

AFFORDABLE HOUSING INCENTIVE ROUNDTABLE

City of Encinitas
Development Services Department
May 30, 2019



PURPOSE

- To brainstorm strategies that will increase and/or enhance affordability in the R30 Overlay Zone (Housing Element Sites) and other zones throughout the City



Cantebria Senior Apartments

OUTLINE

- Introductions
- Public comment (15 minutes total)
- Overview of current requirements & programs
- Q&A & Discussion
 - Policies, Incentives, Funding, Programs
- Public comment
 - Time period (we want to wrap-up at 5:30 p.m.)

ADMINISTRATIVE ISSUES

- Keep public comments to 3 minutes
- Name tags
- Bathrooms
- Hold questions to the end of the presentation

INTRODUCTIONS

PUBLIC COMMENT

STRATEGIC PRIORITY AREAS

- ❑ Increased Affordable Units
- ❑ Deepened Affordability
- ❑ Moderate Income Housing
- ❑ Senior Housing



Coral Cove



CURRENT CITY REQUIREMENTS

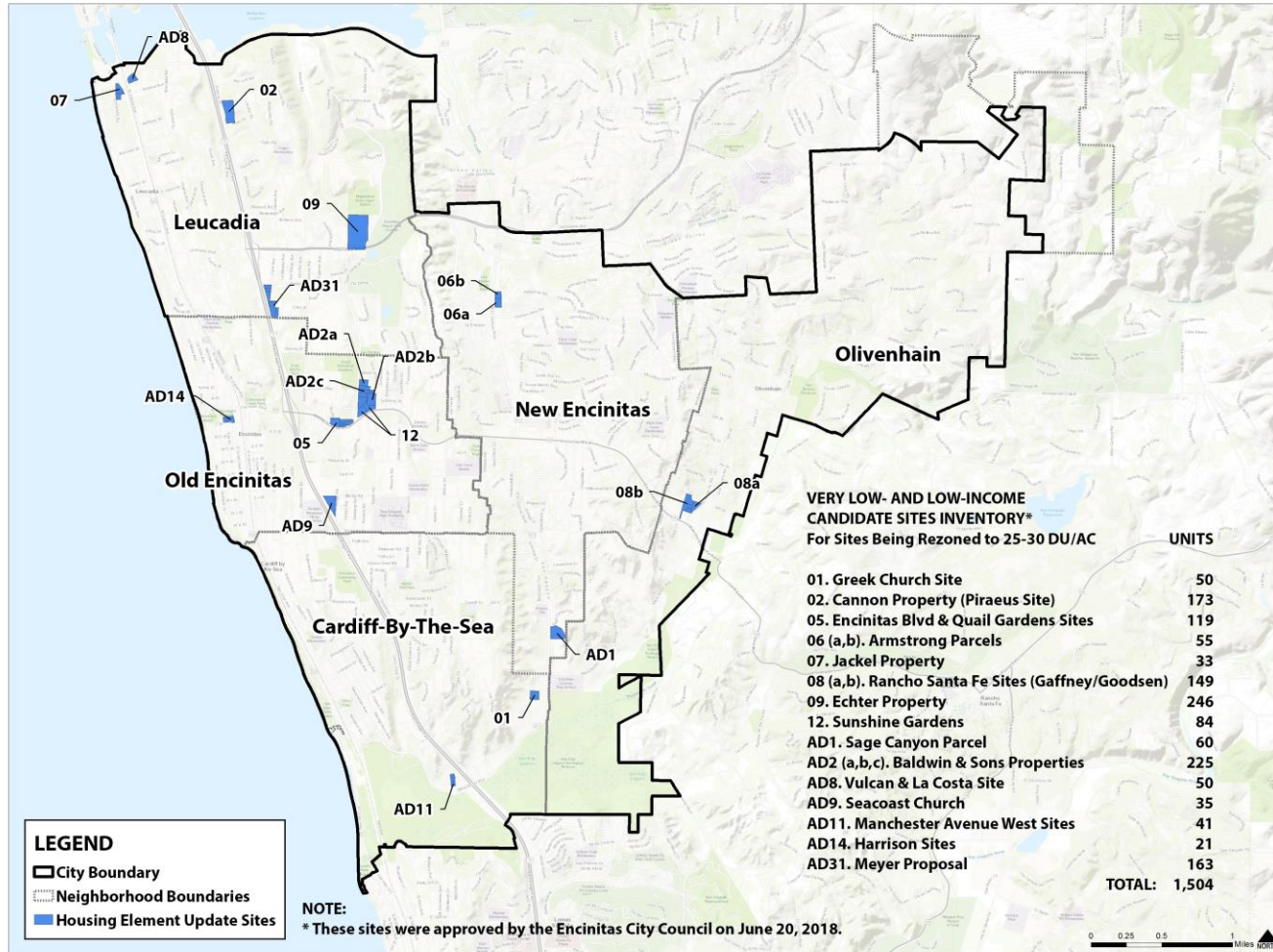
- ❑ Inclusionary Housing
 - 10% very low income OR 15% low income
 - Very Low 50% AMI or below – Low 60% (r) or 70% (o) AMI (State Health and Safety Code Section 50052.5 & 50053 Affordability)
- ❑ Development Impact Fees paid at Occupancy
- ❑ No In-Lieu Payment option for R30 Overlay Zone sites for 5th Cycle
- ❑ Affordability is in perpetuity

CURRENT CITY REQUIREMENTS

□ R30 Overlay Zone Sites

- 15 sites; approximately 63 net acres
- R30 Overlay Zone Development Standards
 - 30.16.010(E) (New, adopted in Ord. 2019-04)

R30 OVERLAY ZONE SITES



R30 OVERLAY ZONE SITES

SITES AVAILABLE TO MEET REMAINING VERY LOW AND LOW INCOME RHNA Approved by the Encinitas City Council on June 20, 2018				
Site Number	Site Name	Gross Acreage	Net Acreage	Unit Yield
<i>Vacant</i>				
02	Cannon Property (Piraeus)	6.93	6.93	173
05	Encinitas Blvd & Quail Gardens Sites	4.91	4.78	119
06a	Armstrong Parcels	1.92	1.06	26
08a	Rancho Santa Fe Parcels (Gaffney/Goodsen)	1.75	1.45	36
AD1	Sage Canyon Parcel	5.23	2.40	60
AD2a	Baldwin & Sons Properties	3.14	2.98	74
AD2b	Baldwin & Sons Properties	6.66	4.86	121
<i>Subtotal</i>		<i>30.54</i>	<i>24.46</i>	<i>609</i>
<i>Non-vacant</i>				
01	Greek Church Parcel	2.50	2.00	50
06b	Armstrong Parcels	1.32	1.16	29
07	Jackel Properties	2.97	2.97	33 ¹
08b	Rancho Santa Fe Parcels (Gaffney/Goodsen)	4.88	4.57	113
09	Echter Property	21.49	9.85	246
12	Sunshine Gardens Parcels	3.39	3.39	84
AD2c	Baldwin & Sons Properties	1.79	1.21	30
AD8	Vulcan & La Costa	2.00	2.00	50
AD9	Seacoast Church	4.45	1.41	35
AD11	Manchester Avenue West Sites	1.67	1.67	41
AD14	Harrison Sites	1.91	1.91	21 ¹
AD31	Meyer Proposal	6.62	6.52	163
<i>Subtotal</i>		<i>54.99</i>	<i>38.66</i>	<i>895</i>
Total		85.53	63.12	1,504
Notes:				
1. Unit Yield anticipates that this site will be developed for mixed-use.				

CITY REQUIREMENTS UPDATE

- Inclusionary Study
- Nexus Study
- Objective Standard Review
- 6TH Cycle Housing Element

STATE INCENTIVES AND PROGRAMS

□ Density Bonus

- Concessions, Waivers, and Modifications
- Increased density/affordable units required on site
- 55 year affordability

□ Affordable Housing and Sustainable Communities

- Grants and/or loans up to \$20 million
- Competitive annual funding
- GHG emission reduction/Transit Oriented Development with affordability



Manchester Apartments

STATE INCENTIVES AND PROGRAMS

□ SB 35

- Streamlining for projects with 50%+affordability
- Not applicable in Coastal Zone
- Mixed Use and Residential

□ Government Code Section 65583.2 (h)(i)

- If you build 20% of project as affordable units then limited CEQA review

□ Prop 1 & 2 funds (see HCDs website www.hcd.ca.gov)

- Farmworker Housing
- Permanent Supportive Housing
- Infill Infrastructure Grants
- Veteran Housing
- Multifamily Housing Program

POTENTIAL STRATEGIES

- City Affordable Housing Regulations
 - Inclusionary Housing – Considerations?
 - In-Lieu Fees?
 - Affordable Housing Bank?

POTENTIAL STRATEGIES

- City Permitting Process
 - Expedited Permitting Process?
 - Design Review Process?
 - Overlay for “By-Right” Development

POTENTIAL STRATEGIES

- Financial Incentives
 - Development Fee Waivers/Deferrals?
 - Use of Government Funds?
 - Grants vs. Loans?
 - City as Co-Applicant/Sponsor?

Q&A/DISCUSSION

Public Comment

NEXT STEPS

- TBD: Roundtable Results/Policy Discussion at City Council
- TBD: Draft Affordable Housing Guidelines

THANK YOU!

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