



HOUSING ELEMENT ADVISORY COMMITTEE

Agenda

Wednesday, October 14, 2020
Faraday Center, Room 173A
1635 Faraday Avenue Carlsbad, CA 92008
3:00 p.m.

Per State of California Executive Order N-29-20, and in the interest of public health and safety, we are temporarily taking actions to prevent and mitigate the effects of the COVID-19 pandemic by holding Housing Element Advisory Committee meetings electronically or by teleconferencing.

The Housing Element Advisory Committee meeting will be accessible electronically to all members of the public seeking to observe and address the committee.

The Housing Element Advisory Committee meeting can be watched via livestream or replayed on the city website at www.carlsbadca.gov.

You can participate in the meeting by e-mailing your comments to the Planning Division at planning@carlsbadca.gov prior to commencement of the agenda item. Your comments will be transmitted to the Housing Element Advisory Committee at the start of the agenda item.

If you desire to have your comment read into the record at the Housing Element Advisory Committee meeting, please indicate so in the first line of your e-mail and limit your e-mail to 500 words or less.

These procedures shall remain in place during the period in which state or local health officials have imposed or recommended social distancing measures.

CALL TO ORDER

ROLL CALL

Housing Element Advisory Committee (HEAC)			
Member	Represents	Member	Represents
Carolyn Luna, HEAC Chair	Planning Commission representative	Brandon Perez	Traffic & Mobility Commission representative
Diane Proulx, HEAC Vice-chair	Northeast Quadrant resident representative	Sheri Sachs	Senior Commission representative
David Barnett	Northwest Quadrant resident representative	Carl Streicher	At-large resident representative
Joy Evans	Housing Commission representative	Daniel Weis	Southwest Quadrant resident representative
Terri Novak	Southeast Quadrant resident representative		

APPROVAL OF MINUTES

Minutes of the Housing Element Advisory Committee meeting of September 9, 2020

PUBLIC COMMENT

*If you desire to comment about an item not listed on the agenda, please e-mail your comments to the Planning Division at planning@carlsbadca.gov before the public comment portion of the agenda begins. The city will read comments as requested up to a total of 15 minutes. All other comments requested to be read by the city will trail until the end of the meeting. As a reminder, if you desire to have your comment read into the record, **please indicate so in the first line** of your e-mail and limit your e-mail to 500 words or less.*

In conformance with the Brown Act, no committee action can occur on items presented during Public Comment.

NEW BUSINESS

Item No.		Action
1.	Sites Inventory*	Discussion
2.	Housing Plan Goals, Policies, and Programs*	Discussion
3.	HEAC Calendar	Discussion

COMMITTEE MEMBER COMMENTS

STAFF/CONSULTANT COMMENTS

CONTINUATION OF PUBLIC COMMENT

This portion of the agenda is set aside for continuation of public comments, if necessary, due to exceeding the total time allotted in the first public comment section.

NEXT SCHEDULED MEETINGS (tentative)

November 19 and 30, 2020; December 14, 2020
Faraday Center
1635 Faraday Avenue
Carlsbad, CA 92008

ADJOURNMENT

*Next to an agenda item indicates an attachment

**Next to an agenda item indicates the item will be provided separately.



HOUSING ELEMENT ADVISORY COMMITTEE

Minutes

September 9, 2020

CALL TO ORDER: 3:02 p.m.

ROLL CALL: Committee members Luna, Proulx, Barnett, Evans, Novak, Perez, Sachs, Weis. (8/0/1 Streicher Absent)

APPROVAL OF MINUTES:

Motion by Sachs, seconded by Proulx to approve the committee meeting minutes of September 9, 2020. Motion carried 8/0/1 (Streicher absent).

PUBLIC COMMENTS:

None.

NEW BUSINESS:

Chair Luna directed everyone's attention to the screen where a PowerPoint presentation for today's new business items would be displayed.

1. Update on Staff's presentation to City Council on Site Selection Methodologies

City Planner Scott Donnell presented Agenda Item 1. Mr. Donnell gave an overview of the City Council meeting held on August 27, 2020. Mr. Donnell presented the RHNA numbers that were presented to City Council, reviewed the six proposed housing site selection methodologies, and discussed additional items that were presented to City Council. These items included committee and staff rankings, the public survey results, comments and comparisons from the public, and requests for City Council direction as needed. Additionally, Mr. Donnell presented a brief overview of some of the comments City staff received from City Council, including the use of ADU's, buffer zones, density in high fire areas, the growth management plan, vacant spaces due to the Covid-19 crisis, and the Palomar Airport Road corridor. Mr. Donnell concluded with discussing next steps in the housing element update process and an updated housing element timeline.

Mr. Donnell responded to questions and comments.

Committee member Proulx requested more information on the growth cap and whether that issue has been resolved.

Mr. Donnell responded to committee member Proulx that a response from the state should be coming in the coming weeks.

Administrative Secretary Flores read public comments into the record:

Robert Billmeyer expressed his concern regarding another possible drought and where increased water supplies will come from to support new residents.

Douglas Evans expressed his preference to not include ADU's as a housing site selection methodology.

Michele Staples expressed her concern and preference for upzoning the vacant Ponto property at Avenida Encinas.

Diane Nygaard expressed concern over two parcels that are adjacent to an important wildlife movement corridor and are of high biological activity and requested the work of the Open Space Committee be considered.

Diane Rivera expressed her interest in affordable Housing and posed nine questions to city staff for comment and consideration.

Committee member Novak requested more clarification on the rationale of Douglas Evans' public comment on ADU's.

Mr. Donnell responded to each question and comment in the public comment letter by Diane Rivera.

Mr. Donnell responded to Diane Nygaard regarding biological communities and habitat preservation on the two properties.

Committee member Weis asked for further clarification on the Ponto property along Avenida Encinas regarding the public comment letter by Michele Staples.

2. Community Engagement Update

Community Relations Manager Sarah Lemons presented Agenda Item 2 on the Community Engagement Update. Ms. Lemons provided an overview of the online survey regarding the housing site selection methodologies. Ms. Lemons summarized the overall public rankings of the potential methods of selecting sites for new housing. Ms. Lemons then provided a summary of the overall rankings submitted by Carlsbad residents. Ms. Lemons concluded Agenda Item 2 by reviewing next steps for the community outreach portion of the housing element update. These steps include creating maps using recommended methods provided by staff and committee, and further gathering public input on the maps through online platforms such as a virtual workshop.

Ms. Lemons responded to questions and comments.

Chair Luna asked for further clarification on how the rankings were separated out by Carlsbad residents and non-Carlsbad residents. Additionally, Chair Luna asked whether future surveys are going to include the "givens" such as ADU's.

Communication and Engagement Director Kristina Ray responded to Chair Luna and stated that the next survey will be based more on the maps rather than the methodologies.

Chair Luna expressed concern over the difference between City staff and committee rankings compared to the public's rankings. Additionally, Chair Luna requested further clarification on how city staff reached different demographics given that some people may not have access to online platforms.

Committee member Evans requested further information on how to access more people in the community outside of online platforms.

Committee member Barnett inquired about additional ways to reach the younger demographic for public input such as through schools.

Committee member Evans inquired whether the photos on the brochure are going to be included on the public outreach surveys and other public outreach materials.

Committee member Perez acknowledged the importance of reaching out to younger demographics, particularly about affordable housing.

Committee member Weis emphasized the importance of taking into consideration public comments while also taking into consideration staff and consultant expertise. Mr. Weis acknowledged that finding a balance can be difficult to achieve but that the committee should strive to do so.

Committee member Novak inquired whether there is a way to share a more inclusive message to the public in the next steps of public outreach.

Committee member Weis echoed committee member Novak and the importance of having the housing element update be an inclusive process.

COMMITTEE MEMBER COMMENTS:

None.

STAFF/CONSULTANT COMMENTS:

None.

CONTINUATION OF PUBLIC COMMENT:

None.

NEXT REGULATORY SCHEDULED MEETING:

October 14, 2020. 3:00 pm.

ADJOURNMENT:

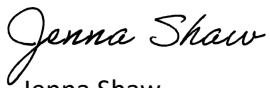
Housing Element Advisory Committee Minutes

September 9, 2020

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Motion by Novak. Seconded by Evans. Motion carried 8/0/1 (Streicher absent).

The meeting was adjourned at 4:07 p.m.

A handwritten signature in black ink that reads "Jenna Shaw". The signature is written in a cursive, flowing style.

Jenna Shaw
Minutes Clerk



HOUSING ELEMENT ADVISORY COMMITTEE

Staff Report

Meeting Date: October 14, 2020

To: Housing Element Advisory Committee Members

From: Scott Donnell, Senior Planner

Staff Contact: Scott Donnell, Senior Planner
Scott.donnell@carlsbadca.gov, 760-602-4618

Subject: Sites Inventory

Item No.

1

Recommended Action

Receive an update on and discuss the housing site inventory.

Executive Summary

Discussions at recent HEAC meetings have centered around approaches to identify sites that have the potential for producing housing. Approaches used to identify potential housing sites have been presented to the committee and include analyzing sites that are vacant, underutilized, or hold potential for land re-designation to either allow housing (on sites currently designated for non-residential uses) or to allow increased housing densities on residentially designated sites. Committee members, staff, and the general public ranked the approaches for the identification of housing sites. These rankings were presented to City Council on August 27, 2020. The information presented to Council members and the results of their discussion were provided to and discussed with the HEAC as part of its September 9 meeting.

Based on comments received during the August City Council meeting, city staff along with the project consultants have worked to identify sites that can accommodate regional housing allocations based on preferred site selection strategies set forth by HEAC members, staff and the general public. A list of sites that are assumed to be developed during the next eight years are required by HCD as part of the Housing Plan. The city must show that the regional housing allocation can be accommodated through residential development on the identified sites. HCD also recommends jurisdictions apply a 20-30% buffer.

The city has continued to refine its sites inventory. For the committee's information, the following table provides updated information on the remaining allocation ("RHNA (net)"), based on a 30% buffer, for which the city needs to provide sites. Note that numbers in parentheses indicate a surplus.

	Units by Income Levels		
	Lower	Moderate	Moderate+
RHNA Goal (3,873 total)	2,095	749	1,029
RHNA Goal (w/ buffer)	2,724	974	1,338
Current General Plan, planned projects (no rezone), ADUs	-716	-1,315	-2,586
RHNA (net)	2,008	(341)	(1,248)

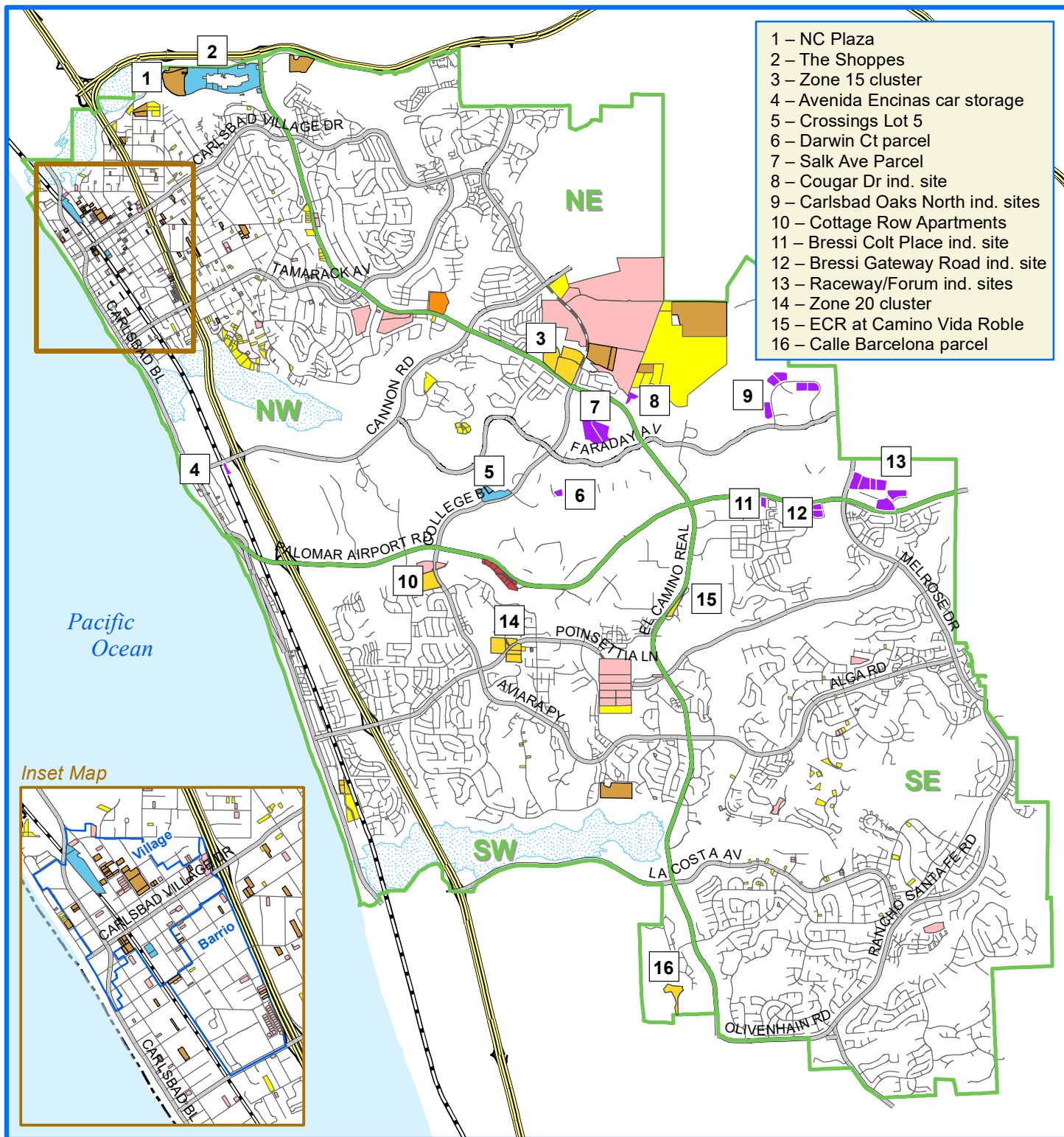
During this item, city staff and the consultants will present the final housing sites inventory and accompanying maps and fact sheets and request additional discussion from committee members on these sites.

Public Notification

This item was noticed in accordance with the Ralph M. Brown Act and was available for viewing at least 72 hours prior to the meeting date.










Exhibits

Maps and fact sheets



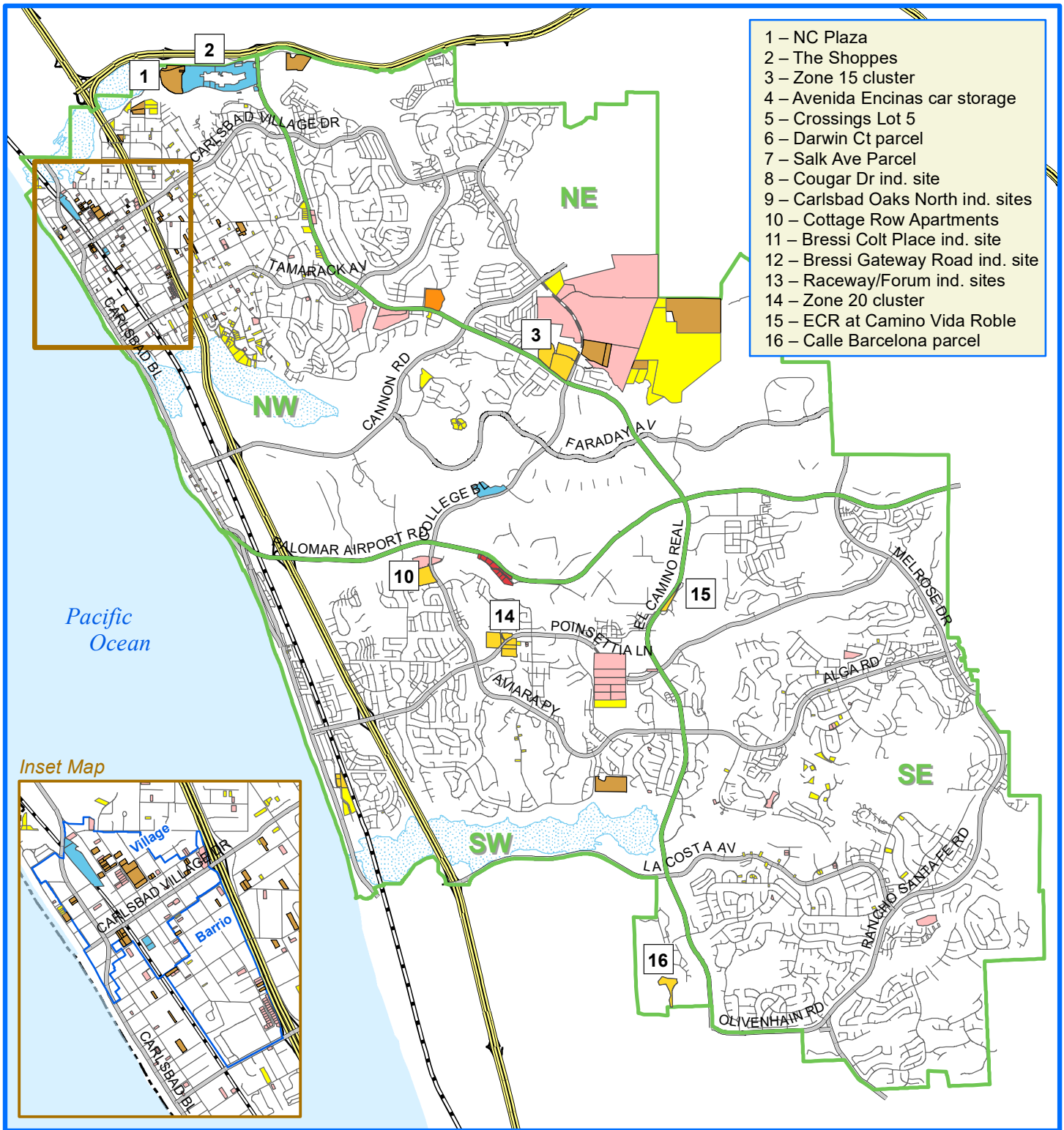
- 1 – NC Plaza
- 2 – The Shoppes
- 3 – Zone 15 cluster
- 4 – Avenida Encinas car storage
- 5 – Crossings Lot 5
- 6 – Darwin Ct parcel
- 7 – Salk Ave Parcel
- 8 – Cougar Dr ind. site
- 9 – Carlsbad Oaks North ind. sites
- 10 – Cottage Row Apartments
- 11 – Bressi Colt Place ind. site
- 12 – Bressi Gateway Road ind. site
- 13 – Raceway/Forum ind. sites
- 14 – Zone 20 cluster
- 15 – ECR at Camino Vida Roble
- 16 – Calle Barcelona parcel

All Potential Housing Element Sites

- | | |
|--|--|
|  UR: Upzone Residential |  CA: Rezone City- Agency-owned Properties |
|  VA: Vacant Residential |  RC: Rezone Commercial to Residential |
|  UN: Underutilized |  RI: Rezone Industrial to Residential |
|  P1: Project (No Rezone) |  Quadrants |
|  P2: Project (With Rezone) | |



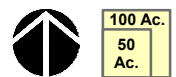
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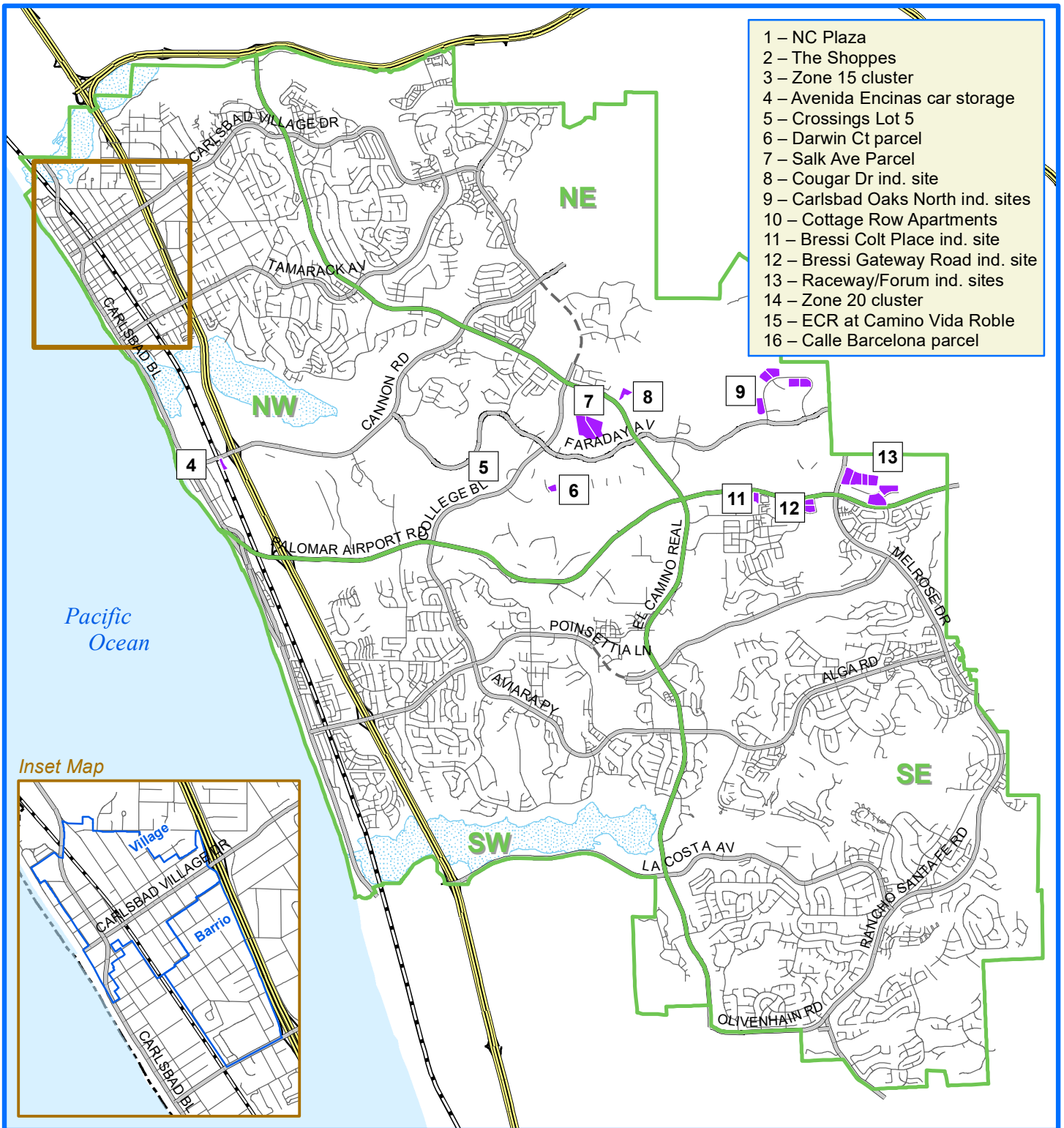
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Potential Housing Element Sites - HEAC Priorities

- UR: Upzone Residential
- CA: Rezone City- Agency-owned Properties
- VA: Vacant Residential
- RC: Rezone Commercial to Residential
- UN: Underutilized
- Quadrants
- P1: Project (No Rezone)
- P2: Project (With Rezone)



0 0.5 1 2 Miles



Potential Housing Element Sites - Public Priority

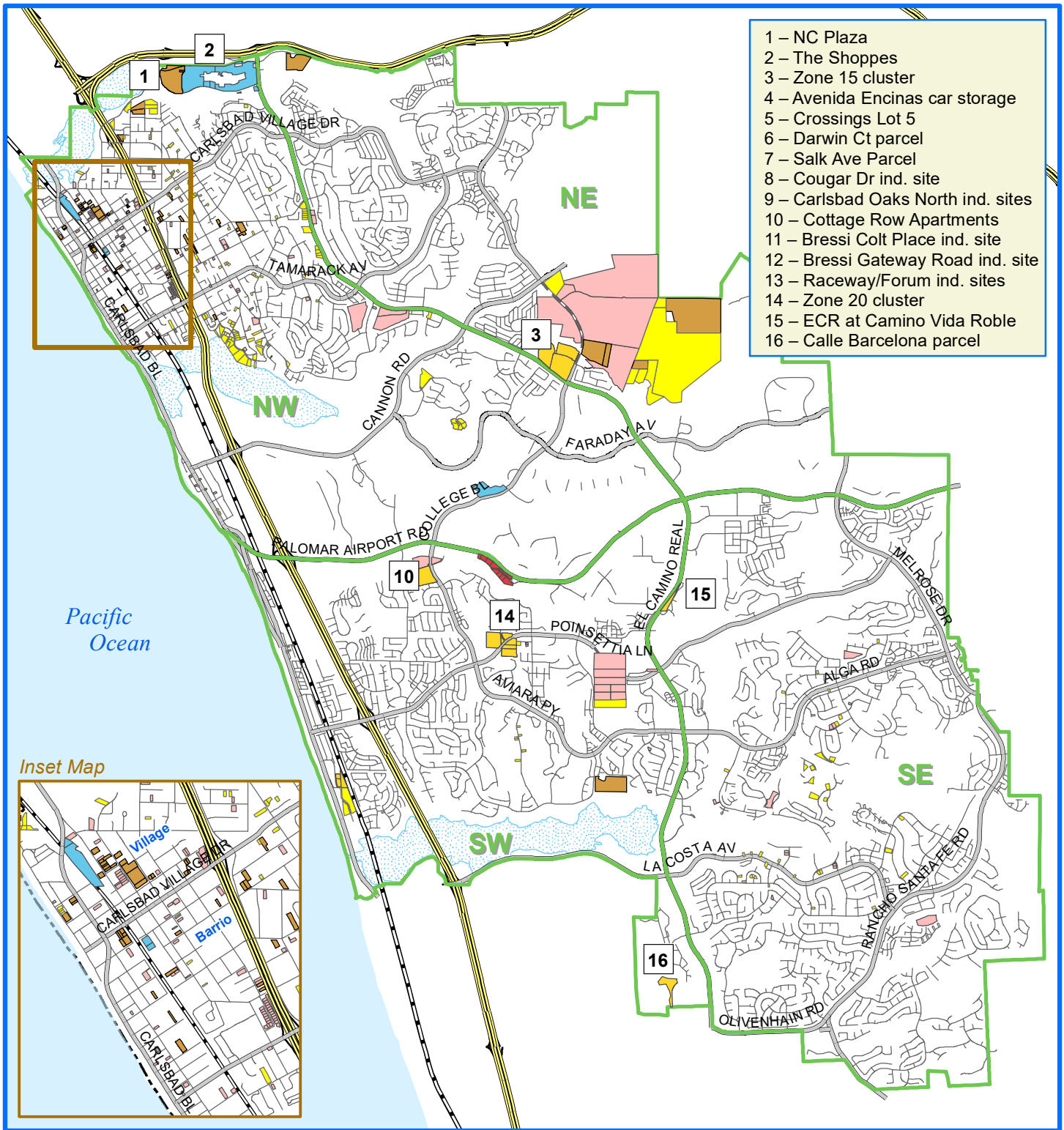
- RI: Rezone Industrial to Residential
- Quadrants



Updating designations



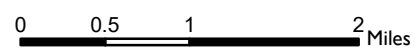
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Potential Housing Element Sites - Staff Priorities

- UR: Upzone Residential
- VA: Vacant Residential
- UN: Underutilized
- P1: Project (No Rezone)
- P2: Project (With Rezone)
- CA: Rezone City- Agency-owned Properties
- Quadrants



POTENTIAL HOUSING SITES

Site Number: 1 – North County Plaza

SITE DESCRIPTION

The site is a nearly 20-acre shopping center (North County Plaza) developed with stores, restaurants and other businesses. It is located along Marron Road (a four-lane employment/transit connector street) and west of The Shoppes at Carlsbad. The northernmost portion of the site encompasses a stretch of Buena Vista Creek.



SITE FEATURES

- Shopping center
- Some site constraints
- Active development proposal on file
- Utilities accessible
- Includes part of Buena Vista Creek
- Close to services and transit

SITE OPPORTUNITY

North County Plaza is conveniently located to major transportation corridors and transit. It provides goods and services and is close to other shopping areas. It is proximate as well to open space in the form of Hosp Grove, Buena Vista Lagoon, and Buena Vista Creek. Environmental buffers and the flood zone along the creek impact or potentially impact the shopping center’s developable area. A portion of the shopping center along Marron Road is also in a flood zone.

In 2018, the city received an application to redevelop a portion of North County Plaza into a mixed-use project. Proposed is the demolishing of 46,000 square feet of commercial space and construction of 240 apartment units and 6,800 square feet of new retail uses. The application is currently under review.

Under consideration are changes to the shopping center’s current land use designations. The current land use designation of R/OS, Regional Commercial/Open Space (applied to the area of Buena Vista Creek), would be changed to R/R-40/OS. While the current R designation permits a limited number of homes above the first floor of a commercial development, the proposed “split” designation would continue to recognize North County Plaza as a regional commercial center and would permit a greater number of residential units without the constraint of having to locate the units above a commercial first floor. The Open Space designation would not be affected by the proposed change.

The R-40 designation would permit densities from 37.5 to 40 dwelling units per acre. Characteristic of this density are four and five story apartment buildings. At the minimum density of 37.5 du/ac, potentially 300 units could be built on the property. This yield is based on assuming half the property acreage would develop residentially while the other half would continue to be used or would develop commercially. The area designated open space is excluded from these acreage calculations.

Changing the properties’ designations to R/R-40/OS would require amendments to the General Plan, Zoning Ordinance, and Local Coastal Program and would also require City Council and California Coastal Commission approval.

Parcels Numbers	156-301-16	GMP Quadrant	Northwest
Ownership	Private	Parcel Size	19.52 acres
Current General Plan Designation	R/OS (Regional Commercial and Open Space)	Proposed General Plan Designation	R/R-40/OS (Regional Commercial/Residential 37.5 to 40 du/ac and Open Space)
Current Residential Opportunity	Approximately 62 units	Proposed Residential Opportunity	Approximately 300 units

POTENTIAL HOUSING SITES

Site Number: 2 – The Shoppes at Carlsbad parking lot

SITE DESCRIPTION

The site is an underutilized property located off Marron Road (a four-lane employment/transit connector street) west of El Camino Real. The site contains the parking lots for The Shoppes at Carlsbad mall and a North County Transit District transit station. Two of the six parcels are on the other side of Marron Road from the mall. Together, the parking lot parcels total nearly 57 acres. All parcels are city owned.



SITE FEATURES

- Parking lot
- City owned
- Minimal site constraints
- Utilities accessible
- Buena Vista Creek
- Close to services and transit

SITE OPPORTUNITY

The very northwest corner of the site, less than an acre and beyond the parking lot and ring road, is constrained by Buena Vista Creek and its associated riparian habitat and floodplain area. Other than this small section, the property overall has no known physical constraints to development due to environmentally sensitive areas. The existing transit station is expected to remain. The northernmost portion of the parking lot along Buena Vista Creek is in the City of Oceanside. As it is outside Carlsbad, this portion of the parking lot is not part of the site acreage reported here.

After serving the mall's parking needs, the parking lot could accommodate other uses, including homes. While residential uses are currently permitted by the Westfield Carlsbad Specific Plan (the approved planning document that regulates development at The Shoppes and surrounding parking lot), the site has no formal residential land use designation. Early concepts by The Shoppes owner, Brookfield Properties, support redevelopment of the parking lot with homes and other uses.

Under consideration are changes to the land use designations applied to the entire mall and parking lot. The current land use designation of R, Regional commercial, would be changed to a "split designation" of R/R-40; this would include an OS designation as appropriate to recognize the creek. While the current R designation permits a limited number of homes above the first floor of a commercial development, the proposed "split" designation would continue to recognize The Shoppes as a regional commercial center and at the same time would permit a greater number of residential units without the constraint of having to locate the units above a commercial first floor.

The R-40 designation would permit densities from 37.5 to 40 dwelling units per acre. Characteristic of this density are four and five story apartment buildings. At the minimum density of 37.5 du/ac, approximately 1,050 units could be built on the parking lot property. This yield is based on assuming half the property acreage would develop residentially while the other half would continue to be used or would redevelop commercially. The small creek area designated open space is excluded from these acreage calculations; the area so designated would not change.

Changing the properties' designations to R/R-40 would require amendments to the General Plan, Zoning Ordinance, and Westfield Carlsbad Specific Plan and City Council approval.

POTENTIAL HOUSING SITES

Site Number: 2 – The Shoppes at Carlsbad parking lot



Parcels Numbers	156-301-06, 156-301-10, 156-301-11, 156-302-17, 156-302-23, 156-302-24	GMP Quadrant	Northwest
Ownership	Public (City of Carlsbad or City of Carlsbad Parking Authority)	Parcel Size	57 acres (all parcels)
Current General Plan Designation	R (Regional Commercial) and R/OS (Regional Commercial and Open Space)	Proposed General Plan Designation	R/R-40 (Regional Commercial/Residential 37.5 to 40 du/ac) or R/R-40/OS ("OS" indicating Open Space)
Current Residential Opportunity	Approximately 210 units	Proposed Residential Opportunity	Approximately 1,050 units

POTENTIAL ELIGIBLE HOUSING SITES

Site Number: 3 – Zone 15 cluster

SITE DESCRIPTION

The site is a group of three separate and underutilized properties located off El Camino Real (a six-lane arterial street) and College Boulevard, which terminates along the site. While mostly vacant, the three properties contain a couple of single-family homes, some outbuildings, an equestrian facility, and an RV storage lot. Together, the properties total nearly 40 acres.

SITE FEATURES

- Mostly vacant
- Sensitive biological resources
- Flood zone impacts
- Very High Fire Hazard Zone
- Designated for residential and commercial uses
- Requires road improvements



SITE OPPORTUNITY

This cluster of properties is centrally located and close to jobs. The largest parcel, at the corner of El Camino Real and College Boulevard, is 17 acres and designated for shopping center and residential development. The mostly vacant parcel to the north and along El Camino Real is designated for low density residential. The third parcel featuring equestrian facility borders Agua Hedionda Creek and is just beyond the end of College Boulevard. This property is designated for low density residential and open space. The city recently approved part of this property as a biological mitigation site for the future extension of College Boulevard. A portion of the site remains available for residential uses as well.

The equestrian parcel is entirely within a flood zone; this flood zone also encroaches on portions of the two other parcels. As it is just beyond the end of College Boulevard, road improvements may be required to reach the equestrian parcel.

Under consideration is a change of each property’s land use designation to R-30, a high density residential designation that would permit up to 30 dwelling units per acre (du/ac). This would result in a loss of land (approximately 8.9 acres) designated for local shopping center development. Typical development in the R-30 designation would be apartments and condominiums up to two or three stories. As proposed, the R-30 would have a density range of 26.5 to 30 dwelling units per acre (du/ac). At the minimum density of 26.5 du/ac, approximately 650 residences could be built on the nearly 40-acre site. Note that before development could occur, flood zone issues would need to be addressed.

Parcels Numbers	209-060-48, 209-090-11, 209-060-72	GMP Quadrant	Northeast
Ownership	Private (multiple)	Parcel Size	39.35 acres (all parcels)
Current General Plan Designations	R-4, (Residential, 0-4 du/ac), R-4/OS (Open Space), and R-15/L (Residential, 8-15 du/ac and Local Shopping Center)	Proposed General Plan Designations	R-30 (Residential 26.5-30 du/ac) or R-30/OS (Open Space)
Current Residential Opportunity	Approximately 155 units (at 3.2, 8 and 15 du/ac)	Proposed Residential Opportunity	Approximately 650 units (@ 26.5 du/ac)

POTENTIAL HOUSING SITES

Site Number: 4 – Avenida Encinas car storage lot

SITE DESCRIPTION

This two-acre industrial parcel, at the southwest corner of Avenida Encinas and Cannon Road, is developed with a car storage lot. The lot is screened by a landscaped berm. It is directly across Avenida Encinas from the Carlsbad Suites hotel and borders the railroad tracks.

SITE FEATURES

- Developed with car storage and landscaping
- Close to the beach
- Close to jobs
- Designated for industrial use
- Freeway and railroad noise constraints



SITE OPPORTUNITY

The parcel is considered underutilized as it could develop more intensely with industrial or offices buildings, similar to other similarly-designated properties to the south along Avenida Encinas and in business parks along Palomar Airport Road. Due to its proximity to the freeway and the railroad, the site is impacted by transit noise. Noise impacts may constrain or preclude residential development over most of the site. Airport noise is not a constraint.

Under consideration is a change to the property’s land use designation from PI, Industrial, to R-30. R-30 is a high density residential designation. Typical development in the R-30 designation would be apartments and condominiums up to two or three stories.

As proposed, the R-30 would have a density range of 26.5 to 30 dwelling units per acre (du/ac). At the minimum density of 26.5 du/ac, approximately 58 residences could be built on the site. However, the General Plan Noise Element does not permit residential construction where noise is a significant constraint if alternative sites are available.

To change the property’s designation to R-30, amendments to the General Plan, Zoning Ordinance, and Local Coastal Program would be necessary and would require City Council and California Coastal Commission approval. As part of a city approval, findings regarding the acceptability of the site for residential uses in light of transit noise may be necessary along with detailed studies to determine how noise impacts could be sufficiently reduced.

Parcels Numbers	210-090-24	GMP Quadrant	Northwest
Ownership	Private	Parcel Size	2.2 acres
Current General Plan Designation	PI (Planned Industrial)	Proposed General Plan Designation	R-30 (Residential, 26.5-30 du/ac)
Current Residential Opportunity	0 units	Proposed Residential Opportunity	Approximately 58 units (at 26.5 du/ac)

POTENTIAL HOUSING SITES

Site Number: 5 – Crossings Golf Course Lot 5

SITE DESCRIPTION

The site is a vacant property located off College Boulevard (a four-lane arterial road) midway between Faraday Avenue and Palomar Airport Road. It overlooks the golf course and is on the west side of the street. The site was graded as part of the Crossings at Carlsbad Golf Course development in the early 2000s. The developable part of the site drops steeply to the golf course and open space. The property is city-owned.



SITE FEATURES

- Vacant
- Graded
- City owned
- Utilities accessible
- Minimal site constraints
- Close to jobs

SITE OPPORTUNITY

There are no known physical constraints to development due to environmentally sensitive areas and the parcel is located outside the McClellan-Palomar Airport flight path. It is not significantly impacted by airport noise. Because the parcel is city owned, development with a higher percentage of affordable housing may be possible.

Under consideration is a change of the property’s land use designation from PI/O, Planned Industrial/Office, to R-30, a high-density residential designation typical of two to three story apartment projects. If the R-30 designation were applied to the property, it would have a minimum density of 26.5 dwelling units per acre and a maximum density of 30 dwelling units per acre (du/ac). At the minimum density, approximately 180 units could be developed on the graded, flat portion of the site.

To change the property’s designation to R-30, amendments to the General Plan, Local Coastal Program, and zoning designations would be necessary; these amendments would require City Council and California Coastal Commission approval. In addition, and consistent with Lot 5’s existing land use designation, the city’s adopted Real Estate Strategic Plan calls would need modification to allow residential on the property as it calls for the property’s long-term lease for hotel or office purposes.

(Note: The vacant and already graded parcel directly across College Boulevard from this site is also city-owned but is not suitable for housing due to airport restrictions.)

Parcel Number	212-270-05	GMP Quadrant	Northwest
Ownership	Public (City of Carlsbad)	Parcel Size	11.4 acres
Current General Plan Designation	PI/O (Planned Industrial/Office)	Proposed General Plan Designation	R-30 (Residential, 26.5-30 du/ac)
Current Residential Opportunity	0 units	Proposed Residential Opportunity	180 units (@ 26.5 du/ac)

POTENTIAL HOUSING SITES

Site Number: 6 – Darwin Court parcel

SITE DESCRIPTION

This two-acre, vacant industrial parcel is served by Darwin Court, a short cul de sac in the Carlsbad Research Center business park. The property is between Faraday Avenue and McClellan-Palomar Airport and about one-third mile east of College Boulevard. Carlsbad Research Center contains a mix of office and industrial uses.

The Darwin Court site is flat, graded and surrounded by existing industrial development. The property is located with McClellan-Palomar Airport Safety Zone 6, which permits residential development. A small part of the property along its south boundary could not be developed residentially due to airport noise as determined by the McClellan-Palomar Airport Land Use Compatibility Plan.



SITE FEATURES

- Vacant
- Graded
- Centrally located
- Designated for industrial use
- Partially constrained by airport noise
- Close to jobs

SITE OPPORTUNITY

Under consideration is a change to the property's land use designation from PI, Industrial, to R-30. R-30 is a high density residential designation. Typical development in the R-30 designation would be apartments and condominiums up to two or three stories.

As proposed, the R-30 would have a density range of 26.5 to 30 dwelling units per acre (du/ac). At the minimum density of 26.5 du/ac, approximately 50 residences could be built on the site, factoring in airport noise restrictions.

To change the property's designation to R-30, amendments to the General Plan, Zoning Ordinance, and Carlsbad Research Center Specific Plan would be necessary and would require City Council approval. If the amendments were approved, industrial uses would no longer be permitted on the site but would continue to be permitted on surrounding properties.

Parcels Numbers	212-120-18	GMP Quadrant	Northwest
Ownership	Private	Parcel Size	2.1 acres
Current General Plan Designation	PI (Planned Industrial)	Proposed General Plan Designation	R-30 (Residential, 26.5-30 du/ac)
Current Residential Opportunity	0 units	Proposed Residential Opportunity	Approximately 50 units (at 26.5 du/ac)

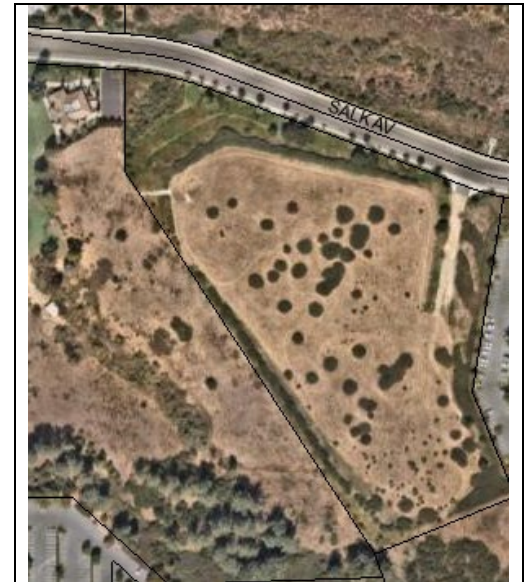
POTENTIAL HOUSING SITES

Site Number: 7 – Salk Avenue parcel

SITE DESCRIPTION

This nearly 10-acre, vacant parcel is along Salk Avenue, a street serving a mix of office, medical and industrial uses between College Boulevard and El Camino Real. It also adjacent to the large Carlsbad Research Center business park.

Manufactured slopes along Salk Avenue and the property’s perimeter reduce its developable acreage, but otherwise there are no known physical constraints to development. The property is located with McClellan-Palomar Airport Safety Zone 6, which permits residential development.



SITE FEATURES

- Vacant
- Graded
- Centrally located
- Designated for office use
- No site constraints
- Close to jobs

SITE OPPORTUNITY

Under consideration is a change to the property’s land use designation from O, Office, to R-30. R-30 is a high density residential designation. Typical development in the R-30 designation would be apartments and condominiums up to two or three stories.

As proposed, the R-30 would have a density range of 26.5 to 30 dwelling units per acre (du/ac). At the minimum density of 26.5 du/ac and accounting for slopes, approximately 230 residences could be built on the nearly 10-acre site.

To change the property’s designation to R-30, amendments to the General Plan, Zoning Ordinance, and Fenton Carlsbad Center Specific Plan would be necessary and would require City Council approval. If redesignated, office uses would cease to be permitted on the property, but office, industrial, and open spaces uses would continue to be permitted on surrounding lots.

Parcels Numbers	212-021-04	GMP Quadrant	Northwest
Ownership	Private	Parcel Size	9.8 acres
Current General Plan Designation	O (Office)	Proposed General Plan Designation	R-30 (Residential, 26.5-30 du/ac)
Current Residential Opportunity	0 units	Proposed Residential Opportunity	Approximately 230 units (at 26.5 du/ac)

POTENTIAL HOUSING SITES

Site Number: 8 – Cougar Drive industrial site

SITE DESCRIPTION

The site consists of a small, 2.41 acre parcel at 2420 Cougar Drive, across El Camino Real from Salk Avenue. The parcel is presently the location of a landscape maintenance business. It is adjacent to a senior care facility now under construction and across Cougar Drive from office and self-storage uses.

A limited portion of the site is developable as more than one-half its acreage is constrained by habitat and steep slopes dropping down to Agua Hedionda Creek. The site is within McClellan-Palomar Airport Safety Zone 6, which permits residential development.

SITE FEATURES

- Maintenance business on site
- Graded
- Industrially designated
- Utilities accessible
- Habitat, slope constraints
- Close to jobs



SITE OPPORTUNITY

Under consideration is a change of the property’s existing land use designation from M-Q, Industrial, Qualified Development Overlay Zone, to R-30, a high-density residential land use designation. The R-30 designation would permit a density range of 26.5 to 30 dwelling units per acre. This proposed designation is typical of apartments of two to three stories. For this property, development at the R-30 designation might yield approximately 46 units.

To change the properties’ designations to R-30, amendments to the General Plan and Zoning Ordinance and approval by the City Council would be necessary.

Parcels Numbers	209-040-46	GMP Quadrant	Northeast
Ownership	Private (multiple)	Parcel Size	2.4 acres
Current General Plan Designation	M-Q (Industrial, Qualified Development Overlay Zone)	Proposed General Plan Designation	R-30 (Residential, 26.5 to 30 dwelling units/acre)
Current Residential Opportunity	0 units	Proposed Residential Opportunity	Approximately 46 units (at 26.5 du/ac)

POTENTIAL HOUSING SITES

Site Number: 9 - Industrial sites north of Faraday Avenue

SITE DESCRIPTION

The site consists of five scattered, vacant industrial parcels in Carlsbad Oaks North, a large business park on the north side of Faraday Avenue and bordering homes in the City of Vista. The parcels are along Whiptail Loop. Together, the parcels total over 22 acres.

There are no known physical constraints to development due to environmentally sensitive areas. All parcels are partially or wholly within McClellan-Palomar Airport Safety Zone 6, which permits residential development.



SITE FEATURES

- Vacant
- Graded
- Industrially designated
- Utilities accessible
- Minimal site constraints
- Close to jobs

SITE OPPORTUNITY

Under consideration are changes to each of the five properties' land use designations from PI, Planned Industrial, to R-35, a new high-density residential land use designation. The R-35 designation would permit a density range of 32.5 to 35 dwelling units per acre (du/ac). This proposed designation is typical of apartments up to four to five stories tall. In total, all parcels could yield over 700 new homes if developed at the minimum density of 32.5 du/ac.

To change the properties' designations to R-35, amendments to the General Plan, Zoning Ordinance, and Carlsbad Oaks North Business Park Specific Plan would be necessary and would require City Council approval. If the amendments were approved, industrial uses would no longer be permitted on the properties but would continue to be permitted on surrounding properties in the business park.

Parcels Numbers	209-120-02, 209-120-12, 209-120-13, 209-120-23, 209-120-24	GMP Quadrant	Northeast
Ownership	Private	Parcel Size	Approximately 22 acres (all parcels)
Current General Plan Designation	PI (Planned Industrial)	Proposed General Plan Designation	R-35 (Residential, 32.5 to 35 du/ac)
Current Residential Opportunity	0 units	Proposed Residential Opportunity	700+ units (at 32.5 du/ac)

POTENTIAL HOUSING SITES

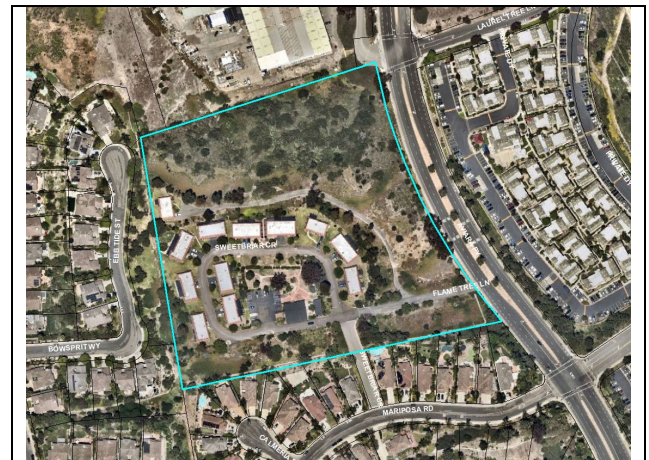
Site Number: 10 - Cottage Row Apartments

SITE DESCRIPTION

The site is an underutilized property located off Aviara Parkway, south of Palomar Airport Road. The property features a relatively flat area developed with 24 duplex apartments bordered by steep slopes and sensitive biological resources. Under its current General Plan designation, the property could potentially develop with up to nine more homes.

SITE FEATURES

- Developed and undeveloped areas
- In the Coastal Zone
- Near homes
- Sensitive biological resources
- Undeveloped steep slopes
- Close to Palomar Airport Road



SITE OPPORTUNITY

Under consideration is a change of the property’s land use designation from R-4, a residential land use designation typical of a single-family home development, to R-23, or a designation typical of condominiums and apartments.

As proposed, the R-23 designation applied to the property would have a permitted density range of 19 to 23 dwelling units per acre (du/ac). For the property to reach full development potential, the existing duplex apartments on-site would be demolished. At the minimum density and with demolition of existing units, new construction could result in approximately 150 new units or about 130 units more than on the site currently. Steep slopes would likely be protected as open space.

To change the property’s designation to R-23 and Open Space, changes to the General Plan, Local Coastal Program, and Zoning Ordinance would be necessary and would require City Council and California Coastal Commission approval.

Parcels Numbers	212-040-47	GMP Quadrant	Southwest
Ownership	Private	Parcel Size	Approximately 12 acres
Current General Plan Designation	R-4 (Residential, 0-4 du/ac)	Proposed General Plan Designations	R-23/OS (Residential, 19-23 du/ac, and Open Space)
Current Residential Opportunity	Approximately nine additional units (at 3.2 du/ac) in addition to the 24 duplex apartments on site	Proposed Residential Opportunity	Approximately 150 additional units (at 19 du/ac)

POTENTIAL HOUSING SITES

Site Number: 11 – Bressi Ranch Colt Place industrial parcel

SITE DESCRIPTION

The site consists of a vacant 2.6 acre lot between the new Kensington at the Square townhomes to the east and the Staybridge Suites to the west. It is accessed from the north end of Colt Place and backs to Palomar Airport Road.

The lot has been previously graded. About .60 acre of the property along Palomar Airport Road is restricted by the McClellan-Palomar Airport Safety Zone 2, which prohibits residential development. However, none of the lot is impacted by airport noise such that residential construction would be precluded.

SITE FEATURES

- Vacant
- Graded
- Industrially designated
- Utilities accessible
- Airport constraints
- Close to services and jobs



SITE OPPORTUNITY

Under consideration are changes to the properties land use designation from PI, Planned Industrial, to R-23. The R-23 designation would permit a density range of 19 to 23 dwelling units per acre (du/ac). This density is the same as that applied to the Kensington at the Square townhomes to the east. Development of the parcel at the minimum density could yield approximately 38 units, factoring the airport safety restriction.

To change the properties’ designations to R-23, amendments to the General Plan, Zoning Ordinance, and Bressi Ranch Master Plan would be necessary and would require City Council approval. If the amendments were approved, industrial uses would no longer be permitted on the property.

Parcels Numbers	213-262-17	GMP Quadrant	Southeast
Ownership	Private	Parcel Size	Approximately 2.6 acres
Current General Plan Designation	PI (Planned Industrial)	Proposed General Plan Designation	R-23 (Residential, 19 to 23 du/ac)
Current Residential Opportunity	0 units	Proposed Residential Opportunity	Approximately 38 units (at 19 du/ac)

POTENTIAL HOUSING SITES

Site Number: 12 – Bressi Ranch Gateway Road industrial parcels

SITE DESCRIPTION

The site consists of two vacant industrial parcels south of Palomar Airport Road in Bressi Ranch. The adjacent parcels are along Gateway Road, just east of Pizza Port. The two parcels total about 5.33 acres.

There are no known physical constraints to development due to environmentally sensitive areas and the parcels are located outside the McClellan-Palomar Airport safety zones. Airport noise as well is not a constraint to residential development.



SITE FEATURES

- Vacant
- Graded
- Industrially designated
- Utilities accessible
- No site constraints
- Close to services and jobs

SITE OPPORTUNITY

Under consideration is a change of each property’s land use designation from PI, Planned Industrial, to R-40, a new high-density residential land use designation. The R-40 designation would permit a density range of 37.5 to 40 dwelling units per acre (du/ac). This proposed designation is typical of apartments up to four to five stories tall. Together, both parcels could yield about 200 homes if developed at the minimum density.

To change the properties’ designations to R-40, amendments to the General Plan, Zoning Ordinance, and Bressi Ranch Master Plan would be necessary and would require City Council approval. If the amendments were approved, industrial uses would no longer be permitted on the properties but would continue to be permitted on surrounding properties.

Parcels Numbers	213-263-19, 213-263-20	GMP Quadrant	Southeast
Ownership	Private	Parcel Size	Approximately 5.33 acres (both parcels)
Current General Plan Designation	PI (Planned Industrial)	Proposed General Plan Designation	R-40 (Residential, 37.5 to 40 du/ac)
Current Residential Opportunity	0 units	Proposed Residential Opportunity	Approximately 200 units (at 37.5 du/ac)

POTENTIAL HOUSING SITES

Site Number: 13 - Industrial sites east of Melrose Drive

SITE DESCRIPTION

The site is a group of six vacant properties north of Palomar Airport Road and east of Melrose Drive, each designated for industrial use. Four parcels are together along Lionshead Avenue; the other two are located on either side of Eagle Drive. Each site is graded and ready for development. Together, the parcels total about 33 acres.

There are no known physical constraints to development due to environmentally sensitive areas and the parcels are located outside the McClellan-Palomar Airport safety zones.



SITE FEATURES

- Vacant
- Graded
- Industrially designated
- Utilities accessible
- Minimal site constraints
- Close to jobs

SITE OPPORTUNITY

Under consideration are changes to each of the six properties' land use designations from PI, Planned Industrial, to R-35, a new high-density residential land use designation. The R-35 designation would permit a density range of 32.5 to 35 dwelling units per acre (du/ac). This proposed designation is typical of apartments up to four to five stories tall. In total, all parcels could yield over 1,000 new homes if developed at the minimum density.

To change the properties' designations to R-35, amendments to the General Plan, Zoning Ordinance, and Carlsbad Raceway Specific Plan would be necessary and would require City Council approval. If the amendments were approved, industrial uses would no longer be permitted on the properties but would continue to be permitted on surrounding properties.

Parcels Numbers	221-880-01, 221-880-02, 221-880-03, 221-880-04, 221-015-08, 221-014-03	GMP Quadrant	Northeast
Ownership	Private (multiple)	Parcel Size	Approximately 33 acres (all parcels)
Current General Plan Designation	PI (Planned Industrial)	Proposed General Plan Designation	R-35 (Residential, 32.5 to 35 du/ac)
Current Residential Opportunity	0 units	Proposed Residential Opportunity	1,000+ units (at 32.5 du/ac)

POTENTIAL HOUSING SITES

Site Number: 14 - Zone 20 cluster

SITE DESCRIPTION

The site is a group of six vacant and underutilized properties located on both sides of Poinsettia Lane (a four-lane arterial connector street), east of Aviara Parkway. Two of the parcels southeast of the Poinsettia Lane contain a single-family dwelling and a greenhouse; the remaining parcels are vacant. In addition, the properties feature a mix of constraints to development, including SDG&E powerlines, steep undeveloped slopes and sensitive biological resources, which reduce their developable acreage.



The six lots total about 21 acres. Under their current General Plan land use designation, the properties could potentially develop with 50 homes.

SITE FEATURES

- Mostly vacant
- Sensitive biological resources
- In the Coastal Zone
- SDG&E powerline easement
- Steep slopes
- Near homes

SITE OPPORTUNITY

Under consideration are changes to each of the six properties' land use designations from R-4, a residential land use designation typical of a single-family home development, to either R-23 or R-30. These proposed designations are typical of apartments and condominiums, including those up to two or three stories.

As proposed, the R-23 would apply only to the vacant, two-acre property at the northwest corner of Poinsettia Lane and Brigantine Drive. R-23 would permit a density range of 19 to 23 dwelling units per acre. The remaining parcels would be designated R-30, which would permit a density range of 26.5 to 30 dwelling units per acre. In total, all parcels could yield approximately 355 new homes if developed at the proposed minimum densities.

To change the properties' designations to R-23 and R-30, amendments to the General Plan, Local Coastal Program, Zoning Ordinance, and Zone 20 Specific Plan would be necessary and would require City Council and California Coastal Commission approval.

Parcels Numbers	215-070-44, 215-070-43, 215-070-38, 215-070-04, 215-070-37, 215-070-45	GMP Quadrant	Southwest
Ownership	Private (Multiple)	Parcel Size	21.2 acres (all parcels)
Current General Plan Designation	R-4 (Residential, 0-4 dwelling units/acre)	Proposed General Plan Designations	R-23 (Residential, 19-23 du/ac) and R-30 (Residential 26.5-30 du/ac)
Current Residential Opportunity	Approximately 50 homes (@ 3.2 du/ac)	Proposed Residential Opportunity	355 units (at either 19 du/ac or 26.5 du/ac)

POTENTIAL ELIGIBLE HOUSING SITES

Site Number: 15 – El Camino Real at Camino Vida Roble parcel

SITE DESCRIPTION

This long, narrow site is a vacant, approximately three-acre property on the east side of El Camino Real (a six-lane arterial road), at the intersection of Camino Vida Roble south to Cinnabar Way. It is partially adjacent to single-family homes and across El Camino Real from industrial uses.

SITE FEATURES

- Vacant
- Constraints present
- Utilities accessible
- Road improvements required

SITE OPPORTUNITY

The parcel is outside the McClellan-Palomar Airport flight path. Property constraints include its unusual shape, presence of easements and future widening of El Camino Real, which must be accommodated by any future development on the property. Sensitive biological resources may exist on this property, a portion of which may need to be preserved; however, this should not reduce overall residential yield.

Under consideration is a change of the property’s land use designation from R-4, a designation typical of a single-family home development, to R-15, or a density that often applies to small lot single family or detached or attached condominium development.

As proposed, the R-15 designation applied to the approximately three-acre site would have a permitted density range of 11.5 to 15 dwelling units per acre (du/ac). This compares to an existing density range of 0 to 4 dwelling units per acre.

To change the property’s designation to R-15, changes to the General Plan and Zoning Ordinance would be necessary and would require City Council.



Parcels Numbers	213-050-16	GMP Quadrant	Southeast
Ownership	Private	Parcel Size	3.15 ac
Current General Plan Designation	R-4 (Residential, 0-4 du/ac)	Proposed General Plan Designation	R-15 (Residential, 11.5 to 15 du/ac)
Current Residential Opportunity	10 units (at 3.2 du/ac)	Proposed Residential Opportunity	26 units (at 11.5 du/ac)

POTENTIAL HOUSING SITES

Site Number: 16 – Calle Barcelona parcel

SITE DESCRIPTION

This irregularly-shaped, mostly vacant site is partially developed with a parking lot along the west side of Calle Barcelona (a four-lane Employment/Transit Connector street) and midway between El Camino Real and Leucadia Boulevard. It is across Calle Barcelona from The Forum shopping center. The site has been graded and is ready for development. A portion of the approximately 8-acre site is designated as open space, which decreases its developable acreage.

There are no known physical constraints to development due to steep slopes and habitat already having been previously mapped and designated.

SITE FEATURES

- Vacant/parking lot
- Graded
- In the Coastal Zone
- Designated for regional commercial use and open space
- Minimal site constraints
- Very High Fire Hazard Zone



SITE OPPORTUNITY

Under consideration is a change to the property’s land use designation from R, or Regional Commercial, to R-30. The current R designation permits a limited number of homes above the first floor of a commercial development. The proposed R-30 designation is typical of apartments and condominiums, including those up to two or three stories.

As proposed, the R-30 would apply only to the developable portion of the property and the portion designated for open space would not be affected. R-30 would have a density range of 26.5 to 30 dwelling units per acre (du/ac). At the minimum density, approximately 50 homes could be built.

To change the properties’ designations to R-30, amendments to the General Plan, Local Coastal Program, Zoning Ordinance, and Green Valley Master Plan would be necessary and would require City Council and California Coastal Commission approval.

Parcels Numbers	255-012-05	GMP Quadrant	Southwest
Ownership	Private	Parcel Size	7.8 acres
Current General Plan Designation	R/OS (Regional Commercial/ Open Space)	Proposed General Plan Designation	R-30/OS (Residential, 26.5-30 du/ac) and Open Space)
Current Residential Opportunity	Approximately 15 units	Proposed Residential Opportunity	Approximately 50 units (at 26.5 du/ac)



HOUSING ELEMENT ADVISORY COMMITTEE

Staff Report

Meeting Date: October 14, 2020

To: Housing Element Advisory Committee Members

From: Scott Donnell, Senior Planner

Staff Contact: Scott Donnell, Senior Planner
Scott.donnell@carlsbadca.gov, 760-602-4618

Subject: Housing Plan Programs and Policies

Item No.

2

Recommended Action

Provide an overview on the current Housing Element policies and programs and share details on potential changes.

Executive Summary

State housing law (Government Code 65583) requires Housing Elements to “identify adequate sites for housing, including rental housing, factory-built housing, mobilehomes, and emergency shelters, and shall make adequate provision for the existing and projected needs of all economic segments of the community.”

To ensure consistency within the General Plan and Housing Element, goals and policies are developed to help support the housing sites inventory. As the housing sites inventory is close to being finalized, housing goals, policies, and programs can be developed for the updated Housing Element. At this time, City staff would like to review the current Housing Element policies and programs with the HEAC members. Furthermore, City staff would like to identify preliminary changes and updates to the housing policies and programs for the sixth housing cycle based on the housing sites inventory.

It is important to note that several new pieces of housing legislation have been passed that may change or alter policies and programs that are currently in place. New housing programs may be warranted to remain consistent and comply with state housing laws. City staff and consultants will provide a brief overview of recent housing legislation and the potential implications it may have on the development of housing policies and programs for the Housing Element update.

Public Notification

This item was noticed in accordance with the Ralph M. Brown Act and was available for viewing at least 72 hours prior to the meeting date.

10.7 Housing Plan Goals, Policies, and Programs

Preservation

Preserving the existing housing stock and avoiding deterioration that often leads to the need for substantial rehabilitation is one of the city's goals. In addition, it is important to preserve affordable housing units in the community to maintain adequate housing opportunities for all residents.

- 10-G.1 Carlsbad's existing housing stock preserved, rehabilitated, and improved with special attention to housing affordable to lower-income households.
- 10-P.1 Withhold approval of requests to convert existing rental units to condominiums when the property contains households of low and moderate income, unless findings can be made that a reasonable portion of the units will remain affordable after conversion, or the loss of affordable units is mitigated.
- 10-P.2 Set aside approximately 20 percent of the rental units acquired by the city or Housing Authority for rehabilitation purposes for households in the very low income range.
- 10-P.3 Monitor the status of assisted rental housing and explore options for preserving the units "at risk" of converting to market-rate housing.
- 10-P.4 Seek to reduce or eliminate net loss of existing mobile home rental opportunities available to lower and moderate income households.
- 10-P.5 Aim to retain and preserve the affordability of mobile home parks.
- 10-P.6 Survey residential areas periodically to identify substandard and deteriorating housing in need of replacement or rehabilitation.
- 10-P.7 Provide rehabilitation assistance, loan subsidies, and rebates to lower-income households, special needs households, and senior homeowners to rehabilitate deteriorating homes.
- 10-P.8 When feasible, acquire rental housing from private owners by utilizing various local, state, and federal funding sources, and rehabilitate deteriorated structures if needed. If acquisition is not feasible, provide incentives to property owners to rehabilitate deteriorating rental units that house lower income households.
- 10-P.9 Provide a reasonable number of rental units acquired by the city or Housing Authority for rehabilitation purposes to be affordable to households in the extremely and/or very low income range.

Program 1.1: Condominium Conversion

The city will continue to discourage and/or restrict condominium conversions when such conversions would reduce the number of low or moderate income housing units available throughout the city. All condominium conversions are subject to the city's Inclusionary Housing Ordinance; the in-lieu fees or actual affordable units required by the ordinance would be used to mitigate the loss of affordable rental units from the city's housing stock.

Funding: Housing Trust Fund

Lead Agency: Planning Division

Objectives and Time Frame:

- Continue implementation of the Inclusionary Housing Ordinance and impose inclusionary housing requirements on condominium conversions.

Program 1.2: Mobile Home Park Preservation

The city will continue to implement the city's Residential Mobile Home Park zoning ordinance (Municipal Code Chapter 21.37) that sets conditions on changes of use or conversions of mobile home parks, consistent with Government Code Section 66427.5.

The city will also assist lower income tenants of mobile home parks to research the financial feasibility of purchasing their mobile home parks so as to maintain the rents at levels affordable to its tenants. One potential source of financial assistance is the state's Mobilehome Park Rehabilitation and Restoration Ownership Program (MPRRROP). The purpose of the program is to finance, through loans, the preservation of affordable mobilehome parks by conversion to ownership or control by resident organizations, nonprofit housing partners, or local public agencies. Loan proceeds may be used to: purchase (conversion) a mobilehome park; rehabilitate or relocate a purchased park; purchase by a low income resident a share or space in a converted park; or to pay for the cost to repair low income residents' mobilehomes. Effective January 1, 2017, loan proceeds may also be used to replace low income residents' mobilehomes.

Funding: Housing Trust Fund, state grants and loans (such as MPRROP)

Lead Agency: Planning Division, Housing and Neighborhood Services Division

Objectives and Time Frame:

- Continue to regulate the conversion of mobile home parks in Carlsbad, as permitted by state law.

- As appropriate, provide information to mobile home park tenants regarding potential tenant purchase of parks and assistance available, through programs such as MPRROP.

Program 1.3: Acquisition/Rehabilitation of Rental Housing

The city will continue to provide assistance on a case-by-case basis to preserve the existing stock of lower and moderate income rental housing, including:

- Provide loans, grants, and/or rebates to owners of rental properties to make needed repairs and rehabilitation.
- As financially feasible, acquire and rehabilitate rental housing that is substandard, deteriorating or in danger of being demolished. Set-aside at least 20 percent of the rehabilitated units for extremely- and/or very low income households.
- As appropriate and determined by City Council, provide deferral or subsidy of planning and building fees, and priority processing. Priority will be given to repair and rehabilitation of housing identified by the city's Building Division as being substandard or deteriorating, and which houses lower income and in some cases moderate income households.

Funding: State grants and loans, Housing Trust Fund, CDBG

Lead Agency: Housing and Neighborhood Services Division, Building Division

Objectives and Time Frame:

- Assist in the acquisition and/or rehabilitation of 68 rental housing units between 2013 and 2021.
- Contact nonprofit housing developers annually to explore opportunities for acquisition/rehabilitation of rental housing.
- As appropriate and as financially feasible, make funding available to non-profit organizations to assist in the acquisition and rehabilitation of existing rental housing.

Program 1.4: Rehabilitation of Owner-Occupied Housing

As the housing stock ages, the need for rehabilitation assistance may increase. The city will provide assistance to homeowners to rehabilitate deteriorating housing. Eligible activities under this program include such things as repairing faulty plumbing and electrical systems, replacing broken windows, repairing termite and dry-rot damage, and installing home weatherization improvements. Assistance may include financial incentives in the form of low interest and deferred payment loans, and rebates. Households targeted for assistance include lower-income and special needs (disabled, large, and senior) households.

Funding: Housing Trust Fund, CDBG, state loans and grants

Lead Agency: Housing and Neighborhood Services Division

Objectives and Time Frame:

- Continue to implement the city’s Minor Home Repair Program to provide grants to up to 10 low income households to help improve their single-family homes.

Housing Opportunities

A healthy and sustainable community relies on its diversity and its ability to maintain balance among different groups. The city encourages the production of new housing units that offer a wide range of housing types to meet the varied needs of its diverse population. A balanced inventory of housing in terms of unit type (e.g., single-family, apartment, condominium, etc.), cost, and architectural style will allow the city to fulfill a variety of housing needs.

- 10-G.2 New housing developed with diversity of types, prices, tenures, densities, and locations, and in sufficient quantity to meet the demand of anticipated city and regional growth.
- 10-P.10 Ensure the availability of sufficient developable acreage in all residential densities to accommodate varied housing types to meet Carlsbad’s 2010-2020 Regional Housing Needs Assessment (RHNA), as discussed in Section 10.3 (Resources Available).
- 10-P.11 Ensure that housing construction is achieved through the use of modified codes and standards while retaining quality design and architecture.
- 10-P.12 Provide alternative housing opportunities by encouraging adaptive reuse of older commercial or industrial buildings.
- 10-P.13 Encourage increased integration of housing with nonresidential development where appropriate.
- 10-P.14 Encourage the use of innovative techniques and designs to promote energy conservation in residential development.

Program 2.1: Adequate Sites to Accommodate the RHNA

The city will continue to monitor the absorption of residential acreage in all densities and, if needed, recommend the creation of additional residential acreage at densities sufficient to meet the city’s housing need for current and future residents. Any such actions shall be undertaken only where consistent with the Growth Management Plan.

The analysis in Section 10.3 (Resources Available) identifies examples of how housing has been built on very small sites, such as in the Village and Barrio. However, to expand opportunities for additional affordable housing, the city will encourage the consolidation of small parcels in order to facilitate larger-scale developments that are compatible with existing neighborhoods.

Specifically, the city will continue to make available an inventory of vacant and underutilized properties to interested developers, market infill and redevelopment opportunities throughout the city, including the Village and Barrio, and meet with developers to identify and discuss potential project sites.

Funding: Departmental budget and Housing Trust Fund

Lead Agency: Housing and Neighborhood Services Division, Planning Division

Objectives and Time Frame:

- Maintain adequate residential sites to accommodate the 2010-2020 RHNA.
- Post the inventory of vacant and underutilized properties identified in the Housing Element (Figure 10-1 and Appendix B) on the city's website or in a public notification area of the city's Planning Division within one year of Housing Element adoption. The inventory shall be updated annually.

Program 2.2: Flexibility in Development Standards

The Planning Division, in its review of development applications, may recommend waiving or modifying certain development standards, or propose changes to the Municipal Code to encourage the development of low and moderate income housing. The city offers offsets to assist in the development of affordable housing citywide. Offsets include concessions or assistance including, but not limited to, direct financial assistance, density increases, standards modifications, or any other financial, land use, or regulatory concession that would result in an identifiable cost reduction.

Funding: Department budget

Lead Agency: Planning Division

Objectives and Time Frame:

- Continue to offer flexibility in development standards to facilitate the development of 460 lower and moderate income, and senior households, subject to available resources, developer interest, and market conditions.
- Monitor application of Municipal Code standards for constraints to development of new housing and recommend changes that would minimize such constraints and enhance the feasibility of affordable housing, while maintaining the quality of housing.

Program 2.3: Mixed Use

The city will encourage mixed-use developments that include a residential component. Major commercial centers should incorporate, where appropriate, mixed commercial/residential uses.

Funding: Departmental budget

Lead Agency: Planning Division

Objectives and Time Frame:

- Apply mixed-used development principles, standards, and incentives to facilitate development of 450 dwelling units, subject to available resources, developer interest, and market conditions.
- Periodically review development standards and incentives that would encourage mixed-use developments.
- Identify areas and properties with potential for mixed-use development and provide information to interested developers.

Program 2.4: Energy Conservation

The city has established requirements, programs, and actions to improve household energy efficiency, promote sustainability, and lower utility costs. The city shall enforce state requirements for energy conservation, including the latest green building standards, and promote and participate in regional water conservation and recycling programs.

- Create a coordinated energy conservation strategy, including strategies for residential uses, as part of a citywide Climate Action Plan.
- In the Village, encourage energy conservation and higher density development by the modification of development standards (e.g. parking standards, building setbacks, height, and increased density) as necessary to:
 - Enable developments to qualify for silver level or higher LEED (Leadership in Energy and Environmental Design) Certification, or a comparable green building rating, and to maintain the financial feasibility of the development with such certification.
 - Achieve densities at or above the minimum required if the applicant can provide acceptable evidence that application of the development standards precludes development at such densities.
- Facilitate resource conservation for all households by making available, through a competitive process, CDBG funds to non-profit organizations that could use such funds to replace windows, plumbing fixtures, and other physical improvements in lower-income neighborhoods, shelters, and transitional housing.
- Encourage infill development in urbanized areas, particularly in the Village and Barrio, through implementation of the Village Master Plan and Design Manual and the allowed density ranges in the Barrio.

Funding: Departmental budget, General Fund

Lead Agency: Planning Division; Building Division

Objectives and Time Frame:

- Continue to pursue energy efficient development and rehabilitation of residential units through incentives, funding assistance, and city policies.
- Continue to explore additional incentives to facilitate energy efficient development.

Housing Implementation

The city has a number of programs and resources that can help provide a variety of housing for households with different incomes and special needs. Program implementation must be done in light of applicable regulations and available funding and monitored regularly to maintain compliance and success.

- 10-G.3** Sufficient new, affordable housing opportunities in all quadrants of the city to meet the needs of current lower and moderate income households and those with special needs, and a fair share proportion of future lower and moderate income households.
- 10-P.15** Pursuant to the Inclusionary Housing Ordinance, require affordability for lower income households of a minimum of 15 percent of all residential ownership and qualifying rental projects. For projects that are required to include 10 or more units affordable to lower income households, at least 10 percent of the lower income units should have three or more bedrooms (lower income senior housing projects exempt).
- 10-P.16** Annually set priorities for future lower-income and special housing needs. The priorities will be set through the annual Consolidated Plan, which is prepared by the Housing and Neighborhood Services Division with assistance from the Planning Division and approved by the City Council. Priority given to the housing needs for lower-income subgroups (i.e., handicapped, seniors, large-family, very-low income) will be utilized for preference in the guidance of new housing constructed by the private sector and for the use of city funds for construction or assistance to low income projects.
- 10-P.17** Any proposed General Plan Amendment request to increase site densities for purposes of providing affordable housing, will be evaluated relative to the proposal's compatibility with adjacent land uses and proximity to employment opportunities, urban services or major roads, and other policies applicable to higher density sites that are identified in the General Plan Land Use and Community Design Element.
- 10-P.18** Adhere to City Council Policy Statement 43 when considering allocation of "excess dwelling units" for the purpose of allowing development to exceed the Growth Management Control Point (GMCP) density, as discussed in Section 10.3 (Resources Available). With limited exceptions, the allocation of excess dwelling units

will require provision of housing affordable to lower income households.

- 10-P.19 Address the unmet housing needs of the community through new development and housing that is set aside for lower and moderate income households consistent with priorities set by the Housing and Neighborhood Services Division, in collaboration with the Planning Division, and as set forth in the city's Consolidated Plan.
- 10-P.20 Encourage the development of an adequate number of housing units suitably sized to meet the needs of lower and moderate income larger households.
- 10-P.21 Ensure that incentive programs, such as density bonus programs and new development programs are compatible and consistent with the city's Growth Management Plan.
- 10-P.22 Maintain the Housing Trust Fund and explore new funding mechanisms to facilitate the construction and rehabilitation of affordable housing.
- 10-P.23 Consistent with state law, establish affordable housing development with priority for receiving water and sewer services when capacity and supply of such services become an issue.
- 10-P.24 Pursuant to state law, identify and monitor housing units constructed, converted, and demolished in the Coastal Zone along with information regarding whether these units are affordable to lower and moderate income households

Program 3.1: Inclusionary Housing Ordinance

The city will continue to implement its Inclusionary Housing Ordinance, which requires a minimum of 15 percent of all ownership and qualifying rental residential projects of seven or more units be restricted and affordable to lower income households. This program requires an agreement between all residential developers subject to this inclusionary requirement and the city which stipulates:

- The number of required lower income inclusionary units;
- The designated sites for the location of the units;
- A phasing schedule for production of the units; and
- The term of affordability for the units.

For all ownership and qualifying rental projects of fewer than seven units, payment of a fee in lieu of inclusionary units is permitted. The fee is based on a detailed study that calculated the difference in cost to produce a market rate rental unit versus a lower-income affordable unit. As of 2016, the in-lieu fee per market- rate dwelling unit was \$4,515. The fee amount may be modified by the City Council from time-to-time and is collected at the time of building permit issuance for the market rate units. The city will continue to utilize inclusionary in-lieu fees collected to assist in the development of affordable units.

The city will apply Inclusionary Housing Ordinance requirements to rental projects if the project developer agrees by contract to limit rent as consideration for a “direct financial contribution” or other form of assistance specified in density bonus law; or if the project is at a density that exceeds the applicable GMCP density, thus requiring the use of “excess dwelling units,” as described in Section 10.3 (Resources Available).

The city will also continue to consider other in-lieu contributions allowed by the Inclusionary Housing Ordinance, such as an irrevocable offer to dedicate developable land.

Funding: Departmental budget

Lead Agency: Planning Division, Housing and Neighborhood Services Division

Objectives and Time Frame:

- Based on SANDAG’s Regional 2050 Growth Forecast and 2010 housing estimates, the city anticipates 3,847 new housing units to be developed between 2010 and 2020, potentially generating 577 inclusionary units.
- Adjust the inclusionary housing in-lieu fee as necessary and appropriate to reflect market conditions and ensure fees collected are adequate to facilitate the development of affordable units.

Program 3.2: Excess Dwelling Units

Pursuant to City Council Policy Statement 43, the city will continue to utilize “excess dwelling units,” described in Section 10.3 (Resources Available), for the purpose of enabling density transfers, density increases/bonuses and General Plan amendments to increase allowed density.

Based on analysis conducted in Section 10.4 (Constraints and Mitigating Opportunities), the city can accommodate its 2010-2020 RHNA without the need to utilize excess dwelling units (except for properties designated “V – Village”) to accommodate the RHNA at each household income level. In the Village, since all residential development requires an allocation of excess dwelling units, the city has specifically reserved 759 excess units (as of July 2016) for this purpose.

Funding: Departmental budget

Lead Agency: Planning Division

Objectives and Time Frame:

- Consistent with City Council Policy 43, continue to utilize the excess dwelling units to provide affordable housing to lower income households.

Program 3.3: Density Bonus

Consistent with state law (Government Code sections 65913.4 and 65915), the city continues to offer residential density bonuses as a means of encouraging affordable housing development. In exchange for setting aside a portion of the development as units affordable to lower and moderate income households, the city will grant a density bonus over the otherwise allowed maximum density, and up to three financial incentives or regulatory concessions. These units must remain affordable for a period of no less than 55 years and each project must enter into an agreement with the city to be monitored by the Housing and Neighborhood Services Division for compliance.

The density bonus increases with the proportion of affordable units set aside and the depth of affordability (e.g. very low income versus low income, or moderate income). The maximum density bonus a developer can receive is 35 percent when a project provides 11 percent of the units for very low income households, 20 percent for low income households, or 40 percent for moderate income households.

Financial incentives and regulatory concessions may include but are not limited to: fee waivers, reduction or waiver of development standards, in-kind infrastructure improvements, an additional density bonus above the requirement, mixed use development, or other financial contributions.

The city's density bonus regulations (Municipal Code Chapter 21.86) incorporate all recent changes to state density bonus law (up to and including AB 2222 changes, effective January 1, 2015). The city is currently processing a zoning code amendment to ensure consistency with the latest changes to state density bonus law made by AB 744, effective January 1, 2016.

In 2016, the governor signed several bills that make further changes to state density bonus law: AB 1934, AB 2442, AB 2501, and AB 2556. Some notable changes include: granting a "development bonus" to commercial development when in partnership with an affordable housing development; granting a density bonus to developments that include affordable housing to transitional foster youth, disabled veterans, or homeless persons; requiring cities to adopt procedures and timelines for processing a density bonus application; and making numerous technical changes to clarify various provisions of density bonus law. The city will amend its density bonus ordinance to incorporate all of the mandatory changes of the above-referenced bills.

Funding: Departmental budget, Housing Trust Fund

Lead Agency: Planning Division, Housing and Neighborhood Services Division

Objectives and Time Frame:

- Amend Carlsbad Municipal Code Chapter 21.86 by December 31, 2017 to ensure consistency with all recent changes to state density bonus law, namely, those required by AB 744 (2015), AB 1934, AB 2442, AB 2501, and AB 2556.
- Apply the city's Density Bonus Ordinance, consistent with state law.
- Encourage developers to take advantage of density bonus incentives.

Program 3.4: City-Initiated Development

The city, through the Housing and Neighborhood Services Division, will continue to work with private developers (both for-profit and non-profit) to create housing opportunities for low, very low and extremely low income households.

Funding: Housing Trust Fund, CDBG, and other federal, state and local funding

Lead Agency: Planning Division, Housing and Neighborhood Services Division

Objectives and Time Frame:

- Work with a private, non-profit affordable housing developers to create at least 70 city-initiated or non-inclusionary affordable housing units for lower income households between 2013 and 2021.

Program 3.5: Affordable Housing Incentives

The city will consider using Housing Trust Funds on a case-by-case basis to offer a number of incentives to facilitate affordable housing development. Incentives may include:

- Payment of public facility fees;
- In-kind infrastructure improvements, including but not limited to street improvements, sewer improvements, other infrastructure improvements as needed;
- Priority processing, including accelerated plan-check process, for projects that do not require extensive engineering or environmental review; and
- Discretionary consideration of density increases above the maximum permitted by the General Plan through review and approval of a site development plan (SDP).

Funding: Departmental budget, Housing Trust Fund, CDBG

Lead Agency: Planning Division, Housing and Neighborhood Services Division, Finance Division

Objectives and Time Frame:

- Assist in the development of 150 affordable units between 2013 and 2021 (inclusive of units to be assisted under Program 3.4 - City-Initiated Development, and Program 3.10 - Senior Housing).

Program 3.6: Land Banking

The city will continue to implement a land banking program to acquire land suitable for development of housing affordable to lower and moderate income households. The land bank may accept contributions of land in-lieu of housing production required under an inclusionary requirement, surplus land from the city or other public entities, and land otherwise acquired by the city for its housing programs. This land would be used to reduce the land costs of producing lower and moderate income housing by the city or other parties.

The city has identified a list of nonprofit developers active in the region. When a city-owned or acquired property is available, the city will solicit the participation of these nonprofits to develop affordable housing. Affordable housing funds will be made available to facilitate development and the city will assist in the entitlement process.

Funding: CDBG, Housing Trust Fund

Lead Agency: Housing and Neighborhood Services Division

Objectives and Time Frame:

- Solicit nonprofit developers when city-owned or acquired property becomes available for affordable housing.
- Provide land for development of affordable housing.
- Consider private-public partnerships for development of affordable housing.

Program 3.7: Housing Trust Fund

The city will continue to maintain the Housing Trust Fund for the fiduciary administration of monies dedicated to the development, preservation and rehabilitation of affordable housing in Carlsbad. The Housing Trust Fund will be the repository of all collected in-lieu fees, impact fees, housing credits, loan repayments, and related revenues targeted for proposed housing as well as other local, state and federal funds.

The city will explore additional revenue opportunities to contribute to the Housing Trust Fund, particularly, the feasibility of a rental housing impact fee to generate affordable units when affordable units are not included in a rental development.

Funding: In-Lieu fees, impact fees, housing credit revenues, HOME/CDBG Housing Reserve, local, state and federal funds

Lead Agency: Housing and Neighborhood Services Division, Finance Division

Objectives and Time Frame:

- Explore the feasibility of a rental housing impact fee within one year of adoption of this Housing Element.
- Actively pursue housing activities to encumber and disburse monies within the Housing Trust Fund that are specifically designated for the development of affordable housing for low income households. This means regularly meeting with market and affordable housing developers and non-profit organizations (typically once a month and upon request) to advise of city resources and requirements and to share and learn of development opportunities; keeping abreast of community development and real estate activities, including potential prospects to acquire property; and, recommending property acquisitions and approval of Housing Trust Fund expenditures along with preparing and executing related loan documents.

Program 3.8: Section 8 Housing Choice Vouchers

The Carlsbad Housing Authority will continue to administer the city's Section 8 Housing Choice Voucher program to provide rental assistance to very low income households.

Funding: Federal Section 8 funding

Lead Agency: Housing and Neighborhood Services Division

Objectives and Time Frame:

- Continue to provide rental assistance to approximately 575 extremely low and very low income households.

Program 3.9: Mortgage Credit Certificates

The city participates in the San Diego Regional Mortgage Credit Certificate (MCC) Program. By obtaining a MCC during escrow, a qualified homebuyer can qualify for an increased loan amount. The MCC entitles the homebuyer to take a federal income tax credit of 20 percent of the annual interest paid on the mortgage. This credit reduces the federal income taxes of the buyer, resulting in an increase in the buyer's net earnings.

Funding: San Diego County MCC allocations

Lead Agency: Housing and Neighborhood Services Division

Objectives and Time Frame:

- Continue to promote the MCC program with the objective of assisting at least two households annually.

Program 3.10: Senior Housing

The city will continue to encourage a wide variety of senior housing opportunities, especially for lower-income seniors with special needs, through the provision of financial assistance and regulatory incentives as specified in the city’s Housing for Senior Citizens Ordinance (Municipal Code Chapter 21.84). Projects assisted with these incentives will be subjected to the monitoring and reporting requirements to assure compliance with approved project conditions.

In addition, the city has sought and been granted California Constitution Article 34 authority by its voters to produce up to 200 senior-only, low-income restricted housing units. The city would need to access its Article 34 authority only when it provides financial assistance and regulates more than 51 percent of the development.

Funding: Departmental budget, Housing Trust Fund, Private financing, state public financing

Lead Agency: Housing and Neighborhood Services Division, Planning Division

Objectives and Time Frame:

- Periodically review the senior housing provisions in Municipal Code Chapter 21.84 to expand housing opportunities for seniors.
- Work with senior housing developers and non-profit organizations to locate and construct at least 50 units of senior low-income housing between 2013 and 2021.

Program 3.11: Housing for Persons with Disabilities

The city has an adopted ordinance to provide individuals with disabilities “reasonable accommodation” in land use, zoning and building regulations. This ordinance seeks to provide equal opportunity in the development and use of housing for people with disabilities through flexibility in regulations and the waiver of certain requirements in order to eliminate barriers to fulfilling this objective.

The city will continue to evaluate the success of this measure and adjust the ordinance as needed to ensure that it is effective. Moreover, the city will seek to increase the availability of housing and supportive services to the most vulnerable population groups, including people with disabilities through state and federal funding sources, such as HUD’s Section 811 program and CDBG funding.

Funding: Departmental budget

Lead Agency: Planning Division

Objectives and Time Frame:

- Evaluate the use and effectiveness of the reasonable accommodation ordinance through the annual Housing Element Progress Reports.
- Continue to provide opportunities for the development of affordable housing for seniors and persons with disabilities.

Program 3.12: Housing for Large Families

In those developments that are required to include 10 or more units affordable to lower-income households, at least 10 percent of the lower income units should have three or more bedrooms. This requirement does not pertain to lower-income senior housing projects.

Funding: Departmental budget

Lead Agency: Planning Division; Housing and Neighborhood Services Division

Objectives and Time Frame:

- Continue to implement this requirement as part of the Inclusionary Housing Ordinance.
- Achieve the construction of 32 dwellings that can accommodate lower income large families. Pursuant to Section 10.2, there are 12,815 lower income households in Carlsbad, 710 (5.5 percent) of which are large families. Five and a half percent of the city's objective for construction of new lower income dwellings (577 dwellings per Program 3.1) that could potentially result from application of the Inclusionary Housing Ordinance is 32 dwellings.

Program 3.13: Housing for the Homeless

Carlsbad will continue to facilitate and assist with the acquisition, for lease or sale, and development of suitable sites for emergency shelters and transitional housing for the homeless population. This facilitation and assistance will include:

- Participating in a regional or sub-regional summit(s) including decision-makers from north San Diego County jurisdictions and SANDAG for the purposes of coordinating efforts and resources to address homelessness;
- Assisting local non-profits and charitable organizations in securing state and federal funding for the acquisition, construction and management of shelters; and

- Continuing to provide funding for local and sub-regional homeless service providers that operate temporary and emergency shelters.

Funding: Housing Trust Fund, CDBG

Lead Agency: Housing and Neighborhood Services Division

Objectives and Time Frame:

- Provide funding for homeless shelter providers through the annual Action Plan process for the use of CDBG funds.
- Annually participate financially in regional programs, such as the North County Regional Winter Shelter Program, which utilize shelters such as the La Posada de Guadalupe men's homeless/farmworker shelter in Carlsbad.

Program 3.14: Supportive Services for Homeless and Special Needs Groups

The city will continue to provide CDBG funds to community, social welfare, non-profit and other charitable groups that provide services for those with special needs in the north San Diego County area.

Funding: CDBG

Lead Agency: Housing and Neighborhood Services Division

Objectives and Time Frame:

- Provide funding for supportive service providers through the annual Action Plan process for the use of CDBG funds.

Program 3.15: Alternative Housing

In 2016, the governor signed legislation that affect how cities and counties can regulate the provision of second dwelling units (now known as accessory dwelling units). AB 2299 and SB 1069, which became effective on January 1, 2017, are intended to increase housing production by streamlining approval of accessory dwelling units, and reduce costs through limiting certain utility fees (e.g., sewer connection charges) and development standards (e.g., parking).

The city will amend its Second Dwelling Unit Ordinance (Carlsbad Municipal Code Section 21.10.015) as necessary to comply with the mandatory provisions of SB 1069 and AB 2299.

The city will continue to implement its Second Dwelling Unit Ordinance and will continue to support alternative types of housing, such as hotels and managed living units to accommodate extremely-low income households.

Funding: Federal, state, and local loans and grants, private funds

Lead Agency: Planning Division, Housing and Neighborhood Services Division

Objectives and Time Frame:

- By June 30, 2017, amend Second Dwelling Unit Ordinance (Carlsbad Municipal Code Section 21.10.015) as necessary to comply with the mandatory provisions of AB 2299 and SB 1069.
- Continue to monitor underutilized properties and sites in the community that have potential for alternative housing options and offer the information to interested developers.

Program 3.16: Military and Student Referrals

The city will assure that information on the availability of assisted or below-market housing is provided to all lower-income and special needs groups. The Housing and Neighborhood Services Division will provide information to local military and student housing offices of the availability of low-income housing in Carlsbad.

Funding: Departmental budget

Lead Agency: Housing and Neighborhood Services Division

Objectives and Time Frame:

- Periodically update the city's inventory of assisted or below-market housing and make the information available on print and on the city's website.

Program 3.17: Coastal Housing Monitoring

As a function of the building permit process, the city will monitor and record Coastal Zone housing data including, but not limited to, the following:

- The number of housing units approved for construction, conversion or demolition within the coastal zone after January 1, 1982.
- The number of housing units for persons and families of low or moderate income, as defined in Section 50093 of the Health and Safety Code, required to be provided in new housing developments within the coastal zone.
- The number of existing residential dwelling units occupied by persons and families of low or moderate income that are authorized to be demolished or converted in the coastal zone pursuant to Section 65590 of the Government Code.
- The number of residential dwelling units occupied by persons and families of low or moderate income, as defined in Section 50093 of the Health and Safety Code that are required for replacement or authorized to be

converted or demolished as identified above. The location of the replacement units, either onsite, elsewhere within the city's coastal zone, or within three miles of the coastal zone in the city, shall be designated in the review.

Funding: Departmental budget

Lead Agency: Planning Division

Objectives and Time Frame:

- Continue to maintain records and prepare a summary report annually.

Program 3.18: Housing Element Annual Progress Report and Mid-Planning Period Housing Element Update

First, to retain the Housing Element as a viable policy document, the Planning Division will review the Housing Element annually and schedule an amendment if necessary. As required by state law, city staff will prepare and submit annual progress reports to the City Council, SANDAG, and California Department of Housing and Community Development (HCD).

Second, Senate Bill 575 requires that a jurisdiction revise its housing element every four years, unless it meets both of the following criteria: (1) the jurisdiction adopted the fourth revision of the element no later than March 31, 2010; and (2) the jurisdiction completed any rezoning contained in the element by June 30, 2010. While implementation of the city's 2005-2010 Housing Element satisfied the first criterion, it did not meet the second. Although rezoning was completed before the end of the extended Housing Element period (April 30, 2013) to satisfy the adequate sites program, it was not completed in time to meet the SB 575 requirement.

The city will build on the annual review process to develop a mid-planning period (four-year) Housing Element update that includes the following:

- Review program implementation and revision of programs and policies, as needed;
- Analysis of progress in meeting the RHNA and updates to the sites inventory as needed;
- Outcomes from a study session that will be held with the Housing Commission to discuss mid-period accomplishments and take public comment on the progress of implementation. The city will invite service providers and housing developers to participate.

Funding: Departmental Budget

Lead Agency: Planning Division, Housing and Neighborhood Services Division

Objectives and Time Frame:

- Prepare an annual progress report (APR) that reports on implementation of the Housing Element.
- Submit the APR to the City Council, HCD, and SANDAG.
- Prepare and complete a mid-planning period update, including public outreach, by April 30, 2017.

Fair Housing

Equal access to housing is a fundamental right protected by both state and federal laws. The city is committed to fostering a housing environment in which housing opportunities are available and open to all.

- 10-G.4 All Carlsbad housing opportunities (ownership and rental, market and assisted) offered in conformance with open housing policies and free of discriminatory practices.
- 10-P.25 Support enforcement of fair housing laws prohibiting arbitrary discrimination in the development, financing, rental, or sale of housing.
- 10-P.26 Educate residents and landlords on fair housing laws and practices through the distribution of written materials and public presentations.
- 10-P.27 Contract with a fair housing service provider to monitor and respond to complaints of discrimination in housing.
- 10-P.28 Encourage local lending institutions to comply with the Community Reinvestment Act to meet the community's credit needs and develop partnerships where appropriate. Reevaluate the city's relationship with lending institutions that are substantially deficient in their CRA ratings.
- 10-P.29 Periodically review city policies, ordinances, and development standards, and modify, as necessary, to accommodate housing for persons with disabilities.

Program 4.1: Fair Housing Services

With assistance from outside fair housing agencies, the city will continue to offer fair housing services to its residents and property owners. Services include:

- Distributing educational materials to property owners, apartment managers, and tenants;
- Making public announcements via different media (e.g. newspaper ads and public service announcements at local radio and television channels);
- Conducting public presentations with different community groups;

- Monitoring and responding to complaints of discrimination (i.e. intaking, investigation of complaints, and resolution); and
- Referring services to appropriate agencies.

Funding: CDBG, Section 8 Rental Assistance, Housing Trust Fund

Lead Agency: Housing and Neighborhood Services Division

Objectives and Time Frame:

- Allocate annual funding for fair housing services through the Action Plan process for the use of CDBG funds.
- Participate in regional efforts to mitigate impediments to fair housing choice.