

The City of Encinitas is in the process of updating the 2021-2029 Housing Element. This Fact Sheet is intended to answer commonly asked questions and provide information about the update process.

### What is a Housing Element?

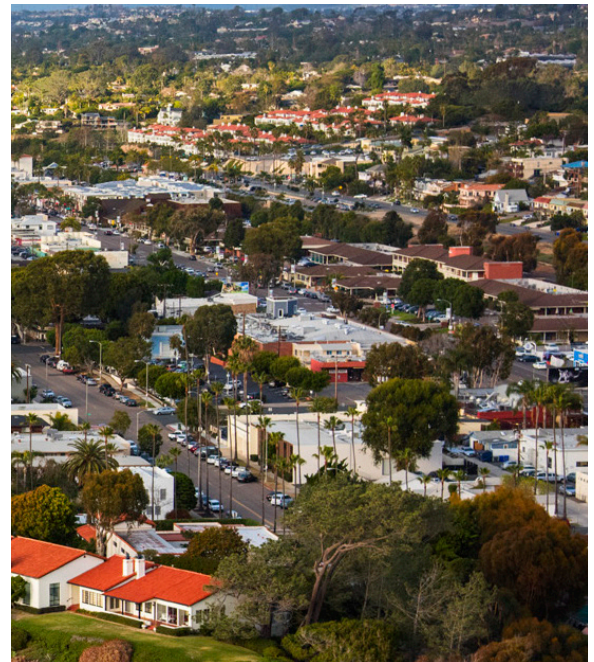
The Housing Element is a city-initiated policy document that provides direction for the implementation of various programs to meet the existing and projected future housing needs of all economic segments of the Encinitas community. The Housing Element provides policies, programs and actions that support and encourage the production of housing units for all income levels.

#### Key Features of the Housing Element:

- 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 & quantified objectives

### What is the Regional Housing Needs Assessment (RHNA) Process?

The RHNA process is mandated by state law to quantify the need for housing. This informs local planning processes to address existing and future housing need resulting from growth in population, employment and households. For the 2021-2029 Planning Period, The City of Encinitas is allocated an estimated number of units to accommodate growth by income category. The Housing Element must provide sites to accommodate this estimated growth.



### 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.

## Why is the City Updating the Housing Element?

The City of Encinitas is required by state law to update its Housing Element every eight years. The current adopted Housing Element is for the 2013-2021 planning period. The City is now planning for the 2021-2029 planning period.

### ***Importance of updating the Housing Element:***

- 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 future housing growth needs
- Allows the community to further engage in the planning process

## What is Included in the Update Process?

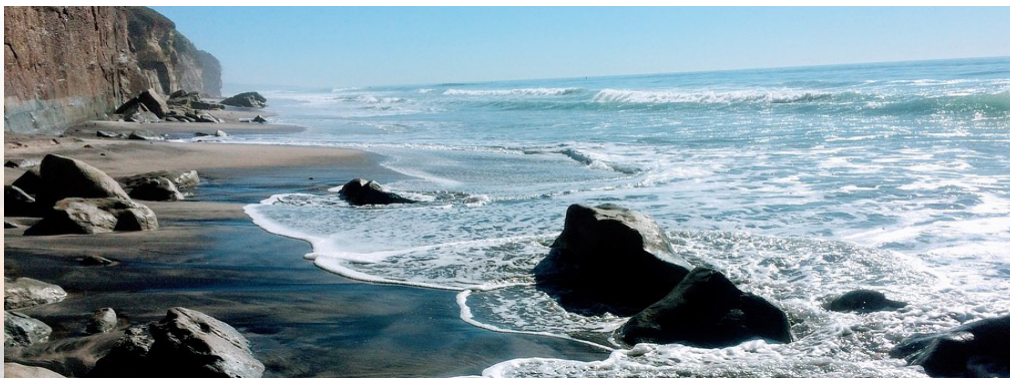
The update process is community-based and will include a variety of activities to interface with the Encinitas community. Key features include:

- A series of community workshops and public meetings
- Comprehensive review of demographics in the community to reflect existing conditions
- Completion of adequate sites analysis to meet 2021-2029 RHNA
- Public Hearings before the Planning Commission and City Council

## How Can You Participate in the Update Process?

There are a variety of ways you can participate throughout the planning process:

- Two Community Workshops will be held on November 18, 2019 and January 27, 2020 for community members to come and learn about the process and provide their feedback and guidance to the City
- Review and provide comments on the public draft available in January 2020



For updated information;

<https://encinitasca.gov/I-Want-To/Housing-Plan-Update/Housing-Update-2021-2029>

or contact:

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## Project Timeline

