

*HOUSING ELEMENT CITY OF ENCINITAS
6th Cycle (2021-2029)*

Community Workshop #2

Monday, February 10th, 2020

6pm – 8pm

*Community and Senior Center,
11140 Oakcrest Park Drive*

HOUSING ELEMENT



City of **ENCINITAS**



Agenda

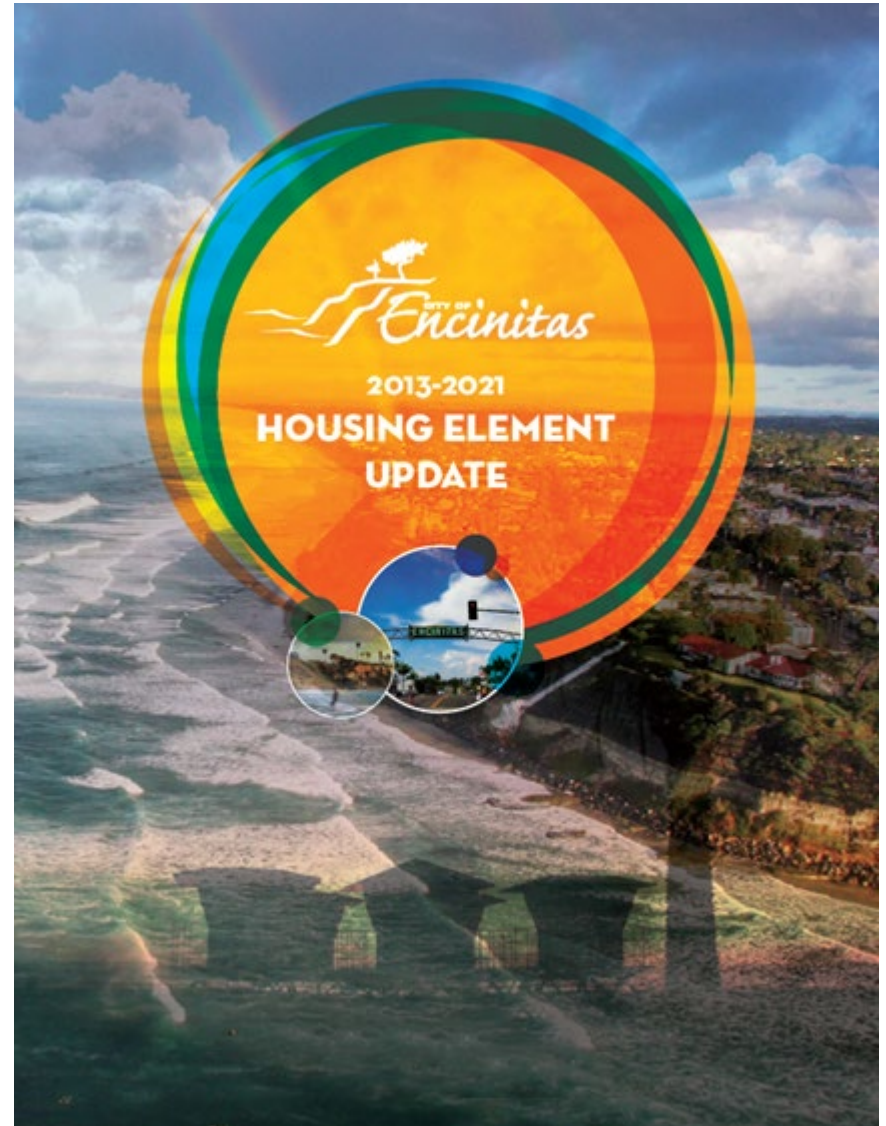


- I. Introduction
- II. 6th Cycle Housing Element Overview
 - I. Updates to Current Adopted Housing Element
 - II. Programs and Policies
- III. Community Roundtables
- IV. Next Steps
 - I. Public Review/HCD Review Timelines

What is a Housing Element?



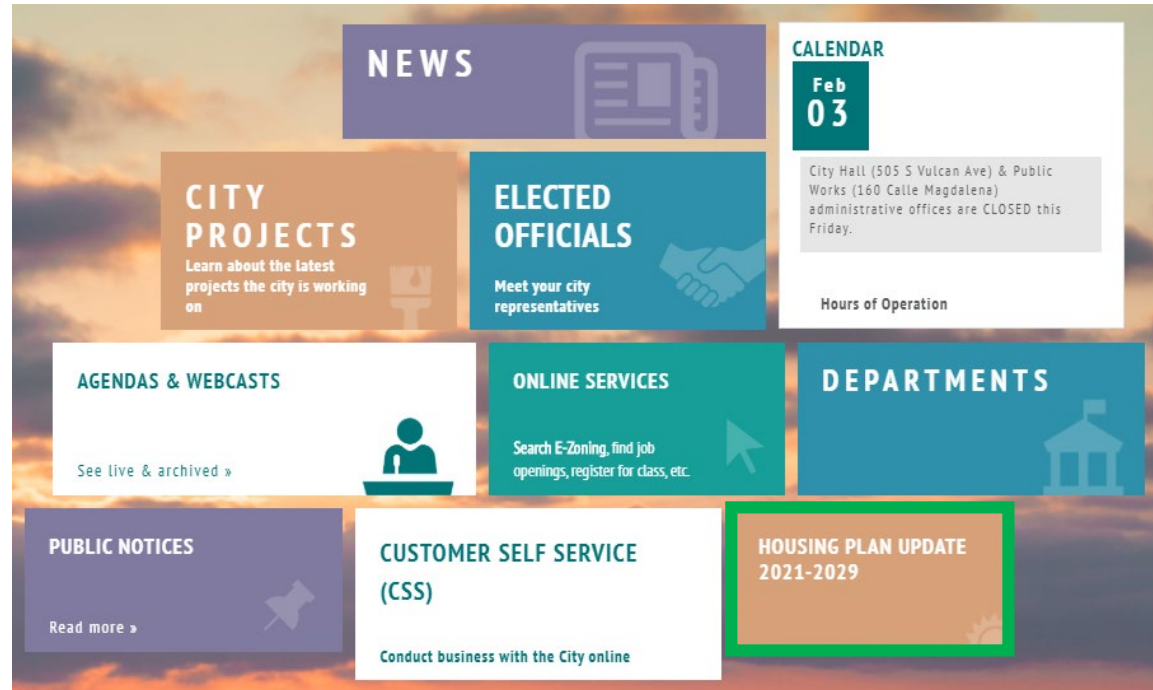
- Required Element of the Encinitas General Plan
- Provides Policies and Programs that guide future housing growth in Encinitas
- Identifies the City's Regional Share of Housing by Income Category
- Requires review by the State Department of Housing and Community Development (HCD) for compliance with State housing laws



More Information

- All materials relating to the Housing Plan Update 2021-2029, including outreach summaries and draft documents can be found online at:

**Encinitasca.gov >
Housing Plan Update
2021-2029**



Project Process



6th Cycle Housing Element Overview

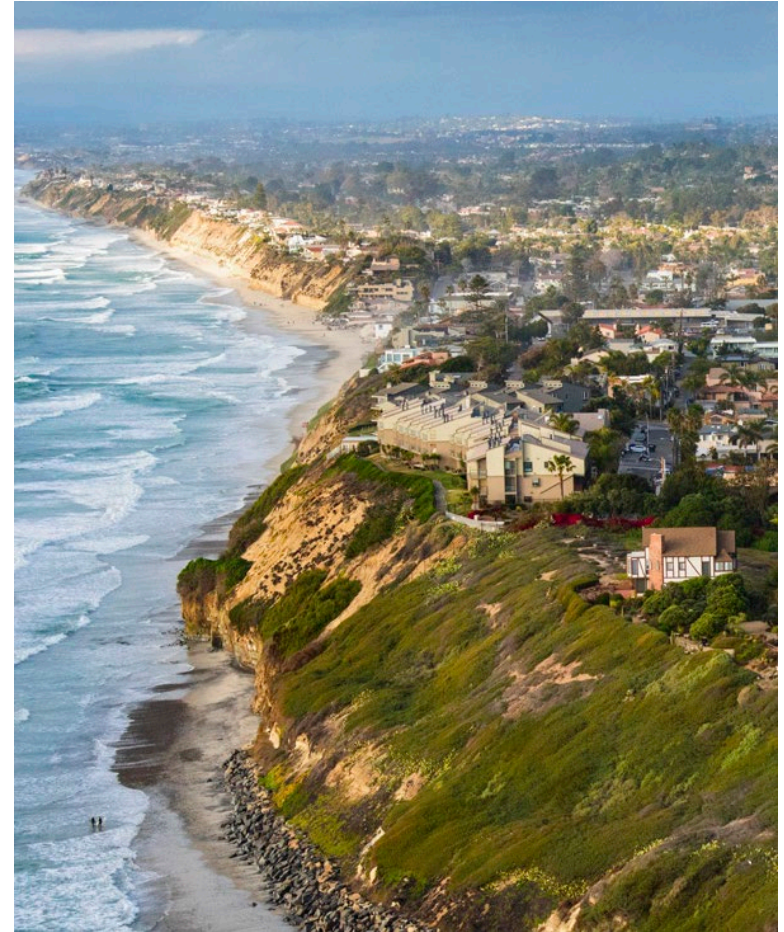
*A guide to what has changed
and what hasn't.*



Sites Requirements

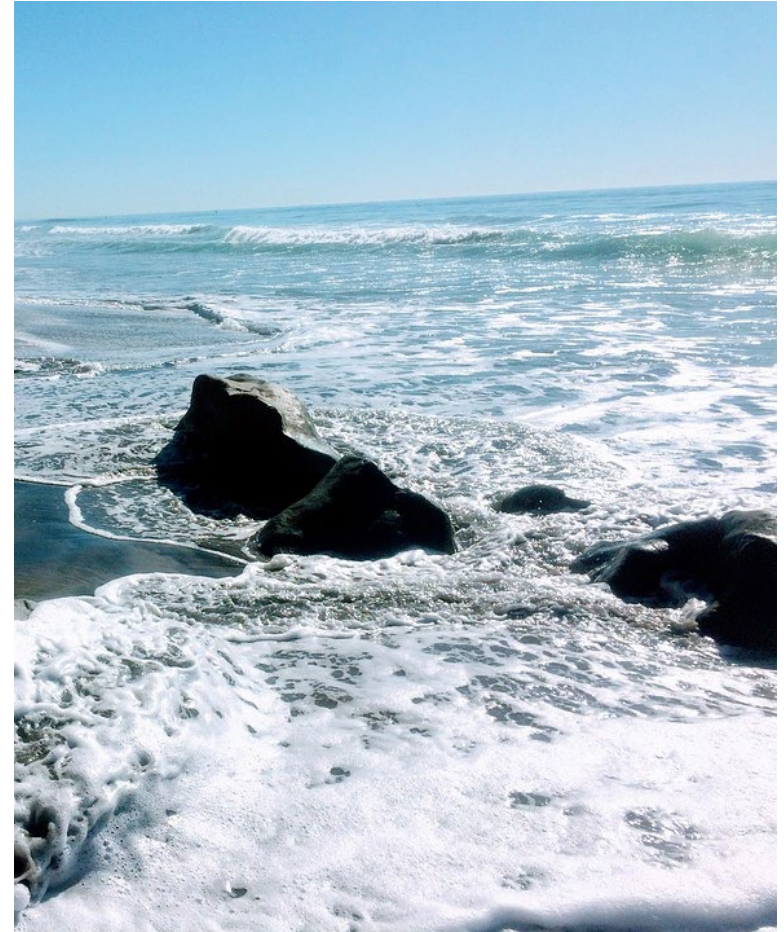


- City must identify site to accommodate their RHNA allocation
- Sites identified by income categories
 - Very Low
 - Low
 - Moderate
 - Above Moderate
- City must identify specific sites that show the ability to redevelop for housing at all income levels



Sites to Accommodate RHNA

- No rezoning of sites to meet the required sites inventory is required at this time
- No new candidate sites identified to meet the city's very low- and low-income RHNA need
- List of all sites identified to meet the city's RHNA need available in **Appendix C Draft** (available on the City website)



Policies and Programs



- Policies and Programs are required to show how the Housing Element will address important housing-related needs within Encinitas
- Programs must address new State law requirements
- Programs must:
 - Address need
 - Commit the city
 - Establish realistic timeframes



6th Cycle Programs Overview



- Majority of policies and programs were carried over from the current adopted Housing Element
- Completed programs were removed or revised
- New programs added to address new state laws



Policies and Programs



- Completed 2013-2021 Housing Element Programs
 - Adopted amendments to General Plan, Zoning Code and Specific Plans to:
 - Accommodate the City's Regional Housing Needs Assessment Allocation (2019)
 - Accommodate lower income housing (2019)
 - Rescind obsolete growth management polices and programs (2019)
 - Amend the Zoning Code to accommodate special needs housing consistent with State law (2019)
 - Update the City's inclusionary housing requirements (2018)

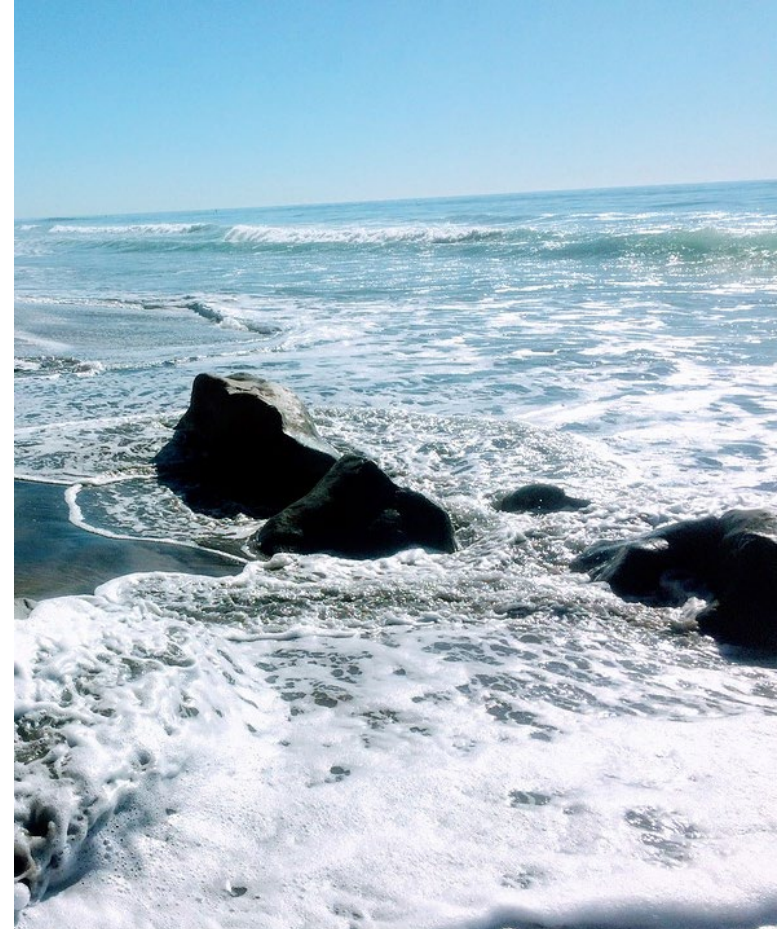
Policies and Programs



- In Process 2013-2021 Housing Element Programs
 - Amendments to General Plan, Zoning Code and Specific Plans in process or being studied include:
 - Additional changes to the inclusionary housing program
 - Analyzing size standards to achieve ‘affordability by design’
 - Adopt parking standards appropriate for affordable, senior-aged, mixed-use, and transit-oriented housing projects
 - Modify regulations that constrain development of housing including allowing ground floor residential in mixed use areas
 - Developing expedited permit processing
 - Modify design standards to be objective

New Policies and Programs

- New/amended programs in response to recent changes in State Law
 - Accessory Dwelling Units
 - Affirmatively Furthering Fair Housing
 - Removal of Governmental Constraints



Accessory Dwelling Units



Applicable Laws:

- **AB 68 – Processing, Ordinance Prohibitions and Triplexes:** *requires local agencies to either approve or deny an ADU project within 60 days of receiving a complete building permit application on a ministerial (CEQA-exempt) basis. The new law further prohibits local agencies from adopting ADU ordinances that: impose minimum lot size requirements for ADUs; set certain maximum ADU dimensions; require replacement off-street parking when a "garage, carport or covered parking structure" is demolished or converted to construct the ADU*
- **SB 13 – Owner Occupancy Prohibitions and Fee Limitations:** *provides, until Jan. 1, 2025, that cities may not condition approval of ADU building permit applications on the applicant being the "owner-applicant" of either the primary dwelling or the ADU. Additionally, agencies cannot impose impact fees on ADUs under 750 square feet.*
- **AB 587 – Separate Conveyances:** *provides that local agencies may now allow ADUs to be sold or conveyed separately from a primary residence if certain conditions are met.*
- **AB 670 – HOA Limitations:** *prevents homeowners' associations from barring ADUs. Many single-family neighborhoods in California were established as common-interest developments under the Davis-Stirling Common Interest Development.*
- **AB 671 – Local Government Assistance:** *requires local governments to include in their General Plan housing elements plans to incentivize and promote the creation of affordable ADUs.*

Accessory Dwelling Units



New/Amended Programs:

- Program 1C – Promote the Development of ADUs
 - City ADU and JADU ordinances (Adopted March 2018)
 - ‘Permit Ready’ program for ADUs (February 2019)
 - Explore availability of prefabricated tiny homes and micro-units as suitable ADUs
- Program 1D – Encourage ADUs affordable to Lower and Moderate income households
 - Explore development of regulatory provisions and/or incentives to encourage ADU development

Affirmatively Further Fair Housing

- **AB 686 – Affirmatively Further Fair Housing:** *requires a public agency to administer its programs and activities relating to housing and community development in a manner to affirmatively further fair housing and not take any action that is inconsistent with this obligation. "Affirmatively furthering fair housing" means, among other things, "taking meaningful actions ... that overcome patterns of segregation and foster inclusive communities" and "address significant disparities in housing needs and in access to opportunity." Additionally, an assessment of fair housing practices must now be included in upcoming housing elements.*



Affirmatively Further Fair Housing

New/Amended Program:

- Program 5A – Affirmatively Further Fair Housing
 - Work with regional partners to identify, address and eliminate housing discrimination
 - Equal access to housing opportunities for everyone
 - Regional Analysis of Impediments to Fair Housing Choice (AI)



Governmental Constraints



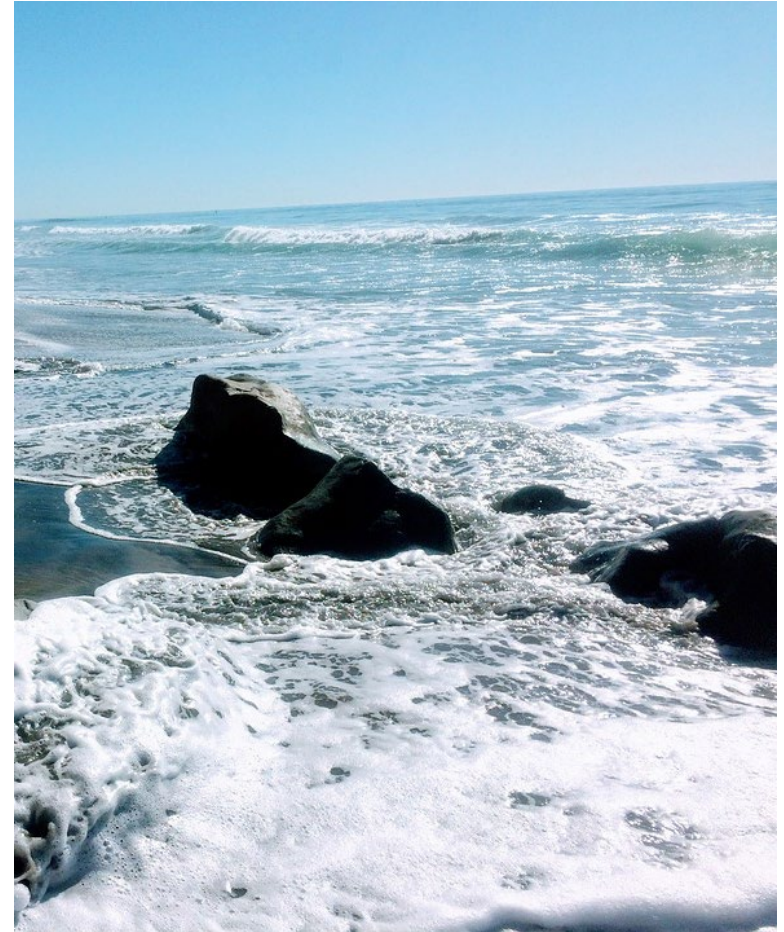
- AB 879 – Removal of Governmental Constraints: *AB 879 also requires cities to include additional information when they submit their housing element to HCD, including:*
 - *An analysis of governmental constraints that must include local ordinances that “directly impact the cost and supply of residential development”*



Governmental Constraints

Amended Program:

- Program 3B – Modify regulations that constrain the development of housing
 - Removed findings requirement for residential projects related to density and design
 - Removed airspace ownership requirements in North Highway 101 Specific Plan (Ordinance No. 2019-04)



Community Discussion



Policy and Program Discussion



- Discussion Stations:
 - ADU development
 - Encourage affordable housing at all income levels
 - Reduce governmental constraints to housing development
 - Fair housing issues/challenges
 - *Optional: Other important housing issues that may not be addressed*



Policy and Program Discussion



- Staff will provide a brief introduction to the topic and lead discussion
- Select a station to start and rotate every 15 minutes on four main topic areas
- Summarize Comments on Flip Chart



Summary of Discussions



Next Steps



Next Steps



Next Steps	Date
Preliminary Draft Housing Element Profile, Sites Analysis and Programs	Beginning of February 2020
Preliminary Review Draft Housing Element Available	Early February 2020
Community Workshop #2	February 2020
Public Review Draft Period	April 2020
Draft Housing Element Submittal to HCD	TBD

An aerial photograph of a coastal town built on a cliffside overlooking the ocean. The town features various residential buildings, some with red roofs, and a large multi-story building. The cliffside is covered in green vegetation, and the ocean is visible in the background under a clear blue sky.

Thank You

*For questions, please contact:
Jennifer Gates, Principal Planner
jgates@encinitasca.gov
(760) 633-2714*

*For more information, visit:
<https://encinitasca.gov/I-Want-To/Housing-Plan-Update/Housing-Update-2021-2029>*