

## Appendix A: Community Engagement Summary

Section 65583 of the Government Code states that, "The local government shall make diligent effort to achieve public participation of all economic segments of the community in the development of the housing element, and the program shall describe this effort." Meaningful community participation is also required in connection with the City's Assessment of Fair Housing (AFH). A discussion of citizen participation is provided below.

The City of Encinitas 5<sup>th</sup> Cycle Housing Element Update was completed and certified by HCD in October 2019. As part of the 5<sup>th</sup> Cycle Housing Element Update process, the City conducted extensive public outreach activities beginning in 2014 to complete the 5<sup>th</sup> Cycle 2013-2021 Housing Element. Much of the information collected during these outreach activities are valid and applicable to the 6<sup>th</sup> Cycle Housing Element Update. These recent outreach efforts included presentations, City Council and Planning Commission Study Sessions, numerous meetings with a Housing Element AdHoc Committee, Community Workshops, digital media, numerous mailers and ads and noticed Public Hearings. Project materials, including summaries from community workshops and public meetings, notices, and draft public review documents are available on the City's website: <https://encinitasca.gov/I-Want-To/Housing-Plan-Update/Housing-Update-2021-2029>

As part of the 6<sup>th</sup> Cycle Housing Element Update, the City conducted additional outreach to the Encinitas community. All of the community outreach activities are advertised through the City Manager's newsletter which has 1,322 subscribed, the Housing Element Interested Party List with 778 subscribed, and through the Next Door Application which reaches 31,005. The City also sends updates through Facebook which has 14,984 followers. Outreach activities include the following actions:

- **Community Workshop#1** – The city conducted a community workshop on November 18, 2019 at City Hall that was advertised via email to all interested parties and through the weekly City Manager's newsletter as well as a Public Notice circulated in the Coast News. The workshop had over 40 participants. At the workshop, participants were provided an overview of the planning process, the City's RHNA obligations and engaged in an interactive exercise to identify local housing issues and potential solutions.

The first workshop was also recorded and provided on the City's website to allow additional opportunities to participate. The City provided an online feedback form with the identical information provided at the workshop.

- **Community Workshop #2** – A second Community Workshop was conducted on February 10, 2020 at the Encinitas Community Center. The City sent a mailer advertising the availability of a preliminary draft of the Housing Element and the Meeting date to ~~all~~ 30,396 property owners and residents of the City. In addition, the workshop date and document availability was sent via email to all interested parties and through the weekly City Manager's newsletter. The workshop had over 55 participants. At the meeting the consultant presented on the City's progress in preparing the 2021-2029 Housing Update (6th Cycle), the application of recent housing-related state law, and additional information relating to policies and programs proposed to be included within the 6th Cycle Housing Element. Following the presentation, the attendees were asked to

participate in focused discussions on accessory dwelling units, development of housing for all income levels, governmental and non-governmental constraints, and fair housing issues and challenges. The City provided the presentation and summary of input received on the project webpage. City staff did receive a call from a resident that was not able to physically attend and requested the preliminary draft to be mailed which was sent.

- **Joint City Council/Planning Commission Work session** – A work session was held on December 11, 2019 before the City Council and Planning Commission. This publicly noticed meeting discussed the 6<sup>th</sup> Cycle Update process and allowed the City’s decision-makers to review data, receive public comment and provided direction to staff on content and policy of the Housing Element.
- **Affordable and Fair Housing Questionnaire** – From May 18 through June 8, 2020, the City of Encinitas released a questionnaire to obtain additional feedback about incentives, programs, and actions to encourage development of affordable housing; common barriers to obtaining housing; fair housing issues or challenges the City’s Housing Element should address; and challenges to building community awareness about fair housing. The availability of the questionnaire was sent via email to all interested parties registered for updates and through the City Manager’s weekly newsletter and on the Housing Element Interested Parties List. In addition, the questionnaire was sent to representatives from the City’s school districts and Mira Costa College to circulate to their faculty, parents, and students. It was also sent all property owners and managers of affordable housing units in Encinitas. To date the questionnaire has received over 5053 responses.
- **Housing Element Update Fact Sheets** – A series of “fact sheets” were developed for public consumption. The fact sheets provide relevant information about the update process, key features of the housing element and a calendar of events for outreach activities. The factsheets were made available to the public on the City’s project webpage, at public workshop, and at City Hall. **[Note: The second fact sheet to be completed prior to adoption.]**
- **Website** – A project page for the housing element update is located on the City’s website at <https://encinitasca.gov/I-Want-To/Housing-Plan-Update/Housing-Update-2021-2029>.

In addition, to the 6<sup>th</sup> Cycle Housing Element Update, the City conducted additional outreach to the Encinitas community, including the following actions:

- **Consolidated Plan** - The Consolidated Plan is a five-year planning document that identifies needs within low-to moderate- income (LMI) communities and outlines how the City will address those needs as required to participate in the Community Development Block Grant Program and other Department of Housing and Urban Development funded programs. It guides investments and helps achieve HUD’s mission of providing decent housing, suitable living environments, as well as expanded economic opportunities for LMI populations. During the development of the Consolidated Plan, two community

meetings were held at the Encinitas Library. The meetings were held October 14, and October 21, 2019, with 38 community members who provided feedback on what they identified as the City’s most pressing community needs. In addition, a community needs survey was offered in English and Spanish in both online and hard-copy format. A total of 273 individuals responded to the survey. The City adopted the FY 2020-25 Consolidated Plan on April 22, 2020. The City maintains a webpage for Community Development Block Grant Program with a copy of the Consolidated Plan and information about the program: <https://encinitasca.gov/Residents/Housing-Resources/Community-Development-Block-Grant-Program>.

- **Special Fair Housing Outreach** – Community workshops, targeted stakeholder interviews to service providers and local organizations, and a fair housing survey was conducted in Spanish and English as part of the development of the San Diego Regional Analysis of Impediments to Fair Housing. Public notices and additional outreach for the community workshop and surveys were circulated in the Winter 2019-20 through local service providers and made available on the City’s Fair Housing webpage and at City Hall. Over 120 residents of Encinitas participated in the Fair Housing Survey. The City is scheduled to consider the FY 2020-25 Analysis of Impediments to Fair Housing on June 24, 2020. In addition, Fair Housing educational brochures were developed and are available online and in City Hall. The City maintains a webpage on Fair Housing: <https://encinitasca.gov/Residents/Housing-Resources/Fair-Housing>.
- **Public Housing Agency Plan** - In Winter 2020, the City conducted public outreach prior to the adoption of the FY 2020-25 Public Housing Agency Plan which included outreach to Section 8 tenants and landlords and a Resident Advisory Board Meeting that included tenant representatives from the Program. The 5-Year PHA Plans provides the City of Encinitas Public Housing Agency’s mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families. The Housing Authority Board approved the FY 2020-25 PHA Plan on March 18, 2020. The City maintains a webpage for the Section 8 Housing Choice Voucher Program with a copy of the Plan and information about the program: <https://encinitasca.gov/Resident/Housing-Resources/Section-8-Program>.
- **Affordable Housing Developer Roundtable** - On May 30 and August 29, 2019, the City held roundtable discussions with to receive input from participants in the affordable housing and market-rate development community to understand possible incentives to encourage affordable housing above and beyond what is required under the City’s Inclusionary Ordinance or the State Density Bonus Law. At the August 29th meeting, staff presented key themes and topics of the initial roundtable in order to solicit further feedback which was presented to the Housing Authority in October 2019. Over 80 developers and organizations were mailed invitations, a Public Notice was circulated for both meetings and was advertised in the City Managers Newsletter and to the Housing Element interested party list. The list of stakeholders contacted by the City is provided below.

As required by Government Code Section 65585(b)(2), all written comments regarding the Housing Element made by the public have previously been provided to each member of the City Council.

This Appendix contains a summary of all public comments regarding the Housing Element received by the City at scheduled public meetings, and the Appendix has been provided to the City Council. ***[Note: This section to be updated prior to adoption to include additional public meetings and outreach.]***

## **A.1 Housing Element Public Comments**

This section contains a summary of the available public oral comments provided during each of the Housing Element Community Workshops. Public comments were received in written and oral form.

This section also contains correspondence received via email by the City relating to the Housing Element Update.

November 18, 2019

## Community Responses to Questions: Poster boards

### What are the biggest challenges to housing in Encinitas?

1. Traffic! On Leucadia Blvd!!
2. Pleasing present property owners
3. Easing traffic!
4. Need jobs and housing co-located, or better transit to solve this [easing traffic]
5. Why do we want to encourage low income families? Carlsbad has many problems with that population. Workers can drive to Encinitas.
6. No [referring to comment 5]
7. The City thinking they know it all.
8. Hah! The Ca Education system. Really letting our children down w/o providing thinking skills to make a decent income or career path with a future.
9. Begin requiring every project to provide "affordable housing." No units, no permit!
10. Same [referring to comment 9]
11. Prices are high. People who cannot afford Encinitas are demanding homes.
12. People who live here are being forced out - that's not OK.
13. Enough people already!!
14. Vulture investors
15. NIMBYs
16. Many units have been put on short term rentals – a big loss to our rental housing inventory. Small, [illegible] units easy to rent!
17. How do we get apartment houses and condos built? Do not lower parking standards
18. High property costs! One size fits all housing laws do not fit in Encinitas
19. Too much demand due to weather! Price and rents will rise faster than the State average
20. Maintaining community character (low density + height) which is why Encinitas was incorporated to preserve
21. Not using public land ie. L-7 to be utilized for affordable housing – this is what we fight for

### What creative ways can Encinitas provide housing in the future?

1. Put L7 back on the Housing Element
2. Modular homes and using prefab companies
3. Relax the zoning on older properties for original homeowners to build the granny flat that they want to build plus add to housing #s
4. The new options for building accessory units is a big step towards getting new units
5. City should try some tiny homes
6. All new housing should include a unit over the garage like the houses on the B[illegible] old property at Santa Fe and Lake
7. Underground railroad tracks and you will create a lot of space for both housing and public amenities. Look at Chicago for example of using airspace above rail lines.
8. Efficiency units for single or a couple with children could be built on top of stores ie Walmart and Target, Home Depot for their employees
9. Yes! [response to comment 8]

November 18, 2019

10. No development without some affordable units, period. No increase of density. Density causes problems! Mice kill each other if too crowded
11. Affordability by design
12. Empty whole foods store > apartments?
13. Add apartments above shops on El Camino.
14. Tiny eco-village combines with agriculture
15. Apartments for students at Mira Costa – put housing at locations that make sense and reduce need for cars.

**What are challenges to buying and renting housing in Encinitas?**

1. More demand than supply because of weather. Encinitas is nit Urban , it's coastal suburban. Housing Unit requirements should be allocated on a countywide base to provide more flexibility.
2. Income disparity since 1990's compared to housing rental and mortgage rates
3. Prices are high with good reason "location location location"! Low crime, good schools, quality of life. Earn a good living and you can live here.
4. Not enough low, med-low and moderate units on the market – many being rented as short term.
5. Venice, Italy has happy workers that cannot afford to live in the city. They must take the train into Venice and then take the vaporetto's to the stop nearest their place of employment. Then they walk to work! They are happy workers and proud of their work in Venice.
6. Families cannot compete with greedy rich developers who drop cash on older homes an then turn them into unaffordable luxury mansions. Incentives for sellers of older/less expensive homes to sell to families/residents and not investors?
7. People feel entitles to live in Encinitas, I think they need to earn the right.
8. The average home in Encinitas is now 1.5 million that is beyond what our support staff and service workers can afford.
9. If it doesn't get under control we will end up with the Bay area nightmare – poor have to live far out and drive in, rich live here and drive out to work. Awful future. \* Rent control!

**What unanswered questions you have?**

1. Why is Leucadia burdened with the majority of the sites? Should we equally distribute among all communities. Olivenhain, Cardiff, Encinitas and Leucadia!
2. Encinitas is a Charter City! We do not have to accept Sacramento Housing Plans!
3. Amen! [in response to comment 2]
4. How can we spend 10 million on pedestrian walkway and not be able to afford to built low income housing on L7?
5. How do we avoid all the incentives n the density bonus projects. Its not the higher density that negatively impacts the older neighborhoods it's the short setbacks, no parking, narrow streets, etc.
6. & luxury mansions we don't need [in addition to comment 5]
7. We should ban together with neighboring cities and sue Sacramento!
8. Encinitas has a responsibility to protect it assets! The beach, cliffs, lagoons, and especially the inland bluffs in all of Encinitas. No buildings should not be built on or near sensitive land. Not happy that we don't fight back and have "smart growth." 15% for low income is nothing!

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9. Destroy the Hsg Ele map land with high density just for small amount of low income!
10. When will we vote in laws that require conformance with environmental regulations? i.e. to solve the climate crisis, we must build smart. This needs to be built into law. – small homes & trees & solar & protect open space.
11. Yes sir! Love our “open space”! BTW: “open space” is not the distance between two cars
12. Infrastructure! Encinitas Blvd is a horror story now wit development at Enc. Blvd and Quail garden it will be impossible
13. \*yes [response to comment 12]



November 18, 2019

## Community Responses to Questions: Hand-outs

### What are challenges to buying and renting housing in Encinitas?

1. Cost. Lack of mid-level housing to allow people to move up from ADU's and smallest units and allow new people to come in
2. Too many people competing for a limited carrying capacity, expectation that everyone can live here.
3. Knowing the City Council is homeless and low income friendly, makes us want to buy/rent in another city. The future of this city looks bleak.
4. High property costs, smaller units being rented short term and taking those units out of long-term rental market, parking is already a problem downtown and in areas with apartments and accessory units.
5. Inventory and cost
6. NA
7. NA

### What creative ways can Encinitas provide housing in the future?

1. Tiny home clusters with shared "community rooms" co-housing -multigenerational developments mansion-ization ordinance – limit the size of big homes
2. We are already doing it with ADU's. Limit size of units – higher density > smaller units.
3. Keep ADU program (only) going, stay out of housing – not your job to provide housing. The "market" does this, not elected officials, city council folks.
4. Require our [illegible] to actually get low and moderate housing built, the density bonus law works against getting low income housing built where property costs are high
5. Tiny or small houses
6. Private/public partnerships to [illegible] land to build affordable housing
7. Subdivisions in Olivehain

### What are the biggest challenges to housing in Encinitas?

1. NIMBYs, Prop A
2. Preserving quality of life in our established residential neighborhoods.
3. Maintaining quality of life for Encinitas property, home + business owners, tax-payers. We are the "Shareholders," not outsider interests hell bent on bringing homeless + low income multi family units.
4. High property costs, developers not willing to build low to moderate where they can make more \$\$ building high [illegible] homes, the density bonus law negatively impacts the neighborhoods because of all the waivers – not just the increased zoning
5. Build apartment complexes off of El Camino Real where there are buses and enough businesses, growing stores, restaurants etc. to not increase traffic like it would in other areas like the coast.
6. Affordability... need to look at uniform building codes and not require retention [illegible] and dual black/grey water plumbing systems...these add 10% to building costs!!
7. Traffic is the biggest challenge. Adding more housing is not practical because it will make traffic congestion unlivable for residents

**What unanswered questions you have?**

1. NA
2. How do we get Scott Wiener et al. off our backs? How do we get affordability from density bonus? Yield is low. How do we reestablish local control?
3. Why do you want to let Sac and SANDAG dictate our future with faulty forecasts and numbers? Keep it up, prices will go down, people will move out, lower taxes for the City. Since we are a "Charter" City, we don't need these numbers thrown at us.
4. What can we do to actually get low and moderate income housing built? What is going to happen on L7? Can we keep mobile home parks at low costs? How do we actually get student dorms built?
5. Find creative solutions to qualifying unpermitted units to get permits - maybe an "exception" type of permit. The last program to get them permitted didn't have enough flexibility. Many units can't reasonably be brought up to code, find a way to qualify them and they get added on to #s.
6. Why did C-7 come off Housing Element!!!
7. Why is developer/city council collusion and pay-to-play fundraising tolerated?

## The City of Encinitas is in the process of updating the 2021-2029 Housing Element. This Q&A sheet is intended to answer additional questions asked during the first Community Workshop, held on Monday, November 18, 2019.

### Q. Is this 6<sup>th</sup> cycle RHNA allocation in addition to the 5th cycle?

A. No, the 6<sup>th</sup> Cycle is a new Housing Element for the 2021-2029 planning period. There are no carryover units from the previous cycle. Please see Fact Sheet #1 for the City's 2021-2029 RHNA allocation.

### Q. Can we reuse sites?

A. Yes, the City intends to utilize the sites rezoned as a part of the 5th Cycle Housing Element Update (HEU) to meet the 6th Cycle 2021-2029 RHNA need. Additional sites will be identified to meet the City's 6<sup>th</sup> Cycle Above Moderate RHNA need. This can be accomplished within existing zoning with no rezoning of parcels required.

### Q. Are ADUs counted in the existing inventory?

A. Yes, Accessory Dwelling Units (ADUs) which are registered with the City are counted in the current inventory. The City tracks the affordability of each registered ADU based on owner input to track progress toward meeting the City's RHNA obligations.

### Q. Can we explain future construction on Olivenhain development?

A. The Housing Element is a citywide housing policy document and is not related to individual development projects within the City. Please contact Roy Sapa'u, City Planner for the City of Encinitas, for more information on projects currently in the permitting and development process.

### Q. How does density bonus get factored into the Housing Element process?

A. While density bonus projects do assist the City in meeting their RHNA need for the planning period, the Housing Element does not factor in density bonus as part of the potential unit yield calculation because density bonus requests are made when individual projects are submitted by applicants. Density bonuses are allowed by existing state law. The Housing Element does contain a program to ensure that the City's density bonus ordinance remains consistent with State law. HCD does not allow the inclusion of possible density bonuses to be included in determining site capacity.

### Q. What is the process for bringing unpermitted units into compliance?

A. The City has a process that allows unpermitted dwelling units to be brought into compliance and registered with the City. Please visit the City's [FAQ](#) for additional information about this process and its requirements.

### Q. Does less units mean less people projected in the next cycle?

A. The SANDAG housing unit growth projections are calculated based on growth locally and throughout the San Diego region. The RHNA growth need reflects the estimated number of dwelling units needed to meet the projected growth in population, jobs and other factors within Encinitas and the region during the 2021-2029 planning period. Therefore, a lower RHNA is not indicative of less projected population during the planning period.

**Q. Is Encinitas designated as “urban” by HCD?**

A. Urban areas are designated by the US Census Bureau. Encinitas is located in the San Diego Metropolitan Statistical Area and so is considered to be urban. For the purpose of determining the required density for lower income housing, Encinitas is considered to be “metropolitan” because it sits within a Metropolitan Statistical Area (MSA) of greater than 2,000,000 people and has a population greater than 25,000 people. Sites zoned to allow 30 units per acre or more are considered to be suitable for lower income housing in metropolitan cities.

**Q. Why is Encinitas a metropolitan/urban designation vs. suburban?**

A. Encinitas is defined by state law as “metropolitan” because it sits within a Metropolitan Statistical Area (MSA) of greater than 2,000,000 people and has a population greater than 25,000 people.

**Q. How can we get affordability at all income levels?**

A. Affordability of housing is primarily determined by market forces. The Housing Element Update itself does not construct any units, however the Housing Element’s programs and policies provide various means to encourage development of units that meet the City’s RHNA housing need for all income levels. The City requires the construction of affordable housing in any project with more than 7 units through its inclusionary ordinance.

**Q. When will the sites selection process begin?**

A. Sites identified to accommodate RHNA growth need will be made available to the public when the draft document is released. It will not be necessary to identify new additional sites zoned at 30 units per acre or more to meet the City’s 6<sup>th</sup> Cycle RHNA allocation.

**Q. How does Prop A factor into the 6th Cycle?**

A. Proposition A has certain procedural requirements for any general plan amendment that the City will follow. The City does not anticipate that a vote will need to be placed on the ballot because the City has adequate properly zoned sites to meet its RHNA without upzoning any additional sites or changing land use from non-residential to residential.

**Q. What is going to happen to the L-7 property?**

A. The 6<sup>th</sup> Cycle Housing Element process is not related to individual development projects submitted by applicants. The 7.6-acre L-7 site located on Quail Gardens Drive is currently designated Rural Residential (RR1) and there are no active applications in process for development on the property.

**Q. Can current sites come off and better ones be added?**

A. The sites selected to accommodate the City’s 6<sup>th</sup> Cycle RHNA allocation may differ from those selected during the 5<sup>th</sup> Cycle, however the City does not anticipate rezoning any sites as part of the 6<sup>th</sup> Cycle Housing Element Update. There are sufficient sites to accommodate the City’s 6<sup>th</sup> Cycle RHNA need within existing zoned parcels.

**Q. How are schools impacted?**

A. The environmental review completed for the Housing Element Update will analyze any potential impact to utilities and services, including schools. The 5<sup>th</sup> Cycle Housing Element Environmental Assessment reviewed potential impacts to schools and any required mitigation as a result of the additional future housing units.

## Workshop #1 Public Comments

### 1<sup>st</sup> Housing Element Workshop – November 18, 2019

#### Summary of Public Comments/Questions and Responses:

Additional 1554 units needed to add to the 6<sup>th</sup> cycle? *No, 5<sup>th</sup> cycle sites are still available for 6<sup>th</sup> cycle*

Last cycle – 2300 units. Are the current sites appropriated enough for the next cycle? We don't need to add anymore sites? *As of today, no new sites will be identified.*

What about the 1100 units that are not permitted? Are they counted? Are they counted in the existing inventory? Can they be? *Once unpermitted units go through the permit process, they will be added to the count.*

Do ADU's count? *Yes*

What is going on with the property in Olivenhain? Allowed to go to 69 feet with 4 stories. We were told this can never happen by the city. What is the real potential of these sites? *Application submittal is under review. Staff review and public hearing will take place. All correspondence is public information.*

This project seeks to utilize DB waivers for height. How do you accommodate the possibility of DB units when they are at the election of the property owner/developer? How does DB figure into the 6<sup>th</sup> cycle? HE is about all housing not just affordable housing.

The program for unpermitted units (approximately 110-1300) was not effective. City has several programs for homeowners with lots of flexibility.

City discouraged participation with so many regulations.

There's an element of fear to get unpermitted unit permitted.

Permitting the old stuff is going to be very difficult.

A year ago, Goodson project was originally supposed to be a senior project but now it's not at all what Olivenhain wants in their community.

States population growth numbers are way too high -need to be looked at again.

2300 units in 5<sup>th</sup> cycle and now 1500 units for 6<sup>th</sup> cycle – are we projecting less growth in Encinitas? Why is it going down? *Part of the RHNA process, a model that they use. SANDAG's website provides numbers and explanation.*

Go to [GrowtheSanDiegoWay.com](http://GrowtheSanDiegoWay.com) – exposes the way SANDAG comes up with their numbers.

Numbers don't represent the expected growth of Encinitas, but our share of the growth of the county.

Is Encinitas dedicated as urban or suburban? *Urban*

Builders are not interested in building apartments, city is getting so little from the DB law as far as affordability. This is a bonus for the developers.

Last HE was focused on R-30 zones. City has the lowest relative percent of multi family housing in the area.

## Workshop #1 Public Comments

City approves over 90% market rate –we will never advance these affordable projects when you have to deal with over 90% of homes being market rate. Market rate is the problem.

Conversation in Oceanside – people are stuffed into real small apartments and if homes were truly affordable, those lower rent places could be used equitably.

What is the due date for turning in the plan? *April 2021*

Do we have to do one more 4 year update to our plan? *Yes*

Sites selected and the hearings will start in April? Is that true? *Tentative Draft is due in April, we will need to verify 5<sup>th</sup> cycle sites.*

Will there be any citizen input? *Yes*

Sites are essentially chosen. They are in the existing HE.

What about Prop A? Sites, policies, programs?

Goodson project was supposed to be 150 low income units. Now it is 277 units, with only 40 low income. There is a deficit just on that property. Game is being played here making it difficult to even interact with the planning department.

L-7 could have been built 100% affordable – it was added, then removed. HCD was unhappy about this. What is going to happen to this property?

On Monday February 10, 2020 the City of Encinitas held a public community workshop at the Encinitas Community and Senior Center from 6 - 8pm. The meeting included a presentation on the City's progress in preparing the 2021-2029 Housing Update (6<sup>th</sup> Cycle), the application of recent housing-related state law, and additional information relating to policies and programs proposed to be included within the 6<sup>th</sup> Cycle Housing Element . Following the presentation, the attendees were asked to participate in focused discussions, which were organized into five stations located around the room. Discussion at each station was facilitated by members of City Staff and the Housing Plan Update team. The stations were focused around the following topics:

- Accessory Dwelling Units
- Development of Housing for All Income Levels
- Reducing Governmental/Non-Governmental Constraints
- Fair Housing Issues/Challenges
- Any Additional Comments/Discussion

Below is a summary of the comments discussed by workshop participants at each breakout station. .

#### **Station 1: Accessory Dwelling Units**

- *Barriers to permitted and permitting ADU's include:*
  - Strain on septic system
  - County restrictions
  - Fees
  - Construction costs
  - School fees
- *Opportunities for ADU's include:*
  - City sponsored financing in exchange for affordable units
  - Permit Ready ADU's for above garage units (not just detached)
  - Tax incentives/breaks for building and sewer hook ups

#### **Station 2: Development of Housing for All Income Levels**

- *Barriers to development of housing for all income levels include:*
  - Doubts of decision makers by community members to answer and address community concerns
  - State laws
  - Cost of property
  - Equal distributions of affordable housing within communities
  - Parking barriers
  - Consider Vulcan Ave. for lack of parking problem
  - Developers transfer all affordable to one property
  - Open City negotiations with HCD to the public
  - Giving control back to City to preserve character
  - Incentives that take away character
  - Need more parking – 2 spaces for every bedroom plus visitor

- Parking depends on product and location
- *Opportunities for development of housing for all income levels include:*
  - L-7 site included as a housing element site and increase number of affordable units to a 100% affordable site
  - Equal distributions of affordable housing within communities
  - Focus on subsidizing affordable sites – balance density allotments with affordable requirements for developers
  - Analyze changes from Cycle 5
  - More extremely low and low categories through incentives and direct subsidies
  - Focus laws on citizen interest
  - Lobby with other cities
  - Artist housing-tiny units in one area with common areas – cater to specific people
  - Shared spaces
  - Senior living
  - Keep at minimum for market rate units
  - Create an affordable by design product
    - Focus on people without cars
    - Ex. Rooms with common kitchen
  - Low level developments to maintain character (2 story)
  - Public/Private partnerships with low-income developers
  - More housing near public transportation by identifying low-use bus stops
  - Vacant city property become available for all affordable housing
    - Without charge
    - No permit fees
    - Waive development impact fees
  - SROs considered affordable
  - Require larger percent of affordable housing for market rate
  - Lobby state for a higher percent of affordable housing by right

### **Station 3: Reduce Governmental /Nongovernmental Constraints**

- *Barriers to reducing government/nongovernmental constraints include:*
  - Concern of overflow parking
  - Cost constraints per unit
  - R-30 zoning find different [sic]
  - Does removing constraints provide affordable units?
  - Prob A, a constraint?
  - Building cost
  - Land is expensive – cost of acquisition
  - Adequate parking
  - Lack of alternative modes of transportation
  - Sidewalks
- *Opportunities for reducing government/nongovernmental constraints include:*
  - More transit stops



- Where? How often?
- What type?
- Parking ratios appropriate to public transit
- Single family zoning to multifamily zoning
- Look at more modes of housing for providing affordable housing, open the range
- Developments with common amenities
  - Ex. Tiny homes with amenities on one lot
- Reduce green building requirements
  - Ex. Solar requirements
- Alternative methods of construction
- Wastewater system under county restrictions
- Small lot subdivisions
- Tiny homes ordinance
- Lower permit fees
- Bond financing for street improvements to be paid by city for development impacts
- Diversity zoning to allow for different kinds of housing
- Allow more duplexes
- Public private partnerships
- Reduce parking for studios and 1-bedroom apartments
- Inclusionary zoning increases to at least 50%
- Include public housing owned by city

#### **Station 4: Fair Housing Issues/Challenges**

- *Barriers to fair housing include:*
  - Discrimination and potential harassment amongst tenants
  - Affordability
  - Size of housing
  - Availability of housing
  - Accessibility to housing
  - H.O.A./management potentially discriminatory
  - Affordability barriers
  - Transit and access barriers
  - Infrastructure and accessibility barriers
- *Opportunities for fair housing include:*
  - Education about fair housing
  - Information to tenants to explain their rights/opportunities
  - More services for different age groups
  - Source of income opportunities
  - Condensing affordable housing into one space/area
  - More inclusionary options
  - Education: how does/do the laws apply to homeowners with ADU's or individual rooms concerned with compatibility?
  - Consideration of protected ages/classes such as young people and seniors

- Education: language access
  - More opportunity for non-English speakers
- Work with additional entities to provide more services
- Information on availability

### Station 5: Additional Comments

**Participants expressed additional concerns, ideas, comments and commentary on a variety of topics, including:**

- Senior Housing
  - Infrastructure issues
  - Building within existing residential uses
  - Habitat preservation issues
  - Zoning requirements, are we ignoring by allowing?
  - Example at La Costa Living estates
  - 123 senior care facility
  - Existing R1/ habitat issues
  - SF Characters and density bonus abuse?
- Non-compliant development, why do we allow?
- Sites identification
  - Up zoning plus bonus was not expected by residents
  - Rural residential density not compatible with higher density projects
  - Environmental challenges not addressed
- Is current policy approach wrong? Are we doing it wrong now?
  - Want to save current character of Encinitas
  - Is money for developers a good idea?
- 5<sup>th</sup> cycle properties identified
  - Put Encinitas in role of building affordable in city owned [sic]
- Don't give entitlements, build affordable housing instead
- Gaffney/Goodson parcel example of issue
  - Revoke overlay zone
  - Why make developers rich?
  - 69 ft in Encinitas, is that appropriate?
- Option for City to have developers pay to the build units
- 754 Bonita Drive example
  - Density bonus
- ADU tax basis for valuation of ADUs
- Leucadia Challenges
  - Affordable housing need to ride bus, etc. no safety issues addressed
  - Work with NCTD on rail crossing safety
  - Pedestrian access in Vulcan not safe
- Vulcan @La Costa sites
  - Low income vs. market rate/what is appropriate

- No bus services on La Costa
  - Ped. Safety Issues apparent
- Other housing types
  - Not just family units, but other types to fill other needs
  - Example: Efficient units
  - Example: Units serving Young working adults
  - Example: Single Adults
- Downsizing in Encinitas
  - Multigenerational family
  - Age in place
  - Age changes/income changes
- Where is the data for unoccupied units?
- AirBnB and short-term data available?
- The City work to solve housing issues for City not for HCD
- Density where it makes sense
  - Not in rural areas
  - Near transit locations
  - Near schools and jobs
- Are all the sites picked already for RHNA?
- How can city get control back? Instead of HCD
- Housing as business vs. for the people
- Mitigation fund?
  - Example on 30 du/acre parcel
  - In lieu contribution by developer
  - For original density
  - Mitigation fund pay for housing units' construction of affordable
  - Don't let developers "off the hook"
- Why not let the City be the developer?
  - Provide opportunity for 100% affordable
  - Current development and developers just making city more dense
- Give fees/sites to affordable developers (for free?)
- Go all in with state mandates. Be more aggressive
- You should compare actual Homeless vs. available vacant in California. We can house them all.
- County oversees septic/county controlled
  - Work with county related to ADU development and septic
  - They can make requirements that constrain
  - Come up with plan with county re: ADU in rural areas on septic
  - Improved septic technology is an option to explore
  - Constraint to developers with septic limitations
- Pre-wiring ADUS/Housing for EV chargers
- 6<sup>th</sup> cycle criteria options for high density developers
  - Up the requirements

- Example: 75% affordable 25% market
  - By-right and density bonus Increase in disparity in neighborhoods
  - Disparity in unit mix
  - Example: 1 mil homes in a development then 1 affordable
- Incentives fail to evaluate impacts of the actual incentives
- More developers should put in affordable housing
- Develop and determine an equation or formula that works better when determining “inclusionary” units.
  - More aggressive options?
- Census data used in the plan
  - Why are we using 2010 census data when it may not be valid?
  - Where are demographics now vs 2010
    - Jobs/housing ratio, what is it?
    - Where is the data/what is available/what is the source?
- Map of lower income
  - We should have a map of lower income units
  - We should have a map of moderate/above moderate units
- Housing is driven by transportation/CO<sup>2</sup>
  - SANDAG Mandates/policies
  - Were transportation issues addressed in housing?

Attendees of the February 10, 2020 Housing Element Community Workshop were asked to provide additional comments and input regarding the 6<sup>th</sup> Cycle Update. The handout stated “Please provide the Housing Element team with any additional information you believe would be useful during the Housing Element Update Process. You may fill this out and hand it to staff or email to Jennifer Gates at [jgates@encinitasca.gov](mailto:jgates@encinitasca.gov). Thank you!”

The following were received the evening of the workshop:

1. Require a minimum number of very low income or low income units (20% of total site units) at each property.
2. Please forward me all email notices or [sic] at [willsschneider@gmail.com](mailto:willsschneider@gmail.com) Will Schneider 865 Morning Sun Dr. Encinitas, Ca 92024, (760)436-2100, Thank you!
3. How do increased needs of infrastructure get metro forecast? How to maintain community integrity/character with increased units? How to preserve the Encinitas we moved here to enjoy? I want to give more input on constraints the expanded number of units allowed.
4. Who is paying, how and when for all the new infrastructure this new zoning and housing will necessitate? Roads, plumbing, infrastructure, schools? This sucks!
5. Eliminate all “in lieu’ fees or options to transfer affordable units to other projects or sites.
6. Where is the discussion about our City adhering to the city charter? Why are we not asserting local control versus state control?
7. The city wants growth but id not willing to pay for improved infrastructure to support the growth. Widen very narrow roads, bring in sewer to areas dependent on septic. City needs to step up and spend its own money, instead of expecting developers to do everything.
8. Need to count existing affordable housing currently being provided by residents. In Olivahain there are a number of ranches all of which provide low cost on [sic] stuff. Many homes provide low cost on housing for their parents or adult children (often with some disabilities). There is no justification for Sacramento not counting these. Only reason that City of Encinitas exists is because our 5 communities were determined to keep our community characteristics.

Please provide the Housing Element team with any additional information you believe would be useful during the Housing Element Update process. You may fill this out and hand it to staff or email to Jennifer Gates at [Jgates@encinitasca.gov](mailto:Jgates@encinitasca.gov). Thank you!

Where is the discussion

about our City adhering to the

City Charter?

Why are we not asserting local control  
versus state control.

Please provide the Housing Element team with any additional information you believe would be useful during the Housing Element Update process. You may fill this out and hand it to staff or email to Jennifer Gates at [Jgates@encinitasca.gov](mailto:Jgates@encinitasca.gov). Thank you!

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How do increased needs of Infrastructure get met or forecast.  
How To maintain Community Integrity / Character with increased units? How To preserve the Encinitas we moved here to enjoy.  
I want to give more input on Constraining the expanded ~~into~~ # of units Allowed.



Please provide the Housing Element team with any additional information you believe would be useful during the Housing Element Update process. You may fill this out and hand it to staff or email to Jennifer Gates at [Jgates@encinitasca.gov](mailto:Jgates@encinitasca.gov). Thank you!

Who is paying, how and when for all the new infrastructure this new zoning and housing will necessitate?

- ✓ Roads
- ✓ Plumbing
- ✓ Infrastructure
- ✓ Schools

This sucks!

Michelle J. Gates 760518-8182

Please provide the Housing Element team with any additional information you believe would be useful during the Housing Element Update process. You may fill this out and hand it to staff or email to Jennifer Gates at [Jgates@encinitasca.gov](mailto:Jgates@encinitasca.gov). Thank you!

Need to count existing affordable housing currently being provided by residents

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Encinitas Housing Plan 2021-2029  
Community Workshop 2  
February 10, 2020



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Please send me all e-mail  
NOTICES OR COMMUNICATIONS  
@ [611554@comcast.net](mailto:611554@comcast.net)  
611554@comcast.net  
2011 Santa Monica  
865 Moorpark Lane Dr.  
Encinitas CA, 92024  
(760) 436-2100  
Thank you!

Encinitas Housing Plan 2021-2029  
Community Workshop 2  
February 10, 2020

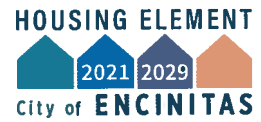


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Require a minimum # of very low income or low income units  
(20% of total site units) at each property.

pg. 1 of 2

Encinitas Housing Plan 2021-2029  
Community Workshop 2  
February 10, 2020



To: Jennifer Gates

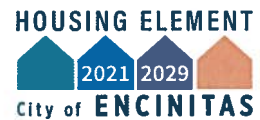
Please provide the Housing Element team with any additional information you believe would be useful during the Housing Element Update process. You may fill this out and hand it to staff or email to Jennifer Gates at [Jgates@encinitasca.gov](mailto:Jgates@encinitasca.gov). Thank you!

*we need more small homes for currently unhoused, local youth, climate refugees, as well as seniors and disabled. City could buy, lease, or manage vacant land to require smaller homes near transit. We need transit locally to eliminate too many cars. Also, why not hire locals with building skills to create local jobs. Urban infill is what is needed, but with small, green, affordable homes, both rental + market. We need homes to reside in, not vacation rentals, air bnb, or "investment" homes.*

*Helen Bourne  
760 625-5621*

pg. 2 of 2

Encinitas Housing Plan 2021-2029  
Community Workshop 2  
February 10, 2020



To: Jennifer Gates

Please provide the Housing Element team with any additional information you believe would be useful during the Housing Element Update process. You may fill this out and hand it to staff or email to Jennifer Gates at [Jgates@encinitasca.gov](mailto:Jgates@encinitasca.gov). Thank you!

*Another suggestion is to create a community land trust for small square footage homes to remain permanently affordable. Also, more could be done to encourage public participation in the upkeep of community well being, such as neighborhoods sweeping (brooms, no leaf blowers) & doing trash pick ups.*

*Helen Bourne  
760 625-5621*

**From:** [Juliana Maxim](#)  
**To:** [Jennifer Gates](#); [Roy Sapau](#)  
**Subject:** Comments to the 6th cycle HE draft  
**Date:** Wednesday, February 12, 2020 8:43:06 PM

---

[NOTICE: Caution: External Email]

Dear Jennifer,

Thank you very much for organizing the Community Workshop about the 6th Cycle Housing Element on February 10, 2020.

I have a few comments that I hope will be included in the package forwarded to HCD, and provided to the City Council. I would appreciate a response to question 1.

1. Unoccupied and short-term rental units.

Is the City collecting data on unoccupied units (units that sit un-used for more than 6 months / year) and on short-term rentals such as Airbnb? And if so, could you please include this data in an appendix to the HE? This would provide a more accurate picture of how the existing housing stock is used in Encinitas. It would also qualify the claim that we have a housing supply problem.

2. "removing constraints"

During the workshop, the public was asked for ways to "remove constraints" for developers in order to facilitate the building of affordable housing. This, however, is an example of a suggestive or biased question, because it permits only answers that agree with the assumption that constraints are a negative thing.

But constraints are far from being all bad. In fact, we as citizens should place all sorts of demands on our built environment, rather than simply leave it up to the developers.

A better question would be: what are *good* constraints and what are *bad* constraints?

I will assume that this is the real question, and answer it.

-Good constraint: CEQA. We should subject all rezoning to the requirement that it minimizes the impact on the environment, by reducing, for instance, the need for cars. ALL projects should require CEQA, including the 'by right' ones.

-Bad constraint: "real estate financial feasibility", which is the guarantee that the developer makes a profit. True affordable housing needs to be publicly subsidized and publicly controlled. It should not serve private profit.

3. Beneficiaries' participation in design and implementation

The potential beneficiaries of affordable housing were nowhere to be seen during the community workshop. If the city is serious about "participation of all economic segments of the community," then it should establish genuine dialogue with tenant organizations (such as Tenants United) and affordable housing grass roots groups (such as Affordable Housing Advocates).

4. Public policy but private profits

Current policies are entirely predicated on extracting private profit out of the public support for affordable housing construction.

We need to expand the range of mechanisms for achieving affordable housing to include not-for profit development, public housing and rent control. Before assuming that rent control is

bad, or public housing "is not done anymore," as was asserted by City staff during the workshop, look carefully at the data. (For public housing, see the small, thriving housing authorities in Austin, TX; Portland, OR; Cambridge, MA; or St Paul, MN). History shows that real estate-led development is the cause rather than the solution to gentrified neighborhoods.

5. Rethink inclusionary zoning.

-Affordability: in Encinitas, rent for 80% AMI for 1-Bd is set at \$1,713/month. This is out of reach for most working class people. Such "affordable" units are priced at levels virtually identical to market rates and should not count towards the density bonus or the inclusionary %. "Affordable" should begin at 50% AMI.

-Neighborhood impact: hold to limits on height, set-backs, etc, and avoid granting zoning and building exceptions. Consider impacts of construction, and the neighborhood needs for facilities and services. This will prevent stigmatizing and separating the 'affordable' units and their residents from the surrounding neighborhood.

I understand that most of our housing policies are handed down to the City by HCD. I am writing precisely in the hope that someone from HCD will read this.

With thanks for your consideration,

Juliana Maxim  
254 Rancho Santa Fe Road  
Encinitas

**From:** [Kathy Hollywood](#)  
**To:** [Jennifer Gates](#)  
**Subject:** FW: empty residential units. Why?  
**Date:** Wednesday, February 12, 2020 10:44:14 AM

---

Kathy Hollywood, City Clerk  
City of Encinitas  
760-633-2601

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**From:** Jeffery Laudenslager <laudenslager1@cox.net>  
**Sent:** Monday, February 10, 2020 5:13 PM  
**To:** Kathy Hollywood <khollywood@encinitasca.gov>  
**Subject:** empty residential units. Why?

**[NOTICE: Caution: External Email]**

Hi,

Below are two links that give a nuanced picture of the reality of our scarce housing opportunities in California. I think it is worthwhile looking at our "housing crisis" from a different perspective. If affordable housing is to be effectively built and utilized it must be built for those who actually need it. Not a small percentage of affordable units mixed with a larger portion of "market value" houses. That is simply a greedy building industry masquerading as a savior to this perceived "crisis".

I suggest the City get real with solving this problem we are being forced by the State to address. No market rate housing until that is done.

<https://www.citylab.com/equity/2019/12/california-housing-crisis-vacancy-rate-new-homes-real-estate/603145/>

<http://www.capoliticalreview.com/capoliticalnewsandviews/too-many-empty-homes-in-san-jose-there-could-be-a-penalty-tax-for-that/>

Jeffery Laudenslager  
619-417-0303

**From:** [Huntley, Robin@HCD](mailto:Huntley,Robin@HCD)  
**To:** [Jennifer Gates](#); [Barbara Kautz](#)  
**Subject:** FW: Fwd: Comments to the 6th cycle HE draft  
**Date:** Thursday, February 13, 2020 7:41:32 AM  
**Attachments:** [image001.jpg](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)

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[NOTICE: Caution: External Email]

HCD is forwarding comments received with regard to Encinitas' draft 6<sup>th</sup> cycle housing element and offers the City an opportunity to respond. HCD considers all comments received during our review.

In addition, we are aware the City's previous Community Development Director is no longer with the City. Please provide the contact information for the appropriate staff who will be working on the 6<sup>th</sup> cycle element.



**Robin Huntley**  
Housing Policy Manager, Housing Policy Division  
Housing & Community Development  
2020 W. El Camino Avenue, Suite 500 | Sacramento, CA 95833  
Phone: 916.263.7422



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**From:** Dan Vaughn <daniel\_e\_vaughn@yahoo.com>  
**Sent:** Wednesday, February 12, 2020 9:48 PM  
**To:** Juliana Maxim <jmaxim@sandiego.edu>; Huntley, Robin@HCD <Robin.Huntley@hcd.ca.gov>  
**Subject:** Re: Fwd: Comments to the 6th cycle HE draft

Hi Juliana, let me virtually introduce you to Robin Huntley. She is the point person at HCD for our Encinitas project.

Robin, please see below for Juliana's comments on the 6th cycle HE in Encinitas. She is an architecture professor at UCSD.

Best to both, Dan

On Wednesday, February 12, 2020, 8:48 PM, Juliana Maxim <[jmaxim@sandiego.edu](mailto:jmaxim@sandiego.edu)> wrote:

The City asked for public comments on the next HE. Here are mine, in case anyone cares to read a long email :)  
Juliana

Begin forwarded message:

**From:** Juliana Maxim <[jmaxim@sandiego.edu](mailto:jmaxim@sandiego.edu)>

**Subject:** Comments to the 6th cycle HE draft

**Date:** February 12, 2020 at 8:40:17 PM PST

**To:** [jgates@encinitasca.gov](mailto:jgates@encinitasca.gov), [rsapau@encinitasca.gov](mailto:rsapau@encinitasca.gov)

Dear Jennifer,

Thank you very much for organizing the Community Workshop about the 6th Cycle Housing Element on February 10, 2020.

I have a few comments that I hope will be included in the package forwarded to HCD, and provided to the City Council. I would appreciate a response to question 1.

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Is the City collecting data on unoccupied units (units that sit un-used for more than 6 months / year) and on short-term rentals such as Airbnb? And if so, could you please include this data in an appendix to the HE? This would provide a more accurate picture of how the existing housing stock is used in Encinitas. It would also qualify the claim that we have a housing supply problem.

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I understand that most of our housing policies are handed down to the City by HCD. I am writing precisely in the hope that someone from HCD will read this.

With thanks for your consideration,

Juliana Maxim  
254 Rancho Santa Fe Road  
Encinitas

--

You received this message because you are subscribed to the Google Groups "Encinitas Residents For Responsible Development" group.

To unsubscribe from this group and stop receiving emails from it, send an email to [encinitas-residents-for-responsible+unsubscribe@googlegroups.com](mailto:encinitas-residents-for-responsible+unsubscribe@googlegroups.com).



To view this discussion on the web visit

<https://groups.google.com/d/msgid/encinitas-residents-for-responsible/DA600DE4-477A-4939-AB54-E39066C22DB7%40sandiego.edu>  
[\[groups.google.com\]](https://groups.google.com).

**From:** [Annemarie Clisby](#)  
**To:** [Jennifer Gates](#)  
**Subject:** FW: Housing Element Update - Feb. 19. 2020  
**Date:** Thursday, February 20, 2020 9:05:12 AM

---

**From:** Linda <lradcliffe@gmail.com>  
**Sent:** Thursday, February 20, 2020 8:55 AM  
**To:** Council Members <council@encinitasca.gov>  
**Subject:** Re: Housing Element Update - Feb. 19. 2020

**[NOTICE: Caution: External Email]**

Thank you for sending this message information.

With the scale of projects and major changes underway by the City, it is overwhelming to the residents to evaluate the implications of individual initiatives and the cumulative impact of all. In an election cycle caution is requested in implementing this and other initiatives.

It is not evident what the environmental, financial, traffic , other logistics and community effects of these housing increases to our community..

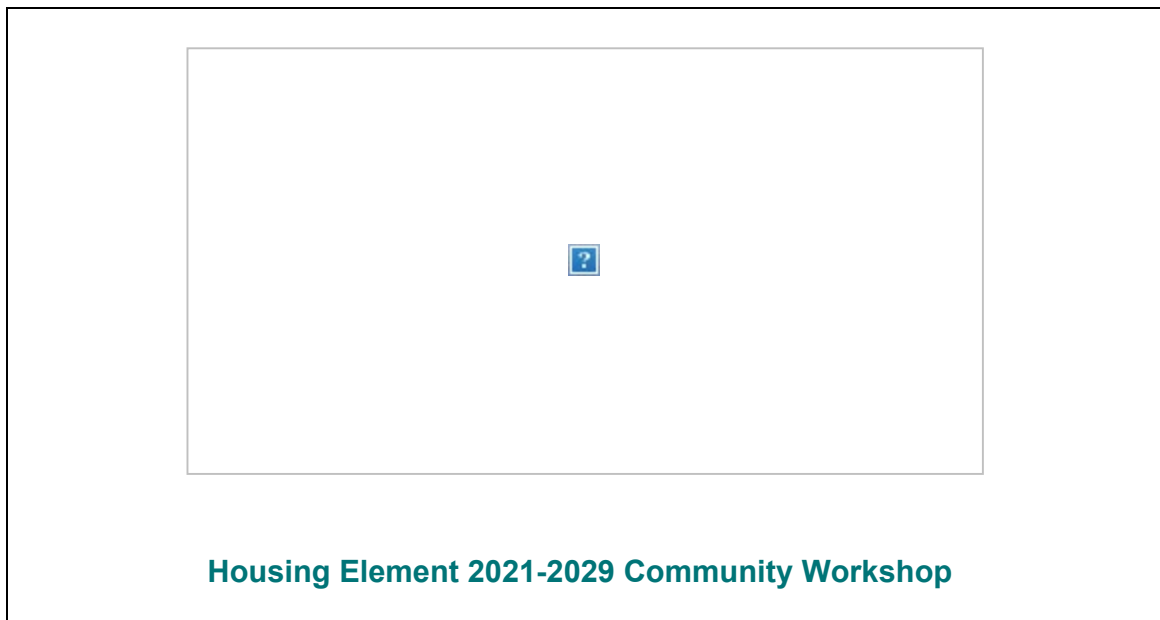
A pause is required in order for the constituents to have a reasonable opportunity to understand and review the city's intent. The council has not done due diligence to address this.

Thank you.

Linda Radcliffe

Sent from my iPhone

On Feb 19, 2020, at 11:03 AM, City of Encinitas <[webmaster@encinitasca.gov](mailto:webmaster@encinitasca.gov)> wrote:



## Materials Available Online

Thank you to all who were able to attend the community workshop held on February 10th to provide input on the City's preliminary draft of Section 1 and Appendix C of the 6th Cycle Housing Element. We had over 100 participants provide input on four main topics: Accessory Dwelling Unit (ADU) development; affordable housing for all income levels; governmental constraints to housing development; and fair housing issues and challenges. Participants were also provided an opportunity to provide general comments on the Preliminary Draft of the Housing Element. To view the presentation and input received visit the project [webpage](#).

Comments will continue to be received on the preliminary drafts until March 1, 2020. Drafts of both documents are available now for your input on the [City's website](#). We would like to hear your initial comments on the preliminary draft before we release the public review draft to the Department of Housing and Community Development. The proposed modifications to Section 1 of the 6th Cycle Housing Element reflect the City's progress in implementing the currently adopted Housing Element and new state law requirements. In Appendix C, the modifications include the identification of "moderate" and "above-moderate" sites needed to meet the Regional Housing Needs Allocation. No rezoning of sites to meet the required sites inventory is required at this time.

Visit [www.encinitasca.gov](http://www.encinitasca.gov) for more information on the Housing Element 2021-2019. To stay apprised of project updates and upcoming meetings visit: [www.encinitasca.gov/Home/City-Updates](http://www.encinitasca.gov/Home/City-Updates) to sign up to receive City newsletters and e-notifications. Select "Housing Element Update" and any other topics that are of interest.

For more information please contact Jennifer Gates, Principal Planner by email [jgates@encinitasca.gov](mailto:jgates@encinitasca.gov).

City of Encinitas, 505 S. Vulcan Avenue, Encinitas, CA 92024

[SafeUnsubscribe™](#) [lradcliffe@gmail.com](mailto:lradcliffe@gmail.com)

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Housing Element Draft comments  
26 Feb 2020

Dear Jennifer,

Please see below my comments on the initial draft of section 1 of the Cycle 6 Housing Element. Thank you for considering my feedback.

“As part of the adoption of the Housing Element, the City will modify policies in other elements if needed to achieve internal General Plan consistency.” Not a fan of having everything else requiring changes to fit the Housing Element. The Housing Element should instead be created to fit into the General Plan.

“Section 65583(c)(9) of the Government Code states that, “The local government shall make a diligent effort to achieve public participation of all economic segments of the community in the development of the housing element, and the program shall describe this effort.” A discussion of citizen participation is provided below and in Appendix A.” I do not see an Appendix A. I also do not see any evidence at all that the City actually tried to obtain participation in this process by anyone other than a privileged few who have the time and energy and ability to participate in this process. If the City actually wanted involvement from all sectors of society, it would make a much better effort to meet the residents where they are to obtain feedback – i.e. sending out survey mailers in English and Spanish with return postage paid; holding open houses at different times and days of the week to allow discussion and a two way dialogue, etc.

The suggested policies in the introduction generally sound all well and good, but they are weakly worded and are not currently being enforced. So, will they be enforced? If so, how? You could start with, for example, strengthening the wording. For example, for POLICY 2.7, language should change from “Discourage residential development of steep slopes, canyons, and floodplains” to PROHIBIT development in these areas (as stated in the General Plan, these areas cannot be built; therefore, this verbiage of “discouraging” violates the General Plan).

Policy 2.8 makes no sense at all. What on earth is this trying to say? It’s just a bunch of words that sound like they mean something without actually making any commitments. How about doing something meaningful, like connecting low income homeowners to assistance with energy efficiency upgrades, such as: <https://www.maacproject.org/main/impact/healthy-homes-health-services/weatherization-services/>

Goal 3 does not contain any actual policies related to quality of new housing. It is misleading for it to be named as such. Further, Policy 3.2 is vague and terrible. How will this be conducted? Why? So that people can be evicted from substandard housing?

Goal 4 “The city will attempt” – this is so weak. Of course the city will not do anything meaningful, if wording is so vague like this. How about some actual actions and commitments?

Policy 4.1 is ridiculously worded – “the City will continue to develop necessary actions”?! WHAT actions? How? Why is the City paying a consultant to churn out meaningless garbage like this?

Section 2.5 should be eliminated. “Constraints” exist to ensure that development in our City occurs thoughtfully and responsibly. Eliminating “constraints” so that builders can do whatever they wish is NOT what anyone in Encinitas wants.

Section 2.6 last paragraph – so what you are saying here is that the Housing Element is NOT consistent with the Land Use Element of the General Plan, and that you will *amend* THAT in order to make them consistent. As stated above, how about just making the Housing Element consistent in the first place?! This is what we want.

Program 1E is ridiculous: The suggestion is that if a developer fails to develop a site as intended under the housing element, the City will absorb the consequences by undertaking rezoning to accommodate the shortfall? So, every time a developer comes in and just builds more LUXURY HOMES THAT WE DO NOT NEED, the city will just REZONE a different area to be high-density, so MORE LUXURY HOMES can be built, ad Infinium? THIS IS NOT OK. PLEASE DO NOT DO THIS. The onus MUST be put on the developers to build the amount and type of housing that is indicated in the housing element – no more, no less, and most definitely developers should NOT be allowed to build less than the Housing Element - required affordable units on site.

Program 1F is weak. New construction should include efficient systems and use green building standards, period. This should not be an option.

Program 2B – the “average” size limitation is problematic, because it allows developers to make the affordable units tiny and the unaffordable units large (i.e. extremely unequal). There needs to be a cap on the disparity allowed between these types of units – i.e. the market rate units should only be allowed to be, perhaps, a maximum of 30% larger than the affordable units. Further, size is not the only thing that will prevent developers from creating luxury homes – amenities (that would only be available to the market rate inhabitants, most likely) and materials are also involved in driving up housing costs. To prevent the construction of yet more unaffordable luxury housing, which we DO NOT need (according to HCD’s recent letter), this section needs to have more strict guidelines.

Remove the text “Moreover, the City will continue to review and approve projects under density bonus law without applying any requirements of Proposition A.” Proposition A has not been invalidated and is still applicable to Density Bonus Projects. No portion of the State Law prevents Proposition A from being applied.

In the section “Ground Floor Uses Only,” “key locations” should not be determined by the City Council on its own, but by the City Council with adequate and fair input from residents.

Program 3C – would not be required, had the City listened to residents and developed Housing Elements with sites and approaches that residents approved of (like L7, for example).

Program 3D “Streamlining includes the environmental review already completed for this Housing Element to address as many environmental issues as possible now to focus future environmental review on project- specific issues.” Wording is garbled and approach is unacceptable. The City is failing miserably at its job of protecting the City and citizens by requiring adequate environmental review. The City routinely illegally claims that projects are exempt from CEQA, which must end. Throwing away environmental review does not solve our problems, it simply leads to different problems – an environmental crisis in place of a housing affordability crisis. Is that acceptable? I think not.

Program 3F – YES PLEASE! Can you also maybe listen to residents, and require developers to actually complete their CPP requirements as intended, and to design projects that are not terrible?

Program 4A – great! Would have been nice had this been applied to the Bonita Drive project, don’t you think?

Program 4B – this is way too small – surely there is a way to increase the # of households that can be helped with this program? Start with conducting free assessments of housing throughout the City and identifying what needs to be fixed. Most likely, some homes would have relatively minor things that could help a lot (i.e. leaky windows), and others would require more costly repairs (i.e. leaky roof). Obtaining a full inventory of repair needs throughout the city would allow the City to come up with an efficient way to help repair homes for lower income residents. For example, small repairs can be tackled by volunteers and/or contributions from the community, while larger projects such as roof replacements could be reserved to be covered under CDBG funds.

Program 5A – wow, that’s very vague and unhelpful. I look forward to reading some actual actions in the revision. Sad that the consulting firm hired to prepare this didn’t have any useful ideas to put forth here other than just repeating key phrases over and over.

Program 5B – how about including requirements in new development proposals to ensure adequate access? For example, the City just approved several Density Bonus projects that have no sidewalks, and therefore people have to drive into their homes and/or walk in the roadway. This is not safe or adequate for disabled people (or children, or non-disabled people either, for that matter).

Thank you,  
Jessica Carilli, PhD  
Former renter, current homeowner in Encinitas

**From:** [Van Cheng](#)  
**To:** [Jennifer Gates](#)  
**Subject:** Housing element  
**Date:** Sunday, February 9, 2020 3:26:29 PM

---

[NOTICE: Caution: External Email]

My concern is that Quail Pointe Drive is already very congested. With the Leichtag homeless car exit being changed to it, instead of Saxony, please do not have Quail Pointe Drive be a place for affordable housing.

Van Cheng, M.D.,  
545 Quail Pointe Lane  
Encinitas California 92024

Sent from my iPhone



**From:** [Jennifer Gates](#)  
**To:** [Kyle Hoggatt](#)  
**Subject:** RE: Above moderate income sites

---

Hi,  
Yes they will be removed as available for housing.  
Thanks,  
Jennifer

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

From: Kyle Hoggatt <[khoggatt@couponchief.com](mailto:khoggatt@couponchief.com)>  
Sent: Thursday, February 27, 2020 10:32 AM  
To: Jennifer Gates <[jgates@encinitasca.gov](mailto:jgates@encinitasca.gov)>  
Subject: Re: Above moderate income sites

[NOTICE: Caution: External Email]

Hi Jennifer  
Just following up on this while community feedback is still being taken. Will these sites be removed from the HEU?

Thanks,  
Kyle

> On Feb 20, 2020, at 9:16 AM, Jennifer Gates <[jgates@encinitasca.gov](mailto:jgates@encinitasca.gov)> wrote:

>

> Yes we noticed that one when we went back through the Encinitas Ranch Specific Plan Area.

> Thank you!

> Jennifer

>

> -----Original Message-----

> From: Kyle Hoggatt <[khoggatt@couponchief.com](mailto:khoggatt@couponchief.com)>

> Sent: Wednesday, February 19, 2020 5:48 PM

> To: Jennifer Gates <[jgates@encinitasca.gov](mailto:jgates@encinitasca.gov)>

> Subject: Re: Above moderate income sites

>

> [NOTICE: Caution: External Email]

>

> Thanks. The EUSD site across the street isn't zoned for residential either (441 QGD).

>

> -Kyle

>

>> On Feb 19, 2020, at 5:16 PM, Jennifer Gates <[jgates@encinitasca.gov](mailto:jgates@encinitasca.gov)> wrote:

>>

>> Thank you I will look into it and get back to you. Leichtig Commons should be ER-AG as you state.

>> Sincerely,

>> Jennifer

>>

>>

>>

>> Jennifer M. Gates, AICP

>> Principal Planner

>> Development Services Department

>> 505 South Vulcan Ave, Encinitas, CA 92024

>> (760) 633-2714 | [jgates@encinitasca.gov](mailto:jgates@encinitasca.gov) [www.encinitasca.gov](http://www.encinitasca.gov)

>>

>>  
>>  
>>

>> -----Original Message-----

>> From: Kyle Hoggatt <khoggatt@couponchief.com>

>> Sent: Wednesday, February 19, 2020 11:49 AM

>> To: Jennifer Gates <jgates@encinitasca.gov>

>> Subject: Above moderate income sites

>>

>> [NOTICE: Caution: External Email]

>>

>> Hi Jennifer,

>>

>> I just looked at the updated Appendix C for the housing element, and I saw the Leichtag property listed there (Ecke Ranch Road and Union St). Why are those shown as RR1 zoning instead of ER-AG?

>> Do you have any details on this?

>>

>> Thanks,

>> Kyle Hoggatt

>>

>> \_\_\_\_\_

>>

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>

**From:** [Jennifer Gates](#)  
**To:** [Juliana Maxim](#)  
**Subject:** RE: Comments to the 6th cycle HE draft  
**Attachments:** [image001.jpg](#)

---

Hi Juliana,

Sorry for the delay in my response. Thank you for your email and sharing your thoughts and ideas. In the meantime below are my responses to your questions and comments.

1. We do not have a current way of tracking “unoccupied” units. As for short-term rentals, we only have a list of those that have permits through the City so we can pull that data.
2. You are correct it is more about an analysis of constraints. In the Housing Element, each jurisdiction is tasked with an analysis of constraints. Government Code Section 65583(a) requires “An analysis of potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels,...including land use controls, building codes and their enforcement, site improvements, fees and other exactions required of developers, and local processing and permit procedures...”. Here is more information from HCD on what we are tasked with <https://www.hcd.ca.gov/community-development/building-blocks/constraints/processing-permitting-procedures.shtml>. Please share any additional thoughts you have on this.
3. Agreed. We are serious about including all interest groups and I will reach out to those two you recommend but I also want to hear from our Encinitas residents that currently participate in our affordable housing programs, which is why we sent a letter to all residents and property owners in Encinitas about the last workshop. I did hear from some residents who were unable to attend the meeting about their concerns and have mailed a copy of the document to an individual that did not have access to a computer. We have also heard through different avenues from affordable housing developers. Please let me know any additional local interest groups you think I should specifically reach out to.
4. We are looking at the different avenues to partner with non-profit and for-profit developers to develop more affordable housing throughout Encinitas. This includes different State funding opportunities. Unlike large cities throughout the US and other cities that have remnant redevelopment funds our affordable housing fund is limited so we will need to be more creative. What I meant regarding public housing is that large subsidized housing projects that were common in the 1960s, that were funded mostly by the Federal government, are not done anymore. The federal government has virtually eliminated funding for new public housing. Today it takes many partners and diversity of funding sources. Some housing authorities do act as developers under the new model. Regarding rent control, statewide rent control was enacted this year by AB 1482.
5. While low-income households may earn approximately 80% of AMI, we do follow the HCD guidelines, which set the rent limits as 30% of 60% of AMI, which, based on 2019 income limits, limits rent to \$1,036 a month for a one bedroom unit for both inclusionary and density bonus affordable units. Here is the [link to our sheet](#) we update annually. We have not received the numbers from the State yet for 2020. We will continue to look at neighborhood impact as we develop objective design standards this year. That project will begin soon and include opportunities for community input.

Thank you,  
Jennifer Gates



**Jennifer M. Gates, AICP**  
**Principal Planner**  
**Development Services Department**  
505 South Vulcan Ave, Encinitas, CA 92024  
(760) 633-2714 | [jgates@encinitasca.gov](mailto:jgates@encinitasca.gov)  
[www.encinitasca.gov](http://www.encinitasca.gov)

**In response to the COVID-19 pandemic, the City has issued a Proclamation of Local Emergency and activated its Emergency Operations Center (EOC). All City offices are currently closed to the public until further notice. City staff will continue to conduct City business through teleconferencing and phone calls. We will continue our "virtual city hall" services via the [Customer Service Center](#) portal, where many permits and plans can be processed electronically. Contacts for city departments and services can be found via <https://encinitasca.gov/Home/City-News/ArticleID/216>.**

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**From:** Juliana Maxim <[jmaxim@sandiego.edu](mailto:jmaxim@sandiego.edu)>  
**Sent:** Wednesday, February 12, 2020 8:40 PM  
**To:** Jennifer Gates <[jgates@encinitasca.gov](mailto:jgates@encinitasca.gov)>; Roy Sapau <[RSapau@encinitasca.gov](mailto:RSapau@encinitasca.gov)>  
**Subject:** Comments to the 6th cycle HE draft

**[NOTICE: Caution: External Email]**

Dear Jennifer,

Thank you very much for organizing the Community Workshop about the 6th Cycle Housing Element on February 10, 2020.

I have a few comments that I hope will be included in the package forwarded to HCD, and provided to the City Council. I would appreciate a response to question 1.

1. Unoccupied and short-term rental units.

Is the City collecting data on unoccupied units (units that sit un-used for more than 6 months / year) and on short-term rentals such as Airbnb? And if so, could you please include this data in an appendix to the HE? This would provide a more accurate picture of how the existing housing stock is used in Encinitas. It would also qualify the claim that we have a housing supply problem.

2. "removing constraints"

During the workshop, the public was asked for ways to "remove constraints" for developers in order to facilitate the building of affordable housing. This, however, is an example of a suggestive or biased question, because it permits only answers that agree with the assumption that constraints are a negative thing.

But constraints are far from being all bad. In fact, we as citizens should place all sorts of demands on our built environment, rather than simply leave it up to the developers.

A better question would be: what are *good* constraints and what are *bad* constraints?

I will assume that this is the real question, and answer it.

-Good constraint: CEQA. We should subject all rezoning to the requirement that it minimizes the impact on the environment, by reducing, for instance, the need for cars. ALL projects should require CEQA, including the 'by right' ones.

-Bad constraint: "real estate financial feasibility", which is the guarantee that the developer makes a profit. True affordable housing needs to be publicly subsidized and publicly controlled. It should not serve private profit.

### 3. Beneficiaries' participation in design and implementation

The potential beneficiaries of affordable housing were nowhere to be seen during the community workshop. If the city is serious about "participation of all economic segments of the community," then it should establish genuine dialogue with tenant organizations (such as Tenants United) and affordable housing grass roots groups (such as Affordable Housing Advocates).

### 4. Public policy but private profits

Current policies are entirely predicated on extracting private profit out of the public support for affordable housing construction.

We need to expand the range of mechanisms for achieving affordable housing to include not-for profit development, public housing and rent control. Before assuming that rent control is bad, or public housing "is not done anymore," as was asserted by City staff during the workshop, look carefully at the data. (For public housing, see the small, thriving housing authorities in Austin, TX; Portland, OR; Cambridge, MA; or St Paul, MN).

History shows that real estate-led development is the cause rather than the solution to gentrified neighborhoods.

### 5. Rethink inclusionary zoning.

-Affordability: in Encinitas, rent for 80% AMI for 1-Bd is set at \$1,713/month. This is out of reach for most working class people. Such "affordable" units are priced at levels virtually identical to market rates and should not count towards the density bonus or the inclusionary %.

"Affordable" should begin at 50% AMI.

-Neighborhood impact: hold to limits on height, set-backs, etc, and avoid granting zoning and building exceptions. Consider impacts of construction, and the neighborhood needs for facilities and services. This will prevent stigmatizing and separating the 'affordable' units and their residents from the surrounding neighborhood.

I understand that most of our housing policies are handed down to the City by HCD. I am writing precisely in the hope that someone from HCD will read this.

With thanks for your consideration,

Juliana Maxim  
254 Rancho Santa Fe Road  
Encinitas

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## **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 6<sup>th</sup> 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:**

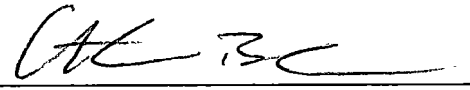
**Blakespear moved, Mosca seconded to direct staff to proceed with the staff recommendations as presented; start the process of a zoning amendment to increase the inclusionary percentage of affordable housing for residential development for consideration by the Planning Commission and City Council; and, 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 6<sup>th</sup> 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: 5<sup>th</sup> and 6<sup>th</sup> 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 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

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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 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

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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?

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 supple 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 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

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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?

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)  
**Started:** Tuesday, May 19, 2020 4:05:40 PM  
**Last Modified:** Tuesday, May 19, 2020 5:03:27 PM  
**Time Spent:** 00:57:47  
**IP Address:** 123.3.228.63

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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?

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## #5

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Wednesday, May 20, 2020 3:48:47 PM  
**Last Modified:** Wednesday, May 20, 2020 3:59:40 PM  
**Time Spent:** 00:10:53  
**IP Address:** 72.196.169.154

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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

**COMPLETE**

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**Last Modified:** Wednesday, May 20, 2020 6:44:34 PM  
**Time Spent:** 00:08:13  
**IP Address:** 104.180.156.210

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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'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?

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#7

**COMPLETE**

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**Last Modified:** Wednesday, May 20, 2020 6:46:37 PM  
**Time Spent:** 00:02:59  
**IP Address:** 108.233.248.51

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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

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?

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?

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#9

**COMPLETE**

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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

**COMPLETE**

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**Last Modified:** Wednesday, May 20, 2020 9:32:06 PM  
**Time Spent:** 02:54:29  
**IP Address:** 72.220.46.21

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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 former 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

**COMPLETE**

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**Last Modified:** Wednesday, May 20, 2020 9:47:27 PM  
**Time Spent:** 00:11:32  
**IP Address:** 76.217.130.251

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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?

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?

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## #12

**COMPLETE**

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**Last Modified:** Wednesday, May 20, 2020 10:14:04 PM  
**Time Spent:** 00:38:06  
**IP Address:** 76.176.122.206

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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?

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 R30 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?

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#13

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
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**Last Modified:** Wednesday, May 20, 2020 10:52:21 PM  
**Time Spent:** 00:33:52  
**IP Address:** 72.197.199.84

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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?

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?

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## #14

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
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**Last Modified:** Thursday, May 21, 2020 6:11:20 AM  
**Time Spent:** 00:05:45  
**IP Address:** 68.6.149.67

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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?

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

**COMPLETE**

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**Last Modified:** Thursday, May 21, 2020 7:44:37 AM  
**Time Spent:** 00:06:50  
**IP Address:** 68.105.117.151

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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?

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?

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#16

COMPLETE

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

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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?

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)

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**Q9** **Prefer not to answer**

OPTIONAL QUESTION: Racial Categories (select only one)

---

**Q10** **Rent**

OPTIONAL QUESTION: Do you rent or own your home?

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**Q11** **45-54**

OPTIONAL QUESTION: Respondent's Age

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**Q12** **No**

OPTIONAL QUESTION: Do you have a disability?

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**Q13** **No**

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

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#17

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**Last Modified:** Thursday, May 21, 2020 9:29:28 AM  
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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?

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

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**Last Modified:** Thursday, May 21, 2020 10:29:35 AM  
**Time Spent:** 00:42:29  
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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?

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  
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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?

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

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**Q2**

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

No comment

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**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)

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**Q9****White**

OPTIONAL QUESTION: Racial Categories (select only one)

---

**Q10****Rent**

OPTIONAL QUESTION: Do you rent or own your home?

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**Q11****65+**

OPTIONAL QUESTION: Respondent's Age

---

**Q12****No**

OPTIONAL QUESTION: Do you have a disability?

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**Q13****No**

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

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#20

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**Last Modified:** Thursday, May 21, 2020 12:37:45 PM  
**Time Spent:** 03:19:54  
**IP Address:** 70.181.177.54

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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?

- 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?

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**Q13**

**No**

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

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#21

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**Last Modified:** Thursday, May 21, 2020 5:04:19 PM  
**Time Spent:** 00:06:47  
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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?

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?

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**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?

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**Q8** Non-Hispanic or Latino

OPTIONAL QUESTION: Ethnic Categories (select only one)

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**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?

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#22

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**Last Modified:** Thursday, May 21, 2020 6:13:22 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?

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?

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#23

**COMPLETE**

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

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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?

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)

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**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

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**Q12****No**

OPTIONAL QUESTION: Do you have a disability?

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**Q13****No**

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

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#24

**COMPLETE**

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**Last Modified:** Wednesday, May 27, 2020 8:03:57 PM  
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**IP Address:** 174.195.199.77

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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?

Tax or builders fee reductions

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**Q2**

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

Financial assistance

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**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?

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#25

**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?

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**

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**Last Modified:** Wednesday, May 27, 2020 8:31:05 PM  
**Time Spent:** 00:35:12  
**IP Address:** 68.6.201.64

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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?

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?

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#27

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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?

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?

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#28

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**Time Spent:** 00:18:04  
**IP Address:** 75.80.47.153

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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?

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?

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#29

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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?

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?

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#30

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**Last Modified:** Thursday, May 28, 2020 6:32:39 AM  
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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?

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 inventives 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?

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#31

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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?

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 sites 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

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**Last Modified:** Thursday, May 28, 2020 7:39:33 AM  
**Time Spent:** 00:24:21  
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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?

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?

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#33

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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?

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?

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#34

**COMPLETE**

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**Last Modified:** Thursday, May 28, 2020 9:41:03 AM  
**Time Spent:** 00:13:39  
**IP Address:** 68.105.112.223

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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?

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**

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**Last Modified:** Thursday, May 28, 2020 10:39:39 AM  
**Time Spent:** 00:09:51  
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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?

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?

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#36

**COMPLETE**

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**Time Spent:** 00:14:04  
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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?

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?

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#37

**COMPLETE**

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

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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?

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)

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**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?

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#38

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**Last Modified:** Thursday, May 28, 2020 11:32:58 AM  
**Time Spent:** 00:41:37  
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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?

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)

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**Q9**

Respondent skipped this question

OPTIONAL QUESTION: Racial Categories (select only one)

---

**Q10**

**Rent**

OPTIONAL QUESTION: Do you rent or own your home?

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**Q11**

**55-64**

OPTIONAL QUESTION: Respondent's Age

---

**Q12**

**Prefer not to answer**

OPTIONAL QUESTION: Do you have a disability?

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**Q13**

**Prefer not to answer**

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

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#39

**COMPLETE**

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**Time Spent:** 00:10:22  
**IP Address:** 70.179.30.115

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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?

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?

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#40

COMPLETE

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**Last Modified:** Thursday, May 28, 2020 12:21:01 PM  
**Time Spent:** 00:42:00  
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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?

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**

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**Last Modified:** Thursday, May 28, 2020 1:16:42 PM  
**Time Spent:** 00:28:35  
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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?

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?

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#42

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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?

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?

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#43

**COMPLETE**

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**Last Modified:** Thursday, May 28, 2020 3:27:41 PM  
**Time Spent:** 00:21:06  
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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?

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?

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#44

**COMPLETE**

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**Last Modified:** Thursday, May 28, 2020 3:33:13 PM  
**Time Spent:** 00:24:56  
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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?

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?

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#45

**COMPLETE**

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**Last Modified:** Thursday, May 28, 2020 4:40:26 PM  
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**IP Address:** 70.179.27.12

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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?

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**

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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 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**

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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?

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**

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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?

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

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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?

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

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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 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

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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?

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

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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 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

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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?

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.4 Housing Element Public Outreach Collateral**

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

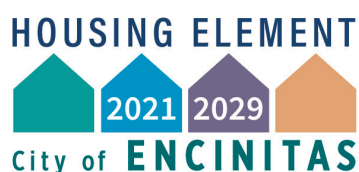


# CITY OF ENCINITAS 2021-2029 HOUSING ELEMENT UPDATE COMMUNITY WORKSHOP

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

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

**WHERE:** Council Chambers,  
505 South Vulcan Ave.

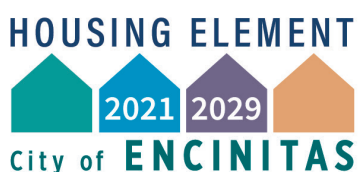




# CITY OF ENCINITAS 2021-2029 HOUSING ELEMENT UPDATE COMMUNITY WORKSHOP

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

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



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

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



The City of Encinitas is in the process of updating the 2021-2029 Housing Element. This Fact Sheet is intended to answer commonly asked questions and provide information about the update process.

### What is a Housing Element?

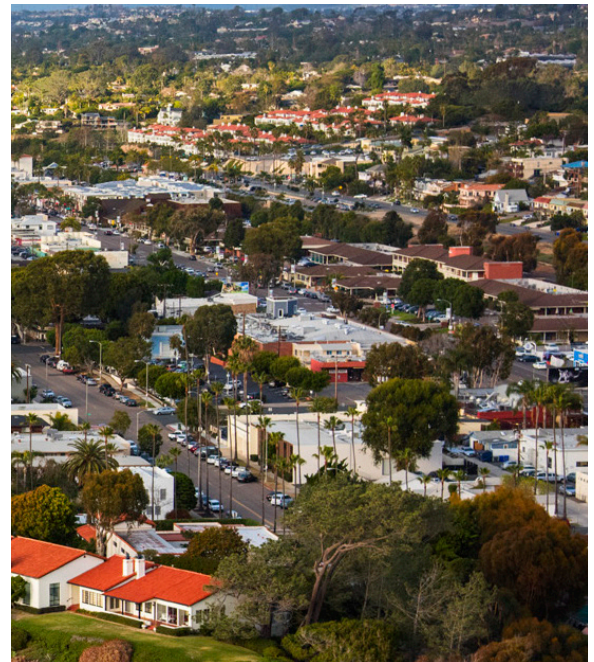
The Housing Element is a city-initiated policy document that provides direction for the implementation of various programs to meet the existing and projected future housing needs of all economic segments of the Encinitas community. The Housing Element provides policies, programs and actions that support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

#### Key Features of the Housing Element:

- Population and housing profile of Encinitas
- Evaluation of housing constraints and resources
- Evaluation of existing programs and policies
- Analysis of sites appropriate for housing
- Develop policies, programs & quantified objectives

### What is the Regional Housing Needs Assessment (RHNA) Process?

The RHNA process is mandated by state law to quantify the need for housing. This informs local planning processes to address existing and future housing need resulting from growth in population, employment and households. For the 2021-2029 Planning Period, The City of Encinitas is allocated an estimated number of units to accommodate growth by income category. The Housing Element must provide sites to accommodate this estimated growth.



### 2021 - 2029 City of Encinitas RHNA Housing Needs Allocation

Income Category	% of Median Family Income (MFI)	Income Range <sup>1</sup>		RHNA Allocation (Housing Units)
		Min.	Max.	
Very Low Income	0 – 50%	\$0	\$43,150	469 units
Low Income	51 – 80%	\$43,151	\$69,040	369 units
Moderate Income	81 – 120%	\$69,041	\$103,560	308 units
Above Moderate Income	>120%	\$103,560	> \$103,560	408 units
<b>Total:</b>				<b>1,554 units</b>

<sup>1</sup> Income range is based on the 2019 HUD Median Family Income (MFI) for San Diego County of \$86,300.

## Why is the City Updating the Housing Element?

The City of Encinitas is required by state law to update its Housing Element every eight years. The current adopted Housing Element is for the 2013-2021 planning period. The City is now planning for the 2021-2029 planning period.

### *Importance of updating the Housing Element:*

- Ensures the City complies with State housing laws
- Allows the City to become eligible for State grants and funding sources
- Demonstrates the ability to meet future housing growth needs
- Allows the community to further engage in the planning process

## What is Included in the Update Process?

The update process is community-based and will include a variety of activities to interface with the Encinitas community. Key features include:

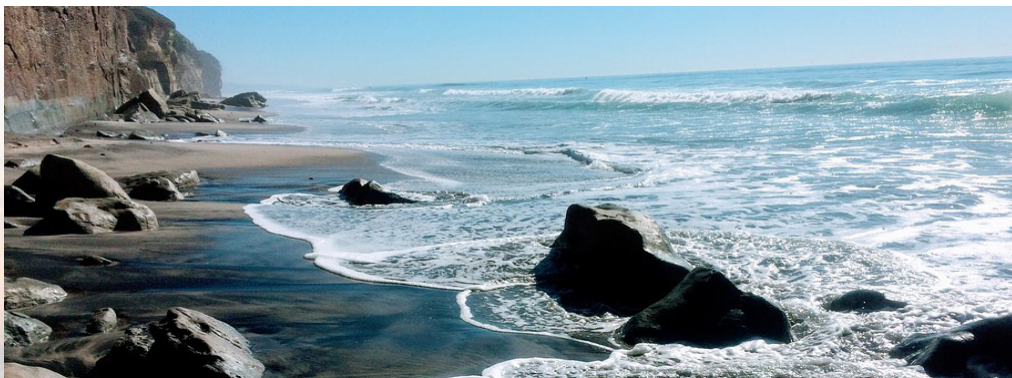
- A series of community workshops and public meetings
- Comprehensive review of demographics in the community to reflect existing conditions
- Completion of adequate sites analysis to meet 2021-2029 RHNA
- Public Hearings before the Planning Commission and City Council

## How Can You Participate in the Update Process?

There are a variety of ways you can participate throughout the planning process:

- Two Community Workshops will be held on November 18, 2019 and January 27, 2020 for community members to come and learn about the process and provide their feedback and guidance to the City
- Review and provide comments on the public draft available in January 2020

## Project Timeline



For updated information;

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

or contact:

Jennifer Gates, Principal Planner, City of Encinitas

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

## **A.5 City of Encinitas Consolidated Plan Survey Responses**

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



**TO:** Jennifer Gates, Principal Planner, City of Encinitas

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

**DATE:** November 4, 2019

**SUBJECT:** Consolidated Plan Community Engagement Summary

---

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

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

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

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

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

---

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

**Goal 2:** Prevent and reduce homelessness.

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

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

**Goal 3:** Improve public infrastructure and facilities.

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

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

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

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

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



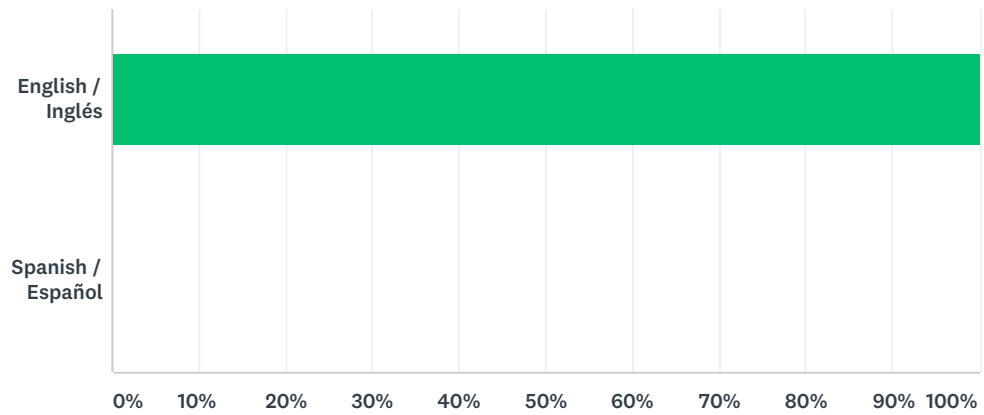
**Encinitas Aggregate Community Meeting Data**

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

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

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

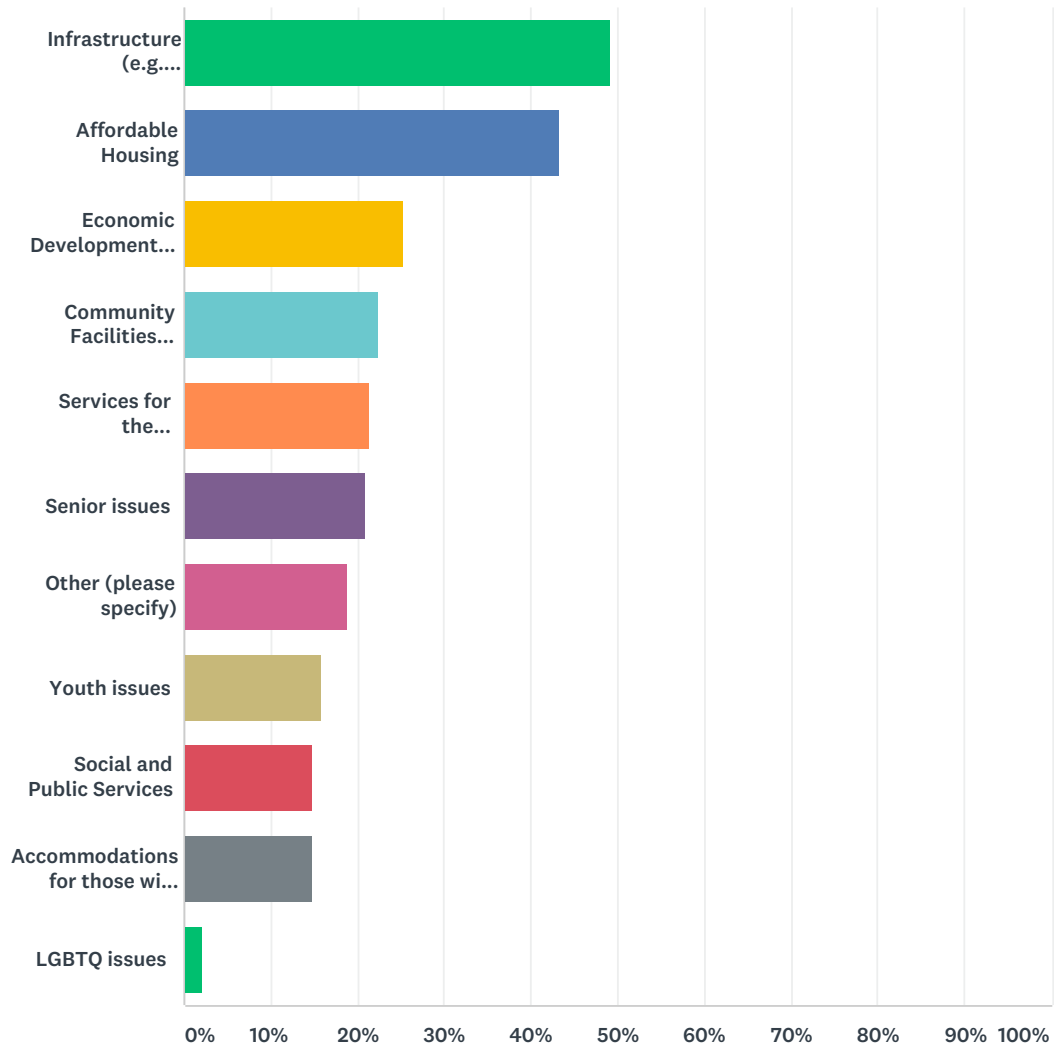
Answered: 273 Skipped: 0



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

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

Answered: 201 Skipped: 72



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

## Encinitas Community Needs Survey

LGBTQ issues

1.99%

4

Total Respondents: 201

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

## Encinitas Community Needs Survey

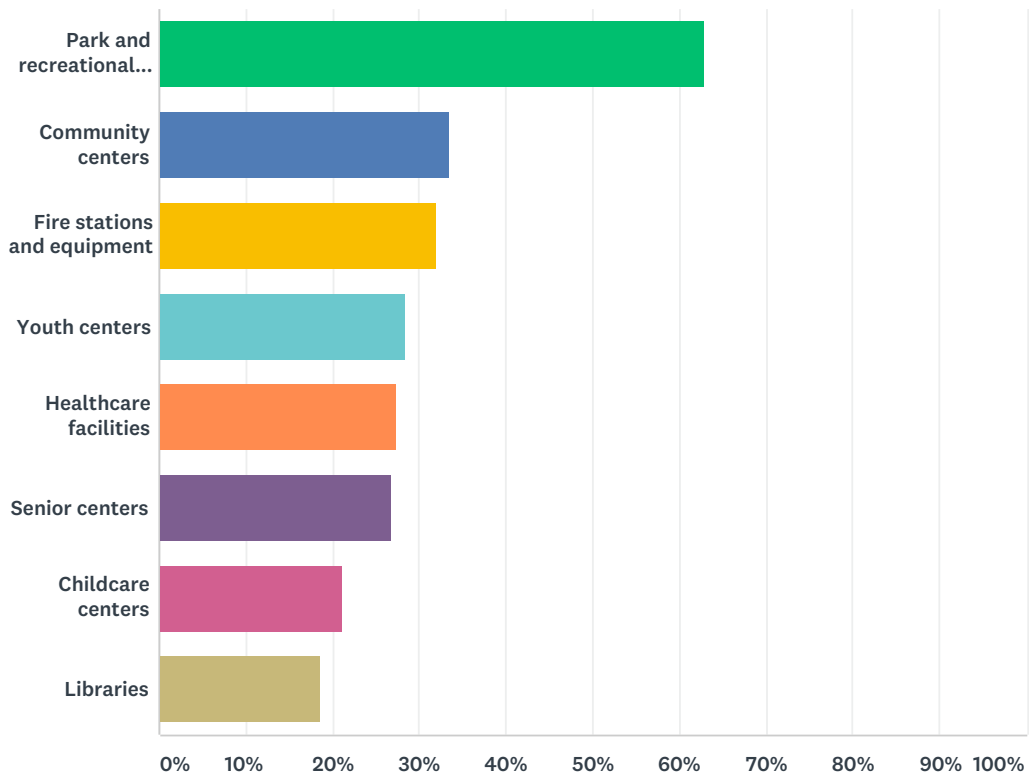
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35	Less gentrification. I want to say affordable housing, but usually that is only reserved for the lowest income tiers. Many of us who make middle class wages are being priced out of regular housing and are excluded from any government-backed affordable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

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

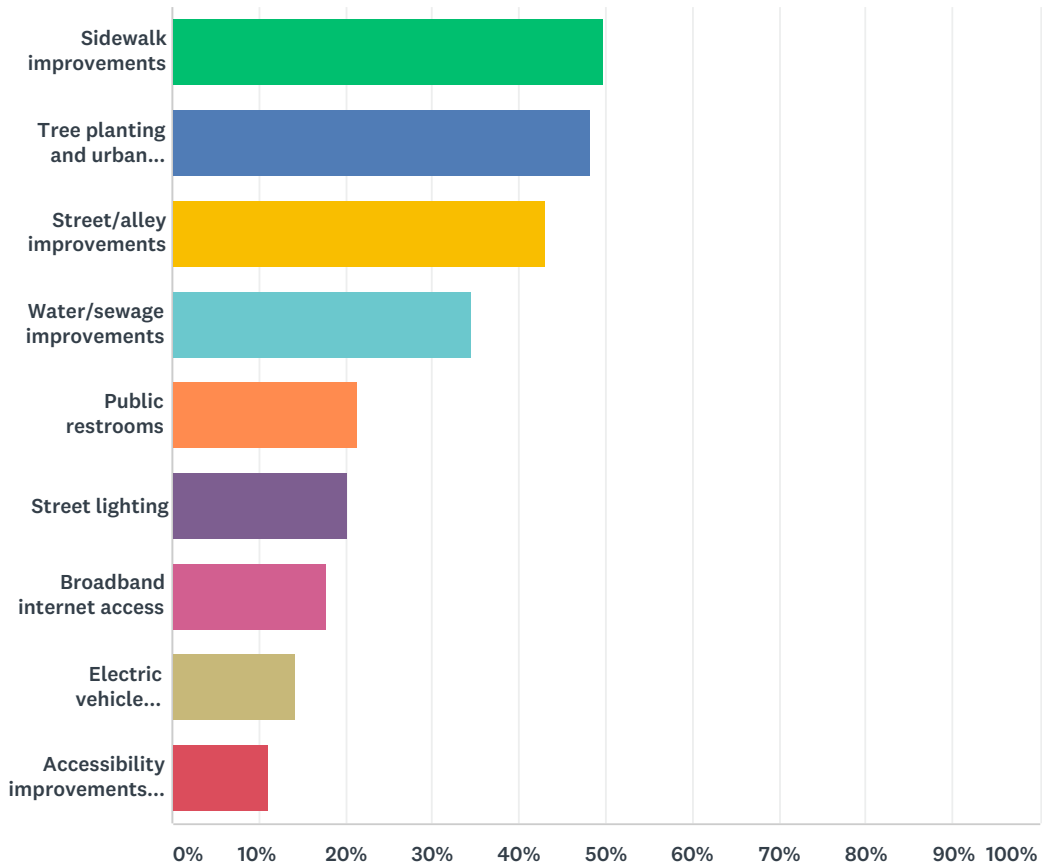
Answered: 194 Skipped: 79



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

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

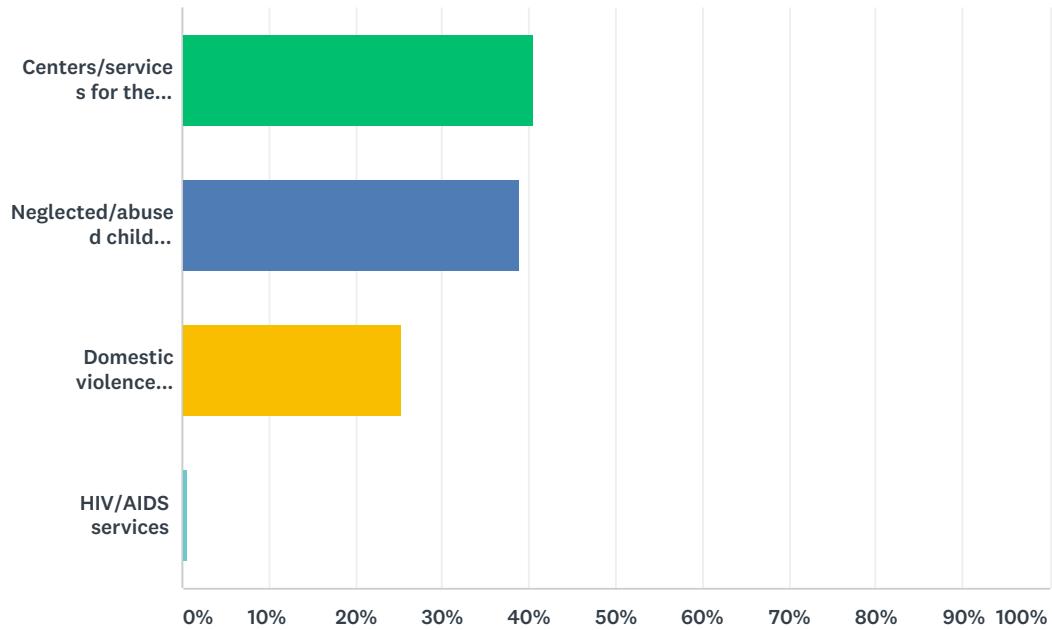
Answered: 197 Skipped: 76



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

## Q5 Choose the most critical Special Need in your community.

Answered: 190 Skipped: 83

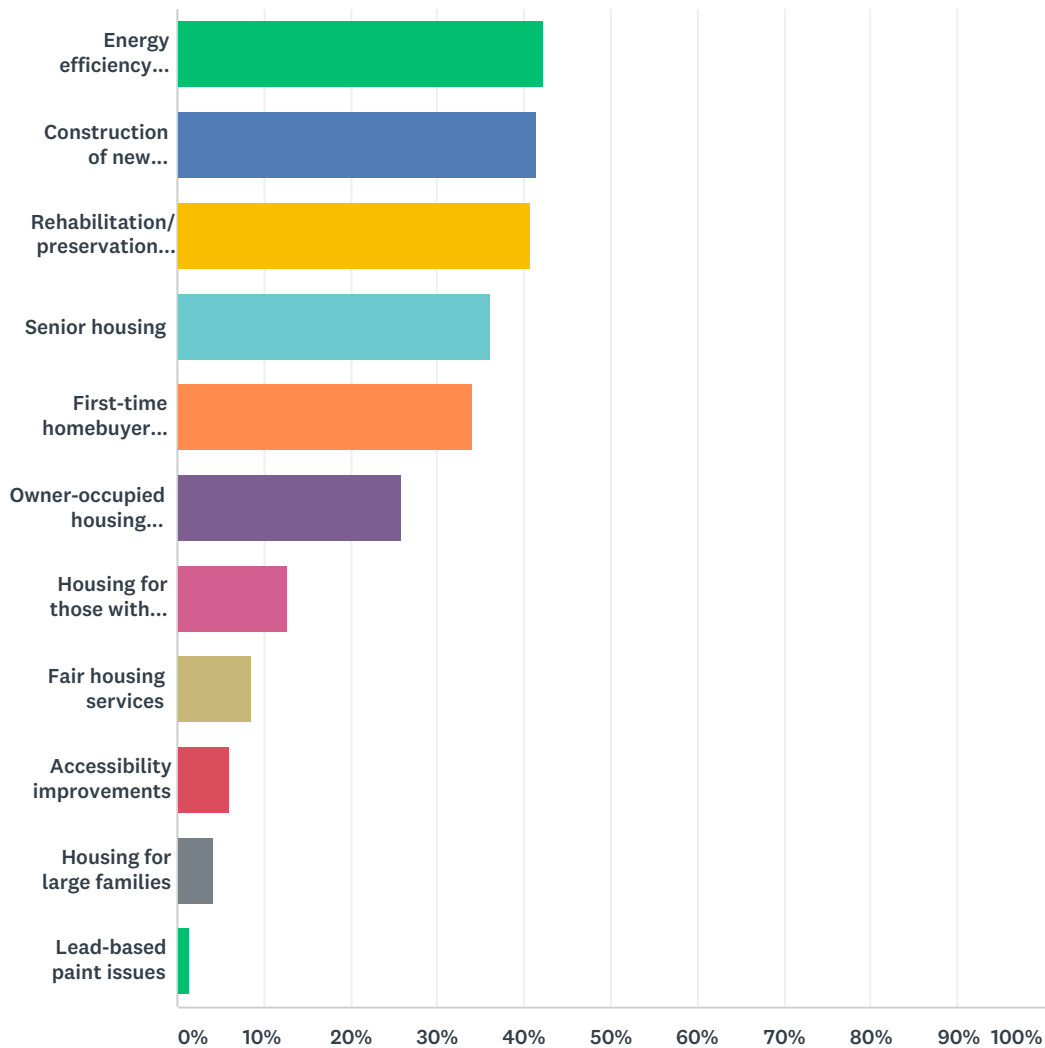


ANSWER CHOICES	RESPONSES
Centers/services for the disabled	40.53% 77
Neglected/abused child services	38.95% 74
Domestic violence services	25.26% 48
HIV/AIDS services	0.53% 1
Total Respondents: 190	



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

Answered: 196 Skipped: 77



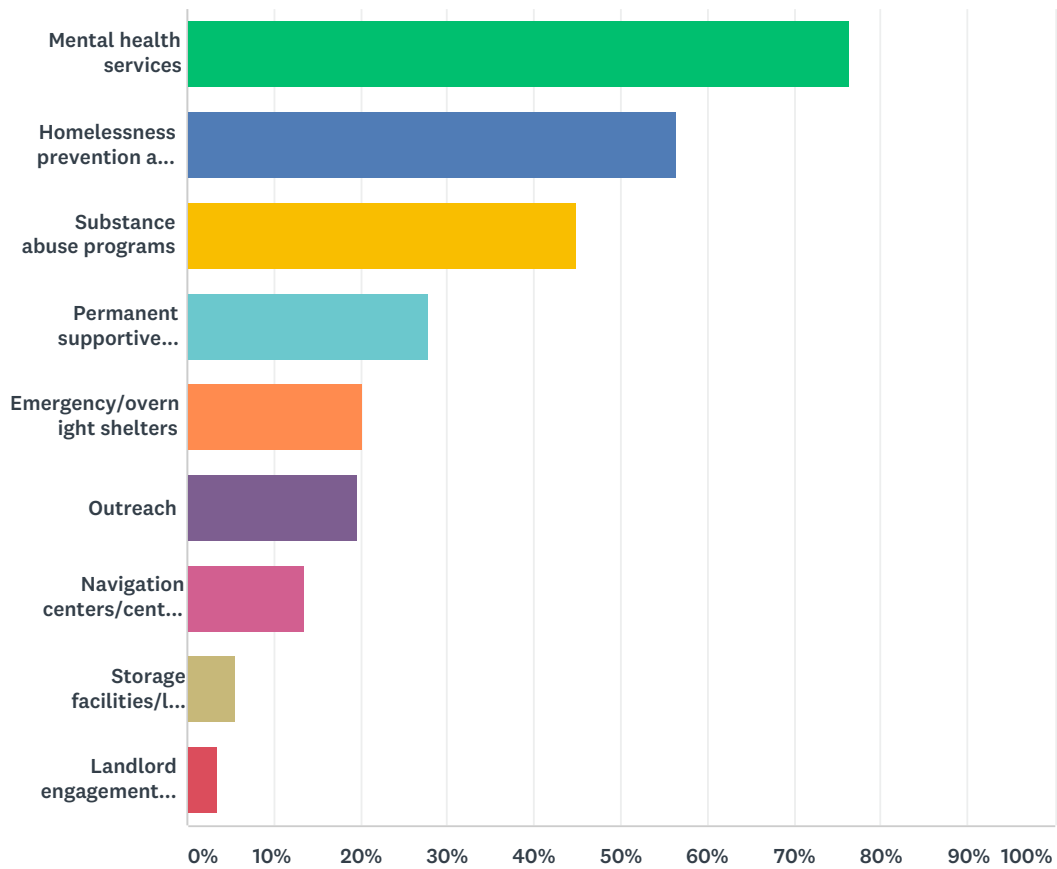
ANSWER CHOICES	RESPONSES	
Energy efficiency improvements	42.35%	83
Construction of new affordable rental housing	41.33%	81
Rehabilitation/preservation of affordable housing	40.82%	80
Senior housing	36.22%	71
First-time homebuyer assistance	34.18%	67
Owner-occupied housing rehabilitation	26.02%	51
Housing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

## Encinitas Community Needs Survey

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

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

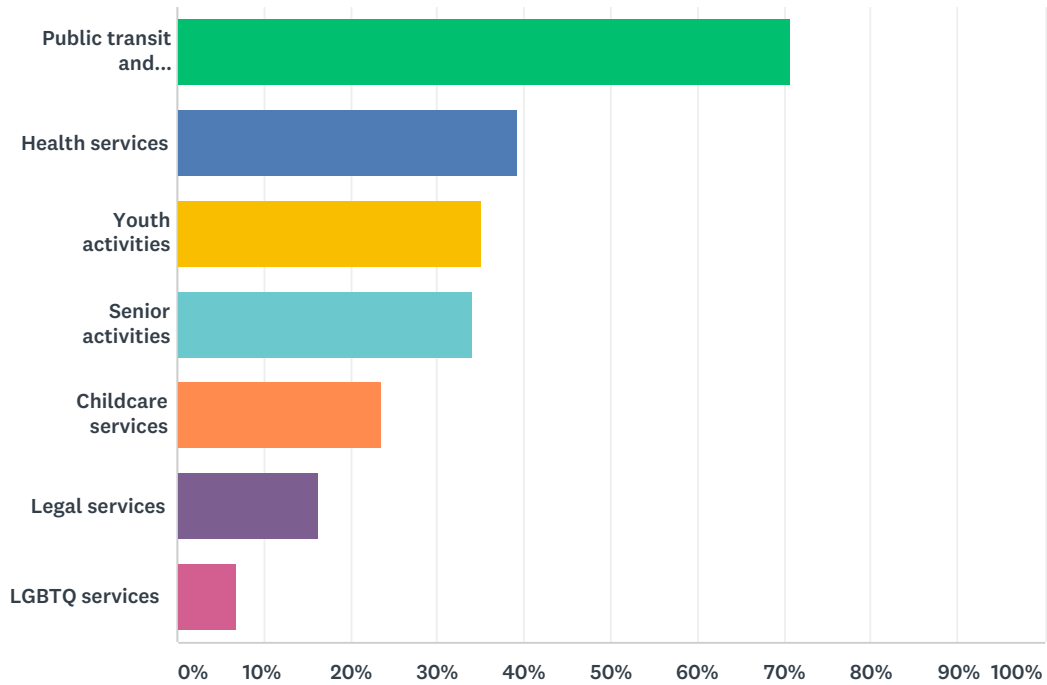
Answered: 198 Skipped: 75



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

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

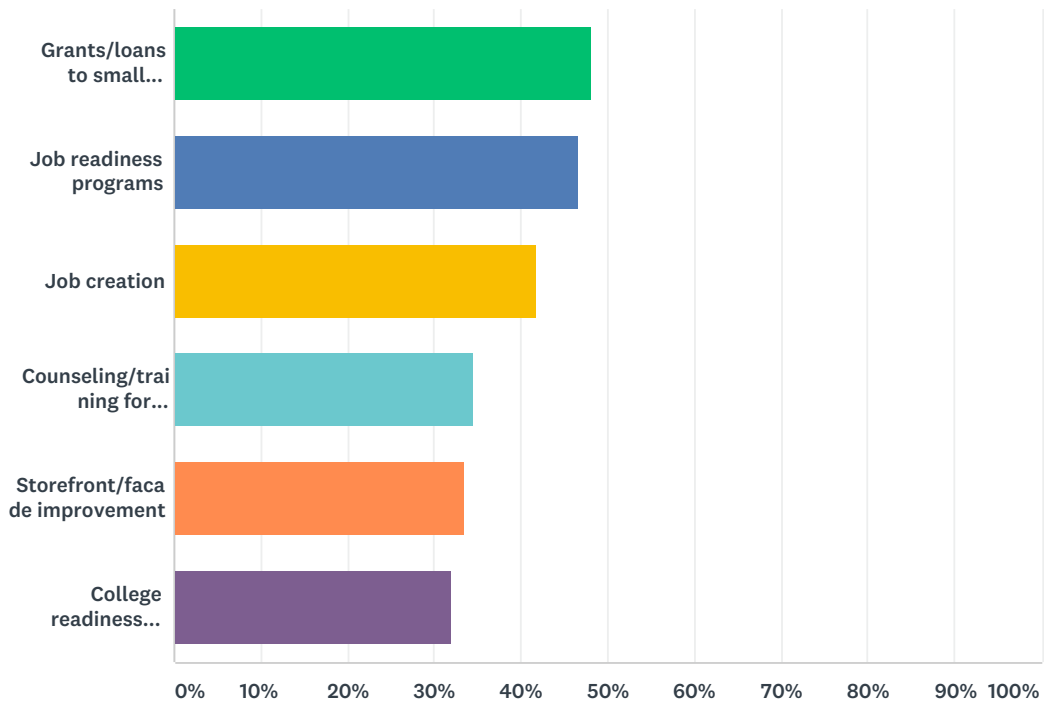
Answered: 191 Skipped: 82



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

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

Answered: 191 Skipped: 82



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

Encinitas Community Needs Survey

Q10 In what Zip Code do you reside?

Answered: 190 Skipped: 83

#	RESPONSES	DATE
1	92024	10/31/2019 10:16 AM
2	92024	10/25/2019 5:13 PM
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33	92007	10/14/2019 12:12 PM
34	92024	10/14/2019 12:02 PM
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## Encinitas Community Needs Survey

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## Encinitas Community Needs Survey

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## Encinitas Community Needs Survey

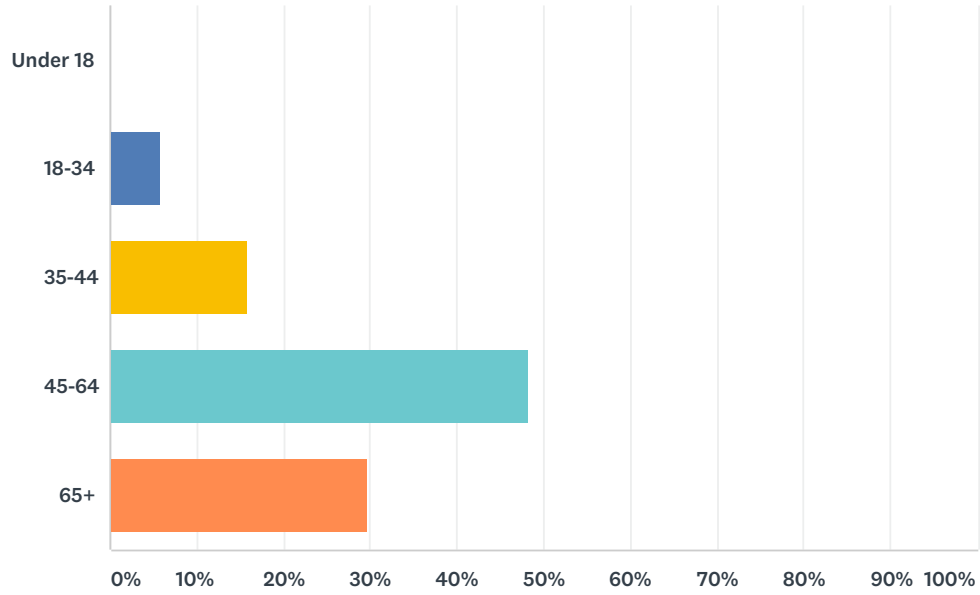
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## Encinitas Community Needs Survey

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173	92024	10/3/2019 6:15 AM
174	92024	10/3/2019 4:46 AM
175	92024	10/2/2019 9:58 PM
176	92024	10/2/2019 9:39 PM
177	92024	10/2/2019 9:32 PM
178	92024	10/2/2019 9:29 PM
179	92024	10/2/2019 9:23 PM
180	92024	10/2/2019 9:18 PM
181	92024	10/2/2019 7:56 PM
182	92024	10/2/2019 7:45 PM
183	92024	10/2/2019 7:32 PM
184	92024	10/2/2019 7:13 PM
185	92007	10/2/2019 7:12 PM
186	92024	10/2/2019 5:38 PM
187	92024	10/2/2019 5:27 PM
188	92024	10/2/2019 5:18 PM
189	92024	10/1/2019 9:14 PM
190	92024	10/1/2019 3:42 PM

## Q11 In which age bracket are you?

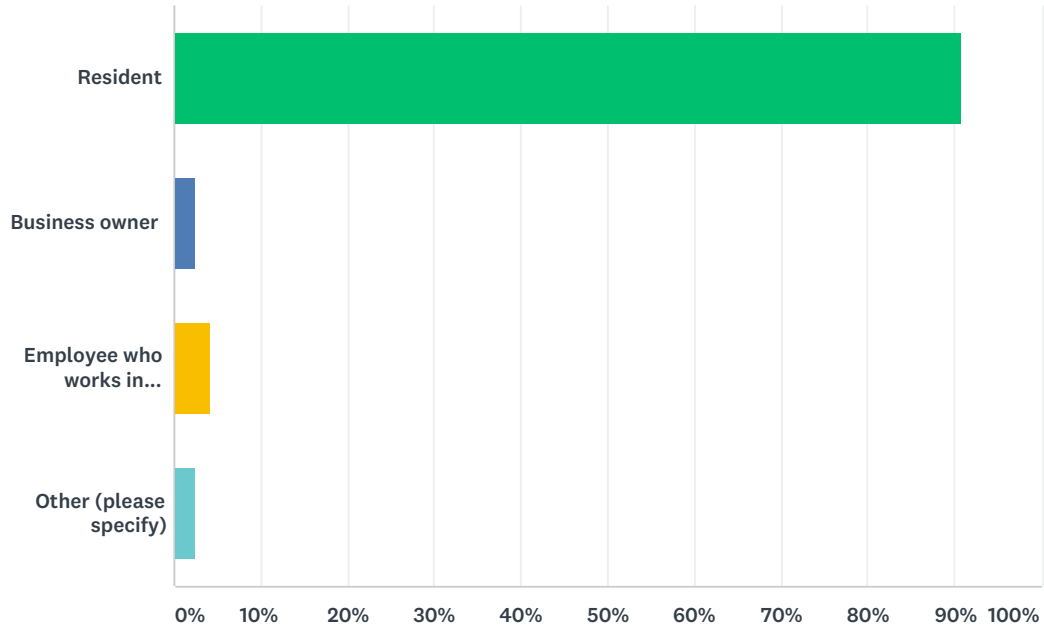
Answered: 188 Skipped: 85



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

## Q12 Which best describes you?

Answered: 195 Skipped: 78

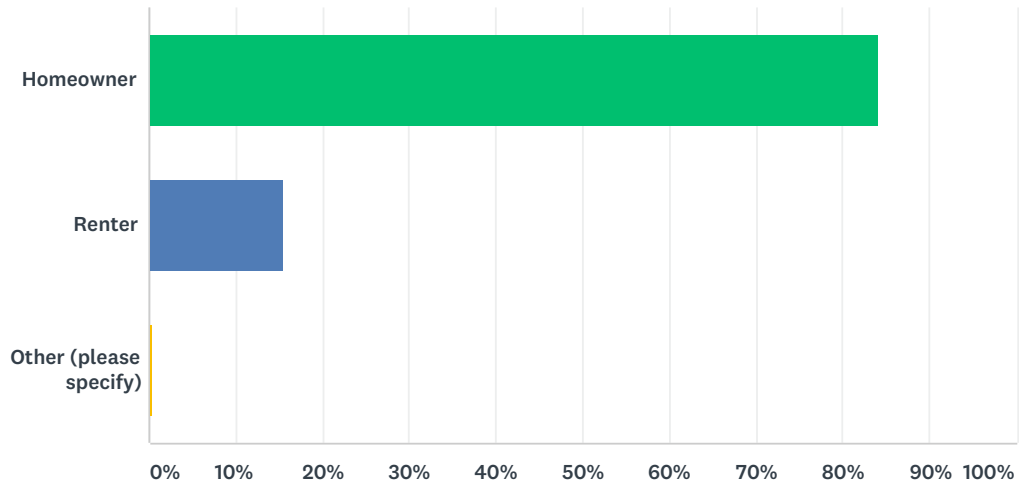


ANSWER CHOICES	RESPONSES	
Resident	90.77%	177
Business owner	2.56%	5
Employee who works in Encinitas	4.10%	8
Other (please specify)	2.56%	5
<b>TOTAL</b>		<b>195</b>

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

## Q13 What best describes your housing situation?

Answered: 195 Skipped: 78

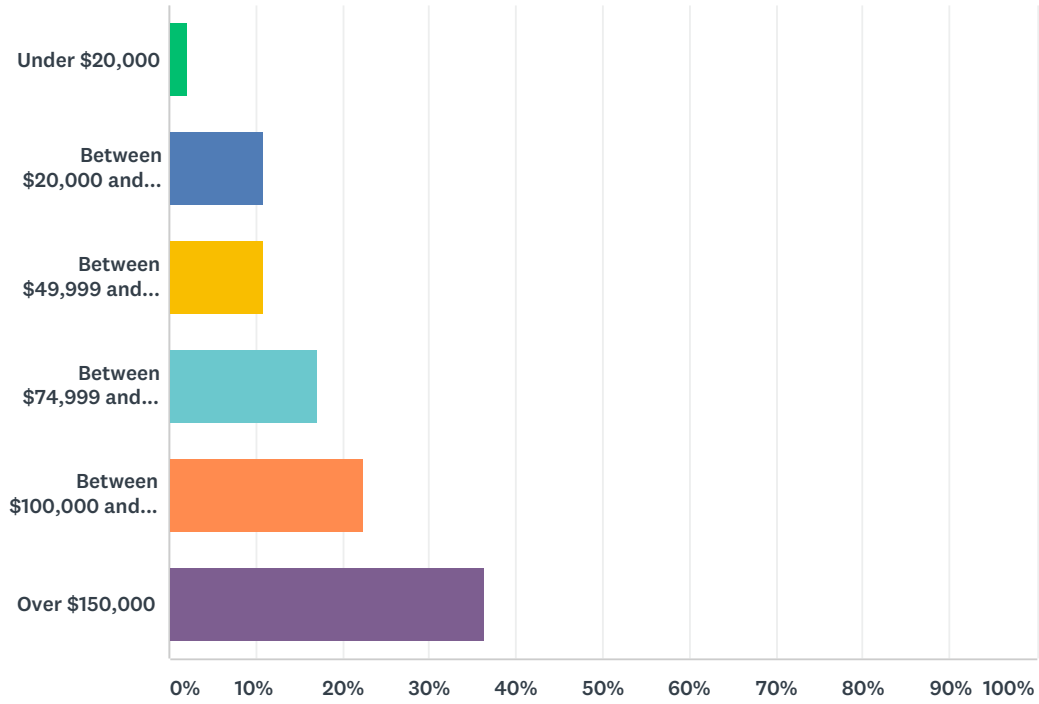


ANSWER CHOICES	RESPONSES	
Homeowner	84.10%	164
Renter	15.38%	30
Other (please specify)	0.51%	1
<b>TOTAL</b>		<b>195</b>

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

## Q14 In what range is your income?

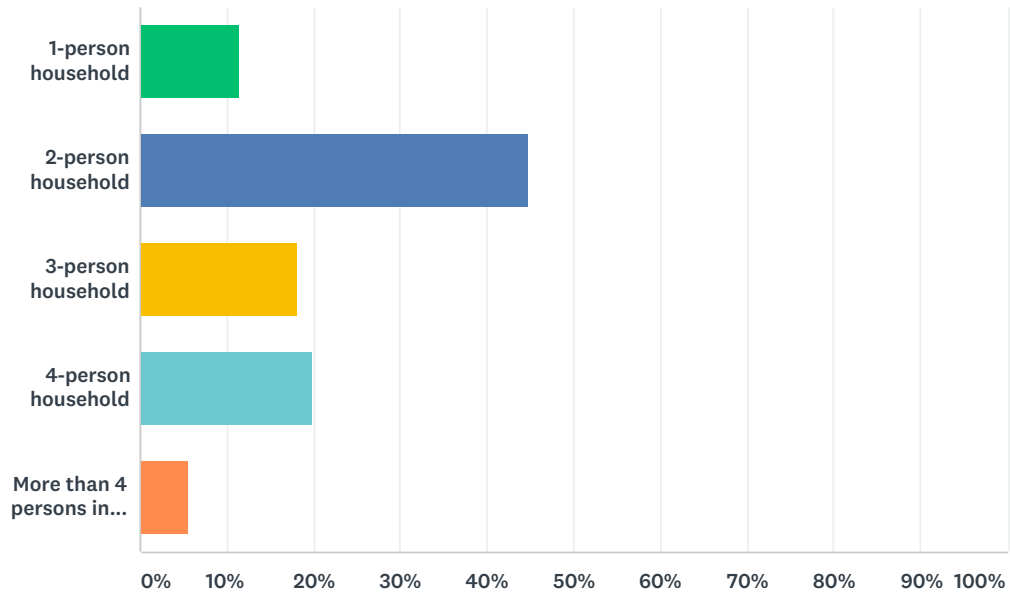
Answered: 192 Skipped: 81



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

## Q15 What is your household size?

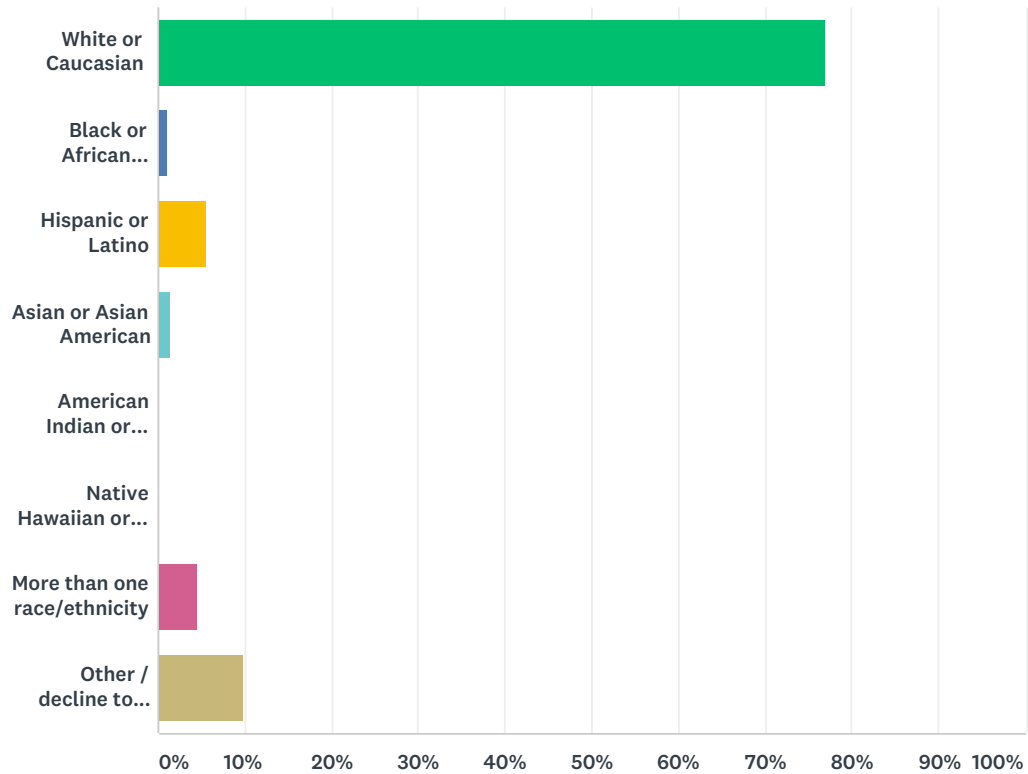
Answered: 192 Skipped: 81



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

## Q16 With which race/ethnicity do you identify?

Answered: 192 Skipped: 81



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



## Worksheet for Small Group Discussion

### 1. Introductions

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

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

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

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

# Worksheet for Small Group Discussion

## 1. Introductions

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

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

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

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

*Cardiff Du Sea Apts should be Sec 8*

*TO HUD ↓*

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

## Worksheet for Small Group Discussion

### 1. Introductions

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

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

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

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

## Worksheet for Small Group Discussion

### 1. Introductions

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

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

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

*Homelessness*

## Worksheet for Small Group Discussion

1. Introductions ✓

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

2

Affordable Housing

1

Housing and Services for Individuals Experiencing Homelessness

7

Community Facilities (e.g. libraries)

5

Community Services (e.g. healthcare)

6

Infrastructure

3

Accommodations for those with Special Needs

4

Economic Development (jobs/businesses)

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

*Do something!*

# Worksheet for Small Group Discussion

1. Introductions *Craig Guisinger*

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

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

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

*Safety of streets, Parking*

# Worksheet for Small Group Discussion

## 1. Introductions

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

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

~~Homelessness prevention~~

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

*Assisting homelessness prevention*

# Worksheet for Small Group Discussion

## 1. Introductions

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

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

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

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



## Worksheet for Small Group Discussion

### 1. Introductions

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

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

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

IMPROVE LOCAL TRANSIT  
FEED TO TRANSIT FACILITIES,

# Worksheet for Small Group Discussion

## 1. Introductions

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

1

Affordable Housing

4

Housing and Services for Individuals Experiencing Homelessness

\_\_\_\_\_

Community Facilities (e.g. libraries)

\_\_\_\_\_

Community Services (e.g. healthcare)

2

Infrastructure

\_\_\_\_\_

Accommodations for those with Special Needs

3

Economic Development (jobs/businesses)

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

- o INCLUDING BUILDING REQUIREMENTS FOR NEW CONSTRUCTION
- o WALKABILITY / SERVICES WITHIN WALKING DISTANCE SO PEOPLE DONT HAVE TO GET IN THEIR CARS.
- o

## Worksheet for Small Group Discussion

### 1. Introductions

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

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

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

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

# Worksheet for Small Group Discussion

## 1. Introductions

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

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

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

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

## Worksheet for Small Group Discussion

### 1. Introductions

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

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

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

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

## Worksheet for Small Group Discussion

### 1. Introductions

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

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

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

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

## Worksheet for Small Group Discussion

### 1. Introductions

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

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

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

IMPROVING WALKABILITY AND REMOVING BARRIERS.

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

## Worksheet for Small Group Discussion

### 1. Introductions

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

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

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

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



# Worksheet for Small Group Discussion

## 1. Introductions

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

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

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

Affordable housing  
Free child care

## Worksheet for Small Group Discussion

### 1. Introductions

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

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

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

Healthcare + Mental/Healthcare for homelessness

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

**Goals Summary Information**

**Table 14 – Goals Summary**

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

## **A.6 Regional Analysis of Impediments to Fair Housing Survey Responses**

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

## City of Encinitas Analysis of Impediments Survey Responses

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

#### **City**

Cardiff – 8

Encinitas – 106

Leucadia - 1

#### **Unincorporated County Community**

San Diego County – 3

Pacific Pines – 1

Encinitas – 2

Leucadia – 2

North County - 1

### **2. Have you personally ever experienced discrimination in housing?**

Yes – 14

No – 102

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

Landlord/Property Manager - 13

Mortgage Lender - 2

Real Estate Agent – 2

Government Staff Person - 0

Insurance Broker/Company - 0

Other (Please Specify):

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

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

Apartment Complex – 5

Single-Family Neighborhood - 3

Mobile Home Park - 2

Condo/Townhome Development - 5

## City of Encinitas Analysis of Impediments Survey Responses

Public or Subsidized Housing Project 0

When Applying for City/County Programs - 0

Other (please specify):

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

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

Race - 0

National Origin - 0

Marital Status - 0

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

Color - 0

Ancestry - 0

Sexual Orientation - 0

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

Religion - 0

Gender - 4

Age - 4

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

Other (please explain):

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

### **6. How were you discriminated against?**

Not Shown Apartment - 4

Higher Security Deposit - 2

Delayed Repairs or Repairs Not Made - 3

Higher Ren - 2

## City of Encinitas Analysis of Impediments Survey Responses

Provided Different Housing Services or Facilities - 3

Service Support/Animal Deposit Charged - 1

Other (please specify):

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

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

"Reasonable Modification" - 2

"Reasonable Accommodation" - 2

N/A - 29

#### *a. If YES, what was your request?*

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

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

Yes – 3

No – 27

#### *a. If NO – Why?*

## City of Encinitas Analysis of Impediments Survey Responses

Don't Know Where to Report - 4

Don't Believe it Makes Any Difference – 6

Afraid of Retaliation – 2

Too Much Trouble – 1

Other (please specify):

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

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

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

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

Unresolved -3

Resolved via Mediation – 0

Unresolved, Pending Resolution – 0

In Litigation – 0

Other (please specify):

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

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

Yes – 12

No – 93

Don't Know – 0

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

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

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



## City of Encinitas Analysis of Impediments Survey Responses

Race - 5

National Origin - 2

Marital Status - 1

Family Status - 0

Color - 1

Ancestry - 1

Sexual Orientation - 1

Source of Income - 1

Religion – 6

Gender - 0

Age -1

Disability/Medical Condition - 1

Other (please elaborate):

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

### **11. Have you ever attended a Fair Housing Training?**

Yes -13

No - 92

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

Free - 12

Required a Fee - 1

#### **b. If YES, where was the training?**

Home – 2

Work – 7

Other (please specify):

- Community center
- Encinitas -2

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

Yes – 34

No -67

### **13. How did you hear about this survey?**

## City of Encinitas Analysis of Impediments Survey Responses

Email -16

Facebook -4

City of Encinitas Facebook page -2

Instagram - 2

Nextdoor – 33

City of Encinitas Manager Weekly Email -4

City of Encinitas email -3

City website -2

Computer -2

Other:

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

### **14. Ethnic Categories (select only one)**

Hispanic or Latino - 10

Not Hispanic or Latino - 83

### **15. Racial Categories (select only one)**

White – 75

Black/African American – 0

## City of Encinitas Analysis of Impediments Survey Responses

Asian -1

American Indian/Alaskan Native – 0

Native Hawaiian/Other Pacific Islander – 0

American Indian/Alaskan Native & White – 2

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

Asian and White – 1

Black/African American and White – 0

Other Multi-Racial – 8

### ***16. Do you rent or own your home?***

Rent – 21

Own -72

### **17. Age?**

18-24 - 1

25-34 - 6

35-44 - 7

45-54 - 16

44-64 - 30

**65+ - 29**

### ***18. Do you have a disability?***

Yes – 12

No - 80

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

Yes – 26

No - 66

## A.7 List of Stakeholders

Below is a provided list of stakeholders who the City of Encinitas outreached to and/or met with as a part of the Housing Element Update outreach efforts.

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

**Name**

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

B. Jones

Cardiff Elementary School District

Encinitas Unified School District

Mira Costa College

San Dieguito High School

**Developers Roundtable Stakeholders List - May and August 2019**

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

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



**Stakeholders for Consolidated Plan and Analysis of Impediments Outreach**

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

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

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

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