

Affordable Housing Roundtable
 July 27th, 2023
 4.00 PM – 6.00 PM
 Encinitas City Library

MEETING MINUTES

Agenda	Affordable Housing Roundtable
Location	Encinitas Library (540 Cornish Dr, Encinitas, CA 92024)
Description	Roundtable discussion around affordable housing with representatives of local school districts and religious institutions. Roundtable resulted from recommendations of the San Diego County Grand Jury Report from May 2023
Staff Representatives	Patty Anders – Planning Manager Joel Cvetko – Associate Planner Robin Luna – Assistant Planner
Roundtable Guest Speakers	Anne Pangakos – Saints Constantine and Helen Greek Orthodox Church Senior Apartments Evan Gerber – “Yes in God’s Backyard” (YIGBY)
Roundtable Participants	Brother Premeshwarananda – Self Realization Fellowship (SRF) Diane Langager – Bethlehem Lutheran Church Tim Flood – Mira Costa College Jill Vinson – Cardiff School District Jim Stiven – Saint Andrew’s Church John Addleman – San Dieguito Union School District Louise Julig – Bethlehem Lutheran Church Marcelo Rull – Saint John Catholic Church Tricia Langowski - Redeemer Presbyterian Church
Grand Jury Report	Staff will respond to all recommendations highlighted in the San Diego Grand Jury Report with the appropriate findings, including responding to the recommendations to cooperate with school districts and religious institutions (Recommendations 23-02 & 23-03). The findings of the roundtable will be highlighted in the response. The City’s response was approved by the City Council on 08/09/23. The Agenda Report can be found here .

Meeting Summary

- The discussion featured 11 members representing religious institutions and school districts in the City and two guest speakers.
- The roundtable resulted from a recommendation made by the San Diego County Grand Jury, which evaluated the 5th RHNA cycle (2013-2021) within the SANDAG region and gave a list of recommendations to achieve RHNA allocation for the 6th cycle (2021-2029)
- Recommendations included cooperation with religious institutions and school districts to develop affordable housing on land owned by these organizations.
- The meeting featured a slideshow presentation that gave a background to Housing Element Law and the RHNA process, highlighted the key findings from the Grand Jury report, and presented both proposed and current legislation that might ease the process of developing affordable housing on land owned by school districts and religious institutions. ([Find PowerPoint here](#)).
- Anne Panagakos, representative of the Saints Constantine and Helen Greek Orthodox Church shared her experience of operating the current 31 affordable senior housing units on-site as well as the church's experience of entitlement of 61 senior affordable units. The new 61 units were developed on a portion of their site that was identified in the 6th cycle Housing Element. The church received entitlements in January of 2023 for the new 61 senior apartments that will be rented below market rate. Anne highlighted the process of working with the City and the value of having these affordable units in the community that are available to all members of the community, not just parishioners.
- Another presentation was given by Evan Gerger, the director of Housing Development for a non-profit called "Yes in God's Backyard" (YIGBY). Evan highlighted the work efforts his organization provides, including feasibility studies, development counseling, financing options, and assistance, as well as entitlement and policy support. Evan further highlighted the current "Bethel One Project", a 26-unit affordable housing development for formerly homeless veterans and seniors.
- Following the presentation, representatives from their organizations engaged in discussion, sharing their visions, goals, and constraints for providing affordable housing for the community in the future.
- Cardiff School District shared their concerns about additional housing units and the capacity to accommodate new students in their schools.
- Self-Realization Fellowship shared they had started a Master Plan, but efforts were too costly, resulting in the long-range planning efforts being halted. They indicated any additional planning would lay in the long-term future rather than the near term.
- Bethlehem Lutheran Church indicated an immediate interest in partnering with Evan and YIGBY to build affordable units in the future.
- Mira Costa indicated they have long-range planning efforts for building additional student housing but had some obstacles they were working through.