City and works very closely with property managers and developers to ensure that compliance with affordability restrictions is maintained.

The Development Services Department offers the opportunity to meet with City Staff in order to become more familiar with the City programs, processes, and requirements prior to application submittal. These meetings are referred to as Staff Advisory Committee (SAC) meetings and are provided free of charge. Developers of housing with affordability requirements are provided with all the necessary information and technical assistance prior to application submittal.

## **Actions planned to enhance coordination between public and private housing and social service agencies**

The City participates in the County of San Diego HOME Consortium, which includes the County of San Diego, and five other cities (San Marcos, Vista, Carlsbad, Santee and La Mesa). Members of the consortium meet to plan strategies and coordinate funding.

Throughout the duration of the Action Plan, the City will continue to participate in the following regional committees: SANDAG Regional Housing Workforce Group; Regional Task Force on the Homeless; San Diego Regional Alliance For Fair Housing (SDRAFFH); Community Development Block Group Administers Meeting; and the North County Winter Shelter Collaborative.

The City will continue to maintain partnerships with other local public and private agencies on regional solutions to long-term housing and community development problems. The City will continue to provide technical assistance to developers and community-based organizations that assist the City in the provision of affordable housing and facilities, as these are invaluable partnerships. The City will also encourage coordination and collaboration between non-profit agencies, housing providers and government agencies. Lastly, the City will maintain contact with trade organizations, such as the Building Industry Association (BIA), San Diego Apartment Association (SDAA) and the San Diego Housing Federation. The City will use these partnerships to help achieve the goals and objectives in the FY 2020-25 Consolidated Plan.

The City of Encinitas Housing Authority is housed within the Advanced Planning and Housing Section; therefore, the City is easily able to coordinate directly with the Housing Authority and is able to use the Housing Authority to help fulfill the City's overall housing goals and objectives.

Finally, the City will continue to network and share information with other Housing Authorities through participation in the National Association of Housing and Redevelopment Officials and the Housing Authority association of Southern California.

## Program Specific Requirements

### AP-90 Program Specific Requirements - 91.420, 91.220(I) (1,2,4)

#### Introduction

The following section describes other program-specific requirements.

#### Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan.	0
5. The amount of income from float-funded activities	0
Total Program Income	0

The City of Encinitas does not expect to receive any program income during FY 2020-21.

#### Other CDBG Requirements

1. The amount of urgent need activities	0
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The City of Encinitas does not have any urgent need activities