



# OUR HOME OUR FUTURE

## Updating Carlsbad's Housing Plan... Together

Since 1969, California law has required that all cities and counties demonstrate how they will meet the housing needs of everyone in the community. The state forecasts the need for housing based on population projections, and then each region must show how it will accommodate that need. When these forecasts are updated, housing plans, known as housing elements, must be updated too.

### Let's work together

Decisions made over the coming months will shape our community for years to come. We need your input so Carlsbad's updated housing plan reflects our community values. Here's how you can get involved this year and next:

- Learn about the city's housing plan and the issues involved.
- Attend scheduled meetings and events.
- Participate in online surveys.
- Encourage your friends and neighbors to get involved too.





## 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 affect how people live.

For example, as the large Baby Boomer generation ages, there is an increased need for housing that meets the needs of older people. This includes homes that have so called "granny flats" and "mother in law" suites that allow older family members to remain independent longer, while saving money.

State law also encourages cities to build denser housing near transit hubs. This helps alleviate traffic and cut down on air pollution caused by cars.

## 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 the high cost of housing.



Children who grow up in Carlsbad have a hard time staying here due to housing affordability.



Like cities throughout California, Carlsbad has seen an increase in homelessness and the cost associated with managing the effects on the community.



Having an approved housing plan makes Carlsbad eligible for state grants to help fund infrastructure improvements.



If Carlsbad doesn't meet its deadline to create a plan to accommodate the state's forecasted housing needs, the city could face fines and penalties until a plan is approved by the state.



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



# WHEN

The city doesn't build the housing, but it does create a plan and regulations that provide opportunities for housing to be built by the private sector. Market conditions ultimately determine when and where housing is built.



# WHERE

The updated housing plan must show the exact locations where future housing can be built and identify the potential number of homes that can be built at those locations. When it comes to these important decisions, the City of Carlsbad is not starting from scratch. Some of the basic guidelines that determine where housing could go include:

## Restrictions

Housing can't be built in certain areas, such as properties:

- With sensitive habitat or species
- Where the topography isn't conducive to building
- That aren't safe because they're in a flood zone or high-fire area
- Within areas deemed off limits by the airport because they're in the flight path or noise would be too loud

## Possibilities

Areas that could be designated for additional housing include:

- Vacant lots not designated as open space
- Underutilized sites, such as lots with uses that are no longer needed or are in need of rehabilitation
- Locations where housing could be become more dense than it is today
- Locations near public transit and essential services like libraries and neighborhood serving retail centers
- Areas where housing could be added to commercial buildings or in business parks, creating "live-work" neighborhoods
- Sites where infrastructure, such as water and sewer service, can support more housing



## General Plan

The housing plan is officially part of the city's General Plan, a collection of policies that guide future development in Carlsbad. These policies are based on what the community told us was most important, which is summarized in the nine core values that make up the Carlsbad Community Vision.

“In the future, Carlsbad will be a multi-generational community, with supportive services that accommodate the needs of the elderly as well as families with young children. Carlsbad will uphold universal design standards that foster accessibility, and will be a leader in innovative financing and design approaches to enhance availability of high-quality housing for all income levels. The housing supply will match the diverse population and workforce needs, essential to a sustainable economic future.”

City of Carlsbad General Plan

## Growth Management

In the mid-1980s, Carlsbad experienced a construction boom, causing residents to become concerned over the loss of our small town identity, disappearance of open space, and potential for growth to outstrip public facilities and services. The city worked with the community to develop an approach to managing growth that:

- Cut the number of homes that would eventually be built in Carlsbad by half.
- Split up the number of homes to be built among the different parts of the city.
- Created standards for infrastructure and community amenities that must be met for new homes to be approved.
- Guaranteed that nearly 40% of the city would be set aside as permanent open space.
- Developers would pay for the infrastructure needed to support their developments.

However, given the current housing crisis, the state legislature has recently passed actions that limit Carlsbad's ability to impose building moratoriums and housing caps; tools that help implement the Growth Management Plan. As such, it is even more important that the city solicit input from the community on possible housing sites that meet the state's site selection criteria, but also will not overburden our public facilities and services.

[carlsbadca.gov/housingplan](https://carlsbadca.gov/housingplan)

# TIMELINE

