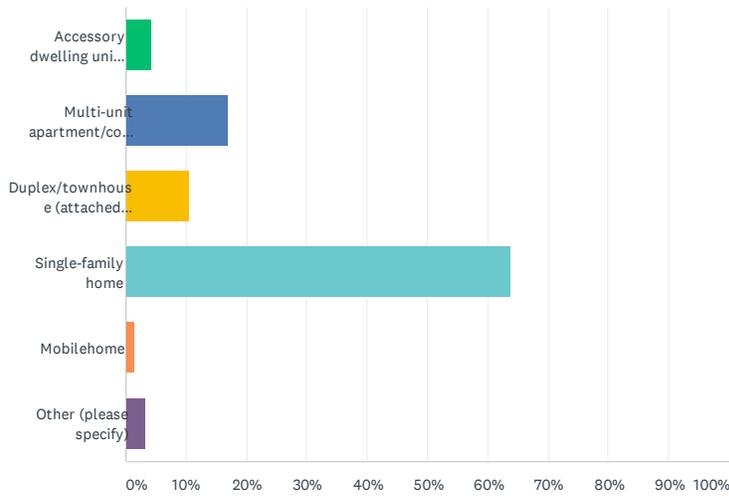


A.5 Affordable and Fair Housing Questionnaire II

The survey and responses from City of Encinitas residents received are included within this appendices.

Q1 What type of home do you currently live in?

Answered: 507 Skipped: 1

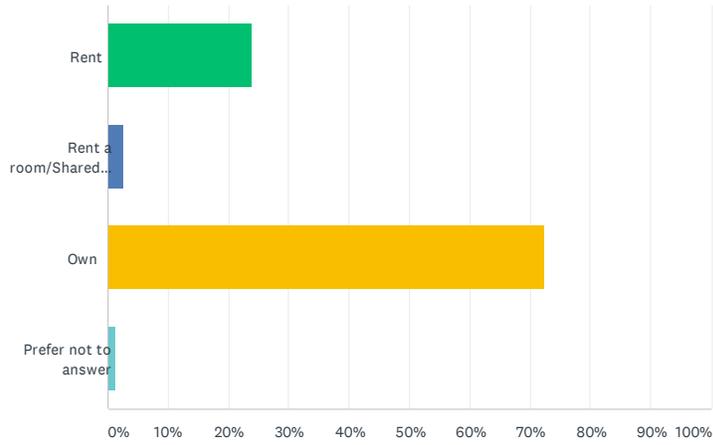


ANSWER CHOICES	RESPONSES
Accessory dwelling unit (a.k.a. second unit/granny unit)	4.14% 21
Multi-unit apartment/condominium	16.96% 86
Duplex/townhouse (attached units, but you own the yard and exterior of the unit)	10.45% 53
Single-family home	63.91% 324
Mobilehome	1.38% 7
Other (please specify)	3.16% 16
TOTAL	507

#	OTHER (PLEASE SPECIFY)	DATE
1	single family dwelling	1/26/2021 11:20 AM
2	Single family home with an ADU	1/25/2021 9:52 PM
3	own and live in one two units...single family and two bedroom apartment	1/24/2021 11:55 AM
4	an extra room is rented to me	1/20/2021 2:34 PM
5	Apartment (Attached Units)	1/12/2021 12:23 PM
6	It is a triplex and I live in the upstairs unit and we each have our own yards.	1/7/2021 10:21 AM
7	Large house split into 4 units	1/6/2021 9:58 PM
8	renting twinhome	1/6/2021 10:25 AM
9	Single Family Home Supported By An Accessory Unit	1/4/2021 1:57 PM
10	Living in parents house	12/31/2020 11:04 AM
11	private home. rooms rentals to low income friends	12/31/2020 8:06 AM
12	I live in a single family home with an accessory unit which I don't rent out because City of Encinitas gave my husband and I so much grief.	12/30/2020 2:05 PM
13	Multi unit home	12/30/2020 10:41 AM
14	Apartment Building	12/30/2020 7:58 AM
15	Tiny House	12/29/2020 2:03 PM
16	Our trust owns Encinitas rental property, lives in another county	12/28/2020 10:10 AM

Q2 Do you rent or own your home?

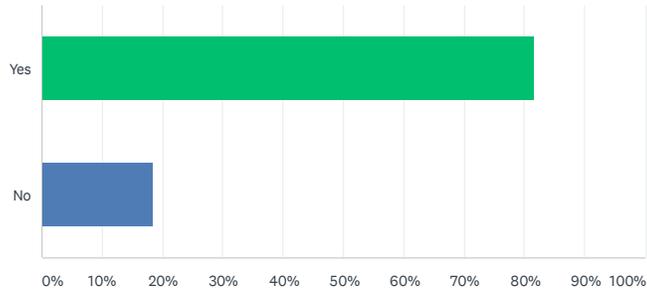
Answered: 508 Skipped: 0



ANSWER CHOICES	RESPONSES	
Rent	23.82%	121
Rent a room/Shared Residence	2.56%	13
Own	72.44%	368
Prefer not to answer	1.18%	6
TOTAL		508

Q3 Are you satisfied with your current living arrangements?

Answered: 508 Skipped: 0

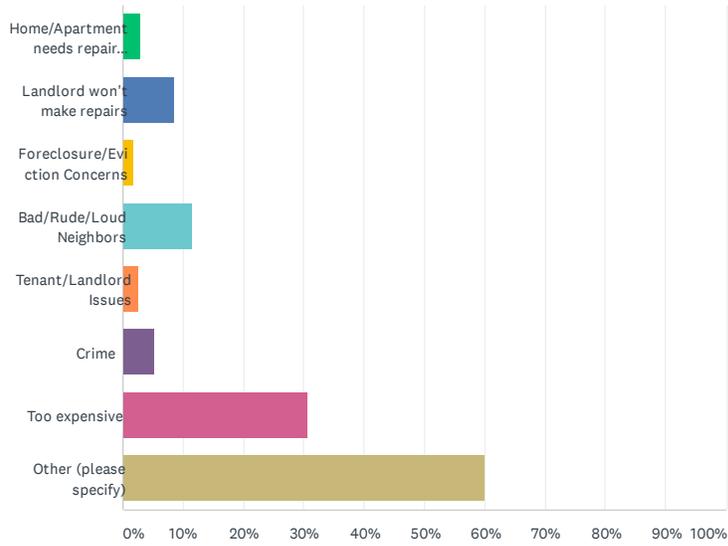


ANSWER CHOICES	RESPONSES	
Yes	81.50%	414
No	18.50%	94
TOTAL		508

Affordable & Fair Housing Questionnaire II

Q4 If not, please tell us why? (Select all that apply)

Answered: 233 Skipped: 275



ANSWER CHOICES	RESPONSES	
Home/Apartment needs repairs that I cannot afford	3.00%	7
Landlord won't make repairs	8.58%	20
Foreclosure/Eviction Concerns	1.72%	4
Bad/Rude/Loud Neighbors	11.59%	27
Tenant/Landlord Issues	2.58%	6
Crime	5.15%	12
Too expensive	30.47%	71
Other (please specify)	60.09%	140
Total Respondents: 233		

Affordable & Fair Housing Questionnaire II

#	OTHER (PLEASE SPECIFY)	DATE
1	N/A	1/29/2021 4:32 PM
2	Traffic noise on RSF Rd. is loud and getting worse each year. We can actually hear it from our house now.	1/28/2021 3:34 PM
3	N/A	1/27/2021 5:49 PM
4	Na	1/27/2021 1:18 PM
5	Too many people living out of their vehicles next to the neighborhood and not being ticketed or asked to move	1/26/2021 4:07 PM
6	n/a	1/26/2021 8:44 AM
7	Huge R-30 projects threaten our community	1/26/2021 6:51 AM
8	Would like own space but have to share due to high rents	1/25/2021 9:36 AM
9	increase of traffic. speeding vehicles. stop signs runners.	1/24/2021 10:36 PM
10	Traffic dangerous street narrow traffic fast	1/24/2021 3:03 PM
11	I'm happy with my home	1/24/2021 9:55 AM
12	My wife and I are very concerned about the ongoing and proposed large hotel and housing developments in our very small, principally single-family homes quadrant of northwest Leucadia. As daily walkers along La Costa Ave., we are already facing tremendous public safety issues in the absence of an elevated, off-toad sidewalk, a largely ineffectively controlled La Costa/Vulcan intersection, and excessive fast and distracted drivers along La Costa Ave. A comprehensive traffic circulation study(ies) must be completed before any further development is approved within this small stretch of La Costa Ave. from the I-5 to the 101.	1/23/2021 12:45 PM
13	We are very concerned regarding the safety and traffic issues on La Costa ave west of the 5 freeway to highway 101. The speed limit is too high. To exit our court there is a blind corner that feels unsafe. Most drivers heading east on La Costa from Vulcan cut into the bike lane, and stay driving in the bike lane for some time. There are no sidewalks for pedestrians. These problems already exist and now there are multiple developments happening in this small La Costa corridor which will severely impact an already unsafe situation.	1/23/2021 10:39 AM
14	Further planning of massive amounts of growth without any thoughts regarding the impact to the current residents, quality of life, safety and home values!	1/23/2021 10:05 AM
15	Am fully satisfied with my duplex. I own it with my sister.	1/22/2021 7:29 AM
16	N/A	1/21/2021 4:20 PM
17	Growing family and we need more space. We intend to add on when we can afford it. Our neighborhood has also been overwhelmed with new construction and the infrastructure is not sufficient to service the number of new homes.	1/21/2021 11:39 AM
18	Rats	1/20/2021 7:43 PM
19	Lack of sidewalks or protected pedestrian paths to walk to beach; traffic dangers on La Costa Avenue and 101	1/20/2021 7:07 PM
20	The house across the street and just behind me are both short term rentals. Not a problem most of the time but some tenants are loud late at night. I would feel more comfortable knowing my neighbors in what is supposed to be a residential neighborhood. We are not close to the beach or any particular entertainment.	1/20/2021 3:33 PM
21	N/A	1/20/2021 2:34 PM
22	costs too much	1/20/2021 2:23 PM
23	need more space	1/20/2021 2:01 PM
24	no air conditioning, have to go outside for laundry, no dishwasher	1/18/2021 6:54 PM
25	Many power outages	1/18/2021 6:10 PM
26	I need a yard	1/18/2021 10:14 AM
27	Too small, but larger space would be too expensive.	1/13/2021 11:12 PM
28	I don't want more low income housing built	1/13/2021 7:52 PM
29	I actually love the cottage, except landlord not responsive. Also it is old cottage and VERY cold in winter due to no real insulation. The heat is too expensive so we try to use the potbelly stove but that means finding or paying for wood for 4 winter months. It's challenging. I love our neighborhood and neighbors though	1/13/2021 4:54 PM
30	n/a	1/13/2021 7:19 AM
31	Not applicable	1/11/2021 7:47 PM
32	TOO MUCH TRAFFIC and high density housing being built in the area	1/10/2021 4:24 PM
33	Previous harassment by Property Management and City of Encinitas Housing Authority.	1/8/2021 12:52 PM
34	I am satisfied with my current living arrangements	1/7/2021 11:12 AM
35	Neighbors dogs bark alot and at times unleashed in the common area of the shared front area	1/7/2021 10:21 AM
36	House will be sold in the next 12 months and I am afraid I will NOT be able to find low income housing in my own town where i live with my 2 children, and my family lives here, and i work here	1/6/2021 9:58 PM
37	I am satisfied. This is not applicable.	1/6/2021 8:25 PM
38	I will never be able to afford a twinhome or single family home in this zip code or neighboring zipcodes	1/6/2021 7:11 PM
39	I'm satisfied with my current living arrangements, just need to say something here to get to the	1/6/2021 6:35 PM

Affordable & Fair Housing Questionnaire II

	next question.	
40	NA	1/5/2021 5:57 PM
41	n/a	1/5/2021 3:35 PM
42	No	1/5/2021 9:58 AM
43	Satisfied	1/5/2021 8:28 AM
44	Continuing construction for the last 5 years; noise is horrible many projects around me	1/5/2021 8:27 AM
45	Chronic homeless in area	1/5/2021 8:08 AM
46	Satisfied	1/5/2021 7:27 AM
47	N/A	1/4/2021 2:40 PM
48	Entrenched, lawless and loud neighbors that believe local laws and ordinances don't apply to them because they have lived in town longer.	1/4/2021 1:57 PM
49	Worried about too many people (high density) in Encinitas	1/4/2021 10:44 AM
50	satisfied	1/4/2021 10:03 AM
51	Generally satisfied however the Coastal permit regulations are too severe and expensive to consider making additions to the home.	1/4/2021 8:29 AM
52	Landlord sold and new owner wants to move in	1/2/2021 11:19 PM
53	Satisfied	1/1/2021 7:41 PM
54	I am satisfied with my living arrangement	1/1/2021 3:54 PM
55	None	1/1/2021 11:46 AM
56	Rent is raised \$100 annually. Because of this we cannot save any money to make repairs, and we may be forced out soon even though we've lived here for 20+ years.	12/31/2020 9:59 PM
57	Na	12/31/2020 2:41 PM
58	satisfied	12/31/2020 2:15 PM
59	im satisfied	12/31/2020 11:27 AM
60	im happy	12/31/2020 10:18 AM
61	Eventually will need more space	12/31/2020 10:13 AM
62	N/A	12/31/2020 8:25 AM
63	Schools have been a disappointment.	12/31/2020 8:09 AM
64	Street parking only	12/31/2020 5:56 AM
65	Too small, larger units are unaffordable	12/31/2020 3:39 AM
66	I'm satisfied	12/30/2020 10:33 PM
67	This town has been taken over by homeless people they are doing drugs and dedicating in the streets. They are sleeping in the parks , we cannot bring out children into the parks anymore. The crime has risen. There are police sirens all the time and the police aren't able to do anything about it because of the way the mayor and the council is running this town . For the first time I am afraid to walk in my own neighborhood .	12/30/2020 10:24 PM
68	Can't afford to rent on own	12/30/2020 9:22 PM
69	None	12/30/2020 9:04 PM
70	N/a	12/30/2020 7:56 PM
71	It was very difficult to secure this lower Encinitas rent and it's still pretty high.	12/30/2020 7:43 PM
72	NONE	12/30/2020 4:39 PM
73	N/A	12/30/2020 3:01 PM
74	Too many individuals living in a rental with two homes on one property nearby and therefore, too many cars parked in front of our home every night.	12/30/2020 2:47 PM
75	N/A	12/30/2020 2:17 PM
76	The only thing I'm not satisfied was is how my late husband, Russell Marr and I were prosecuted and persecuted for owning a home with a studio that existed as a living space since before the City's incorporation. The huge extreme and unrelenting stress we were put under through a bogus civil lawsuit against us was a major factor in my getting cancer and my husband having a fatal heart attack.	12/30/2020 2:05 PM
77	I'm tired of renting and would like to own my own home	12/30/2020 1:53 PM
78	I'm satisfied with my living arrangements	12/30/2020 1:03 PM
79	Neighbors planning projects to block ocean views.	12/30/2020 12:45 PM
80	.?	12/30/2020 12:41 PM
81	No issues	12/30/2020 12:37 PM
82	I am satisfied	12/30/2020 12:29 PM
83	No issues	12/30/2020 12:22 PM
84	Want to buy a home but too expensive	12/30/2020 12:19 PM
85	Plans approved for buildings on the 101 are changed later without providing fair notice to residents. Very dirty business	12/30/2020 11:30 AM

Affordable & Fair Housing Questionnaire II

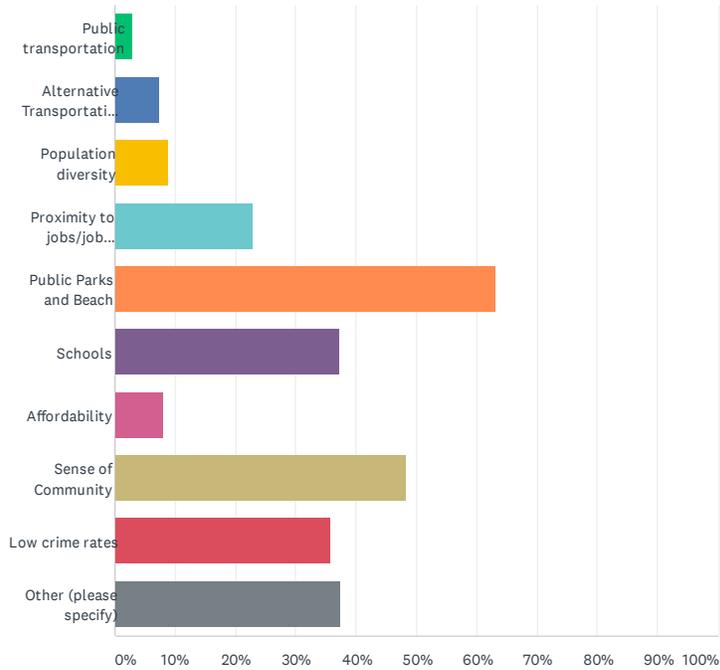
86	Id like to have my own house	12/30/2020 10:41 AM
87	Too many libtards making policy	12/30/2020 10:27 AM
88	I Currently live in Hud housing, I love where I live in Encinitas, I feel safe and it better allows me to take care of my mother who cannot work. I have a good job but medical bills and taking care of other humans makes it hard to live on. Affordable housing has changed my life, we would have been homeless if it were not for this place.	12/30/2020 10:22 AM
89	Non-permitted ADU occupants encroach on neighbor's property, bring multiple loud dogs, park up to 4-6 vehicles on front & side yards, high impact usage & sound all day & often after sunset. Inappropriate use of single family zoning. Owner does not live on property.	12/30/2020 9:59 AM
90	Bad question if nothing applies. Please do think before you generate a survey, in particular if you work for the government.	12/30/2020 9:35 AM
91	NA	12/30/2020 9:06 AM
92	None applicable	12/30/2020 8:48 AM
93	For the amount demanded to live here, the landlord keeps the money and does not keep the condo current with quality replacements/repairs.	12/30/2020 8:32 AM
94	need modifications in my home to help age safely	12/30/2020 8:21 AM
95	No problems	12/30/2020 8:20 AM
96	Satisfied	12/30/2020 7:59 AM
97	Doesn't apply	12/29/2020 5:01 PM
98	I'd like to be able to buy, as I'm spending \$4k a month on rent and would rather it go to a mortgage. But downpayment on \$1.5 million is too expensive Ob	12/29/2020 3:04 PM
99	NA	12/29/2020 2:03 PM
100	Na	12/29/2020 1:54 PM
101	n/a	12/29/2020 10:08 AM
102	N/A No issues	12/28/2020 7:25 PM
103	My apartment is a low income unit (80% AMI) and still not affordable. The city's AMI is very very high due to the excessive high valued properties in town.	12/28/2020 11:00 AM
104	I am satisfied	12/28/2020 10:10 AM
105	I don't see the question # 4	12/28/2020 10:01 AM
106	None	12/28/2020 7:52 AM
107	Not applicable, we are satisfied	12/27/2020 11:03 PM
108	i am satisfied	12/27/2020 5:12 PM
109	Who drafted this survey? My answer was yes to prior question, so this should not be a required question to answer!	12/27/2020 2:01 PM
110	I am satisfied.	12/27/2020 8:33 AM
111	I want my neighbor to cut his trees to improve my water view, what can you do to help a real taxpayer, paying \$30K per year in property taxes? Why do you insist on lowering my property values with low income housing? Why turn Encinitas into Vista/San Marcos? If you want to be in a place that is affordable, go there...	12/26/2020 10:07 PM
112	N/a	12/26/2020 6:14 PM
113	Na	12/25/2020 10:13 AM
114	I AM SATISFIED with my Current living situation....These question needs to be fixed in survey to allow respondents to move on without answering it if they are satisfied with living arrangement	12/24/2020 8:44 AM
115	I have no trouble currently, loud neighbors have been a trouble 5 years ago	12/22/2020 9:14 PM
116	satisfied	12/22/2020 5:39 PM
117	Not applicable	12/22/2020 4:06 PM
118	n/a	12/21/2020 8:32 AM
119	Not applicable	12/21/2020 2:54 AM
120	why am I answering a question that is not applicable. Garbage survey in my opinion and look forward to discussing this joke with neighbors.	12/20/2020 10:57 PM
121	not applicable	12/20/2020 5:00 PM
122	N/A	12/20/2020 4:27 PM
123	satisfied	12/20/2020 3:02 PM
124	Too much traffic in neighborhood from construction and too many speedy cars running stop signs.	12/20/2020 1:45 PM
125	N/a	12/20/2020 12:30 PM
126	I am satisfied with my living situation	12/20/2020 10:58 AM
127	na	12/20/2020 10:20 AM
128	It says "if not" -- does not apply to me	12/20/2020 10:12 AM
129	I love our home.	12/20/2020 9:50 AM
130	none	12/20/2020 9:27 AM

Affordable & Fair Housing Questionnaire II

131	Perfectly happy	12/20/2020 8:57 AM
132	NA	12/20/2020 8:32 AM
133	N/A	12/20/2020 8:05 AM
134	None, own house	12/19/2020 1:30 PM
135	Worried about potential huge development nearby that will impact safety while walking, driving, and at home.	12/19/2020 8:17 AM
136	Too many trains, tracks should be underground	12/18/2020 9:45 PM
137	Disgusted at CA state housing LAW, B.S!	12/18/2020 8:57 PM
138	N/A	12/18/2020 8:13 PM
139	I am satisfied	12/18/2020 3:26 PM
140	i said that I WAS satisfied. The survey should have had me skip this question	12/18/2020 2:56 PM

Q5 What attracted you to live in Encinitas? (Select all that apply)

Answered: 506 Skipped: 2



ANSWER CHOICES	RESPONSES	
Public transportation	2.96%	15
Alternative Transportation Options/Bike Lanes	7.31%	37
Population diversity	8.70%	44
Proximity to jobs/job opportunities	22.73%	115
Public Parks and Beach	63.24%	320
Schools	37.15%	188
Affordability	7.91%	40
Sense of Community	48.42%	245
Low crime rates	35.77%	181
Other (please specify)	37.55%	190
Total Respondents: 506		

Affordable & Fair Housing Questionnaire II

#	OTHER (PLEASE SPECIFY)	DATE
1	beach community, low congestion and population density	1/31/2021 1:57 PM
2	climate, beauty, laid back coastal vibe, not overdeveloped	1/29/2021 6:07 PM
3	Beach and lifestyle	1/29/2021 5:59 PM
4	Family	1/29/2021 12:28 PM
5	The beach	1/28/2021 7:39 PM
6	Lifestyle, healthy living, beauty	1/28/2021 7:06 PM
7	cardiff specifically	1/28/2021 7:03 PM
8	investment and preservation of value	1/28/2021 4:47 PM
9	Country feel, horse and walking trails and paths.	1/28/2021 3:34 PM
10	Community character, which seems sorely at risk now.	1/28/2021 3:12 PM
11	The flower fields and the rural areas alongside the urban. The best!	1/28/2021 9:20 AM
12	Safety, natural beauty and robust property values	1/27/2021 8:46 PM
13	Grew up here.	1/27/2021 5:49 PM
14	Lived here for 30 years	1/27/2021 3:21 PM
15	I've lived here for a long time.	1/27/2021 12:57 PM
16	To live near relatives	1/27/2021 10:04 AM
17	Rural atmosphere of Olivenhain	1/26/2021 6:51 AM
18	We moved here so long ago ... we were just looking for a place that felt comfortable and we could afford	1/25/2021 9:52 PM
19	walk to nice restaurants, shops	1/25/2021 11:48 AM
20	less traffic, less housing compression(feeling squeezed by new housing)	1/24/2021 10:36 PM
21	Low density and ocean	1/24/2021 3:03 PM
22	Family/Friends	1/24/2021 11:55 AM
23	small town, good surfing	1/23/2021 4:31 PM
24	Very desirable and exclusive coastal community	1/23/2021 1:38 PM
25	the lifestyle of Leucadia was very attractive to us.	1/23/2021 10:39 AM
26	Beach	1/23/2021 10:21 AM
27	family home was inherited	1/22/2021 1:00 PM
28	Weather, small town, it was affordable 30 plus years ago	1/22/2021 10:23 AM
29	I don't live in Encinitas	1/21/2021 4:20 PM
30	When we purchased our home over 14 years ago, this was a small quite neighborhood with unique homes on large lots. Now track homes have been implemented into the neighborhood, taking away the character of the community.	1/21/2021 11:39 AM
31	Dumped here by my children	1/20/2021 7:43 PM
32	Church and friends within the church organization	1/20/2021 6:45 PM
33	Meditation at SRF	1/20/2021 6:21 PM
34	A community respectful of maintaining property values and cleanliness - i.e. no junked cars, no dumping of trash as examples	1/20/2021 5:56 PM
35	I work in Encinitas. I live in Carlsbad.	1/20/2021 5:44 PM
36	After 48 years of being a local, I treasure what once was, and hope some sense of what this community was can be preserved. How pollyanna of me.	1/20/2021 5:09 PM
37	low density population , beach access	1/20/2021 4:57 PM
38	Funky nice downtown, close to beach	1/20/2021 4:39 PM
39	Near Self Realization and also the beaches.	1/20/2021 4:00 PM
40	Rural atmosphere	1/20/2021 3:52 PM
41	I feel at home here. There is a mix of people, housing and income and an acceptance of individuality and artistic expression that appeals to me. Also a sense of community and ethics I appreciate.	1/20/2021 3:33 PM
42	do not live in encinitas	1/20/2021 2:46 PM
43	do not live in encinitas	1/20/2021 2:29 PM
44	Family, lived here since 1920s	1/20/2021 1:42 PM
45	Born here	1/20/2021 8:08 AM
46	It was Artsy, safe, family friendly, spiritual, still the flower capital, had good schools, and a nice beach vibe, when we first moved here almost 25 yrs ago.	1/19/2021 7:35 PM
47	Lower density, small-town feel, recreational trails, ability to own horses on property (Olivenhain)	1/19/2021 11:17 AM
48	last bit of rural character	1/18/2021 10:00 PM
49	Family	1/18/2021 6:54 PM

Affordable & Fair Housing Questionnaire II

50	My family lives in the area.	1/18/2021 6:10 PM
51	beach; low density	1/18/2021 1:56 PM
52	I grew up here and I don't want to leave.	1/18/2021 10:14 AM
53	Rural Olivenhain was the jewel of Encinitas, rural, equestrian, 4H, ranches and stables zoning minimum RR2	1/17/2021 2:56 PM
54	off leash dog parks & dog-friendly trails & eateries	1/16/2021 3:40 PM
55	It rural	1/14/2021 6:54 PM
56	my family is here, i'm from here	1/14/2021 4:39 PM
57	Weather, proximity to the ocean, where husband grew up.	1/14/2021 2:27 PM
58	open space	1/14/2021 10:31 AM
59	Was born here	1/13/2021 2:16 PM
60	I am disabled and my daughter is my Caregiver. She and her husband live in Encinitas. It's a nice city!	1/12/2021 12:23 PM
61	This is my home town	1/11/2021 10:28 AM
62	We bought our house because it was on a quiet street, and we had land which gave us privacy. We also have which provided privacy. We moved here from Ocean Beach which was too dense. Ironic..	1/10/2021 4:59 PM
63	semi-rural atmosphere of Olivenhain. No high density housing buildings.	1/10/2021 4:24 PM
64	Rural community in early 70's. Horses, chickens, flower growers, ocean, artists, etc.	1/10/2021 10:39 AM
65	Less crowded than other beach cities	1/9/2021 12:45 PM
66	This is mine and my husband's hometown.	1/8/2021 12:52 PM
67	Family friendly & active lifestyle for running, swimming, yoga, etc.	1/7/2021 9:20 PM
68	Born here	1/7/2021 11:12 AM
69	When I moved here it was because I was seeing someone and we had gotten married. I have since divorced and raised my children here.	1/7/2021 10:21 AM
70	small beach town, lack of density	1/7/2021 10:07 AM
71	Walkable	1/7/2021 8:43 AM
72	Have lived here my entire life. My family and now my children have roots in the schools and community.	1/6/2021 9:58 PM
73	public schools	1/6/2021 9:15 PM
74	Family	1/6/2021 7:19 PM
75	Ability to walk to shops, restaurants, parks and beach	1/6/2021 4:06 PM
76	People who want to live in Encinitas and enjoy the beach work hard to afford it. We should not have to put up with Section 8 housing or vacation rentals.	1/6/2021 2:37 PM
77	friends live in the area	1/6/2021 10:25 AM
78	Small town feel	1/5/2021 1:27 PM
79	we wanted a single family home	1/5/2021 11:54 AM
80	Grew up in the area	1/5/2021 11:11 AM
81	Not close to Job, Public Transportation. I Grow up here & my parents told me I need to work hard and be creative to be able to live in a place like this. They were right! After 20yrs of hard work I was able to move to enc & raise my family. I teach my children the same thing.	1/5/2021 10:51 AM
82	Privacy of our home	1/5/2021 10:13 AM
83	neighborhood size and lack of excessive density	1/5/2021 10:03 AM
84	Progressive city leadership	1/5/2021 9:04 AM
85	Walkability of downtown; charm of old neighborhoods	1/5/2021 8:33 AM
86	Medical needs	1/5/2021 8:07 AM
87	Born here	1/5/2021 7:10 AM
88	raised in Encinitas	1/4/2021 9:03 PM
89	The healthy, active 'vibe' it embraces	1/4/2021 2:45 PM
90	Rural feel yet close to urban jobs and amenities.	1/4/2021 1:57 PM
91	Used to be quiet and uncrowded	1/4/2021 12:42 PM
92	Lived here for 49 years. 3rd generation local..	1/3/2021 8:16 PM
93	Cycling (not in areas with physical barriers like 101 by olas)	1/2/2021 11:19 PM
94	Job and Family	1/2/2021 4:40 PM
95	We specifically chose to live in Olivenhain so we could raise our children in a friendly neighborhood with a spacious yard. We could have saved a lot of money by choosing Carlsbad but we didn't not want to be so close to neighbors, we wanted a more rural feeling.	1/2/2021 2:40 PM
96	Schools	1/1/2021 10:03 PM
97	Grew up in area; moved back; chose Encinitas for affordability (in 1996) and proximity to family	1/1/2021 7:29 PM

Affordable & Fair Housing Questionnaire II

98	Saw lucadia on the news in 1991 and fell in love. I liked that it was a beach bum community. nobody wore shoes and it wasn't snooty at all.	12/31/2020 9:59 PM
99	Work	12/31/2020 8:41 PM
100	Community character, proximity to YMCA	12/31/2020 2:42 PM
101	I've been here almost 60 years. Born 12 miles away.	12/31/2020 12:18 PM
102	I've lived here my whole life	12/31/2020 11:04 AM
103	Married a man who lives here	12/31/2020 11:02 AM
104	Grew up here and want to be close to family	12/31/2020 10:41 AM
105	Progressive politicians!!	12/31/2020 10:13 AM
106	Married a guy living here	12/31/2020 8:25 AM
107	I grew up here	12/31/2020 8:17 AM
108	born here	12/31/2020 8:06 AM
109	Small town feel, coastal, good weather, rural areas	12/31/2020 3:39 AM
110	I grew up here	12/30/2020 11:02 PM
111	A beach community. The house I bought brought me specifically to Cardiff, versus Solana Beach, Del Mar, or Carlsbad	12/30/2020 10:33 PM
112	I chose this location because it backs up to the Manchester Nature Preserve.	12/30/2020 9:55 PM
113	Ocean	12/30/2020 7:32 PM
114	My girlfriend	12/30/2020 6:45 PM
115	Born and raised here	12/30/2020 5:54 PM
116	Blend of beach, city, and family	12/30/2020 5:30 PM
117	coastal community character	12/30/2020 5:20 PM
118	Was a small, local beach community, but more renters and vacationers are changing the character of Encinitas	12/30/2020 4:56 PM
119	Rural setting	12/30/2020 4:29 PM
120	Parents moved here when I was 8. Now 57.	12/30/2020 3:40 PM
121	I was raised here and family here	12/30/2020 2:48 PM
122	Whole Foods (a market) was in walking distance from our newly purchased home at the time back in 2015.	12/30/2020 2:47 PM
123	Good place to retire.	12/30/2020 2:24 PM
124	Proximity to beach access	12/30/2020 2:05 PM
125	I had friends here	12/30/2020 2:02 PM
126	Walkable downtown with various amenities; small town feel	12/30/2020 2:01 PM
127	Small town, good surfing	12/30/2020 1:47 PM
128	Proximity to shopping and Healthcare	12/30/2020 1:27 PM
129	The beach, great town, great people, great feel.	12/30/2020 1:03 PM
130	Beach city	12/30/2020 12:41 PM
131	Open space. Rural areas. Slower pace.	12/30/2020 12:22 PM
132	Leucadia WAS Funky & Arsty	12/30/2020 11:58 AM
133	Located here in 1986. At the time we enjoyed the manner in which the city was being established and developed. I am concerned now with the relative restrictions such as the imposition of Prop. A that the city has accepted.	12/30/2020 11:55 AM
134	I was born here, went to college here, work here.	12/30/2020 11:29 AM
135	Low density of single family neighborhoods, Low height of homes, Coastal Weather, Few traffic problems with an adequate road network for the population and Privacy from my neighbors were the KEY reasons why I purchased in Encinitas	12/30/2020 11:27 AM
136	Encinitas was a naturally evolving new community when I moved here in the late 80's .Today it run by nimbu	12/30/2020 11:27 AM
137	Yogananda's lasting presence	12/30/2020 11:20 AM
138	Small community close to the beach. Was a low crime area, that is changing.	12/30/2020 11:09 AM
139	Grandchildren	12/30/2020 11:08 AM
140	Healthy lifestyle, ratio of development to open space	12/30/2020 11:00 AM
141	coastal location	12/30/2020 10:52 AM
142	beauty, hipness, beach/surf culture, diversity of businesses	12/30/2020 10:46 AM
143	didn't use to be overrun with libtards	12/30/2020 10:27 AM
144	I love Encinitas more then anyplace I have ever lived and it truly is the people that are here that make this community amazing. We care for each other, lots of volunteer opportunities, great place for kids, pets and anyone who loves the aspects of a small community but in a city. I have tons of Encinitas Pride and literally tell everyone how much I love my community, police , fire fighters... even Karen at Vons on Santa Fe. Everything about it! This is my home	12/30/2020 10:22 AM

Affordable & Fair Housing Questionnaire II

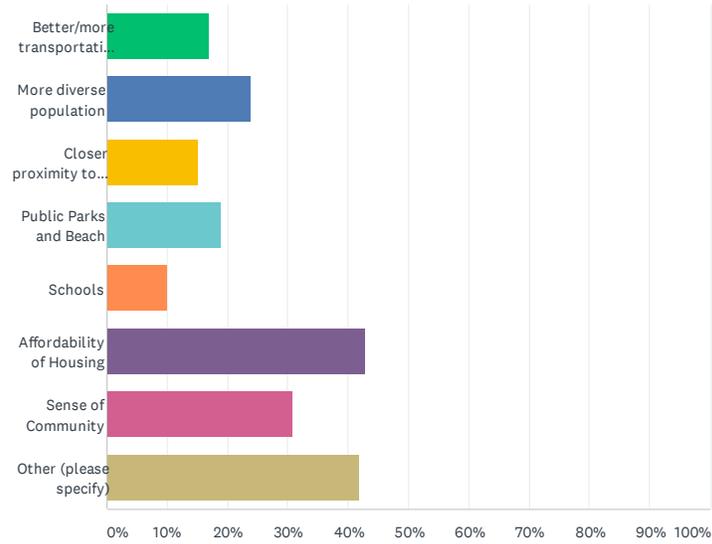
and the first place I have ever called home. The community here changed my life. Been here for ten years and can't wait to spend another 10 years.

145	In 1991 this lot was considered large for the proximity to the ocean.	12/30/2020 9:59 AM
146	Low population density	12/30/2020 9:35 AM
147	Convenience and seemed more like a town than a city	12/30/2020 9:21 AM
148	low population beach town	12/30/2020 9:21 AM
149	beach	12/30/2020 9:17 AM
150	Community Atmosphere	12/30/2020 9:06 AM
151	Good public school system	12/30/2020 9:05 AM
152	Increasing homeless population, increasing crime especially petty crime, much less friendliness	12/30/2020 9:01 AM
153	Beach and restaurants	12/30/2020 8:48 AM
154	I moved here with my parents and siblings in 1961 when my father was transferred here for work in the California Highway Patrol office in Oceanside.	12/30/2020 8:47 AM
155	Vacation home, surfing, walking, bicycling, restaurants, boutiques, quality of life.	12/30/2020 8:42 AM
156	Beach access	12/30/2020 8:37 AM
157	Ability to live multi-generationally on a large property.	12/30/2020 8:34 AM
158	Encinitas used to always be an affordable beach community full of middle class normal people. About 10 years ago, the investors drove up the rents to be more than mortgages. The middle class folks who built this community were forced out while wealthier folks took their place. It's still happening and is tragic to see the community turn into just another affluent coastal town where no one except the elite can afford it. Let's keep Encinitas cool and affordable...by KEEPING the real people who built this community for decades! Thank you for taking the time to read this. :)	12/30/2020 8:32 AM
159	Large lots in Olivenhain, trail system, large animal zoning, rural feel to the community where I live.	12/30/2020 8:30 AM
160	Beach and low population density	12/30/2020 8:28 AM
161	No high rise buildings, not over crowded, light traffic	12/30/2020 8:23 AM
162	I don't live in Encinitas	12/30/2020 8:20 AM
163	married someone who lived here	12/30/2020 8:16 AM
164	Husband already lived here	12/30/2020 8:14 AM
165	The beach	12/30/2020 7:59 AM
166	SRF	12/29/2020 8:46 PM
167	Born and Raised	12/29/2020 2:03 PM
168	Moved here as child	12/29/2020 1:54 PM
169	Nice area	12/29/2020 1:15 PM
170	Grew up here- but it's getting to expensive to live here	12/28/2020 7:52 AM
171	Cleaner environment, Well educated, well mannered people, very well maintained landscape	12/27/2020 11:03 PM
172	Climate	12/27/2020 8:33 AM
173	The fact that there wasn't affordable housing, I wanted to live with people like me, and that is in unaffordable housing, next stop is RSF or Texas or Reno...why are you pushing me out	12/26/2020 10:07 PM
174	Small, local, coastal town. Low density, minimal storied properties.	12/26/2020 6:30 PM
175	I have lived here my entire life and have seen my family grow here. We moved here because it was a small town with the beach vibes.	12/26/2020 6:14 PM
176	My husband grew up here and purchased and fixed up homes in late 1980s which provided affordable housing for our family	12/24/2020 8:44 AM
177	Grow up in area. Walkable.	12/22/2020 4:06 PM
178	Grew up here.	12/21/2020 8:32 AM
179	eclectic nature of Leucadia, custom homes, large lots, quiet streets/dead end	12/20/2020 5:00 PM
180	Real neighborhood	12/20/2020 4:27 PM
181	Livable population density -- not overcrowded, not isolated.	12/20/2020 10:12 AM
182	We moved to Encinitas 30 years ago.	12/20/2020 9:50 AM
183	Beautiful suburban atmosphere	12/20/2020 8:57 AM
184	Beach, vibe	12/20/2020 8:32 AM
185	Downtown Encinitas	12/20/2020 8:05 AM
186	Proximity to SRF, excellent medical care, friends live here	12/20/2020 7:20 AM
187	Quiet and safe communities in a rural like setting, while having easy access to everything we need - 1-5 (work), 101 (play), ECR (shops), many trails (fitness)	12/19/2020 8:17 AM
188	Rural character of Olivenhain	12/18/2020 8:13 PM
189	Church	12/18/2020 4:31 PM
190	Rural character of Olivenhain	12/18/2020 2:59 PM

Affordable & Fair Housing Questionnaire II

Q6 What might make you choose another City to live in? (Select all that apply)

Answered: 477 Skipped: 31



ANSWER CHOICES	RESPONSES	
Better/more transportation options	16.98%	81
More diverse population	23.90%	114
Closer proximity to jobs/job opportunities	15.09%	72
Public Parks and Beach	18.87%	90
Schools	10.06%	48
Affordability of Housing	42.98%	205
Sense of Community	30.82%	147
Other (please specify)	41.93%	200
Total Respondents: 477		

Affordable & Fair Housing Questionnaire II

#	OTHER (PLEASE SPECIFY)	DATE
1	low density	1/31/2021 1:57 PM
2	traffic, open space, walkability, bike safety	1/29/2021 6:07 PM
3	Over development	1/29/2021 5:59 PM
4	Nothing	1/29/2021 4:32 PM
5	better market conditions	1/28/2021 4:47 PM
6	Less traffic, less building, less noise	1/28/2021 3:34 PM
7	Diminished quality of life	1/27/2021 8:46 PM
8	Less crime, less homeless thugs taking over parks, streets. I pay taxes but cannot use parks, beaches cause homeless are violent, drug addicts. Shameful that Encinitas is now a crime ridden city. Sheriff & mayor are a bunch of do nothings.	1/27/2021 8:05 PM
9	Less bike lanes and better drivers in general.	1/27/2021 10:27 AM
10	City government commitment to maintain the character of the neighborhoods/town, smart government spending, very limited bonds, low crime, cleanliness	1/27/2021 7:57 AM
11	Less congestion of traffic and people	1/26/2021 5:33 PM
12	Less crime	1/26/2021 4:07 PM
13	proximity to family	1/26/2021 8:44 AM
14	More responsible housing development	1/26/2021 6:51 AM
15	more senior friendly	1/25/2021 9:52 PM
16	If Encinitas loses it's sense of community due to overdevelopment	1/25/2021 1:55 PM
17	open space, less large housing plans, less traffic	1/24/2021 10:36 PM
18	Slower growth	1/24/2021 3:03 PM
19	nothing	1/24/2021 11:55 AM
20	Better infrastructure, safer pedestrian walkway, lower speed limits, less over development	1/24/2021 9:55 AM
21	small town, good surfing	1/23/2021 4:31 PM
22	Nothing	1/23/2021 3:59 PM
23	None of the above, we love our community	1/23/2021 1:38 PM
24	Less traffic Congestion. Less over building of high density housing	1/23/2021 1:02 PM
25	less crowded, less expensive	1/23/2021 11:50 AM
26	less dense, less dangerous area for pedestrians, bikers	1/23/2021 10:39 AM
27	non-stop congestion and building density	1/23/2021 10:37 AM
28	If it gets too crowded	1/23/2021 10:21 AM
29	The proposed increased density will have a huge negative impact on daily	1/23/2021 10:05 AM
30	I love Encinitas community where my friends and family live	1/22/2021 10:23 AM
31	None	1/21/2021 9:37 AM
32	Winning the lottery	1/20/2021 7:43 PM
33	Safer traffic/walking situation to beach	1/20/2021 7:07 PM
34	safety and proximity to friends	1/20/2021 6:45 PM
35	less freeway and train noise	1/20/2021 5:56 PM
36	Selling out to developers every whim stinks.	1/20/2021 5:09 PM
37	not OVER CROWDED	1/20/2021 4:57 PM
38	Not moving	1/20/2021 4:39 PM
39	more pedestrian friendly	1/20/2021 4:20 PM
40	Lower population	1/20/2021 3:52 PM
41	A lack of options for senior living.	1/20/2021 3:33 PM
42	To get away from the new trend allowing 'Van Lifers' to camp on our residential streets/ family neighborhoods, Moonlight Overlook, etc. Van Lifers should instead be paying for a campground like people used to do, OR stay where they were able to afford to live. Also allowing 'Transients' to camp out in our Parks & Beaches is destroying our once family friendly safe neighborhood. It's not fair to the rest of us who have to pay taxes to maintain the Roads, Parks, Beaches, etc., that they're taking over. The increase in Transients is also a problem. They are exempt from the rules the rest of us have to follow, and make it unsafe for our kids and grandkids to play, picnic, etc, not to mention the increase of crime that they're bringing. To be clear we don't mind positive projects like the Arilia Hotel at Pontos Beach, Streetscape or the overpass/underpass train structure at El Portal. We jus don't want the quality of the community we worked hard to be able to afford, degenerate.	1/19/2021 7:35 PM
43	Other older adult living options	1/19/2021 4:48 PM
44	Too much dense building going in near me- traffic will be a nightmare at the coast specifically on La Costa Ave	1/19/2021 1:51 PM
45	Lower density, less traffic, more open space, larger properties	1/19/2021 11:17 AM
46	lower density	1/18/2021 1:56 PM

Affordable & Fair Housing Questionnaire II

47	more open space	1/14/2021 4:39 PM
48	my neighborhood is being over developed and and it's creating a very real safety issue for those of us who live here - there is not adequate infrastructure to support all these plans at present.	1/14/2021 10:31 AM
49	Less attraction to the crazy public	1/13/2021 9:09 PM
50	If you build low income housing we will move	1/13/2021 7:52 PM
51	More control on how homes can be built like Del Mar	1/13/2021 5:50 PM
52	I would not move	1/10/2021 4:59 PM
53	semi-rural country views. Low density housing.	1/10/2021 4:24 PM
54	Less densely populated, pedestrian and bike friendly. Our traffic and population make biking less safe.	1/10/2021 10:39 AM
55	Lower population density / quieter	1/9/2021 5:24 PM
56	Less crowds	1/9/2021 12:45 PM
57	Traffic congestion-freeway pollution/noise	1/8/2021 9:50 PM
58	Absolutely nothing!	1/8/2021 12:52 PM
59	Nothing would I love Encinitas	1/7/2021 11:12 AM
60	schools in session on campus	1/7/2021 10:31 AM
61	Better local government	1/7/2021 10:30 AM
62	less density	1/7/2021 10:07 AM
63	Greater Diversity	1/7/2021 8:43 AM
64	lower taxes	1/6/2021 7:56 PM
65	More freedom	1/6/2021 7:55 PM
66	lower cost of living	1/6/2021 6:35 PM
67	Extreme leftist City Council's impositions and making traffic worse by little used bike paths and reducing lanes	1/6/2021 4:37 PM
68	I live near family members.	1/6/2021 3:07 PM
69	Reduced section 8 or low income housing. Equal opportunities yes, equal outcomes however cannot be guaranteed.	1/6/2021 2:37 PM
70	Prioritizing low income housing without first dealing with the current homelessness problem	1/6/2021 1:22 PM
71	Government overreach is stifling life, liberty and the pursuit of hapiness	1/6/2021 8:14 AM
72	Over-populating our town with forcing "affordable housing" efforts. This leads to a need of more/better transportation because the only place it exists, is near the coast, in the higher priced or more populated areas.	1/5/2021 1:27 PM
73	you are missing a point here. what about the TYPE of housing available or BETTER HOUSING OPTIONS. i would move to another place if i couldn't get a single family home.	1/5/2021 11:54 AM
74	less populated	1/5/2021 11:48 AM
75	High crime, homelessness in area	1/5/2021 11:11 AM
76	If it becomes over developed. The real people and natural spots are what make Encinitas magical	1/5/2021 10:51 AM
77	Less crowded neighborhood and streets	1/5/2021 10:13 AM
78	Encinitas becoming too dense and congested	1/5/2021 10:03 AM
79	Traffic and crime which is increasing here	1/5/2021 9:58 AM
80	Safety/ less homeless at beach and in town, less traffic	1/5/2021 8:28 AM
81	Less socialist government	1/5/2021 8:08 AM
82	None	1/5/2021 8:07 AM
83	A community that doesn't over develop. Encinitas has a lot of traffic.	1/4/2021 9:03 PM
84	When my kids move away, I may follow them	1/4/2021 2:45 PM
85	More accountable local law an ordinance enforcement.	1/4/2021 1:57 PM
86	A city council that listens to Encinitas residents instead of trying to go up the political ladder. 5-0 votes are getting old.	1/4/2021 12:45 PM
87	Not so tourist driven	1/4/2021 12:42 PM
88	more open space/less traffic	1/4/2021 10:09 AM
89	Ability to own a slightly larger home	1/4/2021 8:29 AM
90	Less expensive	1/3/2021 8:16 PM
91	Over development Small town politics	1/2/2021 4:40 PM
92	Ordinances that make the community more desirable and underground utilities	1/2/2021 3:27 PM
93	The only thing that would cause us to think about moving from Olivenhain would be proximity to our children and future grandchildren. We would prefer they could move closer to us.	1/2/2021 2:40 PM
94	creeping over development, congestion, & noise	1/2/2021 8:14 AM

Affordable & Fair Housing Questionnaire II

95	City is headed in wrong direction. Parks are being overrun by homeless, crime is increasing and city won't do anything.	1/1/2021 7:03 PM
96	Would not choose another community	1/1/2021 3:54 PM
97	more harmony -didn't foresee so much divisiveness	1/1/2021 3:35 PM
98	Growing Homeless population	1/1/2021 9:53 AM
99	Safety, proximity to offspring	12/31/2020 2:42 PM
100	Less crime & homeless	12/31/2020 2:41 PM
101	Nothing	12/31/2020 2:15 PM
102	None of the above I don't want to move	12/31/2020 11:02 AM
103	Homelessness is increasing here & not being handled well by the city	12/31/2020 10:18 AM
104	Encinitas is evolving into a city I'm not a fan of. Stop building more homes enough already!! Leave the 101 alone!!	12/31/2020 9:32 AM
105	If my condos keep getting bought by investors instead of neighbors	12/31/2020 8:25 AM
106	Better long term city plan that prioritizes open space over new building.	12/31/2020 8:09 AM
107	to escape high taxes, insurance, utilities	12/31/2020 8:06 AM
108	Over development, loss of open spaces, traffic, crime increased	12/31/2020 3:39 AM
109	A government that cares about its taxpayers and doesn't enable the homeless . I would like to see the homeless in a work / live situation not lying around the beach or town	12/30/2020 10:24 PM
110	Would like more room - land.	12/30/2020 9:55 PM
111	No streetscape	12/30/2020 9:22 PM
112	fewer people	12/30/2020 9:19 PM
113	Cost of living/rent is so high here. We will never be able to buy in Encinitas	12/30/2020 5:54 PM
114	Terrible decisions by city council and homeless problem.	12/30/2020 5:30 PM
115	bad neighbor and weather	12/30/2020 5:20 PM
116	Less renters and vacationers	12/30/2020 4:56 PM
117	Better Regulation of Short Term Rentals	12/30/2020 4:54 PM
118	NONE	12/30/2020 4:39 PM
119	If Encinitas ruins the rural setting in Olivenhain with the Goodson project and increased density	12/30/2020 4:29 PM
120	Low Traffic, lower density	12/30/2020 4:05 PM
121	Larger properties with smaller homes on each property., Less people, Growth cap on new builds, more open and public land, less concrete sidewalks, more DG walking paths, walkable shopping to markets and schools.	12/30/2020 2:47 PM
122	If global warming/climate change puts the city under water as some people predict.	12/30/2020 2:24 PM
123	closer to airport	12/30/2020 2:07 PM
124	City that was more appreciative of longtime residents, with elected and appointed officials who are fair and not prejudiced against certain residents who are activists	12/30/2020 2:05 PM
125	More cultural events	12/30/2020 2:02 PM
126	if it gets too crowded/traffic/etc	12/30/2020 1:51 PM
127	No winter	12/30/2020 1:47 PM
128	Lower crime rate	12/30/2020 1:43 PM
129	Be able to live ON the beach. Very little availability & way too expensive	12/30/2020 1:03 PM
130	City Life	12/30/2020 12:48 PM
131	More beach city than progressive	12/30/2020 12:41 PM
132	None	12/30/2020 12:37 PM
133	Too much density	12/30/2020 12:22 PM
134	Homeless population has greatly increased recently	12/30/2020 12:19 PM
135	Less crowding, less density of housing	12/30/2020 12:03 PM
136	live near family & 4 seasons	12/30/2020 11:58 AM
137	We've lived in the are for over 28 yrs. We're not looking to start over in a new place. We'd just like to see the growth slow down & the emphasis go back to 'Community Character' & keeping Leucadia Funky. We're disappointed in the 'Stack & Pack' type housing going in, like we saw w/the architectural rendering for the complex slated to be going in on Vulcan, where Matthisons Nursery currently is. It looks more like a typical dull medical building you'd see in an Inland City than a beach community. The high end hotel going in on across the street from it at Ponto's Beach, is not necessarily funky, but is at least unique, classy, and will bring revenue in from tourists to help our eclectic Mom & Pop shops & restaurants thrive. So we are fine with that. We worked hard to be able to afford to live in Encinitas & don't like seeing the quality of our life going down. This is particularly noticeable w/our new population of transients & the drugs & crime that it brings. Perhaps if we & the City, defy or stall on Governor Newsom's orders for low income housing(like restaurants are doing now) he will be recalled soon & we won't have to worry about it. We can't afford to live in Laguna Beach(where their City has managed to keep it Eclectic & Artsy). So we don't see why people that can't afford Encinitas shouldn't live where they can afford. It's not right that people who haven't paid there dues like we have, can waltz in & move into a neighborhood we worked hard to live in. Worse yet is the	12/30/2020 11:58 AM

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Van Lifers, as well as Transients, that are coming here & living for free. They're taking up permanent residence here on our beaches & in our Parks that our taxes are paying for, not theirs. Then they get to use the Parks we've payed for w/our taxes. Since the Van Lifers & Transients don't pay taxes, they shouldn't be getting prime real estate. It seems to us that during a Pandemic, people shouldn't be encouraged to moving around anyway. We especially shouldn't be encouraging them to move to big cities like ours. And, certainly not into high density 'Stack & Packs.' How is that safe? Maybe these projects can be stalled until it's more thought out & safer? And w/the mass exodus of people leaving high density places like CA & NY, there should be plenty of housing w/out having to build new housing. Despite all this, if the City still feels compelled to crowd us w/high density housing, at the very minimum, Pls at least make the Architects & Builders design buildings that are creative enough to at least be considered funky. Why not retain the little bit of the beach vibe we have left?

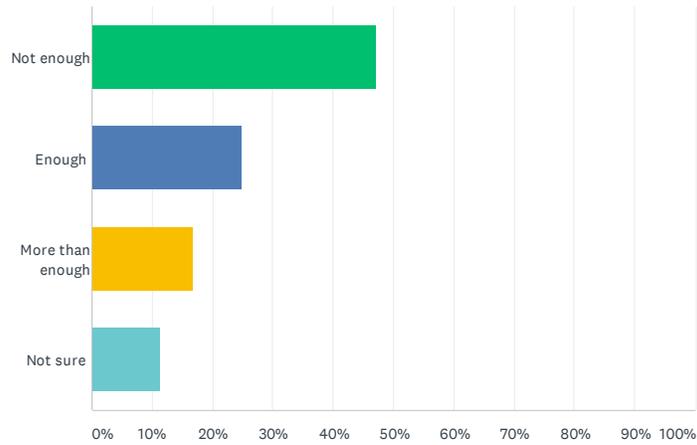
138	Diversity in community development to accept more interesting and diverse design for the city. The city has been losing some of its uniqueness and fun.	12/30/2020 11:55 AM
139	Trees, safe place to ride bikes away from cars	12/30/2020 11:29 AM
140	Low Density of Housing, Free Flowing Traffic, Low Height Limits, Lush Vegetation and Privacy	12/30/2020 11:27 AM
141	Failure to adequately move cars through town by turning every road into bike lanes... Pacific Coast Highway should never be Pacific Coast Bikeway as proposed. Wait until traffic is backed up from La Costa all the way to Swami's. It will take an hour to get through town in a car once the il planned work on PCH is built. Shame on the City for ruining Pacific Coast Highway... it is not a bikeway or a walkway . When this fiasco of a project is done you will be able to walk through town on PCH quicker then drive. Citizens who drive cars for over 25 years have paid gas tax to improve the traffic by improving roads for auto travel. SANDAG and the City elect have fraudulent stolen this money for unintended purposes which is in direct conflict with the stated purpose of gas tax to improve roads for automobiles!	12/30/2020 11:27 AM
142	Less crime	12/30/2020 11:22 AM
143	If the crime rate rises, if the leftist liberals continue to destroy our community.	12/30/2020 11:09 AM
144	would not consider	12/30/2020 10:52 AM
145	less population density (if that becomes a problem)	12/30/2020 10:46 AM
146	fewer libtards ruining the community	12/30/2020 10:27 AM
147	If I lost where I live I would sadly have to leave the only place I have ever called home.	12/30/2020 10:22 AM
148	Closer to family; traffic	12/30/2020 10:11 AM
149	City leadership with officials that do not desire to impose policies that they themselves will not be impacted by, i.e., ADU permitting process that does not allow adjacent neighbors impacted 7/24 to be a part of the approval approval process.	12/30/2020 9:59 AM
150	Affordability of life, not just housing	12/30/2020 9:35 AM
151	Walkability	12/30/2020 9:31 AM
152	less dense, low population, more private, less traffic	12/30/2020 9:21 AM
153	bad political atmosphere	12/30/2020 9:17 AM
154	Lower crime	12/30/2020 9:13 AM
155	bike lanes & trails - Olivenhain short changed on both; DANGEROUS	12/30/2020 9:07 AM
156	negative politics in city	12/30/2020 9:06 AM
157	Taxes	12/30/2020 9:01 AM
158	less density, less traffic	12/30/2020 8:53 AM
159	less traffic, less crime	12/30/2020 8:50 AM
160	Lower Taxes	12/30/2020 8:48 AM
161	Narrow mindedness and one sidedness of elected officials. Showing preferential treatment to people who help them further their gain. Poor leadership. Developmental inequality. There's much more but this is a start.	12/30/2020 8:42 AM
162	More/better walking trails like the new rail trail and more bike lanes	12/30/2020 8:39 AM
163	Less homelessness and crime	12/30/2020 8:37 AM
164	This town has gone downhill with too many homeless	12/30/2020 8:33 AM
165	Price and beach, although there is no better town than Encinitas	12/30/2020 8:32 AM
166	Less crowding and less traffic	12/30/2020 8:30 AM
167	Beach and low density population	12/30/2020 8:28 AM
168	Traffic, crime, over building	12/30/2020 8:23 AM
169	high taxes in California	12/30/2020 8:21 AM
170	I don't live in Encinitas	12/30/2020 8:20 AM
171	availability of downsizing options (Housing)	12/30/2020 8:16 AM
172	Updated Apps & Building	12/30/2020 7:58 AM
173	happy here in encinitas Dont want to move unless to be closer to our son	12/29/2020 4:22 PM
174	Absolutely nothing would make me move away	12/29/2020 1:54 PM
175	A city government that will not tolerate homeless encampments and people living in their vehicles on the street	12/29/2020 1:19 PM
176	Newer	12/29/2020 12:51 PM

Affordable & Fair Housing Questionnaire II

177	i don't live in encinitas	12/28/2020 10:10 AM
178	My family and I plan to live in Encinitas indefinitely.	12/27/2020 11:03 PM
179	Cheaper rent	12/27/2020 1:50 PM
180	If developers keep buying small homes along the coast to demo and build multi unit, multi story properties to rent out.	12/26/2020 6:30 PM
181	Lower Taxes	12/26/2020 3:45 PM
182	My children and grandchildren living in Olympia, WA due to unaffordability of housing in Encinitas	12/24/2020 8:44 AM
183	None	12/22/2020 7:37 AM
184	Over building in my neighborhood and unsafe roads to walk	12/21/2020 2:54 AM
185	politics	12/20/2020 10:57 PM
186	single story single family home availability	12/20/2020 5:00 PM
187	not planning on moving	12/20/2020 3:02 PM
188	Less traffic due to Forced Housing.	12/20/2020 1:45 PM
189	If Encinitas gets overbuilt, I would look for something like the Encinitas I moved to.	12/20/2020 10:12 AM
190	maintaining of character/identity	12/20/2020 9:27 AM
191	Nothing	12/20/2020 8:57 AM
192	Proximity to San Diego	12/20/2020 8:32 AM
193	less traffic/congestion, safer sidewalks and places to ride my bike.	12/20/2020 8:05 AM
194	proximity to SRF, good medical care, friends	12/20/2020 7:20 AM
195	Less traffic/crowding	12/19/2020 1:30 PM
196	Encinitas becoming like Carlsbad	12/19/2020 8:17 AM
197	Less density, lower taxes, more open space, bike lanes, no illegal aliens	12/18/2020 9:45 PM
198	Out of California, better leadership, will protect property rights, defend taxpayers from ridiculous "state housing law".	12/18/2020 8:57 PM
199	Politics	12/18/2020 3:26 PM
200	The crazy R-30 developments here	12/18/2020 2:59 PM

Q7 Do you believe that Encinitas has enough housing to meet the needs of the community?

Answered: 506 Skipped: 2



ANSWER CHOICES	RESPONSES	
Not enough	47.04%	238
Enough	24.90%	126
More than enough	16.80%	85
Not sure	11.26%	57
TOTAL		506

Q8 What do you think of when you hear the term Affordable Housing?

Answered: 490 Skipped: 18

Affordable & Fair Housing Questionnaire II

#	RESPONSES	DATE
1	It seems a bit unreal here in California. Something I associate more with the midwest.	2/1/2021 9:35 AM
2	I work in the industry and I think that the government is forcing the issue. there is no "right" to live where you choose. High-end communities are not being affected in this manner.	1/31/2021 1:57 PM
3	financially accessible housing for a diverse variety of community members	1/31/2021 1:31 PM
4	houses to own or rent that have a price that will be affordable, according to the salaries, of the inhabitants	1/30/2021 11:53 AM
5	I think that people from all social economic backgrounds can live in a community. I don't like the idea that any group get "priced out" of large areas that have strong school systems	1/29/2021 8:35 PM
6	Having sufficient access to allow people who work in the community (teachers, city employees, etc) to afford to live there	1/29/2021 6:07 PM
7	Real estate developer scam. Beach area will never be affordable. My kids can't buy property here. That's life	1/29/2021 5:59 PM
8	I think of justice. Accommodation for the average income earner.	1/29/2021 4:32 PM
9	I think of equity, I think of a real community with a place for all socioeconomic groups, I think of a thriving, diverse community.	1/29/2021 12:28 PM
10	critical part of every community that strives to be inclusive not just in words but in action	1/29/2021 12:16 PM
11	My initial thought is based on stereotypical scenes of dirty, poorly maintained apartments, but I know it is absolutely possible to have stylish, well built low income/affordable housing in our community so we can welcome a more diverse population to our fun little beach town.	1/29/2021 11:47 AM
12	Cheap housing made by developers making alot of \$\$	1/29/2021 8:20 AM
13	Opportunity for a more diverse population to live here	1/29/2021 7:52 AM
14	There needs to be more affordable housing in Encinitas	1/28/2021 7:39 PM
15	decent housing available to all, not just a few or investors to rent out	1/28/2021 7:03 PM
16	Housing that is in the price range accessible for a median income person or family.	1/28/2021 6:28 PM
17	Attempt to intervene in market.	1/28/2021 4:47 PM
18	I believe we need some affordable housing, however, I am concerned that term and the need are being taken advantage of by politicians and builders. I believe the proposed amount of affordable housing is overstated.	1/28/2021 3:34 PM
19	Housing that average people can afford, as opposed to the wealthy. Decidedly NOT housing produced as an adjunct to developments by jerks like Goodson, who only cares about lining his pockets at the expense of the community.	1/28/2021 3:12 PM
20	In the \$400,000 range-where a teacher or fireman would qualify and not be over extended	1/28/2021 9:20 AM
21	Ruse used by developers to develop land for high end housing	1/27/2021 8:46 PM
22	Crime, trashy clientele, drug addicts.	1/27/2021 8:05 PM
23	Housing for Seniors & low income families & singles	1/27/2021 5:49 PM
24	I think.... I hope and pray I'm given the opportunity. I rent my land but own the mobile home. Because of the high land rent my home is almost worthless. No one will buy it because of the high land rent. I'm looking at retirement my husband is 76 and I don't think I can continue to afford to live in my own home. I can't sell it, so what do I do?	1/27/2021 5:32 PM
25	Low income housing.	1/27/2021 4:37 PM
26	Not Encinitas!!!	1/27/2021 3:21 PM
27	Less expensive housing to enable the community to offer housing for all income levels	1/27/2021 2:29 PM
28	Safe and clean housing that is priced such that new homeowners, retirees, and those presently without places to live can afford.	1/27/2021 1:45 PM
29	Housing for middle income/low income and first time home buyers	1/27/2021 1:18 PM
30	a verity of housing that the free market would allow a verity of incomes to afford.	1/27/2021 12:57 PM
31	A bad joke. Money is chasing the water from the top of Washington State to Imperial Beach, and you can't have enough housing near to it to house all 350 million people who would like to live here. We paid \$60K for a house that now sells for well over \$1M and land prices aren't going down. The Dems in Sacramento are well-meaning but oblivious to these realities. That's why I call myself an anti-republican, because those bastards are genuinely evil. Democrats, on the other hand, simply are less dangerous and generally recognize that all people have the rights under the law. That does not, however, entitle everyone to live near the ocean. I'm curious to know just what they're expecting people to drink and how they'll flush their toilets when the reservoirs all run dry. More people? Get real.	1/27/2021 10:27 AM
32	Hope for help. At some point I will need small domacile that I can afford	1/27/2021 10:04 AM
33	Not needed or desired, especially in this new age of remote work and the resulting lower traffic. Those of us who have sacrificed and worked hard to live here should not have to pay for others to live here who cannot afford it.	1/27/2021 7:57 AM
34	That seems obvious	1/26/2021 5:33 PM
35	Developers tool/incentive to increase density on new housing projects.	1/26/2021 5:19 PM
36	Population density and traffic problems	1/26/2021 4:07 PM
37	I want some	1/26/2021 1:55 PM
38	integration of income levels, multiracial community	1/26/2021 11:20 AM
39	Low income housing	1/26/2021 11:07 AM

Affordable & Fair Housing Questionnaire II

40	I believe there are certain areas of California that are more desirable to live and these areas, because of basic supply and demand, are more expensive. Affordable housing is important, but forcing these issues into the most desirable communities may not be the answer. In fact, I don't like anything that is forced -- it should be a community decision made by the community in residence.	1/26/2021 8:44 AM
41	Less than 50% AMI primarily, Encinitas improperly lumps everything under 80% together in most of its planning	1/26/2021 6:51 AM
42	Yeah	1/25/2021 9:52 PM
43	Housing for individuals or families whose income is defined as "low income".	1/25/2021 4:15 PM
44	I think of a term developers use to exploit zoning. Any development called "affordable" with less than 50% of the units being built ending up affordable. Is not true. We should seek out other developers that will creatively increase the percentages of affordable units, or simply honor the existing zoning.	1/25/2021 1:55 PM
45	making sure this place isn't just rich white people	1/25/2021 11:48 AM
46	Lack of affordable housing in our area	1/25/2021 9:36 AM
47	housing that is affordable(50k or less dual income) housing near transportation, markets, schools either in walking distance or busing, parks for kids.	1/24/2021 10:36 PM
48	Fair housing for one income households, handicap and seniors.	1/24/2021 9:55 PM
49	Bureaucracy	1/24/2021 3:03 PM
50	A home where teachers, firemen and other service employees can afford to live.	1/24/2021 11:55 AM
51	Reduction of property values, lower price per sq/ft, high density, increased crime, increased traffic	1/24/2021 9:55 AM
52	It doesn't exist.	1/23/2021 4:31 PM
53	Lower property values. Overcrowding of school without compensating taxes.	1/23/2021 3:59 PM
54	the idea that people only should pay 30 - 35% of their income is not realistic in Encinitas nor coastal communities. That is a very old dated percentage.	1/23/2021 3:18 PM
55	Lower income people having access to our safe community, wonderful schools, creating more traffic, crime, and stress on our infrastructure	1/23/2021 1:38 PM
56	Low Income Housing, High Density housing, insufficient parking traffic congestion	1/23/2021 1:02 PM
57	We're afraid that it means highly subsidized, high occupancy dwellings (i.e., single family houses but, far more often, apartments) with a larger than typical number of vehicles and, consequently, resulting in a much greater burden on the City's already inadequate infrastructure, especially sidewalks and bike lanes in addition to roads, e.g., La Costa Ave. between the I-5 and the 101. We also wonder about the selection process for determining where said "affordable" housing is to be developed. The process simply cannot be where there's available land but also must take into consideration the makeup of the immediate area surrounding such proposed housing, e.g., you cannot approve a multi-story, high-density apartment building surrounded by single family homes.	1/23/2021 12:45 PM
58	Housing that is more affordable for a person with a lower income	1/23/2021 12:27 PM
59	Soemthing a school teacher could afford.	1/23/2021 11:50 AM
60	I feel affordable housing is important. However I don't think that should supersede the safety of the residents that currently live in that area. I feel the density of the multiple projects, including hotels in the La Costa (west) corridor will have a negative, dangerous impact in an already congested area. Also the projects that are proposed do not have enough parking spaces per unit. I do think there is a need for affordable housing in a more responsible way, giving these developers the right to over densify in inappropriate locations is wrong!!	1/23/2021 10:39 AM
61	Smaller homes	1/23/2021 10:38 AM
62	congestion and no city planning for improved infrastructure	1/23/2021 10:37 AM
63	Low income housing that doesn't belong in coastal Encinitas	1/23/2021 10:21 AM
64	low income	1/23/2021 10:18 AM
65	The state of CA dictating how our communities show be Managed. The city needs to stand up to the state like other cities example Newport Beach in Huntington Beach. We elected you to do just that protect us protect our quality-of-life protect our investments that we made within the city. Don't bow down to your job!	1/23/2021 10:05 AM
66	Higher density building in areas that were not meant to be built out that way - Developers taking advantage of government opportunities to add more density and fill their pockets with high profits while the community suffers the results of too many houses in areas that we originally bought into because of where they are.	1/22/2021 5:27 PM
67	more diverse housing for larger range of incomes	1/22/2021 1:00 PM
68	Housing that meets the needs of people with specific income requirements	1/22/2021 10:23 AM
69	About time..good for Encinitas, finally doing what the law requires, maybe some diversity will finally really happen in Encinitas, I am tired of my tax dollars having to pay for lawsuits caused by people that do not understand the law.	1/22/2021 7:29 AM
70	Affordable for salaried and full time hourly employees	1/21/2021 9:34 PM
71	Housing available to residents who do not earn an average income for the area with rents lower than traditional housing.	1/21/2021 4:20 PM
72	townhomes	1/21/2021 4:04 PM
73	An attack on our community by politicians and developers.	1/21/2021 11:39 AM

Affordable & Fair Housing Questionnaire II

74	Apartments or condos	1/21/2021 10:52 AM
75	housing affordable by middle class persons	1/21/2021 10:14 AM
76	Small apartments	1/21/2021 9:47 AM
77	Housing that teachers, firefighter, police, service people can afford	1/21/2021 9:37 AM
78	Housing that individuals or families need to only pay 1/3 of their total income; safe, beautiful; community	1/21/2021 9:07 AM
79	I think of housing priced so that those at the lower income strata can afford it	1/21/2021 6:12 AM
80	Shitty tenement housing. Shitty neighbors, drug addled low life scumbag assholes . Screw the council, they hate the public.	1/20/2021 7:43 PM
81	Housing with moderate and affordable rent!	1/20/2021 6:45 PM
82	The wage and The rent are in alignment	1/20/2021 6:21 PM
83	For those who are able to rent or own a home/condo without lying or cheating that they are low income. I believe every citizen should choose where they want to live - provided they can afford the area. I could not afford some cities in my 20's and into my 30's so I did not demand I had a right to live in these cities. The words "affordable" and "entitled" should not be paired together!	1/20/2021 5:56 PM
84	It is a fraudulent term. There is no affordable housing in Encinitas.	1/20/2021 5:44 PM
85	Housing for those who work in this area & cannot afford current rents	1/20/2021 5:40 PM
86	A necessity for viable and healthy communities	1/20/2021 5:14 PM
87	Scam comes to mind first. Selling out our community is second. Third, an excuse for a giveaway to unbridled and uncontrolled developments that do not provide low income units within their projects, if at all. Fourth, sufficient parking is the first thing to go, thusly creating problems for any and all neighbors who happen to be nearby. Public transit is all but nonexistent, yet is used as an excuse for infill. Speaking of infill, give me a break. Creating infill projects will help address climate change! If you believe that, I have a bridge in Brooklyn I can sell you. I could go on and on, but our city and planning dept. will do whatever it wants to placate every development project that comes before them. Todd stated this very thing a few years ago during a council meeting. Staying on topic is difficult sometimes, so forgive my rambling.	1/20/2021 5:09 PM
88	over built community trying to pack in as many dwellings as possible. Greed	1/20/2021 4:57 PM
89	Housing that the people who provide services for the upper-income people of Encinitas	1/20/2021 4:55 PM
90	The opportunity to have attractive, community-centric housing available for young, elderly and people of diverse ethnicities, beliefs, and means.	1/20/2021 4:51 PM
91	That the phrase is an oxymoron	1/20/2021 4:41 PM
92	Developers making money .	1/20/2021 4:39 PM
93	Much needed for those who can not afford to live here yet they work here.	1/20/2021 4:00 PM
94	I think about enabling all classes and races the ability to live in a city.	1/20/2021 3:58 PM
95	Mandated lower cost housing as in certain units in a development reserved to be priced less and available to lower income buyers.	1/20/2021 3:52 PM
96	Affordable housing should be homes that are affordable for people that make between 50k-75k a year for purchase or rent. Preferably homes for purchase that range from 300k-500k.	1/20/2021 3:47 PM
97	Housing for all levels of income and requirements. Not overpriced for the salaries of the people that work here. We used to have a lot more small businesses than we do now and they were locally owned and operated.	1/20/2021 3:33 PM
98	Hopeful that it means a variety of housing and costs so all can afford to live here	1/20/2021 2:55 PM
99	housing for working class people that cannot afford the regular rent of some places.	1/20/2021 2:46 PM
100	The first thing that comes to mind is housing that people can actually afford, and live comfortably not live paycheck to paycheck.	1/20/2021 2:34 PM
101	Low rent and opportunity	1/20/2021 2:34 PM
102	People can make enough from one job in the surrounding area to afford a place to live	1/20/2021 2:29 PM
103	The fact we need every city providing it for residents.	1/20/2021 2:23 PM
104	I wish	1/20/2021 2:23 PM
105	A desperate need	1/20/2021 2:21 PM
106	Housing that everyone can afford, especially low-income and moderate income populations. Equality, diversity, equal opportunity.	1/20/2021 2:01 PM
107	homes for those who live and work in our community -- all income levels. Create real neighborhoods not enclaves of rich or poor but fabric of community	1/20/2021 2:01 PM
108	That we need much much more and that what we do have is not even close to affordable enough and the hoops you have to jump through make it almost impossible for the people who need it to get it.	1/20/2021 1:42 PM
109	Good	1/20/2021 8:08 AM
110	This isn't a new term. It's been around forever. My problem with it in Encinitas, is that we really don't have the open space for it. The projects slated for Encinitas seem to be high density. And many are Stack & Pack projects that don't fit in w/the beach vibe we always loved. These high density projects seem like a strange thing to do at a time when people are moving out of high density areas in droves. Of course N.Y. and L.A. are even more high density than us, so these are many of the people we're now seeing moving to Encinitas even during Covid. Who can blame them. But do we really want to be another Orange County, L.A., or N.Y.?	1/19/2021 7:35 PM

Affordable & Fair Housing Questionnaire II

111	Housing for various income levels and ages	1/19/2021 4:48 PM
112	Too many houses/units crammed in to a small place	1/19/2021 1:51 PM
113	Apartments	1/19/2021 11:17 AM
114	A scam engineered by real estate and builders' industry to distort zoning in order to ensure their profits	1/18/2021 10:00 PM
115	I think that my taxdollars are being spent to pay for other people's housing. I can't afford my rent and have to pay 45-50% of my monthly income to afford my rental. Why do certain income levels get a break when I'm barely scraping by.	1/18/2021 9:10 PM
116	I think of housing units that are aligned with minimum wage and the area's cost of living.	1/18/2021 6:54 PM
117	I think of a cost that will be good for a person to only spend 30% of their monthly income for rent or mortgage.	1/18/2021 6:10 PM
118	statutory definition; part of a housing plan for a community; high density projects that are zoned in areas where most neighbors would not want them	1/18/2021 1:56 PM
119	High density housing.	1/18/2021 10:14 AM
120	Housing for teachers and fire and police. Members of the community who don't make enough money to live in the community they work and serve	1/18/2021 8:41 AM
121	Housing that is consistently affordable based on age an income	1/17/2021 8:08 PM
122	It means smaller apartment units with affordable builders on higher density zoning areas near transportation corridors	1/17/2021 2:56 PM
123	no more than 30% of the monthly household income is spent on rent (or 35% if owners, for mortgage, property tax, insurance, any fixed costs, pretty much) and utilities	1/16/2021 3:40 PM
124	High Density, eyesore projects.	1/15/2021 1:15 PM
125	Housing on a scale	1/14/2021 6:54 PM
126	dedicated, managed housing for low-income residents	1/14/2021 4:39 PM
127	Housing that the folks who work in this community can afford. The grocery workers, the restaurant servers, the hair stylists, college graduates just starting their careers, etc. people who are NOT making six figure incomes.	1/14/2021 2:27 PM
128	This is fine and necessary ; however, appropriate tracts of land should be selected. Certainly not prime ocean view acreage. Those of us who have paid a premium for this privilege are not being respected or represented by the city in the case of "The Vulcan" project.	1/14/2021 10:31 AM
129	Housing that allows the occupant to live comfortably and afford to meet all of their basic needs (hunger, health, clothing, shelter, etc.)	1/14/2021 9:14 AM
130	Possibility for diversity of income, race, ethnicity, gender to thrive.	1/13/2021 11:12 PM
131	Housing for people that have not saved their money for years to have the privilege to live here.	1/13/2021 9:09 PM
132	Low income, crime & drugs.	1/13/2021 7:52 PM
133	Low income	1/13/2021 5:50 PM
134	Housing affordable for an average citizen	1/13/2021 5:45 PM
135	I really don't like the term. For someone who needs affordable housing, it makes me feel 'poor'. I'm a professional! A hard worker and just as worthy as my friends who bought homes here many years ago before real estate skyrocketed. The problem is the costs have gotten out of control and buying a home is not only for high income people.. there was a time \$75k a year was a decent salary. Now its considered low income. Crazy~	1/13/2021 4:54 PM
136	Affordable housing is housing that costs 30% or less of a household's gross monthly income. However, it is tied to AMI & number of people in the household.	1/13/2021 4:23 PM
137	Low rent	1/13/2021 4:17 PM
138	The words cheap, overcrowded, and traffic come to mind.	1/13/2021 2:44 PM
139	I think of subsidized rent, the importance of making sure all individuals regardless of race, gender and/or economic standing have equal access to the housing and tenant selections are void of discrimination. Equity.	1/13/2021 7:19 AM
140	Housing that people just above or below the CA poverty line can afford with assistance.	1/12/2021 12:23 PM
141	rental and ownership units for people making less than \$40K per year.	1/12/2021 10:35 AM
142	A state mandate that allows developers to pack more houses in a lot than allowed for the zone if they include one or two affordable units.	1/11/2021 11:27 PM
143	Housing that everyone and anyone in the community can afford.	1/11/2021 7:47 PM
144	Until recently I thought of Poverty, crime, lack of integrity. Since then it's been spelled out to me as specific job categories and income levels that fit the profile of caring decent people who are not wealthy.	1/11/2021 10:28 AM
145	Low income families would move here	1/10/2021 10:53 PM
146	That we aren't going to get any unless we get State and federal subsidies. The density bonus laws and other measures are driven by developers who just want to build market rate housing. I am NOT a believer in the theory that density equals affordable. If the State wants affordable housing they have to mandate higher numbers and subsidize.	1/10/2021 4:59 PM
147	Rancho Santa Fe homes are all owned, therefore they are all affordable. Affordable Housing means that a person has worked hard enough and saved enough money or qualify for a loan to afford a home in Encinitas/Olivenhain.	1/10/2021 4:24 PM
148	Condominiums in areas near public transportation and easy access to stores.	1/10/2021 10:39 AM

Affordable & Fair Housing Questionnaire II

149	I think High Density Housing. I think more cars on the road. I think LA. I think gridlock....more people all clamoring for the same resources...whether it be grocery stores, Target, beach, etc. I think of more rental units and a more transient population. I think of less home/condo ownership. I think of people who aren't particularly vested in the community. They tend to move around in the county to areas that are more affordable.	1/9/2021 5:24 PM
150	I think affordable housing will lower my property value.	1/9/2021 12:45 PM
151	A place for everyone. Simple, small affordable single family homes in attractive communities. NOT apartments or multiple storied buildings with excessive parking etc	1/9/2021 11:51 AM
152	Condos and townhomes	1/8/2021 10:25 PM
153	Low income families-nothing for young people who grew up in the community and want to return after college.	1/8/2021 9:50 PM
154	It is a misnomer. Affordable Housing is not affordable for the truly low income. We have enough housing but not the right kind of housing.	1/8/2021 6:00 PM
155	Diversity in all forms,- age, race, economic levels, which is a good thing for a vibrant community.	1/8/2021 1:31 PM
156	Low income	1/8/2021 12:52 PM
157	Homes that lower income families can afford.	1/7/2021 11:53 PM
158	That housing is within reach for people who have jobs and families. That it won't take too large a percentage of their income.	1/7/2021 9:20 PM
159	Affordable Housing going to ruin Encinitas.	1/7/2021 11:12 AM
160	We pay a lot to live in a nice community. People are educated and work hard to live here. There are other more affordable areas	1/7/2021 10:31 AM
161	I think of large high-density housing with a very small percentage designated "affordable", but they really aren't affordable. In my experience I lived where the housing was in my budget and aspired to increase my earning so I could move to other areas. I never expected all cities to have housing that I could afford.	1/7/2021 10:30 AM
162	Housing availability to live in a community in which you and or your family can feel safe and still meet the needs of daily life to live.	1/7/2021 10:21 AM
163	Opportunities for students, low & moderate income	1/7/2021 10:07 AM
164	Not more than 35% of take home income spent on housing for family with median income	1/7/2021 8:43 AM
165	Low cost	1/7/2021 7:20 AM
166	Lower house or rent payments subsidized by the tax payer.	1/7/2021 6:52 AM
167	actually I think of small basic living situations	1/7/2021 6:43 AM
168	Low income housing ability in my home town. Section 8 is a 10 year waiting list.I have been on the list for 7 years	1/6/2021 9:58 PM
169	I think of diversity and opportunity for others to live in a beautiful place like Encinitas	1/6/2021 9:15 PM
170	Density	1/6/2021 8:25 PM
171	high density, low income	1/6/2021 7:56 PM
172	I know exactly what it means since I worked in that industry for decades. No chance of upward mobility, people with cash jobs (legal or illegal) renting, people coming from other areas because they heard they can get into cheap housing near the beach.	1/6/2021 7:55 PM
173	Housing affordable for those earning average income for our city/county.	1/6/2021 7:19 PM
174	Homes that are under \$800k which even that is laughable	1/6/2021 7:11 PM
175	Smaller single family dwellings, multi-unit condos, apartment buildings, mixed use complexes	1/6/2021 6:35 PM
176	High Density	1/6/2021 4:40 PM
177	It's not "affordable" but a small discount from market rents, allowing builders to build excess units beyond the zoning and the City Council to get contributions. True "affordable" housing would be a small fraction of market prices, and just because someone is poor and wants to live here does not give them that "right".	1/6/2021 4:37 PM
178	Reasonable prices so that people of all income levels have safe, comfortable places to live that are close to where they work	1/6/2021 4:06 PM
179	I think there is no such thing as affordable housing this close to the ocean.	1/6/2021 3:07 PM
180	High crime rates, increased taxes, virtue signaling liberal politicians, unsafe streets, poorly performing schools.	1/6/2021 2:37 PM
181	Low-income housing and associated problems	1/6/2021 1:22 PM
182	that everyone, at no matter what echelon, has a chance of owning a home in the area	1/6/2021 10:25 AM
183	Government manipulation of market forces that artificially suppresses home values and results in unintended consequences where the govt essentially ends up picking winners and losers.	1/6/2021 8:14 AM
184	Population density and increased crime.	1/6/2021 6:56 AM
185	The community of Encinitas has many hard workers who live here because it is appropriate for their family.	1/5/2021 7:40 PM
186	I think Affordable Housing allows for more people to have access to adequate housing. People of color and those with lower SES have a much more difficult time acquiring affordable living in desired neighborhoods without the assistance of affordable housing. I believe Affordable Housing leads to more diverse populations and communities	1/5/2021 5:57 PM
187	Housing to help lower income	1/5/2021 5:18 PM

Affordable & Fair Housing Questionnaire II

188	I live in affordable housing, which is a 400 ft studio I own in Leucadia.	1/5/2021 4:17 PM
189	Housing that is affordable to those earning minimum wage, but does not compromise on size or quality.	1/5/2021 4:03 PM
190	townhouses/multifamily units with purchase prices more available to lower than median income families	1/5/2021 3:35 PM
191	"low income / gov't housing"	1/5/2021 1:45 PM
192	"Forced" lower pricing on new construction developments which over-populate the area and doesn't solve the root problem.	1/5/2021 1:27 PM
193	Hemet	1/5/2021 12:26 PM
194	quality design just like market rate housing, but it is income restricted.	1/5/2021 11:54 AM
195	apartments. added population to an already densely populated area.	1/5/2021 11:48 AM
196	Lower income; subsidized	1/5/2021 11:11 AM
197	I think of a variety of types of housing so that not just wealthy people live in one community.	1/5/2021 10:55 AM
198	Housing isn't affordable & government wants new development to make money. People aren't being paid enough by employers and rent is outrageous. California is expensive and over crowded. We don't need new development please be creative with existing structures. Also, reality is not everyone can live here. This is not orange county.	1/5/2021 10:51 AM
199	The average working person can afford to buy/ rent a place to live.	1/5/2021 10:13 AM
200	Government incentivized and hopefully regulated to meet a specific need and purpose	1/5/2021 10:03 AM
201	A place to call home for families who work but don't make enough to afford typical rent	1/5/2021 10:00 AM
202	Developer schemes	1/5/2021 9:58 AM
203	housing that does not cost much	1/5/2021 9:27 AM
204	homes that are NOT over a million dollars	1/5/2021 9:21 AM
205	Housing that can be accessed across the income spectrum, not just high income levels or people that have owned and lived in the area for long period of time.	1/5/2021 9:21 AM
206	Housing opportunities for those in and near our community that cannot afford safe affordable housing.	1/5/2021 9:04 AM
207	Ensure that everyone has an opportunity to live in the area	1/5/2021 8:45 AM
208	Housing that I can afford on 30% of my family's income.	1/5/2021 8:33 AM
209	Lower property values, higher crime, worse schools, more traffic	1/5/2021 8:28 AM
210	Low income not fair to those of us who worked hard to be here. All affordable housing should be inland	1/5/2021 8:27 AM
211	Putting high density complexes and destroying the culture of of the town.	1/5/2021 8:08 AM
212	I have hope	1/5/2021 8:07 AM
213	housing at a cost that is affordable for people with a median household income level for the region.	1/5/2021 8:07 AM
214	It is pie in the sky thinking that liberals want to manipulate market forces beyond natural flow. It lowers property values in good areas to the benefit of nobody that originally lived in that location.	1/5/2021 7:28 AM
215	I think if more development, which would be bad for our city.	1/5/2021 7:27 AM
216	Low income	1/5/2021 7:12 AM
217	Apartments	1/5/2021 7:10 AM
218	Too many homes built on a small piece of land	1/4/2021 9:03 PM
219	Density and crime	1/4/2021 6:36 PM
220	Low income	1/4/2021 5:56 PM
221	Low Standard Housing	1/4/2021 4:50 PM
222	It would be amazing! I consider ourselves affluent. My wife and I both work FT but have ZERO chance of purchasing a home in Encinitas and I mean ZERO.	1/4/2021 4:43 PM
223	My initial thought is to the lucky individuals that win a housing lottery, enabling them to purchase homes at below market rate - but, technically, affordable housing would also include apartments that accommodate students and other individuals that work in the community.	1/4/2021 2:45 PM
224	I hear low income housing or an increase in the number of apartment units available in Encinitas	1/4/2021 2:40 PM
225	Tenement like high rise apartment complexes.	1/4/2021 1:57 PM
226	Lower tier city, low economic output	1/4/2021 1:10 PM
227	It's a shell game. Encinitas cannot have real affordable housing due to the price of land, and other factors. Affordable housing to me means regular folks can live here. It is too expensive for that, and even if Prop. A didn't exist, we still could not have truly affordable housing. And that is why I think it is more political than realistic.	1/4/2021 12:45 PM
228	apartment/condo complexes	1/4/2021 12:31 PM
229	Government regulations and over density. Ugly apartment buildings. More people.	1/4/2021 10:44 AM
230	not california! :) midwest sounds about right. I do realize that a community does need to have a variety options for all levels of income. if lower income housing is inland for example, there should be sufficient and affordable public transport to coincide with those options. i do	1/4/2021 10:09 AM

Affordable & Fair Housing Questionnaire II

associate affordable housing as a mandate from the state that may not be defined in a way that is realistic, for example, encinitas is too congested and it is not realistic to make more housing. affordable housing should be inland, where there is more space.

231	There needs to be more government support of projects that offer affordable housing. Every single unit counts.	1/4/2021 10:03 AM
232	Low income jobs.	1/4/2021 8:51 AM
233	All of the people who will oppose it because they don't know what it looks like.	1/4/2021 8:29 AM
234	Low income, high density, government assisted	1/4/2021 7:37 AM
235	Low cost housing for those whose live around the poverty line	1/3/2021 8:26 PM
236	I think it means, most people don't qualify....and there will NEVER be enough. Rentals are too expensive for most.	1/3/2021 8:16 PM
237	low income homes	1/3/2021 7:48 AM
238	It's a joke. The requirements are only affordable for those are or slightly above the poverty level. Everyone else has to fight for 1m+ and growing	1/2/2021 11:19 PM
239	It is a misnomer. It is actually high density housing and should be referred to as such. It is great if placed in the right place in a non political way. Olivenhain is not the right place !!!	1/2/2021 4:40 PM
240	Under market subsidized rental properties	1/2/2021 3:27 PM
241	I think of apartment living with reasonable rent.	1/2/2021 2:40 PM
242	Housing that lower income individuals and family can afford.	1/2/2021 10:05 AM
243	more construction of over-priced houses & condos that claim to be affordable	1/2/2021 8:14 AM
244	Red tape for building affordable homes that results in very little actual affordable housing.	1/2/2021 7:20 AM
245	Typically in other parts of the country, it means more crime and poverty.	1/2/2021 12:52 AM
246	Housing that middle class people can afford	1/1/2021 7:41 PM
247	I think AH is an ambiguous term, and a complicated one; I think of the ideal, which would be housing affordable to all income ranges; and I think of the real, which is a term that represents a pretty broad range of housing costs, which might still exclude a great number of people.	1/1/2021 7:29 PM
248	Mass housing	1/1/2021 7:03 PM
249	Housing that lower income people can afford	1/1/2021 5:58 PM
250	I think that developers scam this idea, push big projects and don't really offer any measurable amount of new affordable housing. They should just build all affordable units like the "Iris" project.	1/1/2021 3:54 PM
251	housing for working people who are economically disadvantaged	1/1/2021 3:35 PM
252	Housing which is affordable based on personal income. Some communities with high priced housing naturally attract those with higher incomes. The converse is also true. Lower priced homes should not be mixed together with higher priced homes as it will bring down property values.	1/1/2021 3:28 PM
253	I think there is very little affordable housing in Encinitas. This results in limited diversity in the city population.	1/1/2021 12:19 PM
254	Housing units for rent or sale exclusively to families whose annual income falls below certain thresholds.	1/1/2021 11:46 AM
255	An opportunity for those who cannot afford CA's high cost of living to establish an affordable place to live.	1/1/2021 9:53 AM
256	lower property values nearby	1/1/2021 8:47 AM
257	Rental prices that are a fraction of the average monthly income (working minimum wage) rather than all of it. And rent control!	12/31/2020 9:59 PM
258	Mortgage or rent is covered by 30-40% of salary	12/31/2020 8:41 PM
259	Government assistance	12/31/2020 7:54 PM
260	In San Diego/Encinitas? I think of a comedian telling a joke. Affordable means having a place that's safe, in good school district that allows a 2 income family to live comfortable. But 500k for w 2 bedroom condo is NOT affordable.	12/31/2020 7:52 PM
261	I think it will drive the value of my house down.	12/31/2020 5:30 PM
262	low-income housing. Our grown, gainfully employed, responsible offspring can not afford to live in their hometown, which is a shame. The next question does not identify before or after taxes...btw	12/31/2020 2:42 PM
263	Not something we have! Used to be affordable when I moved here 15 years ago. Only for the wealthy now.	12/31/2020 2:41 PM
264	Living inland, not Encinitas.	12/31/2020 2:15 PM
265	High density	12/31/2020 1:27 PM
266	When I hear it with capital letters "Affordable Housing," I think "misleading." The City of Encinitas uses it knowing full well most of the housing built billed as "affordable" will instead be market rate. The council promised 100% affordable for the housing cycles knowing full well it will be 85% market rate. So when I hear that term, I think "sham."	12/31/2020 1:12 PM
267	Think of housing that should be affordable to middle income families.	12/31/2020 12:25 PM
268	Not the kind of million dollar houses that keep getting built here. Something that a person with a simple job can afford.	12/31/2020 12:18 PM
269	Low income	12/31/2020 12:05 PM

Affordable & Fair Housing Questionnaire II

270	bad neighbor hoods , poor, problematic neighbors	12/31/2020 11:27 AM
271	Housing that low income and medium income people can afford. Encinitas housing has gotten out of control over the last 10 years!	12/31/2020 11:04 AM
272	I think it's necessary to have better and more affordable housing here	12/31/2020 11:02 AM
273	Not Encinitas	12/31/2020 10:41 AM
274	people with entry level jobs or retail/restaurant/hourly can afford to live within the city. does NOT require they be within 1-2 miles of the beach.	12/31/2020 10:18 AM
275	Multi family units that WELCOME those of all backgrounds and income levels. A truly open and welcoming community	12/31/2020 10:13 AM
276	A new chance for some.	12/31/2020 9:32 AM
277	Housing units that are more affordable for residents who live there. Often it is older homes, studios or apartments that fit this description. We do not have enough in Encinitas.	12/31/2020 9:30 AM
278	Housing for the local workers so they can live in the area where they work.	12/31/2020 9:12 AM
279	Initially, state funded housing for low income families. But I know that affordable housing benefits everyone. Affordable housing can also mean that 50% of a families income does not go to rent like many people I know in Encinitas.	12/31/2020 8:57 AM
280	Housing that is aligned with average wages for ALL people working in a community	12/31/2020 8:43 AM
281	Racism and elitism prevents progress. We need to diversify Encinitas and make it accessable to people who are not rich	12/31/2020 8:25 AM
282	Where I could afford to buy or rent at a reasonable price	12/31/2020 8:17 AM
283	A home for lower earning families, single parents that is a rental unit. A solution that is built by the municipality and not by a private business for sale.	12/31/2020 8:09 AM
284	30% of income goes to mortgage or rent	12/31/2020 8:06 AM
285	Something the city of Encinitas needs a lot more of. Affordable housing is about diversity, community, and joy.	12/31/2020 6:51 AM
286	Section 8 apartment complexes	12/31/2020 5:56 AM
287	Homes that can be purchased or rented by residents whose annual income is low-middle class.	12/31/2020 3:39 AM
288	An economically diverse area. Not just wealthy white people	12/30/2020 11:02 PM
289	Apartment buildings. Lower income people. More people of color. Neighbors not liking it. More diversity and equality. People who work here not having to drive from far away.	12/30/2020 10:33 PM
290	Encinitas is already overcrowded. ! Adding more affordable housing is just going to make things a lot worse . Also people have to live where they can afford . We worked our whole lives to be able to buy a home near the beach . I don't really feel it is fair to put low cost housing near our homes .	12/30/2020 10:24 PM
291	Housing offered at a fraction of the market rate reserved for a small group of people who qualify	12/30/2020 10:02 PM
292	I think the State does NOT have the right to dictate such a thing. I have sold real estate in San Diego for 30 years, and while I think our prices are high currently, it's supply and demand, location, location, location that should determine prices, NOT the government. I am against what the State is trying to do and prefer to see Newsom OUT of office!	12/30/2020 9:55 PM
293	1 bedroom rentals under \$2,000 a month.	12/30/2020 9:27 PM
294	Equal opportunities for families to live in a safe and affordable environment	12/30/2020 9:24 PM
295	Working class and middle class can afford decent and dignified living. No roommates etc	12/30/2020 9:22 PM
296	Trying to socially engineer the reality of an economic situation.	12/30/2020 9:19 PM
297	Rent affordable on minimum wage	12/30/2020 9:17 PM
298	Unrealistic	12/30/2020 9:04 PM
299	Not enough of it	12/30/2020 8:19 PM
300	Larger buildings with multiple units/facilities	12/30/2020 8:11 PM
301	Housing for all classes	12/30/2020 7:56 PM
302	Sense of entitlement. Not everyone can afford to live in every city. Encinitas is expensive, and not particularly convenient to most job centers. If the housing market is above your price point, look elsewhere.	12/30/2020 7:47 PM
303	Government subsidized, utilitarian, practical.	12/30/2020 7:43 PM
304	Housing that is deemed affordable to the median income range	12/30/2020 7:32 PM
305	regulated, government housing for people making less than the median income	12/30/2020 6:51 PM
306	An apartment complex where I used to live and work as a firefighter. Lots of 911 calls for medical aids. Funny people, but nice people. My grandma lived there so she would always tell us funny stories.	12/30/2020 6:45 PM
307	I think of apartments without yards or outdoor spaces, neighbors not wanting affordable housing nearby, small units. But that shouldn't be the case! We can do better than that.	12/30/2020 5:54 PM
308	Housing for people that need to face the reality of their income and move inland.	12/30/2020 5:30 PM
309	smaller, denser and less expensive	12/30/2020 5:20 PM
310	Housing that's affordable for those that work in our community. People who work here, in our restaurants, schools, services, etc...should be able to afford to live here	12/30/2020 5:19 PM

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311	In the context of Encinitas? An oxymoron	12/30/2020 5:10 PM
312	Recent college graduates; medical support staff; entry level public safety personnel; food service employees; hospitality personnel; retail service; providers...	12/30/2020 4:58 PM
313	Housing for lower-income residents.	12/30/2020 4:56 PM
314	In a capitalistic society, affordable housing is a fairy tale in Southern California.	12/30/2020 4:43 PM
315	A place where the people of low income can live.	12/30/2020 4:39 PM
316	An opportunity for everyone to be able to live in this city we call home.	12/30/2020 4:38 PM
317	Housing that belongs near transit and were they can walk to shopping.	12/30/2020 4:29 PM
318	Relaxed zoning rules	12/30/2020 4:05 PM
319	Subsidized apartments	12/30/2020 3:54 PM
320	More people. (Too many now!) More people than infrastructure can already handle! Reduced quality of life. Low income residents. Increased crime rate.	12/30/2020 3:40 PM
321	Housing that would allow the average working person/family to live in the community in which they work.	12/30/2020 3:08 PM
322	Difficult in our County	12/30/2020 3:01 PM
323	Equity! Building a more diverse community! "Affordable housing" in Encinitas is still expensive based on area median income.	12/30/2020 2:48 PM
324	Homes that cost less to purchase or rent and disregarding the supply and demand theory of something more desirable costing more.	12/30/2020 2:47 PM
325	Housing for low-income population	12/30/2020 2:37 PM
326	A place to live, a chance to live in an area that gives me a sense of community, and to give my children and grandchildren a chance to feel secure.	12/30/2020 2:33 PM
327	Housing in some state other than California.	12/30/2020 2:24 PM
328	Rich developers developers and weak, corrupt politicians getting rich on lies. I am sick of seeing wealthy developers claim to build affordable housing and then game the system to avoid having to build anything but high end expensive housing. I have seen this happen in my own neighborhood, where alleged "low income" units were ultimately sold on the open market for in excess of a million dollars.	12/30/2020 2:17 PM
329	Section 8 or government funded	12/30/2020 2:10 PM
330	two types, one is public and subsidized and one is cheaper market rate housing	12/30/2020 2:07 PM
331	The only way there can be affordable housing in Encinitas is through government subsidies.	12/30/2020 2:05 PM
332	I believe we need it badly!!! I think others may think that it will invite "unwanted" or "criminal types to our community. Sigh.	12/30/2020 2:02 PM
333	Housing opportunities for individuals and families across various income levels. Given the past few years, I also think of controversy and contentiousness.	12/30/2020 2:01 PM
334	That it's sorely lacking in Encinitas. Prices have gone up 5-fold since I moved here, both rental and to own.	12/30/2020 1:54 PM
335	That it is affordable and most likely undesirable in some way - too small, bad location, too dense	12/30/2020 1:53 PM
336	Low income housing for low income families. Brings crime.	12/30/2020 1:52 PM
337	affordable should be relative to income and cities first should look at affordability in both rents and ownership for public employees (teachers; fire fighters; police; etc) and retail employees and small business owners that work in the area to be able to live in the area.	12/30/2020 1:51 PM
338	It should be defined in dollars; it's meaningless otherwise.	12/30/2020 1:47 PM
339	Increased crime, congestion, deterioration	12/30/2020 1:43 PM
340	Meaning the people who work in the community can afford to live in the community	12/30/2020 1:30 PM
341	Housing that all residents can afford, with monthly expense no more than 25% of monthly income	12/30/2020 1:27 PM
342	Housing options that are affordable for any job type/salary as well as built well and up to standard of nearby areas.	12/30/2020 1:26 PM
343	High density, traffic, overpopulation, changes is character of community	12/30/2020 1:22 PM
344	Lower cost rentals/apartments, possibly homes but not likely.	12/30/2020 1:03 PM
345	I think of the city that I grew up in and worked very hard to get out of. Home ownership in Encinitas is a reward for making good decisions and working hard.	12/30/2020 12:48 PM
346	Housing that is available to people that don't have a high income	12/30/2020 12:45 PM
347	traffic and people congestion, less open space, less desirable place to live	12/30/2020 12:42 PM
348	State mandated social engineering	12/30/2020 12:41 PM
349	Housing options available to all income levels.	12/30/2020 12:39 PM
350	Housing for average/middle income Americans. Opportunities for diverse populations to access communities that they wouldn't usually be able to access.	12/30/2020 12:37 PM
351	Low income folks in service jobs here temporarily until they get better jobs	12/30/2020 12:29 PM
352	Stupid government ideas	12/30/2020 12:22 PM
353	People who can't afford to live here shouldn't, there are cheaper cities within commuting	12/30/2020 12:19 PM

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	distance.	
354	Housing that is affordable to those people that want to live in the area who may not necessarily be able to afford the market price of the current stock of housing.	12/30/2020 12:03 PM
355	There should be more to help people in need.	12/30/2020 11:58 AM
356	Since It's been around forever, there's not much to say about it.	12/30/2020 11:58 AM
357	I understand that affordable housing is for any and all that need assistance in obtaining housing that is based on the income level of the user. With the growing cost of housing, the ability of many cannot afford to rent or buy in many areas...including Encinitas. This does not mean the housing is proved for the unqualified persons that would not maintain the housing provided. And affordable housing works best when worked within various levels of housing types and not segregated. However, the housing can be in lesser desirable areas as a transition for those to move to better areas as income level improves.	12/30/2020 11:55 AM
358	Bull Shit!	12/30/2020 11:52 AM
359	Developers given the opportunity to increase density for extreme profit while only offering a small percentage of below value homes. Locations selected and or proposed are "HIGH" value. In short a complete SCAM and Lie as presented. Almost impossible to read through all the documentation. Almost seems to be a bate and switch approach. Slide it in when no one is looking	12/30/2020 11:30 AM
360	1. Ugly buildings with dense housing 2. Accessory units, tiny homes/mobile homes	12/30/2020 11:29 AM
361	I think of yet another way for Developers to profit by increasing density. And I think of the inevitable consequences that arise from squeezing more and more homes on lots that weren't planned to accommodate high density use: Crowded living conditions, more traffic, increased building heights, less vegetation buffers, less privacy. Also, I want to point out that I purposely purchased in an area of other single family homes on large lots. I don't want to live next to or near a dense development tract - it has nothing to do with income - I purchased so that I could enjoy the character of the neighborhoods surrounding my home - and when you build at a higher density, you ruin the character of those kinds of neighborhoods (and of the City overall).	12/30/2020 11:27 AM
362	To really achieve affordable housing it will take a joint effort of both private and public sacrifice. Politicians want to get elected so they play the NIMBY card and fail to even put on a good show of support for the real community need. We owe our children the same opportunity be able to live in the community they grew up in. Not now Housing is so expensive are kids are moving away shame on City politics	12/30/2020 11:27 AM
363	Housing for those that have been priced out of Encinitas because of the rising costs of living. (Rent, food, utilities, etc.)	12/30/2020 11:26 AM
364	Unightly, large building	12/30/2020 11:22 AM
365	Developers gimmick	12/30/2020 11:20 AM
366	I think people should live where they can afford to live. I am not able to afford Rancho Santa Fe so I do not live there. Not everyone can live everywhere.	12/30/2020 11:09 AM
367	Low income subsidized housing. Property values and crime	12/30/2020 11:08 AM
368	Housing for people with lower incomes than those usually found in a community	12/30/2020 11:04 AM
369	attached housing	12/30/2020 11:02 AM
370	high-density, unaesthetic, industrial-looking buildings. The opposite of the open-air, beach vibe that makes Encinitas so attractive to live in.	12/30/2020 11:00 AM
371	low income accommodations	12/30/2020 10:52 AM
372	Usually people think of Section 8 housing projects. I would prefer it to mean, and what it means to me is, 3 bedroom, 1-2 bath houses that cost less than \$600,000. There should be real single family starter homes, maybe even 2 bed/1 bath homes, so that equity can be built and younger generations can get in. What I have seen in Encinitas are brokers who represent buyers and sellers that are just agents for house flipping companies. There is no way that that should be ethically permitted as an agent to represent both sides of a real estate deal. Who are you representing? Someone is getting shortchanged and when the house flips, it ceases to be affordable.	12/30/2020 10:48 AM
373	limited supply of below market rate housing in place to support lower income families	12/30/2020 10:46 AM
374	Affordable for middle and lower class. Houses in the 500s or lower	12/30/2020 10:41 AM
375	libtards trying to circumvent basic economics to win votes	12/30/2020 10:27 AM
376	Cheap housing that only applies to a select few. Practically impossible to get.	12/30/2020 10:26 AM
377	Overcrowding	12/30/2020 10:24 AM
378	I love affordable housing. because of my family situation I had to take care of my mother and younger brother. Affordable housing in Encinitas allowed me to do that and bring my brother up in good school and a great community. My boyfriend will soon be moving out here with his son to start a new life. I feel we have enough homes, apartment and I wouldn't want to take any of our beautiful nature away. I don't want Encinitas to turn into oceanside and lose its community aspect. if that were to happen I would move. But I do feel like more apartments here can offer fair housing or affordable housing. even if just one apartment did in each complex it would make a vast difference for the families that need it. I love you all and thank you for all the work you do to keep our community going. I know it could not have been easy during COVID but you all are a little blessing for our town. Have a wonderful New Years.	12/30/2020 10:22 AM
379	Housing that is available for lower income people. Some needs to be provided in order to allow those who we depend on in the community for shopping, community service, etc. to be able to live near their jobs.	12/30/2020 10:11 AM
380	How Carlsbad leadership incorporated housing in their general plan & thought long-term. For example, apartment buildings on Cassia Road, & Cannon Road. High quality, good neighborhood, and surrounded by green belts so there is a buffer between the high density, higher turnover rental housing & surrounding longer-term homeowners paying "high"property	12/30/2020 9:59 AM

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taxes along with high California state income tax (need to earn & pay a lot of fed/state taxes in order to afford to buy a home & pay property taxes in Carlsbad & Encinitas). Some local elected officials live in heritage inherited properties on large lots & do not share the same views or impacts when occupants in nonpermitted ADUs disrupt the well being & mental health of long-term property owners due to noise (occupants are onsite often outdoors everyday during the daytime hours & after sunset), aggressive dogs (videotaped), constant encroachment onto neighbor private property, regular use of a Fire Lane (signs are posted), harassment (videotaped) bullying (videotaped), & inappropriate use of an address zoned as a single family home (frequent loud banging sounds (like a cannon) from property echoing off stucco, ground shaking morning, afternoon, or evening often twice a day up to 2 hours per event), use of the public street as a sport course, walk dogs & do not yield to traffic causing traffic on a side street to cross over on the other side of the street to pass, park multiple vehicles on public street with expired out-of-state tags for seven months. "Affordable housing" makes me think of people that abuse programs like this & behave as entitled Karens & Kevins because they are fully aware of "tenant" laws, & the President Elect's desire to impose a federal rental eviction moratorium.

381	Section 8	12/30/2020 9:38 AM
382	Rent control, to which I am opposed	12/30/2020 9:35 AM
383	Exploitive opportunity for Developers to circumvent current housing ordinances to the detriment of the existing neighborhoods and city character.	12/30/2020 9:31 AM
384	Housing programs that would encourage children of current residents to purchase affordable housing near their family.	12/30/2020 9:31 AM
385	Housing that deters transients and homelessness and supports working families	12/30/2020 9:21 AM
386	we need housing for low and moderate income families	12/30/2020 9:21 AM
387	a scam	12/30/2020 9:17 AM
388	Homeless, crime	12/30/2020 9:13 AM
389	Below market rental rates. Encinitas is not an appropriate fit as an affordable housing location due to property values.	12/30/2020 9:12 AM
390	A good thing if not destructive to existing neighborhood with adequate street, etc. infrastructure - 6-7 story highrise in Olivenhain (RSF/Encinitas) bad - Manchester / ECR good.	12/30/2020 9:07 AM
391	Overused, misused term. I think what you are referring to is government controlled and/or subsidized housing as opposed to housing that is affordable to middle income families	12/30/2020 9:06 AM
392	Average income worker can afford rent	12/30/2020 9:05 AM
393	More people, more traffic, less desirable living. government intervention	12/30/2020 9:01 AM
394	too much density, too crowded for existing infrastructure	12/30/2020 8:53 AM
395	traffic, crowds, no parking, too many people crammed into small spaces	12/30/2020 8:50 AM
396	Low income	12/30/2020 8:48 AM
397	An unrealistic term for southern California housing prices.	12/30/2020 8:48 AM
398	Low income people moving into an affluent area mandated by a law that the people already living there don't want or agree with.	12/30/2020 8:45 AM
399	Housing that will comfortably accommodate the folks who servie the community i.e. first responders, fire fighters, law enforcement, food, entrainment, hospitality services, etc.	12/30/2020 8:42 AM
400	Opportunity for our kids to not move away	12/30/2020 8:39 AM
401	Low income renters, transients, crime	12/30/2020 8:37 AM
402	a place where certain people will take advantage of the system and live far cheaper than others who don't	12/30/2020 8:35 AM
403	Section 8	12/30/2020 8:35 AM
404	Housing that lower income folks can afford.	12/30/2020 8:34 AM
405	High Density/ Apartments	12/30/2020 8:34 AM
406	10 - 15 people living in a one room apartment	12/30/2020 8:33 AM
407	Rents are not driven up! Rents are affordable in that they are a certain percentage of people's income. Essentially, a 1 BD unit build off a house was approximately \$1000 - \$1400 per month until after the 2007 recession, when the investors and wealthy bought up properties and drove up rents. Now the same 1 BD units are at least \$2500 per month if not much much more.	12/30/2020 8:32 AM
408	Housing which is affordable to anyone working full time regardless of their job.	12/30/2020 8:30 AM
409	Drugs and crime	12/30/2020 8:28 AM
410	Minimum wage earners could afford it	12/30/2020 8:27 AM
411	I'm concerned it will impact adjacent property values, but recognize the need for it. The standard of 30% of total income for housing isn't realistic in CA...	12/30/2020 8:26 AM
412	High rise apartments, traffic congestion, crime increased	12/30/2020 8:23 AM
413	State mandates	12/30/2020 8:22 AM
414	With climate change and fire risk, it is dangerous to have more housing period.	12/30/2020 8:21 AM
415	A place where people can live.	12/30/2020 8:20 AM
416	ca. is too expensive	12/30/2020 8:16 AM
417	Apartments, subsidized housing, adu's	12/30/2020 8:16 AM
418	lawsuits, political strife, prejudice	12/30/2020 8:16 AM

Affordable & Fair Housing Questionnaire II

419	A chance for young families to own a home in Southern California	12/30/2020 8:14 AM
420	Housing for people/families with well below average income.	12/30/2020 7:59 AM
421	Their Is A God ! ! ! ! God Bless Everybody Working For Affordable Housing ! ! ! God Bless Affordable Housing ! ! ! ! Housing & Rents Pricing Are Way Over Price ! ! ! !	12/30/2020 7:58 AM
422	Densely populated housing units	12/29/2020 11:10 PM
423	BS. A couple of less unaffordable units in a larger project in order for developers to get by and so they did affordable housing.	12/29/2020 8:46 PM
424	high density multi-unit complexes, too many cars, frequent tenant turnover, noise, crime	12/29/2020 6:24 PM
425	equal opportunities for all	12/29/2020 5:04 PM
426	People who work here can't afford to live here.	12/29/2020 5:01 PM
427	a home that our son could afford to live in. higher density near transportation	12/29/2020 4:22 PM
428	Typically section 8 and low income. But I'm realizing "affordable" is relative. As I dont Find \$4k affordable but would find \$3k to be more so. And I know For many this is not at all affordabke. But for encintias it is	12/29/2020 3:04 PM
429	Very low income, section 8	12/29/2020 2:08 PM
430	Wishful but doubtful	12/29/2020 2:03 PM
431	For Encinitas that is an impossible goal because EVERYONE already wants to live here regardless of cost.	12/29/2020 1:54 PM
432	Low socioeconomic level housing	12/29/2020 1:25 PM
433	It's nonsense social engineering. If you can't afford to live in Encinitas, go live in Escondido.	12/29/2020 1:19 PM
434	Housing where I pay 30% of my income so I can afford to survive. Decent good not crowded but beautiful housing like the rest of Encinitas where only a minor % of the population can live and survive with dignity.	12/29/2020 1:15 PM
435	need more	12/29/2020 1:09 PM
436	A rent or mortgage payment that is based on income	12/29/2020 12:54 PM
437	Not enough 10 year wait list	12/29/2020 12:51 PM
438	I don't	12/29/2020 12:34 PM
439	over population, lack of infrastructure, traffic, crime, loss of community,	12/29/2020 10:08 AM
440	Having enough suitable housing for those with a lower range of income.	12/28/2020 7:25 PM
441	A place where your average worker, seniors and disabled can afford to live.	12/28/2020 11:00 AM
442	Rent under \$2000	12/28/2020 10:10 AM
443	Rental assistance, monitored/fair practices with landlords and safe, clean units for low income and/or disable people.	12/28/2020 10:01 AM
444	Lower rent for those who qualify	12/28/2020 7:52 AM
445	I think of the very helpful and hardworking employees of the Encinitas Housing Authority as well as the extremely wonderful organization itself that is the Encinitas Housing Authority.	12/27/2020 11:03 PM
446	my apartment in back is affordable housing	12/27/2020 5:12 PM
447	1. a very good thing, but 2. my granny flat is subject to this quota, but will never be rented; so 3. how is that allowed to count toward the city's Affordable Housing numbers???	12/27/2020 2:01 PM
448	Cheaper rent.	12/27/2020 1:50 PM
449	Housing that a disabled person or a senior could afford.	12/27/2020 8:33 AM
450	Affordable housing smacks of Socialism, sounds oxymoronic, as there is plenty of housing that is affordable in San Diego County, you just have to move to where it is, which is why I don't live in Rancho Santa Fe. If this socialism keeps happening is Encinitas and California, I'm moving to Reno, Nevada, where I don't have to worry about it and I don't pay 13% income taxes and I can get the same house for half the price and half the property taxes. And then I can still come back without paying taxes for six (6) months of the year. So, stop driving Californians away and Encinitas tax payers away by doing what the residents of Encinitas voted four (4) times to not enact, Affordable Housing.	12/26/2020 10:07 PM
451	A range of home types at varying costs for various income levels.	12/26/2020 6:30 PM
452	I believe it's an amazing thing! Everyone needs it and the city of Encinitas should be an affordable place to live and not cater to one type of income. I believe it would bring more diversity to our beautiful town	12/26/2020 6:14 PM
453	Government overreach, socialism, welfare programs	12/26/2020 3:45 PM
454	Housing inventory that is affordable to Varied socioeconomic level. It is important that individuals in service industries including teachers and firemen be able to live in the community they serve.	12/25/2020 10:13 AM
455	Housing to meet the needs of middle, low and very low income residents (\$90,000 or less annual incomes) which include teachers, firefighters, entry level position college grads, seniors on fixed income, artists, musicians, front line workers, medical support staff, social workers, City of Encinitas employees	12/24/2020 8:44 AM
456	Fairness for those who would like a home or apartment but cannot afford it	12/22/2020 9:14 PM
457	A community that offers a range of housing types and costs so that a variety of people can afford to live there.	12/22/2020 8:53 PM
458	Apartments.	12/22/2020 5:39 PM

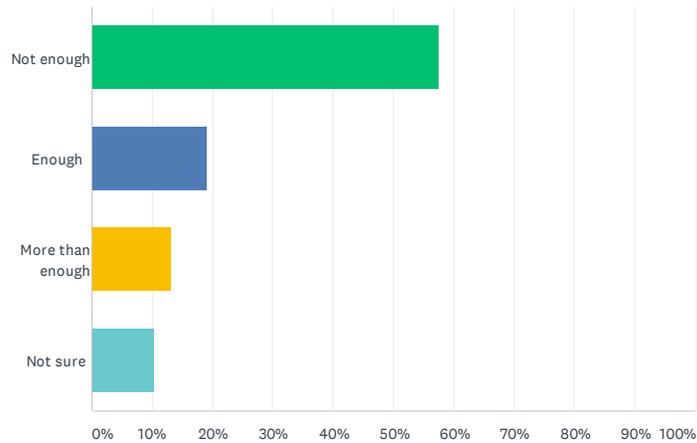
Affordable & Fair Housing Questionnaire II

459	Smaller homes, duplexes, condos, apartments.	12/22/2020 4:06 PM
460	Large scale apartments, increased traffic and congestion	12/22/2020 7:37 AM
461	Historically upon hearing affordable or low income housing I thought of poverty level, families making under \$50k. It wasn't until I did a little reading that I realized it is much more inclusive to providing to so many groups; young people, elderly, minorities, workers in the community, people downsizing and more. These groups are needed to make us a diverse community.	12/21/2020 8:32 AM
462	Low income but I know this is not the case	12/21/2020 3:46 AM
463	Government subsidy	12/21/2020 2:54 AM
464	fraud	12/20/2020 10:57 PM
465	Not Encinitas	12/20/2020 9:46 PM
466	Probably just reasonable but not low-income	12/20/2020 5:00 PM
467	Lower cost, often smaller homes and apartments allowing for more socioeconomic diversity.	12/20/2020 4:27 PM
468	That folks can have a safe, comfortable place to live and be able to enjoy their lives without working themselves to death	12/20/2020 3:02 PM
469	What is the base line? Cramming people together. Overcrowding in smaller areas.	12/20/2020 1:45 PM
470	We need to build more ADUs. Should be allowed additional ADU for every 20,000 sf of lot size. Crazy that large lots only allowed one ADU when allowed on tiny lots too.	12/20/2020 12:30 PM
471	Housing for lower incomes	12/20/2020 11:41 AM
472	I think of housing that is dignified, accessible, and dense. Fixing public transportation infrastructure and building along those routes is the most important thing to me. Affordable housing goes hand in hand with better transportation access. I live close to El Camino Real and it should not take 30 minutes to get to Downtown Encinitas by bus.	12/20/2020 10:58 AM
473	apts, condos, homes that people who work in service industries (restaurants, store clerks, teachers) can afford	12/20/2020 10:20 AM
474	It is too often used as an excuse to destroy our established residential neighborhoods with high density stack-and-pack infill. This practice promotes gentrification and yields very few affordable units.	12/20/2020 10:12 AM
475	My adult children being able to live independently in the community they grew up in.	12/20/2020 9:50 AM
476	beautiful plots of land/nurseries getting bought by developers who max out housing and dont take into account any character of the surrounding neighborhood, which leads to people moving away due to a loss of sense of community	12/20/2020 9:27 AM
477	Subsidized Multiplex units	12/20/2020 8:57 AM
478	Homes that regular people can afford to live in	12/20/2020 8:32 AM
479	The IRIS development on N. Vulcan	12/20/2020 8:05 AM
480	rent controlled options, affordable senior housing,	12/20/2020 7:20 AM
481	In Encinitas I think it is well constructed denser housing that fits in well with the community, at least the affordable housing I have seen here.	12/19/2020 1:30 PM
482	low income housing	12/19/2020 8:17 AM
483	Poor people who want to have more kids than they can afford. Think they are entitled to live beyond their means. Think hard working people who have made big sacrifices should accommodate them.	12/18/2020 9:45 PM
484	Not here. I grew up poor. Worked my ass off, made good decisions, lived only where I could "afford" to live, bought there. NO freebies, government help, paid my own way, as should everyone, sorry. This is not a socialist or communist country.	12/18/2020 8:57 PM
485	I think of a noble cause that can be easily manipulated by developers to maximize profit, while not significantly solving the affordable housing problem. I worry that city/developer incentives are imbalanced.	12/18/2020 8:13 PM
486	Hope for everyone	12/18/2020 4:31 PM
487	I think of a community that cares about and provides for equitable and fair housing opportunities for those who work and serve our community but do not earn the income level required to live here. Aka, teachers, social workers, restaurant workers, nurses, retail providers, etc. . .	12/18/2020 3:26 PM
488	Smaller units for lower salary workers	12/18/2020 3:26 PM
489	Affordable to folks making less than 50% AMI	12/18/2020 2:59 PM
490	lower income, and I think its needed and great!!!	12/18/2020 2:56 PM

Affordable & Fair Housing Questionnaire II

Q9 Housing is considered "affordable" when the occupant(s) pays no more than 30% of their total income on rent and utilities. If the occupant(s) owns their own home, then housing is "affordable" when the occupant pays no more than 35% of their total income on their mortgage payment, insurance, taxes, homeowner association fees and utilities. Do you believe the current supply of affordable housing is enough to meet the needs of the community?

Answered: 507 Skipped: 1

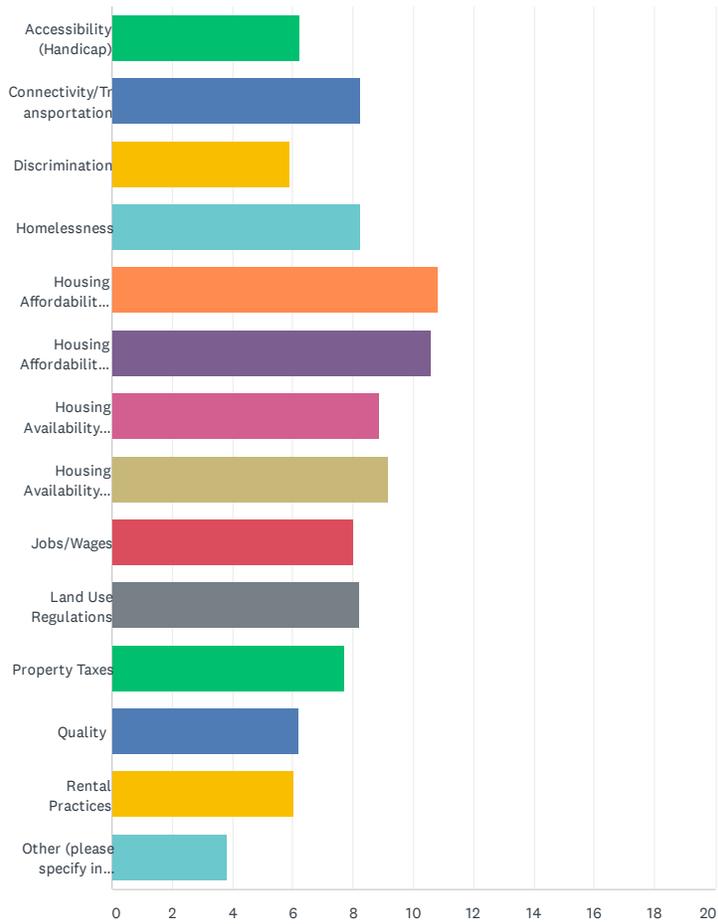


ANSWER CHOICES	RESPONSES	
Not enough	57.59%	292
Enough	18.93%	96
More than enough	13.21%	67
Not sure	10.26%	52
TOTAL		507

Affordable & Fair Housing Questionnaire II

Q10 Rank what you feel are the most important housing issues facing Encinitas today. (1 is most important and 14 is least important)

Answered: 494 Skipped: 14



Affordable & Fair Housing Questionnaire II

	1	2	3	4	5	6	7	8	9	10	11	12	13
Accessibility (Handicap)	3.24% 13	2.49% 10	3.24% 13	5.49% 22	5.74% 23	4.99% 20	6.73% 27	9.73% 39	12.97% 52	9.48% 38	8.73% 35	11.22% 45	10.9
Connectivity/Transportation	8.17% 34	5.53% 23	5.05% 21	10.10% 42	10.10% 42	10.82% 45	11.06% 46	8.17% 34	5.53% 23	7.93% 33	6.01% 25	4.57% 19	4.5
Discrimination	1.48% 6	2.47% 10	4.94% 20	3.95% 16	3.46% 14	8.64% 35	8.40% 34	7.16% 29	10.37% 42	9.88% 40	7.41% 30	9.38% 38	13.0
Homelessness	9.09% 38	5.98% 25	5.50% 23	9.09% 38	9.81% 41	9.33% 39	10.29% 43	9.33% 39	6.22% 26	8.13% 34	5.02% 21	4.78% 20	3.8
Housing Affordability – Rental Prices	25.17% 111	20.63% 91	11.79% 52	6.80% 30	6.80% 30	4.54% 20	3.85% 17	4.31% 19	4.54% 20	3.63% 16	3.85% 17	3.17% 14	0.9
Housing Affordability – Sales Prices	21.00% 92	22.15% 97	9.13% 40	9.36% 41	5.25% 23	7.53% 33	6.39% 28	3.65% 16	4.34% 19	3.20% 14	3.65% 16	2.28% 10	1.1
Housing Availability – Diversity of Type	4.49% 19	7.80% 33	13.48% 57	13.48% 57	8.51% 36	10.40% 44	7.80% 33	8.75% 37	8.75% 37	4.96% 21	5.20% 22	2.13% 9	4.0
Housing Availability – Market Supply	7.29% 32	8.88% 39	15.72% 69	12.30% 54	10.25% 45	6.61% 29	6.61% 29	8.88% 39	7.74% 34	4.56% 20	3.19% 14	4.10% 18	1.5
Jobs/Wages	5.78% 24	4.34% 18	6.02% 25	6.99% 29	9.64% 40	11.33% 47	9.16% 38	10.36% 43	12.05% 50	10.12% 42	6.51% 27	4.34% 18	1.6
Land Use Regulations	8.88% 39	9.11% 40	9.34% 41	5.69% 25	7.52% 33	7.29% 32	7.52% 33	6.38% 28	5.47% 24	12.30% 54	9.79% 43	5.69% 25	3.6
Property Taxes	7.48% 32	8.64% 37	8.88% 38	7.71% 33	7.48% 32	5.84% 25	5.61% 24	3.27% 14	4.91% 21	5.84% 25	15.19% 65	9.81% 42	7.0
Quality	4.15% 17	2.68% 11	5.85% 24	5.37% 22	7.32% 30	4.88% 20	5.61% 23	7.32% 30	4.63% 19	5.61% 23	9.76% 40	19.27% 79	13.9
Rental Practices	0.96% 4	3.61% 15	5.30% 22	5.06% 21	7.95% 33	4.82% 20	8.19% 34	6.99% 29	7.23% 30	7.71% 32	5.78% 24	11.57% 48	22.6
Other (please specify in question #11)	7.27% 25	4.07% 14	3.78% 13	2.03% 7	1.45% 5	1.45% 5	1.16% 4	1.74% 6	0.29% 1	1.74% 6	3.78% 13	3.20% 11	5.8

Q11 Other Response

Answered: 250 Skipped: 258

Affordable & Fair Housing Questionnaire II

#	RESPONSES	DATE
1	Quality of Life and the expectation of safety.	1/31/2021 1:57 PM
2	considerably more properties becoming short term vacation rentals rather than full time housing options	1/31/2021 1:31 PM
3	traffic	1/29/2021 6:07 PM
4	Number 10 is incomplete and poorly designed	1/29/2021 5:59 PM
5	There are many areas in 1-14 above and the grid expects the responses to not use 1-5 more than once. Planning is vital but would it allow a 1? Or 2 after affordability? Homeless is vital but not before a working adult is housed. Tough grid to be fair to the vip's of the list.	1/29/2021 4:32 PM
6	Govt influence	1/29/2021 8:20 AM
7	Crime/theft and traffic	1/28/2021 6:28 PM
8	poor planning, poor zoning, use corridors for mix use.	1/28/2021 4:47 PM
9	Is our current issue with the 'homeless' in Encinitas considered a housing problem? Why is that? Isn't it more about drug use concerns and mental health concerns?	1/28/2021 3:34 PM
10	I am beyond upset at the amount of high density building of apartments going into rural areas & yet the monstrous Complexes have just a few affordable dwellings. At this rate Encinitas will need to build 10,000 units just to get some affordable housing. The location of this affordable housing is so far from mass transit, schools & shopping that it makes zero sense. Olivenhain & Manchester avenue is not the right location. How about making current apartment complexes turn 20% of their units into affordable housing. Our mayor has no concern for the rural environment of Olivenhain, fire evacuation routes ir traffic congestion. Are we to become another Paradise, CA where a 109 people die cause they couldn't evacuate from a fire!!! Reconsider your policies for Pete's sake. I am tired of paying taxes to walk through homeless feces, drugs & break-ins & thefts every night.	1/27/2021 8:05 PM
11	.	1/27/2021 5:49 PM
12	We desperately need affordable housing	1/27/2021 5:32 PM
13	As so many housing projects are being planned in the La Costa Avenue corridor west of I5, comprehensive traffic planing is the most serious issue that has not been addresses yet. Initial surveys indicate a huge increase in traffic to the existing, already congested road system. Gridlock is around the comer unless this issue is take seriously.	1/27/2021 2:29 PM
14	Na	1/27/2021 1:18 PM
15	something along this line, the homeless issue is getting out of hand in Encinitas.	1/27/2021 12:57 PM
16	Simple OVER POPULATION. Of course that's true for the entire planet but we moved up here forty-odd years ago to enjoy a funky little beach community and get away from the crowds and freeways in S.D. only to live in a beehive of flipping tourists who have turned the place into an un-navigable parking lot with the laid-back small bars, old small businesses and smaller houses having been turned into boring hip bars, chain stores and "McMansions." We're too old to bother moving now so we're just learning to stick closer to home and have adapted our lifestyle to "walking range" to the greatest extent possible.	1/27/2021 10:27 AM
17	None	1/27/2021 10:04 AM
18	The constant threat of densification. We have to stop cramming more people into smaller areas. This destroys the character of our city, reduces property values, increases traffic, raises crime and reduces the quality of life for residents.	1/27/2021 7:57 AM
19	Cramming people into small places does not enhance the community. The coastal area is highly impacted and other areas need to be considered for affordable housing. Traffic and safety need to be taken into considration.	1/26/2021 5:33 PM
20	Lack of pedestrian infrastructure to support current housing inventory, including sidewalks, street lights, and railroad crossings.	1/26/2021 5:19 PM
21	Crimes being committed by vagrants	1/26/2021 4:07 PM
22	We need more diversity in our community. affordable housing is key to generating economic and racial diversity. thanks for the survey.	1/26/2021 11:20 AM
23	Overdevelopment, by right development, high density development. (Other issues lower in the ranking are Section 8 discrimination, lack of permanent supportive housing, lack of very low and extremely low income housing, lack of equity participation for new housing for 50-120% AMI, huge size of new market rate homes and projects).	1/26/2021 6:51 AM
24	We should continue to make it easier to add ADU's. That is a step in the right direction. I believe many of us came to Encinitas because it was a special town with only 1 and 2 story structures. We should add density, but do it with only 1 or 2 story. Thank you.	1/25/2021 1:55 PM
25	Airbnb - similar to property taxes where generational wealth and low tax rates are handed down to family members - instead of selling the house they don't need, people pay very low property tax, put the home on Airbnb for vacation rental and make a lot of money even during a pandemic. March through September feels like our city (with few hotels and motels) population triples (at least). Area home market rate is inflated even more because of vacation rental value. But there are people that work here that would like to be able to afford a house which is practically impossible if you are not rich. Hard enough to get a decent apartment for a family of four or five.	1/25/2021 11:48 AM
26	None	1/25/2021 9:36 AM
27	Traffic, La Costa Ave is a nightmare at times with just the basic traffic. Add vacationars, new 72 apartment complex(2cars per) plus the new hotel(208 parking spots, 18wheelers for supplies) plus another housing project just west of the 5 on La Costa to add another 75+ more cars. what happened to the climate action plan?	1/24/2021 10:36 PM
28	Density	1/24/2021 3:03 PM

Affordable & Fair Housing Questionnaire II

29	As I look at rental listings, I see many affordable rentals near large retail stores and other employment near streets with bus routes and walkable to jobs. East of the 5 Freeway. Job listing on west of 5 were minimal. affordable housing should be near greater opportunities for employment and major roads such as El Camino.	1/24/2021 9:55 AM
30	I think Encinitas is pretty built-up already. Traffic is a big problem - Increased high density housing, especially along 101 will make an already difficult situation worse.	1/23/2021 3:59 PM
31	this survey is very bias / slanted as to what you are looking for in terms of responses for "affordable housing".	1/23/2021 3:18 PM
32	The proposed new development sin the Northern part of our City is leading to serve traffic congestion and possibility of personal injury of pedestrian and amor bicyclist. The expansion of low income house will lead to over crowing of streets traffic congestion	1/23/2021 1:02 PM
33	While we realize that we were very lucky to purchase our home in 1996 fairly close to the beach, we believe that the City is now allowing too much development along the coast (resulting in all sorts of public safety and congestion issues) while there is substantially more available land in other parts of the City, e.g., along the excessively over-developed El Camino Real commercial corridor (do we need a strip mall with a Starbucks within every block instead of some apartment buildings?) or in the more easterly part of the City where some rezoning would be appropriate.	1/23/2021 12:45 PM
34	nothing	1/23/2021 12:27 PM
35	The rush to create ugly crowded housing that creates traffic and crowding problems and changes the character of the community. Well designed and attractive apartments with greenery around are fine.	1/23/2021 11:50 AM
36	over densifying an area	1/23/2021 10:39 AM
37	location of affordable housing.	1/23/2021 10:38 AM
38	In my opinion our city Council is failing us by not standing up to the state of California allowing them to dictate what we do in our community for our people for our investments. Unfortunately I voted for a current mayor in office, I think she is a coward	1/23/2021 10:05 AM
39	mixed use housing with BIPOC owned business spaces	1/22/2021 1:00 PM
40	None	1/22/2021 10:23 AM
41	The law of supply and demand. It is the main problem. Keeping the supply down just drives up the demand/prices.	1/22/2021 7:29 AM
42	N/A	1/21/2021 9:34 PM
43	N/A	1/21/2021 4:20 PM
44	n/a	1/21/2021 4:04 PM
45	none	1/21/2021 9:37 AM
46	Screw the staff. Overpaid, overrated, overpensioned.	1/20/2021 7:43 PM
47	Traffic safety and ability to safely walk or bike to the beach!	1/20/2021 7:07 PM
48	Housing for Seniors and low income working people are reaching a crisis level - Also public transportations for seniors and handicapped population is sparse and does not have adequate coverage for assisting and promoting independent living - thank you gita st John/ret veteran	1/20/2021 6:45 PM
49	The City of Encinitas infrastructure has not kept pace with the amount of homes which have been built. Our roads need repairing (Vulcan), our parking requires improving, our noise abatement is practically non-existent. A key component is the sense of "entitlement" to those who cannot come up with 30-35% income to pay for their homes/condo. Then there are other communities which are more favorable economically speaking.	1/20/2021 5:56 PM
50	Complete neighborhoods	1/20/2021 5:44 PM
51	My concern is that our community is being vastly overbuilt. The land owners are selling out to developers that just want to maximize profit by high density housing.	1/20/2021 4:57 PM
52	Resistance by residents.	1/20/2021 4:00 PM
53	na	1/20/2021 3:58 PM
54	n/a	1/20/2021 3:47 PM
55	Too many units being rented short term or for 1/2 way houses. Too many large, expensive homes being built. Need more smaller, moderate rate homes. Need studio and 1 bedroom apartments and senior apartments. Get rid of the Density Bonus Law waivers and benefits. Large house/small lot are terrible. Ruin the older, established neighborhoods.	1/20/2021 3:33 PM
56	none	1/20/2021 2:29 PM
57	0	1/20/2021 2:21 PM
58	small dwellings-lack of 3 bedroom apartments	1/20/2021 2:01 PM
59	Changes in attitude and elitism that was not there in past of lay back classic beach community. What happened to Encinitas with the mega mansions and entitlement attitudes-lived here since 1987	1/20/2021 2:01 PM
60	It is disputable that this issue is so ongoing. This shouldn't be a hard issue. The people in our community should be able to live in our community they work in.	1/20/2021 1:42 PM
61	unimaginative ideas on what affordable housing is and where it can go and how to build. Density bonus for big developments is not a good plan-not enough affordable housing for the negative incentives	1/19/2021 4:48 PM
62	Biggest issue is cramming too many houses/units on parcels that were zoned for much much less- and not providing appropriate infrastructure and traffic calming measures before doing so. It's a mess by La Costa Ave/Vulcan/Andrew/Sheridan	1/19/2021 1:51 PM

Affordable & Fair Housing Questionnaire II

63	NA	1/18/2021 6:10 PM
64	Not everyone gets to live at the beach, and we should not have a mindset that advocates as such; we have a finite amount of land that can be built upon, and that reality which fosters a shortage of supply needs to be taken into account as much as access to current residents and future residents	1/18/2021 1:56 PM
65	People owning multiple homes to flip, increase the value and rent out. It pushes out generations of people who grew up here.	1/18/2021 10:14 AM
66	N/A	1/17/2021 8:08 PM
67	It's very hard to understand what these one-word terms mean. For example, market supply -- I think we need more, different types of housing, but not more single-family housing. How do I express that here?	1/14/2021 4:39 PM
68	Accessory dwelling units that were expected to be these windfalls for or housing market, are a joke. When a 499sf granny flat is getting \$2400/month rent, that is NOT adding to our affordable housing stats. The city needs to purchase apartment units and rent them at rates that are truly affordable or institute rent control on the ADU's.	1/14/2021 2:27 PM
69	Coastal living is expensive and cannot be given out without planning	1/13/2021 9:09 PM
70	We do not need additional low income housing	1/13/2021 7:52 PM
71	Look. Encinitas is unaffordable for far too many. I know so many stressed out trying to keep up. It has forced good people to leave. There will be no diversity. Artists and creatives cannot afford it for most part. it is a white, rich town and getting more and more gentrified. I have friends who were lucky to have inherited family property. they own several homes. But we are their friends and they know we cannot afford to buy a home there and will have to leave.	1/13/2021 4:54 PM
72	na	1/13/2021 7:19 AM
73	None	1/12/2021 12:23 PM
74	programs to encourage racial/ethnic diversity	1/12/2021 10:35 AM
75	We've owned our home for over ten years. We are not in touch with what obstacles there are for low income earners.	1/11/2021 11:27 PM
76	I said yes to the question prior.	1/11/2021 7:47 PM
77	Limit vacation rentals. It is absurd to think that taking vacation rentals out of the general rental pool does not drive up prices	1/10/2021 4:59 PM
78	Keep Olivenhain Rural. Keep bicycles off of main roads.	1/10/2021 4:24 PM
79	I don't believe that Encinitas should add affordable housing in the community for several reasons. 1. I believe that Encinitas is an upper income coastal community with no particular obligation for low income (high density housing).....regardless of what the state of California chooses to dictate. 2. Encinitas is a bedroom community. The overwhelming number of people in this community commute to San Diego or Carlsbad. Low income housing should be developed near work-centers.....or at least very near to primary commuter options (coaster) 3. If indeed we, as a community, see Global Warming as a serious threat AND we want to promote alternate transportation methods (like biking), then it's important to bring jobs to Encinitas and provide grants and rebates to citizens to purchase electric vehicles (or provide solar). 4. All this emphasis on affordable housing is focused on rezoning existing building zones in Encinitas. The focus is almost entirely on identifying "open" or underdeveloped spaces to build out for affordable housing. That includes rezoning spaces that were intended to be open space in perpetuity. It's clear that Encinitas citizens want open space....it's a big reason they chose not to approve several rezoning ballot measures over the past 10 years. The lack by the city of a "spine" to stand up to developers is a big reason why city citizens chose to take away rezoning rights away from the city. If the city could in some way demonstrate "trust" in this area, this wouldn't be necessary. The citizens have been pretty clear - they don't want open spaces to be impacted. They are "ok" with granny flats and building out their own homes. 5. I believe that the biggest "real" concern regarding "affordable housing" in Encinitas relates to civil community workers not being able to afford housing in the community. Teachers, municipal employees, fire dept employees, etc. should live (and be vested) in the community that they serve. If their salaries don't allow for them to afford housing, then a solution needs to be provided to augment those individuals to allow them to live here. I would be ok with affordable housing in this community that targets community civil servants, teachers in the community and so forth. But that is a much more focused exercise. It makes no sense in my mind to provide affordable housing to individuals that don't work here or aren't vested here. 6.	1/9/2021 5:24 PM
80	Too many fees associated with private home building. I don't think the state should be dictating the price of housing. Supply and demand should regulate the price. Everyone can't afford to live at the beach.	1/9/2021 12:45 PM
81	I am distressed that our children cannot return to the community that they grew up in now that they are ready to buy. Two young professionals should be able to afford a home here instead of low income families being subsidized. Middle class is being priced out and our neighborhood is becoming remodeled McMansions.	1/8/2021 9:50 PM
82	We need to keep as much of our city plan intact as possible. Three story buildings are not the answer.	1/8/2021 6:00 PM
83	Housing that caters to families with children such as playground structures, safe trails, lifeguard on duty in pool areas, safe sidewalks, residents parking outside of front door, etc.	1/8/2021 12:52 PM
84	None	1/7/2021 11:53 PM
85	The current rental prices here in the north county are completely outrageous. I periodically look to see what is out there and I am always shocked to see how out of control they are.	1/7/2021 10:21 AM
86	cost of land	1/7/2021 10:07 AM
87	NIMBY neighbors suing and blocking developments. There is no incentive for wealthy retired neighbors not to sue any new development and can block changes.	1/6/2021 7:11 PM

Affordable & Fair Housing Questionnaire II

88	public use (parks, paths, etc.)	1/6/2021 6:35 PM
89	Extremist City Council wasting taxpayer funds and enacting serious restrictions on enjoyment and character of city by excess not really affordable upzoning	1/6/2021 4:37 PM
90	Property values have no relation to income to many people in the area	1/6/2021 3:07 PM
91	Homelessness and increased crime are the largest issues facing Encinitas. These are not housing problems, but rather problems with our leadership, starting in the mayor's office. The city has created a homeless sanctuary and is attracting them from all over the county. Get a clue Encinitas.	1/6/2021 8:14 AM
92	People should not be allowed to publicly loiter in community parks, particularly if it is clear they are homeless. Our parks and playgrounds are no longer safe for the children who rightfully live here.	1/5/2021 7:40 PM
93	Using tax-payer money on issues/projects without tax-payer approval. Especially, when funding continues AFTER a vote to stop.	1/5/2021 1:27 PM
94	n/a	1/5/2021 11:48 AM
95	There's a nimby problem here. I have neighbors that live in a VERY safe place, but still fear walking on the trail. They fear homeless and poor people, so community education about who causes crime is also important to make more people open to more affordable housing.	1/5/2021 10:55 AM
96	Tax breaks for landlords who choose low wage tenants. VRBO's are replacing rental properties (tax these like you would cigarettes).	1/5/2021 10:51 AM
97	Crime	1/5/2021 10:13 AM
98	Housing that is zoned for single family neighborhood use being bought and potentially used for non residential owner occupied use (i.e. airbnb, sober living facility) degrading community experience for owner occupied residents of Encinitas	1/5/2021 10:03 AM
99	Thank you for blessing my family with affordable housing we are so very grateful	1/5/2021 10:00 AM
100	There wasn't a homeless problem locally until the Mayor created a path for out of town transients and drug addicts to swamp our city.	1/5/2021 9:58 AM
101	.	1/5/2021 8:45 AM
102	Increased traffic and overcrowded schools.	1/5/2021 8:28 AM
103	Building big horrible box houses taking my view	1/5/2021 8:27 AM
104	Government building regulations are what is driving up the cost of housing. Stop government interference such as banning natural gas.	1/5/2021 8:08 AM
105	Please help our community, we are in need.	1/5/2021 8:07 AM
106	The cities schools are in ruin with the lockdowns so I am sure a lot of housing will come up in the next few years, if nothing is done to force teachers to teach.	1/5/2021 7:28 AM
107	It's very sad to see our city's open spaces being packed with new, ultra-expensive homes, and the density bonus is a travesty.	1/5/2021 7:27 AM
108	Density does not belong in Encinitas, we should join in the lawsuit against the State forcing us to approve more housing than is needed and which will create overcrowding and traffic	1/4/2021 6:36 PM
109	N/A	1/4/2021 4:43 PM
110	Infrastructure improvements are lacking in the North Leucadia corridor. We have long been completely ignored by the city and this is very apparent when you look at the Vulcan corridor, the lack of proper drainage, condition of the easement on each side of the tracks, lack of rail crossing (and low priority of the proposed crossing), etc.	1/4/2021 2:45 PM
111	N/A	1/4/2021 2:40 PM
112	Non-corrupt, non-biased, accountable local law and ordinance enforcement. Retroactive complaint enforcement that is selective and persecutes whistle blowers and not law breakers is what Encinitas currently has in place. This must be changed. All current corrupt, and biased ordinance enforcement personnel need to be replaced and more need to be added that outwardly identify and enforce housing ordinance violations.	1/4/2021 1:57 PM
113	School rating	1/4/2021 1:10 PM
114	Whoever put this questionnaire together should learn how to do a questionnaire. For example Question 9 combines 2 things. How much did we pay for this?	1/4/2021 12:45 PM
115	congestion/pollution (noise and cars)	1/4/2021 10:09 AM
116	The City needs to start accepting the state density laws and stop trying to find work-arounds to avoid providing affordable housing.	1/4/2021 10:03 AM
117	N/A	1/4/2021 8:29 AM
118	Is just too expensive here. I am a 3rd generation local and I will never afford a home, because I'm single.(despite working full time). I spent 20, 000 dollars, out of my retirement, to build an ADU in my dads garage, so I can pay HIM rent instead of a slumlord...	1/3/2021 8:16 PM
119	more single family homes needed. not enough space	1/3/2021 7:48 AM
120	Forced	1/2/2021 11:19 PM
121	Housing for Seniors who have lived in Encinitas for 25+ years. Smaller, single story homes are needed so Seniors can downsize and stay in Encinitas, where they have been paying taxes for years. There is not enough inventory of that type of home, 1500 - 2500 square feet and single story.	1/2/2021 10:05 AM
122	N/a	1/1/2021 7:41 PM
123	I have nothing to add.	1/1/2021 7:29 PM
124	Quality of life and infrastructure are super important as well.	1/1/2021 3:54 PM

Affordable & Fair Housing Questionnaire II

125	lack of public owned land on the Housing Element list of R30 sites	1/1/2021 3:35 PM
126	None	1/1/2021 11:46 AM
127	Locking bathrooms after a certain hour at the bus stop or in shopping lobbies is cruel. Homeless people deserve 24/7 access to basic necessities at the very least.	12/31/2020 9:59 PM
128	Low income properties should not be in expensive neighborhoods. I grew up low income and I didn't want to be put in a high income neighborhood.	12/31/2020 7:54 PM
129	Too many non owner occupant houses and condos allowed. This is the greatest issue in keeping houses affordable in the city.	12/31/2020 7:52 PM
130	Question 10 was awful.	12/31/2020 5:30 PM
131	Na	12/31/2020 2:41 PM
132	Encinitas should have a subsidized program and provide subsidized housing instead of allowing developers to build density bonus projects which do not even come near providing the homes the city needs for our own renters who would love to buy here but can't. Worse is that these teachers, nurses & other professionals are above the low income threshold. Too many Market rate units for a return of almost null units to meet the state requirements.	12/31/2020 12:25 PM
133	This used to be rather poor community, very affordable. The rich took it over. Shouldn't have happened.	12/31/2020 12:18 PM
134	na	12/31/2020 11:27 AM
135	There should be way more affordable housing in Encinitas	12/31/2020 11:02 AM
136	Biggest issue is allowing developers to build hundreds of units with a small fraction being affordable housing. It will take too long and too much space to meet CA state requirements. Build entire units with affordable housing, not 20% affordable.	12/31/2020 10:18 AM
137	Greed and desire to insulate/ preserve a Beach community which is code for white and affluent.	12/31/2020 8:25 AM
138	An over statement of the need for additional housing.	12/31/2020 8:09 AM
139	greed is taking over our country	12/31/2020 8:06 AM
140	NA	12/31/2020 5:56 AM
141	No more dense development - rent control, fewer short term rentals, first time home buyers programs, low income home buyers programs. Keep Encinitas small but adorable	12/31/2020 3:39 AM
142	N/a	12/30/2020 10:02 PM
143	Do not let the State ruin North County and turn us into LA. Low income housing belongs along the freeway. Homeless belong in East County. Land is cheap enough there. The Government can buy cheap land and build a facility to try and rehab people if that is what they want to do. The homeless DO NOT belong living in North County San Diego!	12/30/2020 9:55 PM
144	Nobody lists their availability	12/30/2020 9:22 PM
145	Na	12/30/2020 9:04 PM
146	Stop trying to force affordable housing and homeless parking lots in expensive neighborhoods. These locations are generally not close to jobs, public transport, shops, so its not helpful for the poor either. It does bring down property values, and increase crime.	12/30/2020 7:47 PM
147	Encinitas can afford more social programs to add diversity to this wonderful town. Free preschool and a homeless shelter would be great additions.	12/30/2020 7:43 PM
148	Lack of appropriately located parcels and lack of incentive for builders	12/30/2020 5:20 PM
149	Lack of City government participation in land acquisition, land contribution and financing of Affordable Housing.	12/30/2020 4:58 PM
150	None	12/30/2020 4:56 PM
151	Need to severely regulate and limit SHORT term rentals. These increase community disruption with noise, etc., and limit availability of LONG term rentals and housing.	12/30/2020 4:54 PM
152	NONE	12/30/2020 4:39 PM
153	NA	12/30/2020 4:38 PM
154	Rapid transportation systems, rail/brt to reduce traffic impacts. Short term rentals	12/30/2020 4:05 PM
155	N/a	12/30/2020 3:54 PM
156	None	12/30/2020 3:40 PM
157	Scarcity, for all of these reasons. Selfish citizens who will not allow additional housing (of ANY kind) to be added to our community.	12/30/2020 3:08 PM
158	It's not nice to know I can sleep each night, without someone breaking in to my home. Thank housing for making it possible, and Encinitas Affordable & Fair Housing.	12/30/2020 2:33 PM
159	I am not handicapped. That is why I ranked it #11 out of 13...	12/30/2020 2:24 PM
160	Somebody didn't plan this survey very well.	12/30/2020 2:17 PM
161	From my perspective, bad City practices, overcharging for new build, extremely prolonged permitting processes, often unjust decisions by now neophyte staff and biased Council, lead to poor policy and poor enforcement. We were providing affordable housing for ourselves and my daughter, in our studio. I will NOT rent it now, because the City of Encinitas has ruined that option for me by the shock and awe practices of Code Enforcement through Marianne Buscemi and now replaced City Attorney Glenn Sabine and his partner in his conflicted lawfirm, Sabine and Morrison, Randal Morrison, who was sadistic and took great pleasure in torturing Russell and me for allegedly being "defiant," although we had broken no laws, and had committed no civil wrongdoing.	12/30/2020 2:05 PM

Affordable & Fair Housing Questionnaire II

162	Distance learning/schools	12/30/2020 2:02 PM
163	Better outreach and communication with residents and stakeholders.	12/30/2020 2:01 PM
164	NIMBYism is a huge barrier in Encinitas. That and blindness to the disparities in the community.	12/30/2020 1:54 PM
165	n/a	12/30/2020 1:53 PM
166	Livability	12/30/2020 1:47 PM
167	None	12/30/2020 1:43 PM
168	Not enough rentals for residents because of VRBO and Air B&B	12/30/2020 1:30 PM
169	Non6	12/30/2020 1:27 PM
170	none	12/30/2020 1:03 PM
171	Land Use regulations need to be relaxed to allow more units per property.	12/30/2020 12:45 PM
172	High density proposals for new and established neighborhoods	12/30/2020 12:41 PM
173	Short term rentals take up valuable inventory	12/30/2020 12:37 PM
174	Nothing	12/30/2020 12:29 PM
175	Too much density of population. Not enough open space	12/30/2020 12:22 PM
176	Na	12/30/2020 12:19 PM
177	Too many houses being built too close to the coastline. More space is available inland and it seems that the option of building affordable housing inland is not being considered.	12/30/2020 12:03 PM
178	Pls refer to question #6. I answered this comprehensively there.	12/30/2020 11:58 AM
179	I feel there are too many within the city are not excepting the affordability housing in their community. The excuse of density, traffic, and "undesirable renters/owners" effecting the community "value" is becoming the norm. Leucadia and other older areas of the city have proven that the more diverse areas are better communities to live in. Unfortunately the more expensive these areas have become and the influence of new homeowners of higher income have pushed out some of the diversity and open minded attitude to accept the incorporation of affordable housing.	12/30/2020 11:55 AM
180	There are no issues. The coastal area has never been and never will be affordable. I've lived here most of my life and when we wanted to buy we moved inland for 5yrs built equity then moved back...	12/30/2020 11:52 AM
181	Low income can be inland Encinitas. Leave the market on the coast alone. We who live on the coast worked hard to afford our homes. We pay plenty of taxes. Install proper low income housing in areas 3 miles from coast. Just reasonable	12/30/2020 11:30 AM
182	To make housing affordable create a streamline development process that will assure a quantifiable and set price to get through the entitlement process. The only endanger species that is not ever considered is the inability for young families to live here	12/30/2020 11:27 AM
183	NA	12/30/2020 11:22 AM
184	N/a	12/30/2020 11:20 AM
185	Allowing and encouraging homeless persons to come to our community without a plan for housing them. Not enforcing laws about sleeping on the streets. Homelessness has gotten out of hand in several cities because current laws are not enforced. Mental illness is a separate issue that needs to be addressed, but no-one should be allowed to sleep wherever they choose, for their good as well as the community good.	12/30/2020 11:09 AM
186	None	12/30/2020 11:08 AM
187	this has the appearance of a biased survey, leaning heavily towards non-home/land owners.	12/30/2020 11:00 AM
188	fewer libtards in office	12/30/2020 10:27 AM
189	Overcrowding, current infrastructure colapse	12/30/2020 10:24 AM
190	Zoning enforcement. Encinitas must allow anonymous proposed/perceived/actual Code Violation reports to be submitted. Potential submitters may be fearful of retribution, or fearful for their personal or property safety. Fear of retaliation is very real. Encinitas must not discourage use of Code Enforcement submissions as a tool to reduce submissions. The submitter's Personally Identifiable Information (PII) should be protected information similar to health information.	12/30/2020 9:59 AM
191	N/A	12/30/2020 9:35 AM
192	None	12/30/2020 9:31 AM
193	Crime	12/30/2020 9:21 AM
194	must mandate affordable housing and handicap housing in 20% of all new projects	12/30/2020 9:21 AM
195	Crime	12/30/2020 9:13 AM
196	There need To be restrictions for overnight parking of vans/cars in all parking lots in Encinitas. There are young adults in wet suits changing next to homeless folks of all backgrounds trying to have free rent at the beach.While we are compassionate to the homeless problem it is not safe for Encinitas residents to shoulder the burden to accommodate nomadic individuals seeking free rent at the beach. Further, it is a health issue for residents and a safety issue for children. That said, I am compassionate regarding the homeless dilemma, however Encinitas is a high cost coastal city and the economics don't Support the small coastal cities to have low-cost housing solutions. There are other parts of the county with lower land costs that could provide safe shelter for those seeking a parking space or a low cost unit.	12/30/2020 9:12 AM
197	Bad policy to force high rise in rural areas - 2-3 stories max if street, etc. infrastructure & public transportation exists	12/30/2020 9:07 AM

Affordable & Fair Housing Questionnaire II

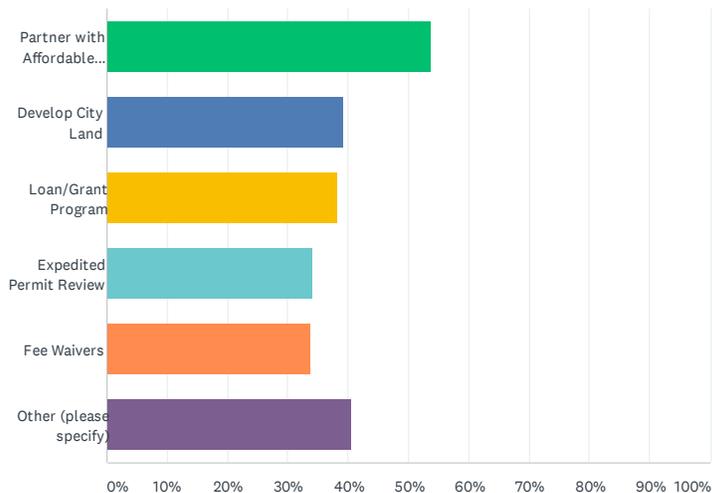
198	Local government sucks	12/30/2020 9:01 AM
199	increase in crime	12/30/2020 8:53 AM
200	TRAFFIC	12/30/2020 8:50 AM
201	Nome	12/30/2020 8:48 AM
202	Reality is that most owner occupied housing is unattainable for those who do not make sufficient income to accumulate the assets required for a down payment. No matter what we do, accommodating those whose income is at the lower ends of the scale is going to require a large investment in rental housing and it will either need to be very small units, or be subsidized as compared to market rate apartments. As we have found currently this appears to require highly dense building projects, which negatively impact the quality of life for those who have lived here for long periods of time. The city in my view will need to come up with an approach which does not leave this to infill development in residential neighborhoods. We have already seen that this approach will not solve the problem, and it doubles down on the city's history of poor or nonexistent city planning which goes back to the 70's. In my view...A completely different approach is needed, possibly one where entire commercial areas are redeveloped into vibrant multi use areas, with the related investment in infrastructure, roads, etc.	12/30/2020 8:30 AM
203	Government interference	12/30/2020 8:28 AM
204	California taxes makes it hard	12/30/2020 8:21 AM
205	Just literally getting it done. Please quit this charade. Just allow housing to be built.	12/30/2020 8:20 AM
206	none	12/30/2020 8:16 AM
207	Rental Are Not Being Updated To Match The Rental Price !! Rentals Are Not Being Properly Renovated !!!	12/30/2020 7:58 AM
208	Remember propA? That's what people want. Challenge the legal action against it. Quit selling out to developers.	12/29/2020 8:46 PM
209	na	12/29/2020 6:24 PM
210	None	12/29/2020 5:01 PM
211	Wage earners cannot pay rent here	12/29/2020 2:08 PM
212	Prop A	12/29/2020 2:03 PM
213	We have very vocal citizens who refuse to accommodate the needs of others at their expense, inconvenience.	12/29/2020 1:54 PM
214	This survey is very jaded to give the answers that you want- not to get our real opinion. Private Property rights is a constitutionally guaranteed right. Prop 19 is wealth redistribution and is outrageous!!	12/29/2020 1:19 PM
215	There needs to be a better planned community with coffe shops and restaurants not jus on the beach which are limited but inland a bit	12/29/2020 1:15 PM
216	nothing noted	12/29/2020 1:09 PM
217	None	12/29/2020 12:34 PM
218	None	12/28/2020 7:25 PM
219	Redundant question	12/28/2020 10:10 AM
220	While the city supports the HUD / Section 8 program the landlords in the city do not want to participate thus will not accept applicants if they applicant has a valid voucher. I have a lot of supporting documentation to share about his if you are interested, based on a 2019 search for a landlord in the city limits that would even consider accepting a voucher.	12/28/2020 10:01 AM
221	None	12/28/2020 7:52 AM
222	clean parks with adequate clean restrooms. Swami's bathroom terrible for such a wealthy community for example. Also traffic issues and better sidewalks for children walking to schools - not safe on Santa Fe Drive due to narrow sidewalks. Parking on Santa Fe Drive by Bobby Riggs Tennis Club causing issues with traffic.	12/27/2020 5:12 PM
223	Neighbors who don't want affordable housing units near them. Too much voter say: yes they want it, but 'not in my backyard'.	12/27/2020 2:01 PM
224	Need rent control units.	12/27/2020 1:50 PM
225	No response	12/27/2020 8:33 AM
226	Traffic Circles, jackass politicians who don't follow the direction of their constituents,	12/26/2020 10:07 PM
227	The city of Encinitas should offer more low income housing opportunities and less discrimination.	12/26/2020 6:14 PM
228	Encinitas biggest obstruction to Fair Housing is Proposition A which has become the biggest tool for white privileged entitled residents to block development of much needed responsible Affordable Housing when housing prices have soared beyond the reach of middle, low and very low income Encinitas residents	12/24/2020 8:44 AM
229	None	12/22/2020 9:14 PM
230	Lack of financial assistance offered to prospective low income renters.	12/22/2020 8:53 PM
231	Not being forced by the state to accommodate large scale projects that do not fit community aspects	12/22/2020 7:37 AM
232	This survey is clearly biased toward increased development. The city of Encinitas is a coastal community, surrounded by many other cities. Quality of life is what attracted us here, and overdevelopment of three stories mega complexes detracts rather than enriches that experience. Focus on improving the quality of life for tax paying residents.	12/21/2020 2:54 AM

Affordable & Fair Housing Questionnaire II

233	excessive size. We need smaller apartments and smaller houses.	12/20/2020 5:00 PM
234	Lack of community/collaboration to deal with building Encinitas for the future.	12/20/2020 4:27 PM
235	Traffic flow on Encinitas Blvd. because the lights are not synced. Downtown Coast Hwy. can be a bit hectic at times too. San Elijo drive south of Sante Fe...lanes are not wide enough.	12/20/2020 3:02 PM
236	Traffic, safety	12/20/2020 1:45 PM
237	Consider allowing extra ADUs on large lots or an extra ADU per 20k sf of lot size. Would add to available low income housing and city would not have to foot the cost. Housing would be embedded into the community with less pushback than large developments.	12/20/2020 12:30 PM
238	The NIMBYs/anti-outsiders/racists are the number one issue in Encinitas related to housing. Prop A needs to be demolished and the voices of the young and less financially secure need to have more outreach and opportunities to participate.	12/20/2020 10:58 AM
239	the affluent communities should NOT have a say to exclude low cost housing near them...we should be an INCLUSIVE community.	12/20/2020 10:20 AM
240	Preservation of neighborhood character. Quality of life depends not only on the house and its lot but also on its surroundings.	12/20/2020 10:12 AM
241	Encinitas is losing its small town feel	12/20/2020 9:27 AM
242	We have no issues with housing in Encinitas. We only filled out #10 in order to complete the survey	12/20/2020 8:57 AM
243	AirBnb's/short-term rentals are destroying our community and indirectly driving up rent prices, and lack of housing stock. They should not be allowed for more than a small percentage of the year (no more than 33%), and they should not be permitted at all unless the host stays on the property. Additionally, our city should not grant short-term rental permits to those who live in neighborhoods that have CC&Rs which prohibit this practice. Regardless of what is decided about short-term rentals, it is the cities responsibility to ensure that they are supporting CC&Rs that are already in place. There are plenty of neighborhoods with CC&Rs but do NOT have HOAs to enforce them. Last time I checked, the application to receive a permit does not even ask this question.	12/20/2020 8:05 AM
244	support services and activities for seniors. What you have is superficial and does not deal with real core issues for the current and growing population. Elders need more support.	12/20/2020 7:20 AM
245	My biggest concern with housing is worrying what the city officials I helped elect + builders + landowners nearby will do to impact my everyday life - traffic, safety, noise, etc. Encinitas doesn't have the job market to warrant building high rise apartment/condo buildings like Carlsbad.	12/19/2020 8:17 AM
246	Not enough infrastructure to accommodate more housing. Safety and environment first. Need bike paths, sidewalks, better traffic flow, more open space. Drainage, fire safety, electricity, drinking water, sewage treatment, etc.	12/18/2020 9:45 PM
247	#10. Survey "rigged". Not enough opportunities to answer. You are putting words in our mouths. Unable to complete. Your focus and priorities are not ours leadership team. Stop pleasing the state every second.	12/18/2020 8:57 PM
248	Building smaller dwelling units that would be considered first time home buyer opportunities that would be affordable to new families and older populations.	12/18/2020 3:26 PM
249	Work on this question	12/18/2020 3:26 PM
250	Permanent supportive housing, and ownership equity participation for middle income (51-120% AMI) Residents.	12/18/2020 2:59 PM

Q12 What incentives, programs or actions should the City of Encinitas take to encourage development of housing affordable to all income levels?

Answered: 491 Skipped: 17



ANSWER CHOICES	RESPONSES	
Partner with Affordable Housing Developers	53.77%	264
Develop City Land	39.10%	192
Loan/Grant Program	38.29%	188
Expedited Permit Review	34.01%	167
Fee Waivers	33.60%	165
Other (please specify)	40.53%	199
Total Respondents: 491		

Affordable & Fair Housing Questionnaire II

#	OTHER (PLEASE SPECIFY)	DATE
1	None. Again, the government is unfairly burdening communities with the unrealistic "right" to live where you want.	1/31/2021 1:57 PM
2	Review existing guidelines of short term & vacation rentals and consider potentially incentivizing property owners to use existing homes as long term rentals	1/31/2021 1:31 PM
3	Make projects more financially feasible for non profit developers	1/29/2021 6:07 PM
4	Infrastructure cannot handle more development	1/29/2021 5:59 PM
5	Keep out of it	1/29/2021 8:20 AM
6	We need to look at what other local cities have done to fight the CA state requirements and look at the partnerships they have formed to help guide us in the best practices. It seems that we are building but a lot of local people are not pleased with what and where we are building large homes and large apartment buildings. Let's look at that too!	1/28/2021 3:34 PM
7	Realize the affordable housing is not going to be near the beach. All developers are out to make money and giving them waivers seems to allow them to take advantage of the established laws.	1/28/2021 9:20 AM
8	Mske current apartments turn their units into affordable housing. Place affordable nearer to schools & shopping, not in rural areas.	1/27/2021 8:05 PM
9	For my money, the first city balot proposal was the best deal we were going to get from the state so we voted in favor in spite of the fact that no one really liked it. But the morons who shot it down don't seem to realize that state law trumps them and now the developers can sue us all day long, win every suit, divert important tax resources to litigation and settlements, all the while driving up the cost of the inevitable compliance with the state. Like I said earlier, we're surrounded by flipping tourists with mmore money than brains.	1/27/2021 10:27 AM
10	Require more numbers of studio and granny flats	1/27/2021 10:04 AM
11	NONE. You should make it more difficult. We don't need it nor want it.	1/27/2021 7:57 AM
12	Adopt an evolutionary zoning program that will allow for the gradual increase in density over a long term (ie, 25% every 5-10 years), with different density limits based on proximity to thoroughfares (ie, major streets such as El Camino Real allowing more density and faster density growth). More mixed use development (retail/commercial + residential).	1/26/2021 5:19 PM
13	None	1/26/2021 4:07 PM
14	Partner with County and rail authority to develop Burn site and rail corridor	1/26/2021 6:51 AM
15	Emphasize affordable housing over maximizing developer profits	1/25/2021 9:52 PM
16	No exceptions for developers who don't provide required affordable units (don't let them off the hook of they instead pay a fee). Build smaller (1000-1500sqft), modest units for families. If the developers don't propose this, the city should. Increase density bonus so we can build more little places. Is there any way to keep people for converting a modest house into a mc mansion? All the modest homes are practically gone by now. Restrictions on Airbnb.	1/25/2021 11:48 AM
17	Rent caps and fee waivers	1/25/2021 9:36 AM
18	have it near mass transit, parks, schools and market places.	1/24/2021 10:36 PM
19	Safety should be number one consideration. Developers should pay for needed safety infrastructure. Incentives to build on east of 5 near employment opportunities and public transportation	1/24/2021 9:55 AM
20	subsidies	1/23/2021 4:31 PM
21	None, people move to Encinitas and pay a lot of money for a high quality of life here. By stuffing our city it "affordable" housing projects the city is not improving our lives in any way. Soon I'll be the 1st resident in the city to need a traffic light to exit my driveway. And the city just keeps approving new projects that are too dense for our community without putting in the proper infrastructure to handle it. I shouldn't have to wait as long as 5 minutes to safely exit my driveway every morning, or have ate street backed up in front of it until someone lets me out.	1/23/2021 1:38 PM
22	I think the City has done enough already on the affordable housing. Enough is enough	1/23/2021 1:02 PM
23	Provide extra cash/fee waiver incentives to those developers who are willing to develop housing in what is deemed not necessarily the most desirable areas of the City. In so doing, you will achieve the most important aspect of your intentions -- lower cost, larger and more affordable housing!	1/23/2021 12:45 PM
24	Stop putting the developers interests first. Get rid of their loopholes. Make affordable housing actually affordable. Have architects who work with the community not the developers.	1/23/2021 11:50 AM
25	I believe it is situational, if they can partner with affordable housing developers and still maintain the traffic safety of the surrounding community. These developers should be required to help pay for street and pedestrian improvements in order to build.	1/23/2021 10:39 AM
26	additional community meetings with goal of: Listening, educating, develop consensus. Consider incentives to surrounding homeowners paid for by developers ie: improving infrastructure	1/23/2021 10:38 AM
27	We don't need affordable housing in coastal Encinitas. We need more quality single family homes. Affordable housing brings a ton of density and we already have infrastructure problems and can barely handle the current density. Adding a bunch of affordable housing will diminish the city of Encinitas	1/23/2021 10:21 AM
28	None we should not have to bow down to the state and let them dictate what we do if you can't afford to live here you live elsewhere if that's how it has always been why are there now rule saying that people that can't afford to live here should	1/23/2021 10:05 AM
29	Remember that your residents have paid a premium to live close to the beach and don't fill the empty spaces with high density housing. Maybe rethink the El Camino corridor, change some	1/22/2021 5:27 PM

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zoning along that front where shopping, transportation, services are available and change up some of the shopping centers to have housing above them.

30	I'm against it. The City should stand up and challenge the state affordable housing requirements. A 30% to 35% housing expense ratio is unrealistic and an absurd number to use to determine housing affordability.	1/21/2021 11:39 AM
31	No actions what so ever. If you can't afford to live here go somewhere else	1/20/2021 7:43 PM
32	Identify sites that are east of the 5 freeway and therefore generally more affordable and less dense.	1/20/2021 7:07 PM
33	There has been several land under consideration (even City land) that were sold and overlooked for the projects	1/20/2021 6:45 PM
34	L-7 What more needs to be said?	1/20/2021 5:09 PM
35	give incentives to developers that limit the density of what they build. I'm so tired of the greed, that is what makes our community unaffordable	1/20/2021 4:57 PM
36	FACILITATE ADU	1/20/2021 4:20 PM
37	Not necessary	1/20/2021 3:52 PM
38	Make sure units remain as low income.	1/20/2021 3:33 PM
39	Embrace Density	1/20/2021 2:21 PM
40	Just make it happen	1/20/2021 1:42 PM
41	Encourage affordable housing to be built in areas which are already developed but are under-used, such as strip malls or business parks. City should have more control, not the developers who only seek to make a profit while destroying the community character of Encinitas.	1/19/2021 11:17 AM
42	social housing - collectively owned and democratically controlled	1/18/2021 10:00 PM
43	it should pay for development in other jurisdictions in order to meet any mandate/quota. It should absolutely NOT develop City (i.e. taxpayer) land as this is a community resource/asset, not private property for rich or poor	1/18/2021 1:56 PM
44	Developing land in Encinitas will change the community exponentially. Adding more housing units will not help the problem, but fixing the system we have will.	1/18/2021 10:14 AM
45	Major land use planning...El Camino corridor New Encinitas needs a new master plan with 4 story mixed use and a walkable new Encinitas...get rid of the strip malls and auto dealers	1/17/2021 2:56 PM
46	explore vacated retail spaces, plus any options besides private owned land - it's not wise to upzone, in general - it degrades our overall community, not just the character, the quality of life	1/16/2021 3:40 PM
47	get more creative ideas on board. create boarding houses/ adult doms/ housing alternatives -- rentals above the shops in shopping centers -- create transit hubs to center alternative housing around	1/14/2021 4:39 PM
48	City should look at other cities that have achieved their affordable housing goals through senior housing. As our population ages, this is going to be extremely important.	1/13/2021 5:45 PM
49	do anything you can to give honest people who work hard a chance to buy. No down payment programs, very low interest loans, limit cost of real estate in certain areas..I don't know if there is an answer. It got so out of control. There was a time a home could be a home, not a real estate investment. Oh yes, limit amount out of towners can buy up real estate for investment! Keep the community a community.	1/13/2021 4:54 PM
50	ask for donations of land for community land trusts	1/13/2021 4:23 PM
51	There is a glut of Commercial Real Estate - especially brick and mortar retail. Can that be rezoned to build affordable housing? It already has parking & transportation.	1/11/2021 11:27 PM
52	I'm not sure	1/11/2021 10:28 AM
53	None	1/10/2021 10:53 PM
54	Forbid any "affordable housing". Let people purchase wherever they can afford themselves. Allowing low-end housing in a high-end housing area unfairly steal property value from current homeowners.	1/10/2021 4:24 PM
55	Engage non-profit builders.	1/10/2021 10:39 AM
56	I don't think the city or state should be involved.	1/9/2021 12:45 PM
57	Incentiv for first time home buyers with professional careers (ie: RNs, teachers, etc.	1/8/2021 9:50 PM
58	First time buyers assistance	1/8/2021 1:31 PM
59	Tiny houses	1/7/2021 9:20 PM
60	None	1/7/2021 11:12 AM
61	push ADU's	1/7/2021 10:31 AM
62	I don't think it's feasible to offer housing in a beach community that is affordable to all income levels.	1/7/2021 10:30 AM
63	I believe the city is currently doing what they can i order to have affordable housing however I feel that the cost of living needs to be looked at and altered to reflect the growing cost in which to live safely within our community. Also the consideration of rent control be looked at however I do not know however down the road that will reflect.	1/7/2021 10:21 AM
64	requirement of 20% affordable ownership, no waivers or rentals	1/7/2021 10:07 AM
65	None. There is not enough water and available land. We don't want high density living.	1/7/2021 7:20 AM
66	I wish I knew	1/7/2021 6:43 AM
67	Cheaper ADU plans	1/6/2021 8:25 PM

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68	Incentivize mixed use along major corridors. Retail on bottom, residential up top.	1/6/2021 7:19 PM
69	Require "affordable" upzoning to be only on city owned property and away from residential housing areas	1/6/2021 4:37 PM
70	More density near public transit and improved public transit options and linkages	1/6/2021 4:06 PM
71	NONE. Try this nonsense in Rancho Sant Fe or La Jolla or Del Mar. Why must it be Encinitas? You want to live here? Take the steps necessary to earn an income that allows you to live here.	1/6/2021 2:37 PM
72	It's expensive to live here. Not everyone can afford to live at the beach nor is everyone entitled too. There are other places to live in the county that are close to Encinitas	1/6/2021 1:22 PM
73	The only course of action should be to continue making it easy to build ADU's. You can also increase the ADU size allowance	1/6/2021 8:14 AM
74	None. Sue the state.	1/5/2021 7:40 PM
75	Please do not expedite at the sacrifice of environment review and traffic congestion/safe access. All new developments should be required to have a larger affordable housing component rather than the million dollar ones we continue to see stuffed into communities.	1/5/2021 3:35 PM
76	Tax credits upon completion	1/5/2021 1:27 PM
77	seriously? you are asking the general public about the business of homebuilding?	1/5/2021 11:54 AM
78	Partner with re-developers stop looking at vacant land. We have too much vacant detail space use that. Expedite permits for this situation.	1/5/2021 10:51 AM
79	None, not everyone can or should afford to live at the coast.	1/5/2021 10:13 AM
80	seek less dense areas to develop that will not impact other more developed areas both directly by added population but also indirectly from traffic/parking impact	1/5/2021 10:03 AM
81	Oh please. What difference would any of this make to the city's decisions?	1/5/2021 9:58 AM
82	Rent control	1/5/2021 9:21 AM
83	Eliminate proposition that allowed voters to decide not to build	1/5/2021 9:04 AM
84	Keep the character of our small town. I disagree with adding high density housing in our small beach town	1/5/2021 8:28 AM
85	Lower the cost of permitting. We have too much government oversight and cost associated with building a home so the price to build a home cost developers more.	1/5/2021 8:07 AM
86	Nothing, nobody wants this. Expedite permits for single family homes only.	1/5/2021 7:28 AM
87	I'm not sure any of these will deliver truly affordable housing, particularly if developers are involved.	1/5/2021 7:27 AM
88	It does not work to let developers do what they want and only have 10% affordable housing. We will never vote for that. Pick a few sites and have them be all affordable units.	1/5/2021 7:10 AM
89	Fight the State of Calif. on it via Livable Calif. or some other org. Many cities are fighting all of this. Encinitas can never be affordable for most people. That is just a fact, no matter how high you build.	1/4/2021 12:45 PM
90	public transport	1/4/2021 10:09 AM
91	incentives - embrace density	1/4/2021 10:03 AM
92	Allow home owners an easier review when they want to renovate or expand their existing homes.	1/4/2021 8:29 AM
93	There will never be enough...so it's a waste of money.	1/3/2021 8:16 PM
94	Bond measure for affordable housing	1/2/2021 2:40 PM
95	Allow other developments besides single family homes. ADUs are a great start. There is no reason to put a single family neighborhood under amber forever. I would allow duplexes to be built in place of homes where a single family home has been previously built. I think a gradual change in land use (single family to duplexes or commercial to apartments) for already developed areas instead of large apartments in rural areas is a better fit for adding housing.	1/2/2021 7:20 AM
96	If possible, prioritize city-led development with 100% affordable units; create a group representing city/resident partnership to develop related initiatives.	1/1/2021 7:29 PM
97	Challenge the state's housing requirements. Not everyone gets to live oceanfront and a uniform housing requirement is absurd.	1/1/2021 7:03 PM
98	actively seek to include "outliers" in workshops to educate them on past, what is happening, and what is possible to try to start engaging them in positive ways	1/1/2021 3:35 PM
99	Stop allowing developers to create oversized homes rather than under 2000 Sq Ft more affordable home.	1/1/2021 9:53 AM
100	I have no clue. I have no clue why rent keeps climbing at the rate that it is. Are they being greedy or is it because property taxes keep going up AND they're greedy?	12/31/2020 9:59 PM
101	None	12/31/2020 7:54 PM
102	None. We don't need affordable housing. Does La Jolla or Rancho Santa Fe need affordable housing? Nope.	12/31/2020 5:30 PM
103	Do not develop any more city land! We are completely losing our community character! Develop in close proximity to public transportation and local shopping., consider creative multi-age living communities where seniors can partner with child care /tutoring collectives, shared community gardening, etc. Let's be progressive in our approach toward developing new constructs to meet the social, emotional and financial needs of all stakeholders..	12/31/2020 2:42 PM
104	Stop building huge homes, need more affordable reasonable sized units	12/31/2020 2:41 PM

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105	Raise minumin wages	12/31/2020 2:15 PM
106	None of the above. The city has managed to move the discussion away from strictly affordable to "all income levels." We have plenty of inventory in the higher-income wage earning brackets. The last thing we need to do is expedite or "streamline" production of more luxury market rate housing.	12/31/2020 1:12 PM
107	Subsidies.	12/31/2020 12:25 PM
108	none. it would bring unwanted demographics	12/31/2020 11:27 AM
109	Require it if they want to build in Encinitas	12/31/2020 10:18 AM
110	None	12/31/2020 9:32 AM
111	Encourage density in areas that can support it. (environmentally, traffic, etc.)	12/31/2020 9:30 AM
112	Transparency in policies	12/31/2020 8:17 AM
113	Create a development that is city owned, and rents to occupants at 30-40% of their total income, allowing them to save up while working, still have the necessities, and have enough units to impact the issue.	12/31/2020 8:09 AM
114	Build houses that people can afford to buy not just rent	12/31/2020 5:56 AM
115	Work with current inventory. No more development!	12/31/2020 3:39 AM
116	Add density to accommodate the population growth	12/31/2020 12:03 AM
117	Mandate a higher percentage of affordable units and zone for higher density	12/30/2020 11:02 PM
118	accessory dwellings that count toward the totals. Things that do not add to density for the sake of affordable housing. So, I don't like the bonuses. Better to build on City land and build all affordable, and use accessory dwellings that are distributed all over.	12/30/2020 10:33 PM
119	Change the zoning in a couple of locations along the freeway and build it there, if you must. I have suggested this before and you ignored me. WHY?	12/30/2020 9:55 PM
120	Rent Control	12/30/2020 9:27 PM
121	Rent. Control.	12/30/2020 9:22 PM
122	No incentives.	12/30/2020 9:19 PM
123	Prioritize those that work in the community. Esp service industry. Reduce traffic and improve sense of community. Living where you work is a privilege more should have.	12/30/2020 9:04 PM
124	Stop name calling. NIMBY is meant to be derogatory. Respect and give weight to current homeowners. We worked hard and saved to live here. Stop treating me like a jerk for wanting to protect my own finances.	12/30/2020 7:47 PM
125	Encourage development of reasonable homes for families. Young people deserve a chance to buy a home. We don't need more 5 bedroom mansions, we need 2 and 3 bedroom houses with small yards and safe streets for kids to play and grow up.	12/30/2020 5:54 PM
126	None	12/30/2020 5:30 PM
127	As above	12/30/2020 4:54 PM
128	Rapid transit and bike Lanes to reduce density impact on crowding	12/30/2020 4:05 PM
129	Don't want more housing!	12/30/2020 3:40 PM
130	Convince citizens that a city with no growth is a city that is dying.	12/30/2020 3:08 PM
131	Partner with state and county to develop high density units on open land	12/30/2020 2:48 PM
132	Build smaller homes	12/30/2020 2:47 PM
133	First time homeowner programs/low interest loans	12/30/2020 2:37 PM
134	Fix obsolete zoning and density codes.	12/30/2020 2:17 PM
135	allow more density near school	12/30/2020 2:07 PM
136	The City has improved, but it must realize that it should try to make it easier for people to pull permits and to get them perfected, not harder. Importantly, the City needs to re-evaluate how many existing affordable units there actually are, units which are not on the books. I was told by Jerome Stocks, when he was mayor, affordable units were ascertained through the Census, which is NOT true. A careful survey needs to be taken. Also, California, including San Diego County is known to be losing population. So population projections by SANDAG in cooperaton with the City are incorrect and need to be reevaluated. The number of affordable units being required by the State is far too high. New build wipes out more affordable units. So for new build developers to be expected to fulfill our State Mandates, at one out of ten of their new-build tracts being affordable, we would have to at least TRIPLE the number of residential units citywide. That is unacceptable.	12/30/2020 2:05 PM
137	Denser housing/central condos & apartments	12/30/2020 2:02 PM
138	Not everyone who wants to live in an area should be entitled to live there. Priority for affordable housing(rent and own) should be reserved for those who work in the area (lower salaried public and retail employees) which also reduce transit time and traffic. . Environmental concerns and the long term issues such as water supply needs to be taken into account on both state and local level.	12/30/2020 1:51 PM
139	Stop the megadevelopment that's destroying the city.	12/30/2020 1:47 PM
140	None	12/30/2020 12:48 PM
141	I don't know.	12/30/2020 12:42 PM
142	None	12/30/2020 12:41 PM
143	Eliminate STRs	12/30/2020 12:37 PM

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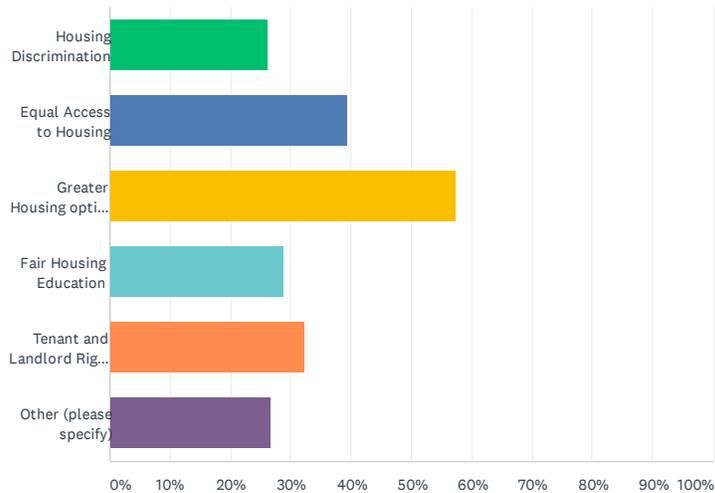
144	Build affordable housing on inland locations not persist in building close to the coastline, houses are too close together already, traffic is becoming worse - very congested. Cramming more housing into the coastline area is creating more air pollution, more density does not lead to better quality of life for the residents of Encinitas.	12/30/2020 12:03 PM
145	None	12/30/2020 11:58 AM
146	all these are possible. There are also land areas zoned or defined as limited for building that should be reconsidered. 25% sloped sites could be used. Sites along the Freeway could be zoned more dense and not be concerned with "view" corridor issues. Eliminate or modify the Prop A restriction to 2 stories....greater variety and flexibility in design and quality of uses (lets get this back on the ballot for a revote). Limit affordable housing units to one car and charge a penalty fee for those that exceed this (lower the parking requirements and the concern for traffic).	12/30/2020 11:55 AM
147	None	12/30/2020 11:52 AM
148	Stop trying to force a square peg in a round hole.	12/30/2020 11:30 AM
149	Keep discretionary review completely out of the process. City needs a real general plan with an accepted EIR.	12/30/2020 11:27 AM
150	Maybe all income levels cannot live everywhere.	12/30/2020 11:09 AM
151	density bonuses tied to designated affordability like city of San Diego	12/30/2020 11:02 AM
152	Markets determine prices, renting and owning. what necessitates gov't intervention in housing?	12/30/2020 11:00 AM
153	partner with true affordable housing developers, not ones that take gross advantage of state waivers to increase density while not really providing affordable housing to anyone, unless of course they sell to one of their children. My idea of subversion of the state laws are the communities of Loden, who got to add way too many houses for the "affordable" home they sold, allegedly to a relative, and the Goodson development behind 7-11 on RSF Rd. The amount of density there is ridiculous but supposedly in keeping with what the state allows.	12/30/2020 10:48 AM
154	increase density. develop the shit out of Encinitas. Property rights first and foremost	12/30/2020 10:27 AM
155	I think if we are trying to expand to be able to bring more people who wouldn't normally be able to afford it. I think we the people of Encinitas truly make an impact on those around us, that's why people love visiting here and bringing more affordable housing would give opportunities for those who haven't received the opportunities for a better life or their children will be able to do so here.	12/30/2020 10:22 AM
156	Incentivize owners of large parcels near busy roads or commercial zones with existing infrastructure (like Cassia & El Camino Real in Carlsbad) to build apartments with playgrounds & infrastructure for onsite childcare. Encinitas may have limited options because it is bordered by the Ocean, lagoon, Carlsbad, & geographical boundaries (scarcity of potential available land). Maybe offer a landowner of an underperforming existing large parcel a buyout & build apartments (Westlake Ave perhaps?, or one of the strip malls on El Camino Real that has many empty spaces?).	12/30/2020 9:59 AM
157	None	12/30/2020 9:35 AM
158	Work with County of San Diego property tax assessors offices to wave incremental property tax assessments for construction of ADUs. Waive school fees associated with construction of ADUs. Work with SDGE and Olivenhain Water District to wave fees associated with construction of ADUs.	12/30/2020 9:31 AM
159	Remove onerous regulation	12/30/2020 9:21 AM
160	mandates will bring down high cost of land	12/30/2020 9:21 AM
161	none. it's not the place of the city to provide housing.	12/30/2020 9:17 AM
162	Encinitas is not an affordable Housing area. My niece is a full-time teacher and Solana beach with no student debt and must rent an apartment in La Mesa because that is affordable for her. If the city provides grants or assistance for housing there must be accountability for the recipients such as mental health services substance abuse counseling requirements etc. The mental health crisis in our country fuels the housing dilemma in my opinion	12/30/2020 9:12 AM
163	Require higher percentages of lowest & affordable to be entitled to density, waivers, expedited review - 25 to 40%. Existing proposals fall far below these thresholds thus do not achieve affordable housing objectives.	12/30/2020 9:07 AM
164	A realistic approach to creating a housing inventory for the real needs of the community that supports the community character that we want to achieve not a focus on government controlled rentals.	12/30/2020 9:06 AM
165	Nothing	12/30/2020 9:01 AM
166	None, the role of city government is not to provide housing.	12/30/2020 8:48 AM
167	Don't encourage affordable housing.	12/30/2020 8:45 AM
168	Officially allow Factory Built Housing alternatives and programs.	12/30/2020 8:42 AM
169	Streamline the crushing entitlement process by providing a blanket EIR so each development does not have to go through them individually.	12/30/2020 8:39 AM
170	RENT CONTROL	12/30/2020 8:32 AM
171	Please see my response to question 11	12/30/2020 8:30 AM
172	Do nothing	12/30/2020 8:28 AM
173	make it easier still to add granny flats onto your property. It is still tough to work with Encinitas	12/30/2020 8:21 AM
174	Just approve it.	12/30/2020 8:20 AM
175	Prohibit non affordable housing.	12/29/2020 8:46 PM
176	create opportunity for "tiny home" permanent placement lots - independently owned, permitted, with design regulations, on city-owned land - low density but communal access	12/29/2020 6:24 PM

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177	Trailer parks in encinitas were at one time affordable rental stock. Space lease rates have gone through roof.	12/29/2020 4:22 PM
178	Community support, education	12/29/2020 1:54 PM
179	Jimmy Carter's Zhabitat for humanity to fix up homes near the ocean for low income	12/29/2020 1:15 PM
180	make delinquent dads help with housing costs	12/28/2020 10:10 AM
181	As mentioned, landlords in your city want the TOP rent they can get and have zero motivation or incentive to participate in HUD/Section 8. Even though there is a law stating they cannot deny a tenant...the reality is...they DO turn away prospective tenants with vouchers. Additionally, those homeowners that build ADUs also want/expect top \$ for their rental and don't want the city involved in their landlord/tenant relationship/s.	12/28/2020 10:01 AM
182	Nothing, let the natural market forces do their work; do something to increase quality of life for your current residents and taxpayers. If I wanted more affordable housing around me, I'd live in El Cajon or National City.	12/26/2020 10:07 PM
183	Bond measures to finance City owned affordable housing.	12/25/2020 10:13 AM
184	City of Encinitas needs to continue its important work to challenge Prop A which feels like Jim Crow legislation that is one of biggest obstructions to construction of Fair Housing development projects	12/24/2020 8:44 AM
185	Eminent domain? Also, get creative finding city-owned land that could be used for housing. The street in front of Village Park Apartments on Village Park Way near Willowspring is much wider than needed. Two lanes could be turned over to a developer to build apartments or townhomes. Perhaps the owner of Village Park Apartments would incorporate the new apartments into their existing arrangement.	12/22/2020 8:53 PM
186	It should not be a city or state run issue to mandate housing in a small community that is landlocked. What percentage of individuals who work in Encinitas have a commute of more than 15 mins? The proposals that I have seen this far, Goodson, etc...are money grabs and not actually going to do what is intended, a major sidestepping of the issue.	12/22/2020 7:37 AM
187	I don't know enough about these options to know what we should do. I'd like to see the city do what it can to help a developer give us multiple units, like rentals or small living (condos) and less building of 3000k sq foot homes with & 1 affordable unit. I know land owners have rights too but this type of building isn't going to move the needle on what we need.	12/21/2020 8:32 AM
188	dont need it no matter what state says	12/20/2020 10:57 PM
189	increase percentage of affordable in state housing mandate up-zoned parcels	12/20/2020 5:00 PM
190	Not so many "McMansions"	12/20/2020 3:02 PM
191	Allow additional ADU on larger lots. If it was allowed, I would build 2 immediately.	12/20/2020 12:30 PM
192	Pass the Fox Hills Farms use permit and get that development built!	12/20/2020 10:58 AM
193	Manufactured housing, smaller units, repurposing of underutilized commercial and office space for mixed use residential.	12/20/2020 10:12 AM
194	Reduce the amount of short-term rentals so that people will rent out their spaces to long-term renters and consider selling their second homes instead of renting them on a short-term basis to make more of a profit off of them.	12/20/2020 8:05 AM
195	Develop programs that utilize skills and experience of seniors to help plan programs and erives that work for them	12/20/2020 7:20 AM
196	Develop affordable only units, in areas close to public transport and commercial activity	12/19/2020 8:17 AM
197	Tell the state to take a hike. Push back, "just say no". Can't squeeze any more people into Encinitas.	12/18/2020 9:45 PM
198	none. Free market reigns, NOT city hall, y'all!	12/18/2020 8:57 PM
199	Develop other G'ment land, burn site and railroad easement.	12/18/2020 2:59 PM

Q13 Fair housing describes a condition in which individuals of similar income levels in the same housing market have a like range of choice available to them regardless of a protected class status. Federal and State Fair Housing laws prohibit discrimination in all aspects of housing, including home sales, rentals, housing policies and financing. Each resident is entitled to equal access to housing opportunities regardless of race, color, religion, sex, national origin, disability/medical conditions, familial status, marital status, age, ancestry, sexual orientation, gender identity, gender expression, source of income, or any other arbitrary reason. What fair housing issues/challenges should the City address in the Housing Element?

Answered: 476 Skipped: 32



ANSWER CHOICES	RESPONSES	
Housing Discrimination	26.05%	124
Equal Access to Housing	39.29%	187
Greater Housing options for Low-income Households	57.35%	273
Fair Housing Education	28.78%	137
Tenant and Landlord Rights	32.14%	153
Other (please specify)	26.47%	126
Total Respondents: 476		

Affordable & Fair Housing Questionnaire II

#	OTHER (PLEASE SPECIFY)	DATE
1	None	1/31/2021 1:57 PM
2	None.. keep out of it	1/29/2021 8:20 AM
3	I think the city needs to address all of the above and look at the current citizens of Encinitas and where new elements could fit in.	1/28/2021 3:34 PM
4	I haven't been aware of any problems of this kind in Encinitas--we are very diverse	1/28/2021 9:20 AM
5	As I said earlier, just get us into compliance with state law in the most expeditious manner asap!	1/27/2021 10:27 AM
6	None. Not an issue. Don't waste time and money on this.	1/27/2021 7:57 AM
7	Landlord abuse of undocumented tenants & absence of permanent supportive housing.	1/26/2021 6:51 AM
8	Higher percentages of affordable in the projects being built. 14% is not enough. higher percentages lead to a larger number of units.	1/25/2021 1:55 PM
9	at this time, "entitled" and "equal access" are over played. If you can not afford it, you can not afford it. we all work for what we have, no hand outs. why do people think they are entitled to live some where you can not afford. Lets do affordable housing in Beverly Hills?	1/24/2021 10:36 PM
10	Existing residents rights and property values	1/24/2021 9:55 AM
11	Enforcement of fair housing laws and ordinances.	1/23/2021 4:31 PM
12	Why do you think there is a fair housing issue.	1/23/2021 3:59 PM
13	Make low income actually affordable. And more section 8.	1/23/2021 11:50 AM
14	see above	1/23/2021 10:38 AM
15	there is the law of supply and demand. encinitas is in high demand and so prices are up. many have worked very hard to be able to afford to live here in a beach community that is livable that means automatically that there are restrictions being the small town that we are. over building with no plan for improving infrastructure or planning for growth is critical. the la costa corridor is going to be a disaster with all the new plans for housing and hotel with our streets and neighborhoods not being able to handle this.	1/23/2021 10:37 AM
16	No affordable housing in coastal Encinitas!!!	1/23/2021 10:21 AM
17	We are not a society that needs to support low income housing in every neighborhood	1/23/2021 10:05 AM
18	I've seen developers utilize bonus density applications to over develop lots. In many instances, the affordable housing implemented into the development ends up being separated from the rest of the development and not integrated.	1/21/2021 11:39 AM
19	maybe options for low income housing but not sure how it fits the HE	1/21/2021 6:12 AM
20	None. I saved every penny all my life and my children dumped me in Encinitas	1/20/2021 7:43 PM
21	Focus on housing options in more affordable areas of Encinitas, e.g., east of the 5 freeway.	1/20/2021 7:07 PM
22	Because of the lack of Affordable Housing availability rents are 75% of an average senior renter. They feel at the mercy of the landlord for repairs or other commodities; denied to them	1/20/2021 6:45 PM
23	Similar income level in the same housing market = equal access to housing with NO discrimination	1/20/2021 5:56 PM
24	Since over 90% of approved projects by your, not mine, planning dept. are SFR, there is little left in the pot to make any progress on low income housing. I could go on and on and on.	1/20/2021 5:09 PM
25	Lower density. The housing element needs to pull in the reigns of greedy developers that don't care about the natural elements of our beach community	1/20/2021 4:57 PM
26	I am not aware of specific problems but everyone should be treated equally and whatever issues we do have should be addressed.	1/20/2021 3:33 PM
27	Robust Education Program for the Public that Opposing Housing is in itself discriminatory and call out the progressives who claim to be so and then shun fellow citizens	1/20/2021 2:21 PM
28	Encinitas is an expensive town, on the beach, not everyone can afford to live at the coast and that is ok. There is no such thing as an affordable unit a block from the beach	1/19/2021 1:51 PM
29	Unsure	1/18/2021 10:14 AM
30	This city has very little multi family apartments...we need to get the numbers up in all locations without destroying community character	1/17/2021 2:56 PM
31	Aren't all of these required aspects? In terms of the options for low-income, look at public land, and vacant retail first, remove the R30 overlays a.s.a.p., perhaps a small home overlay in the Camino Real Corridor and near the train station, anyplace with good public mass transit, not out in the perimeter or at the large undeveloped parcels, sure we all want to provide affordable housing, but we do not need to overdevelop	1/16/2021 3:40 PM
32	Adu development	1/13/2021 7:52 PM
33	I do not think any of these are a problem in Encinitas	1/13/2021 5:50 PM
34	Greater housing for MIDDLE CLASS. Its always low income. Middle class is also now considered low income	1/13/2021 4:54 PM
35	tie development to undeveloped area goals, because if you do not, every buildable inch of land will be developed and the character of the town will be forever altered... 50% undeveloped would be a GREAT goal	1/13/2021 4:23 PM
36	Let the free market determine buying or selling of houses. The City is trying to ta	1/10/2021 4:24 PM
37	This question assumes that Encinitas has systemic housing discrimination issues. It doesn't. It's not a particularly diverse community (mostly white and higher income), but it is generally	1/9/2021 5:24 PM

Affordable & Fair Housing Questionnaire II

	an accepting community. It is a higher priced housing community, so free market dynamics dictate that only higher income individuals/families are going to live here.	
38	None of the above. We should not have to create affordable housing just because someone wants to live there. I might want to live in Hawaii but I can't afford to.	1/9/2021 12:45 PM
39	None	1/7/2021 11:12 AM
40	I don't think there is any housing discrimination in Encinitas.	1/7/2021 10:30 AM
41	Maybe offering programs to educate landlords owners how the housing programs work as I have spoke with owners/landlords if they take section 8 housing or assisted housing and they have no clue about the program or how it works.	1/7/2021 10:21 AM
42	Don't want high density living	1/7/2021 7:20 AM
43	None - these are existing laws	1/6/2021 8:25 PM
44	Real nondiscrimination means there are no favored classes	1/6/2021 4:37 PM
45	Landlords should be legally bound to offer month-to-month after 1-year lease.	1/6/2021 10:25 AM
46	There is no housing discrimination. The market determines home values and rents. The government should stay out of the business of market manipulation.	1/6/2021 8:14 AM
47	None. Sue the state.	1/5/2021 7:40 PM
48	regulation or increased taxation for non-primary residences used for short term /vacation rental homes which remove properties from rental/sales market	1/5/2021 3:35 PM
49	Outlaw/regulate AirBnB & other short term rentals	1/5/2021 12:26 PM
50	Protection for single family homes.	1/5/2021 10:13 AM
51	not aware that anything is deficient or discrimination has prevented access but if that is the case, it should be addressed.	1/5/2021 10:03 AM
52	I'm not sure what other required components there are, so potentially all of these should be included. I only checked greater housing options for low-income households since that seems far and away the #1 priority.	1/5/2021 9:04 AM
53	I do not believe discrimination or equal access is a problem in Encinitas. We are wasting resources on a nonexistent issue and attempting to change the unique character of Encinitas that drew us to this town.	1/5/2021 8:28 AM
54	Build affordable housing inland where the prices are cheaper	1/5/2021 8:27 AM
55	None, this is liberal ridiculousness.	1/5/2021 7:28 AM
56	None of the above.	1/4/2021 1:57 PM
57	The only discrimination I see is people's ability to afford to live here. There is only so much land, and we only have 3 borders, the fourth bring the ocean.	1/4/2021 12:45 PM
58	All of the above	1/4/2021 8:29 AM
59	Restrict foreign money, investment properties etc. whatever makes it so more locals can buy	1/2/2021 11:19 PM
60	We don't have a fair housing problem	1/2/2021 4:40 PM
61	The City might consider how new low-income residents are 'recruited' to Encinitas and if there is a role for the City in publicizing opportunities.	1/1/2021 7:29 PM
62	isn't it possible to reference state or federal laws for the above items? why rewrite the book if these exist?	1/1/2021 3:35 PM
63	I believe in creating locations for individuals to live on a limited income. I also recognize that there are other places to live in the United States that do not cost as much to provide for a family. My own daughters cannot live here due to their incomes. That meant they had to LEAVE the state. So, I get frustrated that everything needs to be fair when the world isn't fair. If I didn't scrimp and save for years, I wouldn't live here. We need to remember that as well. People just don't get to choose where they want to live if they cannot afford to live in that location.	1/1/2021 9:53 AM
64	No help for illegals	12/31/2020 7:54 PM
65	N/a	12/31/2020 7:52 PM
66	None of the above	12/31/2020 5:30 PM
67	See above	12/31/2020 2:42 PM
68	Things are great the way they are.	12/31/2020 2:15 PM
69	How to create truly fair and affordable housing. The current approach serves only to create windfall profits for developers at the expense of community character and quality of life.	12/31/2020 1:12 PM
70	none, fair housing is too intrusive as is	12/31/2020 11:27 AM
71	Rewriting the ADU policies that with developers	12/31/2020 8:17 AM
72	I don't think this is a huge issue. The reason for lack of diversity in our community is not fair housing practices.	12/31/2020 8:09 AM
73	Also rental price caps. The rental market is ridiculously high and landlords are essentially all slum lords in Leucadia. "Keep Leucadia Funky" essentially means landlords won't make any repairs to homes and charge outrageous prices for rent.	12/31/2020 5:56 AM
74	Tenant rights. The landlords are doing just fine.	12/30/2020 11:02 PM
75	The maid does not deserve to live next door to the house she cleans. Sorry, that is what I believe. People who work hard and have bought their property deserve to be allowed to keep their property values.	12/30/2020 9:55 PM
76	Fair housing does not mean greater housing options for low income. A very biased question.	12/30/2020 9:19 PM

Affordable & Fair Housing Questionnaire II

77	None. We have fair housing	12/30/2020 7:47 PM
78	acceptance of section 8 voucher	12/30/2020 6:51 PM
79	Avoiding developing high density housing in rural areas	12/30/2020 4:29 PM
80	None	12/30/2020 3:40 PM
81	City needs to deal with increasing homeless population, get them into some kind of housing, perhaps tiny homes. At Stonesteps this morning, at about 8 am, I saw four homeless men, one passed out, asleep on the sidewalk by the sidewall, and three standing front and center at the overlook, all without masks. They were literally HUGGING people, and some people were letting them, all without masks.	12/30/2020 2:05 PM
82	Population and demand are falling, water supply is limited. Continued development is unnecessary and unsustainable.	12/30/2020 1:47 PM
83	None	12/30/2020 1:43 PM
84	none	12/30/2020 1:38 PM
85	Greater housing for those at the lowest income levels and homeless individuals, including couch surfers	12/30/2020 1:27 PM
86	not sure	12/30/2020 1:03 PM
87	I don't know.	12/30/2020 12:42 PM
88	None	12/30/2020 12:41 PM
89	Open space	12/30/2020 12:22 PM
90	Of course, all of these....	12/30/2020 11:55 AM
91	None	12/30/2020 11:52 AM
92	None of the above	12/30/2020 11:30 AM
93	what is broken that requires gov't attempting to fix? this seems like a straw man issue	12/30/2020 11:00 AM
94	realistic goals of affordable housing standards. To allow more affordable housing, it should have to remain within the community characteristic standards while also being truly affordable, not a \$2500/month rent or a \$700,000 home.	12/30/2020 10:48 AM
95	Affordable housing for middle class	12/30/2020 10:41 AM
96	Life isn't fair libtards need to deal with it and quit ruining California	12/30/2020 10:27 AM
97	Enhanced screening protocols to ensure zero abuse of "Fair Housing" laws.	12/30/2020 9:59 AM
98	Enforce that any additional dwelling has adequate off-street parking.	12/30/2020 9:35 AM
99	Remove onerous regulation	12/30/2020 9:21 AM
100	mandate low income; otherwise, it will never happen	12/30/2020 9:21 AM
101	none. it's not a problem here.	12/30/2020 9:17 AM
102	I think Encinitas is overall a compassionate city in terms of fair housing bullet points described in the question. The problem is affordability. Coastal North San Diego County is a high cost of living area	12/30/2020 9:12 AM
103	Again city leaders are not RECEIVING or REQUIRING sufficiently high low/affordable units in exchange for developer benefits. Perhaps city taxpayer funds should go to meeting these goals instead of supporting/spending on arts & other luxuries - at least until low/affordable goals are met. Misallocation of resources by city.	12/30/2020 9:07 AM
104	most of these are not issues in Encinitas. Only perceived issues by elites.	12/30/2020 9:06 AM
105	Promoting Factory Built Housing alternatives	12/30/2020 8:42 AM
106	Rent control or major incentives to keep rents lowered in ratio to what owner paid. In other words, incentives to stop property owners from gouging renters.	12/30/2020 8:32 AM
107	Unless there are documented instances of housing discrimination in the city, this does not seem to be a place to use valuable political goodwill unless commentary on the subject is required by the state.	12/30/2020 8:30 AM
108	Race and sex only	12/30/2020 8:28 AM
109	Just zone land sufficient for housing	12/30/2020 8:20 AM
110	Improving & Updating To Bring A Excellent Standard Of Living ! ! !	12/30/2020 7:58 AM
111	Maintain and honor our system of private property rights.	12/29/2020 1:19 PM
112	Landlords should not be vilified	12/28/2020 10:10 AM
113	I already answered this question and have a document of 50+ landlords and property managers that turned away ta tenant with a voucher and even stated 'we do not accept vouchers'.	12/28/2020 10:01 AM
114	There is nothing to address, why don't you address increasing incomes in Encinitas, you are driving away residents and companies by missing the point that you need to cater to the real taxpayers, not disenfranchise them.	12/26/2020 10:07 PM
115	Let the market economy and private sector resolve housing issues.	12/26/2020 3:45 PM
116	Housing options for low and medium income housing	12/25/2020 10:13 AM
117	Concerted effort to reach out to potential Encinitas homeowners of color who inherited a legacy of a lack of equity due to past Racist Covenant deed restricted sale of homes. Must make up for past Jim Crow like practices which have made it so only .8% of homeowners in Encinitas are black	12/24/2020 8:44 AM
118	I question a situation where the mayor and other city council members have accepted	12/21/2020 2:54 AM

Affordable & Fair Housing Questionnaire II

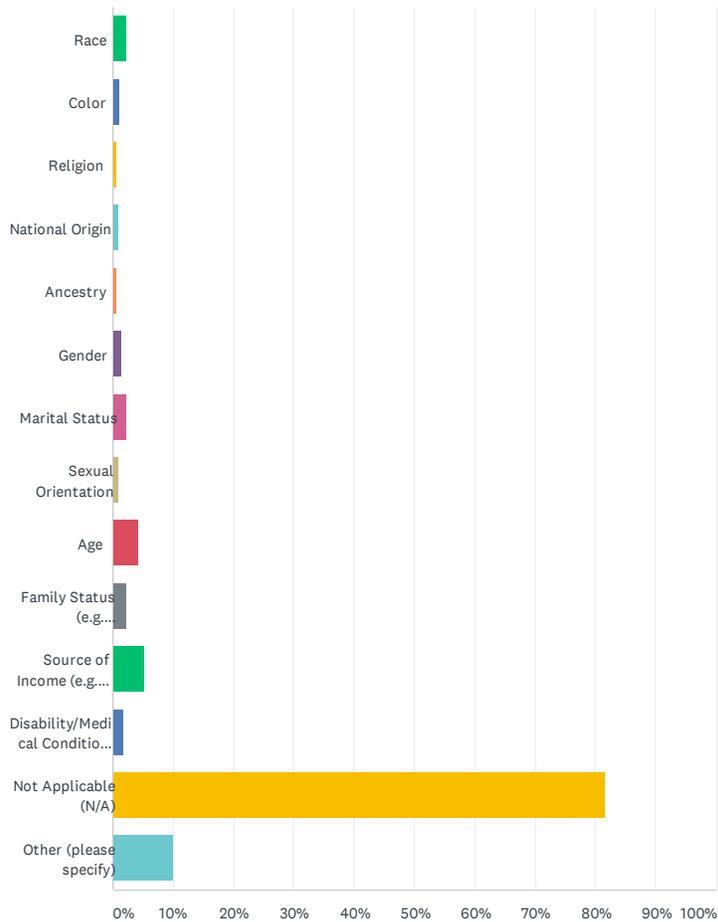
campaign contributions from developers, and are now making deals with developers to build massive projects with a fragment which is low income housing. This seems ethically wrong, and not in the best interest of the city.

119	none	12/20/2020 10:57 PM
120	Fair housing should be near transportation, food markets and schools.	12/20/2020 1:45 PM
121	in the next 15 years there will be more seniors in encinitas than any other age cohort. PLAN ACCORDINGLY!	12/20/2020 7:20 AM
122	Smaller single family units or townhomes for smaller families and couples.	12/19/2020 8:17 AM
123	Free enterprise, capitalism is a fair system that works. Hard work and sacrifice is fair.	12/18/2020 9:45 PM
124	what are the voters priorities, why this survey?	12/18/2020 8:57 PM
125	None	12/18/2020 8:13 PM
126	Exploitation of undocumented residents	12/18/2020 2:59 PM

Affordable & Fair Housing Questionnaire II

Q14 Fair housing describes a condition in which individuals of similar income levels in the same housing market have a like range of choice available to them regardless of a protected class status. Federal and State Fair Housing laws prohibit discrimination in all aspects of housing, including home sales, rentals, housing policies and financing. Each resident is entitled to equal access to housing opportunities regardless of race, color, religion, sex, national origin, disability/medical conditions, familial status, marital status, age, ancestry, sexual orientation, gender identity, gender expression, source of income, or any other arbitrary reason. Do you believe you have been discriminated against in obtaining housing? If yes, on what basis do you believe you were discriminated against? (Select all that apply)

Answered: 455 Skipped: 53



Affordable & Fair Housing Questionnaire II

ANSWER CHOICES	RESPONSES	
Race	2.20%	10
Color	1.10%	5
Religion	0.66%	3
National Origin	0.88%	4
Ancestry	0.66%	3
Gender	1.54%	7
Marital Status	2.20%	10
Sexual Orientation	0.88%	4
Age	4.18%	19
Family Status (e.g. single-parent with children, family with children or expecting a child)	2.20%	10
Source of Income (e.g. welfare, unemployment insurance, Housing Choice/Section 8 Voucher)	5.27%	24
Disability/Medical Conditions (either you or someone close to you)	1.76%	8
Not Applicable (N/A)	81.54%	371
Other (please specify)	10.11%	46
Total Respondents: 455		

Affordable & Fair Housing Questionnaire II

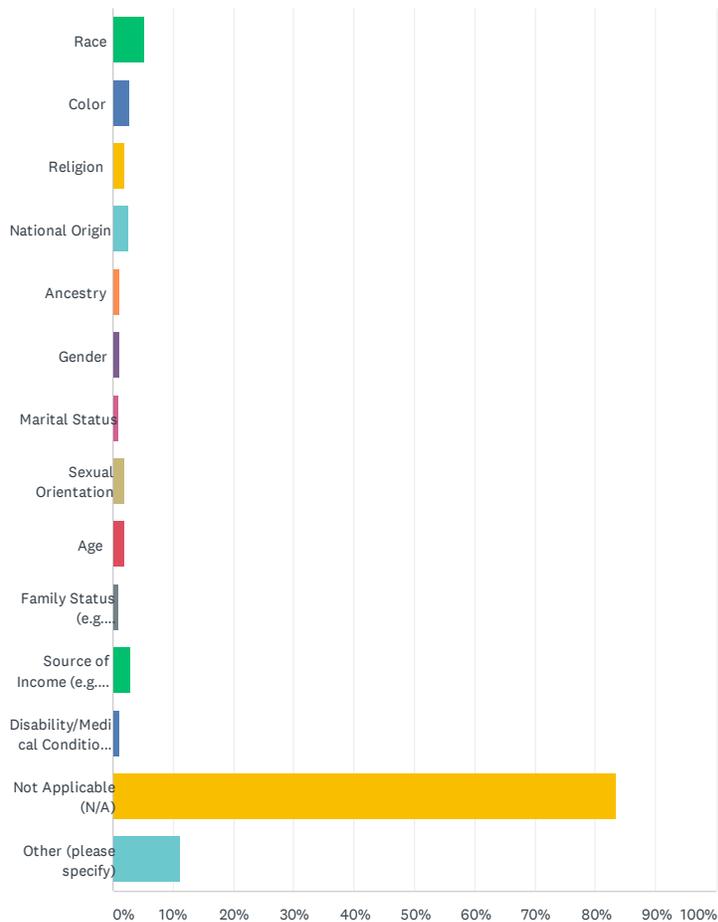
#	OTHER (PLEASE SPECIFY)	DATE
1	Before I owned my home, it was a rental property and the property manager did not care as long as the rent was paid. A welfare recipient and low-grade drug dealers lived here and literally destroyed the interior of the home.	1/31/2021 1:57 PM
2	No. We were able to find the home we wanted in Encinitas close to the schools we wanted for our child. We looked within the price range that we could afford given our income sources.	1/28/2021 3:34 PM
3	No	1/27/2021 10:04 AM
4	never	1/27/2021 7:57 AM
5	I do not feel I have been discriminated against.	1/26/2021 5:33 PM
6	Answering for our 32 y/o son	1/26/2021 6:51 AM
7	not all are equal, people either worked hard to live here. recieved an education to have jobs that pay well so one can enjoy what they earned. giving away housing is not a fair thing.	1/24/2021 10:36 PM
8	no discrimination	1/23/2021 3:18 PM
9	No	1/22/2021 10:23 AM
10	citizenship status	1/21/2021 9:07 AM
11	When I purchased my condo as a single woman I was not discriminated against but had to come pay for a loan with an interest payment of 10.5 percent.	1/20/2021 5:56 PM
12	No, I do not.	1/20/2021 5:09 PM
13	I am not aware of ever being discriminated against. Had to qualify I could afford the rent and was employed.	1/20/2021 3:33 PM
14	but have seen age discrimination of elder evicted with too many calls to EMC and judgment that not capable to live alone	1/20/2021 2:01 PM
15	not in Encinitas	1/16/2021 3:40 PM
16	I'm discriminated against being middle class income because I can't afford to buy a home and don't have family for down payment!	1/13/2021 4:54 PM
17	it didn't halt my purchase, but it persists, nonetheless	1/13/2021 4:23 PM
18	A person's Financial achievent.	1/10/2021 4:24 PM
19	No	1/7/2021 11:12 AM
20	I do not feel I have ever been however I do know of people who have under section 8 housing program, welfare.	1/7/2021 10:21 AM
21	None - I would have filed a complaint	1/6/2021 8:25 PM
22	Irrelevant.	1/5/2021 7:40 PM
23	NO	1/5/2021 1:27 PM
24	have not been discriminated against nor am I aware of anyone who has within the city of Encinitas	1/5/2021 10:03 AM
25	No	1/5/2021 9:58 AM
26	No	1/5/2021 8:27 AM
27	Again, another ridiculous question. How are you going to prove any of it?	1/4/2021 12:45 PM
28	None	1/4/2021 10:44 AM
29	This is not a problem in Encinitas	1/2/2021 4:40 PM
30	No	1/2/2021 2:40 PM
31	Too many big houses. not enough apartments. Single family zoning should be discarded.	12/31/2020 12:18 PM
32	Never happen to me	12/31/2020 9:32 AM
33	NO I DO NOT BELIEVE THAT!	12/30/2020 9:55 PM
34	No.	12/30/2020 9:19 PM
35	I have been fortunate to have an income to enjoy homeownership. But there are issues with many of the above for others.	12/30/2020 11:55 AM
36	I wasn't able to buy a \$10,000,000 beach house because I didn't have enough money. WAAAAAAAAA!!!!!!	12/30/2020 10:27 AM
37	i am a single woman and I didn't have any trouble buying a house here	12/30/2020 9:17 AM
38	Not an issue in most Encinitas neighbors - problem is lack of affordable/low income housing and SMART rules to get same. 8-10 % per project won't get us there.	12/30/2020 9:07 AM
39	Prop 19 discriminates against the elderly by taking away their right to keep their private property in their family by raising property taxes- it's nothing more than redistribution of wealth... absolutely unfair housing discrimination. You take it from me and mine and make it unaffordable for me and mine, then it goes to some else.	12/29/2020 1:19 PM
40	My answer is NO	12/28/2020 10:10 AM
41	Not applicable because I'm a white male.	12/27/2020 2:01 PM
42	I've been discriminated by lack of money, you should give me more money, like the Federal government is sending out checks, discrimination because I don't have money is just reality, why I don't live on the beach overlooking the water, but it means that I should work harder, make more money, and then get something that I can afford with natural market forces.	12/26/2020 10:07 PM
43	I am a white woman of privilege who married a white male who was long time resident of	12/24/2020 8:44 AM

Affordable & Fair Housing Questionnaire II

	Encinitas who bought real estate in 1980s without any obstructions	
44	no, and lending practices already outlaw all the items above so, baloney question other than for garbage agendas	12/20/2020 10:57 PM
45	I am a person of color and of a different national origin, and have not experienced discrimination. There was no option to select NO as an answer.	12/19/2020 8:17 AM
46	no	12/18/2020 8:57 PM

Q15 Fair housing describes a condition in which individuals of similar income levels in the same housing market have a like range of choice available to them regardless of a protected class status. Federal and State Fair Housing laws prohibit discrimination in all aspects of housing, including home sales, rentals, housing policies and financing. Each resident is entitled to equal access to housing opportunities regardless of race, color, religion, sex, national origin, disability/medical conditions, familial status, marital status, age, ancestry, sexual orientation, gender identity, gender expression, source of income, or any other arbitrary reason. A hate crime is a criminal act or attempted criminal act against an individual or group of individuals because of their actual or perceived race, color, religion, national origin, ancestry, gender, marital status, sexual orientation, age, family status, source of income or disability. Are you aware of a hate crime having been committed in your neighborhood? If YES, what was the basis? (check all that apply)

Answered: 446 Skipped: 62



Affordable & Fair Housing Questionnaire II

ANSWER CHOICES	RESPONSES	
Race	5.16%	23
Color	2.69%	12
Religion	1.79%	8
National Origin	2.47%	11
Ancestry	1.12%	5
Gender	1.12%	5
Marital Status	0.90%	4
Sexual Orientation	1.79%	8
Age	1.79%	8
Family Status (e.g. single-parent with children, family with children or expecting a child)	0.90%	4
Source of Income (e.g. welfare, unemployment insurance, Housing Choice/Section 8 Voucher)	2.91%	13
Disability/Medical Conditions (either you or someone close to you)	1.12%	5
Not Applicable (N/A)	83.41%	372
Other (please specify)	10.99%	49
Total Respondents: 446		

Affordable & Fair Housing Questionnaire II

#	OTHER (PLEASE SPECIFY)	DATE
1	We live in a family-oriented neighborhood, people with morals and sense of community.	1/31/2021 1:57 PM
2	No I have not seen or heard of any hate crimes but I have seen some gang members rummaging through my complex. A neighbor called the police and no police came to investigate.	1/29/2021 4:32 PM
3	No. None.	1/28/2021 3:34 PM
4	I'm not aware of any but then who would advertise their behaviour if they practiced it. My guess is that in this world money talks and if you have it, you'll probably have a fair shot at housing right along with the others in your economic strata.	1/27/2021 10:27 AM
5	never	1/27/2021 7:57 AM
6	Documentation status	1/26/2021 6:51 AM
7	no hate crime has occured to the best of my knowledge.	1/24/2021 10:36 PM
8	none that I am aware of	1/23/2021 3:18 PM
9	The homeless are regularly discriminated against. Likely there are hate crimes but I am unaware of them.	1/23/2021 11:50 AM
10	LIVED IN SAME HOUSE 45 YEARS...	1/23/2021 10:18 AM
11	No	1/22/2021 10:23 AM
12	Citizenship status	1/21/2021 9:07 AM
13	not sure	1/21/2021 6:12 AM
14	The girl Chinese girl living across the street won't screw me.	1/20/2021 7:43 PM
15	No	1/20/2021 5:09 PM
16	Not aware of hate crimes outside having my Black Lives Matter sign and a few political yard signs stolen.	1/20/2021 3:33 PM
17	No crimes have been committed against me	1/7/2021 11:12 AM
18	Our biracial grandchildren have been harassed when they have stayed with us during their school vacations	1/7/2021 8:43 AM
19	Not being able to rent after the landlord has snooped through all your checking and savings and feels we don't make enough money.	1/6/2021 9:58 PM
20	None - I would have filed a complaint	1/6/2021 8:25 PM
21	NO	1/5/2021 1:27 PM
22	not aware of any hate crimes in our neighborhood	1/5/2021 10:03 AM
23	No.	1/5/2021 9:58 AM
24	City council horrible bike lane at the beach discrimination against walkers, joggers, handicapped	1/5/2021 8:27 AM
25	Another divide the country liberal suggestion. Nobody is being discriminated against based on these things. This is California, not Arkansas.	1/5/2021 7:28 AM
26	Long time residents discriminate against people that are new to town. "A Locals Only" mentality is entrenched in Encinitas within governance, law enforcement, and taxation.	1/4/2021 1:57 PM
27	Yes, usually when there is politics involved. Lots of hate crime in the last local election.	1/4/2021 12:45 PM
28	None	1/4/2021 10:44 AM
29	No	1/2/2021 2:40 PM
30	It's difficult to comment on racial discrimination when Encinitas has grown increasingly white. People of color have been pushed out of our neighborhoods. It's terrible.	12/31/2020 11:04 AM
31	None	12/31/2020 9:32 AM
32	NO!	12/30/2020 9:55 PM
33	No.	12/30/2020 9:19 PM
34	I have been cyberbullied on Encinitas Undercover and Leucadia Blog, I believe by Charles Marvin, posting anonymously, for allegedly being on welfare, when I have not been. But this cyberbully has been hateful, and drove me off those blogs.	12/30/2020 2:05 PM
35	I know that it is hard to rent in my neighborhood--renters must fulfill certain financial background checks.	12/30/2020 2:02 PM
36	not aware of any one having this issue directly in our neighborhood.	12/30/2020 11:55 AM
37	a housing questionnaire that delves into hate crime? specious motives.	12/30/2020 11:00 AM
38	Libtards hating Americans happens all over Encinitas	12/30/2020 10:27 AM
39	Female head of household with 3 generations in my home, two household members are disabled.	12/30/2020 9:59 AM
40	Homeless person assaulted member of household causing serious bodily injury	12/30/2020 9:21 AM
41	No, Encinitas is very accepting	12/30/2020 8:21 AM
42	I Have Notice ; People Throwing Garbage All Over The Streets Of Encinitas !! They Are Trying To Discredit And Bring Down The City Of Encinitas ! Making The City Of Encinitas Look Like A Dirty City ! This Has Benn Happening For 20 years All Over San Diego ! When I First Move Here From CT 35 yes Ago I Moved Here Because San Diego Was So Clean ! Now	12/30/2020 7:58 AM

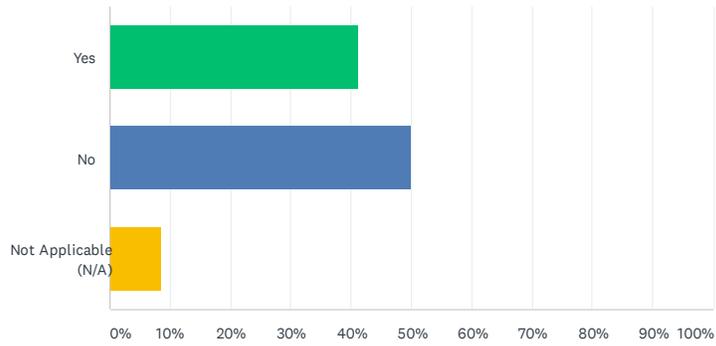
Affordable & Fair Housing Questionnaire II

Everywhere You Go In CA Garbage & Bums. Clearly A Group Is Trying To Make CA Look Bad !

43	I am old and retired and living on a fixed income. My children are low income earners . And with prop 19 I am no longer able to pass my affordable housing on to my children. I have worked for this home for over 40 years. And now the government wants to text me out of my property	12/29/2020 1:19 PM
44	gender identity/expression	12/28/2020 11:00 AM
45	My answer is NO	12/28/2020 10:10 AM
46	This survey is assinine, and I can't believe that the city is wasting my tax money on it, get a focus on what is important, and it isn't driving a wedge in between taxpayers and the city that they love.	12/26/2020 10:07 PM
47	this is a joke	12/20/2020 10:57 PM
48	I am a person of color and of a different national origin, and have not experienced discrimination. There was no option to select NO as an answer.	12/19/2020 8:17 AM
49	no	12/18/2020 8:57 PM

Q16 Accessory Dwelling Units Do you have young adult children, in home caregiver, housekeeper, or an aging parent that may need housing soon?

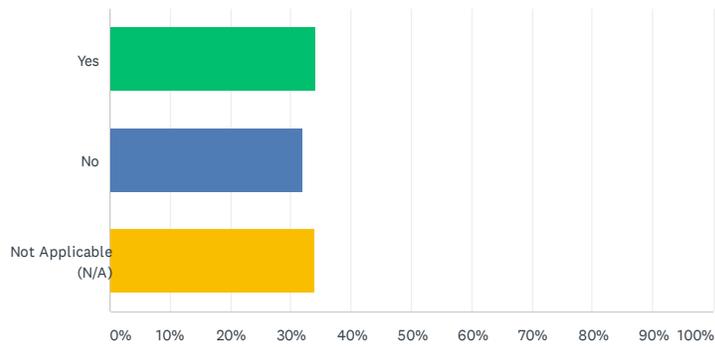
Answered: 501 Skipped: 7



ANSWER CHOICES	RESPONSES	
Yes	41.32%	207
No	50.10%	251
Not Applicable (N/A)	8.58%	43
TOTAL		501

Q17 Accessory Dwelling Units If you own a single-family residence, would you be interested in constructing an accessory dwelling unit on your property?

Answered: 503 Skipped: 5

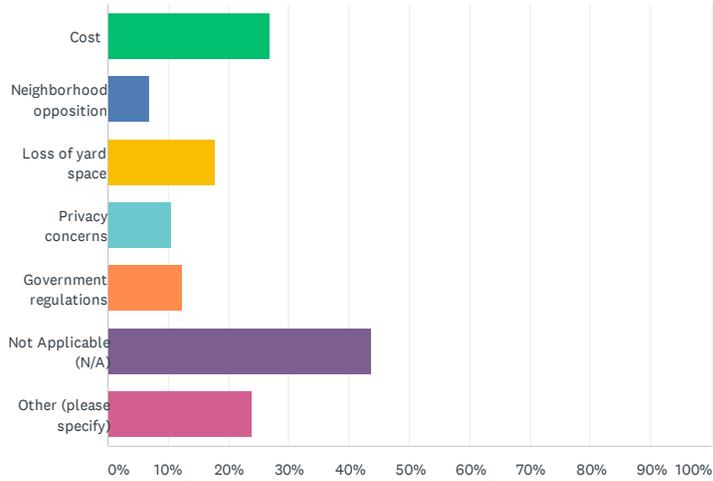


ANSWER CHOICES	RESPONSES	
Yes	34.19%	172
No	32.01%	161
Not Applicable (N/A)	33.80%	170
TOTAL		503

Affordable & Fair Housing Questionnaire II

Q18 Accessory Dwelling Units If you are/were interested in constructing an accessory dwelling unit, why haven't you built one? (select all that apply)

Answered: 477 Skipped: 31



ANSWER CHOICES	RESPONSES	
Cost	26.83%	128
Neighborhood opposition	6.92%	33
Loss of yard space	17.82%	85
Privacy concerns	10.48%	50
Government regulations	12.37%	59
Not Applicable (N/A)	43.82%	209
Other (please specify)	23.90%	114
Total Respondents: 477		

Affordable & Fair Housing Questionnaire II

#	OTHER (PLEASE SPECIFY)	DATE
1	I did build a guest house in the era when we weren't allowed to put in a kitchen for fear we'd rent it. All this has changed but I still will not rent my guest house. It is for family.	1/28/2021 9:20 AM
2	Where do all these extra tenants park? You can built adu's in residential developments & then try to park more cars. These neighborhoods were not set for 2 houses per lot. Utterly idiotic idea.	1/27/2021 8:05 PM
3	Just haven't started yet.	1/27/2021 4:37 PM
4	Where in the heck are people supposed to park? Obviously the quit before the state on "character of the neighborhood" concerns way back when it first became a city to serve the needs of a few well-connected individuals and the fire protection district. Speaking of which; when the proposed 680 freeway was ditched one of the tradeoffs was that all of the cities along RSF road agreed to double lane that thoroughfare. Encinitas and it's "special people" wanted and got it both ways when they didn't carry out their end of the bargain while Carlsbad and Oceanside both complied. Let's start by getting that done regardless of the perpetual whinning from the "We think we live in RSF" crowd down in Olivenhain.	1/27/2021 10:27 AM
5	We have a suite that houses our son (not registered as an ADU), but he needs to live independent of us to thrive.	1/26/2021 6:51 AM
6	I have one	1/25/2021 9:52 PM
7	tenants have more rights than owners. that is a fact!	1/24/2021 10:36 PM
8	New ordinances need to be implemented preventing ADU from being built within 10' of property lines and utilities should be placed near home owners home not near neighbors	1/24/2021 9:55 AM
9	No space to do it	1/23/2021 1:38 PM
10	The challenge while I am disabled.	1/23/2021 11:50 AM
11	permitting has taken forever	1/22/2021 1:00 PM
12	wife is not convinced	1/21/2021 6:12 AM
13	Can't find a hooker that wants to live in such a small space	1/20/2021 7:43 PM
14	I don't want to leave such a huge footprint on this beautiful beach community. You see to continue to build all these dwellings means more cars, more product waste, more energy use, etc. The housing plan needs to focus on giving incentives to developers that are willing to take a stand and stop overbuilding	1/20/2021 4:57 PM
15	waiting for permits and bids	1/20/2021 4:20 PM
16	Design elements and space. Working on it now.	1/20/2021 4:00 PM
17	I have one	1/20/2021 3:52 PM
18	Not sure we want to give up our privacy and take on the 'job' of being landlords.	1/20/2021 3:33 PM
19	I do not own a home yet.	1/20/2021 2:23 PM
20	not enough space to add without major construction (adding a second story)	1/19/2021 4:48 PM
21	I did build one in 2018	1/19/2021 11:17 AM
22	My understanding is that my house is built on all the land that might be legally zoned currently; though I have a big backyard that could be built upon as a logistics matter	1/18/2021 1:56 PM
23	I don't own a home	1/18/2021 10:14 AM
24	I'd rather do short term rental if I go to the trouble and cost of having to remodel, as it's a better return on the investment of time and money.	1/16/2021 3:40 PM
25	being a landlord brings liability concerns & easier to get into than get out of renting out space	1/13/2021 4:23 PM
26	Encinitas has a high enough density.	1/10/2021 4:24 PM
27	Lot is too small with existing home.	1/9/2021 12:45 PM
28	Currently designing one. Approval/rules/process is daunting	1/9/2021 11:51 AM
29	Very small backyard already	1/8/2021 9:50 PM
30	Permitting is a painful process	1/7/2021 9:20 PM
31	Lot may not have the space needed	1/7/2021 6:52 AM
32	higher density in single fam neighborhoods	1/6/2021 7:56 PM
33	This is not a solution!	1/6/2021 7:11 PM
34	PLUS Loss of parking; extra noise; impact on crowded schools	1/6/2021 4:37 PM
35	We'd like to build an ADU. We'd like to see the size allowance increased. It should be based on the free space of the lot, not the size of the primary residence.	1/6/2021 8:14 AM
36	Not enough yard space - homes in Encinitas as pretty tightly packed together. Also - parking is a real issue.	1/5/2021 3:35 PM
37	Higher property taxes	1/5/2021 1:27 PM
38	The city has yet to allow RV park models as accessory dwelling units	1/5/2021 12:26 PM
39	In the process of planning one now	1/5/2021 11:11 AM
40	May cause traffic/parking concerns if everyone in my neighborhood pursued an accessory dwelling unit and I would prefer to be a good neighbor	1/5/2021 10:03 AM
41	The anticipated need is still far enough out in the future (hopefully!)	1/5/2021 9:04 AM
42	Not enough parking	1/5/2021 8:27 AM

Affordable & Fair Housing Questionnaire II

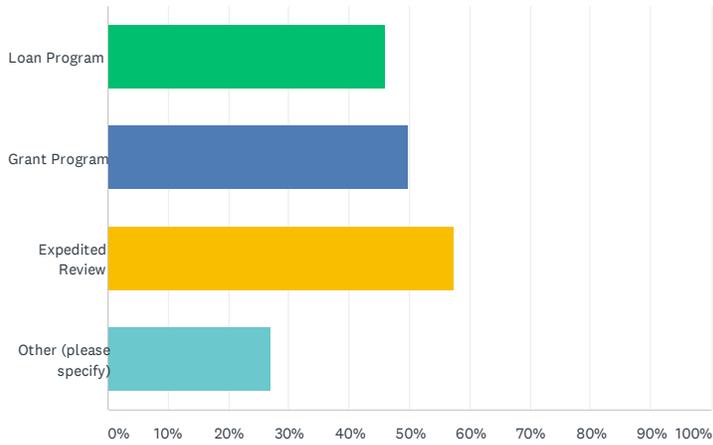
43	No yard space.	1/5/2021 8:08 AM
44	I already have one - you haven't listed that as a choice in your previous questions	1/4/2021 2:45 PM
45	Accessory Dwelling Unit early adopters were subject to \$25K in fees, while today, many illegal units exist in the community without fees and without enforcement. Outwardly regulate ADUs, make them uniform and incentivize them to maximize this most efficient housing solution for Encinitas.	1/4/2021 1:57 PM
46	I have one	1/4/2021 10:44 AM
47	My yard is too small. Expanding the structure is cost prohibitive as a CDP would be required and they are lengthy and costly.	1/4/2021 8:29 AM
48	Already have one	1/2/2021 3:27 PM
49	Not enough room on property	1/2/2021 10:05 AM
50	My home is 80-years old and not built very well. If I were to re-develop the property, it would be a total re-do. I do not have the need to do this at this time.	1/2/2021 7:20 AM
51	Rules related to short term rentals	1/1/2021 7:41 PM
52	Adu's are a terrible idea. Encinitas is already extraordinarily dense.	1/1/2021 7:03 PM
53	Not needed at this time.	1/1/2021 3:54 PM
54	HOA rules	1/1/2021 12:19 PM
55	Not allowed to sublet, or do anything like that even though it would help with skyrocketing rent.	12/31/2020 9:59 PM
56	Have built one thanks to Encinitas.	12/31/2020 2:15 PM
57	Need is not immediate. Note that unless part of Section 8 housing with mandated rent levels and state subsidies, ADUs will not create truly affordable housing. This is a false claim that the city persists in making.	12/31/2020 1:12 PM
58	Limited Parking availability.	12/31/2020 8:09 AM
59	I own a single family home. My neighbors and I all purchased in our neighborhood at the current density. It's unfair to change the game after the fact and intentionally crowd the neighborhood	12/30/2020 7:47 PM
60	Don't own property yet.	12/30/2020 7:43 PM
61	im a single parent, i would not feel that safe	12/30/2020 6:51 PM
62	Need not urgent at this time	12/30/2020 3:08 PM
63	My family is building one!	12/30/2020 2:48 PM
64	There was already one existing when I bought my home with escrow closing on May 2, 1991. But the accessory living space existed, according to the residential building record, since 1953.	12/30/2020 2:05 PM
65	I live in a condo/fourplex	12/30/2020 2:02 PM
66	My property has significant slope and landscaping in back. may be cost prohibitive	12/30/2020 2:01 PM
67	I live in a townhome. No space to build!	12/30/2020 1:54 PM
68	not enough yard space but if we had space, HOA has too many application forms and hoops to jump through for even simple changes	12/30/2020 1:51 PM
69	Permit/approval process	12/30/2020 1:03 PM
70	I have built one.	12/30/2020 12:45 PM
71	I don't own a home.	12/30/2020 12:42 PM
72	Unnecessary density	12/30/2020 12:41 PM
73	I live in a townhouse with ccr	12/30/2020 12:29 PM
74	Have been trying to find home to purchase w adu or enough land to construct one	12/30/2020 12:19 PM
75	No space, small lot. Housing lots are very small.	12/30/2020 12:03 PM
76	We have constructed an 875 sf , 2 bedroom, 2 bath ADU on our property for an aging family member.	12/30/2020 11:55 AM
77	We have	12/30/2020 11:04 AM
78	timing	12/30/2020 11:00 AM
79	issues with septic addition and concern about crowding lot lines with the neighbors.	12/30/2020 10:48 AM
80	I dont own the house	12/30/2020 10:41 AM
81	Not possible on our lot and in our community.	12/30/2020 10:11 AM
82	Property tax increase, water district fee assessments, SDGE assessments, school fee assessments, potential for rent control in California and Encinitas	12/30/2020 9:31 AM
83	It is cruel and unusual	12/30/2020 9:21 AM
84	too much infill, density and traffic	12/30/2020 9:21 AM
85	In the process	12/30/2020 9:13 AM
86	Lot too small to add accessory unit.	12/30/2020 9:07 AM
87	there are already too many people...the area I live in is crowded and traffic is an issue	12/30/2020 8:50 AM
88	Permit process and fees	12/30/2020 8:48 AM
89	We already built an ADU on our property that houses our son and family	12/30/2020 8:47 AM

Affordable & Fair Housing Questionnaire II

90	The City should openly promote and allow Factory Built ADU options. They should also open up their RFP program again and allow more architects and Factory Built Alternatives to participate. It looks pretty bad to only have allowed 2 local architects to participate in the PREADU program.	12/30/2020 8:42 AM
91	If I were to build an ADU it would not be as a rental.	12/30/2020 8:30 AM
92	One year project. Lack of time. Lack of trust in builders.	12/30/2020 8:16 AM
93	not enough room	12/30/2020 8:16 AM
94	Hoa	12/29/2020 11:10 PM
95	already have one built into our home (currently vacant, using as office)	12/29/2020 6:24 PM
96	Already have a number of non conforming aspects of property and fear cost, penalties to remediate. Is seems expensive and risky to know cost to remediate.	12/29/2020 1:54 PM
97	have built one	12/29/2020 10:08 AM
98	My answer is NO	12/28/2020 10:10 AM
99	I've got ADU, why don't you ask that question? who put this piece of shit survey together? A moron? A lot of people have these ADUs.	12/26/2020 10:07 PM
100	Not needed	12/26/2020 6:30 PM
101	Our HOA requires a rough plan in order to approve before starting construction. We want to ask them to allow us to build over our garage, even though the CC & Rs from 1984 say no second stories are allowed. We don't want to spend thousands of dollars for an architectural drawing that may be denied.	12/22/2020 8:53 PM
102	Difficult lot to build on.	12/22/2020 5:39 PM
103	already have one that was built in 1990. Probably won't build another but haven't decided for sure.	12/20/2020 5:00 PM
104	HOA opposition	12/20/2020 3:02 PM
105	Already have an ADU which is rented. It is wonderful. I would love to build additional.	12/20/2020 12:30 PM
106	unfortunately our yard has a steep grade that would create higher costs for installation than we can afford.	12/20/2020 10:58 AM
107	There isn't space in our yard. I would love to be able to convert the garage to a studio. Our HOA is fiercely opposed to ANY type of ADU.	12/20/2020 9:50 AM
108	not sure about HOA restrictions	12/19/2020 8:17 AM
109	ADU's are a violation of neighbors property rights. More cars and people then planned. An ADU should only be allowed if there's enough space for parking and distance from neighboring properties.	12/18/2020 9:45 PM
110	not interested, here for zoning, space, absence of people	12/18/2020 8:57 PM
111	Currently rent because I can not afford to buy a home in Encinitas.	12/18/2020 3:26 PM
112	Land size	12/18/2020 3:26 PM
113	Impact on sellability of primary residence	12/18/2020 2:59 PM
114	not enough room on property	12/18/2020 2:56 PM

Q19 Accessory Dwelling Units To further encourage Accessory Dwelling Units in Encinitas to be made available at affordable levels, what types of incentives, programs or actions can be offered? The City currently offers permit fee waivers and building plans. (Select all that apply)

Answered: 456 Skipped: 52



ANSWER CHOICES	RESPONSES	
Loan Program	46.05%	210
Grant Program	49.78%	227
Expedited Review	57.24%	261
Other (please specify)	26.97%	123
Total Respondents: 456		

Affordable & Fair Housing Questionnaire II

#	OTHER (PLEASE SPECIFY)	DATE
1	requirements that new ADU related incentives are for ADU's that are actually rented or offered as affordable housing and not simply an upgrade to existing home	1/31/2021 1:31 PM
2	None	1/28/2021 3:34 PM
3	Alm the adu's being built are not being marketed as affordable housing, where is the check & balance to see that is happening? These adu's are being used as vacation rentals & the homeowners who built them got fee's waived. How about going out & certifying that the adu's are really being used for affordable housing!!!	1/27/2021 8:05 PM
4	Why not just build the tallest building in the world on a crumbling cliff on Neptune street so everybody who wants to can live on the ocean until the whole thing falls into the sea?	1/27/2021 10:27 AM
5	why do we need an incentive program? Can't it just happen organically and as needed?	1/26/2021 8:44 AM
6	Direct financial reward for filing annual income statement, greater for lower income tenants	1/26/2021 6:51 AM
7	win- win solutions including builders and construction/tradespeople	1/25/2021 1:55 PM
8	tax breaks	1/24/2021 10:36 PM
9	None	1/24/2021 9:55 AM
10	subsidies	1/23/2021 4:31 PM
11	None	1/23/2021 3:59 PM
12	More financial help	1/23/2021 11:50 AM
13	There should not be any incentives they should have to go through every channel as they have in previous years. The shortcuts will lead to massive clusters of traffic and people. Emergency vehicles that will not be able to get through crowded streets which I already witness on Lacosta Boulevard and Coast Highway you were just adding more to a problematic situation	1/23/2021 10:05 AM
14	Assurance that it does create an affordable dwelling versus just another revenue stream for a wealthy family	1/21/2021 9:07 AM
15	I'll build an adu if I can fill it with Chinese hookers.	1/20/2021 7:43 PM
16	Not needed	1/20/2021 7:07 PM
17	Advertise the program more broadly and thus encourage property owners of the incentives offered by the City	1/20/2021 6:45 PM
18	I live in Encinitas and work for an affordable housing developer. From what I have seen of the current ADU program, it results in ADUS that have been highly upgraded and rented at above market rates or reserved for AIRBNB or VRBO. This is unrealistic and defeats the purpose of the program. Restrictions and limits need to be imposed on owner if city is going to incentivize and subsidize ADU development further. No public benefit is received for those that need it if owner syphons it for personal benefit.	1/20/2021 5:14 PM
19	line up contractors	1/20/2021 4:20 PM
20	Perhaps with a list of reliable contractors and estimated cost for the project	1/20/2021 4:00 PM
21	Appreciate the 'ready to go' option of pre-designed units.	1/20/2021 3:33 PM
22	More information for residents regarding rules, regulations and requirements. Better/more diverse building plans.	1/19/2021 11:17 AM
23	increase the amount of space that can be built upon per lot	1/18/2021 1:56 PM
24	Not applicable	1/18/2021 10:14 AM
25	offer a free guide - maybe online? with typical layouts and typical costs to remodel to give people an idea of what they are getting into	1/16/2021 3:40 PM
26	As long as the market values remain so high, home owners will ask ridiculously high rents on their ADU's.	1/14/2021 2:27 PM
27	free design reviews to suggest ways to do lowest cost ADU/JADU remodeling	1/13/2021 4:23 PM
28	I do not feel educated enough on the topic to state clearly, but grants sounds like a good idea	1/13/2021 7:19 AM
29	None. Keep government out of funding or enhancing additional growth.	1/10/2021 4:24 PM
30	School fees.	1/9/2021 12:45 PM
31	We don't need to encourage accessory dwelling units	1/7/2021 11:12 AM
32	these are faux housing- nothing more than rentals that keep people from accumulating equity	1/7/2021 10:07 AM
33	Not a viable solution to the housing crisis	1/6/2021 7:11 PM
34	no taxpayer funds should be used	1/6/2021 4:37 PM
35	The only incentives should be less government red tape in the approval process and a greater ADU size or unit allotment.	1/6/2021 8:14 AM
36	Continue Pre-approved architect plans. Any Incentives should require proof of long-term rental occupancy for 10 years prior to being able to convert to short term/vacation rental.	1/5/2021 3:35 PM
37	Tax Incentives UPON COMPLETION	1/5/2021 1:27 PM
38	RV park models	1/5/2021 12:26 PM
39	I'd love to be able to house single parent with kids in rental	1/5/2021 10:51 AM
40	Do not agree with these small units on single family home lots. Not fair to neighbors who pay very high property taxes for privacy.	1/5/2021 10:13 AM
41	site location review and neighborhood approval	1/5/2021 10:03 AM

Affordable & Fair Housing Questionnaire II

42	Continue permit fee waivers and building plans	1/5/2021 9:21 AM
43	.	1/5/2021 8:45 AM
44	I do not encourage	1/5/2021 8:27 AM
45	Nothing	1/5/2021 7:28 AM
46	Not in favor	1/4/2021 6:36 PM
47	I think the big challenge for anyone adding an ADU is going to be finding a suitable contractor. It took me 2 years (literally) to find someone to work with. Unless you approach a contractor waving 300k, it's hard to get their attention and it might not pencil out for a lot of people to spend that much on an ADU. If the city could provide some recommendations, come up with a list of possible contractors maybe? I don't think this will be easy but I think it would help encourage more people.	1/4/2021 2:45 PM
48	Utility incentives.	1/4/2021 1:57 PM
49	none, unless more ADU's will minimize apartment building development	1/4/2021 10:09 AM
50	no fees, and if you want it to be deed restricted, then for a REASONABLE length of time like 15 years.	1/4/2021 10:03 AM
51	lower fees	1/2/2021 4:40 PM
52	I'd have no problem with the City engaging in all of the above. I'm not sufficiently educated in this to know whether ADUs represent significant affordable housing for low/very-low income persons/families.	1/1/2021 7:29 PM
53	None	1/1/2021 7:03 PM
54	Give us more permit ready approved choices. The current ones do not offer much of an open concept and make the homes seem very small.	1/1/2021 3:54 PM
55	perhaps offer an initial free review of the owned home to help evaluate suitability & identify needed work to do remodeling compliant with codes	1/1/2021 3:35 PM
56	I am not in favor of this	1/1/2021 3:28 PM
57	I don't know	12/31/2020 9:59 PM
58	Leave it alone	12/31/2020 9:32 AM
59	N/A	12/31/2020 8:57 AM
60	None. People who wish to upgrade their property should pay to do it themselves. Grants mean more taxes, loans cost homeowners who can't afford to build more money in the long run, and expedited review isn't a game changer as it only speeds up the process.	12/31/2020 8:09 AM
61	Short term rental restrictions	12/31/2020 3:39 AM
62	Easier rules for Junior ADU. The current rules are cost prohibitive to retrofitting a home for a Junior ADU.	12/30/2020 9:19 PM
63	All the above	12/30/2020 8:19 PM
64	I don't want ADUs.	12/30/2020 7:47 PM
65	Do not support ADUs. A subsidy for upper middle class property owners will not assist with the development of Affordable Housing. More likely an enrichment of rental income or short term rentals.	12/30/2020 4:58 PM
66	Prefer not to answer	12/30/2020 4:39 PM
67	Eliminate construction fees/permits	12/30/2020 4:29 PM
68	NA	12/30/2020 3:40 PM
69	Rent support for people renting these units. Incentives to rent to people receiving other social service support.	12/30/2020 3:08 PM
70	This creates negative effects on neighborhoods. Too many cars, too many transient tenants, less connected neighborhoods.	12/30/2020 2:47 PM
71	Fix zoning laws	12/30/2020 2:17 PM
72	The City must recount the number of existing accessory units and junior units, and must re-evaluate our projected population increase, OR DECREASE, after the results of the 2020 Census are available.	12/30/2020 2:05 PM
73	Allowing people to build granny flats on their property is not the way to address the housing issue in Encinitas. What about families that need more than 1 room units and yet are being priced out of the market due to the low supply?	12/30/2020 1:53 PM
74	Many of the ADUs being built are not being used for lower income rentals but to increase value of property at the expense of others. If there was a loan or grant program, there needs to be an oversight committee to ensure it is being used as an affordable rental (and not own use or Airbnb) and cap the rate on rents and	12/30/2020 1:51 PM
75	Stop the madness.	12/30/2020 1:47 PM
76	none	12/30/2020 1:38 PM
77	No incentives, rather protection for property owners from additional parking and lot setback encroachment	12/30/2020 12:41 PM
78	Make them supercede CC&Rs in the same way as solar	12/30/2020 12:29 PM
79	Nothing	12/30/2020 12:22 PM
80	Educating the public on the options for ADU's. I do not feel that the pre-design approved plans are a good option. Most of the approved plans are not flexible for use for many properties. I think design concepts that give options to size, shape, and integration into various properties	12/30/2020 11:55 AM

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would be more helpful. A volunteer advisory group could be established that could meet with homeowners to assist homeowners with development of ADU's on their property. Set up a local referral listing of designers, contractors, or consultants to assist homeowners. The city is already providing referral to the designers that created the city designed ADU's as the architects names are on the drawings. Contact the American Institute of Architects (San Diego) for help with this process.

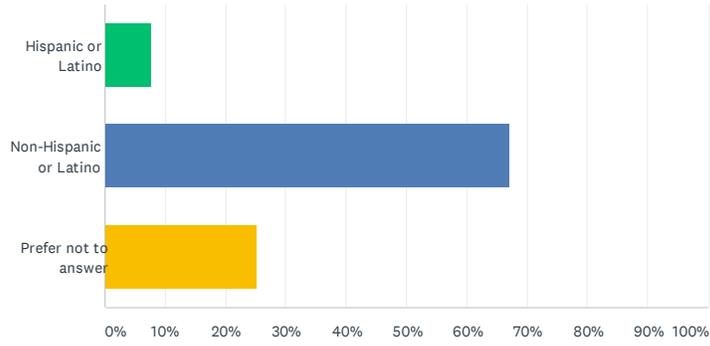
81	None	12/30/2020 11:52 AM
82	None	12/30/2020 11:30 AM
83	NA	12/30/2020 11:22 AM
84	grants and loans are not the proper role of gov't in housing.	12/30/2020 11:00 AM
85	No or discounted permit fees	12/30/2020 10:24 AM
86	Require adjacent neighbor to sign approval during the permit approval process.	12/30/2020 9:59 AM
87	Enforce that any additional dwelling has adequate off-street parking.	12/30/2020 9:35 AM
88	Work with other agencies to waive property tax increases, SDGE assessments, school fee assessments, water district assessments, provide written agreement to not apply any future rent control on ADUs I would construct.	12/30/2020 9:31 AM
89	Accessory dwelling units should not be encouraged	12/30/2020 9:21 AM
90	none. I don't approve of accessory dwelling units	12/30/2020 9:17 AM
91	Once again, you have the challenge of economics. Land acquisition costs and construction costs will not translate into affordable rental housing units. To convert single-family residences into multi family residences puts the economic burden on the homeowner as it changes the property utilization type and if the rent has to be at a low income level, and the end and the homeowners title is encumbered has such this is a lose lose for the homeowner.	12/30/2020 9:12 AM
92	All are probably good ideas, except government often screws up. Benefits should only be granted for deed restricted low/affordable ADUs.	12/30/2020 9:07 AM
93	Less regulation and oversight.	12/30/2020 9:06 AM
94	I don't have enough information or knowledge to answer this question	12/30/2020 8:50 AM
95	Once again, the City should reopen their PRADU program and allow additional architects and Factory Built options to formally participate. In fact I was under the impression from one of your senior building officials that this would be revisited every couple of years. To date I have yet to see this happen.	12/30/2020 8:42 AM
96	Ability to convert my garage to a junior ADU. I've called the planning department twice in 2020 and they never return my calls at all. WTF?	12/30/2020 8:35 AM
97	Expedited permit process	12/30/2020 8:34 AM
98	Do nothing	12/30/2020 8:28 AM
99	Remove fees	12/30/2020 8:23 AM
100	Loosen up on design. I would build a unit so that I could rent to my adult disabled daughter	12/30/2020 8:21 AM
101	A regular loan program for market rate and a 0% forgivable loan or grant for 50% AMI	12/30/2020 8:20 AM
102	More flexible pre approved adu plans	12/30/2020 8:16 AM
103	Tiny houses	12/29/2020 8:46 PM
104	allow pre built modular housing like you now see being brought in to our trailer parks	12/29/2020 4:22 PM
105	City to pay for cost of adu if owner agrees to rent control and lower rent for x amount of years	12/29/2020 3:04 PM
106	Property tax credit	12/29/2020 2:03 PM
107	Off the record pre inspection to know cost and obstacles of remediating unpermitted and non complying uses and structures	12/29/2020 1:54 PM
108	None	12/29/2020 12:34 PM
109	educated the potential landlords of the benefits of HUD/Section 8 vouchers....this program has a very negative reputation. NIMBY type of thing	12/28/2020 10:01 AM
110	Don't know; again should not be a required answer as I'm not familiar with how any of these programs work!	12/27/2020 2:01 PM
111	Drop my Property Insurance in half if I put an ADU up. Make it really worth my while. Instead you send me a bunch of bullshit paperwork for the ADU that I have that makes me not want to put it into use, why do you do that?	12/26/2020 10:07 PM
112	Leniency in design (i.e. spacing of structure from neighbor's fence)	12/24/2020 8:44 AM
113	1. Help with HOA roadblocks to building. 2. Perhaps a city employee in planning dept. could help draft a rough plan to submit to an HOA for approval.	12/22/2020 8:53 PM
114	Additional Incentives only for deed restricted affordable units.	12/22/2020 4:06 PM
115	Don't spend city money on grants or loans. Simply improve the permitting process.	12/21/2020 2:54 AM
116	we'll do it when it meets the families needs to do so and don't need additional governance	12/20/2020 10:57 PM
117	better coordination amongst city departments, according to what I have heard	12/20/2020 5:00 PM
118	Property tax relief	12/20/2020 1:45 PM
119	Change zoning to allow additional ADU on large lots	12/20/2020 12:30 PM
120	Price them more affordably. They are going as luxury ADU's which is actually just pushing up the cost of other rentals in the surrounding area to compete.	12/20/2020 9:27 AM

Affordable & Fair Housing Questionnaire II

121	ADU's have forever ruined community character. Neighborhoods are now a hodgepodge of buildings and cars.	12/18/2020 9:45 PM
122	none, not the job of this city	12/18/2020 8:57 PM
123	Incentivize registration and income reporting	12/18/2020 2:59 PM

Q20 Demographics - To be completed by respondent. OPTIONAL
QUESTION: Ethnic Categories (select only one)

Answered: 481 Skipped: 27

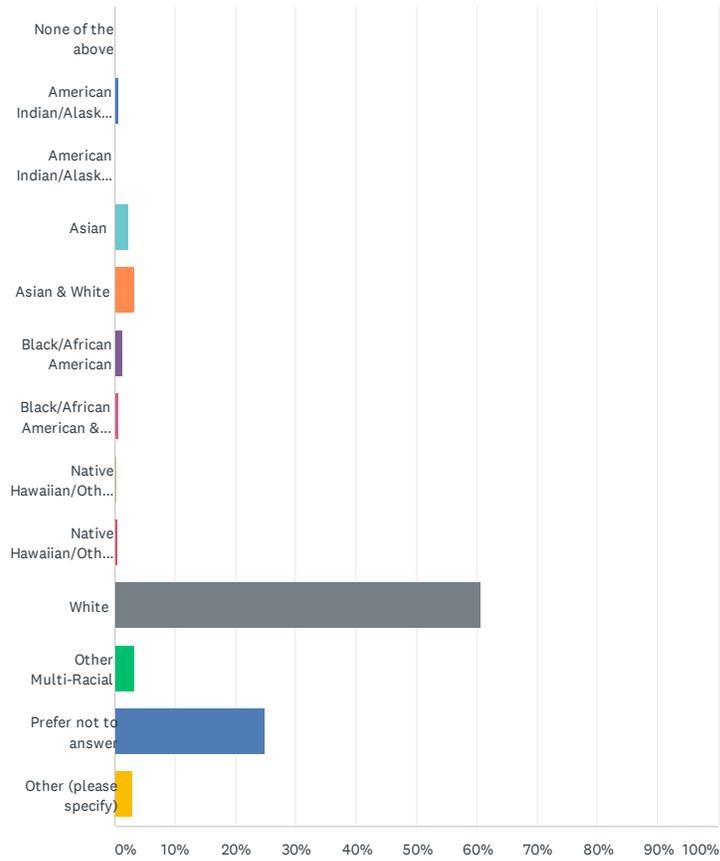


ANSWER CHOICES	RESPONSES	
Hispanic or Latino	7.69%	37
Non-Hispanic or Latino	67.15%	323
Prefer not to answer	25.16%	121
TOTAL		481

Affordable & Fair Housing Questionnaire II

Q21 Demographics OPTIONAL QUESTION: Racial Categories (select all that apply)

Answered: 480 Skipped: 28



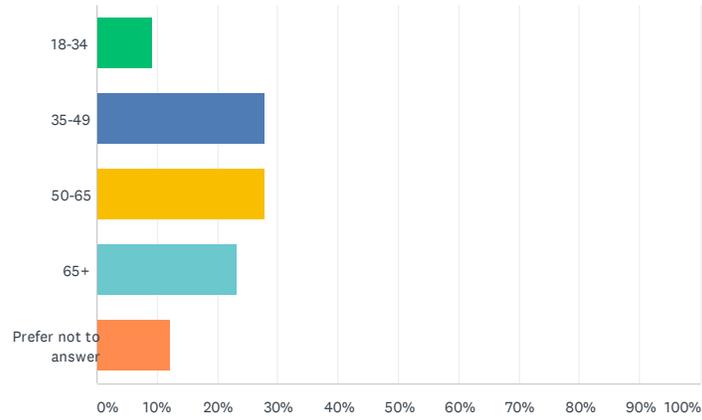
ANSWER CHOICES	RESPONSES	
None of the above	0.00%	0
American Indian/Alaskan Native	0.63%	3
American Indian/Alaskan Native & Black/African American	0.00%	0
Asian	2.29%	11
Asian & White	3.13%	15
Black/African American	1.25%	6
Black/African American & White	0.63%	3
Native Hawaiian/Other Pacific Islander	0.21%	1
Native Hawaiian/Other Pacific Islander & White	0.42%	2
White	60.62%	291
Other Multi-Racial	3.13%	15
Prefer not to answer	24.79%	119
Other (please specify)	2.92%	14
TOTAL		480

Affordable & Fair Housing Questionnaire II

#	OTHER (PLEASE SPECIFY)	DATE
1	European - Iberian Peninsula	1/28/2021 3:34 PM
2	This. is a discriminatory question	1/23/2021 3:59 PM
3	I want Chinese or Thai hookers!!	1/20/2021 7:43 PM
4	Caucasian: aka White	1/10/2021 4:24 PM
5	Stop looking at "race" & ask about stress management, hrs worked, income, education.	1/5/2021 10:51 AM
6	Guatemalan	1/4/2021 2:40 PM
7	white/in transition (considered white, but recognizing that this is a fabricated category that should be deconstructed ASAP).	1/1/2021 7:29 PM
8	None of your business.	12/31/2020 5:30 PM
9	Mutt	12/31/2020 2:15 PM
10	Native American Mexican	12/30/2020 8:19 PM
11	German, Dutch, English, Italian, Lebanese, French, Spanish	12/30/2020 2:47 PM
12	I have some Latina, as my Grandmother's maiden name was Sanchez, and her grandfather, my great great grandfather, was born in Cabos San Lucas, before California was part of the United States. San Lucas	12/30/2020 2:05 PM
13	irrelevant	12/30/2020 11:09 AM
14	I'm American Indian and White	12/30/2020 10:22 AM

Q22 DemographicsOPTIONAL QUESTION: Respondent's Age

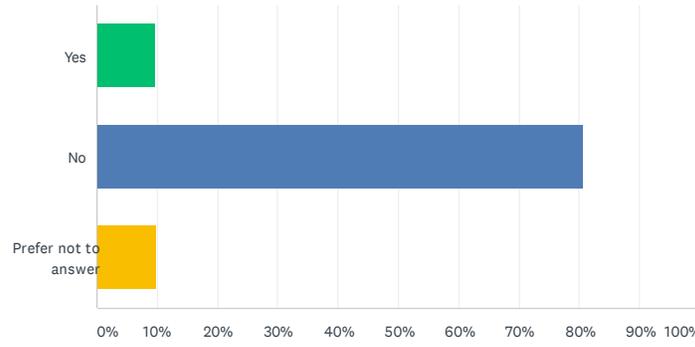
Answered: 497 Skipped: 11



ANSWER CHOICES	RESPONSES	
18-34	9.26%	46
35-49	27.77%	138
50-65	27.77%	138
65+	23.14%	115
Prefer not to answer	12.07%	60
TOTAL		497

Q23 Demographics OPTIONAL QUESTION: Do you have a disability?

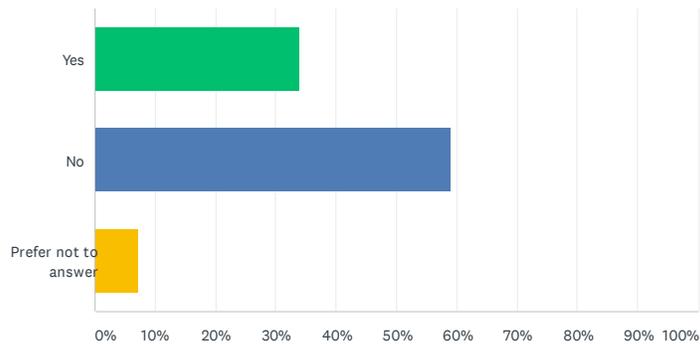
Answered: 496 Skipped: 12



ANSWER CHOICES	RESPONSES	
Yes	9.68%	48
No	80.44%	399
Prefer not to answer	9.88%	49
TOTAL		496

Q24 Demographics **OPTIONAL QUESTION: Do you have children under the age of 18 years old in your home?**

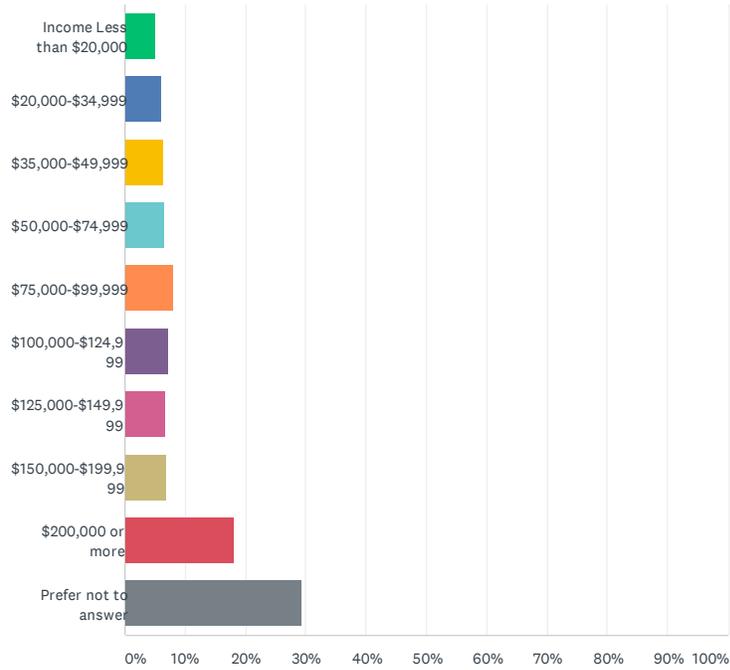
Answered: 498 Skipped: 10



ANSWER CHOICES	RESPONSES	
Yes	33.94%	169
No	59.04%	294
Prefer not to answer	7.03%	35
TOTAL		498

Q25 Demographics OPTIONAL QUESTION: What is your Annual Income?

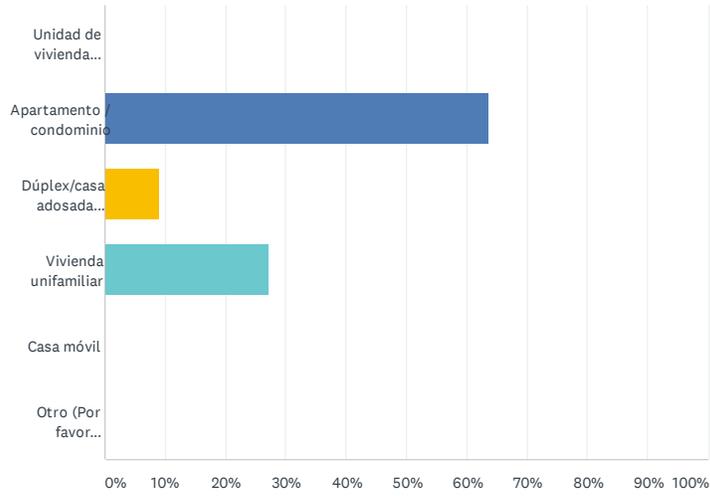
Answered: 491 Skipped: 17



ANSWER CHOICES	RESPONSES	
Income Less than \$20,000	5.09%	25
\$20,000-\$34,999	6.11%	30
\$35,000-\$49,999	6.31%	31
\$50,000-\$74,999	6.52%	32
\$75,000-\$99,999	7.94%	39
\$100,000-\$124,999	7.13%	35
\$125,000-\$149,999	6.72%	33
\$150,000-\$199,999	6.92%	34
\$200,000 or more	17.92%	88
Prefer not to answer	29.33%	144
TOTAL		491

Q1 ¿En qué tipo de vivienda vive actualmente?

Answered: 11 Skipped: 0

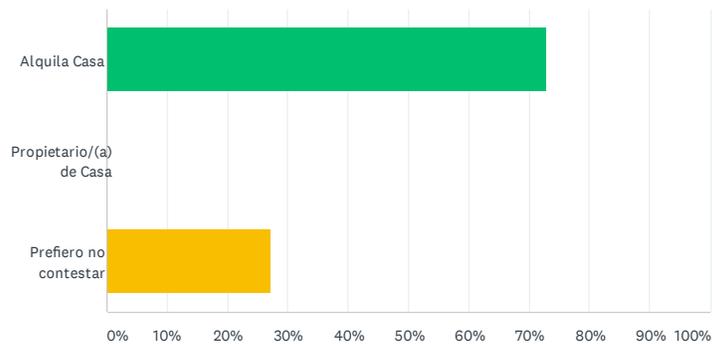


ANSWER CHOICES	RESPONSES
Unidad de vivienda accesoria (también conocida como segunda unidad)	0.00% 0
Apartamento / condominio	63.64% 7
Dúplex/casa adosada (unidades adjuntas, pero usted es dueño del patio y el exterior de la unidad)	9.09% 1
Vivienda unifamiliar	27.27% 3
Casa móvil	0.00% 0
Otro (Por favor especifica)	0.00% 0
TOTAL	11

#	OTRO (POR FAVOR ESPECIFICA)	DATE
	There are no responses.	

Q2 ¿Alquila o es dueño de su casa?

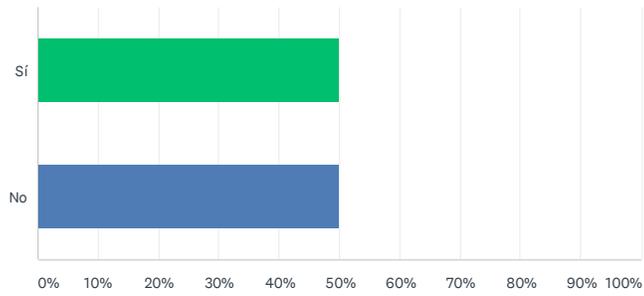
Answered: 11 Skipped: 0



ANSWER CHOICES	RESPONSES	
Alquila Casa	72.73%	8
Propietario/(a) de Casa	0.00%	0
Prefiero no contestar	27.27%	3
TOTAL		11

Q3 ¿Está satisfecho con su vivienda actual?

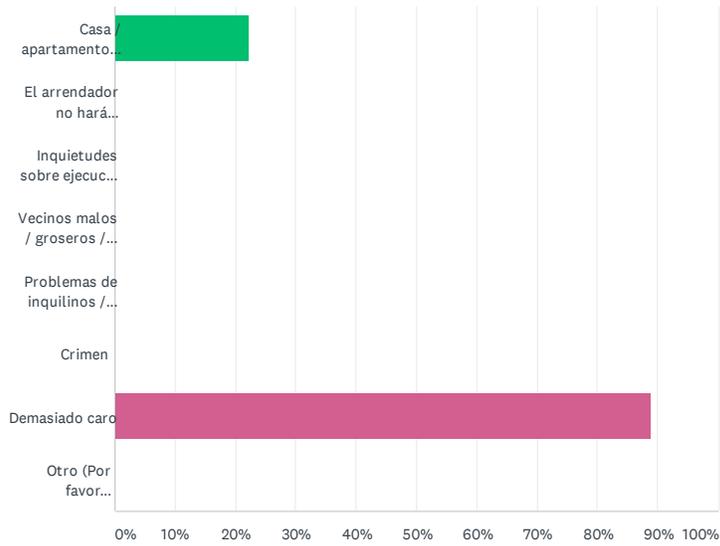
Answered: 10 Skipped: 1



ANSWER CHOICES	RESPONSES	
Sí	50.00%	5
No	50.00%	5
TOTAL		10

Q4 Si no es así, por favor díganos por qué. (Seleccione todas las que correspondan.)

Answered: 9 Skipped: 2

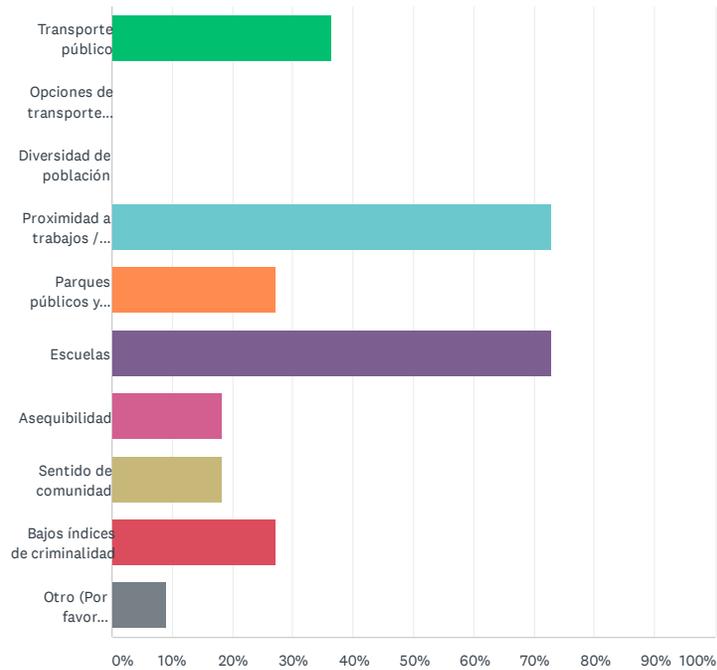


ANSWER CHOICES	RESPONSES
Casa / apartamento necesita reparaciones que no puedo pagar	22.22% 2
El arrendador no hará reparaciones	0.00% 0
Inquietudes sobre ejecución hipotecaria / desalojo	0.00% 0
Vecinos malos / groseros / ruidosos	0.00% 0
Problemas de inquilinos / propietarios	0.00% 0
Crimen	0.00% 0
Demasiado caro	88.89% 8
Otro (Por favor especifica)	0.00% 0
Total Respondents: 9	

#	OTRO (POR FAVOR ESPECIFICA)	DATE
	There are no responses.	

Q5 ¿Qué le atrajo a vivir en Encinitas? (Seleccione todas las que correspondan)

Answered: 11 Skipped: 0

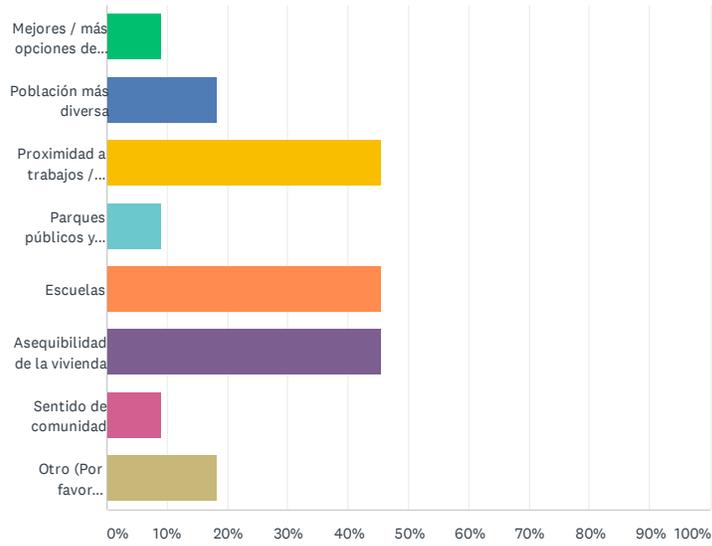


ANSWER CHOICES	RESPONSES
Transporte público	36.36% 4
Opciones de transporte alternativas / carriles para bicicletas	0.00% 0
Diversidad de población	0.00% 0
Proximidad a trabajos / oportunidades laborales	72.73% 8
Parques públicos y playa	27.27% 3
Escuelas	72.73% 8
Asequibilidad	18.18% 2
Sentido de comunidad	18.18% 2
Bajos índices de criminalidad	27.27% 3
Otro (Por favor especifica)	9.09% 1
Total Respondents: 11	

#	OTRO (POR FAVOR ESPECIFICA)	DATE
1	El precio	1/5/2021 6:36 AM

Q6 ¿Qué puede hacer que elija otra ciudad para vivir?

Answered: 11 Skipped: 0

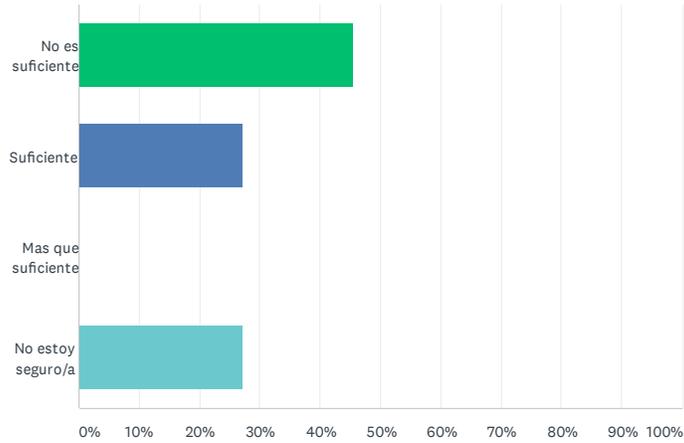


ANSWER CHOICES	RESPONSES
Mejores / más opciones de transporte	9.09% 1
Población más diversa	18.18% 2
Proximidad a trabajos / oportunidades laborales	45.45% 5
Parques públicos y playa	9.09% 1
Escuelas	45.45% 5
Asequibilidad de la vivienda	45.45% 5
Sentido de comunidad	9.09% 1
Otro (Por favor especifica)	18.18% 2
Total Respondents: 11	

#	OTRO (POR FAVOR ESPECIFICA)	DATE
1	La economía	1/6/2021 11:16 AM
2	Precios mas bajos que uno pueda pagar porque no se puede trabajar solo para pagar la renta	1/5/2021 6:11 PM

Q7 ¿Cree que Encinitas tiene suficientes viviendas para satisfacer las necesidades de la comunidad?

Answered: 11 Skipped: 0



ANSWER CHOICES	RESPONSES	
No es suficiente	45.45%	5
Suficiente	27.27%	3
Mas que suficiente	0.00%	0
No estoy seguro/a	27.27%	3
TOTAL		11

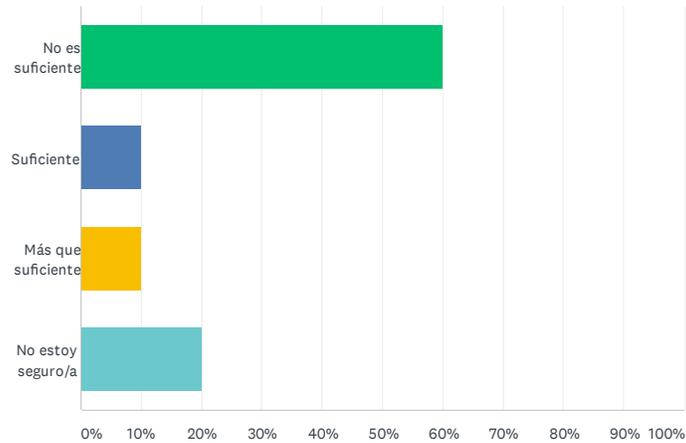
Q8 ¿En qué piensa cuando escucha el término Vivienda Asequible?

Answered: 7 Skipped: 4

#	RESPONSES	DATE
1	Algo que pueda ser posible de pagar para familias de bajos ingresos	1/22/2021 8:48 AM
2	Que la gente tendrá un hogar digno de vivir.	1/11/2021 11:14 AM
3	Vivienda segura pero económica	1/6/2021 11:16 AM
4	Que pueda pagar con mi salario	1/5/2021 10:02 PM
5	Que todos podamos pagar	1/5/2021 7:38 AM
6	En el precio es alto y no es nuestra casa propia	1/5/2021 6:36 AM
7	El poder vivir en un lugar sin preocupación en cómo pagar el alquiler o renta y no tener que compartir la vivienda con otras personas para poder cubrir los pagos arendatarios	1/4/2021 9:39 PM

Q9 Se considera que una vivienda es "asequible" cuando el o los ocupantes no pagan más del 30% de sus ingresos totales en alquiler y servicios públicos. Si el o los ocupantes son dueños de su propia casa, entonces la vivienda es "asequible" cuando el ocupante no paga más del 35% de sus ingresos totales en el pago de la hipoteca, el seguro, los impuestos, las cuotas de la asociación de propietarios y los servicios públicos. ¿Cree que la oferta actual de viviendas asequibles es suficiente para satisfacer las necesidades de la comunidad?

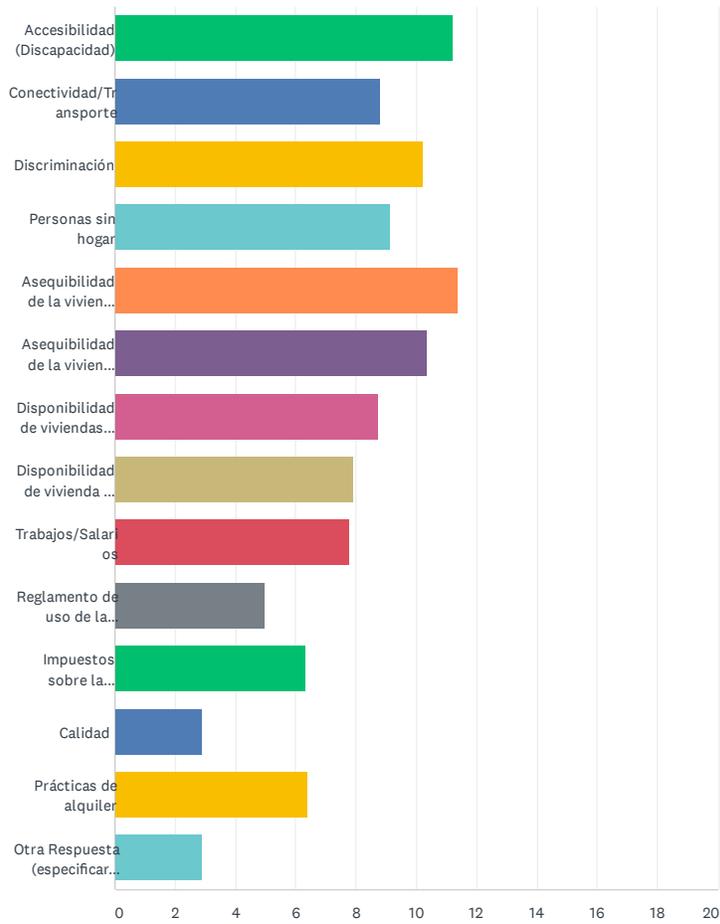
Answered: 10 Skipped: 1



ANSWER CHOICES	RESPONSES	
No es suficiente	60.00%	6
Suficiente	10.00%	1
Más que suficiente	10.00%	1
No estoy seguro/a	20.00%	2
TOTAL		10

Q10 Clasifique lo que cree que son los problemas de vivienda más importantes que enfrenta la ciudad de Encinitas hoy en día. (1 siendo el más importante y 14 el menos importante)

Answered: 11 Skipped: 0



Cuestionario II de Vivienda Justa y Asequible de Encinitas

	1	2	3	4	5	6	7	8	9	10	11	12	13
Accesibilidad (Discapacidad)	20.00% 2	10.00% 1	30.00% 3	0.00% 0	20.00% 2	10.00% 1	0.00% 0	0.00% 0	10.00% 1	0.00% 0	0.00% 0	0.00% 0	0.00% 0
Conectividad/Transporte	10.00% 1	20.00% 2	0.00% 0	0.00% 0	10.00% 1	20.00% 2	10.00% 1	0.00% 0	0.00% 0	20.00% 2	0.00% 0	0.00% 0	10.00% 1
Discriminación	10.00% 1	10.00% 1	20.00% 2	30.00% 3	10.00% 1	0.00% 0	0.00% 0	10.00% 1	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0
Personas sin hogar	0.00% 0	11.11% 1	11.11% 1	33.33% 3	11.11% 1	11.11% 1	0.00% 0	0.00% 0	0.00% 0	0.00% 0	11.11% 1	0.00% 0	0.00% 0
Asequibilidad de la vivienda - Precios de alquiler	12.50% 1	37.50% 3	0.00% 0	12.50% 1	12.50% 1	12.50% 1	12.50% 1	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0
Asequibilidad de la vivienda - Precios de venta	22.22% 2	11.11% 1	11.11% 1	0.00% 0	0.00% 0	22.22% 2	11.11% 1	22.22% 2	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0
Disponibilidad de viviendas - Diversidad	0.00% 0	0.00% 0	25.00% 2	0.00% 0	12.50% 1	0.00% 0	37.50% 3	12.50% 1	0.00% 0	12.50% 1	0.00% 0	0.00% 0	0.00% 0
Disponibilidad de vivienda - Oferta del mercado	0.00% 0	0.00% 0	0.00% 0	22.22% 2	0.00% 0	0.00% 0	22.22% 2	44.44% 4	0.00% 0	11.11% 1	0.00% 0	0.00% 0	0.00% 0
Trabajos/Salarios	0.00% 0	0.00% 0	11.11% 1	11.11% 1	0.00% 0	11.11% 1	11.11% 1	0.00% 0	55.56% 5	0.00% 0	0.00% 0	0.00% 0	0.00% 0
Reglamento de uso de la tierra	0.00% 0	0.00% 0	0.00% 0	0.00% 0	11.11% 1	0.00% 0	0.00% 0	0.00% 0	11.11% 1	55.56% 5	0.00% 0	11.11% 1	0.00% 0
Impuestos sobre la propiedad	0.00% 0	0.00% 0	10.00% 1	10.00% 1	10.00% 1	0.00% 0	0.00% 0	0.00% 0	10.00% 1	0.00% 0	60.00% 6	0.00% 0	0.00% 0
Calidad	0.00% 0	12.50% 1	62.50% 5	25.00% 2									
Prácticas de alquiler	30.00% 3	0.00% 0	0.00% 0	0.00% 0	0.00% 0	10.00% 1	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	10.00% 1	50.00% 5
Otra Respuesta (especificar bajo la pregunta numero 11)	0.00% 0	12.50% 1	0.00% 0	12.50% 1	12.50% 1								

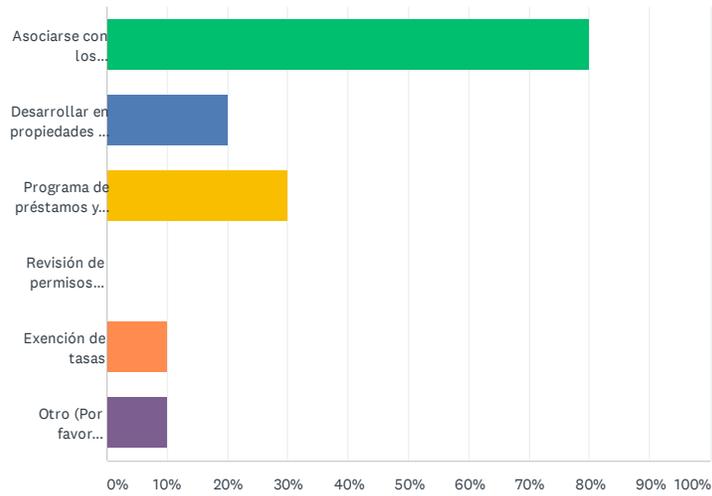
Q11 Otra Respuesta

Answered: 2 Skipped: 9

#	RESPONSES	DATE
1	Para mi lo más importante es q los precios de alquiler sean más accesibles para poder pagar y más cuando es una madre soltera	1/6/2021 11:16 AM
2	Muchas personas de bajos ingresos trabajan aquí, pero no pueden vivir aquí por que la vivienda es muy cara.	1/5/2021 10:02 PM

Q12 ¿Qué incentivos, programas o acciones puede tomar la Ciudad de Encinitas para fomentar el desarrollo de viviendas asequibles para todos los niveles de ingresos?

Answered: 10 Skipped: 1

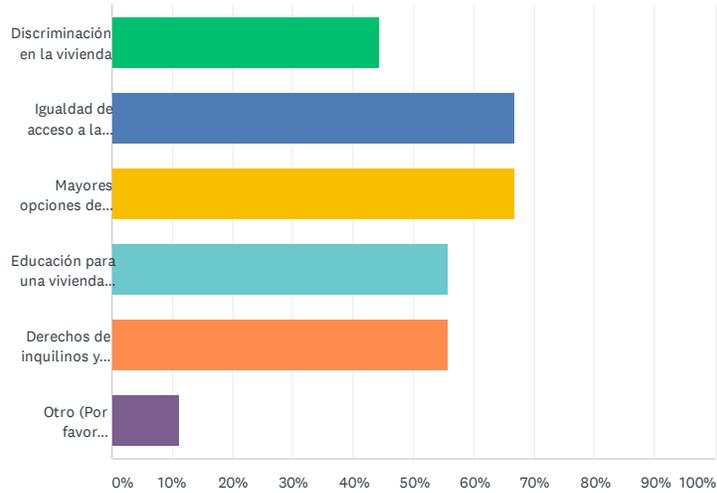


ANSWER CHOICES	RESPONSES
Asociarse con los desarrolladores de viviendas asequibles	80.00% 8
Desarrollar en propiedades de la ciudad	20.00% 2
Programa de préstamos y subvenciones	30.00% 3
Revisión de permisos acelerados	0.00% 0
Exención de tasas	10.00% 1
Otro (Por favor especifica)	10.00% 1
Total Respondents: 10	

#	OTRO (POR FAVOR ESPECIFICA)	DATE
1	Educar a las personas que ya viven aquí para que no discriminen a los más pobres o de ascendencia diferente.	1/5/2021 10:02 PM

Q13 ¿Qué asuntos/desafíos de vivienda justa debe abordar la ciudad en el Elemento de Vivienda?

Answered: 9 Skipped: 2



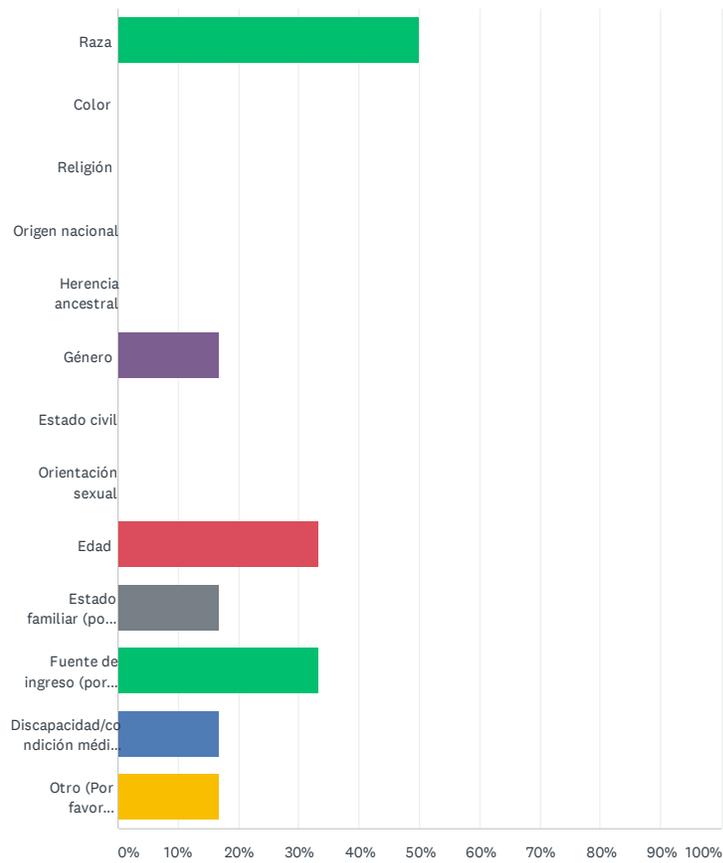
ANSWER CHOICES	RESPONSES
Discriminación en la vivienda	44.44% 4
Igualdad de acceso a la vivienda	66.67% 6
Mayores opciones de vivienda para los hogares de bajos ingresos	66.67% 6
Educación para una vivienda justa	55.56% 5
Derechos de inquilinos y propietarios	55.56% 5
Otro (Por favor especifica)	11.11% 1
Total Respondents: 9	

#	OTRO (POR FAVOR ESPECIFICA)	DATE
1	El porcentaje de personas que trabajan en la ciudad debería reflejarse más justamente en relación de las familias que pueden adquirir vivienda aquí.	1/5/2021 10:14 PM

Cuestionario II de Vivienda Justa y Asequible de Encinitas

Q14 ¿Cree que ha sido discriminado en la obtención de una vivienda? Si respondió, sí ¿sobre qué base cree que lo o la discriminaron? (seleccione todas las que correspondan)

Answered: 6 Skipped: 5

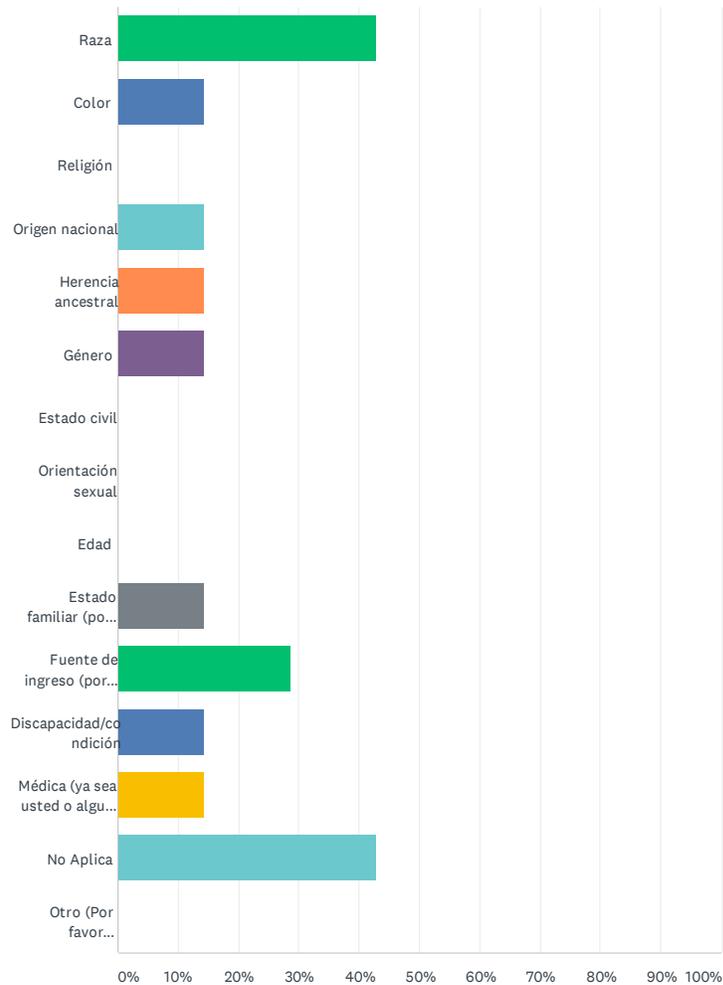


ANSWER CHOICES		RESPONSES	
Raza		50.00%	3
Color		0.00%	0
Religión		0.00%	0
Origen nacional		0.00%	0
Herencia ancestral		0.00%	0
Género		16.67%	1
Estado civil		0.00%	0
Orientación sexual		0.00%	0
Edad		33.33%	2
Estado familiar (por ejemplo, madre/padre soltero con hijos, familia con hijos o esperando un hijo)		16.67%	1
Fuente de ingreso (por ejemplo, asistencia social, seguro de desempleo, elección de vivienda / bono de Sección 8)		33.33%	2
Discapacidad/condición médica (ya sea usted o alguien cercano a usted)		16.67%	1
Otro (Por favor especifique)		16.67%	1
Total Respondents: 6			

#	OTRO (POR FAVOR ESPECIFICA)	DATE
1	No he tratado, porque el costa de la vivienda es muy alto.	1/5/2021 10:14 PM

Q15 Un delito por odio es un acto delictivo o un intento de acto delictivo contra un individuo o grupo de individuos por motivo de raza real o percibida, color, religión, origen nacional, herencia ancestral, género, estado civil, orientación sexual, edad, estado familiar, fuente de ingresos o discapacidad. ¿Se ha percatado usted de algún delito por odio que se haya cometido en su vecindario? Si responde, sí ¿a qué se debió? (seleccione todas las que correspondan)

Answered: 7 Skipped: 4



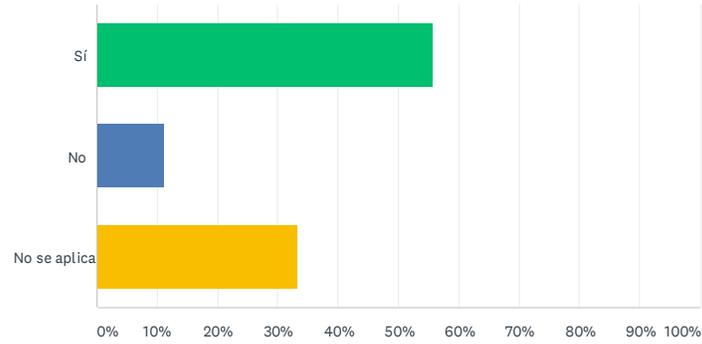
Cuestionario II de Vivienda Justa y Asequible de Encinitas

ANSWER CHOICES	RESPONSES	
Raza	42.86%	3
Color	14.29%	1
Religión	0.00%	0
Origen nacional	14.29%	1
Herencia ancestral	14.29%	1
Género	14.29%	1
Estado civil	0.00%	0
Orientación sexual	0.00%	0
Edad	0.00%	0
Estado familiar (por ejemplo, madre/padre soltero con hijos, familia con hijos o esperando un hijo)	14.29%	1
Fuente de ingreso (por ejemplo, asistencia social, seguro de desempleo, elección de vivienda / bono de Sección 8)	28.57%	2
Discapacidad/condición	14.29%	1
Médica (ya sea usted o alguien cercano a usted)	14.29%	1
No Aplica	42.86%	3
Otro (Por favor especifica)	0.00%	0
Total Respondents: 7		

#	OTRO (POR FAVOR ESPECIFICA)	DATE
	There are no responses.	

Q16 ¿Tiene hijos adultos jóvenes, cuidador en casa, ama de casa o un padre anciano que pueda necesitar una vivienda?

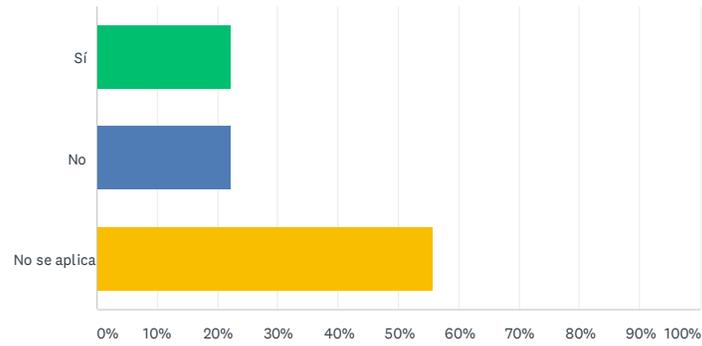
Answered: 9 Skipped: 2



ANSWER CHOICES	RESPONSES	
Sí	55.56%	5
No	11.11%	1
No se aplica	33.33%	3
TOTAL		9

Q17 Si es propietario de una vivienda unifamiliar, ¿estaría interesado en construir una vivienda accesoria en su propiedad?

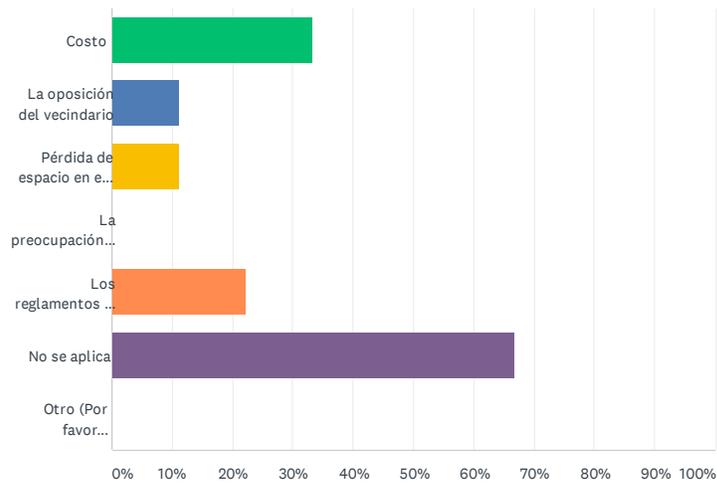
Answered: 9 Skipped: 2



ANSWER CHOICES	RESPONSES	
Sí	22.22%	2
No	22.22%	2
No se aplica	55.56%	5
TOTAL		9

Q18 Si está interesado en construir una unidad de vivienda accesoria, ¿por qué no ha construido una? (seleccione todo lo que corresponda)

Answered: 9 Skipped: 2

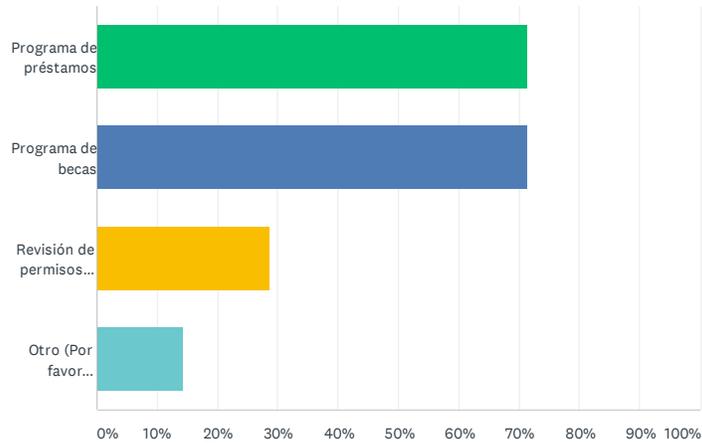


ANSWER CHOICES	RESPONSES
Costo	33.33% 3
La oposición del vecindario	11.11% 1
Pérdida de espacio en el patio	11.11% 1
La preocupación por la privacidad	0.00% 0
Los reglamentos del gobierno	22.22% 2
No se aplica	66.67% 6
Otro (Por favor especifica)	0.00% 0
Total Respondents: 9	

#	OTRO (POR FAVOR ESPECIFICA)	DATE
	There are no responses.	

Q19 Para fomentar aún más la disponibilidad de unidades de vivienda accesorias en Encinitas a niveles asequibles, ¿qué tipos de incentivos, programas o acciones se pueden ofrecer? La ciudad ofrece actualmente exenciones de tasas de permiso y planes de construcción.

Answered: 7 Skipped: 4

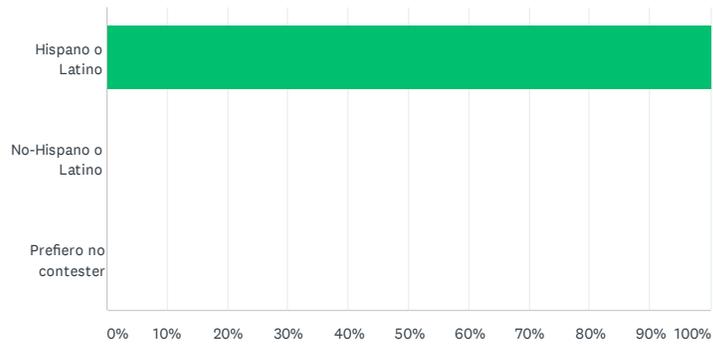


ANSWER CHOICES		RESPONSES	
Programa de préstamos		71.43%	5
Programa de becas		71.43%	5
Revisión de permisos acelerado		28.57%	2
Otro (Por favor especifica)		14.29%	1
Total Respondents: 7			

#	OTRO (POR FAVOR ESPECIFICA)	DATE
1	Programas en múltiples idiomas, sea español or idiomas indígenas de Mexico, Guatemala entre otros	1/11/2021 11:18 AM

Q20 PREGUNTA OPCIONAL: Categorías Étnicas (seleccione sólo una)

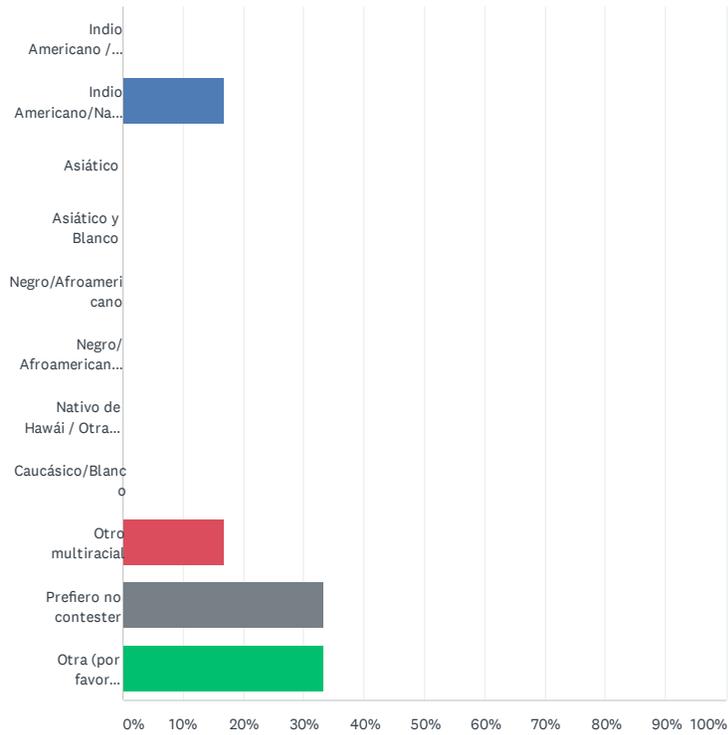
Answered: 8 Skipped: 3



ANSWER CHOICES	RESPONSES	
Hispano o Latino	100.00%	8
No-Hispano o Latino	0.00%	0
Prefiero no contestar	0.00%	0
TOTAL		8

Q21 PREGUNTA OPCIONAL: Categorías raciales (seleccione todas las que correspondan)

Answered: 6 Skipped: 5

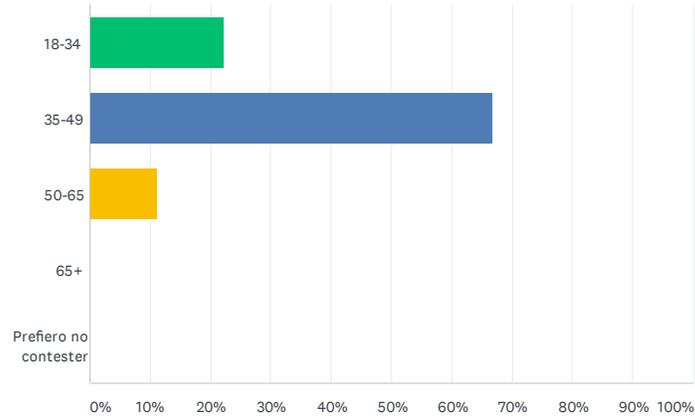


ANSWER CHOICES	RESPONSES
Indio Americano / Nativo de Alaska	0.00% 0
Indio Americano/Nativo de Alaska y Negro/ Afroamericano	16.67% 1
Asiático	0.00% 0
Asiático y Blanco	0.00% 0
Negro/Afroamericano	0.00% 0
Negro/ Afroamericano y Blanco	0.00% 0
Nativo de Hawái / Otra Isla del Pacífico	0.00% 0
Caucásico/Blanco	0.00% 0
Otro multiracial	16.67% 1
Prefiero no contestar	33.33% 2
Otra (por favor especifica)	33.33% 2
TOTAL	6

#	OTRA (POR FAVOR ESPECIFICA)	DATE
1	Hispano/ latino	1/6/2021 11:44 AM
2	Hispano/Latino	1/5/2021 10:17 PM

Q22 PREGUNTA OPCIONAL: Edad de la persona respondiendo al cuestionario

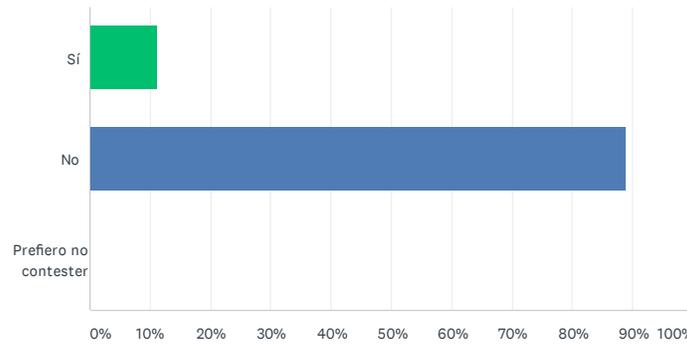
Answered: 9 Skipped: 2



ANSWER CHOICES	RESPONSES	
18-34	22.22%	2
35-49	66.67%	6
50-65	11.11%	1
65+	0.00%	0
Prefiero no contestar	0.00%	0
TOTAL		9

Q23 PREGUNTA OPCIONAL: ¿ Tiene usted una discapacidad?

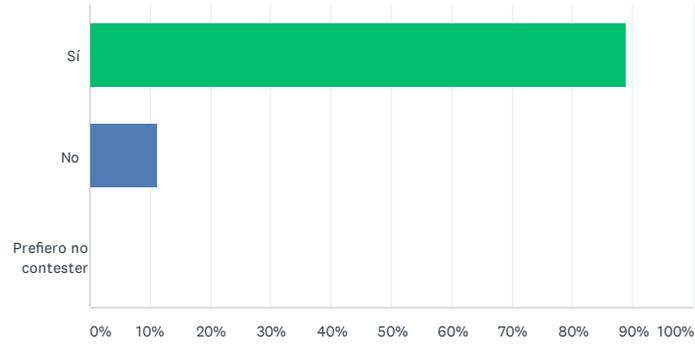
Answered: 9 Skipped: 2



ANSWER CHOICES	RESPONSES	
Sí	11.11%	1
No	88.89%	8
Prefiero no contestar	0.00%	0
TOTAL		9

Q24 PREGUNTA OPCIONAL: ¿Tiene hijos menores de 18 años en su casa?

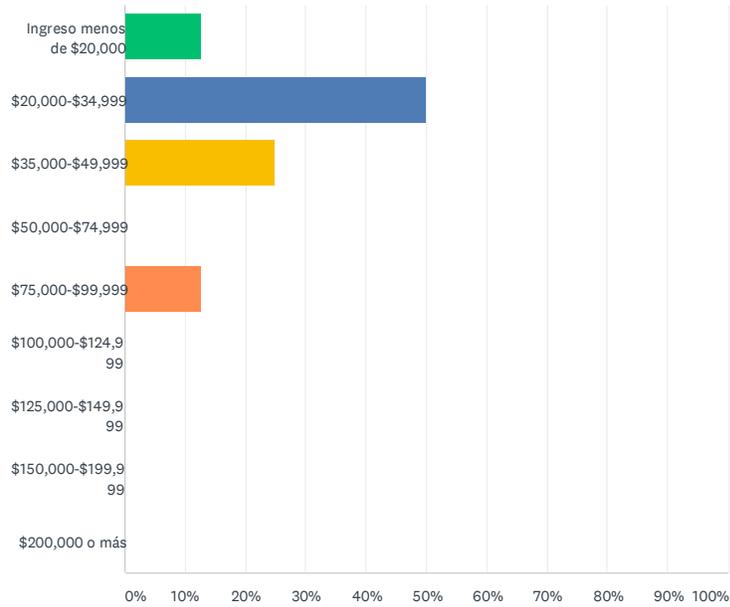
Answered: 9 Skipped: 2



ANSWER CHOICES	RESPONSES	
Sí	88.89%	8
No	11.11%	1
Prefiero no contestar	0.00%	0
TOTAL		9

Q25 PREGUNTA OPCIONAL: ¿Cuál es su ingreso anual?

Answered: 8 Skipped: 3



ANSWER CHOICES	RESPONSES	
Ingreso menos de \$20,000	12.50%	1
\$20,000-\$34,999	50.00%	4
\$35,000-\$49,999	25.00%	2
\$50,000-\$74,999	0.00%	0
\$75,000-\$99,999	12.50%	1
\$100,000-\$124,999	0.00%	0
\$125,000-\$149,999	0.00%	0
\$150,000-\$199,999	0.00%	0
\$200,000 o más	0.00%	0
TOTAL		8

A.6 Housing Element Public Outreach Collateral

This section copies of outreach flyers, community “fact sheets” and other outreach materials made available to the general public.



CITY OF ENCINITAS 2021-2029 HOUSING ELEMENT UPDATE COMMUNITY WORKSHOP

The City of Encinitas is kicking off the update for the 2021-2029 Housing Element! Learn about the State's requirements of the update process, what minor changes are expected from the recently adopted Housing Element, and the schedule for public input.

WHEN: Monday, November 18, 2019, 6 p.m.

WHERE: Council Chambers,
505 South Vulcan Ave.





CITY OF ENCINITAS 2021-2029 HOUSING ELEMENT UPDATE COMMUNITY WORKSHOP

The City of Encinitas is preparing the draft 2021-2029 Housing Element Update. Attend this workshop to learn about the draft document and provide your feedback.

Please visit the Housing Element website to view a draft of the document:
<https://encinitasca.gov/I-Want-To/Housing-Plan-Update/Housing-Update-2021-2029>



WHEN: Monday, February 10, 2020, 6 p.m.
WHERE: Community and Senior Center,
1140 Oakcrest Park Drive

For questions, please contact Jennifer Gates, Principal Planner at (760) 633-2714 or jgates@encinitasca.gov

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?

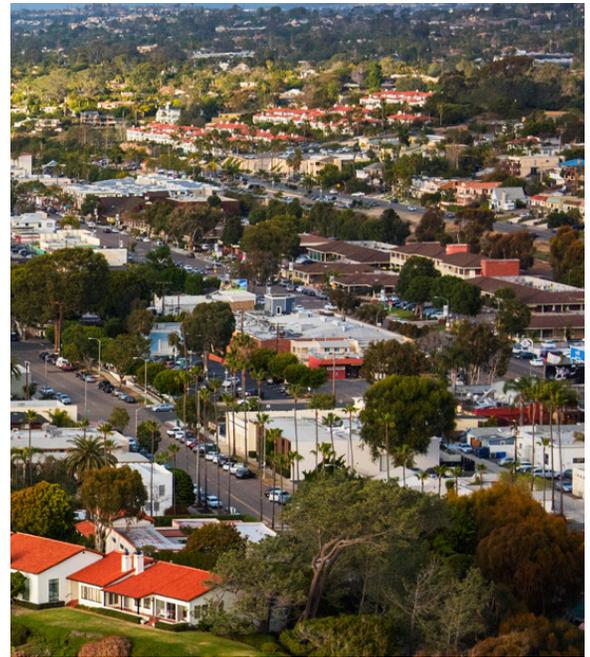
The Housing Element is a city-initiated policy document that provides direction for the implementation of various programs to meet the existing and projected future housing needs of all economic segments of the Encinitas community. The Housing Element provides policies, programs and actions that support 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 ¹		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
Total:				1,554 units

¹ 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:

Jennifer Gates, Principal Planner, City of Encinitas

JGates@encinitasca.gov or at (760) 633-2714

Project Timeline



La ciudad de Encinitas está en el proceso de actualizar el Elemento de Vivienda 2021-2029. Esta hoja de datos está diseñada para responder preguntas comunes y proporcionar información sobre el proceso de actualización.

¿Qué es el Elemento de Vivienda?

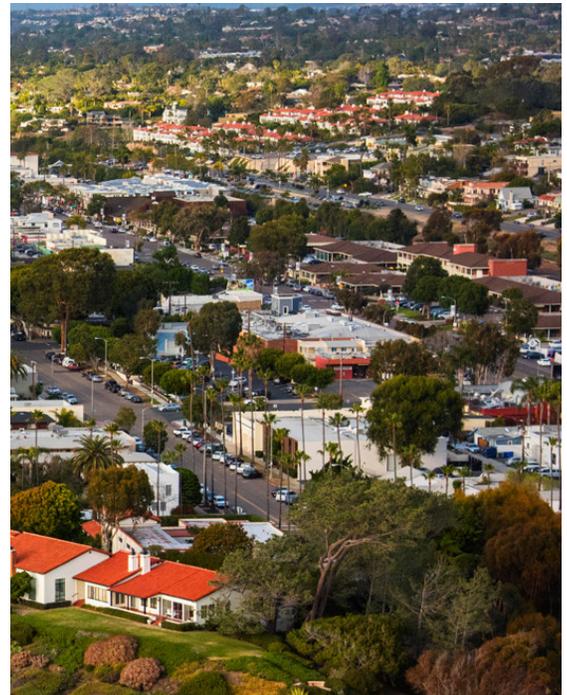
El Elemento de Vivienda es un documento de políticas creado por la ciudad que proporciona instrucción para la implementación de varios programas para cumplir con necesidades de vivienda existentes y proyectadas al futuro de todos los sectores económicos de la comunitario de Encinitas. El Elemento de Vivienda proporciona políticas, programas y acciones que apoyan y fomentan la producción de unidades de vivienda para todos los niveles de ingresos.

Características principales del Elemento de Vivienda:

- Perfil de población y vivienda de Encinitas
- Evaluación de las limitaciones de los viviendas y recursos
- Evaluación de programas y políticas existentes
- Análisis de lugares apropiados para viviendas
- Desarrollo de políticas, programas y objetivos cuantificados

¿Qué es el Proceso de Evaluación de las Necesidades de Vivienda Regional (RHNA)?

El proceso RHNA es una orden estatal para cuantificar la necesidad de viviendas. Esto sirve de base a los procesos de planificación local para abordar las necesidades de vivienda actuales y futuras resultantes del crecimiento de la población, el empleo y los hogares. Para el período de planificación 2021-2029, a la ciudad de Encinitas se le asigna un número estimado de unidades para acomodar el crecimiento por categoría de ingresos. El Elemento de Vivienda debe proporcionar sitios para acomodar este crecimiento estimado.



Asignación de Viviendas RHNA 2021-2029 para la Ciudad de Encinitas

Categoría de ingresos	% Promedio de Ingresos Familiares (MFI)	Rango de ingresos ¹		Asignación de RHNA (Unidades de Viviendas)
		Mín.	Máx.	
Ingresos Muy Bajos	0 – 50%	\$0	\$43,150	469 unidades
Ingresos Bajos	51 – 80%	\$43,151	\$69,040	369 unidades
Ingresos Moderados	81 – 120%	\$69,041	\$103,560	308 unidades
Ingresos Por Encima de lo Moderado	>120%	\$103,560	> \$103,560	408 unidades
Total:				1,554 unidades

¹ El rango de ingresos se basa en el Ingreso Familiar Medio (MFI) de 2019 del HUD para el condado de San Diego de \$86,300 dólares.

¿Por qué la ciudad está actualizando el Elemento de Vivienda?

A la ciudad de Encinitas se le requiere por ley estatal que actualice su Elementos de vivienda cada ocho años. EEl actual Elemento de Vivienda adoptado es para el periodo de planificación 2013-2021. La ciudad está ahora planeando para el periodo de planificación 2021-2029.

Importancia de la actualización del Elemento de Vivienda:

- Asegura que la ciudad cumpla con las leyes de vivienda del Estado
- Permite a la ciudad tener derecho a subvenciones y fuentes de financiación del Estado
- Demuestra la capacidad de satisfacer las necesidades del crecimiento de viviendas en el futuro
- Permite a la comunidad seguir participando en el proceso de planificación

¿Qué está incluido en el proceso de actualización?

El proceso de actualización se basa en la comunidad e incluirá diversas actividades para interactuar con la comunidad de Encinitas. Entre las principales características se incluyen:

- Una serie de talleres comunitarios y reuniones públicas
- Una revisión comprensiva de la demografía de la comunidad para reflejar las condiciones actuales
- Finalización del análisis de los sitios adecuados para cumplir con el RHNA 2021-2029
- Audiencias públicas ante la Comisión de Planificación y el Consejo de la Ciudad

¿Cómo puede participar en el proceso de actualización?

Hay una variedad de formas en las que se puede participar a lo largo del proceso de planificación:

- Están programados dos talleres comunitarios el 18 de noviembre de 2019 y el 27 de enero de 2020 para que los miembros de la comunidad vengan y conozcan el proceso y proporcionen sus comentarios a la Ciudad
- Revisar y ofrecer comentarios sobre el borrador público disponible en enero 2020



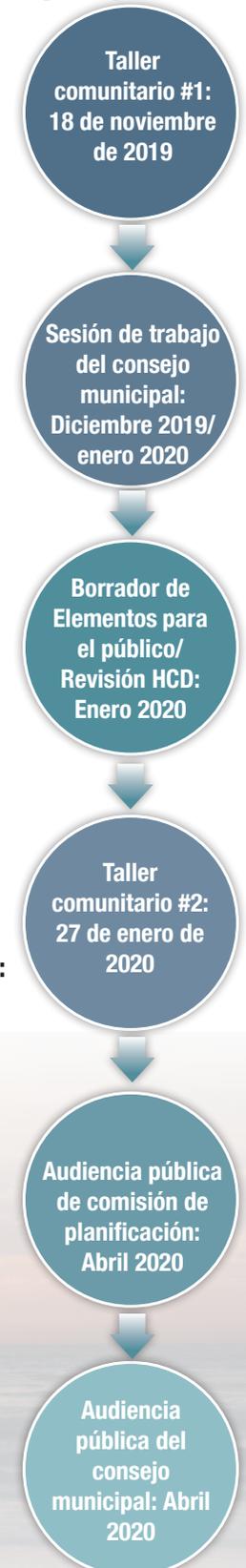
Para información actualizada:

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

O comuníquese con:

Jennifer Gates, Planificadora Principal, Ciudad de Encinitas
 JGates@encinitasca.gov o al (760) 633-2714

Cronograma de proyecto



A.7 City of Encinitas Consolidated Plan Survey Responses

The summary memo identifying the City's most pressing community needs as part of the development of the FY 2020-25 Consolidated Plan is included within this appendix.



TO: Jennifer Gates, Principal Planner, City of Encinitas

FROM: Erica Snyder, Principal, LeSar Development Consultants
Brendan Dentino, Associate, LeSar Development Consultants

DATE: November 4, 2019

SUBJECT: Consolidated Plan Community Engagement Summary

In accordance with the 2020-2025 Consolidated Plan (ConPlan) Scope of Work, LeSar Development Consultants (LDC) developed and conducted community participation events with the City of Encinitas in compliance with its Community Participation Plan and 24 CFR § 91.105. This memo reports the completion of the initial community participation process and summarizes the results and themes that emerged from the many community engagement events.

Below are the outcomes of the community participation process grouped by event. These results and themes informed the ConPlan proposed goals in this memo and will ultimately guide investment of Community Development Block Grants (CDBG) within the City's low-to-moderate income (LMI) communities.

Two additional opportunities for community feedback will occur later in the development of the ConPlan: a public hearing and the public comment period. Each of these events are mandated by federal regulations and will occur in Spring 2020 when the City formally considers the adoption of the draft ConPlan. The outcomes of these events will be documented in the finalized ConPlan.

Community meetings. In October 2019, the City held two community meetings at the Encinitas Library. At the first meeting on October 14, twenty-seven (27) community members provided feedback on what they believed are Encinitas' most pressing community needs. At the second meeting on October 21, eleven (11) people attended. A total of 38 people participated in the two forums, whereas just five people participated in meetings during the development of the last ConPlan.

Quantitative results were collected at the meetings through a dot voting exercise, in which participants voted for what they believed were the community's most pressing individual needs, as well as ranking seven broad areas of needs on a worksheet. The ranking of broad areas of needs was weighted based on the order in which respondents listed them. For example, if affordable housing was listed as the top area of need, then it received seven points. If infrastructure was ranked second, then it received six points, and so on. Below are the results of these rankings:

San Diego Headquarters
404 Euclid Ave, Suite 212
San Diego, CA 92114
619-236-0612 phone
619-236-0613 fax

Berkeley Office
2150 Kittredge St, Suite 3A
Berkeley, CA 94704
510-859-7100 phone

Los Angeles Office
448 S. Hill Street, Suite 618
Los Angeles, CA 90013
213-612-4545 phone
213-488-3468 fax

Areas of Need	
Community Need	Weighted vote
Affordable Housing	128
Housing and Support for People Experiencing Homelessness	128
Infrastructure	107
Community Services	102
Economic Development	93
Accommodations for those with Special Needs	90
Community Facilities	68

For the dot voting exercise, attendees were given four stickers, numbered one through four, and voted for individual needs. The dot voting was weighted so that if someone put a sticker labeled with the number one on a need, then that need received four points. A 'two' sticker received three points, and so on. The individual needs were developed using the options from the community needs survey. Below are the results of the dot voting exercise:

Individual needs	
Community Need	Weighted Vote
Housing programs	66
Street improvements	42
Homelessness housing and services	37
Public transit	34
Mental health and substance abuse services	33
Support services for special needs	25
Technological improvements	12
Health services	11
Public health and safety	9
Economic services	9
Water/sewage improvements	8
Community spaces	5
Residential improvements	0

In addition to dot voting and ranking areas of needs, participants recorded their responses to open-ended prompts on Post-It notes and worksheets, allowing LDC to collect qualitative feedback. Overwhelmingly, written comments addressed housing and homelessness needs. Other popular topics were infrastructure and transportation needs. All written comments are attached.

Survey. An online survey addressing the ConPlan and community needs was posted online in September and was closed on October 31. There were 273 total responses to the survey, all in English, marking a 320 percent increase in responses from the previous ConPlan. Most questions received between 190 and 200 responses, likely due to some respondents who did not proceed with the survey after answering the first question. All survey data is attached. Below are key findings.

With 99 votes, infrastructure needs was of most importance to the greatest number of respondents. Following infrastructure, affordable housing and economic development were the next top needs.

- Community facilities. Parks and recreational facilities were by far the most chosen need with community facilities. The next five needs in this category scored within seven percentage points from one another, indicating an even spread among priority needs.
- Infrastructure. Sidewalk improvements were the highest priority within the infrastructure category, which correlates with the feedback from the community workshops. Broadband internet access, electric vehicle infrastructure, and accessibility improvements were not high priority to respondents. Less than a fifth of all respondents chose these needs.
- Special needs. Centers and services for the disabled was the most chosen special need, but services for abused/neglected children received just fewer three votes. Services for those living with HIV/AIDS were not a priority, with just one respondent choosing it.
- Housing. The housing category had the most evenly distributed responses among the top choices. The top five needs were within eight percentage points of one another, and the top three needs were within two percentage points of each other. The top choices were energy efficiency improvements, construction of new affordable housing, and rehabilitation/preservation of affordable housing.
- Homelessness. With 151 votes, mental health services was the most chosen need among all needs in the survey. The next two needs were homelessness prevention and diversion services and substance abuse programs.
- Community services. Public transit and transportation services received the most votes in this category, reflecting many of the comments made at the community meetings. Health services, youth services, and senior services were next most chosen needs, scoring within five percentage points of each other.
- Economic development. This category had the most evenly distributed responses among all choices. Just 16 percentage points separated the highest priority need – grants/loans to small businesses – from the lowest priority need – college readiness programs.

Three-quarters of respondents live in the 92024-zip code, which covers most of the city limits. The 92007-zip code, representing Cardiff, had the second-most respondents, and the 92009-zip code followed. Together, these three zip codes represent 186 of the 190 responses to the question 'In what zip code do you reside?' Almost 79 percent of respondents are over the age of 45, just 15 percent are renters, and nearly 60 percent earn a household income more than \$100,000.

Summary. There are some contradictions with the overall results; for example, infrastructure as a category was not a top need on the worksheet, but it did emerge as a priority need through other events. Economic development was not a top concern at the community meetings, but it was a top priority through the survey. Further, residents in Encinitas are extremely knowledgeable on the issues relevant to CDBG and their needs and desires are varied. This makes it difficult to say definitively what the community's greatest needs are.

As a result, LDC recommends focusing on funding priorities like those outlined in the previous ConPlan, in which nearly all categories were addressed – housing, homelessness, infrastructure, infrastructure, and public facilities. This reflects the breadth of topics addressed in the community's feedback.

Overall, Encinitas' community engagement process was extremely successful. During the development of the last ConPlan, the City received feedback from 70 residents. During this ConPlan cycle, the City engaged 311 residents, marking a 344 percent increase in engagement. LDC thanks the City staff for its hard work and dedication to ConPlan outreach efforts.

Proposed goals. Based on the community engagement process and the results summarized above, LDC proposes the goals below for Encinitas' 2020-2025 ConPlan (the previous ConPlan goals as presented in the ConPlan are attached).

Goal 1: Assist in increasing and preserving affordable housing opportunities for low-and-moderate income households.

- *Previous ConPlan goal: Assistance to low-income renters and homeowners*
- *Previous ConPlan goal: Fair housing*

This proposed goal consolidates the City's previous housing related ConPlan goals, while it also provides flexibility in addressing housing needs in Encinitas and reflects the limitations for constructing affordable housing with CDBG. These proposed changes are based upon community feedback. For example, just under nine percent of respondents chose fair housing as a priority need, so a standalone fair housing goal may not be warranted. Our proposed change also aligns with the City's progress in housing, represented by attaining a State-certified housing element and the establishment of the Permit-Ready Accessory Dwelling Unit (PRADU) Program.

Goal 2: Prevent and reduce homelessness.

- *Previous goal: Homeless services, prevention, and shelter*

Making a homelessness related goal simple and general provides the City flexibility in prioritizing its CDBG funding.

Goal 3: Improve public infrastructure and facilities.

- *Previous ConPlan goal: Public infrastructure*
- *Previous ConPlan goal: Public facilities*

Our recommended change simply combines the City's two previous ConPlan goals.

Goal 4: Invest in public services for low-and-moderate income residents.

- *Previous ConPlan goal: Support services for low-to-moderate income residents.*

Our proposed goal is a slight modification on the previous goal by adding 'invest in' and changing 'support services' to 'public services'. The latter term aligns with common CDBG terminology yet still enables the City to fund activities it has for many years, such as Meals on Wheels for seniors.

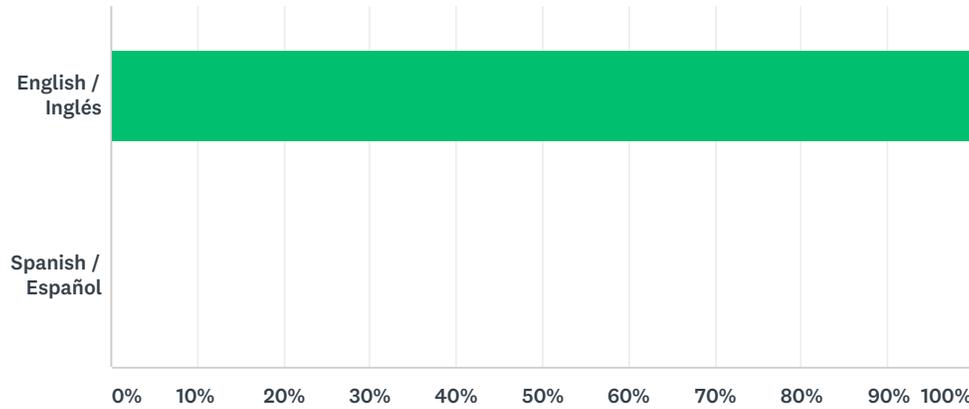
Encinitas Aggregate Community Meeting Data

Ranking of Highest Need - Dot Voting	Meeting 1	Meeting 2	Total
Housing programs	38	28	66
Street improvements	30	12	42
Homelessness housing and services	27	10	37
Public transit	30	4	34
Mental health and substance abuse	25	8	33
Support services for special needs	25	0	25
Technological improvements	10	2	12
Health services	8	3	11
Community services and activities	7	4	11
Public health and safety	4	5	9
Economic services	5	4	9
Water/sewage improvements	8	0	8
Community spaces	5	0	5
Residential improvements	0	0	0

Ranking of Categories - Worksheets	Meeting 1	Meeting 2	Total
Affordable Housing	68	60	128
Housing and Support for Individuals Experiencing Homelessness	81	47	128
Infrastructure	63	44	107
Community Services	72	30	102
Economic Development	55	38	93
Accommodations for those with special needs	62	28	90
Community Facilities	41	27	68

Q1 In what language would you like to take the survey? ¿En qué idioma le gustaría tomar la encuesta?

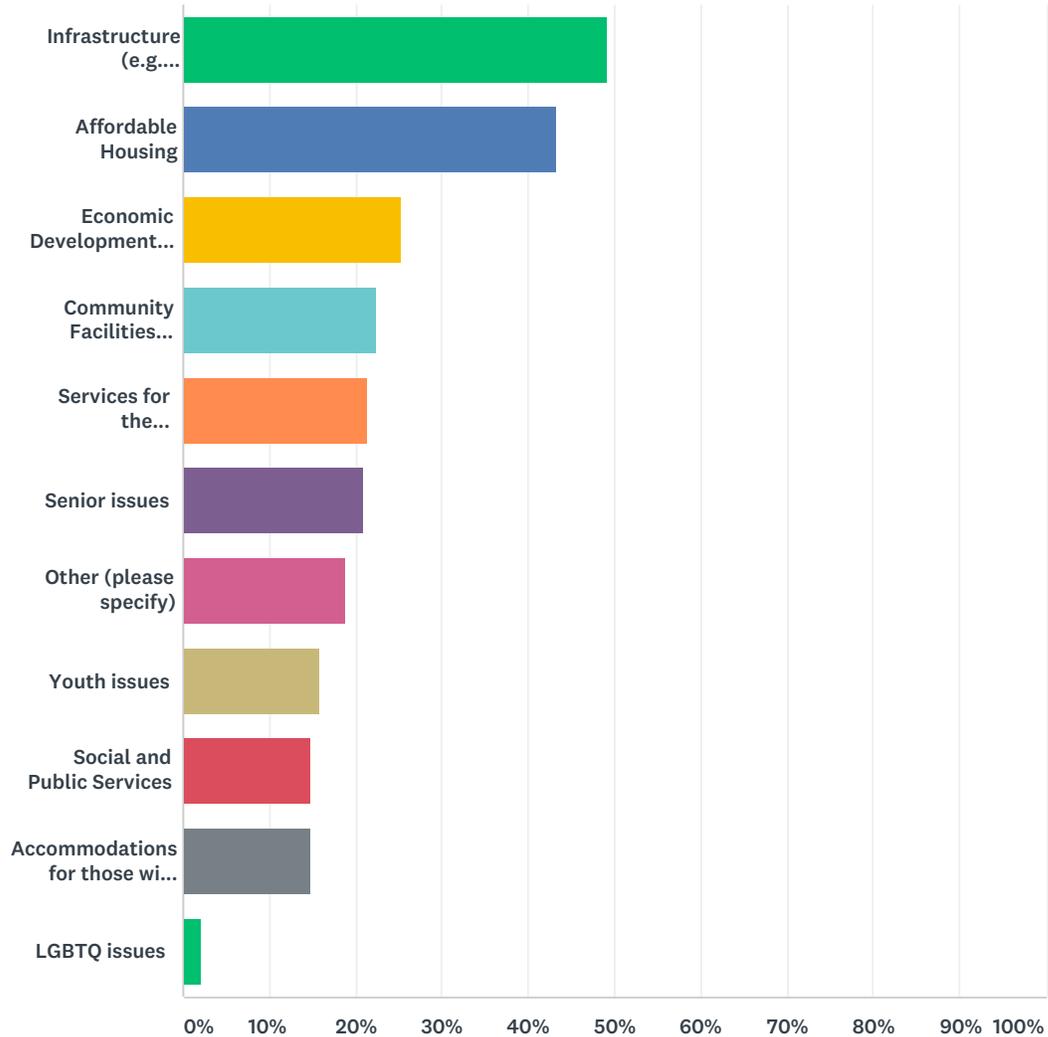
Answered: 273 Skipped: 0



ANSWER CHOICES	RESPONSES	
English / Inglés	100.00%	273
Spanish / Español	0.00%	0
TOTAL		273

Q2 Choose the areas of need that are most important to you.

Answered: 201 Skipped: 72



ANSWER CHOICES	RESPONSES	
Infrastructure (e.g. sidewalks)	49.25%	99
Affordable Housing	43.28%	87
Economic Development (jobs/businesses)	25.37%	51
Community Facilities (e.g. libraries, senior centers)	22.39%	45
Services for the Homelessness	21.39%	43
Senior issues	20.90%	42
Other (please specify)	18.91%	38
Youth issues	15.92%	32
Social and Public Services	14.93%	30
Accommodations for those with Special Needs	14.93%	30

Encinitas Community Needs Survey

LGBTQ issues

1.99%

4

Total Respondents: 201

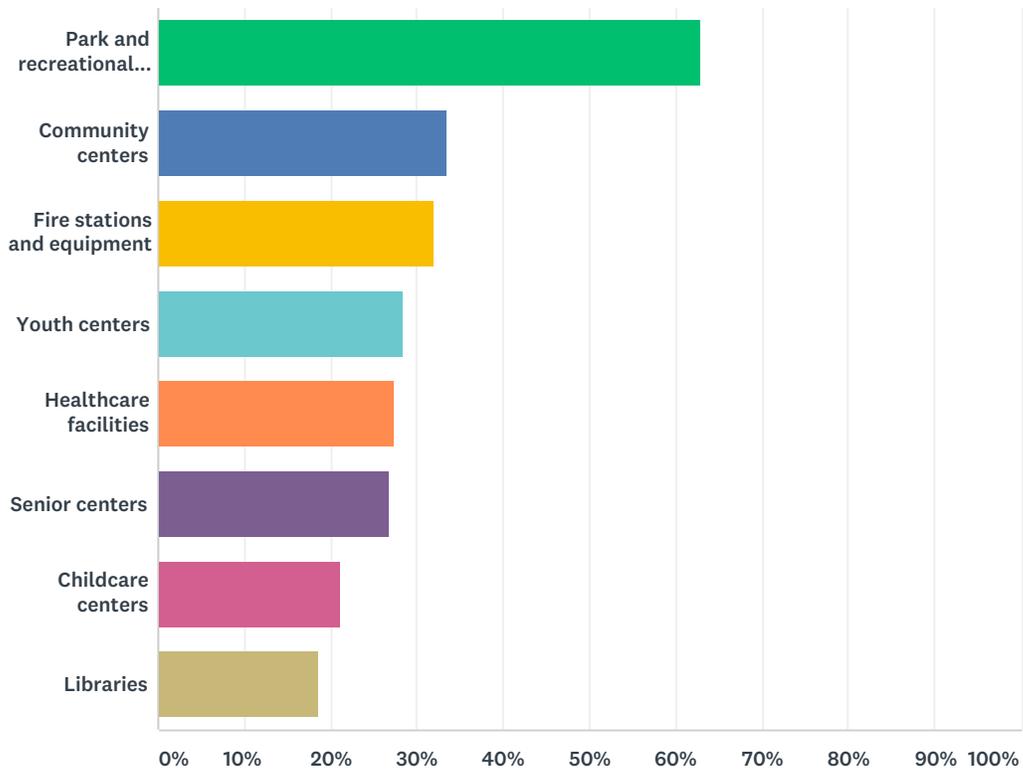
#	OTHER (PLEASE SPECIFY)	DATE
1	Climate change	10/26/2019 4:46 PM
2	bike lanes on Manchester from Enc. Bl. to 101, & thru RSF	10/22/2019 9:00 AM
3	Transportation for seniors who have lived here for decades, not walking, not bicycles!	10/17/2019 8:37 PM
4	More community arts: visual & written	10/15/2019 9:55 AM
5	Leave encinitas the beach town we love we do not need low income housing	10/14/2019 3:58 PM
6	Areas that could be left open spaces	10/14/2019 10:48 AM
7	Water infrascructure for reliable less expensive water	10/13/2019 11:37 PM
8	Safety and limiting growth	10/13/2019 7:11 PM
9	parking on Vulcan	10/13/2019 1:55 PM
10	walk/bike friendly infrastructure in "New Encinitas" particularly ECR	10/13/2019 1:46 PM
11	public transit (more buses/ bus stops), better connection to the train lines	10/13/2019 8:12 AM
12	Provide personal budget services to low inc people. Provide programs to keep low income children drug free.	10/13/2019 8:03 AM
13	More open space, parks, nature trails	10/12/2019 2:01 PM
14	Spend money for RR XING upgrade	10/12/2019 11:40 AM
15	Not being insulted by being asked "what language" I speak.	10/12/2019 10:17 AM
16	The under crossing at El Portal that you have the funds for and promised to start in 2018/2019!	10/12/2019 10:12 AM
17	Quality of life, health and safety	10/12/2019 7:52 AM
18	Safe, dedicated bicycle trails	10/11/2019 10:31 PM
19	traffic remediation	10/11/2019 6:42 PM
20	Stop the influx of vagrants and others living in their cars or motorhomes. Also those living under bridges or sleeping in the parks and public transtation sites.	10/11/2019 5:34 PM
21	Housing density, traffic, quality of life	10/11/2019 4:09 PM
22	NOT wasting funds on taking away road lanes and parking	10/11/2019 3:11 PM
23	improved road cooperation with bikes and pedestrians	10/11/2019 3:00 PM
24	Not letting homeless take over downtown area	10/11/2019 9:38 AM
25	Safety, Noise ordinance enforcement	10/11/2019 9:11 AM
26	Environment and Open Space	10/7/2019 1:11 PM
27	Opening roadways and maximizing lanes to allow commuter traffic efficient access to/from destinations, and focus on parking infrastructure to allow residents convenient access to eating, shopping and leisure destinations.	10/4/2019 9:13 AM
28	public transportation	10/3/2019 9:02 PM
29	open space acquisition	10/3/2019 7:25 PM
30	Housing	10/3/2019 7:14 PM
31	Greening through planting of more trees, etc.	10/3/2019 12:56 PM
32	Silencing train horns	10/3/2019 10:52 AM
33	Implement infrastructure to meet climate goals! Public transport, charging stations, solar roofs, more trees.	10/3/2019 9:57 AM
34	neighborhood preservation	10/3/2019 4:45 AM

Encinitas Community Needs Survey

35	Less gentrification. I want to say affordable housing, but usually that is only reserved for the lowest income tiers. Many of us who make middle class wages are being priced out of regular housing and are excluded from any government-backed affordable housing	10/2/2019 9:39 PM
36	Environment	10/2/2019 9:31 PM
37	i'm concerned about low-income housing making my neighborhood unsafe and reducing my property value	10/2/2019 9:27 PM
38	Citywide affordable mass transit, infrastructure for protected pedestrian and bike paths, management and acquisition of open space as well as parks, parks growing food for community use, innovative job and housing ideas for low income and immigrant population	10/1/2019 9:13 PM

Q3 Choose up to three (3) of the most critical Community Facilities needs in your community.

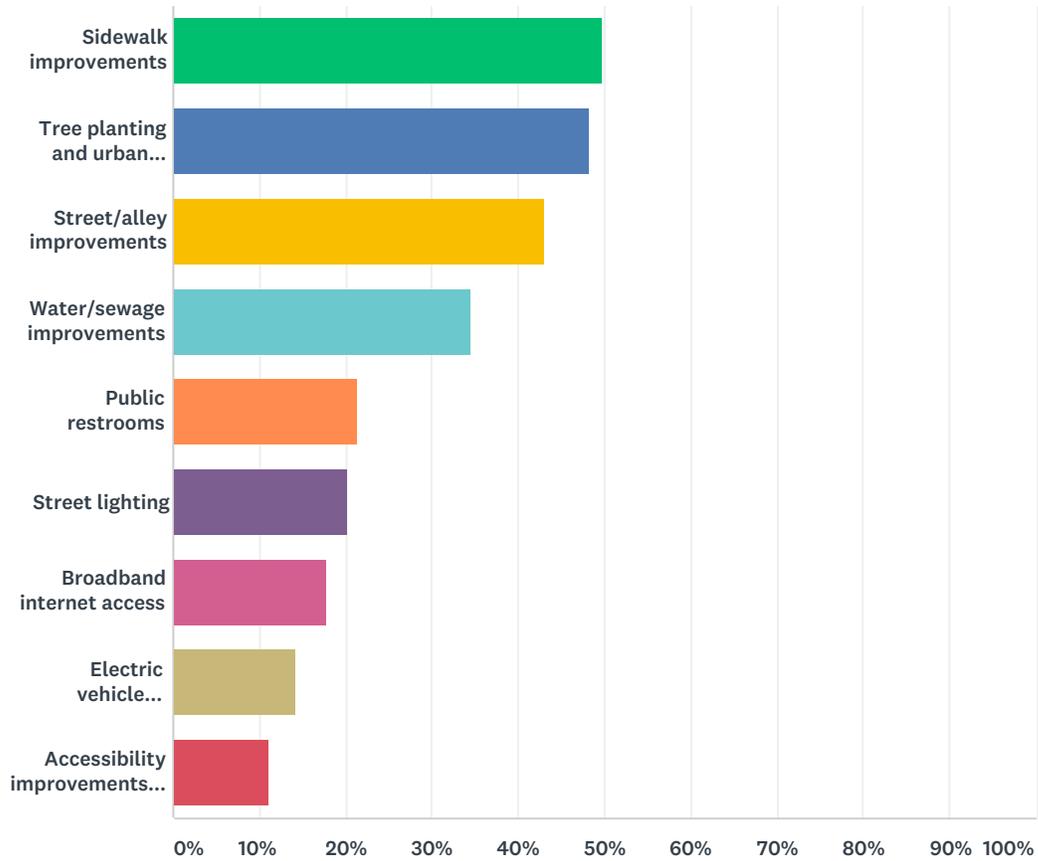
Answered: 194 Skipped: 79



ANSWER CHOICES	RESPONSES	
Park and recreational facilities	62.89%	122
Community centers	33.51%	65
Fire stations and equipment	31.96%	62
Youth centers	28.35%	55
Healthcare facilities	27.32%	53
Senior centers	26.80%	52
Childcare centers	21.13%	41
Libraries	18.56%	36
Total Respondents: 194		

Q4 Choose up to three (3) of the most critical Infrastructure needs in your community.

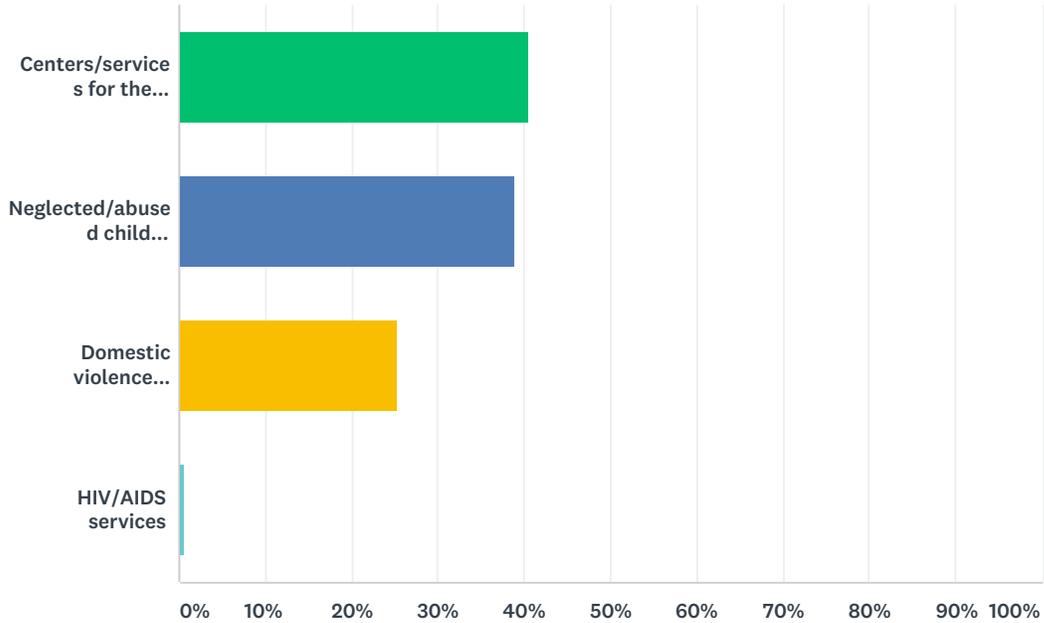
Answered: 197 Skipped: 76



ANSWER CHOICES	RESPONSES	
Sidewalk improvements	49.75%	98
Tree planting and urban greenery	48.22%	95
Street/alley improvements	43.15%	85
Water/sewage improvements	34.52%	68
Public restrooms	21.32%	42
Street lighting	20.30%	40
Broadband internet access	17.77%	35
Electric vehicle charging stations	14.21%	28
Accessibility improvements (ADA)	11.17%	22
Total Respondents: 197		

Q5 Choose the most critical Special Need in your community.

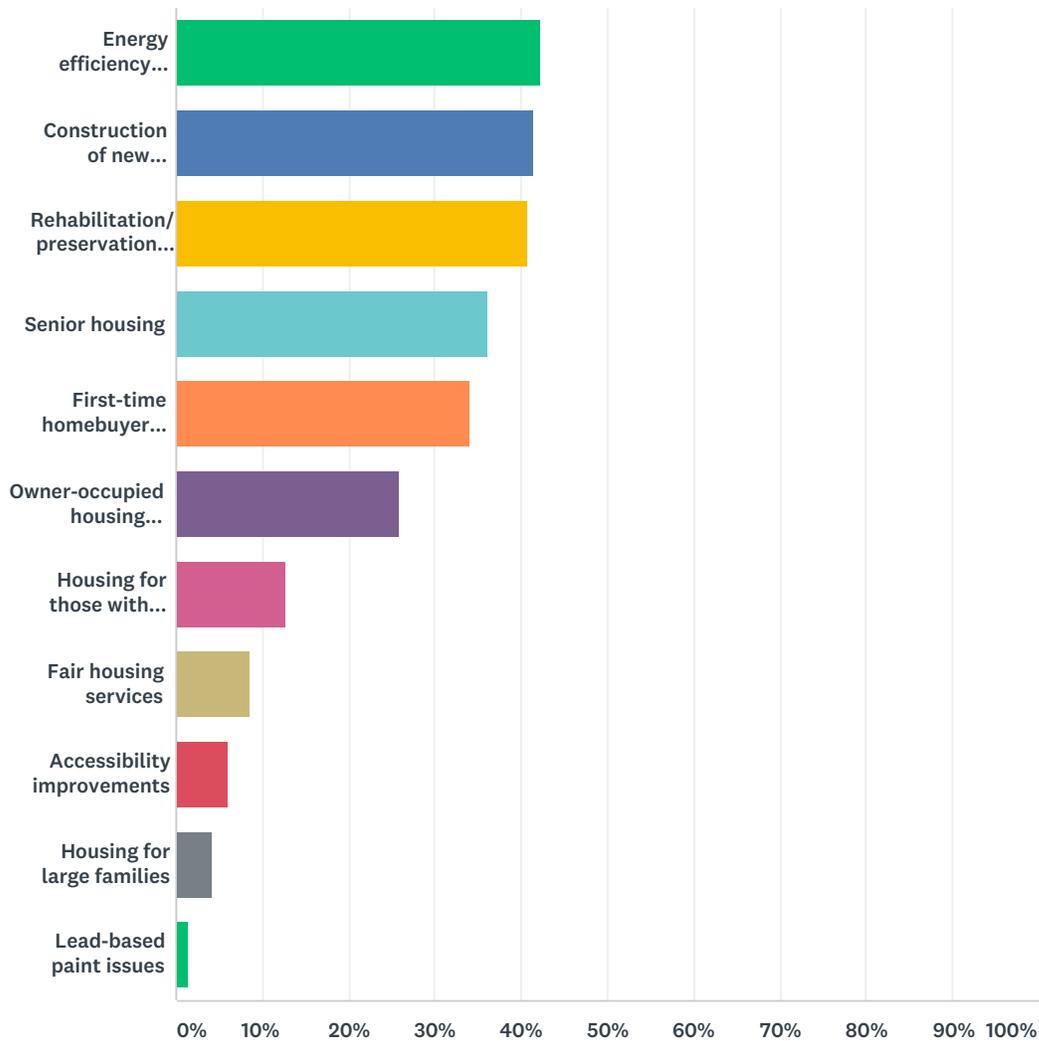
Answered: 190 Skipped: 83



ANSWER CHOICES	RESPONSES	
Centers/services for the disabled	40.53%	77
Neglected/abused child services	38.95%	74
Domestic violence services	25.26%	48
HIV/AIDS services	0.53%	1
Total Respondents: 190		

Q6 Choose up to three (3) of the most critical Housing needs in your community.

Answered: 196 Skipped: 77



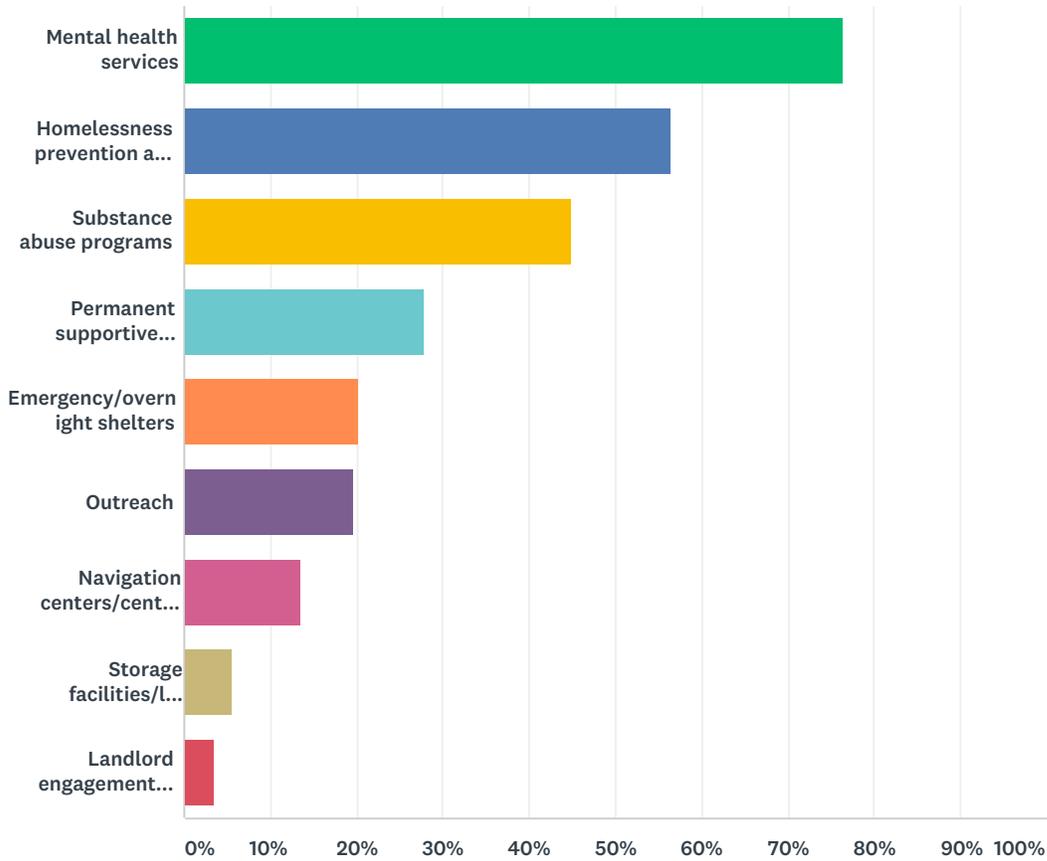
ANSWER CHOICES	RESPONSES	
Energy efficiency improvements	42.35%	83
Construction of new affordable rental housing	41.33%	81
Rehabilitation/preservation of affordable housing	40.82%	80
Senior housing	36.22%	71
First-time homebuyer assistance	34.18%	67
Owner-occupied housing rehabilitation	26.02%	51
Housing for those with disabilities	12.76%	25
Fair housing services	8.67%	17
Accessibility improvements	6.12%	12

Encinitas Community Needs Survey

Housing for large families	4.08%	8
Lead-based paint issues	1.53%	3
Total Respondents: 196		

Q7 Choose up to three (3) of the most critical Homelessness needs in your community.

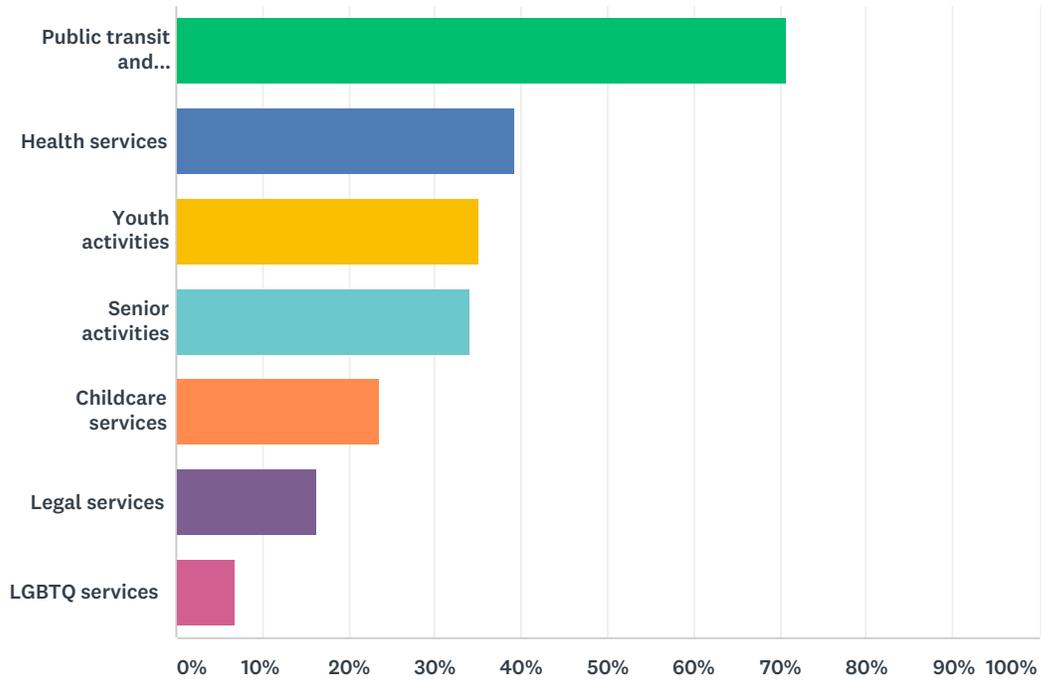
Answered: 198 Skipped: 75



ANSWER CHOICES	RESPONSES	
Mental health services	76.26%	151
Homelessness prevention and diversion services	56.57%	112
Substance abuse programs	44.95%	89
Permanent supportive housing	27.78%	55
Emergency/overnight shelters	20.20%	40
Outreach	19.70%	39
Navigation centers/centralized services	13.64%	27
Storage facilities/lockers	5.56%	11
Landlord engagement programs	3.54%	7
Total Respondents: 198		

Q8 Choose up to three (3) of the most critical Community Services needs in your community.

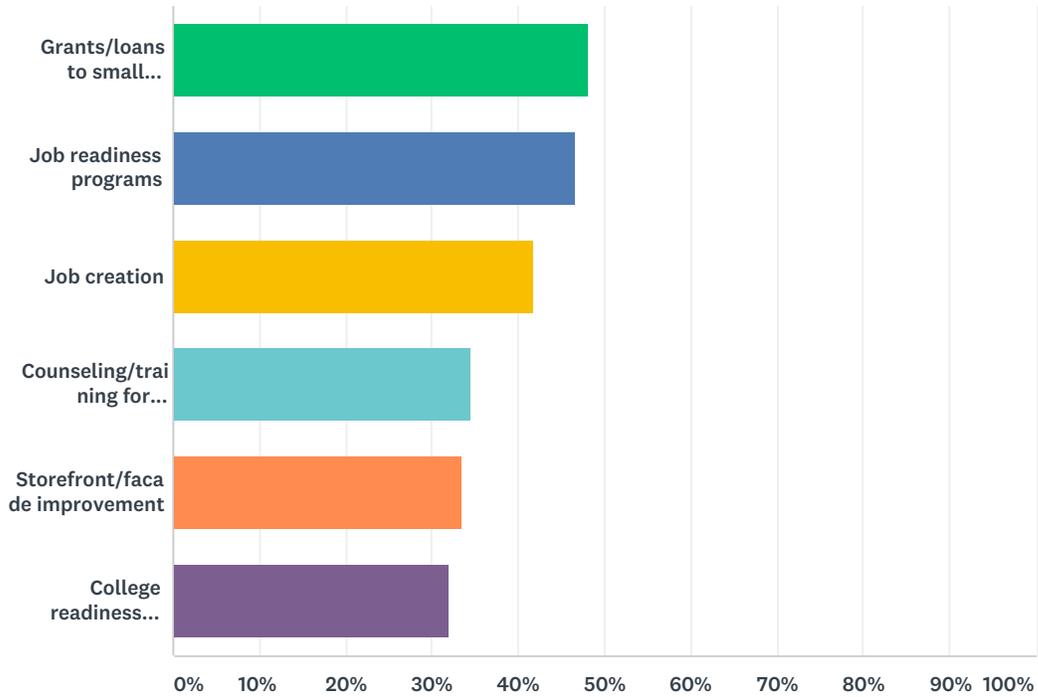
Answered: 191 Skipped: 82



ANSWER CHOICES	RESPONSES	
Public transit and transportation services	70.68%	135
Health services	39.27%	75
Youth activities	35.08%	67
Senior activities	34.03%	65
Childcare services	23.56%	45
Legal services	16.23%	31
LGBTQ services	6.81%	13
Total Respondents: 191		

Q9 Choose up to three (3) of the most critical Economic Development needs in your community.

Answered: 191 Skipped: 82



ANSWER CHOICES	RESPONSES	
Grants/loans to small businesses	48.17%	92
Job readiness programs	46.60%	89
Job creation	41.88%	80
Counseling/training for entrepreneurs	34.55%	66
Storefront/facade improvement	33.51%	64
College readiness programs	31.94%	61
Total Respondents: 191		

Encinitas Community Needs Survey

Q10 In what Zip Code do you reside?

Answered: 190 Skipped: 83

#	RESPONSES	DATE
1	92024	10/31/2019 10:16 AM
2	92024	10/25/2019 5:13 PM
3	92024	10/24/2019 11:50 AM
4	92009	10/24/2019 11:17 AM
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6	92024	10/24/2019 10:46 AM
7	92130	10/24/2019 10:44 AM
8	92024	10/24/2019 10:42 AM
9	92024	10/24/2019 10:40 AM
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11	92024	10/22/2019 9:01 AM
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14	92024	10/16/2019 8:37 PM
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29	92024	10/14/2019 2:37 PM
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33	92007	10/14/2019 12:12 PM
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35	92024	10/14/2019 12:01 PM

Encinitas Community Needs Survey

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37	92024	10/14/2019 11:48 AM
38	92024	10/14/2019 10:49 AM
39	92024	10/14/2019 10:46 AM
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72	92007	10/12/2019 7:47 AM
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Encinitas Community Needs Survey

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Encinitas Community Needs Survey

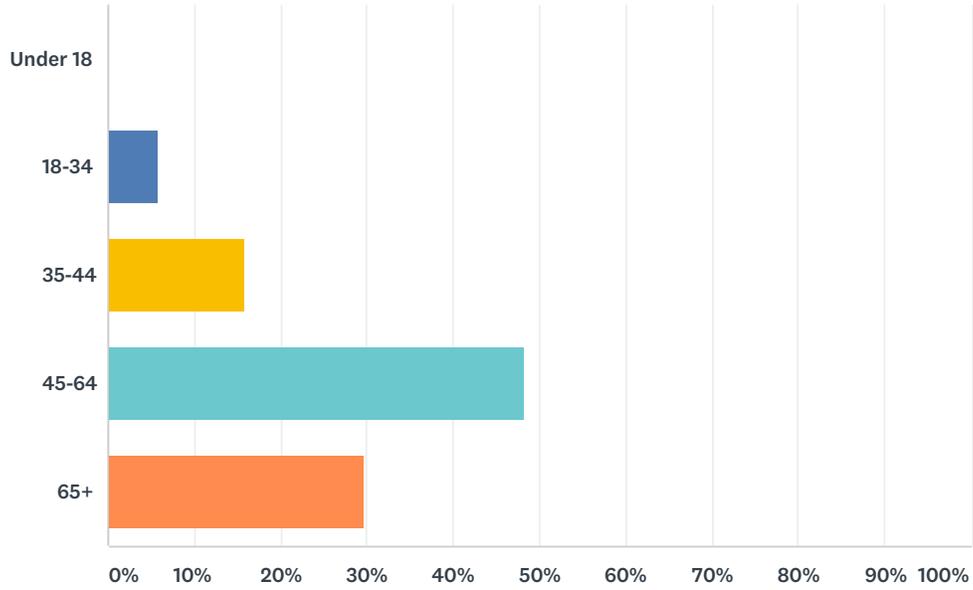
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154	92024	10/3/2019 8:48 PM
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156	92024	10/3/2019 7:26 PM
157	92007	10/3/2019 7:15 PM
158	92007	10/3/2019 6:57 PM

Encinitas Community Needs Survey

159	92007	10/3/2019 6:30 PM
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Q11 In which age bracket are you?

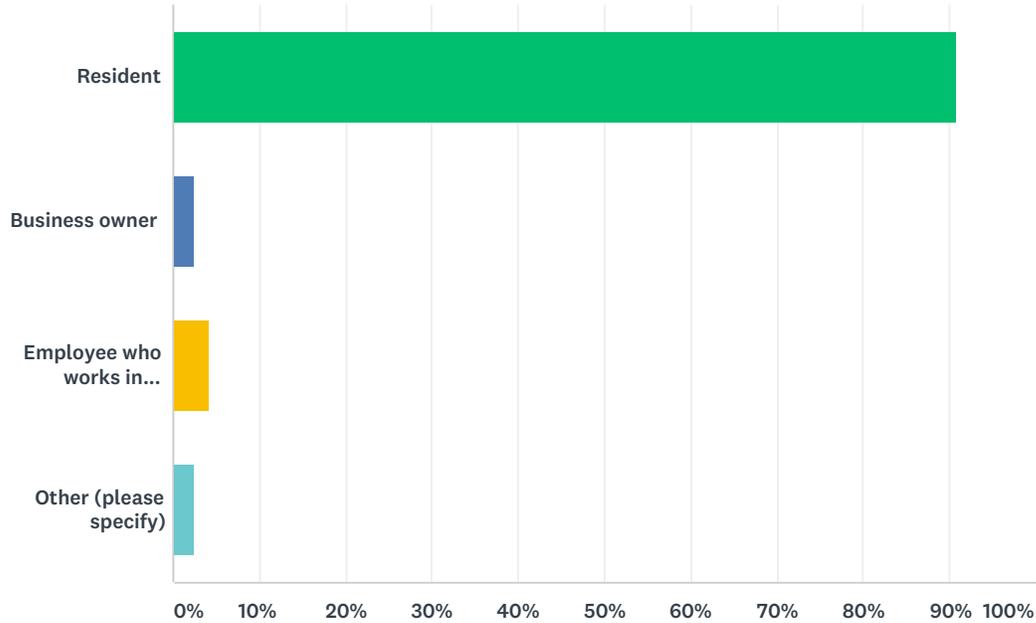
Answered: 188 Skipped: 85



ANSWER CHOICES	RESPONSES	
Under 18	0.00%	0
18-34	5.85%	11
35-44	15.96%	30
45-64	48.40%	91
65+	29.79%	56
TOTAL		188

Q12 Which best describes you?

Answered: 195 Skipped: 78

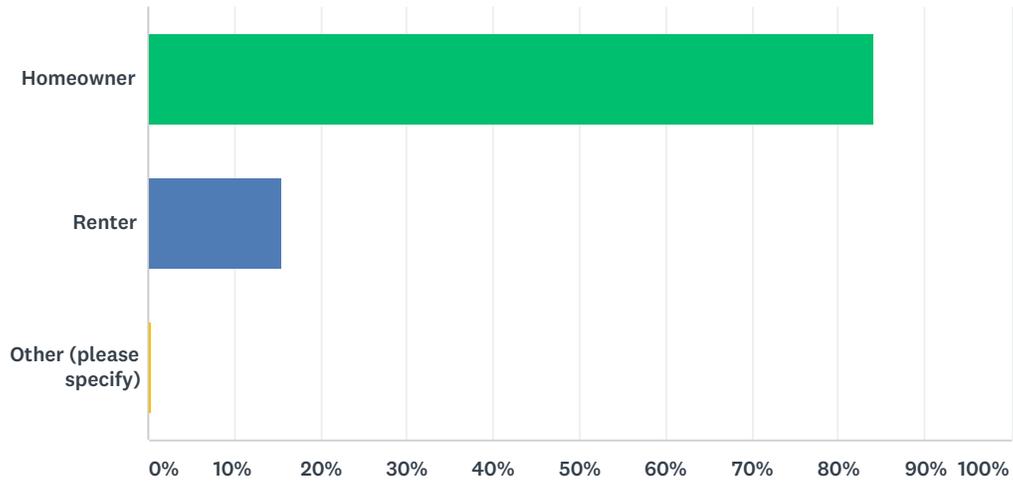


ANSWER CHOICES	RESPONSES	
Resident	90.77%	177
Business owner	2.56%	5
Employee who works in Encinitas	4.10%	8
Other (please specify)	2.56%	5
TOTAL		195

#	OTHER (PLEASE SPECIFY)	DATE
1	Parent w/ children in Encinitas and SDUHSD	10/24/2019 10:48 AM
2	owner, former resident, returning soon (kept my home in Encinitas)	10/13/2019 8:14 AM
3	Part-time resident property owner	10/11/2019 10:33 PM
4	Part time resident	10/11/2019 4:39 PM
5	Resident and business owner	10/11/2019 2:30 PM

Q13 What best describes your housing situation?

Answered: 195 Skipped: 78

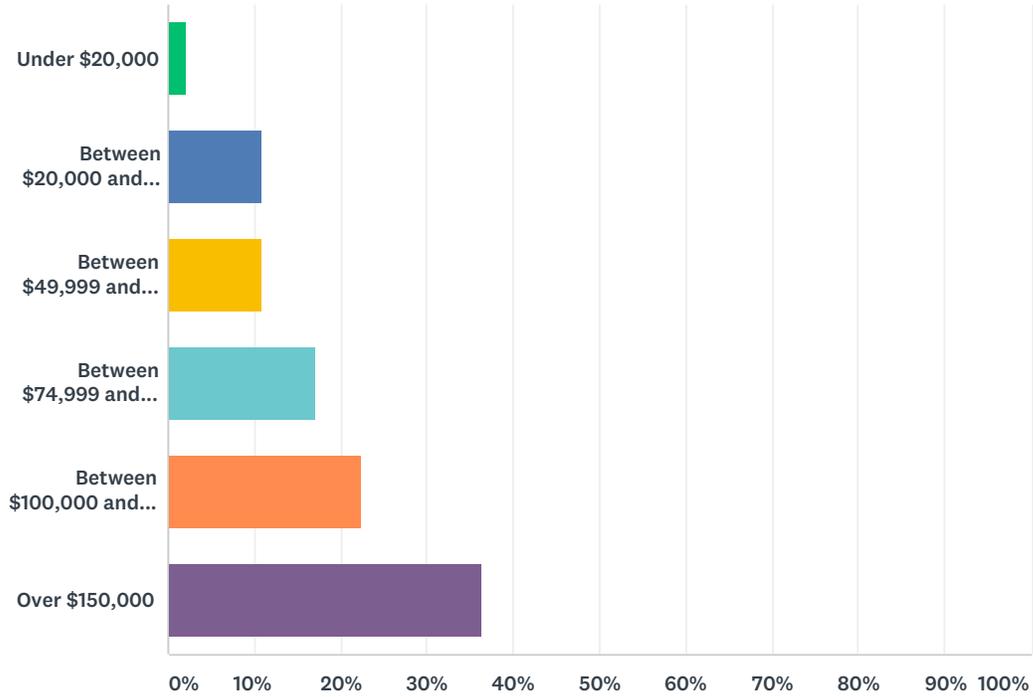


ANSWER CHOICES	RESPONSES	
Homeowner	84.10%	164
Renter	15.38%	30
Other (please specify)	0.51%	1
TOTAL		195

#	OTHER (PLEASE SPECIFY)	DATE
1	Looking to move to Enc.	10/24/2019 10:48 AM

Q14 In what range is your income?

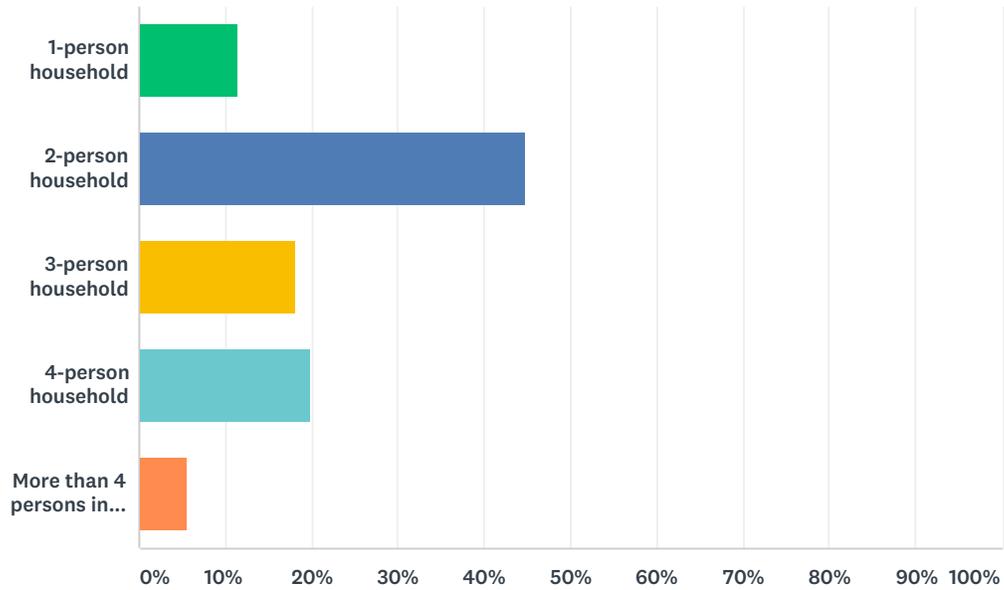
Answered: 192 Skipped: 81



ANSWER CHOICES	RESPONSES	
Under \$20,000	2.08%	4
Between \$20,000 and \$49,999	10.94%	21
Between \$49,999 and \$74,999	10.94%	21
Between \$74,999 and \$99,999	17.19%	33
Between \$100,000 and \$150,000	22.40%	43
Over \$150,000	36.46%	70
TOTAL		192

Q15 What is your household size?

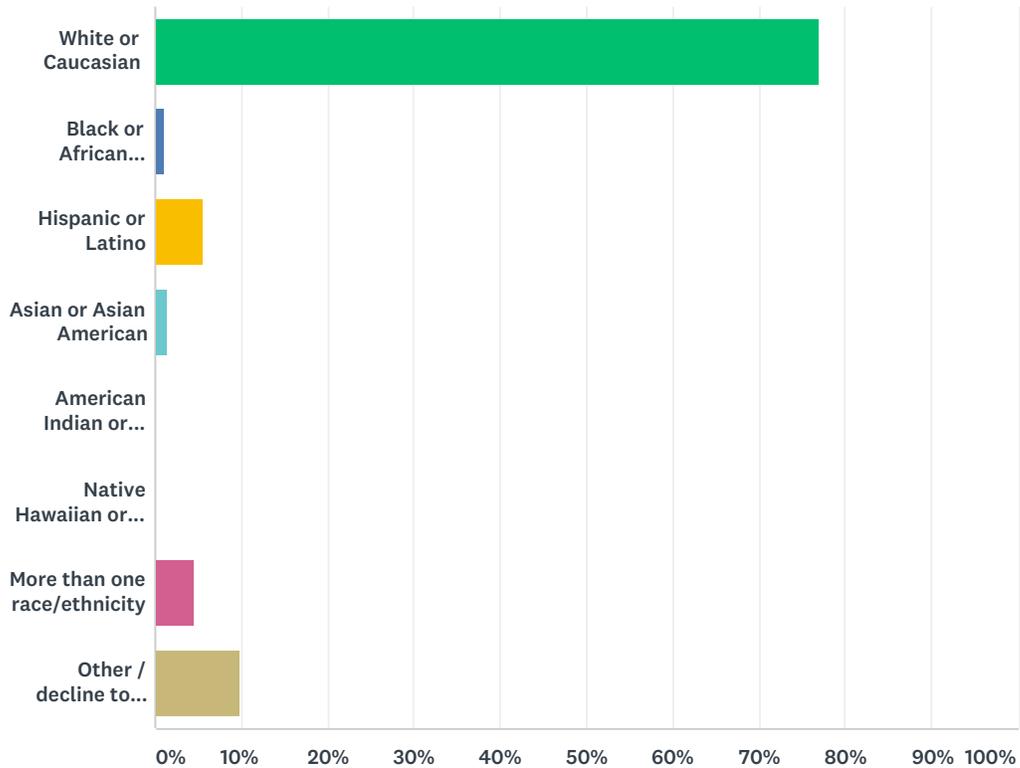
Answered: 192 Skipped: 81



ANSWER CHOICES	RESPONSES	
1-person household	11.46%	22
2-person household	44.79%	86
3-person household	18.23%	35
4-person household	19.79%	38
More than 4 persons in household	5.73%	11
TOTAL		192

Q16 With which race/ethnicity do you identify?

Answered: 192 Skipped: 81



ANSWER CHOICES	RESPONSES	
White or Caucasian	77.08%	148
Black or African American	1.04%	2
Hispanic or Latino	5.73%	11
Asian or Asian American	1.56%	3
American Indian or Alaska Native	0.00%	0
Native Hawaiian or other Pacific Islander	0.00%	0
More than one race/ethnicity	4.69%	9
Other / decline to state	9.90%	19
TOTAL		192

Worksheet for Small Group Discussion

1. Introductions

2. Rank the need for the following from 1- 7, with 1 being the highest need:

- 7 Affordable Housing
- 5 Housing and Services for Individuals Experiencing Homelessness
- 3 Community Facilities (e.g. libraries)
- 4 Community Services (e.g. healthcare)
- 2 Infrastructure
- 6 Accommodations for those with Special Needs
- 1 Economic Development (jobs/businesses)

3. What do you think are the most pressing needs in your community?

Become known for being business friendly - Help to increase tax base & get other sources of funding as \$300K a year is not much - Affordable house not attainable in free market economy - Focus on making city itself better for all - infrastructure.

Worksheet for Small Group Discussion

1. Introductions

2. Rank the need for the following from 1- 7, with 1 being the highest need:

- 1 H Affordable Housing *High priority make low income more affordable*
- 6 Housing and Services for Individuals Experiencing Homelessness
- 5 Community Facilities (e.g. libraries)
- 4 Community Services (e.g. healthcare)
- 7 Infrastructure
- 2 H Accommodations for those with Special Needs
- 3 H Economic Development (jobs/businesses)

3. What do you think are the most pressing needs in your community?

Making homeowners aware that they can benefit of section 8 as a homeowner VS Air B B

Cardiff Du Sea Apts should be Sec 8

TO HUD ↓

*Over awareness of what a low income
human is and not a number
or statistic*

Worksheet for Small Group Discussion

1. Introductions

2. Rank the need for the following from 1- 7, with 1 being the highest need:

- 2 Affordable Housing
- 7 Housing and Services for Individuals Experiencing Homelessness
- 4 Community Facilities (e.g. libraries)
- 3 Community Services (e.g. healthcare)
- 1 Infrastructure
- 5 Accommodations for those with Special Needs
- 6 Economic Development (jobs/businesses)

3. What do you think are the most pressing needs in your community?

Provide transportation for people to get to the transit center (center).
That is, a shuttle service at very low cost.

Worksheet for Small Group Discussion

1. Introductions

2. Rank the need for the following from 1- 7, with 1 being the highest need:

- 7 Affordable Housing
- 1 Housing and Services for Individuals Experiencing Homelessness
- 5 Community Facilities (e.g. libraries)
- 2 Community Services (e.g. healthcare)
- 6 Infrastructure
- 3 Accommodations for those with Special Needs
- 4 Economic Development (jobs/businesses)

3. What do you think are the most pressing needs in your community?

Homelessness

Worksheet for Small Group Discussion

1. Introductions ✓

2. Rank the need for the following from 1- 7, with 1 being the highest need:

2

Affordable Housing

1

Housing and Services for Individuals Experiencing Homelessness

7

Community Facilities (e.g. libraries)

5

Community Services (e.g. healthcare)

6

Infrastructure

3

Accommodations for those with Special Needs

4

Economic Development (jobs/businesses)

3. What do you think are the most pressing needs in your community?

Do something!

Worksheet for Small Group Discussion

1. Introductions *Craig Guisinger*

2. Rank the need for the following from 1- 7, with 1 being the highest need:

- ④ 6 ~~Affordable Housing~~ / Home assistance
- 5 Housing and Services for Individuals Experiencing Homelessness
- 4 Community Facilities (e.g. libraries)
- ② 1 Community Services (e.g. healthcare)
- ① 7 Infrastructure — *roads — Cardiff*
- ③ 2 Accommodations for those with Special Needs
- 3 Economic Development (jobs/businesses)

3. What do you think are the most pressing needs in your community?

Safety of streets, Parking

Worksheet for Small Group Discussion

1. Introductions

2. Rank the need for the following from 1- 7, with 1 being the highest need:

- 2 Affordable Housing
- 3 ~~1~~ Housing and Services for Individuals Experiencing Homelessness
- ~~7~~ Community Facilities (e.g. libraries)
- 4 Community Services (e.g. healthcare) *CRC*
- 5 Infrastructure
- ~~6~~ Accommodations for those with Special Needs
- Economic Development (jobs/businesses)

~~Homelessness prevention~~

3. What do you think are the most pressing needs in your community?

Assisting homelessness prevention

Worksheet for Small Group Discussion

1. Introductions

2. Rank the need for the following from 1- 7, with 1 being the highest need:

1	Affordable Housing	1 → 1/A - with CDAG funds of Encinitas
2	Housing and Services for Individuals Experiencing Homelessness	①
3	Community Facilities (e.g. libraries)	⑤
✓ 4	Community Services (e.g. healthcare)	②
5	Infrastructure	- S idemab/k6 ④
6	Accommodations for those with Special Needs	③
7	Economic Development (jobs/businesses)	⑥

3. What do you think are the most pressing needs in your community?

Addressing & Preventing Homelessness.
- connectivity to mental health services.

Worksheet for Small Group Discussion

1. Introductions

2. Rank the need for the following from 1- 7, with 1 being the highest need:

- Affordable Housing
- Housing and Services for Individuals Experiencing Homelessness
- Community Facilities (e.g. libraries)
- Community Services (e.g. healthcare)
- Infrastructure
- Accommodations for those with Special Needs
- Economic Development (jobs/businesses)

3. What do you think are the most pressing needs in your community?

IMPROVE LOCAL TRANSIT
FEED TO TRANSIT FACILITIES,

Worksheet for Small Group Discussion

1. Introductions

2. Rank the need for the following from 1- 7, with 1 being the highest need:

1

Affordable Housing

4

Housing and Services for Individuals Experiencing Homelessness

Community Facilities (e.g. libraries)

Community Services (e.g. healthcare)

2

Infrastructure

Accommodations for those with Special Needs

3

Economic Development (jobs/businesses)

3. What do you think are the most pressing needs in your community?

- o INCLUDING BUILDING REQUIREMENTS FOR NEW CONSTRUCTION
- o WALKABILITY / SERVICES WITHIN WALKING DISTANCE SO PEOPLE DON'T HAVE TO GET IN THEIR CARS.
- o

Worksheet for Small Group Discussion

1. Introductions

2. Rank the need for the following from 1- 7, with 1 being the highest need:

- 1 Affordable Housing
- 3 Housing and Services for Individuals Experiencing Homelessness
- _____ Community Facilities (e.g. libraries)
- _____ Community Services (e.g. healthcare)
- _____ Infrastructure
- 2 Accommodations for those with Special Needs
- 4 Economic Development (jobs/businesses)

3. What do you think are the most pressing needs in your community?

Recognizing the reality that we have no real affordable housing. The city must fund the funds to subsidize ~~the~~ rents because no one who works here can afford to live here.

Worksheet for Small Group Discussion

1. Introductions

2. Rank the need for the following from 1- 7, with 1 being the highest need:

- 3 Affordable Housing *(home assistance)*
- 2 Housing and Services for Individuals Experiencing Homelessness
- 5 Community Facilities (e.g. libraries)
- 1 Community Services (e.g. healthcare)
- 4 Infrastructure
- 7 Accommodations for those with Special Needs
- 6 Economic Development (jobs/businesses)

3. What do you think are the most pressing needs in your community?

We need to focus on ensuring we're building the homes that are low income and not keep building all these new mega homes.

Worksheet for Small Group Discussion

1. Introductions

2. Rank the need for the following from 1- 7, with 1 being the highest need:

- 5 Affordable Housing
- 6 Housing and Services for Individuals Experiencing Homelessness
- 2 Community Facilities (e.g. libraries)
- 3 Community Services (e.g. healthcare)
- 1 Infrastructure
- 7 Accommodations for those with Special Needs
- 4 Economic Development (jobs/businesses)

3. What do you think are the most pressing needs in your community?

- * SAFE SIDEWALKS TO WALK IN CARDIFF
- * TRAFFIC CONTROL IN CARDIFF
- * ELECTRICAL WIRES & POSTS.
- * RESURFACE STREETS IN CARDIFF

Worksheet for Small Group Discussion

1. Introductions

2. Rank the need for the following from 1- 7, with 1 being the highest need:

- | | |
|----------|--|
| <u>1</u> | Affordable Housing |
| <u>5</u> | Housing and Services for Individuals Experiencing Homelessness |
| <u>6</u> | Community Facilities (e.g. libraries) |
| <u>7</u> | Community Services (e.g. healthcare) |
| <u>2</u> | Infrastructure |
| <u>4</u> | Accommodations for those with Special Needs |
| <u>3</u> | Economic Development (jobs/businesses) |

3. What do you think are the most pressing needs in your community?

- * prevent displacement of renters by investors
- * partner with EUSD to provide park facility in underserved areas - specifically old encinitas/ocelot/know
- * ~~affordable~~ * Affordable housing is being ~~lost~~ ^{lost} & ~~replaced~~ ^{replaced} with luxury homes - how can we fix this?
- * subsidize public transit to make it more frequent and useable? Invest in last-mile transit to make more useable + reduce traffic?
- * More jobs in community ⇒ let's not displace local workers like farm workers
- * Rehabilitation of older, existing homes - not replacing with mansions!

Worksheet for Small Group Discussion

1. Introductions

2. Rank the need for the following from 1- 7, with 1 being the highest need:

- 5 Affordable Housing
- 3 Housing and Services for Individuals Experiencing Homelessness
- 2 Community Facilities (e.g. libraries)
- 7 Community Services (e.g. healthcare)
- 1 Infrastructure
- 4 Accommodations for those with Special Needs
- 6 Economic Development (jobs/businesses)

3. What do you think are the most pressing needs in your community?

IMPROVING WALKABILITY AND REMOVING BARRIERS.

EAST-WEST CONNECTIONS AT "5", "101" + RAILROAD TRACKS.

Worksheet for Small Group Discussion

1. Introductions

2. Rank the need for the following from 1- 7, with 1 being the highest need:

- | | |
|----------|--|
| <u>1</u> | Affordable Housing |
| <u>5</u> | Housing and Services for Individuals Experiencing Homelessness |
| <u>7</u> | Community Facilities (e.g. libraries) |
| <u>4</u> | Community Services (e.g. healthcare) |
| <u>3</u> | Infrastructure |
| <u>6</u> | Accommodations for those with Special Needs |
| <u>2</u> | Economic Development (jobs/businesses) |

3. What do you think are the most pressing needs in your community?

- MENTAL HEALTH AND SUBSTANCE ABUSE SERVICES
- DOMESTIC VIOLENCE SHELTERS THAT ACCEPT CHILDREN OF ALL AGES AND GENDERS
- AFFORDABLE HOUSING FOR SENIORS
- AFFORDABLE HOUSING
- HOMELESS SHELTERS

Worksheet for Small Group Discussion

1. Introductions

2. Rank the need for the following from 1- 7, with 1 being the highest need:

- 1 Affordable Housing
- 2 Housing and Services for Individuals Experiencing Homelessness
- 7 Community Facilities (e.g. libraries)
- 6 Community Services (e.g. healthcare)
- 4 Infrastructure
- 3 Accommodations for those with Special Needs
- 5 Economic Development (jobs/businesses)

3. What do you think are the most pressing needs in your community?

Affordable housing
Free child care

Worksheet for Small Group Discussion

1. Introductions

2. Rank the need for the following from 1- 7, with 1 being the highest need:

- 2 Affordable Housing
- 3 Housing and Services for Individuals Experiencing Homelessness
- 7 Community Facilities (e.g. libraries)
- 1 Community Services (e.g. healthcare)
- 6 Infrastructure
- 4 Accommodations for those with Special Needs
- 5 Economic Development (jobs/businesses)

3. What do you think are the most pressing needs in your community?

Healthcare + Mental/Healthcare for homelessness

SP-45 Goals - 91.415, 91.215(a)(4)

Goals Summary Information

Table 14 – Goals Summary

Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
Support services for low to moderate residents	2015	2020	Non-Homeless Special Needs	City Wide	Decent Housing Suitable Living Environments	CDBG TBD	Availability/Ac cessibility Households assisted: 400
Homeless Services, Prevention and Shelter	2015	2020	Homeless Special Needs	City Wide	Homeless Needs Suitable Living Environments	CDBG TBD	Availability/Ac cessibility Households assisted: 5000
Assistance to Low-income Renters and Homeowners	2015	2020	Affordable Housing	City Wide	Decent Housing	CDBG TBD	Sustainability Affordability Renters assisted: 5 Homeowners assisted: 5
Fair Housing	2015	2020	Non-Homeless Special Needs	City Wide	Fair Housing Suitable Living Environments	CDBG TBD	Availability/Ac cessibility Households assisted: 150
Public Facilities	2015	2020	Infrastructure Non-Housing Community Development	LMI Block Groups and Facilities Serving Low-Income Households	Suitable Living Environments	CDBG TBD	Availability/Ac cessibility Facilities and Area Improved: 4
Public Infrastructure	2015	2020	Infrastructure Non-Housing Community Development	LMI Block Groups and Facilities Serving Low-Income Households	Suitable Living Environments	CDBG TBD	Availability/Ac cessibility Areas Improved: 5

A.8 Regional Analysis of Impediments to Fair Housing Survey Responses

The survey and responses from City of Encinitas residents received as part of the development of the FY 2020-25 Regional Analysis of Impediments to Fair Housing are included within this appendix.

City of Encinitas Analysis of Impediments Survey Responses

1. Do you reside in a City or an unincorporated area of San Diego County?

City

Cardiff – 8

Encinitas – 106

Leucadia - 1

Unincorporated County Community

San Diego County – 3

Pacific Pines – 1

Encinitas – 2

Leucadia – 2

North County - 1

2. Have you personally ever experienced discrimination in housing?

Yes – 14

No – 102

3. Who do you believe discriminated against you? (check all that apply)

Landlord/Property Manager - 13

Mortgage Lender - 2

Real Estate Agent – 2

Government Staff Person - 0

Insurance Broker/Company - 0

Other (Please Specify):

- HUD & State Dept of Fair Employment and Housing (Also Selected Landlord/Property Manager)
- POSTED SIGN ON MAILBOXES IF YOUR ON SECTION 8 WE BASICALLY PAY YOUR RENT SO START DO MAINTENANCE ETC (Also Selected Landlord/Property Manager)

4. Where did the act of discrimination occur? (check all that apply)

Apartment Complex – 5

Single-Family Neighborhood - 3

Mobile Home Park - 2

Condo/Townhome Development - 5

City of Encinitas Analysis of Impediments Survey Responses

Public or Subsidized Housing Project 0

When Applying for City/County Programs - 0

Other (please specify):

- Section 8 Housing Choice Voucher (Also Selected Apartment Complex)
- Attached Home Rental

5. On what basis do you believe you were discriminated against? (check all that apply)

Race - 0

National Origin - 0

Marital Status - 0

Family Stats (e.g. single parent with children, family with children or expecting a child) - 5

Color - 0

Ancestry - 0

Sexual Orientation - 0

Source of Income (e.g. welfare, unemployment insurance, Housing Choice Voucher/Section 8 Voucher) - 3

Religion - 0

Gender - 4

Age - 4

Disability/Medical Conditions (either you or someone close to you) - 1

Other (please explain):

- Would not count wife's include unless she got a letter from her doctor that she was on birth control but it was a long time ago
- We were looking to purchase mobile home. Renting land. Property owner did not like that we had a dog(gentle breed) also stated you have two sons, who grow up to be teenage boys.

6. How were you discriminated against?

Not Shown Apartment - 4

Higher Security Deposit - 2

Delayed Repairs or Repairs Not Made - 3

Higher Ren - 2

City of Encinitas Analysis of Impediments Survey Responses

Provided Different Housing Services or Facilities - 3

Service Support/Animal Deposit Charged - 1

Other (please specify):

- Evicted based on false allegations in order to avoid investigation of human trafficking and domestic terrorism, which was never even investigated by Fair Housing. They just knew I filed a complaint and wanted to get rid of the evidence. (Also Delayed Repairs or Repairs Not Made, Provided Different Housing Services or Facilities)
- Attitude (Also selected Delayed Repairs or Repairs Not Made)
- told they wanted a female renter
- see previous (Would not count wife's include unless she got a letter from her doctor that she was on birth control but it was a long time ago)
- Had cash in hand, income more than 10 times rental of land. Good credit. Stable employment. Property owner delayed approval of us. Almost missed out on sale. Very difficult when buying in children's school district, and close to beach to begin with.

7. *Have you ever been denied a:(check all that apply)*

"Reasonable Modification" - 2

"Reasonable Accommodation" - 2

N/A - 29

a. If YES, what was your request?

- I requested to relocate into a different unit due to being irradiated with microwave and millimeter wave frequencies. My doctor even stated that I needed to reside in a RF-free zone due to electromagnetic hypersensitivities. (Selected Reasonable Modification and Reasonable Accommodation)
- To help with MELDEW FINALLY HAD TO GET HEALTH DEPT, DELAY IN REPAIRS THAT SHOULD OF BEEN FIXED BEFORE I MOVED IN , ENDING UP WITH ENDURING BACK PAINS ETC (Reasonable Modification)
- Discrimination against dog breed, not a breed with an aggressive history(Selected Reasonable Accommodation)

8. *If you believe you have been discriminated against, have you reported the incident?*

Yes – 3

No – 27

a. If NO – Why?

City of Encinitas Analysis of Impediments Survey Responses

Don't Know Where to Report - 4

Don't Believe it Makes Any Difference – 6

Afraid of Retaliation – 2

Too Much Trouble – 1

Other (please specify):

- thought it was normal
- I wouldn't rent from that landlord anyway after that.
- N/A, not discriminated against – 15

b. If YES, how did you report the incident?

- I filed numerous complaints of harassment, discrimination, and retaliation with HUD and Fair Housing, but no investigation ever took place.
- To MANAGER AND THE CITY ETC
- Poor survey design; I haven't been discriminated against.

9. If you reported the complaint, what is the status?

Unresolved -3

Resolved via Mediation – 0

Unresolved, Pending Resolution – 0

In Litigation – 0

Other (please specify):

- Moved ASAP
- Poor survey design; I haven't been discriminated against.

10. Are you aware of a hate crime having been committed in your neighborhood?

Yes – 12

No – 93

Don't Know – 0

a. If YES, in what city did the hate crime occur?

- I have been enrolled into a Slow-Kill No-Touch Torture assassination program by my Violence Against Women Act (VAWA) abuser former Navy Captain Peter Fagan.
- Encinitas – 10
- San Dieguito High School Academy
- Leucadia
- Olivenhain

b. What was the basis? (check all that apply)

City of Encinitas Analysis of Impediments Survey Responses

Race - 5

National Origin - 2

Marital Status - 1

Family Status - 0

Color - 1

Ancestry - 1

Sexual Orientation - 1

Source of Income - 1

Religion – 6

Gender - 0

Age -1

Disability/Medical Condition - 1

Other (please elaborate):

- I am being retaliated against because I reported drug and human traffickers who are employed in government positions. They are targeting me with microwave directed energy weapons because I am being viewed as a "whistleblower" and a "dissident" and they are discrediting me by calling me "mentally ill"
- I have multiple clients that are Jewish and said there were swastika's painted on their driveways.

11. Have you ever attended a Fair Housing Training?

Yes -13

No - 92

a. If YES, was it free or was there a fee?

Free - 12

Required a Fee - 1

b. If YES, where was the training?

Home – 2

Work – 7

Other (please specify):

- Community center
- Encinitas -2

12. Have you ever seen or heard a Fair Housing Public Service Announcement on TV/Radio/Online?

Yes – 34

No -67

13. How did you hear about this survey?

City of Encinitas Analysis of Impediments Survey Responses

Email -16

Facebook -4

City of Encinitas Facebook page -2

Instagram - 2

Nextdoor – 33

City of Encinitas Manager Weekly Email -4

City of Encinitas email -3

City website -2

Computer -2

Other:

- From the Encinitas City Manager through Nextdoor
- Nextdoor Spyglass
- NextDoor Leucadia
- Nextdoor park place site
- it was on my computer through Encinitas Estates Nextdoor posting
- Professor
- The survey went by the city of Encinitas
- City Newsletter
- City of Encinitas
- City of Encinitas posting
- A friend
- Neighborhood blog
- News
- Social Media
- Neighborhood email program
- Work for a Non-profit company
- I heard about this survey through our neighborhood online communications vehicle.
- Cell phone

14. Ethnic Categories (select only one)

Hispanic or Latino - 10

Not Hispanic or Latino - 83

15. Racial Categories (select only one)

White – 75

Black/African American – 0

City of Encinitas Analysis of Impediments Survey Responses

Asian -1

American Indian/Alaskan Native – 0

Native Hawaiian/Other Pacific Islander – 0

American Indian/Alaskan Native & White – 2

American Indian/Alaskan Native & Black/African American – 2

Asian and White – 1

Black/African American and White – 0

Other Multi-Racial – 8

16. Do you rent or own your home?

Rent – 21

Own -72

17. Age?

18-24 - 1

25-34 - 6

35-44 - 7

45-54 - 16

44-64 - 30

65+ - 29

18. Do you have a disability?

Yes – 12

No - 80

19. Do you have children under the age of 18 years old in your home?

Yes – 26

No - 66

A.9 List of Stakeholders

This section provides a list of stakeholders who the City of Encinitas outreached to and/or met with as a part of the Housing Element Update outreach efforts.

Organizations Provided Questionnaire II with Request to Forward

Organization
Community Resource Center
Interfaith Community Center and ARS
Bethlehem Lutheran
California State University San Marcos
Coastal Community Foundation
Ecke YMCA
Encinitas Union School District
Fill 'A Belly
Mira Costa College
San Dieguito Interfaith Ministerial Association
San Dieguito Union High School District
San Dieguito United Methodist
St. Andrew's Faith in Action Ministry
St. Andrew's Episcopal
St. John the Evangelist Catholic Church - food pantry
Temple Solel
St. Andrew's Faith in Action Ministry - Saturday Meal Program
St. Andrew's Faith in Action Ministry - Food Pantry
St. Andrew's Faith in Action Ministry - Rotational Shelter
the Society of St. Vincent de Paul, St. John the Evangelist Conference
Keys 4 Homes
Encinitas 4 Equality
Los Angelitos de Encinitas
Universidad Popular

June 2020 Questionnaire - Direct Email Affordable Housing Property Owners and Managers, School Districts

Name

- Cantabria Senior Homes
- D. Braun
- D. Santistevan
- D. Levy
- D. Nunez
- E. Foster
- Esperanza Gardens
- Hunter Properties
- Iris Apartments
- J. Davidi
- J. Kelly
- J. Kessler
- K. Breen
- K. Corbet
- K. Johnson
- Manchester Apartments
- M. Adam
- M. Howard
- M. McGill
- M. Polan
- N. Merrill
- N. Frazier
- Pacifico Encinitas
- P. Thorpe
- S. Fecht
- Second Street Apts.- Don Countryman
- S. LaCasse
- Sunrise Management
- T. Hilsabeck
- T. Tinney
- W. Williams
- Z. Leigh

B. Jones

Cardiff Elementary School District

Encinitas Unified School District

Mira Costa College

San Dieguito High School

Developers Roundtable Stakeholders List - May and August 2019

Organization	Type	Name	Title
AAA Management, LLC		Rosalie Merks	Director of Real Estate Developmer
Accretive Investments, Inc.		Randy Goodson	CEC
Affirmed Housing	Affd - Developer	James Silverwood	President
Affirmed Housing	Affd - Developer	Nicki Comet	Chief Financial Officer
Affordable Housing Advocates	Affd Hsng Advocate	Catherine Rodmai	Director & Supervising Attorney
AmCal Housing	Market Rate/Affordable Developmen	Mario Turner	Vice President o fDevelopmen
American West Bank	Lender		
Avanath Capital Managemer	Affd - Investment Manager	Ron Juskiwicz	Chief Compliance Officer
Baldwin & Sons	Developer	Nick Lee	
Baldwin & Sons		Maria Mille	
BIA		Michael McSweeney	Public Policy Advisor
Bridge Housing	Affd - Developer	Elizabeth Van Benschoter	BRIDGE CDFI Preside
C & C Developer	Affd - Developer	Todd Cottle	
Chelsea Investment Corporation	Affd - Developer/Manager	Cheri Hofmar	President
Chelsea Investment Corporation	Affd - Developer/Manager	Matt Grosz	
		Bob Cummings	
Chelsea Investment Corporation	Affd - Developer/Manager	Ron Brockhoff	Development Manage
Chris Flaherty	Developer Market & Affd	Chris Flaherty	
City Ventures	Developer	Andy Gerber	Director of Developmen
CityMark Developer	Developer/Manager	Richard Gustafson	President
ColRich	Developer	Tony Pauke	Vice President, Acquistions
Community Housing Work	Aff Housing Developer	Sue Reynolds	President/CEC
Community Resource Cente	Advocate	Kaye Kelly	Sr Mgr of Devel & Major Gifts
ConAm	Developer/Manager		
Covelop	Developer	Damien Mavis	Principa
Cushman & Wakefiel		Peter Curry	Managing Director
Daspin & Aument, LLF	Real Estate Finacial Service:	Craig Gertz	
DC		Michael Gran	President
DCM Propertie:	Developer	Dave Meyer	
Equity Residential	Managemen	John Pasqueralli	
Greystar		Beau Brand	Senior Associate
Hallmark Communitie			
Harrison Properties	Developer	Keith Harrison	
Hitzke Developmen	Affordable Housing Developmen	Ginger Hitzke	President
Hyder & Co.	Affordable Management	Gary Da Prate	Vice President of Administratior
John DeWald & Associates		John DeWald	
KB Home		Raphael DiBianco	Director, Land Acquisition
Keys4Homes	Affd Hsng Advocate	Bob Kent	
Lennar Homes	Developer	Jaren Nuzmar	Project Manager
Lennar Homes	Developer	Ryan Green	VP Land Acquisition/Planning
Mana Investments, Inc		Orville Power	Managing Partne
Melia Home:		Monica Ultreras	
Mercy Housing	Affd - Developer/Manager	Julia Miller	
National CORI	Affd - Developer & Manager	Tony Mize	
National CORI		John Seymour	VP- Acquisition & Forward Planning
New Urban West Developmen			

Nolen Communities, LLC	Developer	Brian P. Grover	Managing Partner
North Coast Housing Inc	Affd - Developer/Manager	El	Property Manager
North County Lifeline	Affd Hsng Advocate	Don Stumpf	Executive Director
Norwood Development Strategies		Deborah Norwood Ruane	Consultant
Opportune Companies	Affd - Developer	Steve Bram	President
Pasco, Laret, Suiter and Associates	Entitlement Consultant/Engineer	Justin Suiter	Principal/President
Ryan Companies		Mike Mahoney	Senior VP of Development
San Diego Habitat for Humanity	Affd Builder/Advocate	Lori Holt Pfeife	President/CEC
San Diego Housing Federation	Affd Hsng Advocate	Steven Russell	Executive Director
San Diego Interfaith Housing Foundation	Affd - Developer & Advocate	Matt Jumpe	President
Sandag		Audrey Porcella	Associate Planner
Sandag		Seth Litchney	Senior Regional Planner
SGPA Architecture and Planning	Architects - Owner rep	Keith Pittsford	
Shea Homes	Developer	Paul Barnes	
Shea Homes	Developer	Sarah Morrel	
Shopoff Realty Investments	Real Estate Investment Company	Brian Rupp	Vice President of Development
Solari Enterprises	Affd - Management	Kara Cappelut	
Solutions for Change	Affd - Developer & Advocate	Chris Megisor	
The John Stewart Co.	Management & Developer	Debbi Stambaugh	Regional Manager
Trammel Crow Residential		Jessica D. Cassolac	Development Associate
UCSF	Affd Hsng Advocate	Norm Mille	Professor of Real Estate Finance
Urban Housing Communities	Affd - Developer	Mark Irving	Director of Development
Wakeland Housing & Development Corp	Affd - Developer	Rebecca Louie	VP/COC
Wermers Properties	Developer affordable & market	Austin Wermers	
Wermers Properties		Mike Heyer	
Wood Partners		Will Winkenhofel	Vice President
Zephyr		Jim McMenami	
	Developer	Jim Esposito	
		Scott Grady	
		Shannyn Henke	
		Stefan LaCasse	
North Coast Housing	Non-profit affordable housing	Pablo Jimenez	Chairman of the Board
KB Home Coastal	Developer	Troy Friedeck	
Colliers International		Ciara Trujillo	Senior VP Land Advisory Services
Colliers International		Erin J. McKinley	Land Advisor

Stakeholders for Consolidated Plan and Analysis of Impediments Outreach

Organization	Address	City	State	Zip
Chelsea Investment Corporation	5993 Avenida Encinas, Suite 101	Carlsbad	CA	92008
Dewald and Associates				
Shea Homes	9990 Mesa Rim Rd	San Diego	CA	92121
Bridge Housing	2202 30th St	San Diego	CA	92104
Wakeland Housing	1230 Columbia Street, Suite 950	San Diego	CA	92101
Mercy Housing California	1500 South Grand Ave, Suite 100	Los Angeles	CA	90015
Hitzke Development Corporation	PO Box 1700	Temecula	CA	92953
Solutions for Change	722 West California Ave	Vista	CA	92083
Century Housing Corporation	1000 Corporate Pointe	Culver City	CA	90230
New Urban West Development	1733 Ocean Avenue, Suite 350	Santa Monica	CA	90401
Community Housing Works	2815 Camino del Rio South, Suite 350	San Diego	CA	92108
Corporation for Supportive Housing	328 Maple Street, 4th Floor	San Diego	CA	92103
Sun Country Builders	138 Civic Center Dr	Vista	CA	92084
CityMark Development	3818 Park Blvd	San Diego	CA	92103
Stefan LaCasse	364 2nd Street, #5	Encinitas	CA	92024
Dianna Nunnez				
Habitat for Humanity	10222 San Diego Mission Road	San Diego	CA	92108
Encinitas Preservation Association	818 S. Coast Hwy. 101	Encinitas	CA	92024
San Diego Housing Federation	3939 Iowa Street, Suite 1	San Diego	CA	92104
Corporation for Supportive Housing	328 Maple Street, 4th Floor	San Diego, CA	92103	
Dave Meyer DCM Properties	P.O.Box 232280	Encinitas, CA	92023	
Debbie Fountain Carlsbad Housing & Neighborhood Services	1200 Carlsbad Village Dr	Carlsbad, CA	92008	
Dianna Nunnez	399 Hillcrest Dr	Encinitas, CA	92024	
Downtown Encinitas Mainstreet Association	818 S Coast Hwy 101	Encinitas, CA	92024	
Easter Seals	1035 E. Valley Parkway	Escondido, CA	92025	
El Camino Christian Fellowship	510 S El Camino Real	Encinitas, CA	92024	
Encinitas Chamber of Commerce	535 Encinitas Blvd	Encinitas, CA	92024	
Encinitas Lions Club	168 Del Mar Shores Terrace	Solana Beach, CA	92075	
Encinitas Preservation Association	818 S. Coast Hwy 101	Encinitas, CA	92024	
Encinitas Rotary Club	P.O. Box 230223	Encinitas, CA	92023	
Fraternity House Inc	20702 Elfin Forest Rd	Escondido, CA	92029	
Habitat for Humanity	8128 Mercury Rd	San Diego, CA	92111	
Habitat for Humanity	10222 San Diego Mission Road	San Diego, CA	92108	
Hallmark Communities	964 Urania Ave	Leucadia, CA	92024	
Hitzke Development Corporation	PO Box 1700	Temecula, CA	92953	
House of Praise Evangelical Church	511 Encinitas Blvd	Encinitas, CA	92024	
Interfaith Community Services	4700 North River Road	Oceanside, CA	92057	
Interfaith Shelter Network	3530 Camino del Rio North, Suite 301	San Diego, CA	92108	
Jehovah's Witnesses	267 Quail Gardens Dr	Encinitas, CA	92024	
Jehovah's Witnesses-Kingdom	1821 S El Camino Real	Encinitas, CA	92024	
Jewish Family Service	8804 Balboa Ave	San Diego, CA	92123	
John DeWald & Associates	1855 Freda Lane	Cardiff, CA	92007	

Jonathan Tarr Foundation	560 North Highway 101 #1	Encinitas, CA 92024		
Keith Harrison Harrison Properties	364 2nd St #6	Encinitas, CA 92024		
Kiwanis Club	P.O. Box 230635	Encinitas, CA 92023		
Lennar Homes	25 Enterprise Suite 300	Aliso Viejo, CA 92656		
Leucadia 101 Main Street Association	386 N Coast Highway 101	Encinitas, CA 92024		
Meals on Wheels	930 Boardwalk Street, Unit C	San Marcos, CA 92078		
Melia Homes	8951 Research Dr #100	Irvine, CA 92618		
Mercy Housing California	1500 South Grand Ave, Suite 100	Los Angeles, CA 90015		
Michael McSweeney Building Industry Association	9201 Spectrum Center Blvd, Suite 110	San Diego, CA 92123-1407		
National Core	9421 Haven Ave	Rancho Cucamonga, CA 91730		
New Life Christian Fellowship	831 3rd St	Encinitas, CA 92024		
New Urban West Development	1733 Ocean Avenue, Suite 350	Santa Monica, CA 90401		
Nick Lee Baldwin & Sons	610 West Ash, Suite 1500	San Diego, CA 92101		
Norm Miller	5374 Linda Vista Rd	San Diego, CA 92024		
North Coast Presbyterian Church	1831 S El Camino Real	Encinitas, CA 92024		
North County Community Services	1557 Grand Avenue, Ste C	San Marcos, CA 92008		
North County Lifeline	200 Michigan Ave	Vista, CA 92084		
Pacific View Baptist Church	845 Santa Fe Dr	Encinitas, CA 92024		
Ranch View Baptist Church	416 Rancho Santa Fe Rd	Encinitas, CA 92024		
Regional Task Force on the Homeless	4699 Murphy Canyon Road	San Diego, CA 92123		
San Diego Housing Federation	3939 Iowa Street, Suite 1	San Diego, CA 92104		
San Dieguito Alliance	P.O. 2448	Del Mar, CA 92014		
San Dieguito United Methodist Church	170 Calle Magdalena	Encinitas, CA 92024		
Seacoast Community Church	1050 Regal Rd	Encinitas, CA 92024		
Seaside Presbyterian Church	367 La Veta Ave	Encinitas, CA 92024		
Self-Realization Fellowship	939 2nd St	Encinitas, CA 92024		
Self-Realization Fellowship: Hermitage	215 W K St	Encinitas, CA 92024		
Shea Homes	9990 Mesa Rim Rd	San Diego, CA 92121		
Solutions for Change	722 West California Ave	Vista, CA 92083		
St Andrew's Episcopal Church	890 Balour Dr	Encinitas, CA 92024		
St John's Catholic Church	1001 Encinitas Blvd	Encinitas, CA 92024		
St Mark Lutheran Church	552 S El Camino Real	Encinitas, CA 92024		
St. John's Catholic Church Mexican American Apostolate	1001 Encinitas Blvd	Encinitas, CA 92024		
Stefan LaCasse	364 Second Street, #5	Encinitas, CA 92024		
Sun Country Builders	138 Civic Center Dr	Vista, CA 92084		
TERI, Inc.	251 Airport Rd	Oceanside, CA 92058		
The Vine Church	208 Camino De Las Flores	Encinitas, CA 92024		
United Way of San Diego	4699 Murphy Canyon Road	San Diego, CA 92123		
Wakeland Housing	1230 Columbia Street, Suite 950	San Diego, CA 92101		
YMCA Oz North County	215 Barnes Street	Oceanside, CA 92054		
Zephyr	700 Second St	Encinitas, CA 92024		
Downtown Encinitas Mainstreet Association	818 S Coast Hwy 101	Encinitas	CA	92024
Cardiff 101 Main Street	PO Box 552	Cardiff	CA	92007
Encinitas Chamber of Commerce	535 Encinitas Blvd	Encinitas	CA	92024
Leucadia 101 Main Street Association	386 N Coast Highway 101	Encinitas	CA	92024
Cardiff Elementary	1888 Montgomery Ave	Cardiff By Sea	CA	92007
Ada Harris	1508 Windsor Road	Cardiff By Sea	CA	92007

Parkdale Lane	2050 Park Dale Lane	Encinitas	CA	92024
Ocean Knoll Elementary	910 Melba Road	Encinitas	CA	92024
Paul Ecke Elementaty	185 Union Street	Encinitas	CA	92024
Oak Crest Jr. High School	675 Balour Drive	Encinitas	CA	92024
San Dieguito High School	800 Santa Fe Drive	Encinitas	CA	92024
101 Artists Colony	1106 Second St, Suite 125	Encinitas	CA	92024
Jonathan Tarr Foundation	560 North Highway 101 #1	Encinitas	CA	92024
Seacoast Community Church	1050 Regal Rd	Encinitas	CA	92024
St John's Catholic Church	1001 Encinitas Blvd	Encinitas	CA	92024
St. John's Catholic Church: Mexican American Apostolate	1001 Encinitas Blvd	Encinitas	CA	92024
Church of Jesus Christ of Latter-Day Saints	1444 Lake Dr	Cardiff	CA	92007
San Dieguito United Methodist Church	170 Calle Magdalena	Encinitas	CA	92024
Jehovah's Witnesses-Kingdom	1821 S El Camino Real	Encinitas	CA	92024
North Coast Presbyterian Church	1831 S El Camino Real	Encinitas	CA	92024
The Vine Church	208 Camino De Las Flores	Encinitas	CA	92024
Self-Realization Fellowship: Hermitage	215 W K St	Encinitas	CA	92024
Jehovah's Witnesses	267 Quail Gardens Dr	Encinitas	CA	92024
Seaside Presbyterian Church	367 La Veta Ave	Encinitas	CA	92024
Ranch View Baptist Church	416 Rancho Santa Fe Rd	Encinitas	CA	92024
El Camino Christian Fellowship	510 S El Camino Real	Encinitas	CA	92024
House of Praise Evangelical Church	511 Encinitas Blvd	Encinitas	CA	92024
Christian Science Society of Encinitas	912 S. Coast Highway 101	Encinitas	CA	92024
Christian Science Churches & Reading Rooms	520 Balour Dr	Encinitas	CA	92024
St Mark Lutheran Church	552 S El Camino Real	Encinitas	CA	92024
Chapel of Awareness	560 3rd St	Encinitas	CA	92024
Coastal Christian Center	777 Santa Fe Dr	Encinitas	CA	92024
New Life Christian Fellowship	831 3rd St	Encinitas	CA	92024
Pacific View Baptist Church	845 Santa Fe Dr	Encinitas	CA	92024
St Andrew's Episcopal Church	890 Balour Dr	Encinitas	CA	92024
Bethlehem Lutheran Church	925 Balour Dr	Encinitas	CA	92024
Church of Christ	926 2nd St	Encinitas	CA	92024
Self-Realization Fellowship	939 2nd St	Encinitas	CA	92024
Encinitas Rotary Club	P.O. Box 230223	Encinitas	CA	92023
Encinitas Lions Club	168 Del Mar Shores Terrace	Solana Beach	CA	92075
Kiwanis Club	P.O. Box 230635	Encinitas	CA	92023
Jewish Family Service	285 N El Camino Real # 218	Encinitas	CA	92024
North County Lifeline	200 Michigan Ave	Vista	CA	92084
Fraternity House Inc	20702 Elfin Forest Rd	Escondido	CA	92029
San Dieguito Alliance	P.O. 2448	Del Mar	CA	92014
Community Resource Center	650 Second St	Encinitas	CA	92024
Meals on Wheels	930 Boardwalk Street, Unit C	San Marcos	CA	92078
YMCA Oz North County	215 Barnes Street	Oceanside	CA	92054
Casa de Amparo	325 Buena Creek Road	San Marcos	CA	92069
Catholic Charities-La Posada	2476 Impala Dr	Carlsbad	CA	92010
Bread of Life Rescue Mission	1919 Apple Street, Suite I	Oceanside	CA	92049
United Way of San Diego	4699 Murphy Canyon Road	San Diego	CA	92123
North County Community Services	1557 Grand Avenue, Ste. C	San Marcos	CA	92008

Easter Seals	1035 E. Valley Parkway	Escondido	CA	92025
Regional Task Force on the Homeless	4699 Murphy Canyon Road	San Diego	CA	92123
Alliance for Regional Solutions	1557-C Grand Ave	San Marcos	CA	92067
Interfaith Shelter Network	3530 Camino del Rio North, Suite 301	San Diego	CA	92108
Interfaith Community Services	4700 North River Road	Oceanside	CA	92057
TERI, Inc.	251 Airport Rd	Oceanside	CA	92058