

*HOUSING ELEMENT CITY OF ENCINITAS  
6<sup>th</sup> Cycle (2021-2029)*

# Community Workshop #1

*Monday, November 18<sup>th</sup>, 2019*

*6pm – 8pm*

*City Council Chambers*

HOUSING ELEMENT



City of **ENCINITAS**



# Agenda



- I. Overview of Housing Element
- II. Past Efforts in Encinitas
- III. 6<sup>th</sup> Cycle Housing Element Update
  - a. Process
  - b. RHNA Allocation
- IV. Next Steps
- V. Questions
- VI. Your Input

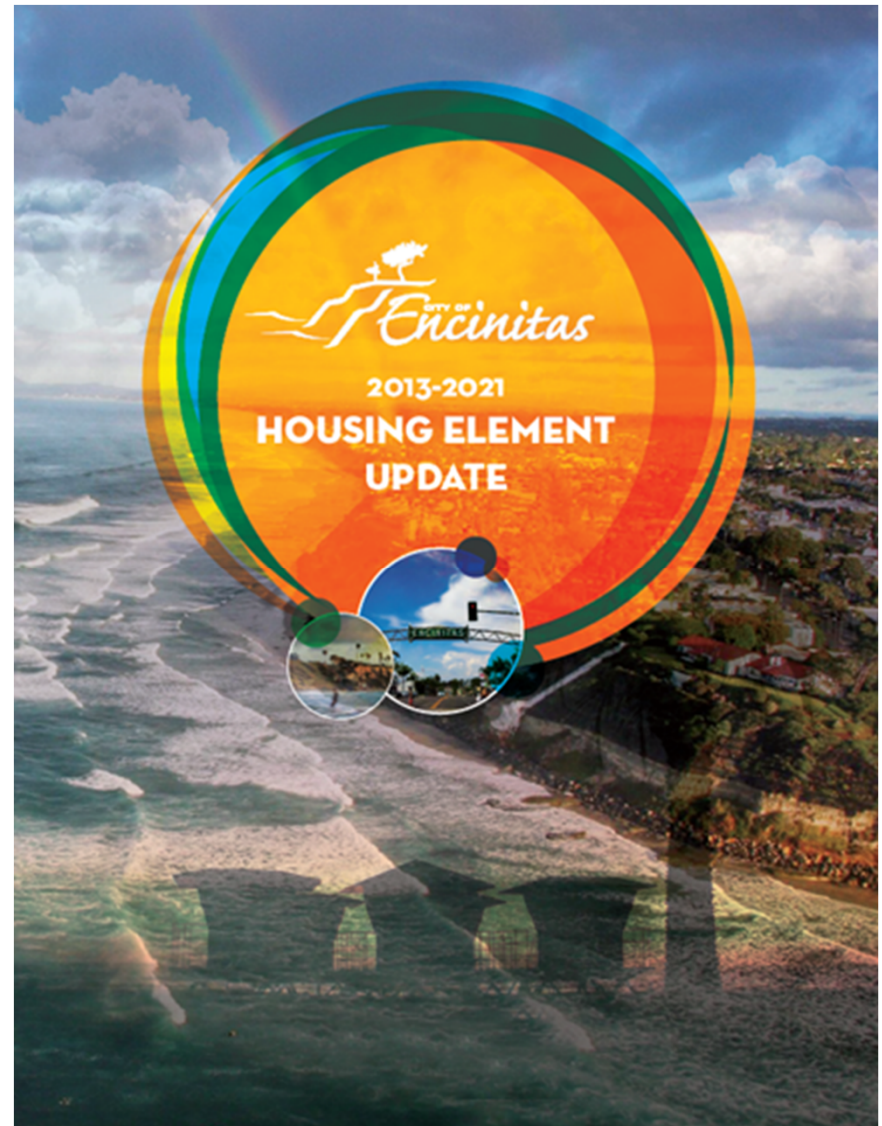
# Housing Element Overview

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# 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



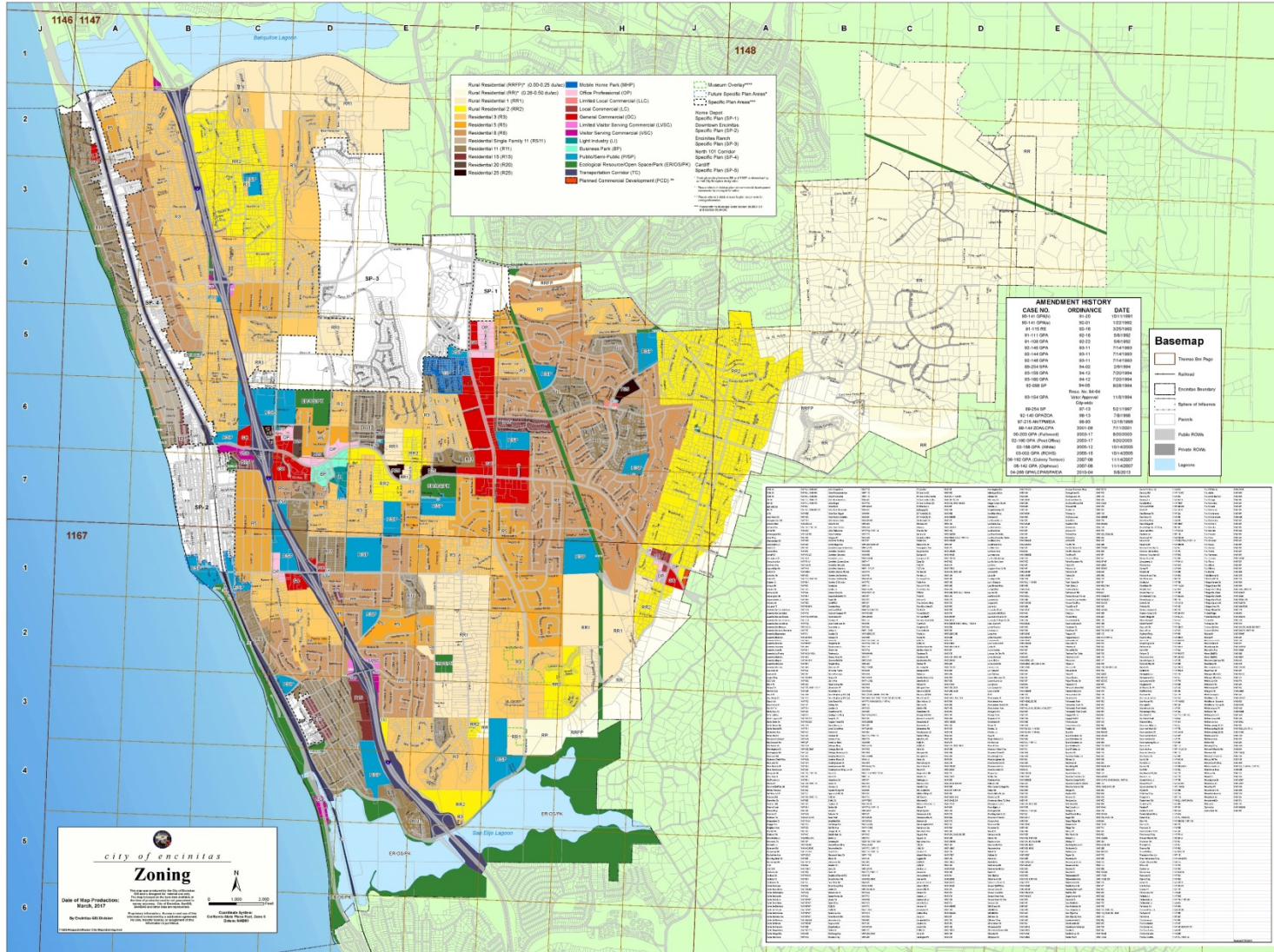
# Why are Housing Elements Updated?



- 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

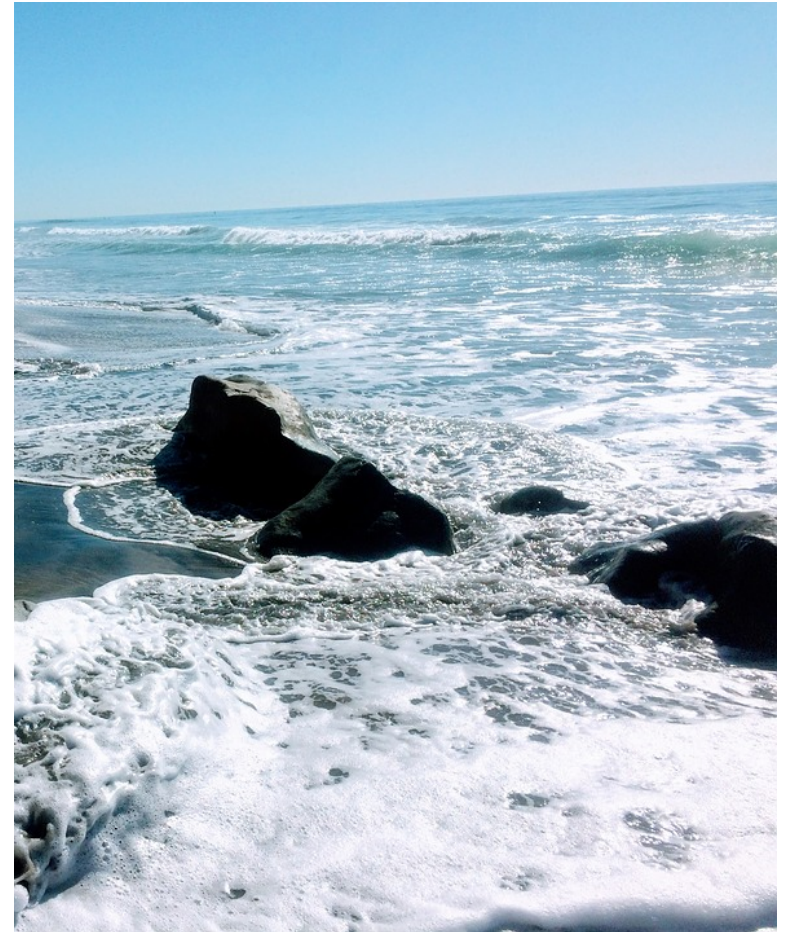


# Zoning Map

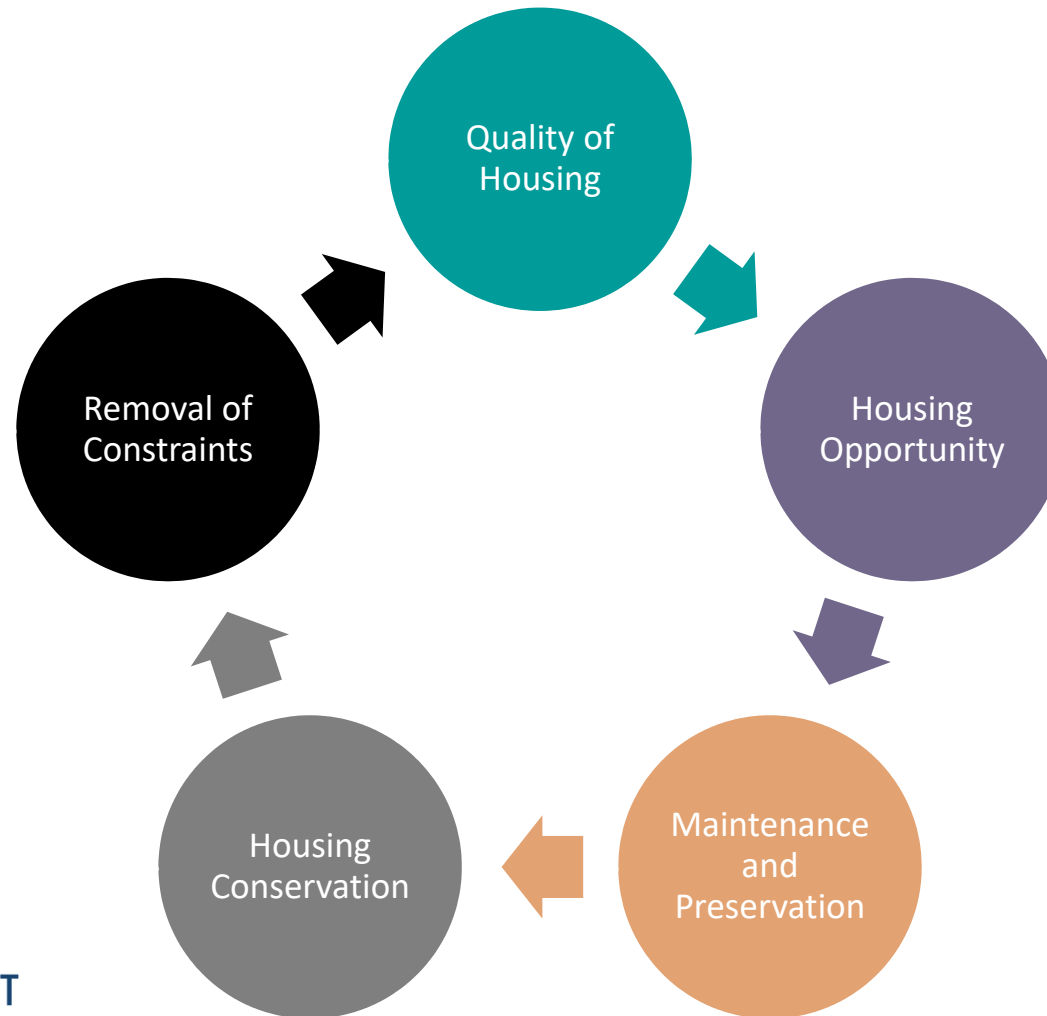


# Housing Element Features

- 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



# Topical Areas of City Housing Policy



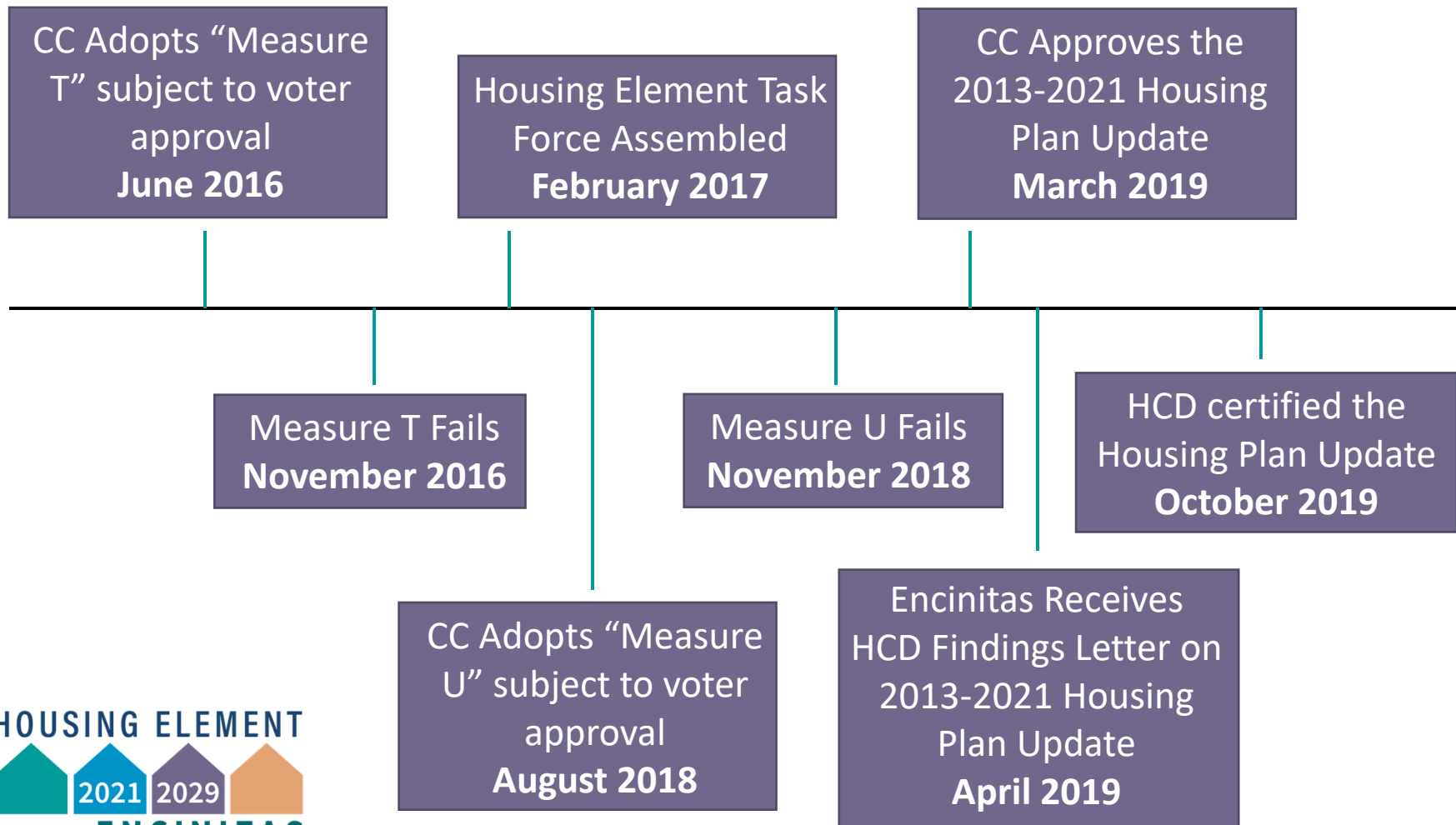


# Recent Housing Element Work in Encinitas

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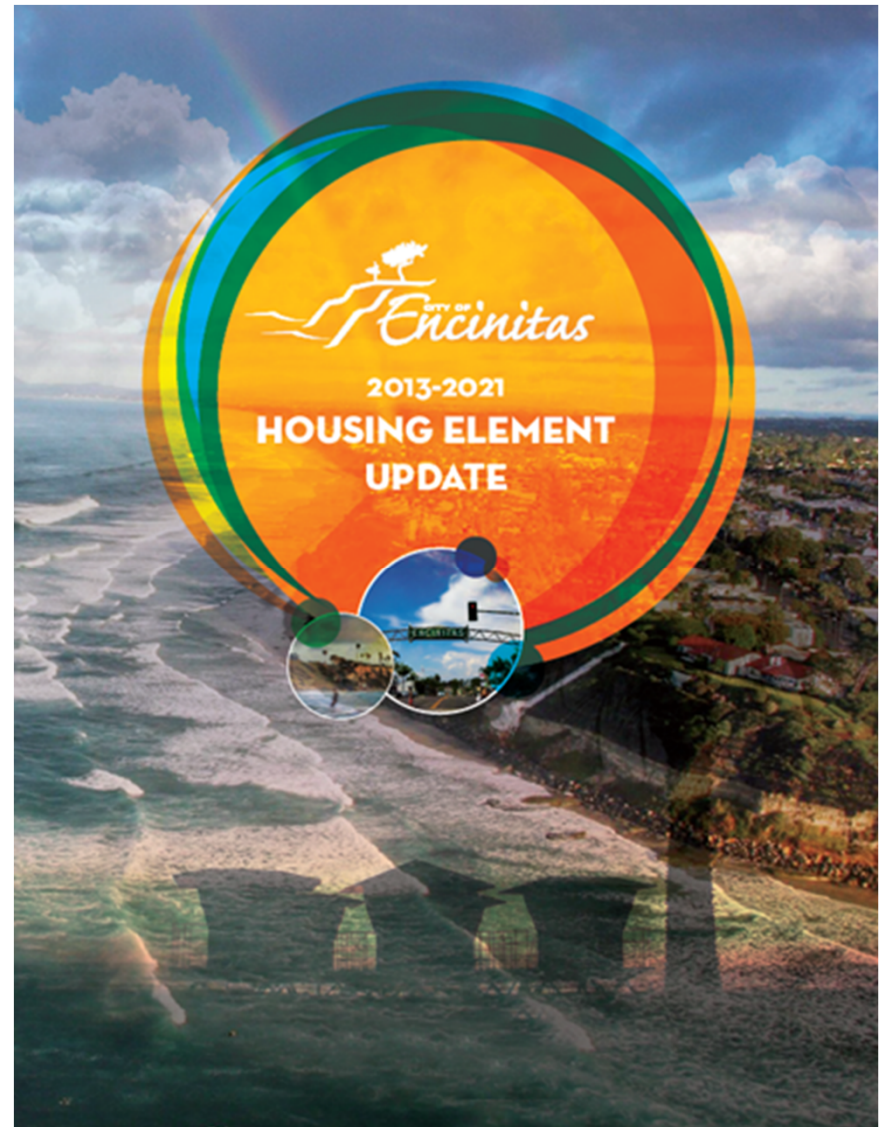
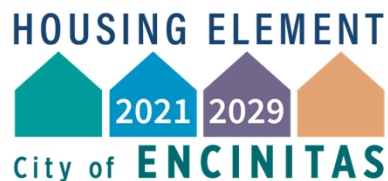


# Past Housing Element Efforts



# Why is Encinitas Doing this Again?

- The 5<sup>th</sup> cycle (2013-2021) update was completed in April 2019 and certified by HCD in October 2019
- All cities in California are required to complete a 6<sup>th</sup> cycle Housing Element Update
- San Diego Region Housing Element's 6<sup>th</sup> cycle (2021-2029) is due by April 2021



# 6<sup>th</sup> Cycle Housing Element Update (2021-2029)

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# Project 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 <sup>1</sup>		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
<b>Total:</b>				<b>1,554 units</b>

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

# What is Included in the Update Process?



- Community Workshops
- Update of the City's demographic conditions
- Review of adequate sites to meet RHNA
- Public Hearings before Planning Commission and City Council





# Next Steps

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# Next Steps



Next Steps	Date
Complete Housing Assessment Report	November 2019
City Council Work Session	December 2019/ January 2020
Draft Housing Element Profile, Sites Analysis and Programs	Early January 2020
Public Review Draft Housing Element Available	Mid January 2020
Community Workshop #2	Late January 2020

# Your Input

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# We Want Your Input!



We have four basic questions to answer:

- What are challenges to buying and renting housing in Encinitas?
- What creative ways can Encinitas provide housing in the future?
- What are the biggest challenges to housing in Encinitas?
- What unanswered questions do you have?

# We Want Your Input!



Please take some time to walk around and provide input, concerns and ideas at each station around the room.

- This activity is open house style and free flowing.
- Please write your input directly on the paper at the stations of your choice. Write as much or as little as you like.
- Staff and team members are available to discuss each topic and answer questions.

An aerial photograph of the Encinitas coastline, showing a sandy beach, waves, and residential buildings built on a cliffside. The image is partially covered by a large, dark purple diagonal shape that serves as a background for the text.

# Thank You

*For questions, please contact:  
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(760) 633-2714*

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