

The City of Encinitas adopted the Sixth Cycle Housing Element on April 7, 2021. This Fact Sheet provides a summary of Encinitas' Housing Element.

Housing Element Overview

The City of Encinitas is required by State law to prepare a policy document, known as the Housing Element, that identifies the City's current and future housing needs for the Sixth Cycle (2021-2029) planning period. The Housing Element addresses these requirements by identifying goals, policies and actions the city will undertake for the 2021-2029 planning period.

The Housing Element identifies the projected housing growth need for the 2021-2029 planning period and identifies available sites to accommodate this growth. The City's Regional Housing Needs Assessment (RHNA) identifies its projected growth need by State defined income categories. As shown in the 2021-2029 Housing Element, the City's existing zoning policy can accommodate Encinitas' RHNA at each of the required income categories.

Due to the late adoption of the Fifth Cycle (2013-2021) Housing Element, the City will be required to adopt a mid-cycle update of the Sixth Cycle Housing Element by April 15, 2025. The City plans on beginning this process in 2023.



Draft Housing Element Contents

The required contents of the housing element are organized in the City of Encinitas Housing Element in the following sections.

Section 1 – Introduction and Housing Element Goals, Policies and Implementation Programs

Section 1 of the Housing Element contains goals, policies, and timelines to address housing-related issues and needs. These goals include:

- **Housing Opportunities.** Encourage the construction of new housing units that offer a wide range of housing types to ensure that an adequate supply is available to meet existing and future needs.
- **Quality of Housing.** Strive to ensure that sound housing is provided within the city to all persons and at each affordability level.
- **Removal of Governmental and Nongovernmental Constraints.** Monitor and evaluate existing City procedures and requirements as well as potential external factors that may create constraints to the development of housing. Should constraints be identified, actions may be implemented to reduce or eliminate them when possible.
- **Maintenance and Preservation of Housing.** Strive to ensure that existing housing stock within the five Encinitas communities is maintained in a condition that is safe and habitable by residents.
- **Affirmatively Further Fair Housing.** Take meaningful actions to affirmatively further fair housing choice and promote equal housing opportunity.
- **Housing Conservation.** Address "units at risk" of converting from affordable rents to market-rate.



Appendix A – Community Engagement

Appendix A contains a summary of community engagement, including notes, meeting minutes, and public comments from all Housing Element related activities. This includes Community Workshops, City Council and Planning Commission meetings and the Affordable and Fair Housing Questionnaire responses. All copies of informational materials made available to the public are also included.

Appendix B – Housing Profile Report

Appendix B contains analysis required by State law related to housing needs and constraints. This includes a demographic profile with information on households and population, housing-related special needs groups, housing age, condition, and affordability. Potential governmental, non-governmental, environmental, and infrastructure constraints that may affect the future development or maintenance of housing are also identified. Also provided in this Appendix is the analysis of impediments to fair housing. Lastly, the document includes an analysis of the existing housing capacity throughout the City to meet growth need at all income levels and the financial resources available.



Appendix C – Adequate Sites Inventory

Appendix C is a detailed analysis of sites identified to accommodate the City's RHNA need. The sites identified are zoned to allow development of residential uses and identify and address potential known site constraints. The sites identified are the same sites proposed to meet the RHNA need during the 5th Cycle Housing Element Update. No rezoning is required with the adopted Sixth Cycle Housing Element.

	Very Low/ Low Income	Moderate Income	Above Moderate Income	Total
RHNA (2021-2029)	838	308	408	1,554
Units Entitled or Under Construction During the Projection Period	91	49	502	642
SITE CAPACITY ANALYSIS				
• Moderate Income - Mixed Use Areas	--	274	--	274
• Existing Residentially Zoned Properties (including 15 existing R-30 Sites)	1,355	244	207	1,806
• Projected ADU Construction	250	300	450	1,000
Total Capacity (Buffer) Over RHNA by Category	858	559	751	2,168

For updated information:

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