

What the Housing Plan Does Not Do

- The City will not be the builder. The plan will identify sites where new zoning laws will permit additional housing construction, to be built by private developers.
- Owners of properties that are identified are not required to build housing. The property owner still makes the critical decision of how and when to redevelop property. Existing zoning and design guidelines will continue to be in place to allow them

to develop their property with currently permitted uses. However, the new zoning laws will provide the property owner with more flexibility.

- Not all new housing will be affordable housing. Most will be market-rate for-sale or rental housing, but will be more attainable because attached and multifamily housing costs less to build on a per-unit basis. Consistent with its affordable housing policies, the City will require that a percentage of housing units be affordable.

What are the next steps?

A draft Housing Plan, including the three alternative housing strategies, has been submitted to the State for review, and an Environmental Impact Report (EIR) is being prepared. The purpose of the EIR is to evaluate the changes that might occur as a result of introducing new housing and identify mitigation for any impacts identified. Key topics being studied include traffic, public services and community character, along with many other environmental factors.

Remaining Project Schedule

Below are the remaining steps in the process that will conclude with a public vote on the plan in November 2016:

2015-2016

May-Dec 2015: City staff prepares Draft EIR

November 2015: Community Dialogue Sessions on draft design guidelines and proposed Zoning Code changes

December 2015-February 2016: Draft EIR public review and comment period, with one citywide Community Dialogue Session

February-March 2016: City staff prepares responses to comments on Draft EIR

April 2016: Final EIR published

Late Spring 2016: : Planning Commission recommendation and City Council decision to refer final housing plan to voters

November 2016: Public vote on new housing plan

@HOME IN ENCINITAS



Your Voice Counts!

In 2016, there will be a ballot measure to adopt a plan for future housing in Encinitas...

what do you want this plan to look like?



Call
760-943-2101

e-Town Hall
encinitasca.gov

Email City staff
athome@encinitasca.gov

Visit the website
athomeinencinitas.info

At Home in Encinitas: Providing Housing Options for Many Encinitans

Encinitas is facing a challenge when it comes to our local housing. Housing costs continue to climb, while the availability and variety of that housing continues to drop. At the same time, we have a growing population and many of our existing residents are seeking different housing types than our community currently provides. Simply put, Encinitas is evolving and we need to create more housing options that will respond to the needs of our residents. To make

this happen, we need to update our local plan that addresses future housing opportunities. Called the Housing Element, this plan hasn't been updated since the 1990s, and a lot has changed since then. Working closely with the public, the Housing Plan update will incorporate community-supported solutions to create future housing opportunities that respect the unique character of Encinitas.

Developing Draft Housing Strategies

Last fall, the City hosted a series of Community Dialogue Sessions and used an online engagement tool to solicit public input about the Housing Plan update. People were asked to share their thoughts about community character, what characteristics they want to preserve, and what characteristics they want to introduce. They were also asked for their input on locations in each community that

would be appropriate for future housing and what that housing should look like. This input was used to develop three alternative housing strategies that identify future housing locations in each community to study further. View the three draft housing strategies at www.AtHomeinEncinitas.info.

Common themes among the three strategies

- Mixed-use in key activity centers
- Two - and three-story buildings
- Opportunities to grow employment base and small business
- Create walkable places and social gathering opportunities
- Ensuring attainable housing prices
- Maintain unique character of communities
- Maintain small scale in built environment

Why do we need a *housing plan*?

1. OUR POPULATION IS CHANGING

Accommodating housing choices will meet the needs of our community.

2. IT PROTECTS OUR QUALITY OF LIFE

Planning for future housing helps avoid negative consequences of unplanned growth and ensures it will provide community benefits.

3. TAX DOLLARS ARE SAVED

With an approved housing plan, Encinitas will be eligible for regional and state grants that can help fund infrastructure improvements and public amenities.

4. IT'S THE LAW

State law requires that we adopt a plan to accommodate the housing needs of everyone in our community.

New Housing = *An Opportunity for Encinitas*

- Reinforce qualities that make Encinitas a special place
- Address infrastructure deficits
- Promote sustainability in land use, transportation and housing policies
- Revitalize key activity centers and vacant properties



Protecting Community Character

To ensure that the community-supported solutions identified through the public input process are implemented, new zoning standards and design guidelines are being prepared that will apply to new housing sites. Zoning standards define the allowable uses as well as and the bulk and scale of development, while design guidelines address the appearance and quality of development. Both tools will promote compatibility with existing community character.

