

City of Encinitas
Affordable Housing Incentive Roundtable Summary
May 30, 2019

The over twenty incentive ideas presented during the May 30, 2019 Affordable Housing Incentive Roundtable discussion are summarized in the six main topic areas below:

Topic 1: Expedited Approval

- Develop expedited approval process for projects that exceed affordable housing minimum requirements
- Develop “housing approval” process or pamphlet that explains in detail both any expedited and current approval process for housing developments
- Have a City “Housing Liaison” to be a point of contact for housing development

Topic 2: Financial Incentives

- Develop a financial incentive program for projects that exceed the affordable housing minimum requirement:
 - o Financing of City fees over time with interest
 - o Financing of City owned land over time with interest
 - o Financial tax incentives

Topic 3: Modified Development Standards

- Review and consider other “affordable by design” programs
- Consider alternate housing construction, to include manufactured housing, micro units, etc.
- Reduced parking standards (projects showing nexus for reduced need for parking like senior, TOD, special needs, etc.)
- Additional concessions for increased inclusionary percentages

Topic 4: Master/Specific Plan

- Develop Specific Plan Areas or Master Plans for the redevelopment of existing commercial zones into mixed use zones with housing density levels that will support redevelopment.
- This will allow for “by right” development

Topic 5: Develop a program to assist developers with their existing affordable units to include:

- Finding qualified buyers and renters
- Allowing for lease-to-own
- Facilitate the development of a non-profit housing organization(s) that can take ownership or management of existing affordable units in inclusionary/density bonus projects
- Develop or identify financing source to support the above program

Topic 6: Affordable Housing In-lieu fee option

- At City’s discretion
- Reasonable fee
- Fees collected to be used to fund affordable housing