

Housing Plans & the Housing Plan Update 2018

FAQ

Frequently Asked Questions

On November 6, 2018, Encinitas voters will be presented with Measure U, which asks voters whether to adopt the Housing Plan Update 2018. City staff has received a number of inquiries regarding Measure U from members of the public. Staff has prepared these FAQs in response and for informational purposes. These FAQs are not intended to advocate for or against Measure U.



About Housing Plans

Q: What is a housing plan?

A: A housing plan is a tool used by cities to plan for future community housing needs. The state of California mandates that all cities have an adopted housing plan (which the state calls a housing element) as part of their general plan. Housing plans must include programs for developing, maintaining, preserving, and improving housing. They must also identify sites for all income levels and types of housing and include programs to assist in developing affordable housing and removing constraints to housing development.

Q: Why are housing plans needed?

A: The State Legislature has stated that the availability of housing is of "vital statewide importance" and so has mandated that all cities and counties prepare housing elements to "accommodate the housing needs of Californians of all economic levels." In addition to being required by state law, having an approved housing plan will make the City eligible to apply for certain regional and state grants that can help fund infrastructure improvements, affordable housing developments and public amenities.

Q: How is a housing plan adopted?

A: Housing Plans are required to be adopted by the legislative body, or City Council. The City of Encinitas is unique in that the Housing Plan 2018 also must be submitted to the voters in accordance with Proposition A and the City's general plan. Therefore, the measure will appear as Measure U on the November 6, 2018 ballot.

Q: Does Encinitas currently have a housing plan?

A: The City last adopted a housing plan in 1992. State law regarding the content of housing plans has substantially changed since that date.



About Measure U

Q: What is Measure U?

A: Measure U is a measure on the November 2018 ballot that will ask Encinitas voters whether or not to adopt the Housing Plan Update 2018. The plan designates 15 sites throughout Encinitas where zoning would be changed to permit 25 to 30 units per net acre to accommodate multi-family developments, which must include some affordable housing. The City currently does not have such zoning. If Measure U is approved, the designated sites will have the potential to accommodate 1,504 units, with 25 to 30 units allowed per net acre in buildings up to three stories high.

Q: How was Encinitas' housing plan developed?

A: The Housing Plan Update 2018 was adopted by the City Council to be submitted to the voters of the City of Encinitas after more than 20 public meetings held by either the City Council, Planning Commission, Housing Element Update Task Force (consisting of two Councilmembers and two members of the public), or City staff. The meetings included a special community workshop and special City Council meeting in February 2017, eleven public meetings held by the Task Force in 2017, five joint Task Force-City Council meetings, two community meetings, two stakeholder meetings, and public hearings at both the Planning Commission and City Council. The City heard from hundreds of residents with varying views. Input on the plan's development was also provided by special counsel experienced in housing case law and new state laws and a housing consultant with experience developing housing elements for other cities. The City also maintained a website with information about the plan's update. All public comments from these meetings are available on the City's Housing Plan website (www.encinitasca.gov/Housing-Plan-Update-2018).

Q: Where are these sites located?

A: A detailed map on the City's Housing Plan website shows where each site is located.

Q: Why is the City proposing to change the zoning of these sites?

A: Housing plans are required by state law to demonstrate the City's ability to accommodate its "fair share" of regional housing needs for all income levels (called the Regional Housing Needs Allocation, or RHNA). In Encinitas, sites to accommodate very low and low income housing are assumed to be adequate if zoned to allow 30 units per acre. To meet the requirement, Measure U proposes to up-zone 15 properties throughout the City.

Q: What happens if the housing plan does not pass?

A: If the housing plan does not pass, the City's housing plan will continue to be out of compliance with state law. Two lawsuits have been filed regarding the adequacy of the City's housing plan.

Q: Does Measure U alter the voter approval requirements established with Proposition A?

A: No. Measure U does not alter any voter approval requirements contained in Proposition A. The Housing Element includes "Program 3C: Right to Vote Amendment," which identifies a number of actions that the City will take to ensure that, if up-zoning is needed, future Housing Elements can be adopted and placed on the ballot in a timely fashion in order to comply with State Law requirements. The full text of Program 3C is found in Section 1 of the Housing Element; page 39 of the full text of Measure U as shown on the project website: www.encinitasca.gov/Housing-Plan-Update-2018.

More Information

The City has a comprehensive web page dedicated to this issue, which includes detailed information on the ballot measure language, the process of developing the plan, maps and more. Visit www.encinitasca.gov/Housing-Plan-Update-2018 for more information or contact:

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