

The City of Encinitas is in the process of updating the 2021-2029 Housing Element. This Q&A sheet is intended to answer additional questions asked during the first Community Workshop, held on Monday, November 18, 2019.

Q. Is this 6th cycle RHNA allocation in addition to the 5th cycle?

A. No, the 6th Cycle is a new Housing Element for the 2021-2029 planning period. There are no carryover units from the previous cycle. Please see Fact Sheet #1 for the City's 2021-2029 RHNA allocation.

Q. Can we reuse sites?

A. Yes, the City intends to utilize the sites rezoned as a part of the 5th Cycle Housing Element Update (HEU) to meet the 6th Cycle 2021-2029 RHNA need. Additional sites will be identified to meet the City's 6th Cycle Above Moderate RHNA need. This can be accomplished within existing zoning with no rezoning of parcels required.

Q. Are ADUs counted in the existing inventory?

A. Yes, Accessory Dwelling Units (ADUs) which are registered with the City are counted in the current inventory. The City tracks the affordability of each registered ADU based on owner input to track progress toward meeting the City's RHNA obligations.

Q. Can we explain future construction on Olivenhain development?

A. The Housing Element is a citywide housing policy document and is not related to individual development projects within the City. Please contact Roy Sapa'u, City Planner for the City of Encinitas, for more information on projects currently in the permitting and development process.

Q. How does density bonus get factored into the Housing Element process?

A. While density bonus projects do assist the City in meeting their RHNA need for the planning period, the Housing Element does not factor in density bonus as part of the potential unit yield calculation because density bonus requests are made when individual projects are submitted by applicants. Density bonuses are allowed by existing state law. The Housing Element does contain a program to ensure that the City's density bonus ordinance remains consistent with State law. HCD does not allow the inclusion of possible density bonuses to be included in determining site capacity.

Q. What is the process for bringing unpermitted units into compliance?

A. The City has a process that allows unpermitted dwelling units to be brought into compliance and registered with the City. Please visit the City's [FAQ](#) for additional information about this process and its requirements.

Q. Does less units mean less people projected in the next cycle?

A. The SANDAG housing unit growth projections are calculated based on growth locally and throughout the San Diego region. The RHNA growth need reflects the estimated number of dwelling units needed to meet the projected growth in population, jobs and other factors within Encinitas and the region during the 2021-2029 planning period. Therefore, a lower RHNA is not indicative of less projected population during the planning period.

Q. Is Encinitas designated as “urban” by HCD?

A. Urban areas are designated by the US Census Bureau. Encinitas is located in the San Diego Metropolitan Statistical Area and so is considered to be urban. For the purpose of determining the required density for lower income housing, Encinitas is considered to be “metropolitan” because it sits within a Metropolitan Statistical Area (MSA) of greater than 2,000,000 people and has a population greater than 25,000 people. Sites zoned to allow 30 units per acre or more are considered to be suitable for lower income housing in metropolitan cities.

Q. Why is Encinitas a metropolitan/urban designation vs. suburban?

A. Encinitas is defined by state law as “metropolitan” because it sits within a Metropolitan Statistical Area (MSA) of greater than 2,000,000 people and has a population greater than 25,000 people.

Q. How can we get affordability at all income levels?

A. Affordability of housing is primarily determined by market forces. The Housing Element Update itself does not construct any units, however the Housing Element’s programs and policies provide various means to encourage development of units that meet the City’s RHNA housing need for all income levels. The City requires the construction of affordable housing in any project with more than 7 units through its inclusionary ordinance.

Q. When will the sites selection process begin?

A. Sites identified to accommodate RHNA growth need will be made available to the public when the draft document is released. It will not be necessary to identify new additional sites zoned at 30 units per acre or more to meet the City’s 6th Cycle RHNA allocation.

Q. How does Prop A factor into the 6th Cycle?

A. Proposition A has certain procedural requirements for any general plan amendment that the City will follow. The City does not anticipate that a vote will need to be placed on the ballot because the City has adequate properly zoned sites to meet its RHNA without upzoning any additional sites or changing land use from non-residential to residential.

Q. What is going to happen to the L-7 property?

A. The 6th Cycle Housing Element process is not related to individual development projects submitted by applicants. The 7.6-acre L-7 site located on Quail Gardens Drive is currently designated Rural Residential (RR1) and there are no active applications in process for development on the property.

Q. Can current sites come off and better ones be added?

A. The sites selected to accommodate the City’s 6th Cycle RHNA allocation may differ from those selected during the 5th Cycle, however the City does not anticipate rezoning any sites as part of the 6th Cycle Housing Element Update. There are sufficient sites to accommodate the City’s 6th Cycle RHNA need within existing zoned parcels.

Q. How are schools impacted?

A. The environmental review completed for the Housing Element Update will analyze any potential impact to utilities and services, including schools. The 5th Cycle Housing Element Environmental Assessment reviewed potential impacts to schools and any required mitigation as a result of the additional future housing units.