

Affordable Housing Roundtable Discussion

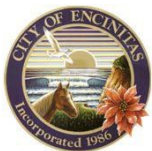
July 27th, 2023



INTRODUCTION

Community Partners

1. Name
2. Organization
3. Role/Responsibility



INTRODUCTION



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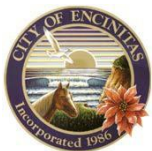
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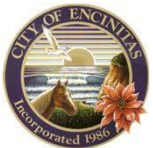
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BACKGROUND

What is a Housing Element?

- **The Housing Element of the General Plan identifies and analyzes the City's existing and projected housing needs for residents of all income levels (low, very low, moderate and above-moderate.**
- **It contains a detailed outline and work program of the City's goals, policies, and programs for the preservation, improvement, and development of housing for a sustainable future.**
- **California State Housing Element Law requires local governments to review and revise the Housing Element once every eight years.**
- **The current Housing Element cycle (6th cycle) addresses the 2021-2029 planning period.**

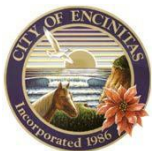


BACKGROUND

What is the Regional Housing Needs Assessment (RHNA)

- **California State Law** sets forth the specific components of a jurisdiction's housing element includes the obligation of local jurisdictions to provide their "fair share" of regional housing needs.
- **California Department of Housing and Community Development (HCD)** determines the total housing needs for the region.
- **HCD** assigns total housing numbers to **Councils of Governments (COGs)** and **COGS** then assign individual housing requirements to all jurisdictions.
- **Encinitas** is a member of the **San Diego Association of Governments (SANDAG)**, and **SANDAG** is responsible for preparing the **Regional Housing Needs Allocation (RHNA)** for San Diego County including all cities within the County.
- **Encinitas 6th Cycle RHNA Allocation**

TABLE 2-2: CITY OF ENCINITAS RHNA ALLOCATION 2021-2029	
INCOME CATEGORY	RHNA
Very Low	469 units
Low	369 units
Moderate	308 units
Above Moderate	408 units
TOTAL	1,554 units



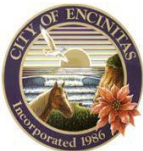
County of San Diego Grand Jury Report

The 2022/2023 San Diego County Grand Jury (Grand Jury) reported in May 2023, only 1/19 cities in the SANDAG region have met all their RHNA Allocation in the 5th Cycle (2013-2021).

- The Grand Jury recognizes that the biggest constraint to housing construction is available land and funding.
- The Grand Jury researched this issue by examining how other areas of the State and the United States have attacked these constraints.
- The report findings included the following recommendations:

23-02: *“Consider working with school districts and community college districts within their jurisdiction to identify developable land for housing owned by the districts within their boundaries”*

23-03: *“Consider working with local religious institutions within their jurisdiction to identify land developable for housing, particularly affordable housing”*



State Law and Pending Legislation

Existing State Law

- **AB 2295 Local Educational Agencies; Housing Development Projects:** Allows qualifying housing development projects to be an allowable use on any real property owned by a Local Educational Agency (*Government Code §65914.7*).
- **AB 1719 Community College Faculty and Employee Housing Act of 2022 :** Allows Community College Districts to develop, assist, or participate in qualifying "affordable rental housing" developments in which the majority of units restrict rents to 30% of 110% of Area Median Income, adjusted for household size (*Health and Safety Code §53580 through 53584*).

Proposed State Law (2023 Session)

- **SB 4:** Requires qualifying housing development projects to be “by-right use” upon applicant’s request an application for streamlined approval, on any land owned by an independent institution of higher education or religious institution on or before January 1, 2024.

Past Experiences

Saints Constantine and Helen Greek Orthodox Church Senior Apartments

- **Successfully operating 30 senior apartments for 1985/1986 of years; to all members of the community not restricted to church members.**
- **Identified Housing Element Site in the 6th Cycle.**
- **January 9, 2023, received entitlements for an additional 61 multi-family senior apartments.**
- **12 units are low-income deed restricted (9 units deed-restricted in perpetuity; 3 units deed-restricted for 55 years).**
- **All 61 units will be rented below market rate.**

Yes in God's Backyard (Non-Profit)

Evan Gerger, Director of Housing Development

Mission of the organization

YIGBY is an action-based, collaborative group of cross-sector professionals called to address San Diego's housing crisis by activating abundant, under-utilized faith community properties suitable for multi-family residential projects.

Services provided

- ❖ Site Feasibility and Design Assistance
- ❖ Development Consulting
- ❖ Financing Connections and Credit Enhancement
- ❖ Policy Support When Needed

Organizations we serve

Faith-based property owners

Housing experiences / Success stories

Bethe One Project – 26 Units for Formerly Homeless Veterans

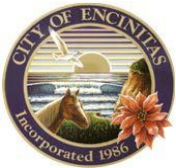
Bethel One Project



Bethel One Project



Affordable Housing



Comments/Feedback

