



December 4, 2020

Mayor and Councilmembers
City of Encinitas
505 S. Vulcan Ave.
Encinitas CA, 92024

SUBJECT: Affordable Housing Bonus Program (Item: 10A)

Dear Mayor and Councilmembers:

On behalf of Circulate San Diego, whose mission is to create excellent mobility choices and vibrant, healthy neighborhoods, I am writing to encourage the Encinitas Mayor and City Council to reject efforts to undermine AB 2345. As you may know, Circulate San Diego drafted and co-sponsored AB 2345.

AB 2345 creates incentives for new residential construction to include deed-restricted affordable homes (a 50 percent bonus). The proposal from Encinitas staff¹ would create an alternative program to provide fewer incentives to build affordable homes (only a 40 percent bonus). The clear purpose and effect of the staff proposal is to reduce production of mixed-income affordable homes in Encinitas.

Encouraging mixed income homes through bonus programs like AB 2345 promote equity and inclusion by creating opportunities for low income households to live in high opportunity areas.² Bonus programs can also reduce greenhouse gas emissions by allowing more people to live near public transit.³

Elected leadership in Encinitas recently made laudable efforts to begin to comply with Housing Element and Density Bonus Law. This recent proposal threatens to reverse course, and return Encinitas to the “bad old days” of being known throughout California as a scofflaw, committed to economic exclusion.

Fortunately, it is a simple task for the Encinitas City Council to simply reject the staff proposal, and prevent a reversal of its hard-fought efforts toward compliance and affordability. Rejecting the staff proposal will prevent future enforcement actions against Encinitas, demonstrate a good faith commitment to inclusion, and ultimately allow for more deed-restricted affordable homes.

Sincerely,

Angeli Calinog
Policy Manager

¹ City of Encinitas Planning Commission Agenda Report #8B, November 19, 2020, available at https://encinitas.granicus.com/MetaViewer.php?view_id=7&clip_id=2280&meta_id=116356.

² Colin Parent and Maya Rosas, Climate and Equity for Homes, Circulate San Diego (July 14, 2020), available at <http://www.circulatesd.org/equityandclimateforhomes>.

³ Id.