



Joint Special Meeting: Housing Commission/ HEAC

November 19, 2020

Agenda

1. Introduction to Draft 2021-2029 Housing Element Update
2. Upcoming Housing Element Review and Meeting Schedule

1. Introduction to Draft 2021-2029 Housing Element Update

Meeting Goals

- Present the Draft 2021-2029 Housing Element concurrently to the HEAC and Housing Commission
- Overview purpose, structure, content, obligations
- Respond to general questions
- Enable future, in-depth discussion

Role of the Housing Commission

As required under the City's Municipal Code, Section 2.40.060, the Housing Commission shall advise and make recommendations to the adoption of, or amendment to, the General Plan Housing Element and related strategies and programs.

Role of the Housing Element Advisory Committee

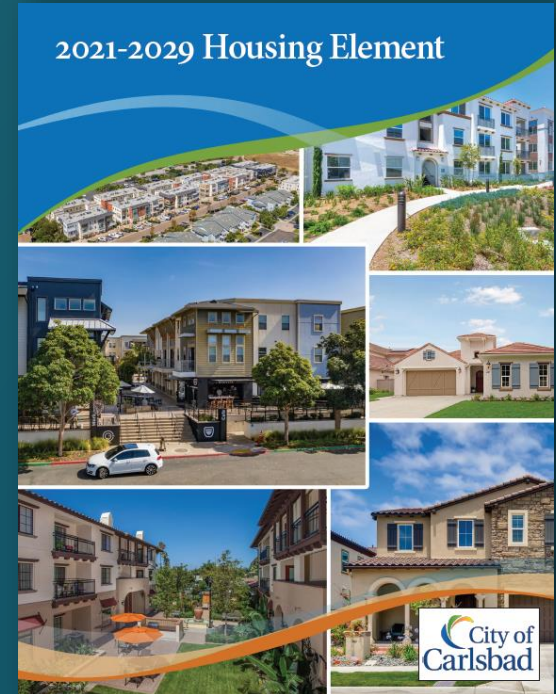
The mission of the Housing Element Advisory Committee (HEAC) is to participate in and provide guidance to the Housing Element update by promoting balanced consideration of a range of perspectives on issues affecting Carlsbad, encouraging broad community participation, and providing continuity of participation throughout the entire update project.

Draft 2021-2029 HE Update

- The “HEAC Draft” 2021-2029 Housing Element has been prepared with the help of:
 - HEAC
 - City Staff
 - Consultants
 - City Council
 - Public

“HEAC Draft” Housing Element

Tonight, the objective is to outline the content of the Housing Element in order to facilitate review by the Housing Commission and HEAC



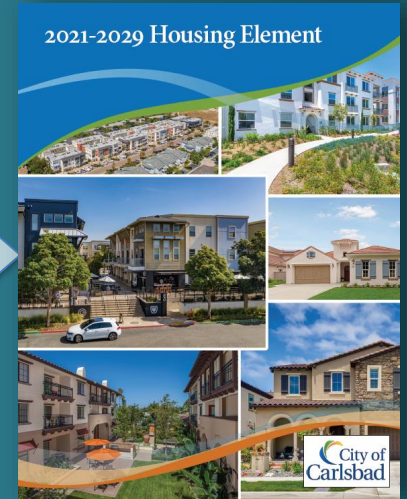
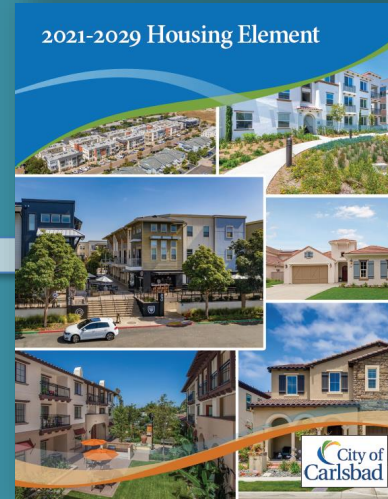
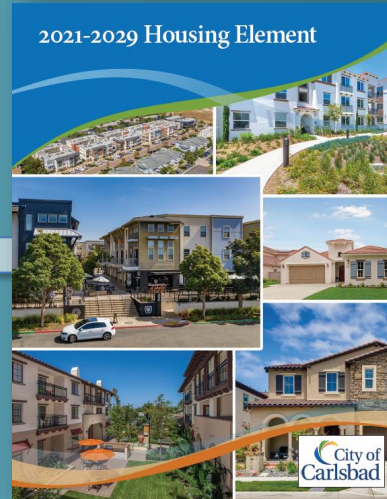
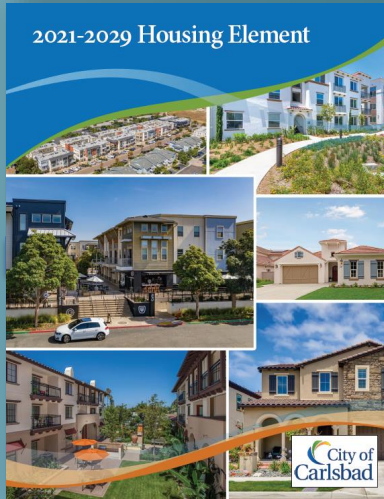
Process

Preliminary “HEAC”
Draft (11/2020)

HCD Draft
(12/2020)

Public Draft
(Q1/2021)

Preliminary “HEAC”
Draft (11/2020)



10.1 Introduction

- Overview of purpose and organization
- RHNA
- Relationship to General Plan
- Public Participation



RHNA Projection Period vs. Housing Element Planning Period

Two terms are used to define overlapping, but different time periods that are relevant to this Housing Element.

RHNA Projection Period: June 30, 2020 – April 15, 2029

This term represents the time period for which regional housing needs are calculated per Government Code 65588(f)(2). Housing units approved, permitted, or produced during this time period can be counted towards meeting the city's RHNA.

Housing Element Planning Period: April 15, 2021 – April 15, 2029

The planning period is the time period between the due date for one housing element and the due date for the next housing element per Government Code 65588(f)(1). Each planning period is referred to as a “cycle,” and the current planning period is defined as the 6th Cycle for Housing Element updates.



Why a housing plan is important



Providing housing to meet the needs of all income levels is critical to the social and economic health of a city.



It can be challenging for coastal cities like Carlsbad to attract teachers, police officers and other middle-income professionals because of

Who decides

Carlsbad's housing needs ...

Based on the state's forecast, the San Diego County Association of Governments assigned a number of "housing units" to each city and the unincorporated parts of the county. This process is called the Regional Housing Needs Assessment, or RHNA. The formula for deciding the allocations is based on the number of jobs in each jurisdiction and availability of mass transit, among other factors.

And what kind ...

To avoid an overconcentration of low income households in any one jurisdiction, SANDAG took into consideration existing low income housing and allocated more in areas that had less than the regional average, such as Carlsbad.

Affordability for different income levels is just one way housing is categorized. Meeting the city's housing needs also means evaluating demographic trends and other factors that

	Ranking		Rating highest priority = 1 lowest priority = 6
Highest priority	1	At vacant industrial sites that have been converted to residential use.	2.5
	2	Near commercial locations, creating "live-work" neighborhoods.	2.62
	3	On lots that are underutilized (i.e., older buildings that have additional potential).	2.69
	4	On vacant land that is zoned for housing developed, but not yet developed.	2.87
	5	On existing single-family properties as accessory dwelling units (granny flats).	4.08
Lowest priority	6	Areas that are already developed by could be made denser by increasing the number of housing units allowed on each piece of property.	4.63



Without an approved housing plan, the risk of housing-related lawsuits increases, which threatens our ability to have a say in how or where housing should go.

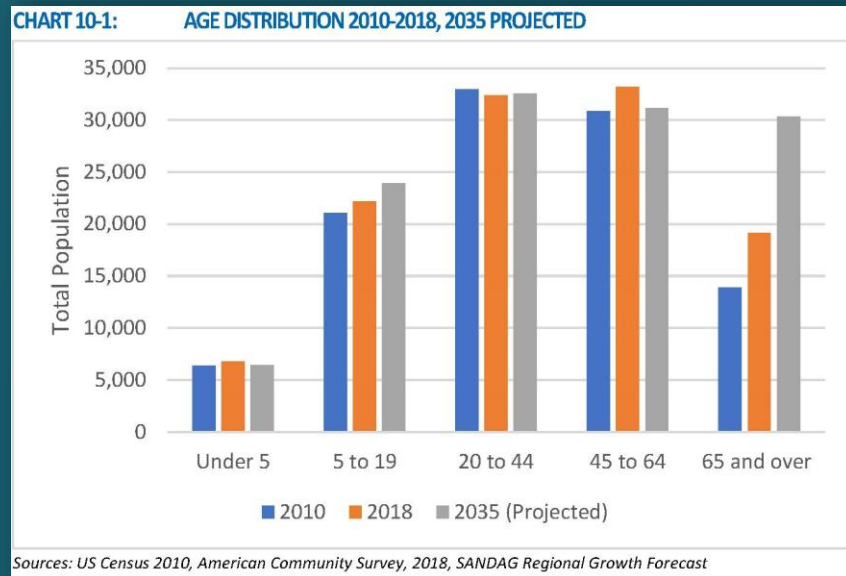


Public Participation

- Housing Commission
- HEAC
- ▶ Website / Social Media
- ▶ Housing Element Video
- ▶ Brochure / Fact Sheets (5)
- ▶ eMail Newsletters (10)
- ▶ Public Survey (4,252 responses)

10.2 Housing Needs Assessment

- Demographic and socioeconomic factors
 - Population
 - Employment
 - Housing
 - Inventory of Affordable and At-Risk Housing
 - Affirmatively Furthering Fair Housing (AFFH)



10.3 Resources Available

Sites Inventory

- 10 Types

No Zone Change	With Zone Change
Vacant (VAC)	Midrange Density (MID)
Underutilized (UND)	City/Agency (CAO)
Pending & Approved (PR1)	Rezone Industrial (RZI)
Accessory Dwelling Units (ADU)	Rezone Commercial (RZC)
	Proposed Projects (PR2)

TABLE 10-26: LAND USE DESIGNATIONS AND AFFORDABILITY

GENERAL PLAN LAND USE DESIGNATION	IMPLEMENTING ZONING DISTRICT	DENSITY RANGE (MINIMUM AND MAXIMUM) (DU/AC)	ASSUMED FOR HOUSING ELEMENT SITES		APPROPRIATE INCOME LEVELS ²
			CURRENT MINIMUM	ADJUSTED MINIMUM	
R-1.5 Residential	R-1, R-A, P-C ¹ , RMHP	0 - 1.5	1	No Change	Above Moderate
R-4 Residential	R-1, R-A, P-C ¹ , RMHP	0 - 4	3.2	No Change	Above Moderate
R-8 Residential	R-1, R-2, RD-M, P-C ¹ , RMHP	4 - 8	4	No Change	Above Moderate
R-15 Residential	R-3, RD-M, P-C ¹ , RMHP	8 - 15	8	11.5	Moderate
R-23 Residential	R-3, RD-M, R-W, P-C ¹ , RMHP, R-P	15 - 23	15	19	Moderate
R-30 Residential	R-3, RD-M, P-C ¹ , RMHP, R-P	23 - 30	23	26.5	Lower
R-35 Residential (proposed)	R-35 (proposed)	32.5 - 35 (proposed)	32.5 (proposed)	No change proposed	Lower
R-40 Residential (proposed)	R-40 (proposed)	37.5 - 40 (proposed)	37.5 (proposed)	No change proposed	Lower
General Commercial (GC)	C-2	15 - 30	15	No Change	Moderate
Regional Commercial (RC)	C-2	15 - 30	15	No Change	Moderate
Local Shopping Center (L)	C-L	15 - 30	15	No Change	Moderate
Village Barrio (V-B)	V-B	18 - 23 ³	18	No change	Moderate
Village Barrio (V-B)	V-B	28 - 35 ³	28	No change	Lower

Assumed Density

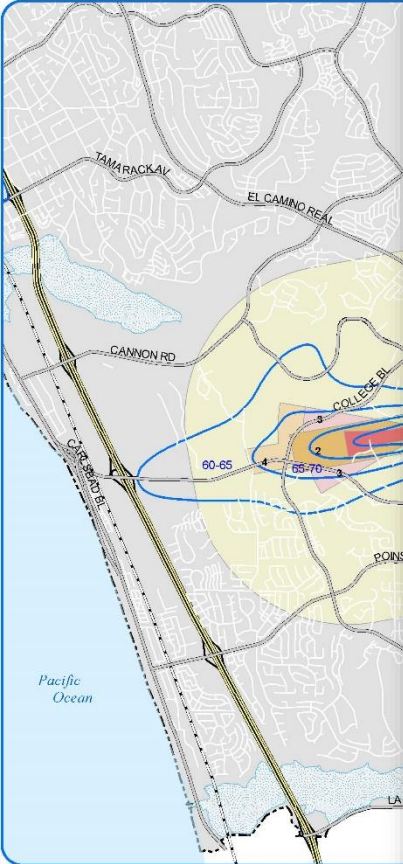


Figure 10-8a: Airport Noise and Safety Zones

Noise Contours	ALUCP Safety Zones	City
60-65 dB CNEL	Airport Safety Zone 1	Village / Barrio
65-70 dB CNEL	Airport Safety Zone 2	Freeway
70-75 dB CNEL	Airport Safety Zone 3	Existing Major Road
75+ dB CNEL	Airport Safety Zone 4	Future Major Road
	Airport Safety Zone 5	Local Roads (White)
	Airport Safety Zone 6	Railroad

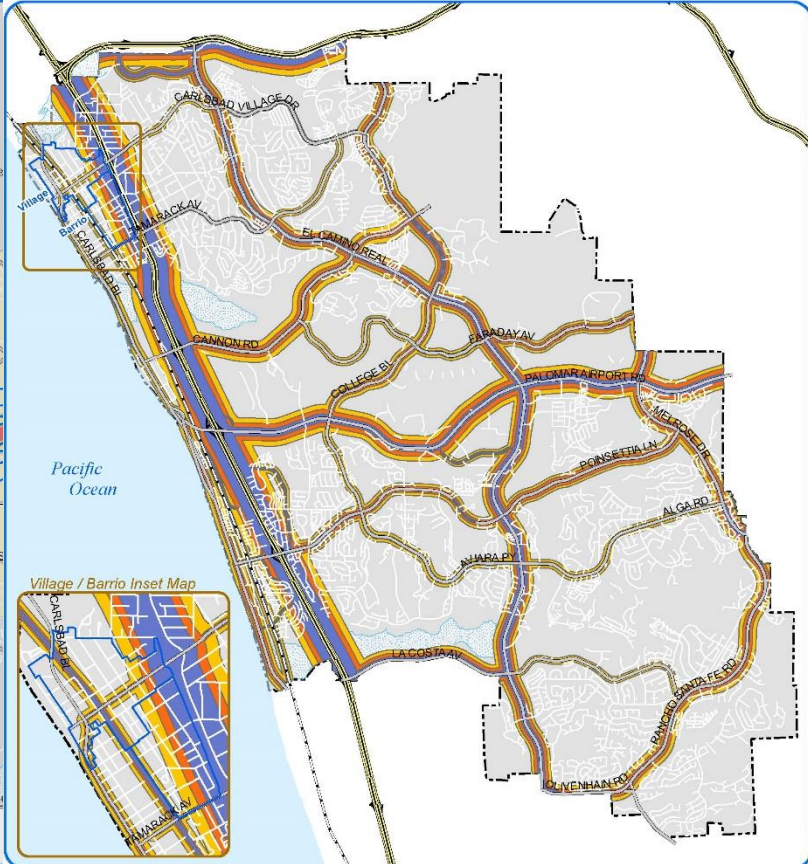


Figure 10-8b: Future Roadway and Rail Noise (2035)

60-65 dB CNEL	City of Carlsbad
65-70 dB CNEL	Village & Barrio Master Plan
70+ dB CNEL	Freeway
	Existing Major Road
	Future Major Road
	Local Roads (White)
	Railroad

Environmental Constraints

- Slope
- Open Space
- ▶ Airport Safety
- ▶ Noise
- Flooding
- Wildfire

Sources: City of Carlsbad, 2020; Minter Harnish 2020
Revised: 11/15/2020

Windsor Pointe (Harding Street site)

Project status: Approved
 Lots used: Two lots
 Resulting lot size: 0.54 acres
 Units produced/approved: 25 income restricted
 1 manager's unit

Carlsbad Village Lofts

Project status: Under construction

TABLE 10-28: RECENT AFFORDABLE HOUSING PROJECTS

PROJECT ¹	NUMBER OF AFFORDABLE UNITS	STATUS	PROJECT DENSITY (DU/AC) ₂	AFFORDABILITY	AVERAGE SUBSIDY/UNIT (AB/RESOLUTION#) ₃
Seagrove (ownership)	6	Completed 2019	24.9	13% Low/87% Market	Inclusionary
Robertson Ranch Planning Areas 7 and 8 (Portola Senior and Montecito Apartments)	157	Completed 2018	18.8 and 22.7	36% Moderate, 64% Low	Inclusionary
Quarry Creek Planning Area R-1	64	Completed 2017	20.2	Low-income	\$20,000 (AB 22,248)
State Street Townhomes	6	Approved 2017	7.5	20% Low/80% Market	Inclusionary
Carlsbad Village Lofts	16	Approved 2017	47.5	20% Low/80% Market	Density Bonus/Inclusionary

Recent Examples

◀ Lot Consolidation Opportunities

◀ Affordable Housing Projects

Sites Inventory

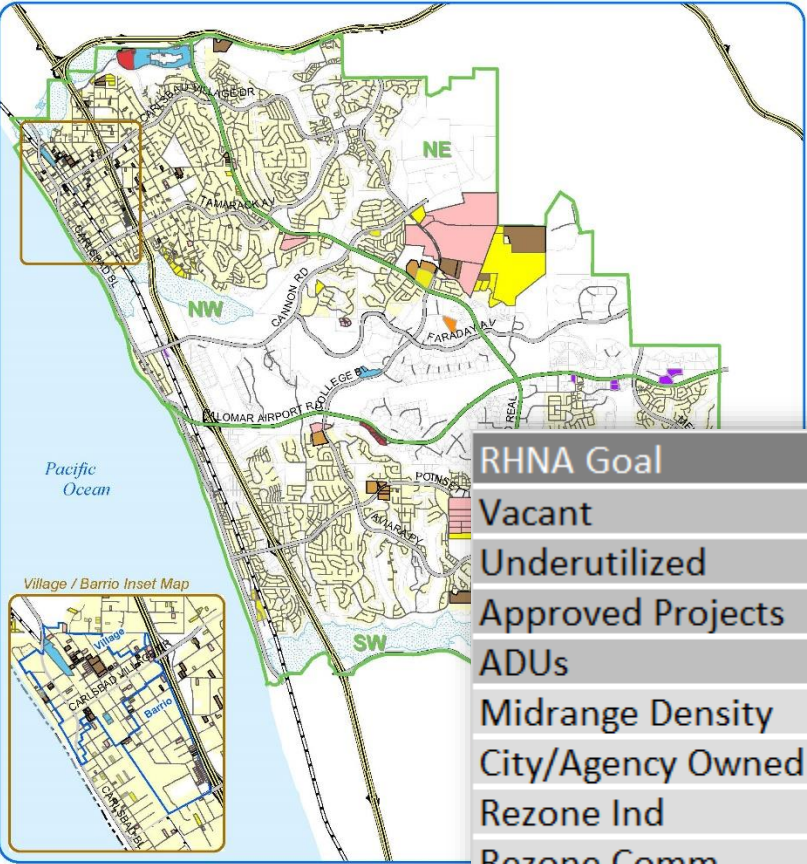


Figure 10-12: Potential Housing Element Sites

- PR1: Pending or Approved Project
- MID: Increase Min. Density
- CAO: City-Agency-owned Properties
- RZI: Rezone Industrial to Residential
- RZC: Rezone Commercial
- UPR: Upzone Residential
- PR2: Project (With Rezone)
- VAC: Vacant Residential
- UND: Underutilized
- ADU (Potential)
- Quadrants

RHNA Goal	2,095	749	1,029	
Vacant	318	418	507	1,243
Underutilized	585	158	69	812
Approved Projects	343	21	1,398	1,762
ADUs	185	476	-	661
Midrange Density				-
City/Agency Owned	1,558	24	-	1,582
Rezone Ind	720	44	-	764
Rezone Comm	732	-	-	732
Upzone Residential	912	221	-	1,133
Projects (w/rezone)	78	-	354	432
TOTAL	5,431	1,362	2,328	9,121

Sources: City of Carlsbad, 2020; Minter-Harsh 2020
Revised: 11/16/2020

10.4 Constraints and Opportunities

TABLE 10-31: VACANT RESIDENTIAL LAND PRICES JUNE/OCTOBER 2020/VACANT LAND PRICES, AUGUST 2020

ZONE	LOT SIZE (ACRES)	ADVERTISED PRICE	PRICE PER ACRE
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TABLE 10-38: DEVELOPMENT FEE SCHEDULE, FY 2020-21

DEVELOPMENT PROCESSING FEES	AMOUNT
Affordable Housing (per unit)	
Impact	\$2,915/du
In-Lieu	\$4,515/du
Credit	
Cassia Heights (Southeast and Southwest Quadrants)	\$65,385
Tavarua Senior Apartments (Northwest Quadrant)	\$93,810
Villa Loma (Southeast and Southwest Quadrants)	\$48,000
Agricultural Conversion Mitigation Fee	\$10,000/acre
Coastal Development Permit	
Single Family Lot	\$1,180
2-4 units or lots	\$2,390
5+ Units or Lot Subdivision	\$3,891
Minor Permit	\$938
Environmental Impact Assessment	
All Others	\$1,894
Single Family	\$1,042

◀ Market Constraints

◀ Government Constraints

- Environmental Constraints

10.5 Review of Housing Programs

TABLE 10-40: PROGRESS TOWARD MEETING THE RHNA: 2013-2021 (THROUGH DECEMBER 31, 2019)

INCOME LEVEL		RHNA BY INCOME LEVEL	2013	2014	2015	2016	2017	2018	2019	2020	TOTAL UNITS TO DATE (ALL YEARS)	TOTAL REMAINING RHNA BY INCOME LEVEL
Very Low	Deed Restricted	912	35			7					44	868
	Non-Deed Restricted								2			
Low	Deed Restricted	693	27	6	9	163	8	4	47		272	421
	Non-Deed Restricted		2	1			2	1	2			
Moderate	Deed Restricted	1,062				56					316	746
	Non-Deed Restricted		104	13	20	18	18	28	59			
Above Moderate		2,332	1136	235	200	439	624	210	212		3,056	
Total RHNA		4,999										
Total Units			1,304	255	229	683	652	243	322		3,688	2,035

- ▶ Progress Towards 5th Cycle (2013 – 2021)
- Housing Preservation

10.6 Housing Plan Overview

- Short description of goals, policies, and programs
- Guide to reading Section 10.7

10.7 Housing Plan Goals, Policies and Programs

Goal 1: Housing Opportunities

Goal 2: Housing Implementation

Goal 3: Preservation

Goal 4: Fair Housing

Program 1.3: Alternative Housing

Under this program, the city will continue to support alternative types of housing, such as managed living units, to accommodate extremely-low-income households.

Funding

- Departmental budgets

Lead Agency

- Planning Division
- Housing Services Division

Objectives

- Continue to monitor underutilized properties and sites in the community that have potential for alternative housing options and offer the information to interested developers.
- Rezone underutilized commercial, office, and or industrial space, as appropriate, to facilitate use for alternative housing types.

Timeframe (Years/Months)

21	22	23	24	25	26	27	28	29
og	og	og	og	og	og	og	og	og
og	og	og	og	og	og	og	og	og

Quantified Objectives

Over the planning period, support the development of 16 extremely low-income units.

Appendices

A: Accomplishments

B: Sites

C: Site Sheets

Appendix A

Table A-1: Housing Programs Review and Accomplishments (Jan. 2013-June 2020)

Program		Description	Status	Dept. Responsible	Progress and Effectiveness in Meeting Objectives	Appropriateness
1.1	Condominium Conversion	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.	O	P	This city has approved three conversion projects totaling 23units. To offset potential impacts to housing affordability, the payment of inclusionary in-lieu fees and purchase of affordable housing credits were required as a condition of approval.	The city will continue to consider condominium conversions on a case by case basis.
1.2	Mobile Home Park Preservation	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. 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.	O	P, HNS	No applications for change in use or conversion of a mobile home park have been received during this review period.	The city will continue to implement the mobile home zoning ordinance and assist tenants seeking to purchase their mobile homes with technical assistance.

Appendix B

UNDERUTILIZED SITES (UND)

APN	CURRENT		PROPOSED		DISTRICT	VILLAGE	BARRIO	ACRES	RES PERCENT	DENSITY	CONSTRAINTS		AVAIL.	POTENTIAL UNITS	EXISTING UNITS	ADDED UNITS (NET NEW)	UNIT CAPACITY BY HOUSEHOLD INCOME		
	GP	ZONE	GP	ZONE							INFRA	OTHER					LOWER	MODERATE	ABOVE MODERATE
2052103100	R-4	R-1	R-4	R-1	NW	NO	NO	0.45	100%	3.2	None		100%	1	0	1			1
2052300400	R-4	R-1	R-4	R-1	SplitZone	NO	NO	0.39	100%	3.2	None		100%	1	0	1			1
2061200700	R-4	R-1	R-4	R-1	NO	NO	NO	0.5	100%	3.2	None		100%	1	1	0			0
2150510400	R-4/OS	P-C	R-4/OS	P-C	NO	NO	NO	18.65	50%	3.2	None	Slope	50%	14	2	12			12
1561903200	R-4	R-1	R-4	R-1	NO	NO	NO	0.68	100%	3.2	None		100%	2	1	1			1
2031440300	R-15	R-3	R-15	R-3	YES	NO	NO	0.62	100%	11.5	None		100%	7	0	7		7	
2090602300	R-4/OS	L-C	R-4/OS	L-C	NO	NO	NO	4.96	50%	3.2	None	Fire,	100%	7	1	6			6
2050202700	R-8	R-1	R-8	R-1	NO	NO	NO	0.64	100%	4	None		100%	2	1	1			1
2041920700	R-30	RD-M	R-30	RD-M	YES	NO	YES	0.25	100%	26.5	None		100%	6	1	5	5		
2052301400	R-4	R-1	R-4	R-1	NO	NO	NO	0.72	100%	3.2	None		100%	2	1	1			1
2051900600	R-4	R-1	R-4	R-1	NO	NO	NO	0.49	100%	3.2	None		100%	1	1	0			0
2041920900	R-30	RD-M	R-30	RD-M	NO	NO	YES	0.22	100%	26.5	None		100%	5	1	4	4		
2051201800	R-4	R-1	R-4	R-1	NO	NO	NO	1.02	100%	3.2	None		100%	3	1	2			2
1670307300	R-8/OS	RD-M/OS	R-8/OS	RD-M/OS	NO	NO	NO	12.97	50%	4	None	Flood, Slope	25%	6	1	5			5
2040840800	R-30	RD-M	R-30	RD-M	NO	NO	YES	0.24	100%	26.5	None		100%	6	1	5	5		
2041320500	R-23	R-3	R-23	R-3	YES	NO	NO	0.25	100%	19	None		100%	4	1	3		3	
2040700900	R-30	RD-M	R-30	RD-M	NO	NO	YES	0.54	100%	26.5	None		100%	14	4	10	10		
2090701600	R-1.5/OS	R-A-10000/L-C	R-1.5/OS	R-A-10000/L-C	NO	NO	NO	70.99	50%	1	None		100%	35	0	3			35
2042402200	R-23	R-3	R-23	R-3	NO	NO	NO	0.9	100%	19	None		100%	17	0	16		16	
2052103000	R-4	R-1	R-4	R-1	YES	NO	NO	0.91	100%	3.2	None		100%	2	1	1			1
2041501700	R-23	R-3	R-23	R-3	NO	NO	NO	0.3	100%	19	None		100%	5	2	3		3	
2050203200	R-8	RD-M-Q	R-8	RD-M-Q	NO	NO	NO	0.44	100%	4	None		100%	1	1	0			0
2041111500	R-30	RD-M	R-30	RD-M	NO	NO	YES	0.2	100%	26.5	None		100%	5	1	4	4		
2051302100	R-4	R-1	R-4	R-1	NO	NO	NO	0.74	100%	3.2	None		100%	2	1	1			1
2050520800	R-4	R-1	R-4	R-1	NO	NO	NO	0.56	100%	3.2	None		100%	1	1	0			0
2050203300	R-8	RD-M-Q	R-8	RD-M-Q	NO	NO	NO	0.44	100%	4	None		100%	1	1	0			0
1563511300	R-4	R-1	R-4	R-1	NO	NO	NO	1.09	100%	3.2	None	Fire,	100%	3	1	2			2
1563011200	R	C-2-Q	R	C-2-Q	NO	NO	NO	0.33	100%	15	None		100%	4	1	3		3	

Coming Soon

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

Appendix C



2. Upcoming Housing Element Review and Meeting Schedule

Upcoming Meeting Schedule

- November 30th: HEAC
 - December 3rd: Housing Commission
 - December 14th: HEAC
 - December 22nd: Submission to HCD for review
- * Changes will be made to revise and strengthen the document based on feedback received during each meeting

Meeting Outreach

- Website posts
- Social media posts
- Email blast
- Physical mailers

OUR HOME. OUR FUTURE



Provide input on Carlsbad's housing plan update.

Para ver esta información en español, visite: www.carlsbadca.gov/housingplan.



City of Carlsbad
12000 Carlsbad Village Drive
Carlsbad, CA 92008
www.carlsbadca.gov



OUR HOME OUR FUTURE

Updating Carlsbad's Housing Plan... Together

OUR HOME OUR FUTURE

The City of Carlsbad is updating its housing plan, something required by state law to ensure the city is meeting the housing needs of all members of the community. This includes updating city housing policies and designating space for about 3,900 new housing units by 2029.



Why a housing plan is important



Providing housing to meet the needs of all income levels is critical to the social and economic health of the city.



With an approved housing plan, Carlsbad is eligible for state grants to help fund infrastructure improvements and affordable housing.



State law requires the city to adopt a plan by April 2021. Without an approved plan, the city could face fines, penalties, and lawsuits.

Learn more

The Housing Element Advisory Committee, a group of residents representing different parts of the city, will meet to review, hear public comments and provide input on the draft housing plan on the following dates at 3 p.m.:

- Monday, Nov. 30, 2020
- Monday, Dec. 14, 2020

📧 Email comments to planning@carlsbadca.gov

📺 Watch via livestream at www.carlsbadca.gov/housingplan

The Housing Commission will also meet to discuss the plan and hear public comments on Thursday, Dec. 3, 2020 at 6 p.m.

PUBLIC REVIEW

Community members are encouraged to review the draft housing plan update at www.carlsbadca.gov/housingplan and provide comments. Comments should be provided via mail or email by Dec. 14, 2020, to:

Scott Donnell
Senior Planner, Community Development
1635 Faraday Ave., Carlsbad, CA 92008
planning@carlsbadca.gov
760-602-4610



Looking Ahead

- HCD review
- Public hearings – early 2021
 - Housing Commission
 - Planning Commission
 - City Council
- Element adoption by April 15, 2021