



Housing Element Advisory Committee Meeting

November 30, 2020

Agenda

1. Discussion of the Draft 2021-2029 Housing Element Update

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Joint Special Meeting Recap

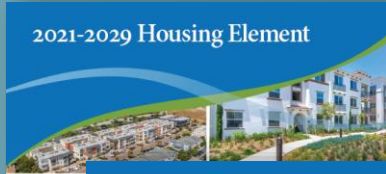
- On November 19, 2020 a joint special meeting was held between the Housing Commission and HEAC
- The Housing Commission and HEAC are reviewing the plan concurrently
- An overview was given on the individual sections of the Housing Element and how to efficiently read the document

Today's Discussion

- At this time, we would like the HEAC to work together to identify any revisions and changes to the Housing Element
- We encourage the committee to pay special attention to the goals, policies, and programs and help to refine these to meet the community's needs
- Revisions will be incorporated into the updated Housing Element before the final HEAC meeting on December 14th

Preliminary "HEAC"
Draft (11/2020)

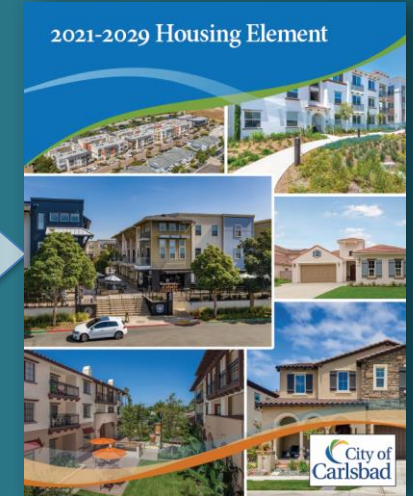
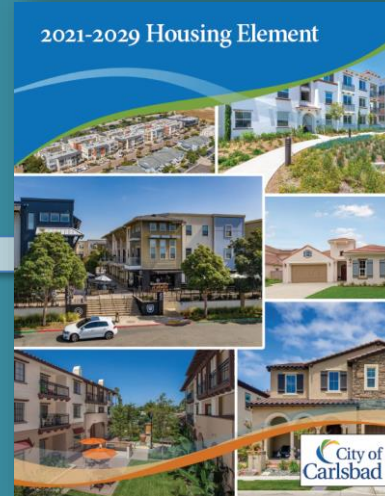
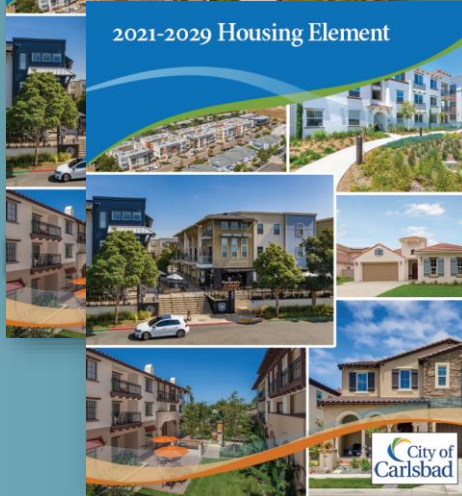
Process



HCD Draft
(12/2020)

Public Draft
(Q1/2021)

Adopted Housing
Element (Q2/2021)



Revised "HEAC"
Draft (12/2020)

Future Meeting Dates

- Housing Commission December 3
- HEAC December 14

Discussion

- Committee questions
- Review of goals, policies, and programs (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
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Quantified Objectives

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

Goal 1: Housing Opportunities

10-G.1 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 and to meet or exceed the city's established Regional Housing Needs Allocation (RHNA).

Programs



1.1: Provide Adequate Sites to Accommodate the RHNA

INCOME GROUP	CARLSBAD	
	RHNA UNITS	%
Very Low ($\leq 50\%$ AMI)	1,311	34%
Low ($>50\text{-}80\%$ AMI)	784	20%
Moderate ($>80\text{-}120\%$ AMI)	749	19%
Above Moderate ($>120\%$ AMI)	1,029	27%
TOTAL	3,873	100%

No Zone Change: VAC, UND, PR1, ADU

Require Rezone: MID, CAO, RZI, RZC, UPR, PR2

Programs



1.2: Promote the Development of Accessory Dwelling Units

1.3: Alternative Housing



1.4: Lot Consolidation

1.5: Flexibility in Development Standards






1.6: Development Streamlining



1.7: Sites Used in Previous Planning Periods
Housing Elements

Programs

-  1.8: Mixed Use
-  1.9: Parking Standards
- 1.10: Energy Conservation
-  1.11: Objective Design Standards
- 1.12: Smoke-free ordinance for multi-family housing

Goal 2: Housing Implementation

- 10-G.2 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.

Programs



2.1: Inclusionary Housing Ordinance



2.2: Replace or Modify Growth Management Plan (GMP)

2.3: Density Bonus

2.4: City-Initiated Development

2.5: Land Banking

2.6: Housing Trust Fund

Programs

- 2.7: Section 8 Housing Choice Vouchers and Similar Housing Cost Offsets
- 2.8: Assistance for Homebuyer Down Payment & Closing Cost
- 2.9: Assistance for Special Needs Populations
- 2.10: Senior Housing

Programs

2.11: Housing for Persons with Disabilities

2.12: Housing for Large Families

 2.13: Housing for Persons Experiencing Homelessness

2.14: Military and Student Referrals

2.15: Coastal Housing Monitoring

2.16: Housing Element Annual Progress Report

Goal 3: Preservation

10-G.3 Carlsbad's existing housing stock preserved, rehabilitated, and improved with special attention to housing affordable to lower-and moderate-income households.

Programs

3.1: Pursue State and Federal Funding

3.2: Condominium Conversion

3.3: Mobilehome Park Preservation

 3.4: Acquisition/Rehabilitation of Rental Housing

 3.5: Rehabilitation of Owner-Occupied Housing

3.6: Affordable Housing Resale

Goal 4: Fair Housing

10-G.4 All Carlsbad housing opportunities (ownership and rental, market rate and assisted) offered in conformance with open housing policies and free of discriminatory practices.

Programs



4.1: Fair Housing Services



4.2: Affirmatively Furthering Fair Housing

HCD Preliminary Review, Goal 4

- History of fair housing issues
- Expand fair housing assessment and identify factors leading to issues
- Include issues related to Environmental Justice
- Expand programs and prioritize based on data/factors
- Expand outreach programs

Appendices

A: Accomplishments

B: Sites (12/1)

C: Site Sheets (updated to reflect “C”)