

On Monday February 10, 2020 the City of Encinitas held a public community workshop at the Encinitas Community and Senior Center from 6 - 8pm. The meeting included a presentation on the City's progress in preparing the 2021-2029 Housing Update (6th Cycle), the application of recent housing-related state law, and additional information relating to policies and programs proposed to be included within the 6th Cycle Housing Element . Following the presentation, the attendees were asked to participate in focused discussions, which were organized into five stations located around the room. Discussion at each station was facilitated by members of City Staff and the Housing Plan Update team. The stations were focused around the following topics:

- Accessory Dwelling Units
- Development of Housing for All Income Levels
- Reducing Governmental/Non-Governmental Constraints
- Fair Housing Issues/Challenges
- Any Additional Comments/Discussion

Below is a summary of the comments discussed by workshop participants at each breakout station. .

Station 1: Accessory Dwelling Units

- *Barriers to permitted and permitting ADU's include:*
 - County restrictions and strain on septic system
 - Fees/ School fees
 - Construction costs
- *Opportunities for ADU's include:*
 - City sponsored financing in exchange for affordable units
 - Permit Ready ADU's for above garage units (not just detached)
 - Tax incentives/breaks for building and sewer hook ups

Station 2: Development of Housing for All Income Levels

- *Barriers to development of housing for all income levels include:*
 - Doubts of decision makers by community members to answer and address community concerns
 - State laws
 - Cost of property
 - Equal distributions of affordable housing within communities
 - Parking barriers
 - Consider Vulcan Ave. for lack of parking problem
 - Developers transfer all affordable to one property
 - Open City negotiations with HCD to the public
 - Giving control back to City to preserve character
 - Incentives that take away character
 - Need more parking – 2 spaces for every bedroom plus visitor
 - Parking depends on product and location
- *Opportunities for development of housing for all income levels include:*

- L-7 site included as a housing element site and increase number of affordable units to a 100% affordable site
- Equal distributions of affordable housing within communities
- Focus on subsidizing affordable sites – balance density allotments with affordable requirements for developers
- Analyze changes from Cycle 5
- More extremely low and low categories through incentives and direct subsidies
- Focus laws on citizen interest
- Lobby with other cities
- Artist housing-tiny units in one area with common areas – cater to specific people
- Shared spaces
- Senior living
- Keep at minimum for market rate units
- Create an affordable by design product
 - Focus on people without cars
 - Ex. Rooms with common kitchen
- Low level developments to maintain character (2 story)
- Public/Private partnerships with low-income developers
- More housing near public transportation but avoid low-use bus stop locations (not true public transportation)
- Vacant city property become available for all affordable housing
 - Without charge
 - No permit fees
 - Waive development impact fees
- SROs considered affordable
- Require larger percent of affordable housing for market rate
- Lobby state for a higher percent of affordable housing by right and to allow SROs, accessory units and senior housing to count toward RHNA numbers.

Station 3: Reduce Governmental /Nongovernmental Constraints

- *Barriers to reducing government/nongovernmental constraints include:*
 - Concern of overflow parking
 - Cost constraints per unit
 - R-30 zoning find different sites
 - Does removing constraints provide affordable units?
 - Prob A, a constraint?
 - Building cost
 - Land is expensive – cost of acquisition
 - Adequate parking
 - Lack of alternative modes of transportation
 - Sidewalks
- *Opportunities for reducing government/nongovernmental constraints include:*
 - More transit stops

- Where? How often?
- What type?
- Parking ratios appropriate to public transit
- Single family zoning to multifamily zoning
- Look at more modes of housing for providing affordable housing, open the range
- Developments with common amenities
 - Ex. Tiny homes with amenities on one lot
- Reduce green building requirements
 - Ex. Solar requirements
- Alternative methods of construction
- Wastewater system under county restrictions
- Small lot subdivisions
- Tiny homes ordinance
- Lower permit fees
- Bond financing for street improvements to be paid by city for development impacts
- Diversity zoning to allow for different kinds of housing
- Allow more duplexes
- Public private partnerships
- Reduce parking for studios and 1-bedroom apartments
- Inclusionary zoning increases to at least 50%
- Include public housing owned by city

Station 4: Fair Housing Issues/Challenges

- *Barriers to fair housing include:*
 - Discrimination and potential harassment amongst tenants
 - Affordability
 - Size of housing
 - Availability of housing
 - Accessibility to housing
 - H.O.A./management potentially discriminatory
 - Affordability barriers
 - Transit and access barriers
 - Infrastructure and accessibility barriers
- *Opportunities for fair housing include:*
 - Education about fair housing
 - Information to tenants to explain their rights/opportunities
 - More services for different age groups
 - Source of income opportunities
 - Condensing affordable housing into one space/area
 - More inclusionary options
 - Education: how does/do the laws apply to homeowners with ADU's or individual rooms concerned with compatibility?
 - Consideration of protected ages/classes such as young people and seniors

- Education: language access
 - More opportunity for non-English speakers
- Work with additional entities to provide more services
- Information on availability

Station 5: Additional Comments

Participants expressed additional concerns, ideas, comments and commentary on a variety of topics, including:

- Senior Housing
 - Infrastructure issues
 - Building within existing residential uses
 - Habitat preservation issues
 - Zoning requirements, are we ignoring by allowing?
 - Example at La Costa Living estates
 - 123 senior care facility
 - Existing R1/ habitat issues
 - SF Characters and density bonus abuse?
- Non-compliant development, why do we allow?
- Sites identification
 - Up zoning plus bonus was not expected by residents
 - Rural residential density not compatible with higher density projects
 - Environmental challenges not addressed
- Is current policy approach wrong? Are we doing it wrong now?
 - Want to save current character of Encinitas
 - Is money for developers a good idea?
- 5th cycle properties identified
 - Put Encinitas in role of building affordable in city owned [sic]
- Don't give entitlements, build affordable housing instead
- Gaffney/Goodson parcel example of issue
 - Revoke overlay zone
 - Why make developers rich?
 - 69 ft in Encinitas, is that appropriate?
- Option for City to have developers pay to the build units
- 754 Bonita Drive example
 - Density bonus
- ADU tax basis for valuation of ADUs
- Leucadia Challenges
 - Affordable housing need to ride bus, etc. no safety issues addressed
 - Work with NCTD on rail crossing safety
 - Pedestrian access in Vulcan not safe
- Vulcan @La Costa sites
 - Low income vs. market rate/what is appropriate

- No bus services on La Costa
 - Ped. Safety Issues apparent
- Other housing types
 - Not just family units, but other types to fill other needs
 - Example: Efficient units
 - Example: Units serving Young working adults
 - Example: Single Adults
- Downsizing in Encinitas
 - Multigenerational family
 - Age in place
 - Age changes/income changes
- Where is the data for unoccupied units?
- AirBnB and short-term data available?
- The City work to solve housing issues for City not for HCD
- Density where it makes sense
 - Not in rural areas
 - Near transit locations
 - Near schools and jobs
- Are all the sites picked already for RHNA?
- How can city get control back? Instead of HCD
- Housing as business vs. for the people
- Mitigation fund?
 - Example on 30 du/acre parcel
 - In lieu contribution by developer
 - For original density
 - Mitigation fund pay for housing units' construction of affordable
 - Don't let developers "off the hook"
- Why not let the City be the developer?
 - Provide opportunity for 100% affordable
 - Current development and developers just making city more dense
- Give fees/sites to affordable developers (for free?)
- Go all in with state mandates. Be more aggressive
- You should compare actual Homeless vs. available vacant in California. We can house them all.
- County oversees septic/county controlled
 - Work with county related to ADU development and septic
 - They can make requirements that constrain
 - Come up with plan with county re: ADU in rural areas on septic
 - Improved septic technology is an option to explore
 - Constraint to developers with septic limitations
- Pre-wiring ADUS/Housing for EV chargers
- 6th cycle criteria options for high density developers
 - Up the requirements

- Example: 75% affordable 25% market
 - By-right and density bonus Increase in disparity in neighborhoods
 - Disparity in unit mix
 - Example: 1 mil homes in a development then 1 affordable
- Incentives fail to evaluate impacts of the actual incentives
- More developers should put in affordable housing
- Develop and determine an equation or formula that works better when determining “inclusionary” units.
 - More aggressive options?
- Census data used in the plan
 - Why are we using 2010 census data when it may not be valid?
 - Where are demographics now vs 2010
 - Jobs/housing ratio, what is it?
 - Where is the data/what is available/what is the source?
- Map of lower income
 - We should have a map of lower income units
 - We should have a map of moderate/above moderate units
- Housing is driven by transportation/CO²
 - SANDAG Mandates/policies
 - Were transportation issues addressed in housing?