

HOUSING ELEMENT UPDATE

6th Cycle (2021-2029)

CITY OF ENCINITAS

City Council and Planning Commission and Joint Study Session

Wednesday, December 11, 2019

City Council Chambers

HOUSING ELEMENT



City of **ENCINITAS**



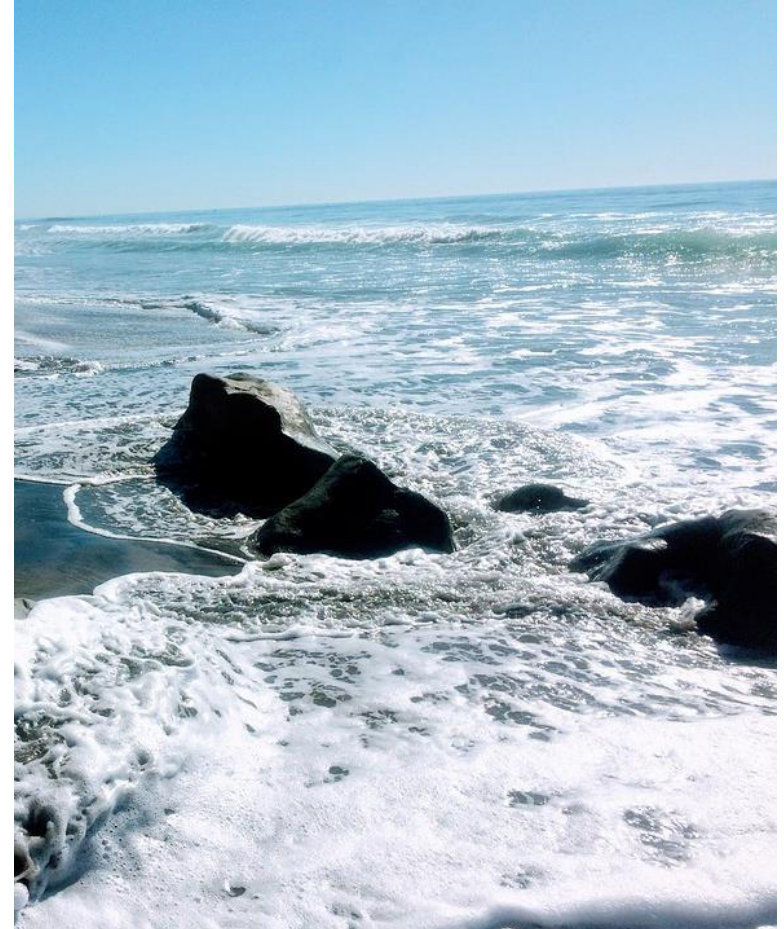
Agenda



- I. Background
- II. Analysis - 6th Cycle Housing Element Update
 - a. Process
 - b. RHNA Allocation
- III. Next Steps
- IV. Discussion

Recommended Action

- Discussion of the 2021-2029 Housing Element Update findings to date and provide direction to staff as necessary.



Background

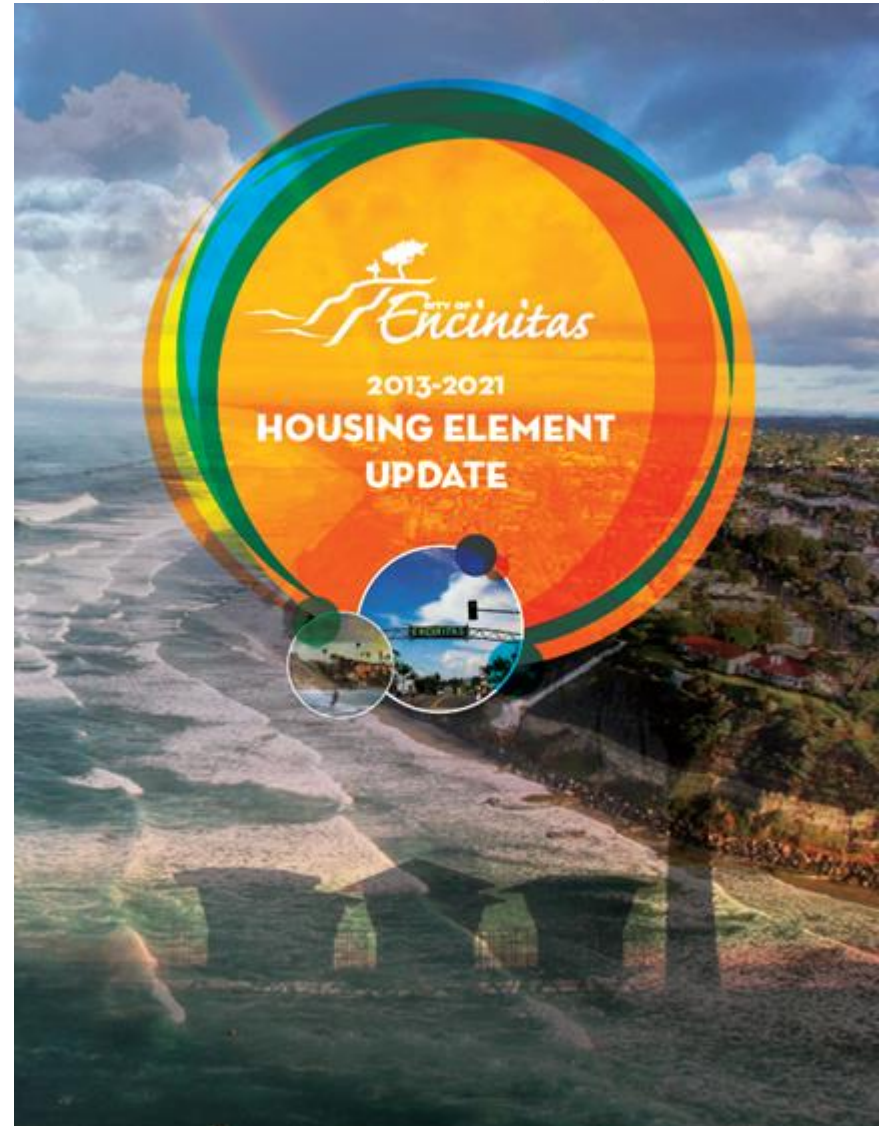


Housing Element Features



Key Features:

- 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 Need by Income Category
- Requires review by the State Department of Housing and Community Development (HCD) for compliance with State housing laws

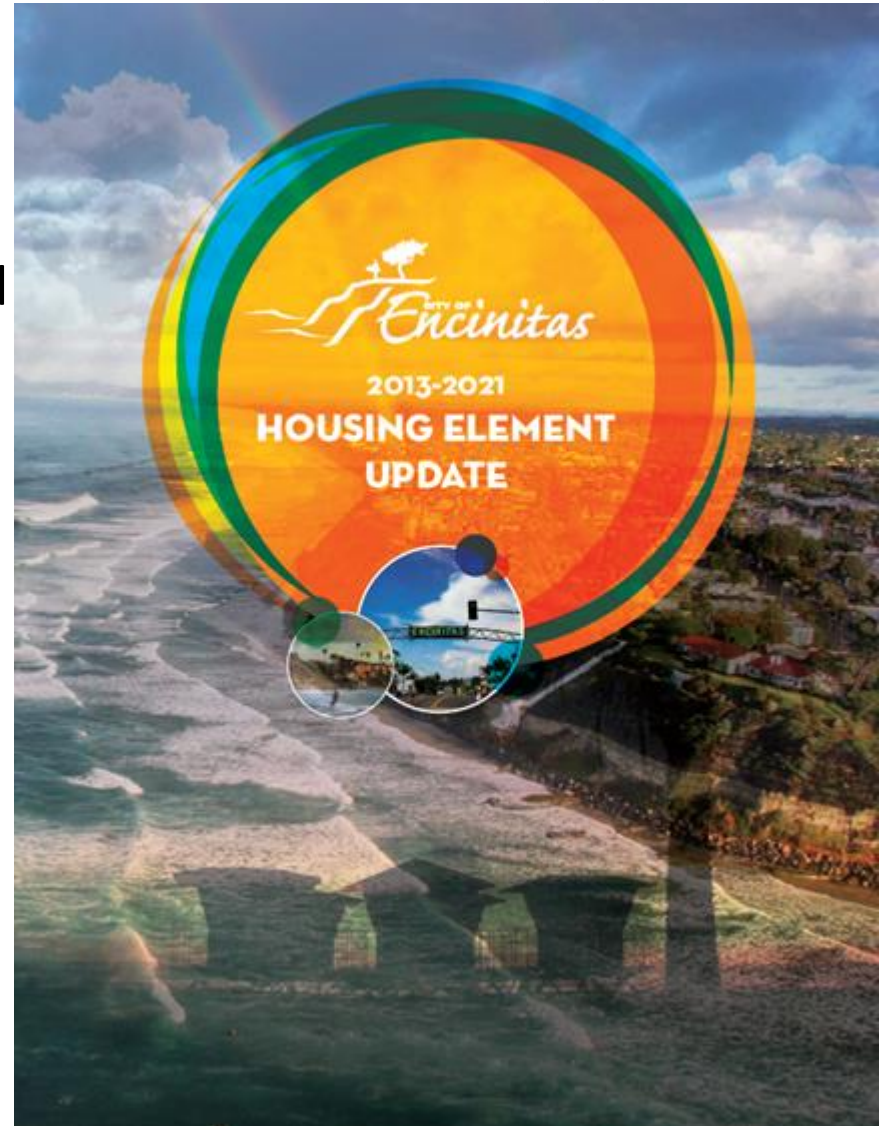


Housing Element Features



Key Features:

- Population and housing profile of Encinitas
- Evaluation of housing constraints and resources
- Evaluation of existing programs and policies
- Analysis of sites appropriate for housing
- Develop policies, programs and quantified objectives

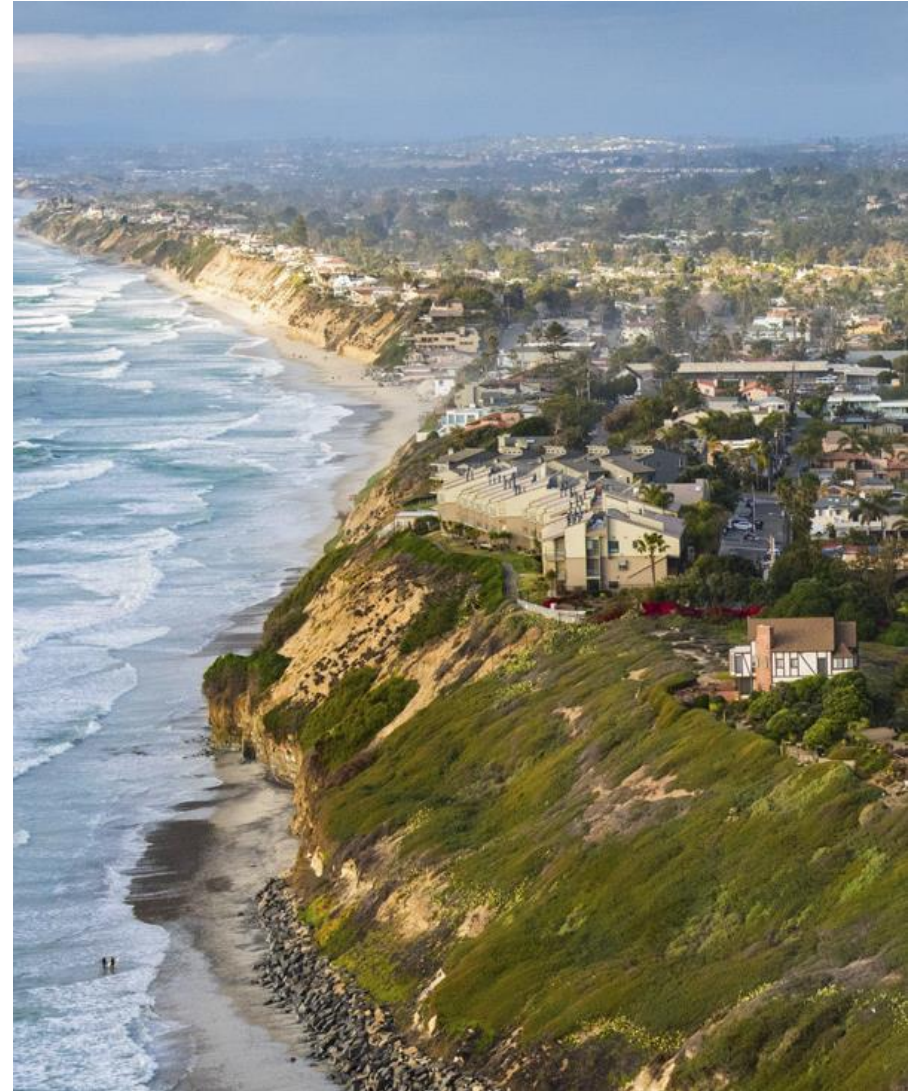


Housing Element Benefits



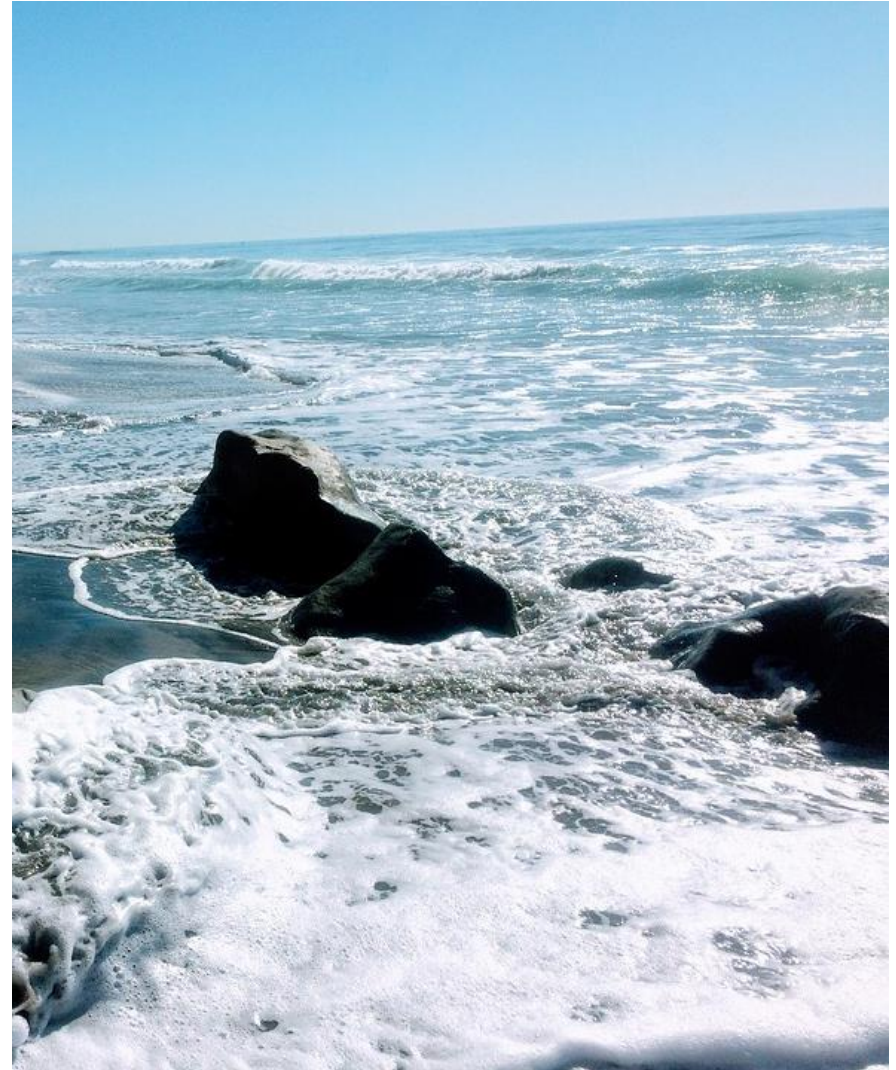
Process Benefits:

- Ensures the City complies with State housing laws
- Allows the City to become eligible for State grants and funding sources
- Demonstrates the ability to meet the future housing growth needs
- Allows the community to further engage in the planning process



What is RHNA?

- Regional Housing Needs Assessment
- Quantifies the need for housing within each City/County in California
- Based on future growth in population, employment and households



2021-2029 RHNA Allocation



2021 - 2029 City of Encinitas RHNA Housing Needs Allocation

| Income Category | % of Median Family Income (MFI) | Income Range ¹ | | RHNA Allocation (Housing Units) |
|-----------------------|---------------------------------|---------------------------|-------------|---------------------------------|
| | | Min. | Max. | |
| Very Low Income | 0 – 50% | \$0 | \$43,150 | 469 units |
| Low Income | 51 – 80% | \$43,151 | \$69,040 | 369 units |
| Moderate Income | 81 – 120% | \$69,041 | \$103,560 | 308 units |
| Above Moderate Income | >120% | \$103,560 | > \$103,560 | 408 units |
| Total: | | | | 1,554 units |

¹ Income range is based on the 2019 HUD Median Family Income (MFI) for San Diego County of \$86,300.

6th Cycle Housing Element Update (2021-2029)



What is Included in the 6th Cycle Update?



- Community Workshops (2)
- City Council/Planning Commission Work Session
- Update of the City's demographic conditions
- Review of adequate sites to accommodate RHNA
- Public Hearings before Planning Commission and City Council



Interim Findings



6th Cycle Sites Analysis



| | Very Low/Low | Moderate | Above Moderate | Total RHNA |
|--------------------------------------|--------------|----------|----------------|------------|
| 5 th Cycle Site Inventory | 1,449* | 523 | 177 | 2,204 |
| 6 th Cycle RHNA Need | 838 | 308 | 408 | 1,554 |
| Surplus (Deficit) | 611 | 215 | (-231) | 595 |

**This number does not include the capacity for 55 dwelling units on Site 06 that HCD concluded could not be used to meet the City's Very-Low/Low Income RHNA need.*

6th Cycle Sites Analysis



- No additional Very-Low or Low-Income sites needed to be designated this round
- No new residential development approved or constructed on the sites previously identified
- City tracking development
- No Net Loss Buffer



6th Cycle Sites Analysis



- Preliminary analysis shows the ability to accommodate the Above Moderate Sites on parcels currently zoned:
 - Rural Residential (RR, RR1, RR2)
 - Residential 3 (R3)
 - Residential 5 (R5)
 - Residential 8 (R8)



Policy Considerations



- No substantive changes to policies or programs
- Minor modifications to timing for program implementation
- Updates to Quantified Objectives
- Address AB 686 (Affirmatively Furthering Fair Housing) requirements



Workshop #1 Summary



- Held November 18, 2019
- 45 attendees
- Workshop #1 Structure
 - Presentation
 - Open forum to ask questions
 - Community input stations to gather feedback on challenges, creative solutions to housing, and unanswered questions



Workshop #1 Summary



- What we heard:
 - Challenges to housing
 - Traffic!
 - Require every project to provide “affordable housing”
 - People who live here being forced out
 - One size fits all housing laws do not fit Encinitas
 - Creative ways to provide housing
 - Granny flats/Accessory Dwelling Units (ADU)
 - Efficiency units could be built on top of existing retail (mixed-use)
 - Tiny homes
 - Full comments located in Council Packet



Project Process



Next Steps



Next Steps



- Prepare HCD Submittal Draft - Jan 2020
 - HCD requires 60 day review period
 - Current schedule anticipates submittal to HCD on January 13th and to receive HCD comments on or before March 13th
- Community Workshop #2 – Late Jan 2020
- Planning Commission/City Council – Spring 2020

Discussion

