

A.2 City Council/Planning Commission Work Session Notes

This section contains summary notes of the City Council/Planning Commission Work Session held as a part of the Housing Element Update process. This Work Session was open to the public.

*MINUTES OF THE JOINT SPECIAL MEETING OF THE ENCINITAS CITY
COUNCIL AND THE PLANNING COMMISSION
DECEMBER 11, 2019, 4:00 P.M., 505 SOUTH VULCAN AVENUE*

CALL TO ORDER/ROLL CALL

Mayor Blakespear called the meeting to order at 4:07 P.M.

City Council

Mayor Catherine S. Blakespear, Deputy Mayor Jody Hubbard, Council Members Kellie Shay Hinze, Tony Kranz and Joe Mosca

Planning Commission

Chair Michael Glenn O'Grady, Commissioners Al Apuzzo, Kevin Doyle, Bruce Ehlers and Brett Farrow

Absent: None

Also present: City Manager Brust, City Attorney Devaney, Principal Planner Gates, Development Services Director Wisneski, City Planner Sapa'u, City Clerk Hollywood and Deputy City Clerk Bingham

There being a quorum present, the meeting was in order.

AGENDA ITEMS

1. City Council and Planning Commission discussion regarding the Housing Plan Update process to date and associated analysis to achieve a State-certified Housing Element by April 2021. Contact Person: Principal Planner Gates

Recommended Action: Discuss Housing Element Update 2021-2029 findings to date and provide direction to staff as necessary.

Principal Planner Gates and Consultant Dave Barquist with Kimley-Horn, presented the key features of the plan, process benefits and what is included in the 6th cycle update.

SPEAKERS:

Dan Vaughn, Juliana Maxim, Stacey Smith, Robert Ruhe, Jon Bilsel, Robert Dyer, Julie Thunder, Jessica Carilli and Barbara Grayquist.

Planning Commissioners and City Council discussed different strategies for the Housing Element update.

There was Council consensus to direct Council Member Kranz to work with NCTD to develop a joint development agreement with NCTD and the City of Encinitas for housing along the rail corridor.

2. City Council and Planning Commission review and discussion of the nexus study, gap analysis, and financial feasibility analysis for potential increase in inclusionary housing requirements and in-lieu fee. Contact Person: Principal Planner Gates

Recommended Action: Discuss completed feasibility analysis and nexus studies and provide direction to staff.

Principal Planner Gates and Paul Marston with Keyser Marston Associates, Inc., presented the draft Feasibility Analyses and Findings.

Planning Commissioners and City Council discussed inclusionary housing and in-lieu fees.

SPEAKERS:

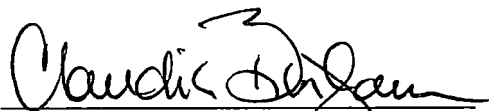
Michael McSweeney, Kurt Groseclose and Jessica Carilli.

COUNCIL ACTION:

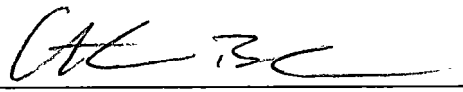
Blakespear moved, Mosca seconded to direct staff to proceed with the staff recommendations as presented; start the process of a zoning amendment to increase the inclusionary percentage of affordable housing for residential development for consideration by the Planning Commission and City Council; and, staff to proceed with the necessary steps to adopt a new affordable housing fee for residential development and residential care facilities. Motion carried. Ayes: Blakespear, Hinze, Hubbard, Kranz, Mosca. Nays: None.

ADJOURNMENT

Mayor Blakespear adjourned the meeting at 6:15 P.M.



Kathy Hollywood, City Clerk
By: Claudia Bingham
Deputy City Clerk



Catherine S. Blakespear, Mayor

Special Joint City Council & Planning Commission – December 11, 2019

Housing Plan Update

Public Comments:

Dan: agrees that there is an unmet need for low income housing, opposes Goodson Proposal, R—30 zoning projects – developer wins, city loses

Julianna: skeptical that no new sites are needed for 6th HE cycle; Goodson site – city is giving a lot and getting little in return with 6 market rate units to 1 affordable unit; need a shift in mindset – housing as a basic human right

Stacy: Rancho Santa Fe is a heavily trafficked, dangerous road; increasing traffic is illogical and irresponsible

Community member: concerned about traffic conditions on Rancho Santa Fe

John: previous HE has undermined public trust, Goodson project - only 41 out of 277 units are classified as low income

Robert: Goodson project is a monstrosity, flooding issues, traffic issues

Julie: RHNA numbers are faulty; stand up to SANDAG and the state instead of rolling over

Jessica: 5th and 6th HE cycle is causing the city to require gentrification

Barbara: trying to protect Olivenhain; please support and maintain the community of Olivenhain; Goodson development is not wanted

A.3 City Council Study Session Notes

This section contains summary notes of the City Council Study Session held as a part of the Housing Element Update process. This Study Session was open to the public.

**MINUTES OF THE ENCINITAS CITY COUNCIL SPECIAL MEETING
NOVEMBER 16, 2020, 5:00 P.M., 505 VULCAN AVENUE**

This meeting was conducted utilizing teleconferencing and electronic means consistent with State of California Executive Orders.

1. CALL TO ORDER/ROLL CALL

Mayor Blakespear called the meeting to order at 5:00 P.M.

Present: Mayor Catherine S. Blakespear, Deputy Mayor Kellie Shay Hinze, Council Members Jody Hubbard, Tony Kranz and Joe Mosca

Absent: None

Also present: City Manager Antil, City Attorney Devaney, Special Counsel Barbara Kautz, Principal Planner Gates, Development Services Director Doherty, Assistant Development Services Director Sapa'u, City Clerk Hollywood and Deputy City Clerk Bingham

There being a quorum present, the meeting was in order.

2. SPECIAL MEETING ACTION ITEM

2A. City Council discussion regarding the current status of the Sixth Cycle Housing Plan Update and draft responses to HCD comments to achieve a State-certified Housing Element by April 15, 2021. Contact Person: Principal Planner Gates

Recommended Action: Discuss Sixth Cycle Housing Element Update 2021-2029 findings to date and provide direction to staff as necessary.

Public Speakers:

Barbara Murray, Theresa Beauchamp, Bob Kent, Susan Turney and Laini Cassis.

Principal Planner Gates presented the staff report and reviewed the draft Sixth Cycle Housing Element Update findings to date and draft responses to comments from HCD.

After Council discussion, Principal Planner Gates stated that staff would be resubmitting the draft Sixth Cycle Housing Element to HCD by December 4, 2020 and would bring forward a Draft Housing Element for

review by the Planning Commission and City Council in February or March of 2021.

2. ADJOURNMENT

Mayor Blakespear adjourned the meeting at 6:53 P.M.

Kathy Hollywood, City Clerk
By: Claudia Bingham
Deputy City Clerk

Catherine S. Blakespear, Mayor

Special City Council Meeting Summary Notes

Monday, November 16, 2020 5:00 p.m.

Public Speakers

Barbara Murray: recapped HE history; Prop A is a hindrance, consider measure on ballot to amend Prop A to a simple majority vote

Theresa Bauchon – aware of lack of affordable housing; in support of 44 VL at Foxpointe Farms Community

Bob Kent – Keys for Homes; support adoption of 6th cycle HE

Susan Turney: CC assumes 100% affordability when most building comes in at 15%; upzoning will be necessary; Nexus study? increase inclusionary to 20%?

Council confirmed Prop A is 51%

Jennifer Gates: Nexus study does not need to be redone and is online
Mayor Blakespeare to staff -prioritize inclusionary increases

Staff Presentation

Staff - Jennifer Gates presented a presentation. Jennifer Gates with Barbara Kautz, Special Counsel and Roy Sapau, Assistant Director of Development Services answered questions from Council.

Slide 6 discussion:

Councilmember Mosca: Discuss realistic capacity

Gates: Many sites that have turned in applications – planning on more than 25 dwelling units per acre

Kautz: HCD would not allow DENSITY BONUS calculations and net acreage – density bonus allows gross acreage

Councilmember Hubbard: question about 25 and 30 units per acre

Kautz: Developers already entitled to 30 units per acre with density bonus

Councilmember Kranz: 30 dwelling units per acre does not take into consideration the cost of the land; catch 22 between upzoning sites and the reality of the plan

Councilmember Hinze: affordable by design – take credit for units that are not deed restricted?
Urgency to update Inclusionary – developers already taking advantage of density bonus or by right allowance of 20%?

Gates: City keeps track of non-deed restricted units with h-form; submitted projects are currently using density bonus or by right

Councilmember Mosca: frustration with capacity

Mayor Blakespeare: all projects coming in above 20% affordable?

Gates: inclusionary requirements currently are 10% for VL and 15% for L; Proposed ordinance would be 20% for L and 15% for VL

Mayor Blakespeare: How many are by right?

Gates: 5 out of 7 proposed projects are by right

Mayor Blakespeare: minimum should be at highest % possible; HCD guidelines are being followed and we are pushing back to the extent we can so sites realistically reflect what will be built there

Slide 8 Discussion:

Councilmember Hinze: CC doesn't get the affordability information until BP is issued; great time difference between approval and BP issuance

Gates: HE sites are required to have % affordable

Kautz: have to make the findings when project is approved – inclusionary and affordable units developer promises to provide; if City finds out later that rents are affordable – numbers can be adjusted

Councilmember Hinze: might find out too late re affordability for no net loss

Kautz: City has substantial buffer

Mayor Blakespeare: when application is submitted, is there a process to follow units affordability as project moves forward?

Gates: developer can submit affordability if they know; H- forms will be used

Mayor Blakespeare: Are we set up to be following if rentals will be moderate?

Gates: Yes – H-form will be submitted before BP is issued

Mayor Blakespeare: changes in rental between BP and actual rental

Gates: Report was is permitted every year in the annual report to HCD; follow up with deed-restricted units every year

Mayor Blakespeare: Are we not circling back on non deed restricted units? Is there a way to assess what is happening in our city?

Gates: Currently only track non deed restricted units when constructed. RHNA reduction is for new units put on the market.

Gates to Kautz: For conversion of unit in the future to mod or low, can they be counted later down the road?

Kautz: Rent can be accounted for at time of occupancy. 5 years later if a unit becomes affordable, it can't be counted

Gates: We can build in a check prior to certificate of occupancy.

Sapau: 5 years down the road, rent is mod or low, can we count it?

Kautz: No – building permit or occupancy. Can collect H-form at occupancy. Can go back and correct numbers – can make corrections between BP and Occupancy

Councilmember Kranz: keep track of affordable units as years go by for community; even if RHNA doesn't allow it; come up with strategy for surveying rents as years go by

Hinze: responsible for preservation of affordable units; we need to become experts in what rent is being charged

Public Comment

Laney Kassis: nervous about being able to afford to live here; encourage funding for homelessness and rental assistance; extend eviction moratorium

Presentation Continues

Councilmember Mosca: Why do we start with notion that each site will produce 100% affordability?

Kautz: State law says you have to identify sites that are suitable for affordable housing. If 20% were used, many more sites would need to be upzoned. State changed requirements that sites need to be suitable for affordable housing and now if sites are to actually develop affordable housing, cities have to make up the difference. Important to get an affordable housing project in the city.

Councilmember Mosca: Suitability is 100% but developer is not forced to do more that law requires; if there's not 100% affordability it is going to come back to with a series of continued upzoning.

Kautz: Most cities assume all the sites will not develop; Encinitas is unusual in that there is a lot of development occurring.

Councilmember Kranz: we are one of the first jurisdictions to have to comply with new state laws intended to increase housing production; want to upzone as few parcels as possible

Kautz: could be an issue if a site becomes unsuitable ie landslide

Councilmember Kranz: speaker talked about Prop A – would colleagues be willing to consider to run parallel track to put idea on ballot in 2022 to modify Prop A to allow HE to be approved without voter initiative?

Mayor Blakespeare to Kautz: define by right?

Kautz: By right means if it's a project that has 20% affordable housing it is exempt from all city discretion review except design review, exempt from CEQA; does need Coastal Development permit

Mayor Blakespeare: huge buffer of 1000 units; HCD argument collapses that we need a larger buffer; data collection related to affordable is critical – we need to preserve and get credit for all aff, making sure we are following up not just at BP but when it is actually built; data collection with ADU's as well; we need an affordable housing project – at 100%

Councilmember Kranz: suggest working with NCTD to explore aff housing development along rail corridor; look at model in Oceanside; further conversation with NCTD – parking lots owned by them and city hall property

Councilmember Hinze: City needs skin in the game; supports both ideas from Kranz; looking at public comments - certain groups are overrepresented (homeowners and older folks), we need to find people in community that are lower income residents

1st draft and 2nd draft – considerable effort is noted

Ideas to reach the lower income population: holiday baskets program to reach people and work with school districts specifically dual immersion programs

Councilmember Hubbard: support Kranz in working with NCTD and affordable by design

Councilmember Mosca: happy with what staff put in front of us; support standing our ground in terms of inventory to HCD; identify impacts in circulation element; support putting skin in the game – move beyond what private sector can deliver; how can we put together project with 100% affordability

Councilmember Kranz: supports that city participates in project with 100% affordable– more than donating land; shared letter from HCD March 1990 addressing issue of voting on upzoning; remember that process started with general plan update

Councilmember Mosca: El Camino Real Specific Plan first, then general plan

Mayor Blakespeare to City Manager: next steps to pursue affordable housing project?

City Manager: Kranz is correct to bring something before Council before staff is directed to do investigation

Mayor Blakespeare: great idea

Councilmember Mosca: Yes and contact affordable housing groups

Councilmember Hubbard: L7 not good for low income but good to sell

Mayor Blakespeare: Burn site is also available

Councilmember Hubbard: Yes, would like to pursue burn site, maybe homeless tents there

Councilmember Mosca: no homeless tents on that property - keep off list for now to see what has to happen to clean it up; look toward other parcels

Councilmember Hubbard: great to start pushing on burn site – County has to pay for clean up

Comments to the draft Sixth Cycle Housing Element

Having read through the Draft of the Sixth Cycle Housing Element, the Faith in Action Ministry at St Andrew's Episcopal Church offers the following comments focusing on policy issues which we think need further emphasis (or correction) in the Housing Element:

- There seems to be too much emphasis on meeting (or exceeding) the RNHA total housing units requirements, while we believe that greater focus should be placed on the #s of 'truly affordable' units which will be produced and available in the period covered by the Sixth Cycle. The fact that more 'Above Moderate' income level housing will be built is no real help when there is already a fully adequate supply of housing available in the market or above market cost categories.
- The #s of units which will be built in the Low and Very Low income levels is misleading for at least two reasons; first, the combining of Low and Very Low (not to mention Extremely Low) categories leaves the reader unclear as to how many units would be truly affordable for people making less than \$50K per year. Secondly, because of the 'No Net Loss' policy, it is clear that the #s of prospective 'affordable' units which would actually be built by developers on the designated sites is very likely to be only a fraction of the total projected possible affordable units shown in the current Draft.
- All of this suggests (and the Draft recognizes) that additional sites will need to be added to truly succeed in producing meaningful numbers of affordable units. We urge that the City look at City-owned property as well as property in Encinitas owned by the County and NCTD.
- When looking at building affordable units, to the extent possible (particularly in Low and Moderate income levels) the focus should be on building units for sale (as opposed to rental) so that the people in Encinitas will avail themselves of the opportunity to build wealth through equity ownership of property, thus reducing wealth disparity.
- Recognizing that convincing (through various incentives) private developers/land owners to build large #s of affordable units in an R-30 development, and that non-profit or dedicated affordable housing developers

need access to financing, the City should identify ways in which more public (or alternative) funding for such projects can be accumulated.

- We applaud the creation of a Citizen's Participation Process (CPP), but we think the problem of Community opposition should not be overlooked. Any project proposed which would offer significant #s of truly affordable units is likely to face community opposition, and a program like CPP will need to be augmented to educate the public and create 'buy-in' from our community. Non-profit organizations like ours could play an important role in such an education process.
- The fact that there are currently 1030 people on the wait list for Sec. 8 Housing Choice Vouchers is disturbing.
- We support encouraging use of ADU's, manufactured or modular homes and 'Tiny-Homes' to help meet the need for affordable housing.
- We support the focus on Examining and Mitigating Barriers to Racial and Ethnic Equity

Respectfully Submitted,

Faith in Action Ministry at St. Andrew's Episcopal Church, Encinitas

Adam Belt

Rev. Richard Hogue

Betsy Vaughn

Dan Vaughn

Gigi Miller

Teresa Baggot Roberts (St John's Catholic)

Linda Nolton

Virginia Sublett

Jim Stiven

Kathleen Stiven

Jennifer Gates

From: Annemarie Clisby
Sent: Monday, November 16, 2020 10:25 AM
To: Jennifer Gates
Subject: FW: November 16 Council meeting, item 2a

-----Original Message-----

From: Harold Loyd <haroldloyd99@gmail.com>
Sent: Monday, November 16, 2020 9:52 AM
To: Council Members <council@encinitasca.gov>
Subject: November 16 Council meeting, item 2a

[NOTICE: Caution: External Email]

Good Morning,

My observations and comments on the planning process for the 6th cycle and resulting product are as follows:

While the need for more and affordable housing is obvious, it should be done in a way that is least harmful to the fragile ecosystems and the environment. This includes high density housing built in proximity to transportation corridors, preservation of open spaces, adequate infrastructure and a requirement that new housing be green and efficient including building electrification. We should take this opportunity to construct new residential buildings (that will be utilized more than 50 years) in the most environmentally friendly manner as possible.

Thank you for your hard work and service to the City of Encinitas.

Harold Standerfer

Sent from my iPad

Jennifer Gates

From: Annemarie Clisby
Sent: Monday, November 16, 2020 2:24 PM
To: Jennifer Gates
Subject: FW: Housing Element: Sixth Cycle

-----Original Message-----

From: Dianna Mansi Nunez <dianna.nunez@gmail.com>
Sent: Monday, November 16, 2020 2:10 PM
To: Council Members <council@encinitasca.gov>
Subject: Housing Element: Sixth Cycle

[NOTICE: Caution: External Email]

Dear Council,

I am requesting that when considering the sixth Housing Element, that a priority be made that sufficient safe infrastructure be mandated with all sites considered for this Housing Element and all future Housing Elements.

Thank you.

Kind regards,
Dianna Mansi Nunez

Susan M. Sherod
123 Camino De Las Flores
Encinitas, CA 92024

November 16, 2020

Here is my Public Comment for City Council for the meeting for agenda item Case Number: PLCY-003816-2020, 6th Cycle Housing Element Update.

Dear Esteemed City Representatives,

This letter is written to assist you in studying the 6th Housing Element (HE) Draft. The HE is deeply flawed.

In the HE Draft, Appendix "C" Site Inventory Draft of the HE Draft, it shows that we are creating much market-rate housing by allowing developers density bonuses, but we are not providing the numbers of affordable dwellings intended when parcels were up-zoned to R30. I respectfully request the L7 site to be added back to the list and a removal of R30 as far as is possible from sites from the list. Please read on, to see why.

Per Appendix C,: "As demonstrated in Table C-4, the City has received applications on approximately half of the sites which indicate the potential dwelling unit yield is **much higher than anticipated during the City's 2019 HE update with proposed units exceeding the planned units by 70%.**" "Whereas Table C-1 projected a unit yield of 847 units on these sites, developers have requested 1,453 units on these sites with the use of density bonuses." "...the applications received to date **do not contain as many units at the lower income level as projected, with 227 lower income units proposed compared with 847 projected.** Information then adds that including ADU's, we do exceed the required number of affordable units, however.

The Housing Density Bonus Law program of the State of California was created as a tool to add affordable housing near transit to be an environmentally sound development since locating affordable housing at transit locations should result in greatly reduced traffic, emissions and reduce the need for more roads and related infrastructure. The public transit service should happen every 15 minutes during rush hours. We do not have that type of public transit service in any location in Encinitas. Even if we put that aside, for the moment, the numbers do not compute for the volume of market rate dwelling units in the HE.

On September 18, 2019, at a regularly scheduled meeting, the City Council approved the Agreement for Professional Consultant Services between the City of Encinitas and Kimley-Horn & Associates, Inc. (KHA), for work on the 6th Cycle Housing Element Update (2021-2029), which is due to HCD for certification by April 15, 2021. Per the report paid for by the City of Encinitas to Kimley-Horn & Associates, Inc. (KHA) dated May 25, 2018, the city had 4.4% growth from 2000-2010 and it is projected to experience 8.6% growth by 2050. It is unclear why growth would double. It is illogical that the city planned R30 Zones for so many new homes that it doesn't need. If we tackle this another way and we consider how many affordable homes are needed, **based on the consultant Nexus report, just under one-third (29 percent) of Encinitas households earned low, very low or extremely low incomes.**

If we calculate it based on **existing** dwellings: $(23,996 \text{ existing}) \times (29\%) = 6,958.84$ affordable homes. We would theoretically require (even though we can't know why so many more were estimated than the prior 4.4% growth) 8.6% more by 2050 totaling to 7,557.30024, which is $7557 - 6959 = 598.3$. Dividing by 30 years that is only 20 affordable homes per year out of the 69 new homes per year to achieve 8.6% by 2030, so simply up-zoning single family detached homes solves the problem not only immediately, but for the foreseeable projection into 2050 and beyond rather than creating unwieldy sprawl. Sprawl transforms the earth, and former agricultural community into covered over expanses of market-rate housing with hard covered walks, parking lots, and wastes enormous amounts of time and energy transporting an influx of people, goods, & services for it. We need

public transit-oriented affordable housing density instead, with smaller dwellings that leave larger green areas undeveloped or only lightly developed.

We should consider requiring 36% affordable as the alternative to the State Assembly Bill 2345 50%.

Additionally, there is the Embarcadero Institute report, which showed that CA Housing Needs Assessment Used Incorrect vacancy rate and double counting, which exaggerates by more than 900,000 the number of units needed in SoCal, the Bay Area and the Sacramento Area.

It is necessary to create a "Major Revision" to submit to HCD for the 6th Housing Element Draft due to all of the issues that are detailed in this correspondence.

It is possible to have much smaller units such as a mix of single room occupancy, micro, and compact living units of 150 square feet up to 625 square feet. On public owned land up to 100% can be affordable dwelling units.

.
Please don't be fooled into allowing developers to create a lot of market rate housing sprawl instead of affordable housing. Encinitas is surrounded by the ocean, lagoons at each end and waterways inland and is a very fragile part of the California Coast. It is undeniably clear that without adequate public transit, and building affordably housing near to it, the character of this town will be forever altered and the earth will be covered and far less permeable, so that existing flooding problems increase dramatically.

All My Best,
Susan M. Sherod

A.34 Affordable and Fair Housing Questionnaire

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

#1

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, May 19, 2020 10:51:45 AM
Last Modified: Tuesday, May 19, 2020 11:00:33 AM
Time Spent: 00:08:48
IP Address: 68.8.190.68

Page 1

Q1

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

I have no good suggestions. But the affordable housing program seems like a start.

Q2

To further encourage Accessory Dwelling Units in Encinitas, what types of incentives, programs or actions can be offered?

Lower or eliminate all fees.

Q3

What incentives could be offered to encourage ADUs to be made available at affordable levels? (Available for rent at less than \$1000)

Provide homeowners with unit some financial incentives

Q4

What are the most common barriers to obtaining housing?

Cost

Q5

What fair housing issues/challenges should the City address in the Housing Element? (housing discrimination, equal access, housing options for low income households, etc.)

Help realtors identify and promote units that are low cost. Maybe place all on one listing so it's easy to find them

Q6

What do you think are the greatest challenges to building community awareness about fair housing?

Education

What are the advantages

Q7

What are other important housing issues that the City can address?

Don't know

Q8

Prefer not to answer

OPTIONAL QUESTION: Ethnic Categories (select only one)

Q9

White

OPTIONAL QUESTION: Racial Categories (select only one)

Q10

Own

OPTIONAL QUESTION: Do you rent or own your home?

Q11

65+

OPTIONAL QUESTION: Respondent's Age

Q12

No

OPTIONAL QUESTION: Do you have a disability?

Q13

No

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

#2

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, May 19, 2020 11:13:11 AM
Last Modified: Tuesday, May 19, 2020 11:46:41 AM
Time Spent: 00:33:30
IP Address: 72.192.152.97

Page 1

Q1

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

Continued provisions for the development of accessory dwelling units (ADU's).

Q2

To further encourage Accessory Dwelling Units in Encinitas, what types of incentives, programs or actions can be offered?

Streamlined processes for building permits. Decrease or elimination of property taxes for these units.

Q3

What incentives could be offered to encourage ADUs to be made available at affordable levels? (Available for rent at less than \$1000)

NO. Restriction of rents will discourage individuals to develop ADU's. If ADU development is encouraged and owners are incentivized to build these units, the sheer increase in available units for rent will lessen the rents per unit.

Q4

What are the most common barriers to obtaining housing?

Availability and affordability.

Q5

What fair housing issues/challenges should the City address in the Housing Element? (housing discrimination, equal access, housing options for low income households, etc.)

Although unpopular, higher density will be an avenue to supply the market with more affordable housing options. This must be addressed prior to addressing housing access/discrimination or options for any group. Higher density will increase options in the market allowing housing access to multiple income levels. Bonus density (BD) units are ineffective: A mitigation fund for the Bonus Density units should be offered to developers. Currently the small number of affordable units added to market by bonus density is insignificant. However, if the developer was offered the option to contribute to a mitigation fund (in lieu of the BD unit) that would be used for high density affordable housing, this would be a more efficient system and reach more individuals. Occupants that lease in BD units are de-incentivized to move forward.

Q6

What do you think are the greatest challenges to building community awareness about fair housing?

I think that there is a high level of awareness of the lack of fair housing in the community, so there isn't a real need to build this awareness. Awareness regarding housing solutions is needed. Solution oriented workshops should be held offering different possible options to address this issue.

Q7

What are other important housing issues that the City can address?

The development of housing around commercial hubs to reduce the need of cars. Increase the walkability factor in future development especially for those dedicated to affordable housing.

Q8**Prefer not to answer**

OPTIONAL QUESTION: Ethnic Categories (select only one)

Q9**Other Multi-Racial**

OPTIONAL QUESTION: Racial Categories (select only one)

Q10**Own**

OPTIONAL QUESTION: Do you rent or own your home?

Q11**55-64**

OPTIONAL QUESTION: Respondent's Age

Q12**No**

OPTIONAL QUESTION: Do you have a disability?

Q13**No**

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

#3

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, May 19, 2020 12:24:14 PM
Last Modified: Tuesday, May 19, 2020 12:36:47 PM
Time Spent: 00:12:32
IP Address: 72.220.69.4

Page 1

Q1

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

Build small units, eliminate fees to build accessory units on single family parcels

Q2

To further encourage Accessory Dwelling Units in Encinitas, what types of incentives, programs or actions can be offered?

Eliminate building fees, don't increase property tax on said properties, continue to provide info on builders and ready-to-go designs

Q3

What incentives could be offered to encourage ADUs to be made available at affordable levels? (Available for rent at less than \$1000)

Property tax credit, property line set-back reductions

Q4

What are the most common barriers to obtaining housing?

Cost, commitment, lack of availability, larger units not designed for 2 people living as roommates

Q5**Respondent skipped this question**

What fair housing issues/challenges should the City address in the Housing Element? (housing discrimination, equal access, housing options for low income households, etc.)

Q6

What do you think are the greatest challenges to building community awareness about fair housing?

Contending with the claim that it will decrease our property values, getting residents to accept the unacceptably low number of parking spaces required for fair housing near any form of transit even if there is no access to that transit!(we all need a car!)

Q7

What are other important housing issues that the City can address?

Infrastructure: PARKING, traffic, line of sight issues at intersections, pedestrian access and safety, bicycle access and safety, bicycle parking/locking, single story availability and ADA access, senior housing availability

Q8**Non-Hispanic or Latino**

OPTIONAL QUESTION: Ethnic Categories (select only one)

Q9**White**

OPTIONAL QUESTION: Racial Categories (select only one)

Q10**Own**

OPTIONAL QUESTION: Do you rent or own your home?

Q11**55-64**

OPTIONAL QUESTION: Respondent's Age

Q12**No**

OPTIONAL QUESTION: Do you have a disability?

Q13**No**

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

#4

COMPLETE

Collector: Web Link 1 (Web Link)
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Page 1

Q1

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

Property tax relief, Monthly Section 8 type payments to cover fair market rental gap

Q2

To further encourage Accessory Dwelling Units in Encinitas, what types of incentives, programs or actions can be offered?

Reduce restrictions, size, parking

Q3

What incentives could be offered to encourage ADUs to be made available at affordable levels? (Available for rent at less than \$1000)

Build housing blocks specific for this need

Q4

What are the most common barriers to obtaining housing?

The idea that people expect to live close to work when they can't afford it. Living in Vista and working in Encinitas is doable

Q5

What fair housing issues/challenges should the City address in the Housing Element? (housing discrimination, equal access, housing options for low income households, etc.)

Lifting the restriction on the few owners that are tied in perpetuity

Q6

What do you think are the greatest challenges to building community awareness about fair housing?

If the buildings are in east Cardiff, the community would be more accepting of the requirement

Q7

What are other important housing issues that the City can address?

Traffic flow and parking

Q8

Prefer not to answer

OPTIONAL QUESTION: Ethnic Categories (select only one)

Q9

Prefer not to answer

OPTIONAL QUESTION: Racial Categories (select only one)

Q10

Own

OPTIONAL QUESTION: Do you rent or own your home?

Q11

55-64

OPTIONAL QUESTION: Respondent's Age

Q12

Yes

OPTIONAL QUESTION: Do you have a disability?

Q13

No

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

#5

COMPLETE

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Page 1

Q1

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

More options of pre-approved units. Also let owners use the existing plans and modify them slightly.

Q2

To further encourage Accessory Dwelling Units in Encinitas, what types of incentives, programs or actions can be offered?

Streamline the process as much as possible

Q3

What incentives could be offered to encourage ADUs to be made available at affordable levels? (Available for rent at less than \$1000)

Lower tax rates

Q4

What are the most common barriers to obtaining housing?

limited resources

Q5

Respondent skipped this question

What fair housing issues/challenges should the City address in the Housing Element? (housing discrimination, equal access, housing options for low income households, etc.)

Q6

Respondent skipped this question

What do you think are the greatest challenges to building community awareness about fair housing?

Q7

What are other important housing issues that the City can address?

With more ADUs coming online parking is becoming more scarce. This issue should not be taken lightly. We have a neighbor that has 3 units in a SFR zone and it is starting to get very contentious. There are 8 cars at the house.

Q8**Prefer not to answer**

OPTIONAL QUESTION: Ethnic Categories (select only one)

Q9**Prefer not to answer**

OPTIONAL QUESTION: Racial Categories (select only one)

Q10**Own**

OPTIONAL QUESTION: Do you rent or own your home?

Q11**45-54**

OPTIONAL QUESTION: Respondent's Age

Q12**No**

OPTIONAL QUESTION: Do you have a disability?

Q13**Yes**

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

#6

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Started: Wednesday, May 20, 2020 6:36:20 PM
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IP Address: 104.180.156.210

Page 1

Q1

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

I'd rather the city didn't encourage affordable housing for all.

Q2

To further encourage Accessory Dwelling Units in Encinitas, what types of incentives, programs or actions can be offered?

What are those?

Q3

What incentives could be offered to encourage ADUs to be made available at affordable levels? (Available for rent at less than \$1000)

Throw in a free toaster oven!

Q4

What are the most common barriers to obtaining housing?

Money money money

Q5

What fair housing issues/challenges should the City address in the Housing Element? (housing discrimination, equal access, housing options for low income households, etc.)

Life is not fair and sometimes people can't choose to live in a city they can't afford. But there's other places that are cheaper and they should check those out.

Q6

What do you think are the greatest challenges to building community awareness about fair housing?

People buy million dollar homes to live in a great neighborhood. We don't need the riff raff coming in.

Q7

What are other important housing issues that the City can address?

Getting homeless people living in the canyons away from our neighborhood. Stop allowing homeless parking lots.

Q8**Non-Hispanic or Latino**

OPTIONAL QUESTION: Ethnic Categories (select only one)

Q9**White**

OPTIONAL QUESTION: Racial Categories (select only one)

Q10**Own**

OPTIONAL QUESTION: Do you rent or own your home?

Q11**35-44**

OPTIONAL QUESTION: Respondent's Age

Q12**No**

OPTIONAL QUESTION: Do you have a disability?

Q13**Yes**

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

#7

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Page 1

Q1

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

Make it easier to have a "granny flat"

Q2

To further encourage Accessory Dwelling Units in Encinitas, what types of incentives, programs or actions can be offered?

Zoning concessions to make it easier to have a permanent ADU.

Q3

What incentives could be offered to encourage ADUs to be made available at affordable levels? (Available for rent at less than \$1000)

Permanent zoning modifications.

Q4

What are the most common barriers to obtaining housing?

Lack of inventory.

Q5

What fair housing issues/challenges should the City address in the Housing Element? (housing discrimination, equal access, housing options for low income households, etc.)

Increase inventory of available units.

Q6

What do you think are the greatest challenges to building community awareness about fair housing?

Not sure

Q7

Respondent skipped this question

What are other important housing issues that the City can address?

Q8

Non-Hispanic or Latino

OPTIONAL QUESTION: Ethnic Categories (select only one)

Q9

White

OPTIONAL QUESTION: Racial Categories (select only one)

Q10

Own

OPTIONAL QUESTION: Do you rent or own your home?

Q11

55-64

OPTIONAL QUESTION: Respondent's Age

Q12

No

OPTIONAL QUESTION: Do you have a disability?

Q13

No

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

#8

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Last Modified: Wednesday, May 20, 2020 7:25:27 PM
Time Spent: 00:19:01
IP Address: 108.214.206.172

Page 1

Q1

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

Incentivize both individual owners as well as Developers.

Q2

To further encourage Accessory Dwelling Units in Encinitas, what types of incentives, programs or actions can be offered?

Discounted permit costs and RE tax Incentives

Q3

What incentives could be offered to encourage ADUs to be made available at affordable levels? (Available for rent at less than \$1000)

Have a variety of approved drawings for homeowners to utilize to avoid architectural costs which will also prove to expedite permitting & costs.

Q4

What are the most common barriers to obtaining housing?

Owners are sure where to start. Make it easier by providing a full set of plans, a step by step guide including all required criteria in selecting contractors & consultants.

Q5

What fair housing issues/challenges should the City address in the Housing Element? (housing discrimination, equal access, housing options for low income households, etc.)

Recognizing low income housing and affordable housing are not the same, low income housing should be near public transportation, grocery stores, etc. perhaps repurpose the overage of retail on El Camino to low income condos. Similarly affordable apartments that are not low income but simply affordable.

Q6

What do you think are the greatest challenges to building community awareness about fair housing?

Educating the public. And that the City is not proposing low income housing in established residential areas. And that affordable housing is not the same as low income housing. And provide information regarding both - low income would mean that many of the service workers would be able to live in the community where they work and would have a vested interest in the success of the program.

Q7

What are other important housing issues that the City can address?

Put limits on additional upscale housing.

Q8**Non-Hispanic or Latino**

OPTIONAL QUESTION: Ethnic Categories (select only one)

Q9**White**

OPTIONAL QUESTION: Racial Categories (select only one)

Q10**Rent**

OPTIONAL QUESTION: Do you rent or own your home?

Q11**55-64**

OPTIONAL QUESTION: Respondent's Age

Q12**No**

OPTIONAL QUESTION: Do you have a disability?

Q13**No**

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

#9

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Last Modified: Wednesday, May 20, 2020 8:23:20 PM
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Page 1

Q1

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

(1) Change the general plan and zoning code to strongly discourage large single family houses (over 2,000 s.f.) and to establish a strong policy preference for small homes and multifamily. Forget about "all income levels". We all know that the need is at the lower economic end. Let's be upfront and push for that. Otherwise it will never happen. (2) Establish a fund to help qualifying low income people buy starter homes. Work with lenders to make this an accepted practice. (3) Initiate a real 2-way dialog with neighborhoods regarding the need for affordable housing and the limited options for providing it. Consider incentives that can be offered to neighborhoods for accepting new affordable housing. (4) Get creative. This questionnaire is a good start, but staff and the city council need to get outside of the standard urban planning box and come up with some truly new ideas.

Q2

To further encourage Accessory Dwelling Units in Encinitas, what types of incentives, programs or actions can be offered?

We looked into adding an ADU to our house, and the requirements were ridiculous. We dropped the idea, although it still has some appeal to us. I believe the city already knows what the major obstacles are. It just takes the political will to open that up and do what is necessary. Once again, a real dialog with neighborhoods would be beneficial.

Q3

What incentives could be offered to encourage ADUs to be made available at affordable levels? (Available for rent at less than \$1000)

Short of rent control, there is nothing the city can do to restrain rental rates. All you can do is try to encourage as much affordable housing as you can in the hope that the market will keep rents at a reasonable level. I live next door to a house that has a 4 br main unit and a 2 br ADU. The 4br unit rents for \$4,250/mo, so each br would in effect rent for a little over \$1,000/mo. That's how low income renters are finding their housing now. Can we build more of that type of housing? Of course. You just have to decide that's what you want and re-write the rules to encourage it.

Q4

What are the most common barriers to obtaining housing?

Coastal location leading to high demand with limited supply of existing housing and limited opportunities for new housing.

Q5

What fair housing issues/challenges should the City address in the Housing Element? (housing discrimination, equal access, housing options for low income households, etc.)

I'm out of ideas

Q6

What do you think are the greatest challenges to building community awareness about fair housing?

The biggest obstacle is government's general tendency to use a top-down approach. That is, the city council decides which way to go, tells staff to implement it, and then tell the citizens what's going to happen. That's backwards. This should start with a true dialog with the neighborhoods. Then the policies and programs will arise out of that.

Q7

What are other important housing issues that the City can address?

I think we have plenty enough already

Q8**Non-Hispanic or Latino**

OPTIONAL QUESTION: Ethnic Categories (select only one)

Q9**White**

OPTIONAL QUESTION: Racial Categories (select only one)

Q10**Own**

OPTIONAL QUESTION: Do you rent or own your home?

Q11**65+**

OPTIONAL QUESTION: Respondent's Age

Q12**No**

OPTIONAL QUESTION: Do you have a disability?

Q13**No**

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

#10

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Page 1

Q1

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

I do not know how to respond to a question because it is unclear what you mean by 'all income levels'. For example a person earning \$2,000,000 may want to purchase an affordable house at \$600,000. What I am trying to get at is that the term 'all income levels' needs to be defined. Is that possible?

Q2

To further encourage Accessory Dwelling Units in Encinitas, what types of incentives, programs or actions can be offered?

I know the City has streamlined and reduced the cost of the permitting process, can the City support and permit the placement of Small/Tiny homes on lots in Encinitas?

Q3

What incentives could be offered to encourage ADUs to be made available at affordable levels? (Available for rent at less than \$1000)

Provide financial support for site improvements (e.g. water, wastewater and power for planned ADUs) at various financial levels such that a person submitting a permit for an ADU in the earlier period of the incentive program period would receive a higher incentive than a person submitting a permit in the later stages of the program.

Q4

What are the most common barriers to obtaining housing?

Land cost. Why cannot the City purchase the land and then form a partnership with developers to build affordable unit?

Q5

Respondent skipped this question

What fair housing issues/challenges should the City address in the Housing Element? (housing discrimination, equal access, housing options for low income households, etc.)

Q6

What do you think are the greatest challenges to building community awareness about fair housing?

I keep hearing from friends in town that the height limit of the high density structures was the reason they voted NO to the previous two attempts for the City's Housing Element. Has the City been able to address this issue with varying the height limits cross the vertical profile of a high density building site. Yes less units will be available but the City may finally get approval and citizen support of the Housing Element.

Q7

What are other important housing issues that the City can address?

Stop approving 3000+ sq ft houses.

Q8**Non-Hispanic or Latino**

OPTIONAL QUESTION: Ethnic Categories (select only one)

Q9**White**

OPTIONAL QUESTION: Racial Categories (select only one)

Q10**Own**

OPTIONAL QUESTION: Do you rent or own your home?

Q11**65+**

OPTIONAL QUESTION: Respondent's Age

Q12**No**

OPTIONAL QUESTION: Do you have a disability?

Q13**No**

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

#11

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Time Spent: 00:11:32
IP Address: 76.217.130.251

Page 1

Q1

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

Work with HOAs to remove or change restrictions on owners building accessory units

Q2

To further encourage Accessory Dwelling Units in Encinitas, what types of incentives, programs or actions can be offered?

Work with HOAs. Offer them incentives and template CCRs that would help them adopt those changes.
Change the requirements for parking - don't make extra parking necessary.

Q3

What incentives could be offered to encourage ADUs to be made available at affordable levels? (Available for rent at less than \$1000)

Reduce or remove associated fees

Q4

What are the most common barriers to obtaining housing?

Rentals are too expensive, rent goes up too much and too often, won't accept children or pets.

Q5

What fair housing issues/challenges should the City address in the Housing Element? (housing discrimination, equal access, housing options for low income households, etc.)

Offer rent controlled units. It's really the only way to provide reliable, long term affordable housing.

Q6

What do you think are the greatest challenges to building community awareness about fair housing?

Perhaps if people realized that most of the employees in retail in the city can't afford to live here, therefore adding to traffic. Also, I think most people are more worried about more cars than more people in Encinitas. If we had more public transit, then many more people could live here without a car.

Q7

What are other important housing issues that the City can address?

We need rent control and public transit. We also need more walkable areas. ECR is perfect for multi use development and walking/biking. Incentivize the property owners with retail to redevelop with apartments on top, and run local frequent busses, and plant lots of trees and make it pleasant to walk there.

Q8

Prefer not to answer

OPTIONAL QUESTION: Ethnic Categories (select only one)

Q9

Prefer not to answer

OPTIONAL QUESTION: Racial Categories (select only one)

Q10

Own

OPTIONAL QUESTION: Do you rent or own your home?

Q11

45-54

OPTIONAL QUESTION: Respondent's Age

Q12

Prefer not to answer

OPTIONAL QUESTION: Do you have a disability?

Q13

Yes

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

#12

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IP Address: 76.176.122.206

Page 1

Q1

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

Develops areas that are underperforming. We all like Old Encinitas as it stands but New Encinitas needs to morph big time. Currently, I think of downtown new Encinitas as two Auto Dealership along Encinitas Blvd and El Camino that combined with a stupid couple of strip malls. Hardly highest and best. Could go to retail ground floor and a mix of low income residential. Once you slap an R3O with DB it will be lights out for the dealership and welcome new Encinitas. And guess what? Nobody complains...we need a good urban planner and a New Look at what New Encinitas should be.

Q2

To further encourage Accessory Dwelling Units in Encinitas, what types of incentives, programs or actions can be offered?

No fees

Q3

What incentives could be offered to encourage ADUs to be made available at affordable levels? (Available for rent at less than \$1000)

Waived county fees on property Tax for rentals. County to actually provide a property tax credit on rentals that are below market especially very low income.

Q4

What are the most common barriers to obtaining housing?

Income and credit score

Q5

What fair housing issues/challenges should the City address in the Housing Element? (housing discrimination, equal access, housing options for low income households, etc.)

Your challenging part is you guys thinking out of the box. Low income is not a problem if you downsize the min unit size and provide these near transit. Or provide housing near jobs

Q6

What do you think are the greatest challenges to building community awareness about fair housing?

First of all nobody trusts the current council or mayor. It you are not transparent then there are trust issues then nobody cares what you say or want to promote.

Q7

What are other important housing issues that the City can address?

Stop pissing off the People of Encinitas and wasting the tax payers money. Blakespears \$500,000 bike lane Buffer for Her husband and Marco Gonzales.. Come on. The Leichtag center!

Q8

Prefer not to answer

OPTIONAL QUESTION: Ethnic Categories (select only one)

Q9

Prefer not to answer

OPTIONAL QUESTION: Racial Categories (select only one)

Q10

Own

OPTIONAL QUESTION: Do you rent or own your home?

Q11

Prefer not to answer

OPTIONAL QUESTION: Respondent's Age

Q12

No

OPTIONAL QUESTION: Do you have a disability?

Q13

No

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

#13

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IP Address: 72.197.199.84

Page 1

Q1

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

Purchase hotels and operate instead of letting developers

Participate. Take the empty elementary school and sell it. Use the money to buy apartments for low income. Use duplexes and smaller additions of housing so it is not so dense. We do not need a ghetto or the developers involved. Limit vacation rentals.

Q2

To further encourage Accessory Dwelling Units in Encinitas, what types of incentives, programs or actions can be offered?

Do not raise property tax on new dwelling. Work with HOA s to allow them.

Q3

What incentives could be offered to encourage ADUs to be made available at affordable levels? (Available for rent at less than \$1000)

Can't unless it is mandated. We live in a rich area. Unless the city rents something out the market will prevail.

Q4

What are the most common barriers to obtaining housing?

Screening for job, references, first month and security deposit, low paying jobs, unemployment, mental illness, substance abuse.

Q5

What fair housing issues/challenges should the City address in the Housing Element? (housing discrimination, equal access, housing options for low income households, etc.)

If you let developers provide the housing only 10-15% will be appropriately allocated. The city needs to manage the housing for low income. Assisting with security deposits would help, but low income will not get you local housing. Developers will just raise prices and create horrible density. Very bad planning has gotten us here. Don't make it worse.

Q6

What do you think are the greatest challenges to building community awareness about fair housing?

What is "fair" housing? How does it benefit the community? Building high density without adequate parking and infrastructure is not fair. When you can demonstrate that the roads and schools will be supported to absorb this maybe people will listen.

Q7

What are other important housing issues that the City can address?

Provide counseling, mental health and substance abuse treatment and support services for the homeless. They are here so let's serve them. They need residential programs to get off the streets. Biggest issue is density. I think it is the wrong way to meet the goals.

Q8**Non-Hispanic or Latino**

OPTIONAL QUESTION: Ethnic Categories (select only one)

Q9**White**

OPTIONAL QUESTION: Racial Categories (select only one)

Q10**Own**

OPTIONAL QUESTION: Do you rent or own your home?

Q11**65+**

OPTIONAL QUESTION: Respondent's Age

Q12**No**

OPTIONAL QUESTION: Do you have a disability?

Q13**No**

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

#14

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Started: Thursday, May 21, 2020 6:05:34 AM
Last Modified: Thursday, May 21, 2020 6:11:20 AM
Time Spent: 00:05:45
IP Address: 68.6.149.67

Page 1

Q1

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

City needs to have properly trained staff and personnel who actually Understand the program

Q2

To further encourage Accessory Dwelling Units in Encinitas, what types of incentives, programs or actions can be offered?

Have streamline process designated for approval

Q3

What incentives could be offered to encourage ADUs to be made available at affordable levels? (Available for rent at less than \$1000)

Tax credit

Q4

What are the most common barriers to obtaining housing?

Affordable housing programs not actually working the way program was intended and more black and white published guidelines need to be developed w this program. City needs to take actual responsibility to follow state rules and not run roage.

Q5

What fair housing issues/challenges should the City address in the Housing Element? (housing discrimination, equal access, housing options for low income households, etc.)

Designing actual program guidelines In writing that will be followed and properly train city staff

Q6

What do you think are the greatest challenges to building community awareness about fair housing?

The way city handles it

Q7

What are other important housing issues that the City can address?

Proper staff training

Q8**Non-Hispanic or Latino**

OPTIONAL QUESTION: Ethnic Categories (select only one)

Q9**Asian & White**

OPTIONAL QUESTION: Racial Categories (select only one)

Q10**Own**

OPTIONAL QUESTION: Do you rent or own your home?

Q11**35-44**

OPTIONAL QUESTION: Respondent's Age

Q12**No**

OPTIONAL QUESTION: Do you have a disability?

Q13**No**

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

#15

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IP Address: 68.105.117.151

Page 1

Q1

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

Ease restrictions on single-family homes. Allow residents to rent rooms.

Q2

To further encourage Accessory Dwelling Units in Encinitas, what types of incentives, programs or actions can be offered?

set-backs on property lines

Q3

What incentives could be offered to encourage ADUs to be made available at affordable levels? (Available for rent at less than \$1000)

so...what the heck is ADU?

Q4

What are the most common barriers to obtaining housing?

pricing out low income workers. Greed

Q5

What fair housing issues/challenges should the City address in the Housing Element? (housing discrimination, equal access, housing options for low income households, etc.)

If someone is to rent rooms in there home, cap off the amount they can charge to only help pay for cost of living expenses ie: insurance, utilities, etc.

Q6

What do you think are the greatest challenges to building community awareness about fair housing?

stop being so greedy

Q7

What are other important housing issues that the City can address?

renters should have off road parking available so neighbor roads don't get crammed with cars on the street

Q8

Prefer not to answer

OPTIONAL QUESTION: Ethnic Categories (select only one)

Q9

Prefer not to answer

OPTIONAL QUESTION: Racial Categories (select only one)

Q10

Own

OPTIONAL QUESTION: Do you rent or own your home?

Q11

65+

OPTIONAL QUESTION: Respondent's Age

Q12

No

OPTIONAL QUESTION: Do you have a disability?

Q13

No

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

#16

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Thursday, May 21, 2020 7:53:38 AM
Last Modified: Thursday, May 21, 2020 9:09:25 AM
Time Spent: 01:15:47
IP Address: 70.183.94.130

Page 1

Q1

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

Building more Senior Housing would be grand since we are all getting older. I know there is a shortage now so I fear when I become a Senior it will be worse. We need to first address our most vulnerable sector first. I am not suggesting another assisted living facility although we may need more of those too but they are \$10,000 per month minimum. A pleasant garden community near transit and a place that is exclusively seniors. After this first step, creating an Affordable & Adorable Housing Development for Seniors, we then need to look at City Hall. A lovely location near transit and shops and the library. 505 South Vulcan would be an ideal place for a multi-level ocean view location that could be divided into sections; from 3 bed apts. to Studios; for families, students, seniors, single people. Somehow the City could work with a developer and retain or share the ownership of the land and collecting rents. The City could retain some Section 8 Housing from this as well. Move the City Employees to Pacific View or better yet, keep most of them working from home and minimize the need for office space. Council Meetings and other Public Meetings could be held in the new Council Chambers at the Senior Center or new City Hall located elsewhere; Pacific View?. If the City accomplished this important goal of more housing with additional housing (a little in each of the 5 distinct communities, then no one should cry) and start with Seniors, then the State would send the City a Congratulatory Letter and we could help our citizens. Please look closely at the wasted space at 505 S Vulcan. I love the City Employees but we can do better for them too. I have seen the 70's cubicle prison décor and everyone all spread out on one level Intelligent, modern, art deco design that uses the space in an environmentally friendly way...The City could really make this work and it would be beautiful!

Q2

To further encourage Accessory Dwelling Units in Encinitas, what types of incentives, programs or actions can be offered?

Permitting assistance would be helpful. I am hearing from friends around town that it takes years to get through the process. One phone call from Planning in one year...Is the City fully staffed? Are there that many permits backed up? How is this process streamlined? The City needs to help the staff improve the process first and work on Customer Service, a lost art. I hear this is a stressful challenge for all involved. This needs to be overhauled. Better Project Planning. Landscape Architect on staff? Before the City starts to offer a free permit or expedited process it better fix the one that is not working very smoothly now. If the City offers assistance it should be holistic and at the same time offer solar rebate info, landscape rebate info and other helpful information. How are citizens encouraged now to rent out their extra space or develop it? Does the City offer opportunities to sign up to offer housing to the Section 8 people and work with the City in a partnership? I think some homeowners are nervous about being a landlord and collecting (or not) rent. Help your staff first. I hear they are super nice but waaaaay backed up and like a year behind schedule on stuff. Is this true? Numerous people have told me this is a nightmare. These are nice people with money and they want to give it to the City. The City should definitely make this easier if they want people to partake...

Q3

What incentives could be offered to encourage ADUs to be made available at affordable levels? (Available for rent at less than \$1000)

Perhaps if the Units were built with environmental efficiency in mind; solar would cut costs down and recycled water usage on landscape. Have all energy efficiency buildings and this could help keep the upkeep costs down overall. If the City owned the property, they could control the rents.

Q4

What are the most common barriers to obtaining housing?

Supply and Cost

Q5

What fair housing issues/challenges should the City address in the Housing Element? (housing discrimination, equal access, housing options for low income households, etc.)

Seniors. We cannot continue allowing seniors to become homeless. This is a big societal problem that I do not expect my City to cure. Senior housing would be the most helpful to the most people at this time. There are many challenges. The one most pressing is the shortage.

Q6

What do you think are the greatest challenges to building community awareness about fair housing?

Location. No one seems to agree on this and that is why there should be a new development in each area of the City. Another spot that comes to mind is the Old Target Shopping Center...now you know I am old. What a perfect spot to develop. That whole darn spot is a parking lot not fully used. Perhaps some of the businesses could stay but that spot could house 100 - 200 seniors Easy! Everything is right there...Grocery stores, pharmacies, food, coffee shops and now some medical buildings being built...a perfect senior accessible area. This is an outstanding location for New Encinitas. If people are concerned about traffic, not all seniors drive and of course they wouldn't need to drive too much or too far to get what they need. SENIORS! Awareness was the question. I think people are selfish and I have heard many people explain that they want to keep Encinitas small. Exclusive. Unattainable. This is not fair. Maybe remind people that some day they will be old and have no place to go. Bring compassion to the table and perhaps some people will become aware as it relates to their own well-being in the future.

Q7

What are other important housing issues that the City can address?

Could the City purchase abandoned run down properties?

I have seen housing in nice areas but it looks haunted or uninhabited. Can these homeowners or landowners be encouraged to sell or develop or partner with the City on the wasted space? I see spots that could be cleaned up or redeveloped. Downtown Encinitas could have two level buildings as they are starting to create now. Housing above the businesses? I liked Encinitas when it was quiet and quaint but it can also looked depressed if we don't spruce it up in places...Refresh!

Q8**Prefer not to answer**

OPTIONAL QUESTION: Ethnic Categories (select only one)

Q9**Prefer not to answer**

OPTIONAL QUESTION: Racial Categories (select only one)

Q10**Rent**

OPTIONAL QUESTION: Do you rent or own your home?

Q11**45-54**

OPTIONAL QUESTION: Respondent's Age

Q12**No**

OPTIONAL QUESTION: Do you have a disability?

Q13**No**

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

#17

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Thursday, May 21, 2020 9:15:20 AM
Last Modified: Thursday, May 21, 2020 9:29:28 AM
Time Spent: 00:14:08
IP Address: 99.26.127.193

Page 1

Q1

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

Reduce development fees if there is permanent affordable housing built in to a project. But do not let the current bonus density allowance exist as it is now. Allow smaller homes to be built in developments, but at an increased density level to even out the loss of more expensive SFRs. For example each 40X60 lot with a 1400 sq ft house to replace the larger home/lot size may keep the incentive for a builder there.

Q2

To further encourage Accessory Dwelling Units in Encinitas, what types of incentives, programs or actions can be offered?

I think the current incentives suffice.

Q3

Respondent skipped this question

What incentives could be offered to encourage ADUs to be made available at affordable levels? (Available for rent at less than \$1000)

Q4

What are the most common barriers to obtaining housing?

High initial costs to own, the lack of actual units and the reluctance of builders to build smaller homes on smaller lots that would reduce initial costs for buyers. Not everybody needs to have a 3500+ sq ft home. How about a bunch of starter homes in the 1200-1500 sq ft range. My first two homes were under 1000 sq ft and they were lovely.

Q5

What fair housing issues/challenges should the City address in the Housing Element? (housing discrimination, equal access, housing options for low income households, etc.)

By doing some of the suggestions about smaller residences, this would help the affordability problem. The next issue for affordable rentals would be to build complexes along major public transportation zones, not away from them. The ability to build off of the RR track proposal looked like a possibility also.

Q6

What do you think are the greatest challenges to building community awareness about fair housing?

Developers trying to profit at all costs, ie the Goodson project.

Q7

What are other important housing issues that the City can address?

Finding a way to keep housing projects in character with the local community, the CCP, and not allowing projects to be built that contribute to the streets that are already overloaded for a great portion of the day.

Q8**Non-Hispanic or Latino**

OPTIONAL QUESTION: Ethnic Categories (select only one)

Q9**White**

OPTIONAL QUESTION: Racial Categories (select only one)

Q10**Own**

OPTIONAL QUESTION: Do you rent or own your home?

Q11**55-64**

OPTIONAL QUESTION: Respondent's Age

Q12**No**

OPTIONAL QUESTION: Do you have a disability?

Q13**No**

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

#18

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Thursday, May 21, 2020 9:47:05 AM
Last Modified: Thursday, May 21, 2020 10:29:35 AM
Time Spent: 00:42:29
IP Address: 99.30.178.110

Page 1

Q1

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

Affordable housing development is a development that is 100% affordable. Otherwise it is mere speculation and the bonus is instrumentalized by the developers for their own profit. Privilege, support and promote 100% affordability.

Q2

To further encourage Accessory Dwelling Units in Encinitas, what types of incentives, programs or actions can be offered?

Careful with all these initiatives created to encourage ADUs, it backfired into a gold rush at the expense of quality and diversity, diversity that is otherwise promoted by the City.

The City Providing free-pre-designed plans is a backwards solution at the expense of quality, on the contrary the City should encourage the hiring of designer and architects for "ad hoc" quality products that will enhance our future built environment.

Q3

What incentives could be offered to encourage ADUs to be made available at affordable levels? (Available for rent at less than \$1000)

Update the City standards and zoning, allow more units per acre yet assuring QUALITY and affordability of design through "ad hoc" projects. What is a Unit ? Allow shared services for multifamily projects, promote shared transportation and public transport. Big mansions can be translated into multi-family homes with the same density and built environment. Promote progressive ideas.

Q4

What are the most common barriers to obtaining housing?

Prop A. Speculation

Q5

Respondent skipped this question

What fair housing issues/challenges should the City address in the Housing Element? (housing discrimination, equal access, housing options for low income households, etc.)

Q6

What do you think are the greatest challenges to building community awareness about fair housing?

All we need is ONE TRUE affordable housing development that is REAL. Show them that it is possible.

"Real" meaning 100% affordable, sustainable design and eco-friendly, better if visible (if too far no one can see it) designed "ad hoc" by a team of committed architects sensitive to the cause and part of the community. Encourage artists, surfers, researchers, teachers, firefighters, etc. to live there as they founded this community and are rapidly disappearing.

Q7

What are other important housing issues that the City can address?

The City is granting more and more cycling lanes but, if at the same time it doesn't strengthen public transportation, nor does it promote initiatives of shared bikes or electric scooter rentals (for example), all it does is increase traffic congestion as residents will still use their car until a valid option is in place.

Q8**Non-Hispanic or Latino**

OPTIONAL QUESTION: Ethnic Categories (select only one)

Q9**White**

OPTIONAL QUESTION: Racial Categories (select only one)

Q10**Own**

OPTIONAL QUESTION: Do you rent or own your home?

Q11**35-44**

OPTIONAL QUESTION: Respondent's Age

Q12**No**

OPTIONAL QUESTION: Do you have a disability?

Q13**No**

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

#19

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Last Modified: Thursday, May 21, 2020 10:58:45 AM
Time Spent: 00:07:55
IP Address: 76.93.159.123

Page 1

Q1

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

Build more multi-unit residential facilities and then provide access to public transportation

Q2

To further encourage Accessory Dwelling Units in Encinitas, what types of incentives, programs or actions can be offered?

No comment

Q3

What incentives could be offered to encourage ADUs to be made available at affordable levels? (Available for rent at less than \$1000)

No comment

Q4

What are the most common barriers to obtaining housing?

Price

Q5

What fair housing issues/challenges should the City address in the Housing Element? (housing discrimination, equal access, housing options for low income households, etc.)

All future housing projects should be affordable housing. Subsidize, if necessary, contractors with reasonable pricing projects. Assess "inherited" properties at current property tax levels and then use those funds to subsidize building of affordable housing.

Q6

What do you think are the greatest challenges to building community awareness about fair housing?

Denial and resignation. Children of current residents know they will not be able to afford living in this city.

Q7

What are other important housing issues that the City can address?

Property tax inequities. Property vacation rentals should be eliminated.

Q8**Non-Hispanic or Latino**

OPTIONAL QUESTION: Ethnic Categories (select only one)

Q9**White**

OPTIONAL QUESTION: Racial Categories (select only one)

Q10**Rent**

OPTIONAL QUESTION: Do you rent or own your home?

Q11**65+**

OPTIONAL QUESTION: Respondent's Age

Q12**No**

OPTIONAL QUESTION: Do you have a disability?

Q13**No**

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

#20

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Started: Thursday, May 21, 2020 9:17:50 AM
Last Modified: Thursday, May 21, 2020 12:37:45 PM
Time Spent: 03:19:54
IP Address: 70.181.177.54

Page 1

Q1

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

- eliminate all parking requirements
 - Staff as necessary to reject/approve all permits w/in 45 days
 - pre-approved plan designs for common situations
 - expedited permitting program to add several floors of housing to existing commercial/retail spaces. E.g. downtown has some apartments over businesses restaurants, do the same for strip malls, like Target shopping center
 - Ministerial approval for projects that meet development standards
 - multiplex zoning, rezone SFH exclusive areas for 3-4plexes at FAR~1, with allowance for 6plexes with 50% BMR
 - emphasize systematic solutions that universally impact density rather than individual projects that impact specific neighborhoods
-

Q2

To further encourage Accessory Dwelling Units in Encinitas, what types of incentives, programs or actions can be offered?

- Eliminate parking requirements
 - Outreach/education to existing homeowners
 - 1 year waiver/reduction of fees
-

Q3

What incentives could be offered to encourage ADUs to be made available at affordable levels? (Available for rent at less than \$1000)

- Eliminate all parking requirements
-

Q4

What are the most common barriers to obtaining housing?

Cost

Q5

What fair housing issues/challenges should the City address in the Housing Element? (housing discrimination, equal access, housing options for low income households, etc.)

The main problem with housing is that a bunch of your constituents want housing to cost more (home owners) but everyone will be better off if it costs less. I think the city should address this by upzoning ALL neighborhoods instead of just a few.

Q6

What do you think are the greatest challenges to building community awareness about fair housing?

The current zoning/land cost reality only favors building extremely expensive giant houses for the very wealthiest among us. Leaders need to change zoning to fix that.

Q7

What are other important housing issues that the City can address?

Automatic stabilizers: Consider having automatic density increases based on the median price of a housing unit. For example, If housing cost here exceeds the county median, automatically double allowed density in all areas. This will help align current homeowner interests with the idea of maintaining affordable housing levels.

Permitting/public comment/legal challenges: We need to streamline and speed up the permitting process and eliminate as many public veto points as possible on uses that are permitted by law and approved by staff. We need to change the laws to reduce opportunities for court challenges. The zoning should dictate the use not a mob of angry neighbors.

Lot consolidation: Never allow lot consolidation unless it results in a net increase to housing stock.

Q8**Non-Hispanic or Latino**

OPTIONAL QUESTION: Ethnic Categories (select only one)

Q9**White**

OPTIONAL QUESTION: Racial Categories (select only one)

Q10**Rent**

OPTIONAL QUESTION: Do you rent or own your home?

Q11**45-54**OPTIONAL QUESTION: Respondent's Age

Q12**No**OPTIONAL QUESTION: Do you have a disability?

Q13**No**OPTIONAL QUESTION: Do you have children under the age of 18 years old in your home?

#21

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Started: Thursday, May 21, 2020 4:57:31 PM
Last Modified: Thursday, May 21, 2020 5:04:19 PM
Time Spent: 00:06:47
IP Address: 108.93.110.152

Page 1

Q1

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

Mandate additional affordable housing units for any new housing development

Q2

Respondent skipped this question

To further encourage Accessory Dwelling Units in Encinitas, what types of incentives, programs or actions can be offered?

Q3

Respondent skipped this question

What incentives could be offered to encourage ADUs to be made available at affordable levels? (Available for rent at less than \$1000)

Q4

What are the most common barriers to obtaining housing?

Need for higher density housing--multiple family dwellings, apartments, etc.

Q5

What fair housing issues/challenges should the City address in the Housing Element? (housing discrimination, equal access, housing options for low income households, etc.)

housing for Encinitas only low income households

Q6

What do you think are the greatest challenges to building community awareness about fair housing?

Fear that higher density will detract from nearby housing values, fear that we will attract out-of-towners, fear that multiple use housing will not be reserved for low income persons, fear of traffic growth

Q7 Respondent skipped this question

What are other important housing issues that the City can address?

Q8 Non-Hispanic or Latino

OPTIONAL QUESTION: Ethnic Categories (select only one)

Q9 White

OPTIONAL QUESTION: Racial Categories (select only one)

Q10 Own

OPTIONAL QUESTION: Do you rent or own your home?

Q11 Prefer not to answer

OPTIONAL QUESTION: Respondent's Age

Q12 No

OPTIONAL QUESTION: Do you have a disability?

Q13 No

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

#22

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Started: Thursday, May 21, 2020 5:46:29 PM
Last Modified: Thursday, May 21, 2020 6:13:22 PM
Time Spent: 00:26:52
IP Address: 108.249.109.151

Page 1

Q1

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

Talk to local housing advocates. I believe that that shortened development approval times, more entitlement development, and less EIR restrictions are more important than lower fees.

Q2

To further encourage Accessory Dwelling Units in Encinitas, what types of incentives, programs or actions can be offered?

Preapproval of certain types of installations. That is, remove the permit and approval headaches for simple and basic installations. Primarily, make it easy for non-professional developers to understand what the requirements and limitations are. That is, make it easier for the common homeowner to understand what the requirements are and what the process is that they need to go through.

Q3

What incentives could be offered to encourage ADUs to be made available at affordable levels? (Available for rent at less than \$1000)

Perhaps a break or moratorium on property tax? But I don't think financial incentives are really needed in Encinitas. What is needed is simplified processes, and easy to understand directions on how it can be done.

Q4

What are the most common barriers to obtaining housing?

Community planning groups. NIMBYs. Un-diversified planning councils. Move as much development as possible to a process that doesn't require discretionary review.

Q5

What fair housing issues/challenges should the City address in the Housing Element? (housing discrimination, equal access, housing options for low income households, etc.)

Education of the populace. Encinitas is an affluent community and many residents feel "entitled" to not have to deal with the poor and homeless. The community needs moral leadership that loudly and regularly proclaims that we wealthy need to assist the less fortunate.

Q6

What do you think are the greatest challenges to building community awareness about fair housing?

Education. The understanding of communities that change will not necessarily make their neighborhoods less desirable, or less livable, or less valuable. Show them examples of how denser housing and lower income housing has been successfully done.

Q7

What are other important housing issues that the City can address?

The City of Encinitas needs to take a regional view of this problem (along with the other 17 cities in the County). Maybe Encinitas provides affordable housing for middle income folks so that other areas can provide lower income housing. In fact, the housing element problem isn't about low income housing, it's about affordable housing for the missing million. Work on solving the problem of providing housing that solid, middle-class working people can afford.

Q8**Non-Hispanic or Latino**

OPTIONAL QUESTION: Ethnic Categories (select only one)

Q9**White**

OPTIONAL QUESTION: Racial Categories (select only one)

Q10**Own**

OPTIONAL QUESTION: Do you rent or own your home?

Q11**55-64**

OPTIONAL QUESTION: Respondent's Age

Q12**No**

OPTIONAL QUESTION: Do you have a disability?

Q13**No**

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

#23

COMPLETE

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Started: Sunday, May 24, 2020 2:45:39 AM
Last Modified: Sunday, May 24, 2020 2:55:54 AM
Time Spent: 00:10:14
IP Address: 76.176.116.240

Page 1

Q1

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

All income levels can't live here. It is an earned privilege. I could not afford to live here when I was younger, gaining an education. Living here is a reward for hard work.

Q2

To further encourage Accessory Dwelling Units in Encinitas, what types of incentives, programs or actions can be offered?

Reduction in property taxes for homeowners who add 1+ rental to their property, if allowed by code.

Q3

What incentives could be offered to encourage ADUs to be made available at affordable levels? (Available for rent at less than \$1000)

You want me to share my space/property/home for \$1000 per month? You must be joking.

Q4

What are the most common barriers to obtaining housing?

The same for everyone with everything; people want more that they can afford. If you want to create an optimal experience for people who can not afford to live here, why not set them up ocean front? Seriously. If it's THAT important...

Q5

What fair housing issues/challenges should the City address in the Housing Element? (housing discrimination, equal access, housing options for low income households, etc.)

If you can not afford to live here, do not look for housing here.

Q6

What do you think are the greatest challenges to building community awareness about fair housing?

Like the building community is worried about fair housing? They want your money, City of Encinitas. Wake up and smell the coffee.

Q7

What are other important housing issues that the City can address?

We are a charter city.

Sue the state so that we may keep our city, our city.

Q8**Non-Hispanic or Latino**

OPTIONAL QUESTION: Ethnic Categories (select only one)

Q9**Asian & White**

OPTIONAL QUESTION: Racial Categories (select only one)

Q10**Own**

OPTIONAL QUESTION: Do you rent or own your home?

Q11**55-64**

OPTIONAL QUESTION: Respondent's Age

Q12**No**

OPTIONAL QUESTION: Do you have a disability?

Q13**No**

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

#24

COMPLETE

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Started: Wednesday, May 27, 2020 7:56:08 PM
Last Modified: Wednesday, May 27, 2020 8:03:57 PM
Time Spent: 00:07:49
IP Address: 174.195.199.77

Page 1

Q1

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

Tax or builders fee reductions

Q2

To further encourage Accessory Dwelling Units in Encinitas, what types of incentives, programs or actions can be offered?

Financial assistance

Q3

What incentives could be offered to encourage ADUs to be made available at affordable levels? (Available for rent at less than \$1000)

Supplement, tax reduction

Q4

What are the most common barriers to obtaining housing?

Cost

Q5

What fair housing issues/challenges should the City address in the Housing Element? (housing discrimination, equal access, housing options for low income households, etc.)

Options for low income

Q6

What do you think are the greatest challenges to building community awareness about fair housing?

Not (appearing) to give loop holes to builders. It turns people's opinions negative. If a buulder gets a break, make it truly "affordable " housing.

Q7

What are other important housing issues that the City can address?

Reduce or remove certain add on fees.

Q8

Prefer not to answer

OPTIONAL QUESTION: Ethnic Categories (select only one)

Q9

Prefer not to answer

OPTIONAL QUESTION: Racial Categories (select only one)

Q10

Own

OPTIONAL QUESTION: Do you rent or own your home?

Q11

Prefer not to answer

OPTIONAL QUESTION: Respondent's Age

Q12

Prefer not to answer

OPTIONAL QUESTION: Do you have a disability?

Q13

Prefer not to answer

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

#25

COMPLETE

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Started: Wednesday, May 27, 2020 8:02:35 PM
Last Modified: Wednesday, May 27, 2020 8:10:29 PM
Time Spent: 00:07:53
IP Address: 68.8.243.187

Page 1

Q1

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

Much greater percent of affordable housing per site. Do not take developers' word for it that a project "won't pencil out." Require pro formas.

Q2

To further encourage Accessory Dwelling Units in Encinitas, what types of incentives, programs or actions can be offered?

Smaller ADUs. 1,200 square foot is the size of a regular-sized house. It's not just about having an ADU, it's having one that is more affordable.

Q3

What incentives could be offered to encourage ADUs to be made available at affordable levels? (Available for rent at less than \$1000)

Go to the State to ask for subsidies.

Q4

What are the most common barriers to obtaining housing?

Affordable housing costing too much. Need smaller units. Developers claiming a project won't "pencil out" is the most common barrier. Make them prove it.

And go to the state for subsidies.

Q5

What fair housing issues/challenges should the City address in the Housing Element? (housing discrimination, equal access, housing options for low income households, etc.)

Don't allow developers to crowd affordable units in one spot (Iris Apts., affordable houses on toxic burial - Meyer/Weston project). The city needs to stop this type of discrimination instead of going along with it. Direct staff to challenge, not rubber stamp discriminatory plans.

Q6

What do you think are the greatest challenges to building community awareness about fair housing?

Resident distrust of the city. Too many times the city has been caught lying to benefit developers. Residents have become jaded and cynical, and tune out.

Q7

What are other important housing issues that the City can address?

Listen to residents, not "stakeholder" developers, many of whom live outside Encinitas.

Q8

Prefer not to answer

OPTIONAL QUESTION: Ethnic Categories (select only one)

Q9

Prefer not to answer

OPTIONAL QUESTION: Racial Categories (select only one)

Q10

Own

OPTIONAL QUESTION: Do you rent or own your home?

Q11

55-64

OPTIONAL QUESTION: Respondent's Age

Q12

No

OPTIONAL QUESTION: Do you have a disability?

Q13

No

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

#26

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Wednesday, May 27, 2020 7:55:53 PM
Last Modified: Wednesday, May 27, 2020 8:31:05 PM
Time Spent: 00:35:12
IP Address: 68.6.201.64

Page 1

Q1

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

The city owns 16 units that it subsidizes with HUD money. The city subsidizes about 84 other privately owned units with HUD money. The city cooperated with Habitat for Humanity to build affordable units in Leucadia. There are plenty of market rate units and more planned. The only way affordable units can be provided in sufficient numbers is to subsidize them. Anything else is fiction. So what the city could do is stop gifting market rate developers, and stop lying to the public about affordable housing.

Q2

To further encourage Accessory Dwelling Units in Encinitas, what types of incentives, programs or actions can be offered?

Subsidize the rents.

Q3

What incentives could be offered to encourage ADUs to be made available at affordable levels? (Available for rent at less than \$1000)

Subsidize the rents.

Q4

What are the most common barriers to obtaining housing?

People's incomes not matching high real estate values on the California coast.

Q5

What fair housing issues/challenges should the City address in the Housing Element? (housing discrimination, equal access, housing options for low income households, etc.)

How to subsidize so low income and very low income people can afford to live here. The word you want is "problems," not the euphemisms you used.

Q6

What do you think are the greatest challenges to building community awareness about fair housing?

Again "problems," not "challenges." The greatest problem is City Council and staff members lying to the public.

Q7

What are other important housing issues that the City can address?

The roads and other infrastructure are already past capacity. There's no room to widen or multiply the roads, etc., so the city should stop greenlighting hyper-development.

Q8**Non-Hispanic or Latino**

OPTIONAL QUESTION: Ethnic Categories (select only one)

Q9**White**

OPTIONAL QUESTION: Racial Categories (select only one)

Q10**Own**

OPTIONAL QUESTION: Do you rent or own your home?

Q11**65+**

OPTIONAL QUESTION: Respondent's Age

Q12**Yes**

OPTIONAL QUESTION: Do you have a disability?

Q13**No**

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

#27

COMPLETE

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Last Modified: Wednesday, May 27, 2020 8:51:13 PM
Time Spent: 00:07:03
IP Address: 104.178.254.209

Page 1

Q1

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

NOT for profit development

Q2

To further encourage Accessory Dwelling Units in Encinitas, what types of incentives, programs or actions can be offered?

Interest-free construction loans in exchange for a number of years of affordable rent.

Q3

What incentives could be offered to encourage ADUs to be made available at affordable levels? (Available for rent at less than \$1000)

Interest-free construction loans in exchange for 10 or 20 years of affordable rent.

Q4

What are the most common barriers to obtaining housing?

High rents

Q5

What fair housing issues/challenges should the City address in the Housing Element? (housing discrimination, equal access, housing options for low income households, etc.)

Ensure that the teachers and the food workers and the poor in general can live in the same city as the rich and very rich.

Q6

What do you think are the greatest challenges to building community awareness about fair housing?

Talking about housing as a financial instrument to generate profit rather than a human right.

Q7

What are other important housing issues that the City can address?

Housing the poor and the unhoused.

Q8**Non-Hispanic or Latino**

OPTIONAL QUESTION: Ethnic Categories (select only one)

Q9**White**

OPTIONAL QUESTION: Racial Categories (select only one)

Q10**Own**

OPTIONAL QUESTION: Do you rent or own your home?

Q11**45-54**

OPTIONAL QUESTION: Respondent's Age

Q12**No**

OPTIONAL QUESTION: Do you have a disability?

Q13**No**

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

#28

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Wednesday, May 27, 2020 8:48:24 PM
Last Modified: Wednesday, May 27, 2020 9:06:29 PM
Time Spent: 00:18:04
IP Address: 75.80.47.153

Page 1

Q1

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

The city needs to stay true to current laws esp those requiring CEQA reviews to protect the current character of the community esp in Olivenhain that is more rural. We chose to live here for the very reason. We worry about that changing dramatically esp due to the proposed Goodson devt that will materially increase traffic on RSF Rd and put us in danger in the need for a quick evacuation.

Q2

To further encourage Accessory Dwelling Units in Encinitas, what types of incentives, programs or actions can be offered?

Pls encourage them in transportation corridors. Along 101. Along Camino Real.

Q3

What incentives could be offered to encourage ADUs to be made available at affordable levels? (Available for rent at less than \$1000)

Tax incentives to home owners with enough property to develop ADUs.

Q4

What are the most common barriers to obtaining housing?

I don't know. Probably cost.

Q5

What fair housing issues/challenges should the City address in the Housing Element? (housing discrimination, equal access, housing options for low income households, etc.)

The City needs to be MUCH MORE CAREFUL NOT to accommodate housing in inappropriate areas with little public transport and narrow streets like the proposed Goodson project on RSF Rd. This project will be a public safety hazard. Expected additional traffic is 1600-1800 extra car trips a day in a road that is already overloaded at rush hours. People will die as a result of this project if we need to evacuate during high-traffic times.

Q6

What do you think are the greatest challenges to building community awareness about fair housing?

Public safety. Danger in event of The need for evacuation.

Q7

What are other important housing issues that the City can address?

Homelessness. I totally support the city's effort in supporting the homelessness parking area.

Q8**Non-Hispanic or Latino**

OPTIONAL QUESTION: Ethnic Categories (select only one)

Q9**Asian & White**

OPTIONAL QUESTION: Racial Categories (select only one)

Q10**Own**

OPTIONAL QUESTION: Do you rent or own your home?

Q11**65+**

OPTIONAL QUESTION: Respondent's Age

Q12**No**

OPTIONAL QUESTION: Do you have a disability?

Q13**No**

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

#29

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Thursday, May 28, 2020 5:15:37 AM
Last Modified: Thursday, May 28, 2020 5:24:06 AM
Time Spent: 00:08:28
IP Address: 76.93.159.12

Page 1

Q1

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

Buy large properties in appropriate locations at fair market value, rezone if necessary and sell to developers for low cost housing development.

Q2

Respondent skipped this question

To further encourage Accessory Dwelling Units in Encinitas, what types of incentives, programs or actions can be offered?

Q3

Respondent skipped this question

What incentives could be offered to encourage ADUs to be made available at affordable levels? (Available for rent at less than \$1000)

Q4

What are the most common barriers to obtaining housing?

High property values/costs

Q5

Respondent skipped this question

What fair housing issues/challenges should the City address in the Housing Element? (housing discrimination, equal access, housing options for low income households, etc.)

Q6

What do you think are the greatest challenges to building community awareness about fair housing?

negative effects on property values and on neighborhoods.

Q7 Respondent skipped this question

What are other important housing issues that the City can address?

Q8 Non-Hispanic or Latino

OPTIONAL QUESTION: Ethnic Categories (select only one)

Q9 White

OPTIONAL QUESTION: Racial Categories (select only one)

Q10 Own

OPTIONAL QUESTION: Do you rent or own your home?

Q11 65+

OPTIONAL QUESTION: Respondent's Age

Q12 No

OPTIONAL QUESTION: Do you have a disability?

Q13 No

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

#30

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Thursday, May 28, 2020 6:26:47 AM
Last Modified: Thursday, May 28, 2020 6:32:39 AM
Time Spent: 00:05:51
IP Address: 68.105.117.244

Page 1

Q1

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

None.

The "market" will drive this. Government programs never work, look at history.

Q2

To further encourage Accessory Dwelling Units in Encinitas, what types of incentives, programs or actions can be offered?

Enough incentives exist. This takes time. No further need. The "market" will drive this, or not.

Q3

What incentives could be offered to encourage ADUs to be made available at affordable levels? (Available for rent at less than \$1000)

None

Q4

What are the most common barriers to obtaining housing?

Education, income, savings (lack of), kids one cannot afford

Q5

What fair housing issues/challenges should the City address in the Housing Element? (housing discrimination, equal access, housing options for low income households, etc.)

None. Butt out.

Q6

What do you think are the greatest challenges to building community awareness about fair housing?

People work hard to be able to live in Encinitas, pay a very high price to live here. They do not expect low income housing here anymore than people in Rancho Santa Fe would.

Q7

What are other important housing issues that the City can address?

Stay out of it. The market will determine this.

Q8

Prefer not to answer

OPTIONAL QUESTION: Ethnic Categories (select only one)

Q9

White

OPTIONAL QUESTION: Racial Categories (select only one)

Q10

Own

OPTIONAL QUESTION: Do you rent or own your home?

Q11

45-54

OPTIONAL QUESTION: Respondent's Age

Q12

No

OPTIONAL QUESTION: Do you have a disability?

Q13

No

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

#31

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Thursday, May 28, 2020 6:42:48 AM
Last Modified: Thursday, May 28, 2020 7:01:31 AM
Time Spent: 00:18:43
IP Address: 76.176.121.101

Page 1

Q1

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

Keep those developments near transit and main roads like Camino Real.

Q2

To further encourage Accessory Dwelling Units in Encinitas, what types of incentives, programs or actions can be offered?

Offer home owners a rebate if they don't want to use the plans the city has pre-authorized.

Q3

What incentives could be offered to encourage ADUs to be made available at affordable levels? (Available for rent at less than \$1000)

Property tax relief. Eg for every month the home owner rents their ADU for >\$1000, they get \$100 off their property taxes.

Q4

What are the most common barriers to obtaining housing?

As a renter? Probably saving up a damage deposit. Likewise saving a mortgage deposit for a buyer. Then finding a deal that still leaves you with money to live on for the rest of the month.

Q5

What fair housing issues/challenges should the City address in the Housing Element? (housing discrimination, equal access, housing options for low income households, etc.)

Housing options for low income households

Q6

What do you think are the greatest challenges to building community awareness about fair housing?

Encinitas residents hate crowds and traffic. But they do want new businesses to flourish. Many of the proposed site for low income housing are along El Camino Real. Could the City of Encinitas help renovate El Camino Real the way it has the 101?

Q7

What are other important housing issues that the City can address?

Make sure that any new developments have plans in place to make them walkable, breakable, and accessible to transit.

Q8**Non-Hispanic or Latino**

OPTIONAL QUESTION: Ethnic Categories (select only one)

Q9**White**

OPTIONAL QUESTION: Racial Categories (select only one)

Q10**Own**

OPTIONAL QUESTION: Do you rent or own your home?

Q11**45-54**

OPTIONAL QUESTION: Respondent's Age

Q12**No**

OPTIONAL QUESTION: Do you have a disability?

Q13**Yes**

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

#32

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Thursday, May 28, 2020 7:15:11 AM
Last Modified: Thursday, May 28, 2020 7:39:33 AM
Time Spent: 00:24:21
IP Address: 198.253.20.45

Page 1

Q1

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

Enforce the municipal code, which ultimately limits the size of units. Smaller units = more affordable. Partner with non-profits to build all-affordable developments. USE the city's cash you've save for just this to build some affordable housing - stop just saving it up. Stop making back-room deals with sketchy developers. Fire the terrible planners who are corrupt and make back-room deals that do not have the city's best interests in mind. Work WITH the residents instead of against them so that projects can move along instead of being mired in protest and lawsuits.

Q2

To further encourage Accessory Dwelling Units in Encinitas, what types of incentives, programs or actions can be offered?

What about collecting information from interested homeowners - I imagine that if a group of maybe 5-10 homeowners all wanted to build the same ADU (from the City's approved list), it would be less expensive to hire one contractor to build them all at the same time - i.e. economy of scale.

Q3

What incentives could be offered to encourage ADUs to be made available at affordable levels? (Available for rent at less than \$1000)

Provide property tax relief for some amount of time? Perhaps - provide grants to help pay for the construction costs of the ADU - paid back by renting at affordable levels for at least the amount of time it takes to offset the grant funds by some factor. For example, if a unit could be rented at \$2k but the homeowner agrees (and is certified/checked/ensured they DO rent at this level) to rent at \$1k, if they rent for 5 years at \$1k (\$60K difference) they could qualify for a grant of \$20k.

Connect potential ADU-builders/landlords with Section 8 group at City - guarantee renters (empty units = no income, so guaranteed renters could be a good incentive).

Q4

What are the most common barriers to obtaining housing?

Money, probably, especially when landlords require first, last, and a deposit - that's a lot of cash at once. Also prejudice/discrimination.

Q5

What fair housing issues/challenges should the City address in the Housing Element? (housing discrimination, equal access, housing options for low income households, etc.)

All of this - and also how to better use the existing buildings in town for housing, especially for low income housing. It's atrocious that the housing element is only focused on building more housing, and not on better using what we have. How many families could be housed if the City did something creative, like building tiny homes on city-owned property? Let's think ahead - plan for the future - carry through the vision that this city was built on. We aren't Newport Beach and we don't want to be - let's find a way to retain the soul of the city, which means retaining the "scrubs" who live here, too - not just the wealthy.

Q6

What do you think are the greatest challenges to building community awareness about fair housing?

People who haven't faced monetary/housing challenges think that anything the city or state does is a handout to poor people and promulgates them to stay poor. They also seem to think that poor people are "yucky" and "sketchy". But poor people around here are their kid's teachers, grocery workers, hairstylists, surf instructors, and, for goodness sakes, their kids! How do we fix this? I'm sure there are ways to break down these misperceptions and barriers.

Q7

What are other important housing issues that the City can address?

Make sure that when housing it being built, more public infrastructure is also provided, AND open space is protected - pathways, outdoor gathering spaces, parks, gardens, community gardens, schools, parking...etc. - don't make this city a terrible place to live by overburdening the infrastructure

Q8**Non-Hispanic or Latino**

OPTIONAL QUESTION: Ethnic Categories (select only one)

Q9**White**

OPTIONAL QUESTION: Racial Categories (select only one)

Q10**Own**

OPTIONAL QUESTION: Do you rent or own your home?

Q11**35-44**

OPTIONAL QUESTION: Respondent's Age

Q12**Yes**

OPTIONAL QUESTION: Do you have a disability?

Q13**Yes**

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

#33

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Thursday, May 28, 2020 7:12:35 AM
Last Modified: Thursday, May 28, 2020 8:00:00 AM
Time Spent: 00:47:24
IP Address: 71.237.77.24

Page 1

Q1

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

Create an incentive program for credits to give incentives to free market homes.

You may have to down zone first in a few places so these incentives don't overbuild where you don't want it.

This could be formulated in zones in the community also where this can be accomplished

You have to be very careful and articulate for citizen blow back and not be overly aggressive.

Q2

To further encourage Accessory Dwelling Units in Encinitas, what types of incentives, programs or actions can be offered?

You could also trade for upgrades, setbacks or other restrictions for person providing deed restricted if the housing is on the same property.

Q3

Respondent skipped this question

What incentives could be offered to encourage ADUs to be made available at affordable levels? (Available for rent at less than \$1000)

Q4

What are the most common barriers to obtaining housing?

This could be inserted in the tier level program for more credits for smaller units.

You must find out what the demand is and not build to many of the wrong tier level

Also where this density will not have a negative impact on the infrastructure in the area.

Q5

What fair housing issues/challenges should the City address in the Housing Element? (housing discrimination, equal access, housing options for low income households, etc.)

Follow the Federal guidelines.

ADA access etc.

For sale there is criteria in the contracts and make sure you have full disclosure in all information and advertising.

Q6

What do you think are the greatest challenges to building community awareness about fair housing?

communication with the citizens.

Full disclosure and not overbearing in the program.

Keep transparency and integrity.

Follow through on all information to vet misinformation as we are in that age.

Q7

What are other important housing issues that the City can address?

Units must have storage, not be subgrade, quality of construction must be followed with a City's representative to be onsite to oversee all construction.

No cheap products to save money and have them fail in a short time as the whole complex will be up in arms to put more money in the units

Parking to meet the needs of the residents so they don't park in the neighborhood.

An oversight person from the City to coach their HOA's to follow the Davis-Sterling act, especially how to keep discipline in the reserve fund.

City must have .1% ownership in all deed restricted units so any resale would have to follow the resale transactions as the sale contract would have to be signed by the City also.

Restrict number people in the units to avoid overcrowding.

A lottery must be held for qualified buyers for different categories of income and assets that would direct them to the proper tier.

This way cannot be free to sell at a price over the required limit set by the program.

There should be a certain percentage rise in value for the units. This must be very low to keep the prices low.

There must be a fund created to buy down the price of the units at the first sale.

This could be created by a small transfer tax on all property sales. Perhaps around 1%

First level in the lottery should be for persons who have lived and worked in the Encinitas area or North County for at least 5 years. There are people who need priority due to their commitment to the community. This will be a challenge however since this is an Encinitas project. It should be restricted to a set criteria. Those currently living in Encinitas for the last 5 years and have been working at least 6 months/year. Those working in Encinitas for the last 5 years. These should be in the first priority.

Resales must go through the section of the housing department of the city.

A certain \$ amount to any improvements can be added to the purchase price over the percentage rise per year.

Units must be lived in 6-8 months per year and they could rent out if empty to a person who works in Encinitas with proof one time per year.

If these are worker units decide what to do when people retire. Will they have to move? Who is going to kick them out.

Also create a program where business owners can buy a unit for their workers. These must be used for people who work in Encinitas.

Q8

Prefer not to answer

OPTIONAL QUESTION: Ethnic Categories (select only one)

Q9**Prefer not to answer**

OPTIONAL QUESTION: Racial Categories (select only one)

Q10**Own**

OPTIONAL QUESTION: Do you rent or own your home?

Q11**Prefer not to answer**

OPTIONAL QUESTION: Respondent's Age

Q12**Prefer not to answer**

OPTIONAL QUESTION: Do you have a disability?

Q13**Prefer not to answer**

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

#34

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Thursday, May 28, 2020 9:27:23 AM
Last Modified: Thursday, May 28, 2020 9:41:03 AM
Time Spent: 00:13:39
IP Address: 68.105.112.223

Page 1

Q1

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

Continue Accessory Dwelling Unit program. Tasteful apartment dwelling program at appropriate locations.

Q2

To further encourage Accessory Dwelling Units in Encinitas, what types of incentives, programs or actions can be offered?

I think you're doing a great job as it is

Q3

What incentives could be offered to encourage ADUs to be made available at affordable levels? (Available for rent at less than \$1000)

Property tax reduction? (city portion)

Q4

What are the most common barriers to obtaining housing?

1. Imposition and change to local communities
 2. Visual unsightly structures that don't fit with the community, including height
 3. Parking (lack of)
 4. Perhaps lack of concurrent road safety changes that should be under plans and construction at the same time.
-

Q5

What fair housing issues/challenges should the City address in the Housing Element? (housing discrimination, equal access, housing options for low income households, etc.)

Paycheck. Make sure mixed community!

Q6

What do you think are the greatest challenges to building community awareness about fair housing?

Somehow relate that this is for our kids or our neighbors' kids, most of whom cannot afford to live here...

Q7

What are other important housing issues that the City can address?

That the buildings are built with respect to the feel of the community - that they blend as much as possible. Involve the neighborhood to help with that process and take their suggestions seriously ... This will give them ownership...

Q8**Non-Hispanic or Latino**

OPTIONAL QUESTION: Ethnic Categories (select only one)

Q9**White**

OPTIONAL QUESTION: Racial Categories (select only one)

Q10**Own**

OPTIONAL QUESTION: Do you rent or own your home?

Q11**55-64**

OPTIONAL QUESTION: Respondent's Age

Q12**No**

OPTIONAL QUESTION: Do you have a disability?

Q13**No**

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

#35

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Thursday, May 28, 2020 10:29:47 AM
Last Modified: Thursday, May 28, 2020 10:39:39 AM
Time Spent: 00:09:51
IP Address: 74.62.51.66

Page 1

Q1

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

Time in process adds costs to housing. Simplify the process to lower cost of development. Encinitas has too many subjective standards which leads to multiple submissions and re-examination of projects. this is unnecessary and duplicative.

Q2

To further encourage Accessory Dwelling Units in Encinitas, what types of incentives, programs or actions can be offered?

Minimal fees for building an ADU. No impact fees, an an ADU is basically a detached room(s) addition to a home.

Q3

What incentives could be offered to encourage ADUs to be made available at affordable levels? (Available for rent at less than \$1000)

Again, too many standards and processing requirements add costs. If the cost of construction is expensive, then the rent necessary to cover costs is higher.

Q4

What are the most common barriers to obtaining housing?

LACK OF SUPPLY!!!!

Q5

What fair housing issues/challenges should the City address in the Housing Element? (housing discrimination, equal access, housing options for low income households, etc.)

Increase your housing supply and you'll have less problems that are housing related.

Q6

What do you think are the greatest challenges to building community awareness about fair housing?

Everyone has an opinion of what is fair. This is a never win discussion.

Q7

What are other important housing issues that the City can address?

Too many subjective standards leads to multiple re-submissions. NIMBY's have too much influence and distort the market place. The only solution is more housing supply.

Q8

Prefer not to answer

OPTIONAL QUESTION: Ethnic Categories (select only one)

Q9

Other Multi-Racial

OPTIONAL QUESTION: Racial Categories (select only one)

Q10

Own

OPTIONAL QUESTION: Do you rent or own your home?

Q11

55-64

OPTIONAL QUESTION: Respondent's Age

Q12

Prefer not to answer

OPTIONAL QUESTION: Do you have a disability?

Q13

Yes

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

#36

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Thursday, May 28, 2020 10:56:45 AM
Last Modified: Thursday, May 28, 2020 11:10:50 AM
Time Spent: 00:14:04
IP Address: 76.176.114.134

Page 1

Q1

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

Encourage and support development of new units/renovations that include affordable housing, do more community education to overcome resistance to and misinformation about higher density housing. explore current commercial property sites that could be repurposed for mixed commercial/residential usage

Q2

To further encourage Accessory Dwelling Units in Encinitas, what types of incentives, programs or actions can be offered?

Offer tax incentives and technical support

Q3

What incentives could be offered to encourage ADUs to be made available at affordable levels? (Available for rent at less than \$1000)

Offer tax incentives, explore county, state, federal funding for rent subsidies/ housing vouchers for low income tenants

Q4

What are the most common barriers to obtaining housing?

Rental and utility costs do not match income levels

Q5

What fair housing issues/challenges should the City address in the Housing Element? (housing discrimination, equal access, housing options for low income households, etc.)

All of the above

Q6

What do you think are the greatest challenges to building community awareness about fair housing?

Misinformation fair housing: who would benefit, how it would help build a more socially/economically diverse community. overcoming fears and misconceptions re: impact of expanding affordable housing options on property values, community values etc

Q7

What are other important housing issues that the City can address?

There seems to be a segment of the population opposes expanding affordable housing options in any form, including perpetuating false information about tenants of low income housing, actual impacts on surrounding community - lots of fear and negative stereotypes and mistrust. Any expansion of affordable housing really needs to involve greater transparency and robust community discussion and involvement in the development of affordable housing plans in Encinitas

Q8**Non-Hispanic or Latino**

OPTIONAL QUESTION: Ethnic Categories (select only one)

Q9**Other Multi-Racial**

OPTIONAL QUESTION: Racial Categories (select only one)

Q10**Own**

OPTIONAL QUESTION: Do you rent or own your home?

Q11**Prefer not to answer**

OPTIONAL QUESTION: Respondent's Age

Q12**No**

OPTIONAL QUESTION: Do you have a disability?

Q13**Prefer not to answer**

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

#37

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Thursday, May 28, 2020 10:56:52 AM
Last Modified: Thursday, May 28, 2020 11:11:01 AM
Time Spent: 00:14:08
IP Address: 70.181.183.202

Page 1

Q1

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

By improving the council's and city staff's understanding of what basic needs are most beneficial to those who would live in affordable housing.

Q2

To further encourage Accessory Dwelling Units in Encinitas, what types of incentives, programs or actions can be offered?

By allowing intrusion into setbacks by the ADU, but not to the point where they compromise safety or intended use by surrounding and adjacent properties.

Q3

What incentives could be offered to encourage ADUs to be made available at affordable levels? (Available for rent at less than \$1000)

One time financial investment by the city on each permitted ADU in partnership with the applicant.

Q4

What are the most common barriers to obtaining housing?

In my opinion, in descending order:

- 1 - Financial (we live in a high priced area)
 - 2 - Access to services (stores, services, etc)
 - 3 - Public Transportation (Bus, rail)
 - 4 - Inadequate circulation for select modes (bike, peds)
-

Q5

What fair housing issues/challenges should the City address in the Housing Element? (housing discrimination, equal access, housing options for low income households, etc.)

The challenge of placing adequate housing in areas most helpful to the intended occupants - near services and transportation, not rural or satellite areas just because the land is available.

Q6

What do you think are the greatest challenges to building community awareness about fair housing?

Getting the voters to listen to understand.

Q7

What are other important housing issues that the City can address?

The city should join in with other cities who are questioning the state's "one size fits all" housing plan.

Also, its is now time for the city to rethink the whole idea of affordable housing and the misplaced incentives for developers which do not effectively improve the affordable dwelling stock.

Q8**Non-Hispanic or Latino**

OPTIONAL QUESTION: Ethnic Categories (select only one)

Q9**White**

OPTIONAL QUESTION: Racial Categories (select only one)

Q10**Own**

OPTIONAL QUESTION: Do you rent or own your home?

Q11**65+**

OPTIONAL QUESTION: Respondent's Age

Q12**Yes**

OPTIONAL QUESTION: Do you have a disability?

Q13**No**

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

#38

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Thursday, May 28, 2020 10:51:21 AM
Last Modified: Thursday, May 28, 2020 11:32:58 AM
Time Spent: 00:41:37
IP Address: 174.68.101.83

Page 1

Q1

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

Define true affordability, by way of real income levels in the city by employees who live and work in Encinitas. Make more rentals for 1 & 2 bedrooms under 1800 monthly. REGARDLESS. Have a REAL LOW INCOME RENTERS & SEC 8 PROGRAM. OFFER INCENTIVES TO EXISTING LANDLORDS TO OFFER LOW INCOME OR SEC 8 - THEN THE NEW BUILDINGS WONT BE NEEDED.

Q2

To further encourage Accessory Dwelling Units in Encinitas, what types of incentives, programs or actions can be offered?

See above.

Q3

What incentives could be offered to encourage ADUs to be made available at affordable levels? (Available for rent at less than \$1000)

LANDLORD INCENTIVES, help them maintain, and give them incentive to offer it. ALL RENTS TO DISABLED and THOSE ON FIXED LIMITED INCOMES SHOULD NOT EXCEED the INCOME BY THE AMOUNTS REQUIRED. NOR MOVE IN FEES 3x the amount.

Q4

What are the most common barriers to obtaining housing?

rents, and requirements of 3x the amount to move in. ANYONE on a fixed income should not be shoved or encouraged to find housing elsewhere. Many low income work here and if the math is done to use transportation from another area to work here is more then a paycheck. People in ENC saying low income do not deserve to live here don't realize the low income are being paid by them, at low wages, make it available mostly to those working in the area and wanting to live here to save on polluting the air. Its not likely to take a bus 3 hrs which otherwise would be a half hour drive.. DONT SHOVE THEM OUT OR PLACE THE NEAR A TROLLEY. DISABLEDS, SENIORS and LOW INCOMES DONT UTILIZE as people think. MORE WORK FORCE USES public transportation. ITs a judgements to assume low income don't need parking or need public transportation. Most need wheelchair assisted or vans to help. (Disabled) its not feasible to be disabled in Encinitas

Q5

What fair housing issues/challenges should the City address in the Housing Element? (housing discrimination, equal access, housing options for low income households, etc.)

All low income are discriminated in Enc. Its been said they don't deserve to live on the coast and they should drive out here to work for 'them. The low income list provided is not up to date, they are years old, no one answers the numbers, there are not enough available units. The ones with disabled probs and older who have lived here longest should have priority, its should not be by time put on the list. Limited income on disability should have priority. Disabled get thrown into a sr category. It is horrible that it took so long for even older apts to not have ADA required cuz they were built before laws were in effect. City never checks on the apt complexes privately owned and they should be offered by city to make it low income for those living there already. For instance if one is paying high rent already in Enc if they are on fixed income, they should have rents fixed to accommodate income, not a 'go somewhere affordable. LOW INCOME DESERVE TO LIVE HERE TO IT IS DISCRIMINATING TO SAY OTHERWISE.

Q6

What do you think are the greatest challenges to building community awareness about fair housing?

What a low income or disabled person is or is not. Period. WORK WITH THEM DONT SHOVE THEM OUT SAYING THEY DONT deserve it.

Q7

What are other important housing issues that the City can address?

AFFORDABILITY For those off from COVID, for those on Limited income, for those disabled, and seniors too which are usually all the above, unless they are happily retired. And, to not put them in one huge category but each its own. HOUSING UPDATES, such as violations, what one is paying for, repairs, roofing, gated, fire access roads, stop lights getting in and out, FOR EXISTING private communities, EVEN ON PRIVATE PROPERTY should be 'looked into closely' for large apt complexes. Many violations and rents are high, for such problems that the city is not 'responsible for'. Even if one on a private home or residence, had a community issue, it would be made aware to city, and the city would get involved, each home is a 'private property, but private property apt complexes, with many units go 'un noticed' and its 'not a city problem. If its in the city it should be. A city street with this zip code, is a city concern if not looked into. Many places over charge, don't fix street speed limits, or signage as its private property so apt dwellers do not get any help needed for rent - we are told to call HSSA, yet they are dealing with important health crisis. These can be helped if the city was attentive to all properties, not just focused on building new to meet a state requirement. If the city listened to the laws instead of having a mad group of NIMBYS dictate to the city, then maybe the city would be able to move forward without their hands tied. Try to focus on existing dwellings and renovate to make them low income.

Q8

Respondent skipped this question

OPTIONAL QUESTION: Ethnic Categories (select only one)

Q9

Respondent skipped this question

OPTIONAL QUESTION: Racial Categories (select only one)

Q10**Rent**

OPTIONAL QUESTION: Do you rent or own your home?

Q11**55-64**

OPTIONAL QUESTION: Respondent's Age

Q12**Prefer not to answer**

OPTIONAL QUESTION: Do you have a disability?

Q13**Prefer not to answer**

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

#39

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Thursday, May 28, 2020 11:22:44 AM
Last Modified: Thursday, May 28, 2020 11:33:07 AM
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IP Address: 70.179.30.115

Page 1

Q1

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

Continue to initiate and support actions like the one on Saxony

Q2

To further encourage Accessory Dwelling Units in Encinitas, what types of incentives, programs or actions can be offered?

That's a more complicated question than I can answer. Please define Accessory Dwelling Unit.

Q3

What incentives could be offered to encourage ADUs to be made available at affordable levels? (Available for rent at less than \$1000)

See comment above.

Q4

What are the most common barriers to obtaining housing?

\$ and Not in my Neighbor Attitudes

Q5

What fair housing issues/challenges should the City address in the Housing Element? (housing discrimination, equal access, housing options for low income households, etc.)

all of the above

Q6

What do you think are the greatest challenges to building community awareness about fair housing?

preexisting prejudices

Q7

What are other important housing issues that the City can address?

traffic related to increased housing

Q8**Non-Hispanic or Latino**

OPTIONAL QUESTION: Ethnic Categories (select only one)

Q9**White**

OPTIONAL QUESTION: Racial Categories (select only one)

Q10**Own**

OPTIONAL QUESTION: Do you rent or own your home?

Q11**65+**

OPTIONAL QUESTION: Respondent's Age

Q12**No**

OPTIONAL QUESTION: Do you have a disability?

Q13**No**

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

#40

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Thursday, May 28, 2020 11:39:01 AM
Last Modified: Thursday, May 28, 2020 12:21:01 PM
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IP Address: 68.7.54.24

Page 1

Q1

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

The City needs to reevaluate the number of existing units and potential units available for low and very low income residents. I was told the number of existing units has been determined by past Censuses. But household income is not included in Census questions. The City needs to reevaluate our projected population growth according to the current Census. SANDAG and the City have overestimated our population growth and underestimated the number of existing affordable units. The City should be borrowing money in order to subsidize or directly build, using non-profit developers, 100% affordable housing units on city owned land. This could include affordable artists' studios at Pacific View, and some affordable housing, possibly on some of the underutilized sports fields at the Community Park, as well as publicly owned land that was dedicated to the City when Encinitas Ranch was developed, incorporating formerly agricultural land into the City of Encinitas in 1994. If R-30 is "de-facto affordable," when, in fact 90% or more would be marketrate, then we should be able to include one accessory unit per residential lot as POTENTIAL affordable housing, nearly doubling our inventory, according to the allowed zoning standards. Also, the City could impose a moratorium on ALL new build residential development, other than remodels, until we have met our affordable housing numbers. The Courts have imposed permitting restrictions for new build in other cases where cities have not met State mandates. That would have been preferable here, rather than the City suing the citizens for "declaratory relief," from Prop A, and now, I see, from Closed Session Special Meeting agenda notices, the City is also suing HUD? You are wasting time and taxpayer money by not setting up a realistic plan. You cannot expect developers to pay for our affordable housing with only one out of ten units, in developments of ten units or more, being affordable. The City should value the citizens' wishes, and stop favoring developers who want high profit projects at existing residents' great expense.

Q2

To further encourage Accessory Dwelling Units in Encinitas, what types of incentives, programs or actions can be offered?

There should be some kind of tax incentive program, just as there was when the Lumberyard was developed, and Whole Foods went in. Why are corporations subsidized with tax incentives, but not individual homeowners? It would encourage more people to come forward with existing units, if they could be questioned without fear of reprisal, such as is done with the Census. Also, according to newer State Law, accessory unit permits are to be administrative, NOT discretionary. The City should not require set after set of "as built plans," for existing units, being brought into the light. There should be a health and safety inspection. Also, there should be some kind of incentive for homeowners who live on site, and some kind of covenant that they would sign promising not to use the newly daylighted unit for short term rental housing. A covenant for affordable housing should NOT be required for the unit to be counted, as granny flats, and accessory units are typically automatically considered affordable by the State, providing they are not rented out short term.

The City needs to see how other cities have managed to meet their low and very low income affordability requirements. It needs to do this, while being considerate of the voters' wishes, as we expressed by Voting for Prop A and against Measures T and U. The City could encourage more accessory dwelling units by helping to subsidize them, honoring those who come forward, as community heroes, instead of demonizing people with existing units, many of which existed before Encinitas incorporated.

Q3

What incentives could be offered to encourage ADUs to be made available at affordable levels? (Available for rent at less than \$1000)

Back in 2004, when I first looked into ADUs, a studio apartment could be rented out for \$1100 per month and still be considered affordable to low income renters. So why in the world would you now require the rent must be at less than \$1000, 16 years later? To achieve that low number the City would have to directly subsidize rents, as is done for Section 8 housing through the Federal Government.

Q4

What are the most common barriers to obtaining housing?

Lack of income, greed of for-profit developers and politicians seeking greater density for a broader voter base and greater property taxes to fund bloated salaries and pensions. We have limited resources. One of the greatest barriers are expanding populations. Zero population growth would be a huge victory. When we get out of balance, as we are, now, nature has a horrible way of trying to balance the scales. We have now experienced nearly 101,000 deaths nationwide due to COVID 19. The most common barrier to obtaining housing is the high cost of housing which results from a supply that is restricted by limited land, water, and sewer and road infrastructure, relative to demand for coastal property by those who are wealthier.

Q5

What fair housing issues/challenges should the City address in the Housing Element? (housing discrimination, equal access, housing options for low income households, etc.)

Low income can only be addressed by subsidizing housing for low and very low income individuals. This can be done by the City becoming a direct developer, or by employing non profit developers to build 100% affordable housing on public land.

Q6

What do you think are the greatest challenges to building community awareness about fair housing?

The greatest challenge, currently, is that the City has not honored the wishes of the voters, and has been disingenuous and deceitful, disrespectful in many of its actions. People are already aware there is a problem with affordable housing, as well as the homeless.

Q7

What are other important housing issues that the City can address?

I feel that the City should put any public works project of \$5 to \$10 Million, or more on a public ballot, in order to do a true "public needs assessment," of what the people need and want. I am concerned that the City works too closely with developers, and runs over "the little guy," in the process. More and more people in previously existing affordable housing, such as on Hermes, have been displaced by "density bonus projects," where only 10 % or less of the units are affordable, which replace blocks of previously affordable units. In order to accomplish anything, City officers need to rebuild public trust.

Q8**Hispanic or Latino**

OPTIONAL QUESTION: Ethnic Categories (select only one)

Q9**American Indian/Alaskan Native & White**

OPTIONAL QUESTION: Racial Categories (select only one)

Q10**Own**

OPTIONAL QUESTION: Do you rent or own your home?

Q11**65+**

OPTIONAL QUESTION: Respondent's Age

Q12**Yes**

OPTIONAL QUESTION: Do you have a disability?

Q13**No**

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

#41

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Thursday, May 28, 2020 12:48:06 PM
Last Modified: Thursday, May 28, 2020 1:16:42 PM
Time Spent: 00:28:35
IP Address: 76.176.119.1

Page 1

Q1

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

Private developers propose projects which maximize market rate units and minimize affordable units. Profit is their main goal with no consideration to the negative effects to the surrounding community. The city needs to find a different path by acquiring under-functioning properties or by raising funds to assist with appropriate development. High density projects must be located near public transportation and commercial districts.

Q2

To further encourage Accessory Dwelling Units in Encinitas, what types of incentives, programs or actions can be offered?

We have an accessory unit but it cannot be used for a dwelling because there is no sewer. Waiving permit fees was a good incentive, maybe subsidizing sewer hook up or other utilities would encourage more units to be built. Also, if the city had access to a program offering Easy-to-construct modular units, that might help.

Q3

What incentives could be offered to encourage ADUs to be made available at affordable levels? (Available for rent at less than \$1000)

One impediment to having ADUs is a reduction of privacy. Finding a way to have separate access would encourage more units.

Q4

What are the most common barriers to obtaining housing?

Cost and occasionally, limited availability

Q5

What fair housing issues/challenges should the City address in the Housing Element? (housing discrimination, equal access, housing options for low income households, etc.)

We need to find a way to build low-to-mid income housing near commercial districts and public transportation.

Q6

What do you think are the greatest challenges to building community awareness about fair housing?

I think many people don't understand the state's requirements for affordable housing. New laws make it possible for developers to ignore common sense design principles and to destroy community character. Cities need to push back on the DBL and not grant waivers.

Q7

What are other important housing issues that the City can address?

Housing Policy 1.3 states that "projects should be compatible in design with the surrounding residential neighborhood". Put new apartment buildings near existing apartments. Put new single family homes near existing single family homes.

Q8

Prefer not to answer

OPTIONAL QUESTION: Ethnic Categories (select only one)

Q9

Prefer not to answer

OPTIONAL QUESTION: Racial Categories (select only one)

Q10

Own

OPTIONAL QUESTION: Do you rent or own your home?

Q11

65+

OPTIONAL QUESTION: Respondent's Age

Q12

No

OPTIONAL QUESTION: Do you have a disability?

Q13

No

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

#42

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Thursday, May 28, 2020 2:47:32 PM
Last Modified: Thursday, May 28, 2020 3:07:22 PM
Time Spent: 00:19:50
IP Address: 68.7.73.49

Page 1

Q1

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

eliminate single family zoning. Seek opportunities with office/ retail to create a housing component.

Q2

To further encourage Accessory Dwelling Units in Encinitas, what types of incentives, programs or actions can be offered?

I think those City-held workshops were awesome! So was the public-private partnership to have local builders on hand like Cross construction answering questions and getting clients. Frequent workshops perhaps tailored to different zoning zones may be a good way to keep the option top of mind.

Q3

What incentives could be offered to encourage ADUs to be made available at affordable levels? (Available for rent at less than \$1000)

Perhaps the City could maintain a database of folks employed in the City who would like to live here to be closer to work. When a spot becomes available, ADU owners could have that database to contact potential renters at their disposal.

Q4

What are the most common barriers to obtaining housing?

Not enough supply in the coastal areas where jobs are located.

Q5

What fair housing issues/challenges should the City address in the Housing Element? (housing discrimination, equal access, housing options for low income households, etc.)

The City should seek to create opportunities for seniors to downsize within our own City. Near the downtown core would be ideal so that seniors can forgo car ownership and walk to places They will maintain a community connection in that way too.

Q6

What do you think are the greatest challenges to building community awareness about fair housing?

People in Encinitas are far from the housing struggles most Californians are facing so they feel the threat to be more traffic rather than lack of opportunity.

Q7

What are other important housing issues that the City can address?

Effort to maintain our existing rental stock. Look for opportunities to create 100% affordable developments.

Q8

Respondent skipped this question

OPTIONAL QUESTION: Ethnic Categories (select only one)

Q9

White

OPTIONAL QUESTION: Racial Categories (select only one)

Q10

Rent

OPTIONAL QUESTION: Do you rent or own your home?

Q11

35-44

OPTIONAL QUESTION: Respondent's Age

Q12

No

OPTIONAL QUESTION: Do you have a disability?

Q13

No

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

#43

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Thursday, May 28, 2020 3:06:35 PM
Last Modified: Thursday, May 28, 2020 3:27:41 PM
Time Spent: 00:21:06
IP Address: 68.105.118.88

Page 1

Q1

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

the city could partner with organizations that specialize in developing affordable housing and not developers like Shea.

Q2

To further encourage Accessory Dwelling Units in Encinitas, what types of incentives, programs or actions can be offered?

I am currently working with a contractor and using the city pre-approved plans for an adu in my backyard. I feel the city is doing a good job encouraging us to build adus.

Q3

What incentives could be offered to encourage ADUs to be made available at affordable levels? (Available for rent at less than \$1000)

That is a tough one. I have to be able to make the loan payments and put money aside for maintenance and potential repairs. And I have to pay to bring sewer into the backyard. Building costs are high here at the coast, I am not sure I have good answer for this question

Q4

What are the most common barriers to obtaining housing?

Cost, availability, inability to qualify for a mortgage

Q5

What fair housing issues/challenges should the City address in the Housing Element? (housing discrimination, equal access, housing options for low income households, etc.)

options for low income households

Q6

What do you think are the greatest challenges to building community awareness about fair housing?

privilege

Q7

What are other important housing issues that the City can address?

community character- I feel that the work/live lofts don't reflect our community character at all. The storefronts are mostly vacant, they don't add to street life and the housing above is super expensive

Q8**Non-Hispanic or Latino**

OPTIONAL QUESTION: Ethnic Categories (select only one)

Q9**White**

OPTIONAL QUESTION: Racial Categories (select only one)

Q10**Own**

OPTIONAL QUESTION: Do you rent or own your home?

Q11**55-64**

OPTIONAL QUESTION: Respondent's Age

Q12**No**

OPTIONAL QUESTION: Do you have a disability?

Q13**No**

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

#44

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Thursday, May 28, 2020 3:08:16 PM
Last Modified: Thursday, May 28, 2020 3:33:13 PM
Time Spent: 00:24:56
IP Address: 68.105.117.244

Page 1

Q1

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

There's nothing the city can do. Low income people should seek housing elsewhere.

Q2

To further encourage Accessory Dwelling Units in Encinitas, what types of incentives, programs or actions can be offered?

The city should require all ADUs to include parking. Street parking is already full of cars.

Q3

What incentives could be offered to encourage ADUs to be made available at affordable levels? (Available for rent at less than \$1000)

The city should incorporate with San Marcos and Vista to increase affordable housing count.

Q4

What are the most common barriers to obtaining housing?

Too many poor people having too many kids. It's simple; someone shouldn't have kids if they can't afford it.

Q5

What fair housing issues/challenges should the City address in the Housing Element? (housing discrimination, equal access, housing options for low income households, etc.)

There's nothing the "city" can do. Individuals need to take responsibility for their own bad decisions.

Q6

What do you think are the greatest challenges to building community awareness about fair housing?

This isn't a city responsibility. The federal and state already have fair housing laws.

Q7

What are other important housing issues that the City can address?

The city should stop rezoning for increased density. Encinitas is getting too crowded. Too many cars.

Q8**Hispanic or Latino**

OPTIONAL QUESTION: Ethnic Categories (select only one)

Q9**Black/African American**

OPTIONAL QUESTION: Racial Categories (select only one)

Q10**Own**

OPTIONAL QUESTION: Do you rent or own your home?

Q11**35-44**

OPTIONAL QUESTION: Respondent's Age

Q12**No**

OPTIONAL QUESTION: Do you have a disability?

Q13**Yes**

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

#45

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Thursday, May 28, 2020 4:33:02 PM
Last Modified: Thursday, May 28, 2020 4:40:26 PM
Time Spent: 00:07:23
IP Address: 70.179.27.12

Page 1

Q1

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

Granny units

Q2

To further encourage Accessory Dwelling Units in Encinitas, what types of incentives, programs or actions can be offered?

Limit fees

Q3

What incentives could be offered to encourage ADUs to be made available at affordable levels? (Available for rent at less than \$1000)

Property tax credits

Q4

What are the most common barriers to obtaining housing?

Low wages

Q5

What fair housing issues/challenges should the City address in the Housing Element? (housing discrimination, equal access, housing options for low income households, etc.)

Raise minimum wage

Q6

What do you think are the greatest challenges to building community awareness about fair housing?

Poor city leadership

Q7

What are other important housing issues that the City can address?

Not everyone can afford to leave at the beach

Q8

Prefer not to answer

OPTIONAL QUESTION: Ethnic Categories (select only one)

Q9

Prefer not to answer

OPTIONAL QUESTION: Racial Categories (select only one)

Q10

Own

OPTIONAL QUESTION: Do you rent or own your home?

Q11

65+

OPTIONAL QUESTION: Respondent's Age

Q12

Prefer not to answer

OPTIONAL QUESTION: Do you have a disability?

Q13

No

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

#46

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Thursday, May 28, 2020 6:54:37 PM
Last Modified: Thursday, May 28, 2020 7:24:18 PM
Time Spent: 00:29:41
IP Address: 68.7.72.172

Page 1

Q1

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

I understand what you mean, but it does not exist in a Capitalist society. You want socialism. We don't. We represent the poor or middle class that played by the rules and worked HARD to get where we are.

I personally believe if a person cannot afford to live here they should move elsewhere. The Zip code here has homes from \$790,000.K well up to 20 million dollars.

We do not feel that YOU are representing US the homeowners, apartment owners, historically 40 yrs lived right here people. We do NOT want low income, or rewards for homeless to rent properties. There are other cities like Oceanside and Vista that will better suit their needs. Too many homeless this year, mail stolen, car break ins, Crime is higher than last year 2019. GET THE HOMELESS OUT FROM UNDER the 5 FWY!!!!

Q2

To further encourage Accessory Dwelling Units in Encinitas, what types of incentives, programs or actions can be offered?

Being employed, going to community college, security person or Police or Hospital worker, volunteer helper in the community.

If you don't pay into a system of values like minded with keeping our city clean, healthy, safe and secure, drug free, and alert concerned citizen. We all have an opportunity to report illegal behavior including graffiti and homelessness violators on our streets tenting, elicit behavior or causing a disturbance, violence and threats to the public.

Q3

What incentives could be offered to encourage ADUs to be made available at affordable levels? (Available for rent at less than \$1000)

Divide rent for a 4-5 bedroom house. Or divide rent between 2 friends in an apartment.

Q4

What are the most common barriers to obtaining housing?

Being financially stable. Not many people have a job anymore

Q5

What fair housing issues/challenges should the City address in the Housing Element? (housing discrimination, equal access, housing options for low income households, etc.)

The city should weigh the benefit- liability of the NEED for such things. We do not want apartments for Hobo's. Rent here is 800/mo. LOWEST unless several people rent a house together. REALITY!!!!

Q6

What do you think are the greatest challenges to building community awareness about fair housing?

The community is ALL too aware. We LIKE it currently. We are NOT trying to be overrun by the City's NEED for low housing just to qualify for MORE GRANT money from Sacramento!!!

Q7

What are other important housing issues that the City can address?

Too much traffic, and development when 2 lane highways are being turned into 1.
It's just ass backwards thinking?!
Every dwelling has 2 cars!!!

Q8**Prefer not to answer**

OPTIONAL QUESTION: Ethnic Categories (select only one)

Q9**Prefer not to answer**

OPTIONAL QUESTION: Racial Categories (select only one)

Q10**Own**

OPTIONAL QUESTION: Do you rent or own your home?

Q11**45-54**

OPTIONAL QUESTION: Respondent's Age

Q12**Prefer not to answer**

OPTIONAL QUESTION: Do you have a disability?

Q13**Prefer not to answer**

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

#47

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Saturday, May 30, 2020 3:49:43 PM
Last Modified: Saturday, May 30, 2020 3:53:03 PM
Time Spent: 00:03:19
IP Address: 68.105.118.126

Page 1

Q1

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

be more lenient on set backs for ADUs and JADUs

Q2

To further encourage Accessory Dwelling Units in Encinitas, what types of incentives, programs or actions can be offered?

more reduced fees and paperwork

Q3

What incentives could be offered to encourage ADUs to be made available at affordable levels? (Available for rent at less than \$1000)

be more lenient with set backs

Q4

What are the most common barriers to obtaining housing?

cost

Q5

What fair housing issues/challenges should the City address in the Housing Element? (housing discrimination, equal access, housing options for low income households, etc.)

low income options

Q6

What do you think are the greatest challenges to building community awareness about fair housing?

nimby attitudes

Q7

What are other important housing issues that the City can address?

aging streets

Q8**Non-Hispanic or Latino**

OPTIONAL QUESTION: Ethnic Categories (select only one)

Q9**White**

OPTIONAL QUESTION: Racial Categories (select only one)

Q10**Own**

OPTIONAL QUESTION: Do you rent or own your home?

Q11**55-64**

OPTIONAL QUESTION: Respondent's Age

Q12**No**

OPTIONAL QUESTION: Do you have a disability?

Q13**Yes**

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

#48

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Saturday, May 30, 2020 3:32:23 PM
Last Modified: Saturday, May 30, 2020 3:59:54 PM
Time Spent: 00:27:31
IP Address: 76.167.160.132

Page 1

Q1

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

Not sure as the rent prices and the selling price of homes in this area is still rising even with approximately 25% unemployment during the pandemic.

Q2

To further encourage Accessory Dwelling Units in Encinitas, what types of incentives, programs or actions can be offered?

Waive permit fees, offer free blue prints, loosen restrictions and list these changes on the Encinitas city's website.... reach out to contractors with the easing of fees and restrictions.

Q3

What incentives could be offered to encourage ADUs to be made available at affordable levels? (Available for rent at less than \$1000)

The rents need to be in line with Section 8 and the affordable rent guidelines as ADU are expensive as well as the owners property taxes/ mortgages.

Q4

What are the most common barriers to obtaining housing?

The limited availability of places to rent and the high cost of rents for 92024 and 92007.

Q5

What fair housing issues/challenges should the City address in the Housing Element? (housing discrimination, equal access, housing options for low income households, etc.)

Availability

Q6

What do you think are the greatest challenges to building community awareness about fair housing?

The negative images of homeless, section 8 and low income people impact people's perception . The citizens of Encinitas do not want buildings of certain heights or density which affect their community. Upon creating fair housing if we can reduce our impact in these areas perhaps the residents of Encinitas would be more receptive.

Q7

What are other important housing issues that the City can address?

We need to look in different places such as churches and businesses closing due to the pandemic. Possibly inquire about the hotel by the closed Denny's. Than seek/ find a grant to turn it into affordable housing. I do not see a collapse in property values or a surge in housing availability. The people that can buy have not been affected by these challenging times. However, more people who's jobs have been lost will need assistance. These are perilous times for the unemployed or those with lower incomes.

Q8**Prefer not to answer**

OPTIONAL QUESTION: Ethnic Categories (select only one)

Q9**Prefer not to answer**

OPTIONAL QUESTION: Racial Categories (select only one)

Q10**Prefer not to answer**

OPTIONAL QUESTION: Do you rent or own your home?

Q11**Prefer not to answer**

OPTIONAL QUESTION: Respondent's Age

Q12**Prefer not to answer**

OPTIONAL QUESTION: Do you have a disability?

Q13**Prefer not to answer**

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

#49

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Sunday, May 31, 2020 4:32:02 PM
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Time Spent: 00:04:00
IP Address: 68.7.88.28

Page 1

Q1

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

rewrite the housing element so it isn't a gift to developers to make millions.

Q2

Respondent skipped this question

To further encourage Accessory Dwelling Units in Encinitas, what types of incentives, programs or actions can be offered?

Q3

Respondent skipped this question

What incentives could be offered to encourage ADUs to be made available at affordable levels? (Available for rent at less than \$1000)

Q4

What are the most common barriers to obtaining housing?

income.

Q5

What fair housing issues/challenges should the City address in the Housing Element? (housing discrimination, equal access, housing options for low income households, etc.)

all of those are already covered with state laws. why are you asking this of residents?

Q6

What do you think are the greatest challenges to building community awareness about fair housing?

nobody will listen as long as you are suing the residents. you've created a you against them mentality. dumb move.

Q7

What are other important housing issues that the City can address?

quit making roads dangerous like S. Hwy 101. save some money. don't do streetscape. reinstate prop a for everyone all the time.

Q8

Prefer not to answer

OPTIONAL QUESTION: Ethnic Categories (select only one)

Q9

Prefer not to answer

OPTIONAL QUESTION: Racial Categories (select only one)

Q10

Own

OPTIONAL QUESTION: Do you rent or own your home?

Q11

Prefer not to answer

OPTIONAL QUESTION: Respondent's Age

Q12

No

OPTIONAL QUESTION: Do you have a disability?

Q13

Prefer not to answer

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

#50

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Monday, June 01, 2020 2:06:10 PM
Last Modified: Monday, June 01, 2020 2:30:37 PM
Time Spent: 00:24:27
IP Address: 172.92.226.140

Page 1

Q1

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

Property tax credit based on a percentage of cost to build or develop affordable housing

Q2

To further encourage Accessory Dwelling Units in Encinitas, what types of incentives, programs or actions can be offered?

Allow property owners to have separate mailing unit numbers for AD units without having to subdivide their property.

Q3

What incentives could be offered to encourage ADUs to be made available at affordable levels? (Available for rent at less than \$1000)

Rebates, either monetary from the state or consumer product rebates, to offset the lost revenue from having a higher income producing rental

Q4

What are the most common barriers to obtaining housing?

Good Credit and great references

Q5

What fair housing issues/challenges should the City address in the Housing Element? (housing discrimination, equal access, housing options for low income households, etc.)

High density. This REALLY concerns me that our community will be overbuilt and overcrowded. I'm concerned for the infrastructure, that it will be inadequate to keep our community from being over run with automobiles.

Q6

What do you think are the greatest challenges to building community awareness about fair housing?

I think that keeping the community involved in the planning is challenging. If people actually see and are a part of what is getting proposed for affordable housing, they might gain a better awareness of it.

Q7

What are other important housing issues that the City can address?

Again, I'm very concerned about overcrowding. Please let's not overdevelop our community, ESPECIALLY the coastal corridor!

Q8**Prefer not to answer**

OPTIONAL QUESTION: Ethnic Categories (select only one)

Q9**Prefer not to answer**

OPTIONAL QUESTION: Racial Categories (select only one)

Q10**Own**

OPTIONAL QUESTION: Do you rent or own your home?

Q11**65+**

OPTIONAL QUESTION: Respondent's Age

Q12**No**

OPTIONAL QUESTION: Do you have a disability?

Q13**Yes**

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

#51

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Monday, June 01, 2020 7:47:40 PM
Last Modified: Monday, June 01, 2020 7:58:26 PM
Time Spent: 00:10:45
IP Address: 98.176.81.158

Page 1

Q1

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

the continued reaching out to owners/landlords about the section 8 program

Q2

To further encourage Accessory Dwelling Units in Encinitas, what types of incentives, programs or actions can be offered?

the continued efforts made by the city of encinitas of the benefits of the section 8 program

Q3

What incentives could be offered to encourage ADUs to be made available at affordable levels? (Available for rent at less than \$1000)

unfortunately i do not see housing for ADUs for under 1000.00 in the city of encinitas at this time.

Q4

What are the most common barriers to obtaining housing?

the rental cost within the community, at this current time COVID pandemic,

Q5

What fair housing issues/challenges should the City address in the Housing Element? (housing discrimination, equal access, housing options for low income households, etc.)

At this time there is a large wait list for the program.

Q6

Respondent skipped this question

What do you think are the greatest challenges to building community awareness about fair housing?

Q7

What are other important housing issues that the City can address?

Affordable housing with in the community rather than all the current large homes being built.

Q8**Prefer not to answer**

OPTIONAL QUESTION: Ethnic Categories (select only one)

Q9**Other Multi-Racial**

OPTIONAL QUESTION: Racial Categories (select only one)

Q10**Rent**

OPTIONAL QUESTION: Do you rent or own your home?

Q11**45-54**

OPTIONAL QUESTION: Respondent's Age

Q12**No**

OPTIONAL QUESTION: Do you have a disability?

Q13**No**

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

#52

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Monday, June 01, 2020 10:39:16 PM
Last Modified: Monday, June 01, 2020 10:49:30 PM
Time Spent: 00:10:14
IP Address: 104.178.252.231

Page 1

Q1

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

i suggest City insure good public transportation for people who work and need to get to Encinitas rather than affordable housing.

Q2

To further encourage Accessory Dwelling Units in Encinitas, what types of incentives, programs or actions can be offered?

no interest loans for construction of such units. No permit fees. Parking for residents of Accessory Dwellings must be required on the property of the main house.

Q3

What incentives could be offered to encourage ADUs to be made available at affordable levels? (Available for rent at less than \$1000)

City give prospective tenant a cash voucher to be used to make up the difference between what would be affordable rent and the market value

Q4

What are the most common barriers to obtaining housing?

cost and availability

Q5

What fair housing issues/challenges should the City address in the Housing Element? (housing discrimination, equal access, housing options for low income households, etc.)

density, traffic impact of increased population and reduction in quality of life due to more people.

Q6

What do you think are the greatest challenges to building community awareness about fair housing?

people don't want affordable, high density housing in their neighborhood

Q7

What are other important housing issues that the City can address?

more houses, more traffic, less quality of life and more congestion

Q8

Prefer not to answer

OPTIONAL QUESTION: Ethnic Categories (select only one)

Q9

Prefer not to answer

OPTIONAL QUESTION: Racial Categories (select only one)

Q10

Prefer not to answer

OPTIONAL QUESTION: Do you rent or own your home?

Q11

Prefer not to answer

OPTIONAL QUESTION: Respondent's Age

Q12

Prefer not to answer

OPTIONAL QUESTION: Do you have a disability?

Q13

Prefer not to answer

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

#53

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, June 02, 2020 3:51:49 PM
Last Modified: Tuesday, June 02, 2020 4:02:42 PM
Time Spent: 00:10:53
IP Address: 68.105.114.80

Page 1

Q1

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

Develop and build 100% affordable housing units on city land

Q2

To further encourage Accessory Dwelling Units in Encinitas, what types of incentives, programs or actions can be offered?

After ADU construction and/or improvements, eliminate increased property tax assessments.

Prevent the development of an ADU from increasing the property owners, property taxes.

Q3

What incentives could be offered to encourage ADUs to be made available at affordable levels? (Available for rent at less than \$1000)

Allow more than one ADU on property, but ONLY if a dedicated parking spot is provided.

Q4**Respondent skipped this question**

What are the most common barriers to obtaining housing?

Q5**Respondent skipped this question**

What fair housing issues/challenges should the City address in the Housing Element? (housing discrimination, equal access, housing options for low income households, etc.)

Q6

Respondent skipped this question

What do you think are the greatest challenges to building community awareness about fair housing?

Q7

Respondent skipped this question

What are other important housing issues that the City can address?

Q8

Respondent skipped this question

OPTIONAL QUESTION: Ethnic Categories (select only one)

Q9

Respondent skipped this question

OPTIONAL QUESTION: Racial Categories (select only one)

Q10

Own

OPTIONAL QUESTION: Do you rent or own your home?

Q11

Respondent skipped this question

OPTIONAL QUESTION: Respondent's Age

Q12

Respondent skipped this question

OPTIONAL QUESTION: Do you have a disability?

Q13

Respondent skipped this question

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

A.5 Affordable and Fair Housing Questionnaire II

The survey and responses from City of Encinitas residents received are included within this appendices. {TO BE ADDED}