



City of Encinitas
HOUSING ELEMENT UPDATE
Community Open House
Thursday, May 10, 2018



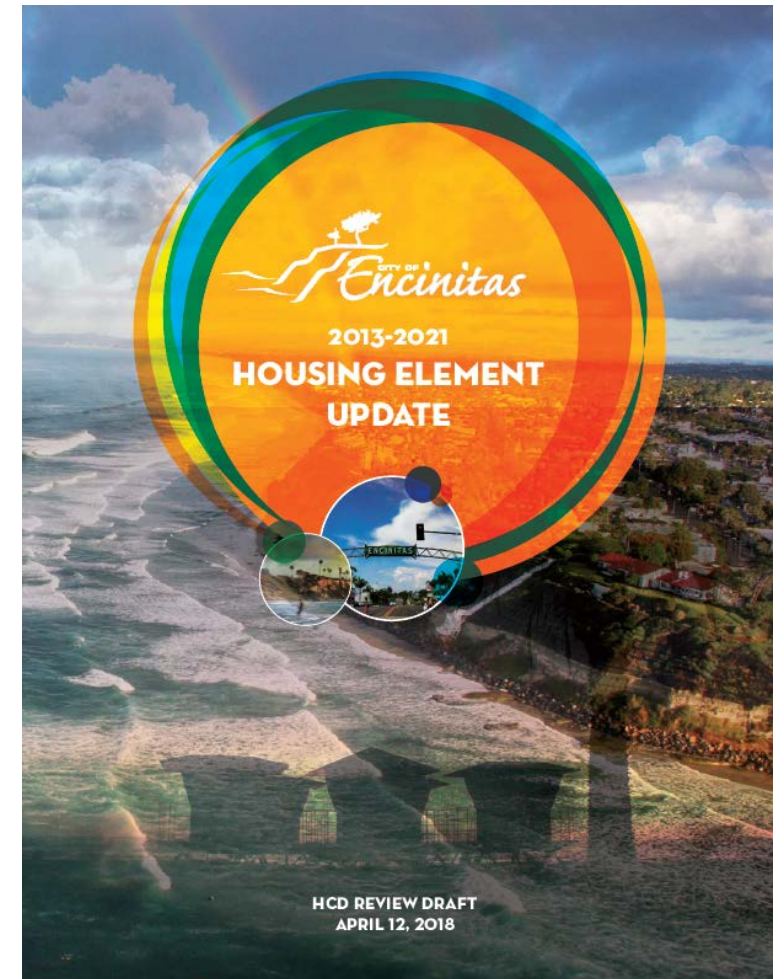
Presented by:
Kimley»Horn
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Housing Element Overview

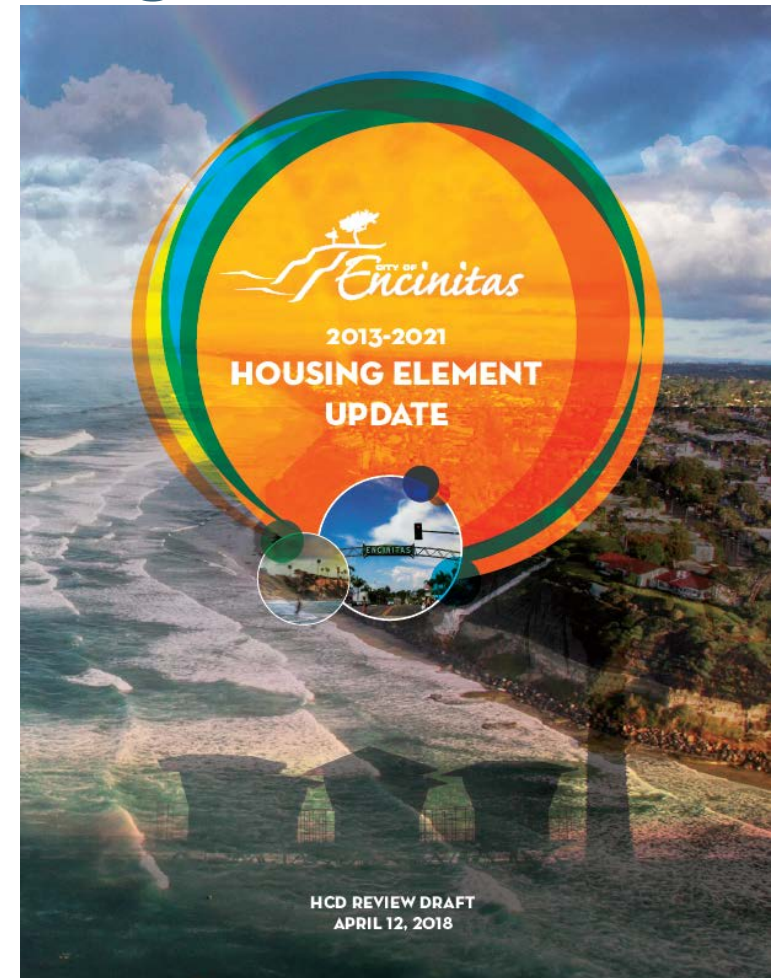
What is a Housing Element?

- One of the seven required Elements of the Encinitas General Plan
- Provides Policies and Programs for the Availability of Residential Uses for a Variety of Income Levels
- 2013-2021 Planning Period Set by State Law
- Determines 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 Law



Why Should Encinitas have a Certified Housing Element?

- State law requires the city to provide sufficient sites to meet projected demand for housing in the community
- Encinitas must demonstrate the availability of sites in the planning period
- Failure to identify sites can result in:
 - Exposure to lawsuits by developers/land owners
 - Stopping of all building permits citywide until rezoning occurs
 - Ineligibility of the city to pursue grant and funding opportunities
 - Temporary loss of local control for land use decision-making



2013-2021 Regional Housing Needs Assessment

Income Category	Affordability	Income Range	Housing Units
Very Low	0-50% MFI	\$0-\$40,900	587
Low	51-80% MFI	\$40,901-\$65,440	446
Moderate	81-120% MFI	\$65,441-\$98,160	413
Above-Moderate	> 120% MFI	\$98,160 or greater	907

MFI = Median Family Income

2018 MFI for San Diego County is \$81,800

2013-2021 Progress in Meeting RHNA

Income Category	RHNA Allocation	Units Constructed	Remaining Need
Very Low	0-50% MFI	145 units	1,141 units
Low	51-80% MFI		
Moderate	81-120% MFI	4 units	355 units
Above-Moderate	> 120% MFI	892 units	15 units
TOTAL		1,095 units	1,511 units

MFI = Median Family Income

2018 MFI for San Diego County is \$81,800



Housing Element Content

Housing Element Contents

- **SECTION ONE** – Housing Element Introduction provides and overview of the city’s policies and programs for Housing
- **APPENDIX A** – provides and overview of the city’s outreach efforts as part of the Housing Element update
- **APPENDIX B** – provides demographic, economic and other data to evaluate past, current and future housing and demographic conditions in the city
- **APPENDIX C** – provides an analysis of site available to meet the city’s remaining RHNA obligations



Housing Element Community Engagement

Summary of Community Engagement Efforts

- Numerous Meetings Open to Public
- Topical Areas:
 - Adequate Sites
 - Demographic and Market Data
 - Development Standards
 - Policies and Programs

HOUSING ELEMENT TASK FORCE(HETF)	NOTES
February 13, 2017	HETF meeting
February 23, 2017	HETF meeting
March 9, 2017	HETF meeting
April 10, 2017	HETF meeting
May 4, 2017	HETF meeting
August 10, 2017	HETF meeting
September 5, 2017	HETF meeting
September 26, 2017	HETF meeting
October 16, 2017	HETF meeting
February 28, 2018	HETF meeting
CITY COUNCIL	NOTES
February 6, 2017	Special meeting
November 8, 2017	Regular meeting
December 16, 2017	Joint meeting with Task Force
January 10, 2018	Joint meeting with Task Force
April 4, 2018	Joint meeting with Task Force
STAKEHOLDER	NOTES
February 28, 2018	Stakeholder meeting #1
April 4, 2018	Stakeholder meeting #2 (Pending)
WORKSHOPS/OPEN HOUSE	NOTES
February 1, 2017	Special Council Meeting/Housing Element Workshop
May 10, 2018	(Pending)



Housing Element Policies and Programs

Goals and Policies Overview

Topical Areas of City Housing Policy



Policy and Programs Overview

HOUSING OPPORTUNITY

GOAL 1: THE CITY WILL ENCOURAGE THE PROVISION OF A WIDE RANGE OF HOUSING BY LOCATION, TYPE OF UNIT, AND PRICE TO MEET THE EXISTING AND FUTURE HOUSING NEEDS IN THE REGION AND CITY.

- POLICY 1.1: Strive to maintain a balance of housing types in the City.
- POLICY 1.2: Strive to provide a wide variety of housing types so that a range of housing needs and tastes will be made available to existing and future residents.
- POLICY 1.3: When existing residential units are replaced, they should be replaced with units that are compatible in design with the surrounding residential neighborhood as planned by the City.
- POLICY 1.4: Provide opportunities for low and moderate income housing in all five communities in the City and ensure that its location will not tend to cause racial segregation. Require that such housing should be high quality in terms of design and construction without sacrificing affordability.
- POLICY 1.5: If a diminishing inventory of rental housing creates an imbalance, the City should make every effort to preserve the existing stock of quality rental housing.
- POLICY 1.6: Encourage retention of all existing mobile home parks as permitted by applicable state law.
- POLICY 1.7: Coordinate with local social service providers to address the needs of the City's homeless population and to provide housing suitable for special needs populations, including seniors, large families, the disabled, and farmworkers.

Policy and Programs Overview

QUALITY OF HOUSING

GOAL 2: SOUND HOUSING WILL BE PROVIDED IN THE CITY OF ENCINITAS FOR ALL PERSONS

- POLICY 2.1: Encourage developers to provide a balance of housing opportunities.
- POLICY 2.2: Continue to assess development fees on new residential units adequate to pay for all related local and regional impacts on public facilities.
- POLICY 2.3: Allow for some cluster-type housing and other innovative housing design that provides adequate open areas around and within these developments.
- POLICY 2.4: Coordinate the provision of open areas in adjoining residential developments to maximize the benefit of the open space.
- POLICY 2.5: Encourage street planting, landscaping, and undergrounding of utilities.
- POLICY 2.6 Encourage high standards of design, materials, and workmanship in all construction and developments.
- POLICY 2.7: Discourage residential development of steep slopes, canyons, and floodplains.
- POLICY 2.8: Continue to develop and promote an energy efficiency conservation measure consistent with the strategies outlined in the City's Climate Action Plan.

Policy and Programs Overview

MAINTENANCE AND PRESERVATION OF HOUSING

GOAL 3: THE CITY WILL ENCOURAGE THE MAINTENANCE AND PRESERVATION OF THE EXISTING HOUSING STOCK AS WELL AS QUALITY DESIGN IN NEW HOUSING.

- POLICY 3.1: Where determined to be dangerous to the public health and safety, substandard units in the City shall be repaired so that they will comply with the applicable building, safety and housing codes. When compliance through repair is not or cannot be achieved, abatement of substandard units shall be achieved.
- POLICY 3.2: Enforce the building, safety and housing codes through vigorous code enforcement efforts.
- POLICY 3.3: Continue to apply for and support existing available federal state and local housing programs which provide housing assistance. These include assistance to property owners that can demonstrate financial need in the upgrading of their substandard units. Continue existing city programs for housing rehabilitation, and work to obtain additional external funding.

Policy and Programs Overview

HOUSING CONSERVATION

GOAL 4: THE CITY WILL ATTEMPT TO ENSURE THE CONTINUED AFFORDABILITY OF DEED-RESTRICTED AFFORDABLE UNITS.

- POLICY 4.1: The City will continue to develop necessary actions to attempt to ensure the continued affordability of affordable “units at risk” of conversion to market rate units due to expiration of use restrictions, affordability covenants, or funding subsidies.

Policy and Programs Overview

REMOVAL OF GOVERNMENTAL AND NON GOVERNMENTAL CONSTRAINTS

GOAL 5: THE CITY WILL DEVELOP STRATEGIES AND ACTIONS TO REDUCE OR ELIMINATE GOVERNMENTAL AND NON-GOVERNMENTAL CONSTRAINTS TO THE DEVELOPMENT OF HOUSING.

- POLICY 5.1: The City periodically evaluate adopted zoning provisions, entitlement procedures, fees and other city requirements that may create constraints to the development of housing. Should constraints be identified, actions such as amendments to policies and procedures may be implemented to reduce or eliminate those constraints
- POLICY 5.2: The city will monitor non-governmental constraints, such as interest rates, construction costs, and others through consultation with developers, lenders and other entities directly involved in the provision of housing. Should constraints be identified, actions such as amendments to policies and procedures may be implemented to reduce or eliminate those constraints.

Implementation Programs

Topical Areas of Programs



IMPLEMENTATION PROGRAMS

PROGRAM 1: ADEQUATE SITES

- **PROGRAM 1A:** Accommodate the City's Regional Housing Needs Assessment Allocation
- **PROGRAM 1B:** Adopt Amendments to the Zoning Code to Accommodate Lower Income Housing
- **PROGRAM 1C:** Promote the development of accessory housing units
- **PROGRAM 1D:** Ensure that adequate sites remain available throughout the planning period
- **PROGRAM 1E:** Energy conservation and energy efficiency opportunities

Policy and Programs Overview

PROGRAM 2: AFFORDABLE HOUSING

- **PROGRAM 2A:** Continue and improve inclusionary housing policies
- **PROGRAM 2B:** Facilitate affordable housing
- **PROGRAM 2C:** Utilize Section 8 housing choice vouchers
- **PROGRAM 2D:** Ensure that the density bonus ordinance continues to be consistent with State law
- **PROGRAM 2E:** Accommodate specialized housing types
- **PROGRAM 2F:** Continue programs to reduce homelessness

Policy and Programs Overview

PROGRAM 3: MITIGATION OF CONSTRAINTS

- **PROGRAM 3A:** Establish parking standards appropriate for different kinds of housing
- **PROGRAM 3B:** Modify regulations that constrain the development of housing
- **PROGRAM 3C:** Right to Vote Amendment
- **PROGRAM 3D:** Rescind Obsolete Growth Management Policies and Programs
- **PROGRAM 3E:** Improve the efficiency of the development review process for housing projects
- **PROGRAM 3F:** Review nongovernmental constraints impeding development of approved housing projects

Policy and Programs Overview

PROGRAM 4: CONSERVATION OF EXISTING HOUSING STOCK

- **PROGRAM 4A:** Pursue opportunities to create safe and healthy housing
- **PROGRAM 4B:** Assist in rehabilitating housing

Policy and Programs Overview

PROGRAM 5: EQUAL HOUSING OPPORTUNITIES

- **PROGRAM 5A:** Reasonably accommodate housing for the disabled
- **PROGRAM 5B:** Promote fair housing

Policy and Programs Overview

PROGRAM 6: AT RISK HOUSING

- **PROGRAM 6A:** Monitor publicly assisted housing projects
- **PROGRAM 6B:** Explore providing credit under the inclusionary ordinance for preservation of at-risk housing



Housing Element Summary of Needs Analysis

Summary of Housing Needs Analysis

- Population Characteristics
 - Population and Growth
 - Age/Race/Ethnicity
 - Employment
 - Commuting patterns
- Household Characteristics
 - Types and Size
- Housing Problems
 - Overcrowding
 - Overpayment

Table B-1: Actual and Projected Population Changes (2000-2050)

City	2010 Actual	2020 Projected	2035 Projected	2050 Projected
Carlsbad	105,185	118,241	123,634	123,942
Del Mar	4,161	4,412	4,668	4,784
Encinitas	59,518	62,829	64,718	66,178
Oceanside	167,344	177,929	188,865	190,129
Solana Beach	12,867	13,409	14,311	14,941
San Diego County	3,095,313	3,435,713	3,853,698	4,068,759

Source: Bureau of the Census (2000 and 2010) and SANDAG Series 13 Regional Growth Forecast Update (2013).

Table B-11: Median Household Income Estimates (2016)

Jurisdiction	Median Household Income Adjusted Inflation \$ 2016	Percent Above/Below Regional Median
Carlsbad	\$97,145	+31.7%
Del Mar	\$108,556	+38.9%
Encinitas	\$100,698	+34.1%
Oceanside	\$58,949	-12.4%
Solana Beach	\$100,352	+33.9%
San Diego Region	\$66,529	0%

Note: All figures in 2016 inflation-adjusted dollars.

Source: American Community Survey 2012-2016 5-year estimates (2016)

Summary of Housing Needs Analysis

- Special Needs Groups

- Elderly
- Persons with Disabilities
- Large Households
- Single Parent Household
- Residents Living In Poverty
- Homeless
- Agricultural Workers/Migrant
- Students

- Housing Stock Characteristics

- Housing Growth
- Availability and Tenure
- Age and Condition
- Cost and Affordability

- Affordable Housing

Table B-17: Special Needs Groups in Encinitas (2010)

Special Needs Group	# of People or Households	Number of Owners	% of Owners	Number of Renters	% of Renters	% of Total Households or Population
Households with Seniors	5,501	-	-	-	-	22.8%
Senior Headed Households	4,902	3,616	73.8%	1,286	26.2%	20.4%
Seniors Living Alone	2,118	1,190	56.2%	928	43.8%	8.8%
Persons with Disabilities ¹	7,497	-	-	-	-	12.9%
Large Households	1,740	1,153	66.3%	587	33.7%	7.2%
Single-Parent	1,440	-	-	-	-	6.0%
Female Headed Households	5,503	-	-	-	-	22.9%
Female Headed Households with children	974	-	-	-	-	4.0%
People Living in Poverty ¹	4,220	-	-	-	-	7.3%
Farmworkers ¹	103	-	-	-	-	0.2%
Homeless	184	-	-	-	-	0.3%

2010 Census does not contain updates to these variables; 2000 Census data is used.
Source: Bureau of the Census (2000 and 2010) and Regional Housing Task Force on the Homeless (2010)

Summary of Housing Needs Analysis

- Non-Governmental Constraints to Housing Development
 - Construction costs
 - Availability of Financing
 - Economic Factors
- Governmental Constraints to Housing Development
 - Land Use Controls
 - Zoning Standards/Development Standards
- Environmental and Infrastructure Constraints
- Housing Resources

Table B-40: Residential Development Standards									
Zoning District	Maximum Density	Maximum Building Height (ft.)	Minimum Net Lot Area (sq. ft.)	Minimum Lot (ft.)		Setbacks (ft.)			Maximum Lot Coverage
				Width	Depth	Front	Rear	Side	
RR	0.125 (8 ac flood plain) 0.25-0.5 (2-4 ac, depending on slope)	26	2 acres	110	150	30	25	15-20	35
RR-1	1	26	1 acre	110	150	30	25	15	35
RR-2	2	22-26	21,500	100	150	30	25	10-15	35
R-3	3	22	14,500	80	100	25	25	10	35
R-5	5	22	8,700	70	100	25	25	10	35
R-8	8	22	5,400	60	90	25	25	5-10	40
R-11/ RS-11	11	22	3,950	40	90	20	20	5-10	40
R-15	15	22	20,000	100	150	20	15-20	5-20	40
R-20	20	22	20,000	100	150	20	15-20	5-20	40
R-25	25	22	20,000	100	150	20	15-20	5-20	40
MHP	11	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.

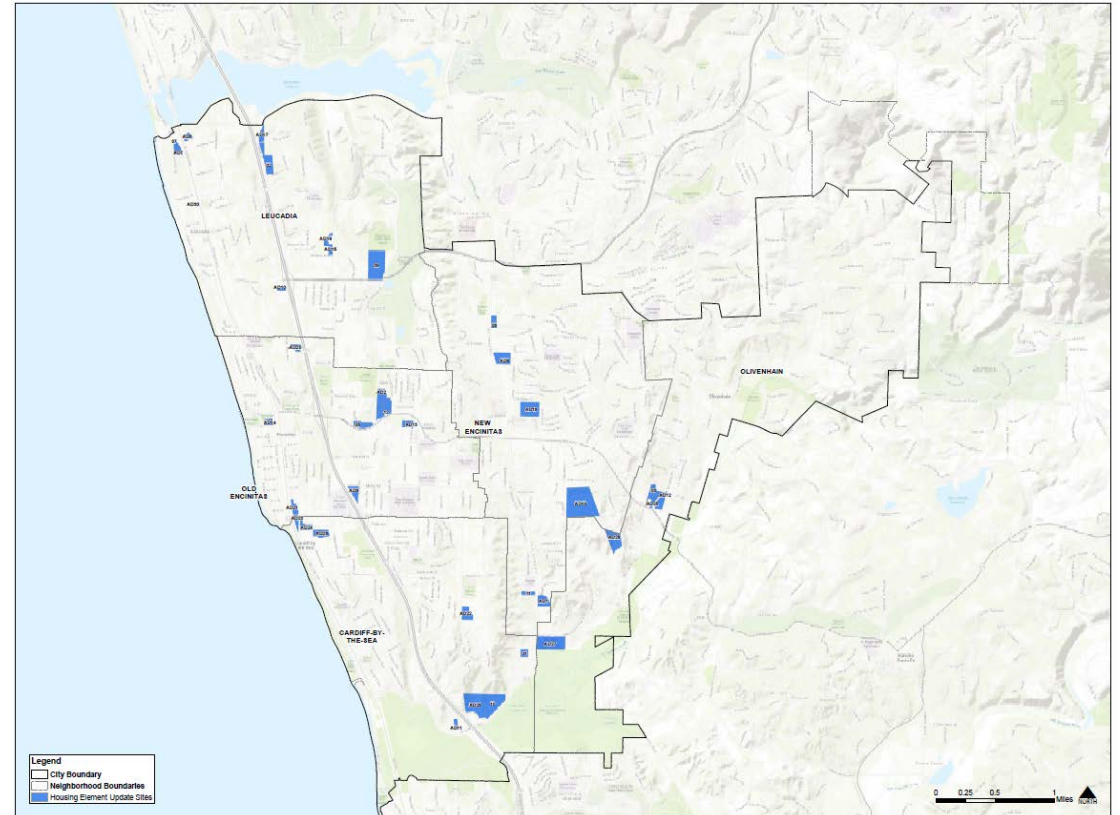
Source: City of Encinitas Zoning Code, 2011.



Housing Element Adequate Sites

Adequate Sites

- Sites must accommodate the remaining RHNA need during the planning period
- Site defined by income category
 - Lower Income (80% MFI or less)
 - Market Rate (81% MFI and up)
- Site evaluated for:
 - Site Constraints
 - Likelihood to develop/redevelop
 - Availability of Infrastructure
 - Appropriate Zoning
 - Owner Interest
 - Equitable Distribution



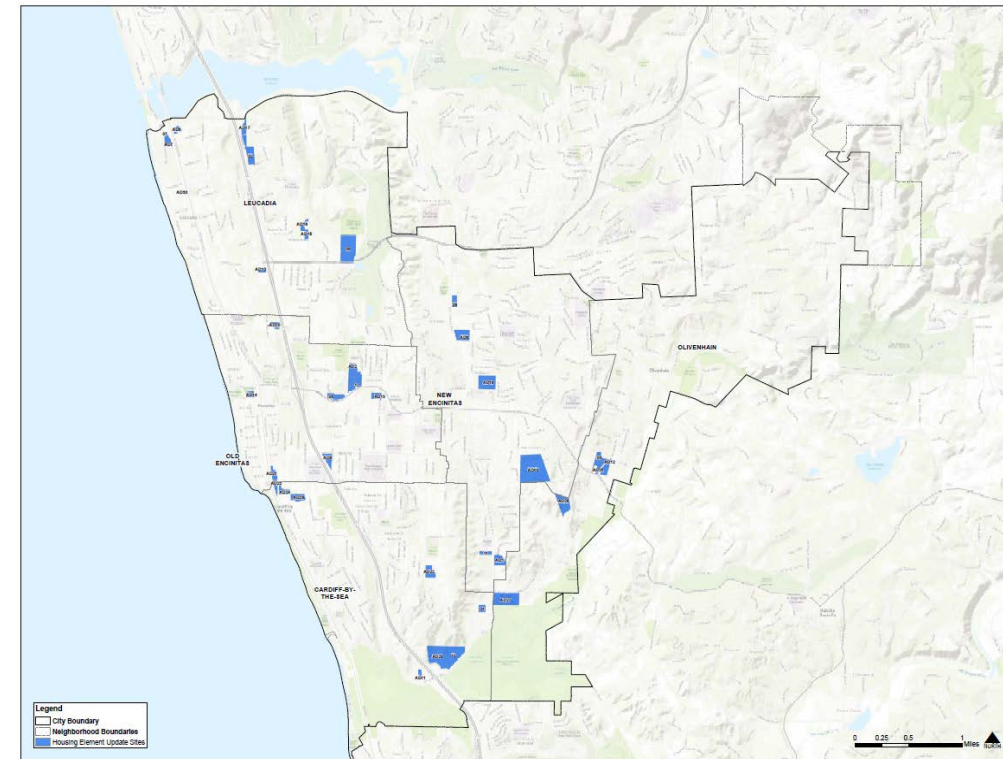
Lower Income Sites – Sites Submitted to HCD

- Sites Submitted April 13, 2018
- Two Sites Removed:
 - L-7
 - Strawberry Fields

Site #	Site Name	Acres (Net)	# of Units (25 DU/AC)
01	Greek Church Site	2.00	50
02	Cannon Property (Piraeus Site)	6.93	173
03	L-7	7.60	190
05	Encinitas Blvd & Quail Gardens Sites	4.78	117
07	Jackel Property ¹	2.97	33
08	Rancho Santa Fe Sites (Gaffney/Goodsen)	6.02	149
09	Echter Property	9.85	246
10	Strawberry Fields Parcel	9.85	246
12	Sunshine Gardens Parcels	3.39	84
AD1	Sage Canyon Parcel	2.40	60
AD2	Baldwin & Sons	9.05	223
AD8	Vulcan & La Costa Site	2.00	50

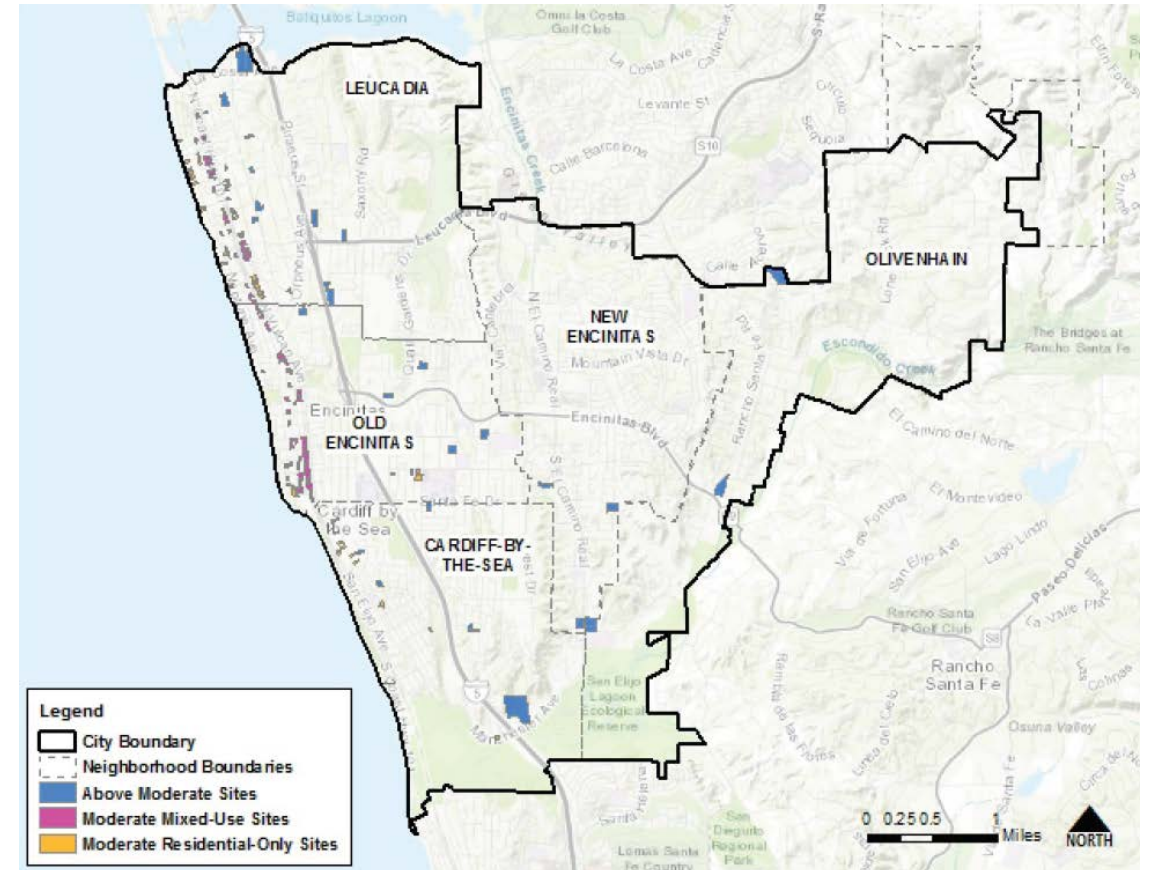
Lower Income Sites – Additional Sites to HCD

Site #	Site Name	Acres (Net)	# of Units (25 DU/AC)
06	Armstrong Parcels	2.93	72
11	El Camino Real South Parcel	1.92	48
AD7	Dewitt Property	0.80	20
AD9	Seacoast Church ¹	1.41	35
AD11	Manchester Avenue West Sites	1.67 (Gross)	31 ²
AD12	Rancho Santa Fe East Site	4.73 (Gross)	90 ²
AD14	Harrison Sites ³	1.91 (Gross)	21 ³
AD31	Meyers Property	6.62 (Gross)	127 ²
AD32	Garden View Court (Previously Frog's Gym)	2.25 (Gross)	56 ²



Market Rate Sites – Sites Submitted to HCD

- Similar to Measure T Sites
- No Requirements for Rezoning
- In-Fill Sites
 - Downtown Encinitas
 - North Hwy 101
- Total Candidate Site Yield
 - Moderate: 492 units
 - Above Moderate: 177 units





Housing Element Environmental Assessment

Purpose of Environmental Assessment

- To provide the public and public agencies with information about the projects likely environmental effects
- List ways in which the Project's significant effects might be avoided/mitigated/minimized; and
- Indicate Project alternatives.



Environmental Assessment

- Key Features:
 - General Plan, Zoning Code, and Specific Plan Amendments to as many as 17 Candidate Sites
 - Candidate Sites' Maximum Realistic Yield (MRY): 2,494 dwelling units
 - Project as Compared to Existing Adopted Zoning MRY: +2,312 dwelling units
 - Project as Compared to Modified Mixed-Use Places (MMUP) Strategy (strategy with greatest MRY):
 - -767 dwelling units (-24% dwelling units)
 - -1,610,066 square feet of non-residential uses (-100% square feet)



Environmental Issues Addressed

- Aesthetics
- Air Quality
- Biological Resources
- Cultural Resources
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use
- Noise
- Population and Housing
- Public Services and Recreation
- Transportation and Traffic
- Utilities and Service Systems

Topical Areas Addressed for Each Environmental Issue:

- Existing Environmental Setting
- Existing Regulatory Setting
- Potential Project Impacts
 - Direct and Indirect
 - Short-Term Construction and Long-Term Operational
 - Cumulative
- Mitigation Measures Proposed to Avoid/Lessen Significant Effects
- Significant Unavoidable Impacts (if any)



Rezone Program Development Standards

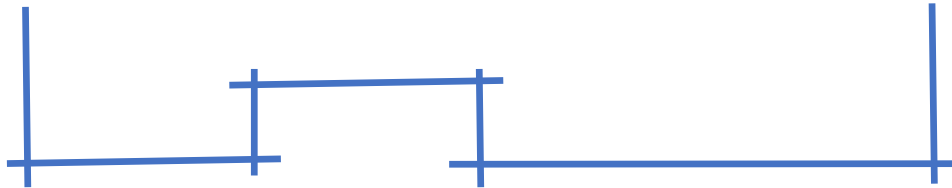
REZONE PROGRAM – Development Standards

- Rezones required to accommodate lower income housing sites
- Up to 30 du/ac
- Various standards for development
 - Height
 - Lot Area
 - Parking
 - Setbacks
 - Storage
 - Private/Common Open Space
 - Etc.

ZONE REQUIREMENT	R-15	R-20	R-25	MHP	R-30/AH
a. Density (Maximum dwelling units per net acre)	15.0	20.0	25.0	11.0	30
Density (Minimum dwelling units per net acre)					25
b. Midrange Density (See Section 30.16.010B1 & B2)	13.0	17.5	22.5	9.5	N/A
c. Net Lot Area (sq. ft.)	20,000	20,000	20,000		10,000
d. Lot Width (ft.)	100	100	100		75
e. Lot Depth (ft.)	150	150	150		75
f. Front Yard Setback (ft.)	20	20	20		10
g. Side Yard Setback (ft.) for each interior side (Standard Lot) ⁵	15/15	15/15	15/15		10
h. Side Yard Setback (Substandard Lot) street side ^{3,5}	5/5	5/5	5/5		--
i. Street Side Yard Setback (Standard Lot) (ft.) ⁵	20	20	20		10
j. Street Side Yard Setback (Substandard Lot) ^{3,5}	10	10	10		--
k. Rear Yard Setback (ft.)	15	15	15		10
l. Rear Yard Setback Where Alley Exists	20	20	20		10
m. Lot Coverage (maximum percentage)	40	40	40		80
n. Building Height (See 30.16.010B6)					37
o. Distance between buildings on the same lot less than 16 ft. in height	15	15	15		15
p. Distance between buildings on the same lot greater than 16 ft. in height	20	20	20		15
q. Distance between buildings across alley or private drive					30
r. Distance between buildings across a green court					20

REZONE PROGRAM – Design Considerations

- Wall Plane Requirements
 - No more than 75% of building face
 - Breaks in wall plane required
 - Aggregate 5' setback for remaining 25% of building face



REZONE PROGRAM – Design Considerations

- Wall Stepbacks
 - 5-foot minimum aggregate stepback
 - Above first floor
 - Not required for 2-story portions



Give use your comments...

Visit Each Station and provide your comments:

- **DEVELOPMENT STANDARDS:** watch the presentation of development standards topics and provide your comments of the city's draft Housing Element polices and programs
- **ADEQUATE SITES:** provide your comments on the city's selected sites for housing for a variety of income levels
- **ENVIRONMETNAL CONSIDERATIONS:** provide your general comments to the environmental considerations for the Housing Element
- **GENERAL COMMENTS:** provide your general comments to the Housing Element

Thank You!
Please Visit Stations to Provide Input

Staff is available to answer your questions...