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# AFFORDABLE HOUSING PLAN – SIX OR FEWER UNITS

Pursuant to Encinitas Municipal Code Sections 30.41.030 (Affordable Housing – Applicability) and 30.41.090 (Affordable Housing – Application and Review Procedures) an Affordable Housing Plan is required for residential developments of six or fewer units, and expansions and additions of 500 square feet or greater.

The checklist below shall constitute the required affordable housing plan for a development of six or fewer units, or for an expansion or addition of 500 square feet or greater. This document shall be filled out and included with the initial submittal or of discretionary application, or if a discretionary application is not required, it shall be provided upon the initial submittal of the building permit.

## Definitions (EMC 30.41.020):

**“Residential development”** means any development for which a planning permit or building permit is required that includes the creation of one or more additional dwelling units, construction of an addition of 500 square feet or more to an existing dwelling unit, or the conversion of nonresidential uses to dwelling units.

**Residential Developments of six or fewer units and expansions and additions of 500 square feet or greater, unless exempt under EMC Section 30.41.040 (Affordable Housing – Exemptions), must select one of the following options in compliance with EMC Section 30.41.050.B (Affordable Housing – Inclusionary Housing Requirement):**

- ☐ **1)** The project shall construct an accessory dwelling unit (ADU) on-site that is affordable for a low- or very low-income household. The ADU shall be subject to an “Affordable Housing Agreement” as described and required under EMC 30.41.090.B (Affordable Housing – Application and Review Procedures). The specific affordable ADU details are as follows:

☐ **Low Income Household;**                      **or**                      ☐ **Very Low Income Household**

**ADU Square Footage:** \_\_\_\_\_; **Bedroom Count:** \_\_\_\_\_;

☐ **Attached ADU**

☐ **Detached ADU**

*(See project plans for location of affordable ADU).*

☐ *By checking this box I acknowledge and attest that the above information for the ADU is true and correct and agree to the terms and conditions as may be set forth in EMC Chapter 30.41 titled “Affordable Housing” and further understand that the ADU shall remain affordable to the targeted income group in perpetuity.*

- ☐ **2)** The project shall pay the in-lieu fee as described in EMC Section 30.41.080 (Affordable Housing – Inclusionary In-Lieu Fee).

- ☐ **3)** The project proposes one of the alternative options described in EMC Section 30.41.075 (Affordable Housing – Developers’ Alternative Compliance Options).

For item 3 (above), please summarize the alternative compliance methods described in EMC Section 30.41.075 and provide supporting documentation: