



Agenda

JOINT SPECIAL MEETING

Housing Commission | Housing Element Advisory Committee

Thursday, November 19, 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 this joint special meeting of the Housing Commission and Housing Element Advisory Committee electronically.

The joint special meeting will be accessible electronically to all members of the public seeking to observe and address the Housing Commission and Housing Element Advisory Committee. The 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 Commission and Housing Element Advisory Committee at the start of the agenda item.

If you desire to have your comment read into the record at the 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 Commission			
John Nguyen-Cleary, Chair		Joy Evans	
Marissa Cortes-Torres, Vice-chair		Allen Manzano	
Shirley Cole			
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		



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

NEW BUSINESS

Item No.		Action
1.	Introduction to Draft 2021-2029 Housing Element Update*	Informational
2.	Upcoming Housing Element Review and Meeting Schedule*	Informational

COMMISSION/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 HOUSING COMMISSION MEETING

December 3, 2020, 6 p.m.
Council Chambers
1200 Carlsbad Village Drive
Carlsbad, CA 92008

NEXT SCHEDULED HEAC MEETING

November 30, 2020, 3 p.m.
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.

Please note that the minutes for the HEAC meeting that was held on October 14, 2020 will be included in the upcoming Agenda Packet for the HEAC meeting that will be held on November 30, 2020.



Joint Special Meeting of the Housing Commission &
Housing Element Advisory Committee

Staff Report

Meeting Date: November 19, 2020 Item No. 1

To: Housing Commission
Housing Element Advisory Committee

From: Scott Donnell, Senior Planner

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

Subject: Introduction to Draft 2021-2029 Housing Element Update

Recommended Action

Receive an overview of the Draft 2021-2029 Housing Element Update.

Executive Summary

In December 2019, the City Council appointed four city commission representatives and five residents to the Housing Element Advisory Committee. The purpose of the HEAC is to guide preparation of the Draft 2021-2029 Housing Element Update. Throughout 2020, the HEAC has regularly met to discuss and review various aspects of the draft plan, including the requirements of state law and development of a strategy to address the city's housing needs over the next eight years, including the need to accommodate projected residential growth.

As required under the City's Municipal Code, Section 2.40.060, the Housing Commission is charged with advising and making recommendations to the City Council on the adoption of, or amendment to, the General Plan Housing Element, and related strategies and programs. These strategies and programs identify how the city will address its housing needs, whether in terms of addressing homelessness or providing adequate, affordable housing.

The Draft 2021-2029 Housing Element Update would replace, or amend, the current General Plan Housing Element. This special joint meeting has been scheduled to enable both the Housing Commission and HEAC to concurrently receive an introduction to the draft plan. This is appropriate given the mutual interests of both groups and the strict schedule by which the plan must be processed. Following the introduction, the commission and committee will have the opportunity to begin discussing and providing feedback to city staff and consultants; these opportunities will continue into subsequent meetings, as discussed in the following agenda item.



Joint Special Meeting of the Housing Commission &
Housing Element Advisory Committee

Staff Report

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.

Attachments

Attachment 1 – Draft 2021-2029 Housing Element Update

2021-2029 Housing Element



Please see the next page.

Table of Contents

10.1 Introduction..... 10-1

Purpose of the Housing Element 10-1

Element Organization 10-1

Relationship to State Law 10-2

RHNA Projection Period vs. Housing Element Planning Period . 10-7

Relationship to Community Vision..... 10-8

Relationship to Other General Plan Elements 10-8

Public Participation 10-9

Public Outreach and COVID-19 10-9

10.2 Housing Needs Assessment..... 10-21

Primary Data Sources 10-21

Population Characteristics..... 10-22

Employment Characteristics 10-26

Household Characteristics and Special Needs Groups 10-28

Housing Characteristics 10-42

Inventory of Affordable Housing and At-Risk Status..... 10-53

Affirmatively Furthering Fair Housing..... 10-57

Community Outreach and AFFH..... 10-57

10.3 Resources Available 10-66

Residential Development Potential 10-66

Future Housing Needs..... 10-66

Sites Inventory..... 10-67

Relationship between Affordability and Density..... 10-88

Market Demand 10-89

Financial Feasibility 10-89

Recent Experience..... 10-90

Residential Sites Inventory 10-91

Financial Resources 10-95

Administrative Capacity 10-101

Opportunities for Energy Conservation 10-103



10.4 Constraints and Mitigating Opportunities 10-108
Market Constraints 10-108
Government Constraints..... 10-114
Environmental Constraints..... 10-156

10.5 Review of Housing Programs 10-161
Housing Construction and Progress toward the
2013-2021 RHNA (5th Cycle Housing Element) 10-161
Housing Preservation 10-163

10.6 Housing Plan Overview..... 10-165
Fiscal Considerations 10-165
Defining Goals, Policies, and Programs 10-165
Designing Housing Programs..... 10-166

10.7 Housing Plan Goals, Policies, and Programs..... 10-168
Housing Opportunities..... 10-168
Housing Implementation 10-190
Preservation 10-210
Fair Housing 10-217

10.1 Introduction

Purpose of the Housing Element

The Housing Element of the General Plan is designed to provide the city with a coordinated and comprehensive strategy for promoting the production of safe, decent, and affordable housing within the community. A priority of both state and local governments, Government Code Section 65580 states the intent of creating housing elements:

The availability of housing is of vital statewide importance, and the early attainment of decent housing and a suitable living environment for every Californian, including farmworkers, is a priority of the highest order.

Per state law, the Housing Element has two main purposes:

1. To provide an assessment of both current and future housing needs and constraints in meeting these needs; and
2. To provide a strategy that establishes housing goals, policies, and programs.

This Housing Element is for the sixth housing element cycle, which covers an eight-year planning period from April 15, 2021 – April 15, 2029), which differs from the city’s other General Plan elements that cover a much longer period. The Housing Element serves as an integrated part of the General Plan but is updated more frequently to ensure its relevancy and accuracy. The Housing Element identifies strategies and programs that focus on:

1. Conserving and improving existing affordable housing;
2. Maximizing housing opportunities throughout the community;
3. Assisting in the provision of affordable housing;
4. Removing governmental and other constraints to housing investment; and
5. Promoting fair and equal housing opportunities.

Hereafter, this update will be referred to as the “2021 Housing Element Update.”

Element Organization

The Housing Element has the following major components:

- An introduction to review the requirements of the Housing Element, public participation process, and data sources (Section 10.1);
- A profile and analysis of the city’s demographics, housing characteristics, and existing and future housing needs (Section 10.2);

- A review of resources available to facilitate and encourage the production and maintenance of housing, including land available for new construction, financial and administrative resources available for housing, and opportunities for energy conservation (Section 10.3);
- An analysis of constraints on housing production and maintenance, including market, governmental, and environmental limitations to meeting the city's identified needs (Section 10.4);
- An evaluation of accomplishments under the 2013-2021 Housing Element (Section 10.5);
- A statement of the Housing Plan to address the city's identified housing needs, including an assessment of past accomplishments, and a formulation of housing goals, policies, and programs (Sections 10.6 and 10.7); and
- An identification of the city's quantified objectives for the 2021-2029 Regional Housing Needs Allocation (RHNA) period, by income group, based on growth estimates, past and anticipated development, and income data (Section 10.8).

A series of appendices provide additional documentation. Appendix A supports the assessment of the 2013-2021 Housing Element synthesized in Section 10.5. Appendix B describes the sites inventory introduced in Section 10.3. Appendix C contains site fact sheets for those sites evaluated for potential General Plan and Zoning designation changes.

Relationship to State Law

The California Legislature has identified the attainment of a decent home and suitable living environment for every resident as the state's major housing goal. Recognizing the important role of local planning programs in pursuing this goal, the legislature has mandated that all cities and counties prepare a housing element as part of their comprehensive general plan. Government Code Section 65302(c) sets forth the specific components to be contained in a community's housing element.

Planning Period

State law requires housing elements to be updated every eight years to reflect a community's changing housing needs, unless otherwise extended by state legislation. This Housing Element is being updated as part of the sixth cycle of updates. For Carlsbad, the planning period runs from April 15, 2021 through April 15, 2029.

While the previous Housing Element covers an eight-year planning period (April 30, 2013 through April 29, 2021), Government Code Section 65588(e) required Carlsbad to update the Housing Element after four years (April 30, 2017) and

again at the end of the eight-year planning period. This mid-planning period update, provided the housing plan for the second half of the eight-year planning period (April 30, 2017 to April 29, 2021).

Changes in State Housing Law Since Previous Update

The following items represent substantive changes to State housing law since the city's last Housing Element was adopted and certified in 2017.

Affordable Housing Streamlined Approval Process: Senate Bill 35 (2017)

SB 35 created a streamlined, ministerial review process for qualifying multifamily, urban infill projects in jurisdictions that have failed to approve housing projects sufficient to meet their State-mandated RHNA. Among other requirements, to qualify for streamlining under SB 35, a project must incorporate one of two threshold levels of affordable housing: (1) 10 percent of the project's units in jurisdictions that have not approved housing projects sufficient to meet their RHNA for above moderate-income housing or have failed to submit an annual progress report as required under state law; or (2) 50 percent of the project's units in jurisdictions that have not approved housing projects sufficient to meet their RHNA for below moderate-income housing. The Housing Element must describe the city's processing procedures related to SB 35.

Additional Housing Element Sites Analysis Requirements: Assembly Bill 879 (2017) and Assembly Bill 1397 (2017)

These bills require additional analysis and justification of the sites included in the sites inventory of the city's Housing Element. The Housing Element may only count non-vacant sites included in one previous housing element inventory and vacant sites included in two previous housing elements if the sites are subject to a program that allows affordable housing by right. Additionally, the bills require additional analysis of non-vacant sites and additional analysis of infrastructure capacity, and place size restrictions on all sites.

Affirmatively Furthering Fair Housing: Assembly Bill 686 (2017)

AB 686 requires the city to administer its housing programs and activities in a manner to affirmatively further fair housing and not take any action that is inconsistent with this obligation. The Housing Element must include an assessment of fair housing practices, an examination of the relationship of available sites to areas of high opportunity, and actions to affirmatively further fair housing.

No-Net-Loss Zoning: Senate Bill 166 (2017)

SB 166 amended the No-Net-Loss rule to require that the land inventory and site identification programs in the Housing Element include sufficient sites to

accommodate the unmet RHNA. When a site identified in the Housing Element as available to accommodate the lower-income portion of the RHNA is actually developed for a higher income group, the city must either (1) identify, and rezone if necessary, an adequate substitute site or (2) demonstrate that the land inventory already contains an adequate substitute site.

Safety Element to Address Adaptation and Resiliency: Senate Bill 1035 (2018)

SB 1035 requires the General Plan Safety Element to be reviewed and revised to include any new information on fire hazards, flood hazards, and climate adaptation and resiliency strategies with each revision of the housing element.

By Right Transitional and Permanent Supportive Housing: Assembly Bill 2162 (2018) and Assembly Bill 101 (2019)

AB 2162 requires the city to change its zoning to provide a “by right” process and expedited review for supportive housing. The bill prohibits the city from applying a conditional use permit or other discretionary review to the approval of 100 percent affordable developments that include a percentage of supportive housing units, either 25 percent or 12 units, whichever is greater. The change in the law applies to sites in zones where multifamily and mixed uses are permitted, including in nonresidential zones permitting multifamily use. Additionally, AB 101 requires that a Low Barrier Navigation Center development be a use by right in mixed-use zones and nonresidential zones permitting multifamily uses if it meets specified requirements.

Accessory Dwelling Units: Assembly Bill 2299 (2016), Senate Bill 1069 (2016), Assembly Bill 494 (2017), Senate Bill 229 (2017), Assembly Bill 68 (2019), Assembly Bill 881 (2019), Assembly 587 (2019), Senate Bill 13 (2019), Assembly Bill 670 (2019), and Assembly Bill 671 (2019)

In recent years, multiple bills have added requirements for local governments related to ADU ordinances. The 2016 and 2017 updates to State law included changes pertaining to the allowed size of ADUs, permitting ADUs by right in at least some areas of a jurisdiction, and parking requirements related to ADUs. More recent bills reduce the time to review and approve ADU applications to 60 days, remove lot size requirements and replacement parking space requirements and require local jurisdictions to permit junior ADUs. AB 68 allows an ADU and a junior ADU to be built on a single-family lot, if certain conditions are met. The State has also removed owner-occupancy requirements for ADUs, created a tiered fee structure that charges ADUs based on their size and location, prohibits fees on units of less than 750 square feet, and permits ADUs at existing multi-family developments. In addition, AB 671 requires the Housing Element to include plans to incentivize and encourage affordable ADU rentals.

Density Bonus: Assembly Bill 1763 (2019)

AB 1763 amended California's density bonus law to authorize significant development incentives to encourage 100 percent affordable housing projects, allowing developments with 100 percent affordable housing units to receive an 80 percent density bonus from the otherwise maximum allowable density on the site. If the project is within half a mile of a major transit stop, the city may not apply any density limit to the project and it can also receive a height increase of up to three additional stories (or 33 feet). In addition to the density bonus, qualifying projects will receive up to four regulatory concessions. Additionally, the city may not impose minimum parking requirements on projects with 100 percent affordable housing units that are dedicated to special needs or supportive housing.

Housing Crisis Act of 2019: Senate Bill 330

SB 330 enacts changes to local development policies, permitting, and processes that will be in effect through January 1, 2025. SB 330 places new criteria on the application requirements and processing times for housing developments; prevents localities from decreasing the housing capacity of any site, such as through downzoning or increasing open space requirements, if such a decrease would preclude the jurisdiction from meeting its RHNA housing targets; prohibits localities from imposing a moratorium or similar restriction or limitation on housing development; prevents localities from establishing non-objective standards; and requires that any proposed demolition of housing units be accompanied by a project that would replace or exceed the total number of units demolished. Additionally, any demolished units that were occupied by lower-income households must be replaced with new units affordable to households with those same income levels. The Housing Element must describe the city's processing procedures related to SB 330.

Surplus Land Act Amendments: Assembly Bill 1486 and AB 1255 (2019)

AB 1486 refines the Surplus Land Act to provide clarity and further enforcement to increase the supply of affordable housing. The bill requires the city to include specific information relating to surplus lands in the Housing Element and Housing Element Annual Progress Reports, and to provide a list of sites owned by the city or county that have been sold, leased, or otherwise disposed of in the prior year. AB 1255 requires the city to create a central inventory of surplus and excess public land each year. The city is required to transmit the inventory to the Department of Housing and Community Development and to provide it to the public upon request.

As of October 2020, the City of Carlsbad has no surplus lands in its inventory to report or consider for housing. There is consideration for moving the City's Public Works yard during the planning period, and this site, comprised of two parcels (APNs 2040100500 and 2040100600) and totaling 1.34 acres, is proposed for high density housing as part of this Housing Element.

Housing Impact Fee Data: Assembly Bill 1483 (2019)

AB 1483 requires the city to publicly share information about zoning ordinances, development standards, fees, exactions, and affordability requirements. The city is also required to update such information within 30 days of changes. This Housing Element describes governmental constraints on the production of housing, including a look at zoning requirements, development standards, fees, exactions, and affordability requirements. Changes in requirements made during the Housing Element planning period will also be reported as part of the city's annual Housing Element Progress Report.

Emergency and Transitional Housing Act of 2019: Assembly Bill 139 (2019)

AB 139 established new criteria for evaluating the needs of the homeless population. The analysis must assess the capacity to accommodate the most recent homeless point-in-time count by comparing that to the number of shelter beds available on a year-round and seasonal basis, the number of beds that go unused on an average monthly basis, and the percentage of those in emergency shelters that move to permanent housing. The bill also established new parking standards for emergency shelters. Lastly, the bill requires the Housing Element to include a review of the effectiveness of the housing element goals, policies, and related actions to meeting the jurisdiction's special housing needs.

Standardization of Sites Inventory Analysis and Reporting: Senate Bill 6 (2019)

SB 6 requires the city to electronically submit the sites inventory to HCD starting in 2021. This Housing Element will report on compliance with this requirement.

Evacuation Routes: Senate Bill 99 and AB 747 (2019)

Two recent bills, AB 747 and SB 99, require the General Plan Safety Element to be updated to identify evacuation routes and their capacity, safety, and viability under a range of emergency scenarios and to include information identifying residential developments in hazard areas that do not have at least two emergency evacuation routes. The bill requires these updates to occur with this Housing Element.

Regional Housing Needs Assessment (RHNA)

A critical measure of compliance with state housing element law is the ability of a jurisdiction to accommodate its share of the region’s housing needs. This is accomplished by providing plans, policies, and programs designed to meet the city’s RHNA. For San Diego County, the state projected the region’s growth for an 8.8-year projection period between June 30, 2020 and April 15, 2029. Table 10-1 presents Carlsbad’s allocation of the region’s housing needs by income group as determined by the San Diego Association of Governments (SANDAG).

TABLE 10-1: SIXTH CYCLE RHNA ALLOCATION

INCOME GROUP	CARLSBAD		REGION	
	#	%	#	%
Very Low (≤50% AMI)	1,311	34%	42,332	25%
Low (>50-80% AMI)	784	20%	26,627	16%
Moderate (>80-120% AMI)	749	19%	29,734	17%
Above Moderate (>120% AMI)	1,029	27%	72,992	42%
	3,873		171,685	100%

AMI: Area Median Income

Sources: SANDAG, Final 6th Cycle Regional Housing Needs Determination, 2020..



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.

Pursuant to state law (AB 2634), the city must project the number of extremely low-income housing needs, which is not a specified income group in the RHNA. This target may be based on Census income distribution or the city may assume 50 percent of the very low-income units as extremely low-income. Approximately 3,785 extremely low-income and 3,005 very low-income Carlsbad households were identified in the 2013-2017 Comprehensive Housing Affordability Strategy (2017 CHAS) data prepared by the Census Bureau for the U.S. Department of Housing and Urban Development (HUD). CHAS data demonstrates the extent of housing problems and housing needs, particularly for low-income households and relies on data from the American Community Survey (ACS). Based on this data, Carlsbad has 56 percent extremely low income and 44 percent very low income of the total very low-income households. Using these percentages, Carlsbad's distribution of the 1,311 RHNA very low income number units would be 734 units should be available for extremely low-income households and 577 units for very low-income households. See Section 10.2 for a more detailed analysis.

Relationship to Community Vision

The Housing Element is most closely related to the following core values in the Carlsbad Community Vision:

Core Value 1: *Small Town Feel, Beach Community Character, and Connectedness. Enhance Carlsbad's defining attributes-it's small town feel, and beach community character.*

Core Value 9: *Neighborhood Revitalization, Community Design and Livability. Revitalize neighborhoods and enhance citywide livability. Promote a greater mix of uses citywide, more activities along the coastline, and link density to public transportation.*

Relationship to Other General Plan Elements

To promote a uniform and compatible vision for the development of the community, California law requires the General Plan be internally consistent in its goals and policies. The Housing Element is a component of the General Plan; as a result, the Housing Element is consistent with the vision of the General Plan and is supported by goals and policies of the other General Plan elements. General Plan elements and policies that affect housing are summarized below:

The **Land Use and Community Design Element** directs the location, density, and type of residential development that can occur in the city. It presents the desirable pattern for the ultimate development of the city and reflects the community's evolution and changing demographics over the General Plan horizon. The Element is designed to provide the availability of sufficient residential land at appropriate densities to meet the city's housing needs identified in this Housing Element.

The **Mobility Element** contains policies to minimize traffic volumes and speeds in residential neighborhoods, while improving connectivity to schools, parks, services, and other destinations, with an emphasis on pedestrian, bicycle and transit mobility.

The **Open Space, Conservation and Recreation Element** establishes goals and polices that protect sensitive resources from development impacts; maintain and improve appropriate access to open space; and ensure park and recreation opportunities are sufficient to meet the needs of future residents.

The **Noise and Public Safety Elements** contain policies designed to protect current and future residents from unacceptable noise levels and safety concerns by guiding future development away from significant noise sources and potential hazards and by providing mitigations when necessary.

The **Economy, Business Diversity, and Tourism Element** outlines the city's economic development objectives and guides development of future employment and commercial services, both of which are critical to supporting residents. The enhancement of well-paying jobs within the city helps with accessing housing resources and reducing transportation costs and impacts.

The **Sustainability Element** is an intrinsic component of all elements of the Carlsbad General Plan. The very same policies that further sustainable development also enhance quality-of-life and public health. The Sustainability Element affects housing through policies that encourage efficient development patterns, conservation, and sustainable energy sources such as solar. Policies recommend building design and outdoor spaces to take advantage of Carlsbad's moderate climate and reduce the need for artificial cooling, heating, and lighting.

Public Participation

Following the public participation efforts of the mid-cycle 2017 Housing Element Update, the city conducted additional public outreach as part of the 2021 Housing Element Update. The following provides an overview of this outreach effort.



Public Outreach and COVID-19

Outreach for the sixth Cycle Housing Element was challenging because much of the update process occurred during the COVID-19 pandemic. Restrictions on public gatherings prevented the city from holding traditional public workshops. Instead, the city utilized online engagement tools and took additional steps to ensure those interested in and affected by the Housing Element would have an opportunity to share their feedback.

Annual Housing Element Progress Report

City staff presented its annual (2019) Housing Element Progress Report at the March 24, 2020, City Council meeting. This report fulfills state reporting requirements and Housing Element Program 2.11 (see Section 10.7) and informs the element update.



<http://edocs.carlsbadca.gov/HPRMWebDrawer/RecordHTML/574133>

Housing Element Advisory Committee

The Housing Element Advisory Committee (HEAC) was formed as a citizen's advisory committee to provide community input into the planning process and help city staff and decision makers update Carlsbad's Housing Element. The committee consisted of nine members: four representatives from existing city commissions, one resident from each geographic quadrant (northwest, northeast, southwest, and southeast), and one at-large member. Each City Council member recommended one member to represent one of the four quadrants of the city and the "at-large" member was recommended by the mayor. The Housing, Planning, Senior, and Traffic and Mobility commissions also each nominated one of their members to serve on the HEAC. The City Council voted to approve all members.

The committee included the following members:

- Carolyn Luna (Chair), Planning Commission representative
- Diane Proulx (Vice Chair), NE quadrant resident representative
- David Barnett, NW quadrant resident representative
- Joy Evans, Housing Commission representative
- Terri Novak, SE quadrant resident representative
- Brandon Perez, Traffic & Mobility Commission representative
- Sheri Sachs, Senior Commission representative
- Carl Streicher, At-large (citywide) resident representative
- Daniel Weis, SW quadrant resident representative

Committee meetings were held at least once a month in 2020 (typically on the second Wednesday of each month). Meetings were held via Zoom and streamed live on the city website. Meeting agendas, staff reports, presentations, and videos from each meeting were posted to the Housing Element Advisory Committee page of the city's website:



<https://www.carlsbadca.gov/services/depts/planning/housing/committee.asp>

Carlsbad Housing Commission

The Carlsbad Housing Commission plays a key advisory role in the design and implementation of the city's affordable housing programs. Its primary duties include reviewing and making recommendations to the City Council on affordable housing related policies and programs, financial assistance and/or other incentives for the development of affordable housing projects, and services that aim to prevent, reduce and manage homelessness in Carlsbad. The five-member commission is appointed by the City Council and includes two tenants that are being assisted by the city's affordable housing programs (one of whom must be at least 62 years of age) and three general members with expertise in development, social services, and/or housing advocacy.

Initially, the Housing Commission received an information update on the Housing Element at the committee's October 8, 2020, meeting. Following its release to the public, the Draft of the Housing Element was presented before the Housing Commission at a joint meeting with the HEAC in a public forum on November 19, 2020. The purpose of this joint meeting was to educate members and participants and to begin to solicit input and recommendations on the draft Housing Element. This was followed by a second meeting with the Housing Commission on December 3, 2020 which again solicited input from the Commission and the public. In an effort to engage the low- and moderate-income households, affordable housing organizations and service providers (e.g., Community Resource Center, Alliance for Regional Solutions, Interfaith Community Services,) were notified of the meetings and encouraged to actively participate.

Meeting agendas, staff reports, presentations, and videos from each meeting were posted to the Housing Commission's website:



<https://www.carlsbadca.gov/cityhall/clerk/meetings/boards/housing.asp>

Housing Element Update Website

During the development and review of the 2021-2029 Housing Element, the city created and maintained a section of the city's website dedicated to the housing plan update. This section provided easy access to information on the project, including the Housing Element Overview Video (see below), the Housing Element brochure (see below), a Frequently Asked Questions document, and a range of topic-specific informational bulletins. A link on the webpage also enabled people to sign up for project email updates.

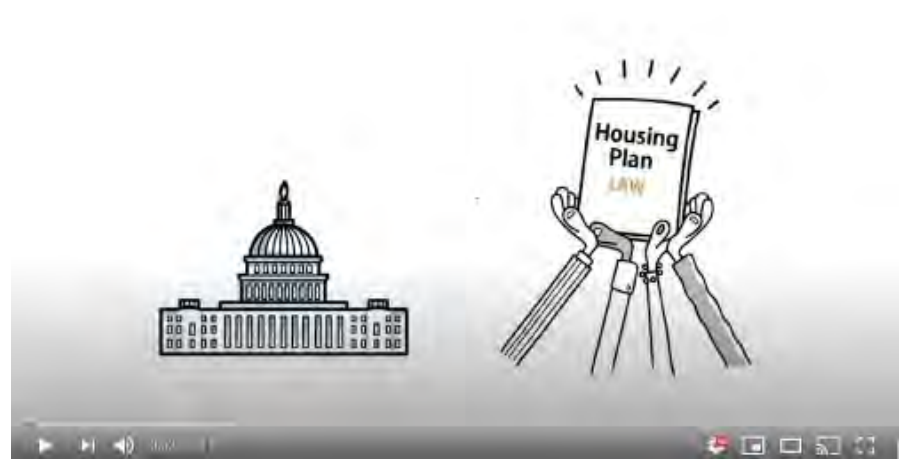


<https://www.carlsbadca.gov/services/depts/planning/housing/default.asp>

Housing Element Overview Video

To inform the community about the Housing Element update process and purpose, the city created a three-minute video that provided an overview of the Housing Element and why the city was updating this important planning document. The video can be seen using this link:

<https://youtu.be/2tPBGiTKy-w>



The same video was also made available in Spanish, which can be accessed using this link:

<https://www.youtube.com/watch?v=d3eNCFEnFys&feature=youtu.be>




Housing Element Brochures and Fact Sheets

The City produced a four-page brochure on the Housing Element that was available on the City website. The brochure provided information on why the housing plan is important, what are the community’s housing needs, a discussion on housing site identification, how the Housing Element interacts with the rest of the General Plan, and a schedule for the Update. The City also developed a series of fact sheets on relevant and important housing laws, including the Housing Accountability and Affordability Act and accessory dwelling unit allowances.



10
Housing

-  <https://cityadmin.carlsbadca.gov/civicax/filebank/blobdload.aspx?BlobID=43111>
- <https://cityadmin.carlsbadca.gov/civicax/filebank/blobdload.aspx?BlobID=43107>
- <https://cityadmin.carlsbadca.gov/civicax/filebank/blobdload.aspx?BlobID=43118>

Email Newsletters

Throughout the process to update the city’s Housing Element, more than 10 email newsletters were sent to over 1,500 stakeholders and interested parties to keep them informed on various issues related to the Housing Element Update, project milestones and opportunities to provide input and get involved.



Housing Element Public Input Survey

To help develop a plan that best reflects the community's needs, values, and priorities when it comes to new housing, the city gathered input through an online survey. The survey was available from August 7 to August 24, 2020 and obtained 4,252 confirmed responses from participants located throughout the community and beyond – a record response rate for the city. Based on location data provided by the respondents, nearly two-thirds lived in Carlsbad. Publicity efforts for the survey included:

- Introductory Housing Element video shared across the city's communication channels
- Informational brochure
- Facebook, Twitter, Instagram and Nextdoor posts, including paid advertising on Facebook and Instagram
- E-newsletter sent to more than 63,000 community contacts
- E-newsletters to more than 1,500 targeted stakeholders and interested community members
- Outreach by the Housing Element Advisory Committee members to their contacts
- City Manager's e-newsletter sent weekly to more than 10,000 community members
- News release on the city website
- Housing Element section on the city website
- Homeless Outreach Team distribution to community service providers

A summary of this survey can be found online at this link:



<https://cityadmin.carlsbadca.gov/civicax/filebank/blobdload.aspx?BlobID=45774>

The public input survey was also made available in Spanish, which can be accessed using the link below. The city also promoted the survey via Facebook ads in Spanish to target Spanish speakers and project team members contacted Spanish speaking community members to notify/assist them with participating in the survey.



<https://publicinput.com/PlandeVivienda>

Topics and Questions

The topics and questions in the survey were developed by staff to solicit community input on critical housing inputs related to the specific decisions that must be made in the Housing Element update. To encourage broad participation, the survey length was limited, which also required focusing questions on key topics. An open-ended question was included for those who wanted to share feedback on topics not included in the closed-ended questions. Verbatim responses were included in the summary report.

Two key survey questions asked respondents to provide input on the sites inventory selection process. First, when asked to rank the types of sites suitable for inclusion, respondents favored conversion of vacant sites designated for industrial uses to residential, near commercial locations that support live-work neighborhoods, on underutilized properties, and on vacant sites already designated for residential use.

Question: Please rank the ideas below based on what you think are the best locations in Carlsbad overall for new housing. Housing should be located:

	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

The second siting question asked respondents to rank areas based on the impacts of residential development. Respondents prioritized areas that would create the least impacts to the environment and to traffic, sites with access to transit, and making sure new housing fits into the character of the surrounding neighborhoods.

Question: There are a number of trade-offs associated with different approaches to providing more housing in Carlsbad. Please rank the trade-offs listed:

Ranking		Rating
Highest priority		highest priority = 1 lowest priority = 6
1	New housing should be located where it will have the least impact on the environment overall.	2.66
2	New housing should be located where it will have the least impact on traffic in Carlsbad.	2.79
3	New housing should be concentrated in smart growth areas (areas where transit, shops and services already exist).	2.80
4	New housing should blend in with the character of surrounding neighborhoods.	3.08
5	New housing should be spread evenly across all parts of the city.	4.01
6	New housing should be located in areas that are already developed.	4.08
Lowest priority		

Several other questions collected demographic information, which helped track how well the survey matched the overall city population and allowed responses to correlate to demographics. These comparisons, by question, are shown below.

Question: Which best describes your current housing situation?

	SURVEY	2013-2017 CHAS
Own	82%	65%
Rent	16%	35%
Other	2%	n/a

Sources: City of Carlsbad (2020), 2013-2017 CHAS

Question: Which best describes your current living situation?

	SURVEY	2018 SANDAG
Single Family Home	72%	55%
Condominium / Townhome	18%	14%
Apartment	7%	29%
Other	3%	2%

Sources: City of Carlsbad (2020), SANDAG, 2018

City staff compiled a public input summary based on the survey. The summary included an executive summary and more than 140 pages of verbatim public comments. The public input summary was presented to the City Council in a special session held Aug. 27, 2020, and is posted for download on the city's website.

Social Media

A series of social media posts were shared on the city’s Facebook, Twitter, Instagram, and Nextdoor to inform community members about the city’s Housing Element Update process and purpose, along with opportunities for public input. Table 10-2 details the number of followers on each platform and samples of some of the content published. Paid advertising on these platforms was used to increase awareness of the public input survey.

TABLE 10-2: SOCIAL MEDIA OUTREACH

PLATFORM		FOLLOWERS
Facebook:	@cityofcarlsbad	49,900+
Twitter:	@carlsbadcagov	17,600+
Instagram:	@carlsbadcagov	13,900+



 **City of Carlsbad - Official**
August 15 at 10:03 AM

It's time to update Carlsbad's housing plan. Let us know what's most important to you when considering where new housing should go. Take the online survey through 8/24. publicinput.com/housing



**OUR HOME,
OUR FUTURE**
for our home, and our future.

 **City of Carlsbad - Official**
October 14 at 2:55 PM

The Housing Element Advisory Committee meeting is just about to start. You can watch on the city's website. You can participate in the meeting by emailing your comments to the Planning Division at planning@carlsbadca.gov prior to the agenda item. <https://loom.ly/9L3LZeY>

TUNE IN NOW



Housing Element Advisory Committee
VIRTUAL MEETING
Starting soon!

City of Carlsbad



Housing Element Posting and Distribution

The Draft Housing Element was posted on the city’s website on DATE TBD, as part of a webpage with project-related information, including an overview and link to receive project updates via email. The city also provided paper copies of the draft update at its LOCATION(S) TBD on DATE TBD.

Several e-newsletters were sent to key stakeholders, community members and survey participants to notify them of the plan’s availability and to provide information on how to provide public comment. Additionally, an informational mailer was sent to an extensive number of people that included Section 8 program participants, residents at low-income apartments throughout the city, and more.

Decision-Maker Housing Element Hearings

On Nov. 19, 2020, a joint public meeting between the HEAC and Housing Commission was held to introduce and initiate public discussion on the Draft Housing Element. Following that introductory meeting, the HEAC held a public meeting for HEAC members and public participants to provide staff with comments and edits on the proposed Housing Element on Nov. 30, 2020. A similar public meeting was held with the Housing Commission on Dec. 3, 2020. On December 14, 2020, the HEAC held a final public meeting to finalize their

suggested edits and approve the draft update's release to HCD for their initial review.

A copy of the Draft Housing Element was also posted to the city's website and emails on the availability of the Element were transmitted to stakeholders and interested parties.

Following receipt of HCD's initial review, the Housing Element was updated to respond to these comments and a Final Draft was prepared and released for public review. Again, the city notified the community of the final draft's availability for review and comment.

On DATE TBD, the Planning Commission held a public hearing and recommended approval of the Housing Element and supporting environmental document to the City Council.

On DATE TBD, the Housing Commission also held a public hearing and recommended approval of the Housing Element to the City Council.

The City Council, based on the recommendations of its commissions and input from the public, voted to approve the Housing Element and supporting environmental document on DATE TBD.

10.2 Housing Needs Assessment

The City of Carlsbad is committed to the goal of providing adequate housing for its present and future residents. To implement this goal, the city must target its limited resources toward those households with the greatest need. This chapter discusses the characteristics of the city's present and future population in order to better define the nature and extent of housing needs in Carlsbad.



Primary Data Sources

As part of the Housing Element, a variety of data sources are used to provide the data needed. Because of this, timeframes are not always the same. To help provide comparisons between various data sources, 2018 was selected as the primary year to represent current conditions as data from this year was available from the American Community Survey (see below) for all the data sets this survey produces.

For future projections, the year 2035 is typically used. While further out than the planning period for the Housing Element, this year matches the buildout year used in the current Carlsbad General Plan and is used here for consistency.

2010 Census. The Census is considered the most accurate data source due to the large sampling conducted. Unfortunately, the Census was last updated in 2010, with data from the 2020 Census not available at this time. Because of this, 2010 Census data is typically used for historic context.

American Community Survey (ACS). Prepared by the U.S. Census Bureau, the ACS is an ongoing monthly survey sent to about 3.5 million households that provides updates to key information on a yearly basis. In addition to updates on Census information, the ACS also covers topics not on the 2010 and 2020 Census, such as education, employment, internet access, and transportation.

California Department of Finance. The State provides up-to-date numbers on population and housing. For housing, the State estimates total and occupied housing units, household size, household population, and group quarters population. ACS data are used to distribute 2010 census housing units into standard housing types (single detached units, single attached units, two to four units, five plus or apartment units, and mobile homes). Housing units are estimated by adding new construction and annexations and subtracting demolitions and adjusting for units lost or gained by conversions.

Comprehensive Housing Affordability Strategy (CHAS). Each year, HUD receives custom tabulations of ACS data from the U.S. Census Bureau. These data, known as the "CHAS" data, demonstrate the extent of housing problems and housing needs, particularly for low income households. On August 25, 2020 HUD released updated CHAS data for the 2013-2017 period, which is used in this Element.

SANDAG 2050 Regional Growth Forecast, Series 13. SANDAG produces growth forecasts of population, housing, employment, income, and land use for jurisdictions in San Diego County. These forecasts were used in the Housing Element to discuss future trends and needs.

Population Characteristics

Population Growth

Since its incorporation in 1952, Carlsbad has grown steadily and substantially over the decades from a population of 9,253 in 1960 to 105,185 in 2010 and an estimated 114,463¹ in 2020, as shown on Table 10-3. Table 10-3 shows Census based population for 2010, California Department of Finance estimates for 2020, and SANDAG population projections for the region for 2030 and 2050. It is important to keep in mind that each data source has different accuracies based on how the numbers are established. The Census, being based on a full survey of every household, is the most accurate.

Between 2010 and 2020, Carlsbad's population grew at an annual rate of 0.8 percent per year, which matched the growth rate for the entire county. According to SANDAG, Carlsbad's projected population growth from 2020 to 2035 will decline slightly to 0.6% per year while the county's overall growth rate will increase to 1.0 percent per year.

¹ California Department of Finance Population Estimates, 2020

TABLE 10-3: POPULATION GROWTH

JURISDICTION	POPULATION				ANNUAL GROWTH RATE	
	2010 ⁽¹⁾	2020 ⁽²⁾	2035 ⁽³⁾	2050 ⁽³⁾	2010-2020	2020-2035
Carlsbad	105,185	114,463	124,351	124,518	0.8%	0.6%
Chula Vista	243,916	272,202	326,625	345,586	1.1%	1.2%
Coronado	24,697	21,381	24,165	24,219	-1.4%	0.8%
Del Mar	4,161	4,268	4,672	4,732	0.3%	0.6%
El Cajon	99,478	104,393	109,383	115,465	0.5%	0.3%
Encinitas	59,518	62,183	65,264	66,670	0.4%	0.3%
Escondido	143,976	153,008	172,892	173,625	0.6%	0.8%
Imperial Beach	26,324	28,055	30,369	31,691	0.6%	0.5%
La Mesa	57,065	59,966	70,252	77,881	0.5%	1.1%
Lemon Grove	25,320	26,526	28,673	30,903	0.5%	0.5%
National City	58,582	62,099	73,329	85,121	0.6%	1.1%
Oceanside	167,344	177,335	188,597	189,377	0.6%	0.4%
Poway	47,811	49,338	53,062	53,149	0.3%	0.5%
San Diego	1,301,617	1,430,489	1,665,609	1,777,936	0.9%	1.0%
San Marcos	83,772	97,209	109,095	113,015	1.5%	0.8%
Santee	53,413	57,999	63,812	66,313	0.8%	0.6%
Solana Beach	12,867	13,838	14,207	14,870	0.7%	0.2%
Vista	93,717	102,928	111,771	126,455	0.9%	0.6%
Unincorporated County	486,550	505,675	617,570	647,233	0.4%	1.3%
REGION TOTAL	3,095,313	3,343,355	3,853,698	4,068,759	0.8%	1.0%

Sources: (1) U.S. Census, 2010; (2) California Department of Finance, 2020; (3) SANDAG 2050 Regional Growth Forecast, Series 13

Age Trends

Housing needs are determined in part by the age of residents; each age group often has a distinct lifestyle, family characteristics, and income level, resulting in different housing needs. A significant presence of children under 18 years of age can be an indicator of the need for larger housing units since this characteristic is often tied to families and larger households. The presence of a large number of seniors may indicate a need for smaller homes that are more affordable and require less maintenance to allow residents to age in place.

As summarized in Table 10-4, the median age for Carlsbad residents in 2018 was 42.4, —the second highest for northern San Diego County cities and nearly seven years higher than the median age for county residents as a whole. In 2018, Carlsbad residents under 18 years of age represented 23 percent of the city’s population (a decline of 1 percent), while seniors (over 65 years of age) represented 17 percent (a 4 percent increase from 2010).

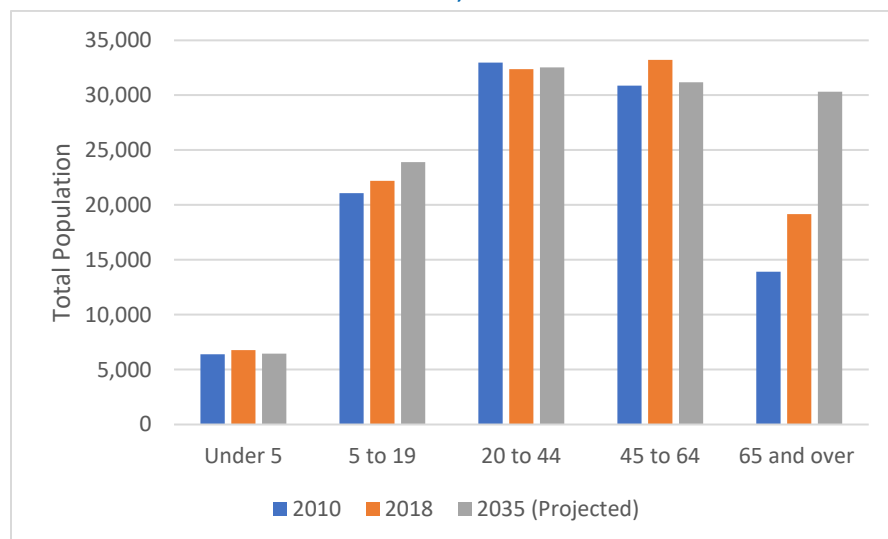
According to SANDAG projections for 2035, many of the age groupings (cohorts) will change very little between 2018 and 2035 (see Chart 10-1). There will be a small increase in the 5 to 19 age group and a small reduction in the 45 to 54 age group. What is notable is the large, and continuing growth of the 65 and over age group.

TABLE 10-4: AGE CHARACTERISTICS AND PERCENT SHARE OF TOTAL POPULATION

JURISDICTION	UNDER 18 YEARS				OVER 65 YEARS				MEDIAN AGE 2018
	2010		2018		2010		2018		
	#	%	#	%	#	%	#	%	
Carlsbad	25,382	24%	26,587	23%	13,912	13%	19,151	17%	42.4
Encinitas	12,120	20%	12,957	21%	8,393	14%	11,124	18%	43.1
Escondido	39,590	27%	12,957	9%	15,574	11%	17,632	12%	33.8
Oceanside	33,213	20%	37,474	21%	21,261	13%	27,214	16%	37.6
Poway	11,935	25%	12,142	24%	5,968	12%	8,123	16%	40.6
San Marcos	22,717	27%	25,355	27%	9,849	12%	11,057	12%	34.2
Vista	24,997	27%	25,274	25%	9,226	10%	9,676	10%	32.7
San Diego Co.	724,168	23%	726,344	22%	351,425	11%	439,595	13%	35.6

Source: US Census 2010, American Community Survey, 2018..

CHART 10-1: AGE DISTRIBUTION 2010-2018, 2035 PROJECTED



Sources: US Census 2010, American Community Survey, 2018, SANDAG Regional Growth Forecast

Race and Ethnicity

According to Census data from 2010 and ACS estimates from 2018, the racial composition of the community did not change much over this period. In 2018, 72.8 percent of Carlsbad residents were White, 14.3 percent were Hispanic/Latino, 8.2 percent were Asian, and 3.2 percent reported two or more races. All other racial groups reported less than one percent of the population (Table 10-5).

TABLE 10-5: RACE/ETHNICITY 2010 AND 2018

RACE/ETHNICITY	2010		2018	
	#	%	#	%
Hispanic or Latino (of any race)	13,969	13.3%	16,202	14.3%
Non-Hispanic	91,216	86.7%	97,468	85.7%
White	78,765	74.9%	82,786	72.8%
Black	1,231	1.2%	921	0.8%
American Indian and Alaska Native	271	0.3%	191	0.2%
Asian	7,332	7.0%	9,274	8.2%
Native Hawaiian and Other Pacific Islander	182	0.2%	252	0.2%
Some other race alone	235	0.2%	405	0.4%
Two or more races	3,200	3.0%	3,639	3.2%
Total Population	105,185	100.0%	113,670	100.0%

Employment Characteristics

Employment has an important impact on housing needs. Incomes associated with different jobs and the number of workers in a household determines the type and size of housing a household can afford. In some cases, the types of the jobs themselves can affect housing needs and demand (such as in communities with military installations, college campuses, and large amounts of seasonal agriculture). Employment growth typically leads to strong housing demand, while the reverse is true when employment contracts.

Occupation and Wage Scale

As of 2018, the two largest occupational categories for city residents were Managerial/Professional and Sales/Office occupations (Table 10-6). These categories accounted for more than 76 percent of jobs held by Carlsbad residents and approximately 62 percent of jobs held countywide by all San Diego County employed residents.

Management jobs are the highest paid occupations in the San Diego region, while food preparation, personal care and service, and cleanup and maintenance are among the lowest paid (Table 10-7). The high proportion of Managerial/Professional jobs accounts for Carlsbad’s relatively high median household income.

TABLE 10-6: EMPLOYMENT PROFILE FOR CARLSBAD EMPLOYED RESIDENTS

OCCUPATIONS OF EMPLOYED RESIDENTS	CARLSBAD		SAN DIEGO COUNTY	
	#	%	#	%
Managerial/Professional	28,606	50%	663,848	41%
Sales/Office	14,929	26%	340,781	21%
Service	7,512	13%	317,821	20%
Production/Transportation/Material Moving	3,830	7%	161,909	10%
Construction/Extraction/Maintenance	2,614	5%	122,071	8%
Total ¹	57,491	100%	1,606,430	100%

¹Civilian population 16 years and over. Total percentage may not sum to 100% due to rounding.
Source: American Community Survey 2018 ACS estimates.

TABLE 10-7: AVERAGE ANNUAL SALARY BY OCCUPATION

OCCUPATIONS	AVERAGE SALARY
Management	\$136,531
Legal	\$120,265
Computer and Mathematical	\$104,627
Healthcare Practitioners and Technical	\$102,053
Architecture and Engineering	\$99,949
Life, Physical, and Social Science	\$87,579
Business and Financial Operations	\$80,850
Educational Instruction and Library	\$66,690
Arts, Design, Entertainment, Sports, and Media	\$61,614
Construction and Extraction	\$60,047
Protective Service	\$58,837
MEDIAN ANNUAL SALARY¹	\$57,815
Community and Social Service	\$56,793
Installation, Maintenance, and Repair	\$54,945
Sales and Related Occupations	\$45,974
Office and Administrative Support	\$45,385
Production	\$43,823
Transportation and Material Moving	\$39,362
Building and Grounds Cleaning and Maintenance	\$36,248
Healthcare Support	\$35,609
Personal Care and Service	\$34,806
Farming, Fishing, and Forestry	\$33,243
Food Preparation and Serving Related Occupations	\$31,942

¹Median of salaries reported by EDD.

Sources: State Employment Development Department (EDD), Occupational Employment & Wage Data 2020 – 1st Qtr.

Employment Trends

In 2013, SANDAG projected that Carlsbad’s employment base will grow by over 18,310 jobs between 2012 and 2035. Table 10-8 provides SANDAG’s employment projections for Carlsbad and the San Diego region (county-level). These data project that Carlsbad’s share of regional employment growth is expected to increase between 2012 and 2035, as employment in Carlsbad is projected to grow by 28 percent, compared to 22 percent countywide.

TABLE 10-8: EMPLOYMENT PROJECTIONS

PLACE	2012	2035	CHANGE (2012-2035)	
			#	%
San Diego Region	1,450,913	1,769,938	319,025	22%
City of Carlsbad	66,279	84,589	18,310	28%

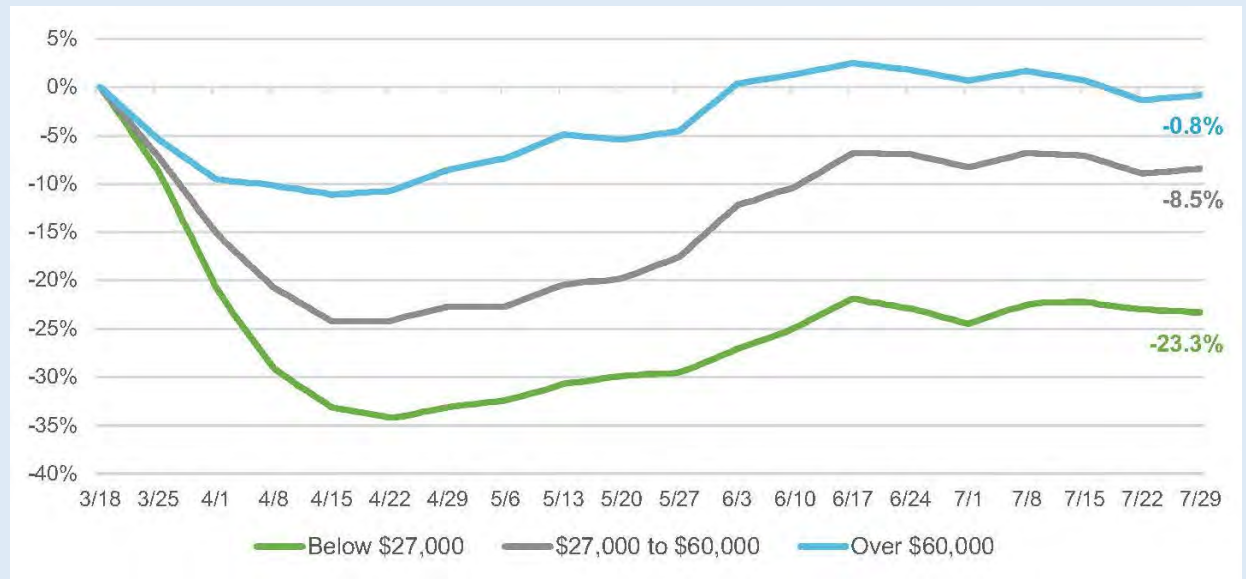
Source: SANDAG 2050 Regional Growth Forecast.



Employment and Housing Impacts in Times of COVID-19

The San Diego region, as is the case with the rest of California and the nation, saw an economic downturn as a result of COVID-19. A recent study by SANDAG states “current forecasts estimate that the economy will contract 4.7% (\$12.4 billion) in 2020. This almost erases the economic gains of the previous two years. Forecasts produced pre-COVID had estimated 2.0% annual growth for 2020, so the setback to the economy is closer to 7.0%.” The report goes on to note that “with an estimated 176,000 workers still unemployed due to COVID-19 in the San Diego region, lower-income workers are more likely to be out of work as this pandemic continues, compared to middle- and high-income workers.”

The impacts on employment are especially pronounced for disproportionately affected groups, including females, minorities, lower-income households, and young adults. The impacts of underemployment will certainly exacerbate the affordability of and access to housing in the region and to Carlsbad. The following chart illustrates the impacts on employment by income in the San Diego region, showing the implications of the COVID-19 pandemic over a four-month period in 2020. Lower-income wage earners (those earning below \$27,000) experienced an over 23% decrease in employment.



COVID-19 Impacts on the San Diego Regional Economy, SANDAG, October 15, 2020

Household Characteristics and Special Needs Groups

Household Type

The U.S. Census defines a household as all persons who occupy a housing unit, which may include single persons living alone, families related through marriage or blood, and unrelated individuals living together. Information on household characteristics is important to understanding the growth and changing needs of a community. A family-oriented community may need large housing units, while a community with more single or elderly households may need smaller units with fewer bedrooms.

As shown in Table 10-9, roughly 32 percent of the city's households in 2018 were married families without children, 25 percent were married families with children, 14 percent were other families, and 29 percent were non-family households. Among the non-family households, more than three-quarters were single-households and about one-third were seniors living alone. In fact, senior households saw the highest growth rate among households: growing by 36 percent between 2010 and 2018.

TABLE 10-9: HOUSEHOLD CHARACTERISTICS

HOUSEHOLD TYPE	2010		2018		% CHANGE (2010-2018)
	#	%	#	%	
Total Households	40,152	100%	43,293	100%	8%
Family Households	26,699	66%	30,741	71%	15%
Married with Children	9,626	24%	10,791	25%	12%
Married No Children	11,917	30%	13,778	32%	16%
Other Families	5,156	13%	6,172	14%	20%
Non-Family Households	13,377	33%	12,552	29%	-6%
Singles	10,656	27%	9,928	23%	-7%
Singles 65+	3,153	8%	4,186	10%	33%
Other	2,797	7%	2,624	6%	-6%
Average Household Size	2.48		2.61		5%

Sources: U.S. Census, 2010 and 2018.

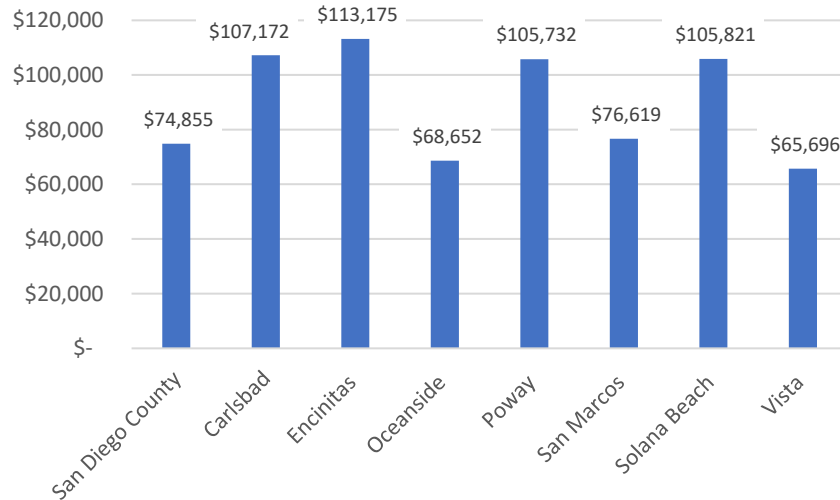
The city had a relatively low average household size of 2.61 in 2018, increasing slightly from 2.48 in 2010. Countywide, the average household size was slightly larger, at 2.87 in 2018.

2018 ACS estimates suggest an approximate eight percent increase in the number of households (to 43,293), reflective of Carlsbad's more modest growth since 2010. Percentages of family households, including those with children, and non-family households, including those with singles aged 65 years and over, are similar to the percentages noted for 2010 in Table 10-9.

Household Income

Income is the most important factor affecting housing opportunities, determining the ability of households to balance housing costs with other basic necessities. The 2018 ACS estimates reported that the median household income in Carlsbad was \$107,172. Compared to neighboring jurisdictions, only Encinitas had a median household income higher than Carlsbad (Chart 10-2).

CHART 10-2: MEDIAN HOUSEHOLD INCOME 2018



For purposes of the Housing Element and other state housing programs, the California Department of Housing and Community Development (HCD) has established five income categories based on Area Median Income (AMI) of a Metropolitan Statistical Area (MSA). The AMI, which is different than the estimated median household incomes shown in Chart 10-2, is applicable to all jurisdictions in San Diego County and changes with the cost of living. The AMI for a four-person household in San Diego County is \$92,700 (2020), an increase of \$10,900 from the AMI in 2018. There are five income categories based on the AMI and used in the Housing Element:

- Extremely Low-income (up to 30 percent of AMI)
- Very Low-income (>30 and ≤ 50 percent of AMI)
- Low-income (>50 and ≤ 80 percent of AMI)
- Moderate Income (>80 and ≤ 120 percent of AMI)
- Above Moderate Income (>120 percent of AMI)

According to the CHAS data prepared by the Census Bureau for the U.S. Department of Housing and Urban Development (HUD), between 2013 and 2017, 9 percent of Carlsbad households had extremely low-incomes, 7 percent of households were very low-income, and 11 percent were low-income (Table 10-10). Of the total 11,620 lower income households (extremely low-, very low-, and low-income combined), the percentage of renters and owners was evenly split at 50 percent each. The small majority of moderate-income household were owner-occupied (56 percent), whereas a significant majority of the above moderate-income households were owner-households (76 percent). Note that the CHAS data does not provide an above-moderate income category (more than 120 percent AMI) as established by HCD; instead, it is simply grouped as part of household income above 100 percent of AMI, as reflected in Table 10-10.

TABLE 10-10: HOUSEHOLDS BY TENURE AND HOUSEHOLD TYPE 2017

	OWNER	RENTER	TOTAL	% OF TOTAL ¹
Extremely Low-income	1,625	2,160	3,785	9%
Very Low-income	1,605	1,400	3,005	7%
Low-income	2,600	2,230	4,830	11%
Moderate Income (81-100% AMI)	1,870	1,495	3,365	8%
Moderate/Above Moderate Income (above 100% AMI)	20,455	7,850	28,305	65%
TOTAL ¹	28,150	15,130	43,280	100%

¹ Total percentage does not sum to 100% due to rounding.

Source: 2013-2017 CHAS data, released August 2020.

The Housing Element must project housing needs for extremely low-income households as a portion of the very low-income household RHNA target. For Carlsbad, approximately 3,785 extremely low-income households and 3,005 very low-income households were identified in the 2013-2017 CHAS data. These household totals equate to 56 percent and 44 percent, respectively, of the total extremely low and very low-income households. These percentages suggest that of Carlsbad’s RHNA share of 1,311 very low-income households, at least 734 units should be available for extremely low-income and 577 units for very low-income households. As indicated in this Housing Element (refer to Section 10.3), the city continues to help meet the need for affordable housing by designating adequate sites and financial assistance and by approving affordable housing projects, including modification of development standards as necessary.

Special Needs Households

Certain groups have greater difficulty finding decent, affordable housing due to special circumstances. Special circumstances may be related to one’s income, family characteristics, or disability status, among others. In Carlsbad, persons and families with special needs include seniors, persons with disabilities, large households, single-parent families, homeless, farmworkers, students, and military personnel. Table 10-11 summarizes the presence of special needs groups in the city and the following discussion summarizes their housing needs.

TABLE 10-11: SPECIAL NEEDS GROUPS IN CARLSBAD

SPECIAL NEEDS GROUPS	NUMBER	% OF TOTAL POPULATION
Seniors	19,151	15%
Disabled Persons	12,381	8%
Persons in Large Households ¹	8445	7%
Persons in Single Parent Households ¹	15,036	12%
Homeless Persons	147	<1%
Agriculture, Forestry, Fishing and Hunting and Mining Workers ²	427	<1%
Students ³	8,723	6%
Military ²	6,412	7%

¹Based on number of households multiplied by average household size.

² Veteran Civilian Population 18 years and over.

³ Population enrolled in college or graduate school.

Sources: Regional Task Force on the Homeless, 2020; 2018 ACS estimates.

Senior Households

Senior households have special housing needs due to three concerns – income, health care costs, and disabilities. According to the 2018 ACS estimates, 19,151 seniors (aged 65 and over) resided in the city in 2018 and 11,115 households were headed by seniors. Among the senior-headed households, 79 percent were owners and 21 percent were renters. The 2018 ACS reported that seniors 65 and over earned a median income of \$81,462 (over three-quarters of the citywide median income, as reported by the Census Bureau). In addition, approximately 27 percent of the senior population also experience one or more disabilities, which can affect housing needs and costs. In 2020, approximately 11 percent of the applicant households on the waiting list for housing vouchers are seniors. Housing options for special needs groups, especially seniors and persons with disabilities are limited and identified as a regional housing impediment.

Carlsbad is a popular retirement community, and includes facilities that provide assisted living, nursing and special care, and general services to seniors. As of September 2020, Carlsbad had 2,207 beds within 25 licensed senior residential care facilities, according to the California Department of Social Services,

Community Care Licensing Division². Almost 95 percent of these beds were provided in nine larger facilities having more than six beds, including three continuing care retirement communities (CCRC).

The largest of these communities is La Costa Glen (1,233 bed capacity), which opened in 2003 and completed construction of its final phase in 2008. A planned fourth CCRC – Dos Colinas – was approved by the City Council in January 2012. When constructed, Dos Colinas will provide living and support services to more than 300 seniors. While the project has not started, the approval is valid until 2022.

Since the last Housing Element Update, the following senior housing projects have been approved, permitted for construction, or completed:

- In 2019, the Las Villas de Carlsbad was licensed with a maximum capacity of 214 beds.
- As part of the inclusionary requirement for the West Village of the Robertson Ranch Master Plan, construction was completed for the 101-unit Portola Senior Apartments. The project includes 100 one- and two- bedroom units that are restricted to 70 percent of AMI and is completely leased up.
- In 2019, permits were issued for Casa Aldea/Cannon Road Senior Housing. Consisting of 98-unit senior apartments, of which 20 units will be restricted to low-income residents, Casa Aldea is currently under construction.
- Also under construction are two additional senior facilities. The first is Summit Carlsbad, a 101-unit senior community featuring assisted living and memory care units. The second is Oakmont Assisted Living project, a 115-bed assisted living facility and 54-beds in the memory care component.
- Marja Acres, approved on November 3, 2020, will feature 248 townhomes, 46 affordable senior apartments, and 10,000 square feet of commercial space and community recreation uses..

² <https://www.cclld.dss.ca.gov/carefacilitysearch/DownloadData>

Persons with Disabilities

Many disabled persons can have special housing needs because of their disabilities, often fixed and limited income, lack of accessible and affordable housing, and the medical costs associated with their disabilities. The Census defines a “disability” as “a long-lasting physical, mental, or emotional condition. This condition can make it difficult for a person to do activities such as walking, climbing stairs, dressing, bathing, learning, or remembering. This condition can also impede a person from being able to go outside the home alone or to work at a job or business.” According to the 2018 ACS estimates, 12,381 persons with one or more disabilities resided in Carlsbad in 2018, representing more than 11 percent of the city’s residents over five years of age. Of the population with disabilities, 5,918 (48 percent) were seniors. Individuals with cognitive, ambulatory, or independent living difficulties represented the most common disabilities, as reported in Table 10-12.

TABLE 10-12: INDIVIDUALS WITH DISABILITIES IN CARLSBAD

	YOUTH (AGE 5 - 17)	ADULTS (AGE 18 - 64)	SENIORS (AGE 65+)	TOTAL
Individuals Reporting One or More Disabilities	642	5,821	5,918	12,381
With hearing difficulty	38	891	2,330	3,259
With vision difficulty	10	540	655	1,205
With cognitive difficulty	487	1,732	1,310	3,529
With ambulatory difficulty	29	1,532	3,075	4,636
With self-care difficulty	203	657	1,070	1,930
With independent living difficulty	N/A	1,510	2,254	3,764

Columns do not sum to total individuals because individuals may report more than one disability.

Sources: 2018 ACS estimates.

For those of working age, disabilities can also restrict the type of work performed and income earned. In fact, according to the 2018 ACS estimates, 76 percent of individuals over 16 with a reported disability were not in the labor force; 24 percent were employed; and no individuals with a disability were reported to be unemployed (i.e., looking for work).

Persons with Developmental Disabilities

Senate Bill 812 (Chapter 507, Statutes of 2010) amended state housing element law (California Government Code Section 65583) to require the analysis of the disabled to include an evaluation of the special housing needs of persons with developmental disabilities. A developmental disability is defined as a disability that originates before an individual becomes 18 years old, continues, or can be expected to continue, indefinitely, and constitutes a substantial disability. This definition includes mental retardation, cerebral palsy, epilepsy, and autism.

The California Department of Developmental Services contracts with nonprofit regional centers to provide or coordinate services and support for individuals with developmental disabilities. In the San Diego region, the San Diego Regional Center, with a satellite office in Carlsbad, provides a variety of services to persons with developmental disabilities and advocates for opportunities to maximize potential and to experience full inclusion in all areas of community life.

As of March 2019, the San Diego Regional Center served approximately 29,206 clients with developmental disabilities who live in San Diego County, with the Carlsbad satellite office serving 22 percent of these clients. This includes 151 clients who live in Carlsbad with 67 of these individuals being children under the age of 18 who live with their parents. The remaining 84 clients are adults over the age of 18; over half (57 percent) of these individuals live with their parents, while 23 live in their own apartments with “come-in support” and assistance and 13 live in licensed group homes. Additional persons with developmental disabilities may reside in Carlsbad but are not seeking assistance from the San Diego Regional Center.

While some developmentally disabled individuals can live and work independently within a conventional housing environment, more severely disabled individuals will require a group living environment with supervision. In general, the San Diego Regional Center (and its clients) prefer to house persons with developmental disabilities with family members. When that is not feasible, come-in support and licensed group apartments housing four to six persons (with individual bedrooms, but shared bathroom and kitchen facilities) are preferred. This type of housing may be designed to look like a big house and is compatible with and appropriate for existing residential neighborhoods with good access to transit and services.

Incorporating ‘barrier-free’ design in all new multifamily housing (as required by California and Federal Fair Housing laws) is especially important to provide the widest range of choices for disabled residents. In 2011, the city adopted a reasonable accommodation ordinance to provide flexibility in development standards for housing for persons with disabilities. The ordinance became effective in 2013 and one request for reasonable accommodation was received in 2019.

The City regularly awards Community Development Block Grant funds to provide supportive services such as food for lower income persons and emergency and temporary housing for victims of abuse. In January 2013, the City provided \$1,065,000 in CDBG funds to assist in the acquisition of property for a hospice home in Carlsbad for primarily low-income households. Additionally, in January 2020, the City provided \$4,043,392 to assist in the construction of 48 units of supportive apartment units for very low- and extremely low-income homeless veterans and veteran families, and people experiencing homelessness with a serious mental illness. This supplemented the \$4,250,000 awarded by the city in 2017 for a total of almost \$8.3 million in project assistance. The most

severely affected individuals may require an institutional environment where medical attention and physical therapy are provided. Because developmental disabilities exist before adulthood, the first issue in supportive housing for the developmentally disabled is the transition from the person's living situation as a child to an appropriate level of independence as an adult.

Large Households

Large households are defined as households with five or more persons in the unit. Lower income large households are a special needs group because of their need for larger units, which are often in limited supply and therefore command higher rents. In order to save for the necessities of food, clothing, and medical care, it is common for lower income large households to reside in smaller units, frequently resulting in overcrowding.

According to 2018 ACS estimates, 2,363 households, or 5.3 percent of the total households in Carlsbad, had five or more members. This proportion is greater for renters (5.7 percent) than for owners (5.0 percent). The share of large households out of total households in Carlsbad (5.3 percent) was significantly lower than the proportion of large households statewide (13.6 percent of total households).

According to the 2018 ACS estimates, the city's housing stock included 30,435 units with three or more bedrooms. Among these large units, 28,874 were owner-occupied and 5,561 were renter-occupied. While overall units have increased by 660 units since 2014, the total number of these units for rent has declined by 313 units. Taken together, this suggests that rental of large units may be competitive to attain. (ACS 2018, Table S2504).

Single-Parent Households

Carlsbad was home to 3,152 single-parent households with children under age 18 in 2018, according to the 2018 ACS estimates. Of these, 2,423 (77 percent) were female-headed families with children. Single-parent households, in particular female-headed families, often require special assistance such as accessible day care, health care, and other supportive services because they often have lower incomes. In fact, according to the 2018 ACS estimates, 36 percent of all single-parent female-headed households with children lived in poverty during the previous year, a ten percent increase from the 26 percent reported in 2014. This suggests a need for affordable units with adequate bedroom counts and potentially some on-site or nearby day care and other services (see Program 2.9 in this Housing Element).

Persons experiencing homelessness

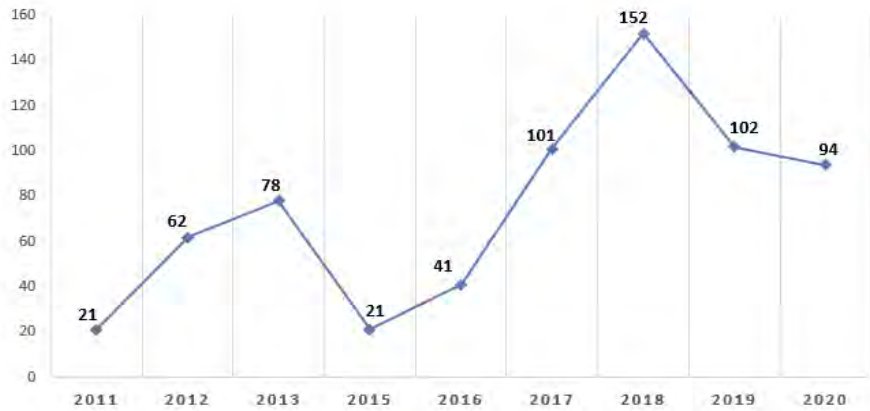
HUD defines a person as homeless if they:

1. Lacks a fixed, regular, and adequate nighttime residence;
2. The primary nighttime residence is a publicly or privately operated shelter designed for temporary living arrangements;
3. The primary residence is an institution that provides a temporary residence for individuals that should otherwise be institutionalized; or
4. The primary residence is a public or private place not designed for or ordinarily used as a regular sleeping accommodation.

According to the U.S. Department of Housing and Urban Development's 2019 Annual Homeless Assessment Report to Congress, the State of California had the highest population of persons experiencing homelessness with 151,278 individuals, 108,432 of those individuals being unsheltered. The term unsheltered from HUD is defined as "anyone whose primary nighttime residence – where they sleep is a place not designed or ordinarily used for sleeping, including: cars, parks, abandoned buildings, bus or train stations, airports, camping grounds, etc." The County of San Diego has the fifth largest population of persons experiencing homelessness in the United States with 7,619 persons experiencing homelessness during the 2020 Point-in-Time Count (PITC) and nearly 3,971 individuals were unsheltered. The Regional Task Force on Homelessness believes that over the course of a year that 20,000 individuals experience homelessness in San Diego County.

Out of the PITC counts conducted, 64.1 percent of the persons experiencing homelessness were concentrated in the City of San Diego. The North County Coastal area has 8.3 percent of the total persons experiencing homelessness. In the City of Carlsbad, data from 2020 the PITC from 2020 showed 147 individuals experiencing homelessness with 53 sheltered and 94 unsheltered.. As shown in Chart 10-3, the annual PITC data for the last decade shows the number of those unsheltered in the city has fluctuated from a low of 21 persons in 2011 to a high of 152 in 2018. The recent counts conducted in 2019 and 2020 have shown a decline in unsheltered persons.

Chart 10-3: Unsheltered Population in Carlsbad, 2011-2020



In the North San Diego County area, the majority of homeless persons congregate in the cities of Oceanside, Vista, and Escondido (Table 10-13). This is reflected in the number of shelters and service agencies in those communities (Table 10-14), some of which are also in Carlsbad. Within the city is La Posada de Guadalupe which provides 50 year-round beds for emergency shelter and an additional 10 beds in the winter. Located at 2478 Impala Drive in Carlsbad, this facility is self-described as a 24/7 men’s short- housing program for homeless men and employed farm workers. In addition to these beds, La Posada also provides 50 beds for transitional housing to male farm-workers and persons experiencing homelessness.

TABLE 10-13: PERSONS EXPERIENCING HOMELESSNESS BY JURISDICTION 2020

UNSHELTERED	SHELTERED			TOTAL	% UNSHELTERED
	EMERGENCY SHELTERS	TRANSITIONAL HOUSING	SAFE HAVENS		
Carlsbad	94	53	0	147	63.9%
Encinitas (San Dieguito, Solana Beach & Del Mar)	47	25	8	80	58.8%
Escondido	264	202	52	429	61.5%
Oceanside	242	35	131	408	59.3%
San Diego City	2,283	1,759	809	4,887	46.7%
San Marcos	8	0	0	8	100.0%
Vista	51	49	0	100	51.0%
San Diego County Unincorporated	193	0	0	193	100.0%

Source: San Diego Regional Task Force on the Homeless, We All Count Point-In-Time Count, 2020.

TABLE 10-14: SHELTERS AND SERVICES FOR PERSONS EXPERIENCING HOMELESSNESS, NORTH SAN DIEGO COUNTY

NAME	AGENCY	TARGET POPULATION	SPECIAL NEEDS	LOCATION	# BEDS ¹
Emergency Shelters					
Carol's House	Community Resource Center	Women, women with children	Domestic violence	Encinitas	24
Haven House	Interfaith Community Services	Single men, single women, couples, transgendered	Homeless	Escondido	49
Hidden Valley House	Center for Community Solutions	Men, women, families with children	Domestic violence	Escondido	20
La Posada de Guadalupe	Catholic Charities	Single men	Homeless	Carlsbad	50 ³
Libre!	Community Resource Center	Women	Domestic violence	Encinitas	15
Operation HOPE	Operation HOPE	Families with children and single women	Homeless	Vista	45
Safe Parking	Jewish Family Services	Seniors, families, and single adults in vehicles	Homeless	Encinitas	25 spots
Winter rotational shelter from December 1 – March 31	Interfaith Shelter Network/Community Resource Center	Seniors, homeless families, single adults	Homeless	North Coastal	15
Winter rotational shelter from December 1 – March 31	Interfaith Shelter Network/Interfaith Community Services	Seniors, homeless families, single families	Homeless	North Inland	15
Women's Resource Center	Women's Resource Center	Women, women with children	Domestic violence	Oceanside	28
YMCA – Motel Vouchers	YMCA	Transitional Age Youth (13-25)	Homeless Youth	North County Coastal/Inland	Varies
Transitional Shelters					
Brother Benno's Recovery	Brother Benno's Foundation	Adult men and women	Homeless, substance use	Oceanside	n.a.
House of Dorothy	Brother Benno's Foundation	Women	Substance abuse	Oceanside	6
Casa Raphael	Alpha Project for the Homeless	Adult men	Homeless, substance abuse, criminal justice involved	Vista	140
Centro	Community Housing of N.C.	Families	Homeless	Vista	51
Family Recovery Center	E.Y.E.	Women with children	Substance abuse	Oceanside	90
Solutions Intake and Access Center	Solutions for Change	Family homeless	Homeless	Vista	322
La Posada de Guadalupe	Catholic Charities	Adult men	Homeless	Carlsbad	110 ³

NAME	AGENCY	TARGET POPULATION	SPECIAL NEEDS	LOCATION	# BEDS ¹
Tikkun and Corrine Cottages	Interfaith Community Services/Mental Health Systems	Adult men and adult women with mental health	Homeless with serious mental illness	Escondido	12
House of Martha and Mary	Brother Benno's Foundation	Women, women with children	Homeless	Oceanside	7
Operation Hope	San Diego Mental Health Services	Families	Homeless	Vista	45
Oz North Coast	Y.M.C.A.	Homeless youth	Homeless	Oceanside	6
Transition House	Women's Resource Center	Families	Domestic violence	Oceanside	17
Transitional House Program	Community Resource Center	Families	Homeless	Encinitas	12
LifeSpring House	North County Lifeline	Young adults	Homeless	Vista	13
Grant Per Diem	Veterans Affairs/Interfaith Community Services	Adult men and women	Homeless Veterans	Oceanside	20
Day Shelters					
Brother Benno's Center	Brother Benno's Foundation	General	Homeless/Low-income	Oceanside	--
N.C. Regional Recovery Center	M.I.T.E.	General	SMI and substance abuse	Oceanside	--
Stand Up For Kids	Stand Up For Kids	Youth	Homeless	Oceanside	--
Social Services					
Case Management Agency	North Coastal Regional Center	General	Homeless	Oceanside	--
211 San Diego	2-1-1 San Diego	General	Homeless/General	San Diego County	--
North County Lifeline	Lifeline Community Services	General	Homeless	Vista	--
Oceanside Family Services	Salvation Army	General	Homeless	Oceanside	--
Social Services	Community Resources Center	General	Homeless	Carlsbad Encinitas	--
Social Services	Interfaith Community Services	General	Homeless/General	North County	--
TOTAL BEDS					1,224

n.a. = Not Available

¹ Based upon the number of shelter beds available each night.

² This facility is operated as part of Solutions for Change (SFC) 1000-day Solutions University program. A 32-unit emergency shelter address immediate homeless needs for up to 90 days; families can then transition into the program and campus-style apartment housing for up to 500 days, where services, counseling and training are providing. Once families successfully complete this portion of the program, they become eligible to move to permanent, off-campus affordable housing during the second half of the program. Currently, SFC owns and manages more than 80 units throughout North County, including 16 units in Carlsbad.

³ Fifty beds are available year-round for emergency shelter and an additional 10 beds are provided in the winter. Fifty beds provide transitional housing to male farmworkers and persons experiencing homelessness.

Sources: San Diego Regional Task Force on the Homeless, 2016; sandiego.networkofcare.org and www.211sandiego.org, both accessed September 2020.

Farmworkers

Based on the General Plan Open Space, Conservation and Recreation Element as well as recent development primarily in Robertson Ranch, there are approximately 725 acres of agricultural land in Carlsbad (including active or fallow), a reduction of about 210 acres from that estimated in 2008. According to California Employment Development Department data for 2020, 3,290 persons were employed in agriculture (including fishing and forestry occupations) in San Diego County, earning average annual wages of \$33,243, substantially lower than the county area median income (AMI) for a four-person household (\$92,700). However, this data compares individual income versus household income and does not necessarily constitute the agricultural worker household's entire income. According to the 2018 ACS estimates, 627 persons who lived in Carlsbad were employed in the farming, forestry, and fishing occupations in 2018. However, the Census likely underestimated the true number of farmworkers in Carlsbad due to the seasonal nature of the employment, the use of migrant laborers, and the significant level of under-reporting among undocumented persons.

In 2008, the City Council approved \$2 million in Agricultural Conversion Mitigation Fee funding to rebuild and expand the city's existing homeless/farmworker shelter, La Posada de Guadalupe. Completed in July 2013, the expansion provides 50 to 72 beds specifically for farmworkers in addition to the 50 beds the shelter already provides for other homeless persons (which may include farmworkers). In 2020, the City Council approved \$58,000 in CDBG funding for preliminary planning and design work for a future expansion of the shelter.

Students

Typically, students have low incomes and therefore can be impacted by a lack of affordable housing, which can often lead to overcrowding within this special needs group. Carlsbad is located in proximity to California State University at San Marcos, Mira Costa Community College, and Palomar Community College. In addition, the University of California at San Diego, the private University of San Diego, as well as the region's largest university, San Diego State University, are located within a 30 to 45-minute drive from Carlsbad. According to ACS estimates in 2018, approximately eight percent of Carlsbad residents were enrolled in a college or graduate school.

Military

The U.S. Marine Corps Camp Pendleton is located about five miles north of Carlsbad, adjacent to the city of Oceanside. As a result, there is demand for housing for military personnel in Carlsbad. This demand has two components: active military personnel seeking housing near the base, and retired military remaining near the base after serving. Most enlisted military individuals earn

incomes at the lower range of the military pay scale and need affordable housing options. As of July 2020, Camp Pendleton had approximately 7,300 housing units on base. However, the waiting list for on-base housing can take up to 18 months, depending on rank, the number of bedrooms requested, and various other factors. The 2018 ACS estimates reported that 533 residents in Carlsbad were employed by the military (down from 917 in 2014). Although proximity to the base makes Carlsbad a desirable place to reside for all military ranks, high housing costs may explain the relatively low number of military personnel residing in the city. In addition to current military personnel, the 2018 ACS estimates reported 6,412 Veterans over the age of 18 live in Carlsbad. Veterans comprise about 7.1 percent of the population in Carlsbad, which is comparable to the proportion of veterans in San Diego County as a whole (7.9 percent).

Windsor Pointe (formerly known as Harding Veterans Housing and Oak Veterans Housing) was approved by the Planning Commission in January 2017. The Harding Street site will consist of a 26-unit affordable apartment building and received approval for a density increase from 30 to 48 dwelling units per acre. The Oak Avenue site will have a 24-unit affordable apartment building and was approved for a density increase from 30 to 55 dwelling units per acre. Of the 50 total units, 48 are affordable and 2 units are manager units at market rate. When completed, the project will provide permanent supportive housing to very low and extremely low-income homeless veterans and veteran families, and people experiencing homelessness with a serious mental illness.

Housing Characteristics

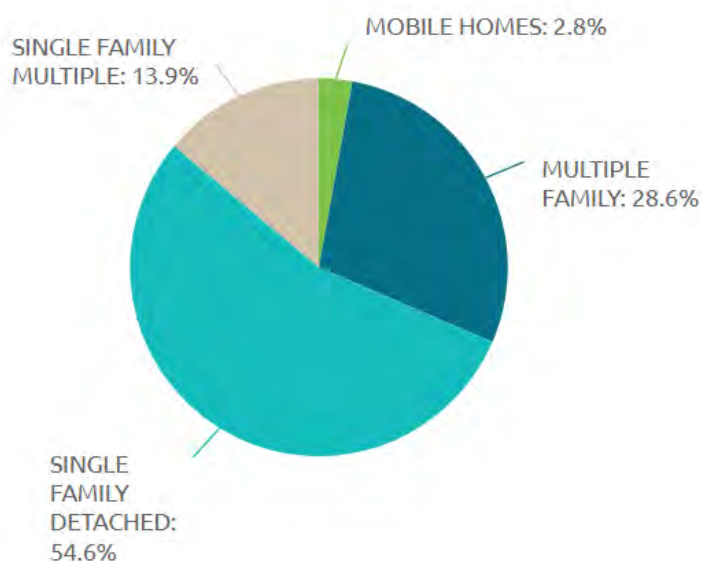
Housing Type

According to SANDAG estimates, Carlsbad had 46,382 housing units as of 2019. Among these units, as indicated in Chart 10-4, two-thirds (69 percent) were single-family, including 55 percent consisting of single-family detached units and 14 percent single-family attached units; multi-family dwelling units comprised 29 percent of the city's housing stock in 2019 and the remaining 3 percent were mobile homes.

Table 10-15 shows housing units, by type for 2000, 2010, and 2019. The data for the years 2000 and 2010 come from the Census, whereas the 2019 data comes from SANDAG. As the sources are different, comparison should be done by looking at percent changes within each column as opposed to changes between columns. As shown on Table 10-15, between 2000 and 2010, the housing stock in Carlsbad increased 31 percent (over 10,000 homes). Over 40 percent of that increase was due to the significant increase in multi-family units in the city, suggesting a trend toward more compact development and opportunities for more affordable housing. With this increase, multi-family was 30 percent of the housing stock in 2010. In the following decade though, this trend did not

continue, as the percent of housing that was multi-family remained fairly flat at 29 percent of total housing.

CHART 10-4: HOUSING TYPES 2019



Source: SANDAG, 2018

TABLE 10-15: HOUSING UNIT TYPE 2000-2019

HOUSING UNIT TYPE	2000		2010		2019 ¹	
	#	%	#	%	#	%
Single Family Detached	17,824	53%	22,847	52%	25,344	55%
Single Family Attached	5,728	17%	6,765	15%	6,438	14%
Multi-family	8,937	26%	13,511	30%	13,283	29%
Mobile Homes/Other	1,309	4%	1,299	3%	1,317	3%
TOTAL	33,798	100%	44,422	100%	46,382	100%

¹The decrease from 2010 to 2019 in single family attached and multi-family housing units is due to use of different data sources (SANDAG vs. U.S. Census) and is not an indicator of significant demolition or loss of housing units. Numbers should be used relative to housing types in a given year.

Sources: SANDAG, 2019; U.S. Census, 2000 and 2010.

A trend toward increased multi-family construction is forecast to be county-wide and long-lasting. SANDAG’s Series 13: 2050 Regional Growth Forecast estimates a 22 percent increase in multi-family units by 2050.

Housing Tenure

Tenure (how many units are owner versus renter occupied) is a measure of the rates of homeownership in a jurisdiction that can help estimate demand for a

diversity of housing types. Tenure is also a significant data point because home equity is the largest single source of household wealth for most Americans.

According to ACS estimates, among the occupied housing units in Carlsbad in 2010, 65 percent were owner-occupied and 35 percent were renter-occupied, which was higher than the average homeownership rate of San Diego County in 2010, where only 54 percent of the households were owner-occupied. In 2019, ACS estimates show these percentages have not changed in both Carlsbad (65 percent owner-occupied/35 percent renter-occupied) and San Diego County (54 percent owner-occupied/46 percent renter occupied).

Carlsbad has a lower percentage of rental units when compared to San Diego County. Although high homeownership rates can be a positive economic indicator for a community, rental units provide housing options for lower income households in the short-term since they do not necessitate down payments (though they may require security deposits).

Housing Vacancy

A vacancy rate is often a good indicator of how effectively for-sale and rental units are meeting the current demand for housing in a community. Vacancy rates of 5 to 6 percent for rental housing and 1.5 to 2 percent for ownership housing are generally considered a balance between demand and supply. A higher vacancy rate may indicate an excess supply and therefore price depreciation, while a low vacancy rate may indicate a shortage of units and resulting escalation of housing prices.

While the overall vacancy rate in the city was 8.1 percent in 2018, the true vacancy rate was substantially lower (see Table 10-16). Due to its desirable location and the various amenities offered in the city, a portion of the housing stock in the city has always been used as second and vacation homes. These units were not available for sale or for rent. Of those units available, the for-sale vacancy rate was 0.5 percent in 2018 and rental vacancy rate was 1.0 percent. These low vacancy rates suggest that the for-sale and rental markets are competitive and that sale prices and market-rate rents may increase.

TABLE 10-16: HOUSING VACANCY 2018

TYPE	NUMBER	PERCENT
For Rent	448	1.0%
For Sale	249	0.5%
Seasonal/Recreational Use	2,205	4.7%
Other Vacant ¹	922	2.0%
OVERALL VACANCY	3,824	8.2%

¹Includes units that are rented or sold, but not occupied (i.e., abandoned or otherwise vacant)
Sources: 2018 ACS estimates.

Housing Age and Condition

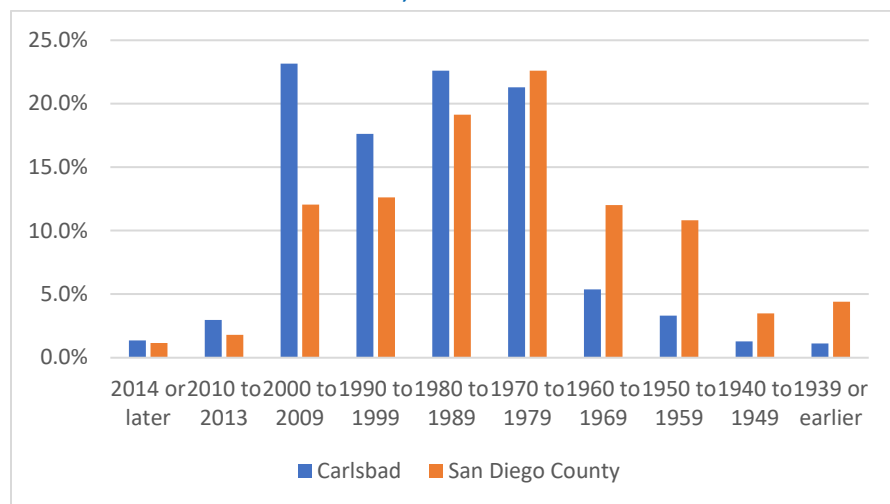
Housing age and condition affect the quality of life in Carlsbad. Like any other tangible asset, housing is subject to gradual deterioration over time. If not properly and regularly maintained, housing can deteriorate and discourage reinvestment, thereby depressing neighboring property values, and eventually affecting the quality of life in a neighborhood.

Carlsbad housing stock is much newer on average when compared to San Diego County as a whole (see Chart 10-5), suggesting Carlsbad households may spend less on repairs and upgrades. About half of the housing stock in Carlsbad is over 30 years old (55 percent). The other half (45 percent) was constructed after 1990, including 28 percent that was constructed after 2000.

Most homes require greater maintenance as they approach 30 years of age and over. Common repairs needed include a new roof, wall plaster, and stucco. Using the 30-year measure, as many as 26,000 housing units could be in need of repair or rehabilitation if they have not been well maintained. Homes older than 50 years require more substantial repairs, such as new siding, or plumbing, in order to maintain the quality of the structure. Approximately 5,000 units are older than 50 years in Carlsbad. Housing units aged more than 30-50 years are primarily concentrated in Carlsbad Village, Barrio, and Old Carlsbad areas.

The ACS also provides estimates of substandard housing conditions based on specific indicators. While this is not a severe problem in Carlsbad, in 2018, 86 units were reported as having incomplete plumbing and 557 units did not have complete kitchen facilities. For kitchen facilities, this would represent 1.3 percent of housing units in Carlsbad.

CHART 10-5: YEAR STRUCTURE BUILT, 2018



Source: American Community Survey 5-year estimates 2018.

Housing Costs and Affordability

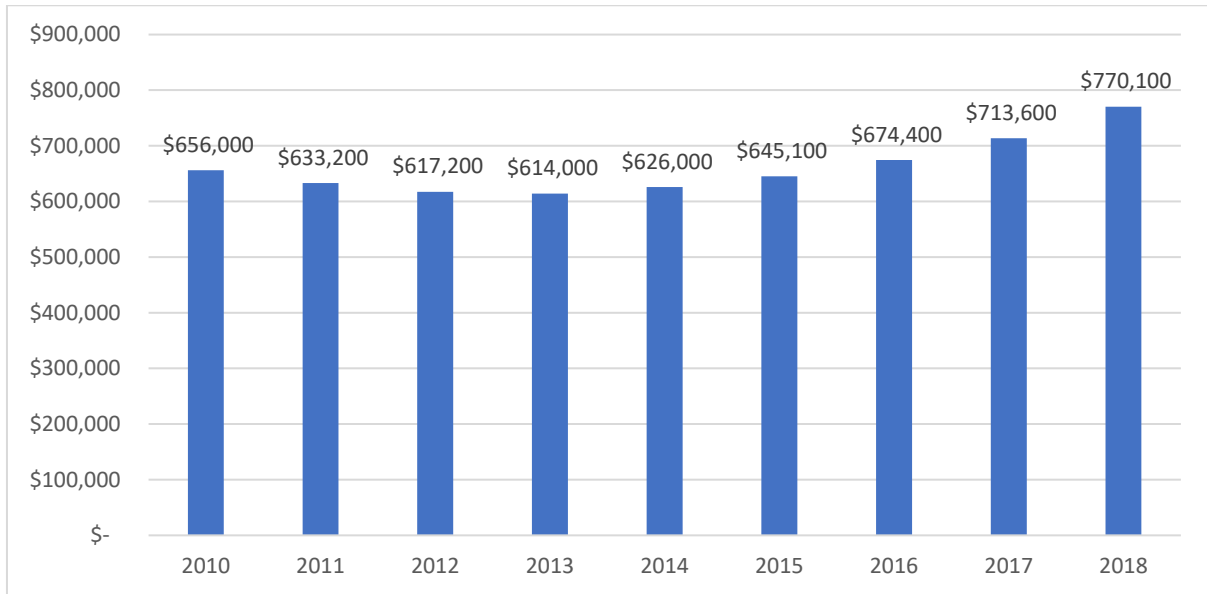
If housing costs are relatively high in comparison to household income, there will be a correspondingly higher prevalence of housing cost burden (overpayment) and overcrowding. This section summarizes the cost and affordability of the housing stock to Carlsbad residents.

Homeownership Market

Like most communities across the state and country, housing prices increased throughout the 2000s in Carlsbad but then saw a median sales prices slide by around 9 percent between 2010 and 2013. Since 2013, prices in the city have increased 25 percent, or \$156,400 (Chart 10-6).

The upward trend in home prices between 2013 and 2018 is characteristic not only for Carlsbad, but most other North County cities as well (Table 10-17). Looking at data from 2017 to 2018, all North County communities experienced growth in value, with Oceanside having the highest increase at nine percent.

CHART 10-6: MEDIAN HOME SALES PRICES IN CARLSBAD



Source: American Community Survey, 2018.

TABLE 10-17: MEDIAN HOME SALES PRICES 2017-2018

CITY	2017	2018	PERCENT CHANGE
Carlsbad	\$713,600	\$770,100	8%
Encinitas	\$862,300	\$913,700	6%
Escondido	\$396,200	\$423,000	7%
Oceanside	\$423,100	\$460,100	9%
Poway	\$620,500	\$658,200	6%
San Marcos	\$455,700	\$494,400	8%
Solana Beach	\$1,103,900	\$1,137,100	3%
Vista	\$423,500	\$452,000	7%
SAN DIEGO COUNTY	\$484,900	\$526,300	9%

Source: American Community Survey 2017 and 2018

Rental Market

Internet resources were consulted to understand the rental housing market in Carlsbad (Table 10-18). Zillow.com indicates that as of August 2020, the year over year rent increase in Carlsbad was 4.8 percent, a figure which is based on the midpoint of estimated rents in the city. Other North County cities’ year over year rent increases, as estimated by Zillow.com include Escondido (0.2 percent), Poway (-7.7 percent), Oceanside (2.0 percent), San Marcos (1.9 percent), Solana Beach (4.5 percent), and Vista (-2.0 percent).

TABLE 10-18: APARTMENT RENTAL RATES (AUGUST 2020)

APARTMENT TYPE	RENTAL PRICE RANGE
Studio	\$1,175-2,050
1-bedroom	\$1,550-2,320
2-bedroom	\$1,625-4,600
3-bedroom	\$2,565-5,602

Sources: apartments.com, rentcafe.com, October 2020

In addition, websites were searched in August 2020 and rental price information was collected for 10 apartment complexes within the city. Monthly rents for studio apartments ranged from \$1,175 to \$2,050, while one-bedroom units rented for \$1,550 to \$2,320. Larger units were slightly more expensive; two and three-bedroom units were offered at rents ranging from \$1,625 to \$5,602. It should be noted that these rental rates were derived from units in large apartment complexes that are often managed by management companies. As such, these units generally command higher rents than units in older and smaller complexes.

Housing Affordability by Household Income

Housing affordability can be inferred by comparing the cost of renting or owning a home in the city with the maximum affordable housing costs for households at different income levels. Taken together, this information can generally show who can afford what size and type of housing and indicate the type of households most likely to experience overcrowding and overpayment.

HUD conducts annual household income surveys nationwide to determine a household's eligibility for federal housing assistance. Based on this survey, HCD developed income limits that can be used to determine the maximum price that could be affordable to households in the upper range of their respective income category. Households in the lower end of each category can afford less by comparison than those at the upper end. The maximum affordable home and rental prices for residents of San Diego County are shown in Table 10-19 (based on 2020 AMI)

TABLE 10-19: HOUSEHOLD INCOME LIMITS, 2020

HOUSE-HOLD SIZE	EXTREMELY LOW INCOME 30%			35% INCOME			40% INCOME			45% INCOME		
	Annual	Monthly	30% Monthly	Annual	Monthly	30% Monthly	Annual	Monthly	30% Monthly	Annual	Monthly	30% Monthly
1	24,300	2,025	608	28,350	2,363	709	32,400	2,700	810	36,450	3,038	911
2	27,750	2,313	694	32,400	2,700	810	37,000	3,083	925	41,600	3,467	1,040
3	31,200	2,600	780	36,400	3,033	910	41,600	3,467	1,040	46,800	3,900	1,170
4	34,650	2,888	866	40,450	3,371	1,011	46,200	3,850	1,155	52,000	4,333	1,300
5	37,450	3,121	936	43,700	3,642	1,093	49,950	4,163	1,249	56,200	4,683	1,405
6	40,200	3,350	1,005	46,900	3,908	1,173	53,600	4,467	1,340	60,300	5,025	1,508
7	43,000	3,583	1,075	50,200	4,183	1,255	57,350	4,779	1,434	64,500	5,375	1,613
8	45,750	3,813	1,144	53,400	4,450	1,335	61,000	5,083	1,525	68,650	5,721	1,716

10 Housing

HOUSE-HOLD SIZE	EXTREMELY LOW INCOME 50%			60% INCOME			70% INCOME			80% INCOME		
	Annual	Monthly	30% Monthly	Annual	Monthly	30% Monthly	Annual	Monthly	30% Monthly	Annual	Monthly	30% Monthly
1	40,450	3,371	1,011	48,550	4,046	1,214	56,650	4,721	1,416	64,700	5,392	1,618
2	46,200	3,850	1,155	55,450	4,621	1,386	64,700	5,392	1,618	73,950	6,163	1,849
3	52,000	4,333	1,300	62,400	5,200	1,560	72,800	6,067	1,820	83,200	6,933	2,080
4	57,750	4,813	1,444	69,300	5,775	1,733	80,850	6,738	2,021	92,400	7,700	2,310
5	62,400	5,200	1,560	74,900	6,242	1,873	87,350	7,279	2,184	99,800	8,317	2,495
6	67,000	5,583	1,675	80,400	6,700	2,010	93,800	7,817	2,345	107,200	8,933	2,680
7	71,650	5,971	1,791	86,000	7,167	2,150	100,300	8,358	2,508	114,600	9,550	2,865
8	76,250	6,354	1,906	91,500	7,626	2,288	106,750	9,986	2,669	122,000	10,167	3,050

HOUSE-HOLD SIZE	EXTREMELY LOW INCOME 100%			110% INCOME			120% INCOME			140% INCOME		
	Annual	Monthly	30% Monthly	Annual	Monthly	30% Monthly	Annual	Monthly	30% Monthly	Annual	Monthly	30% Monthly
1	64,900	5,408	1,623	71,400	5,950	1,785	77,900	6,492	1,948	90,900	7,575	2,273
2	74,150	6,179	1,854	81,600	6,800	2,040	89,000	7,417	2,225	103,850	8,654	2,596
3	83,450	6,954	2,086	91,800	7,650	2,295	100,150	8,346	2,504	116,850	9,738	2,921
4	92,700	7,725	2,318	102,000	8,500	2,550	111,250	9,271	2,781	129,800	10,817	3,245
5	100,100	8,342	2,503	110,150	9,179	2,754	120,150	10,013	3,004	140,150	11,679	3,504
6	107,550	8,963	2,689	118,350	9,863	2,959	129,050	10,754	3,226	150,600	12,550	3,765
7	114,950	9,579	2,874	126,450	10,538	3,161	137,950	11,496	3,449	160,950	13,413	4,024
8	122,350	10,196	3,059	134,600	11,217	3,365	146,850	12,238	3,671	171,300	14,275	4,283

The market-affordability of the city's housing stock for each income group is discussed below.

Extremely Low-income Households

Extremely low-income households are classified as those whose incomes are 30 percent or less of the AMI. This group usually includes seniors, individuals experiencing homelessness, persons with disabilities, farmworkers, and those in the workforce making minimum wages. Based on the rental data presented in Table 10-18 and maximum affordable rental payment in Table 10-19, extremely low-income households of all sizes would be unlikely to secure adequately sized and affordable rental or ownership market-rate housing in Carlsbad.

Very Low-income Households

Very low-income households are classified as those whose incomes are above 30 percent and up to 50 percent of the AMI. Based on the rental data presented in Table 10-18 and maximum affordable rental payment in Table 10-19, very low-income households of all sizes would be unlikely to secure adequately sized and affordable rental market rate housing in Carlsbad. Similarly, real estate data also indicated that very low-income households in Carlsbad could not afford the purchase price of any adequately sized market-rate home in the city.

Low-income Households

Low-income households have incomes above 50 percent and up to 80 percent of the AMI. Based on ACS sales data, low-income households would have similar problems to those in the very low-income range at purchasing adequately sized and affordable housing, either single-family homes or condominiums.

Although low-income households have a better chance of securing rental market rate housing in Carlsbad than very low-income households, the supply of affordable units, especially those for larger families, is limited.

Moderate Income Households

Moderate income households are classified as those with incomes greater than 80 percent and up to 120 percent of the AMI. Based on income-affordability, moderate income households could afford low and mid-range market-rate rental units in the city, except for three-bedroom units. Regarding for-sale units, ACS reports median sales prices for homes averaging \$770,100 in 2018 which indicates that many homes would likely be out of reach of moderate income households.

Above Moderate-Income Households

Above moderate-income households are classified as those whose incomes are greater than 120 percent of the AMI. Given home prices in Carlsbad, this category makes up a large portion of single-family home ownership.

Overcrowding

Overcrowding is typically defined as more than one person per room. Severe overcrowding occurs when there are more than 1.5 persons per room. Overcrowding can result when there are not enough adequately sized units within a community, or when high housing costs relative to income force too many individuals to share a housing unit than it can adequately accommodate. Overcrowding also tends to accelerate deterioration of housing and overextend the capacity of infrastructure and facilities designed for the neighborhood.

In 2018, fewer than two percent of Carlsbad households lived in overcrowded or severely overcrowded conditions (Table 10-20). Overcrowding disproportionately affected renters (3.9 percent of renters versus 0.8 percent of owners), indicating overcrowding may be the result of an inadequate supply of larger-sized and affordable rental units. While approximately 35 percent of occupied housing units in the city had more than three bedrooms (the minimum size considered large enough to avoid most overcrowding issues among large households), only a small portion of these units (11 percent or nearly 1,700 units) were renter-occupied.

TABLE 10-20: OVERCROWDED HOUSING CONDITIONS 2018

CONDITION	OWNER-OCCUPIED	RENTER-OCCUPIED	TOTAL
Total Occupied Units	27,883	15,410	43,293
Overcrowded Units (> 1 person/room)	232	600	832
Percent Overcrowded	0.8%	3.9%	1.9%
Severely Overcrowded Units (>1.5 persons/room)	72	61	133
Percent Severely Overcrowded	0.3%	0.4%	0.3%

Source: 2018 ACS estimates.

Overpayment

A household is considered to be overpaying for housing (or cost burdened) if it spends more than 30 percent of its gross income on housing. Severe housing cost burden occurs when a household pays more than 50 percent of its income on housing. The prevalence of overpayment varies significantly by income, tenure, household type, and household size.

According to the 2013-2017 CHAS data, approximately 50 percent, or 21,515 households, owners and renters combined, were overpaying for housing in Carlsbad (Table 10-21). Relative to severe housing cost burdens, approximately 15 percent of owner and renter households (combined) fell into this category. For this category, about 21 percent were rental households compared to 12 percent of owner-occupied households.

TABLE 10-21: HOUSING ASSISTANCE NEEDS OF ALL HOUSEHOLDS

INCOME BY COST BURDEN (OWNERS AND RENTERS)	COST BURDEN > 30%	COST BURDEN > 50%	TOTAL HOUSEHOLDS
Household Income <= 30% AMI	2,565	2,285	3,785
Household Income >30% to <=50% AMI	2,300	1,525	3,005
Household Income >50% to <=80% AMI	3,290	1,695	4,830
Household Income >80% to <=100% AMI	2,055	365	3,365
Household Income >100% AMI	4,765	670	28,305
Total	14,975	6,540	43,280
INCOME BY COST BURDEN (RENTERS ONLY)	COST BURDEN > 30%	COST BURDEN > 50%	TOTAL HOUSEHOLDS
Household Income <= 30% AMI	1,565	1,425	2,160
Household Income >30% to <=50% AMI	1,355	835	1,400
Household Income >50% to <=80% AMI	1,715	700	2,230
Household Income >80% to <=100% AMI	1,075	75	1,495
Household Income >100% AMI	1,260	95	7,850
Total	6,970	3,130	15,130
INCOME BY COST BURDEN (OWNERS ONLY)	COST BURDEN > 30%	COST BURDEN > 50%	TOTAL HOUSEHOLDS
Household Income <= 30% AMI	1,000	860	1,625
Household Income >30% to <=50% AMI	950	695	1,605
Household Income >50% to <=80% AMI	1,575	995	2,600
Household Income >80% to <=100% AMI	975	290	1,870
Household Income >100% AMI	3,500	570	20,455
Total	8,000	3,410	28,150

Source: 2013-2017 CHAS data.

Inventory of Affordable Housing and At-Risk Status

Developing new affordable housing has become increasingly costly, due to the escalating land values, labor, construction costs, and demand. Therefore, an important strategy for the City of Carlsbad is to ensure the long-term affordability of existing affordable housing. This section assesses the potential conversion of publicly assisted, affordable rental housing into market-rate housing between 2021 and 2029. Projects can be “at-risk” of conversion due to expiration of affordability restrictions or termination of subsidies.

Inventory of Affordable Housing

Through October 30, 2020, Carlsbad had 23 multi-family rental projects that offer a total of 1,905 units affordable to lower income households via various federal, state, or local programs. The city’s Inclusionary Housing Ordinance is responsible for producing 1,708 of Carlsbad’s affordable housing units in 19 developments as shown in Table 10-22. These developments are mapped in Figure 10-1. The city maintains online mapping of affordable rental housing communities in the city. The map provides locations for all developments and linked information on address, number of units, unit sizes, affordability range, and status of waiting list, as appropriate. This map is available at this link:



<https://ccmaps.carlsbadca.gov/housing/index.html>

Table 10-22 and Figure 10-1 identifies four affordable projects not produced in response to inclusionary requirements. One is the city-owned Tyler Court that offers 75 affordable units to extremely low and very low-income seniors. The three other non-inclusionary affordable housing developments are Cassia Heights, Tavarua, and an existing 16-unit apartment complex acquired by Solutions for Change as part of its program to solve family homelessness. All three projects, totaling 197 units, are rent-restricted and have been constructed or acquired through various funding mechanisms, including Community Development Block Grants, the Carlsbad Housing Trust Fund, Housing Reserve Fund, and then-Redevelopment Agency housing set-aside proceeds.

At-Risk Status

The city’s Inclusionary Housing Ordinance requires that all inclusionary rental units maintain their affordability for a period of 55 years. Since the units were all constructed after 1990, these units are not considered to be “at risk” of converting to market-rate housing during the planning period covered by this Housing Element. The Tyler Court senior apartment complex is owned by the city and if sold, would be required to maintain affordability restrictions for 55 years; these restrictions also apply to Cassia Heights, Tavarua and the Solutions for Change apartment communities.

TABLE 10-22: INVENTORY OF ASSISTED RENTAL HOUSING

MAP ID	PROJECT NAME	APN	QUADRANT	ASSISTED UNITS	RESTRICTING PROGRAM ¹	EARLIEST DATE OF CONVERSION
A	Marbella 2504 Marron Road	1670307800	Northeast	29	Inclusionary Housing	Year 2061
B	Juniper at the Preserve 2965 Luiseno Way	1670405800	Northeast	64	Inclusionary Housing	Year 2072
C	State & Oak St 3088 State Street	2032970600	Northwest	2	Inclusionary Housing	Year 2075
D	Tyler Court 3363 Tyler Street	2040702700	Northwest	75	City Owned	> 55 Years
E	Solution for Change 945 Chestnut Avenue	2041912200	Northwest	16	Regulatory Agreement	Year 2069
F	Tavarua Senior Apt. 3658 Harding Street	2041921200	Northwest	50	Regulatory Agreement	Year 2067
G	Montecito Apartments 2510 W Ranch Street	2091951000	Northwest	56	Inclusionary Housing	Year 2073
H	Portola Senior Apartments 2600 Gage Drive	2081951100	Northwest	101	Inclusionary Housing	Year 2073
I	Mariposa/Calavera Hills 4651 Red Bluff Place	1683100500	Northeast	106	Inclusionary Housing	Year 2059
J	Glen Ridge 3555 Glen Avenue	1683600100	Northeast	78	Inclusionary Housing	Year 2062
K	Sunny Creek 5420 Sunny Creek Road	2091126200	Northeast	50	Inclusionary Housing	Year 2057
L	Archstone Pacific View 5162 Whitman Way	2081860600 2081860300 2081850700 2081840600	Northwest	111	Inclusionary Housing	Year 2058
M	Poinsettia Station 6811 Embarcadero Lane	2144502900	Southwest	92	Inclusionary Housing	Year 2055
M	Bluwater Apartments 6797 Embarcadero Ln	2146500102	Northeast	12	Inclusionary Housing	Year 2064
N	Laurel Tree 1307 Laurel Tree Lane	2120405900	Southwest	138	Inclusionary Housing	Year 2055
O	Vista Las Flores 6408 Halyard Place	2122231400	Southwest	28	Inclusionary Housing	Year 2056
P	Rancho Carrillo 6053 Paseo Acampo	2218300300	Southeast	116	Inclusionary Housing	Year 2055
Q	Villa Loma 6421 Tobria Terrace	2150201500	Southwest	344	Inclusionary Housing	Year 2051

MAP ID	PROJECT NAME	APN	QUADRANT	ASSISTED UNITS	RESTRICTING PROGRAM ¹	EARLIEST DATE OF CONVERSION
R	The Tradition 1901 Cassia Way	2150202500	Southwest	24	Inclusionary Housing	Year 2060
S	Cassia Heights 2029 Cassia Way	2150202700	Southeast	56	Regulatory Agreement	Year 2060
T	La Costa Paloma 1953 Dove Lane	2131120700	Southeast	180	Inclusionary Housing	Year 2060
U	Hunters Pointe 7270 Calle Plata	2238101600 2238101500	Southeast	168	Inclusionary Housing	Year 2061
V	Costa Pointe 7600 Sitio Del Mar	2161602700	Southwest	9	Inclusionary Housing	Year 2066
	TOTAL			1,905		

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Housing

Sources: City of Carlsbad, 2020.

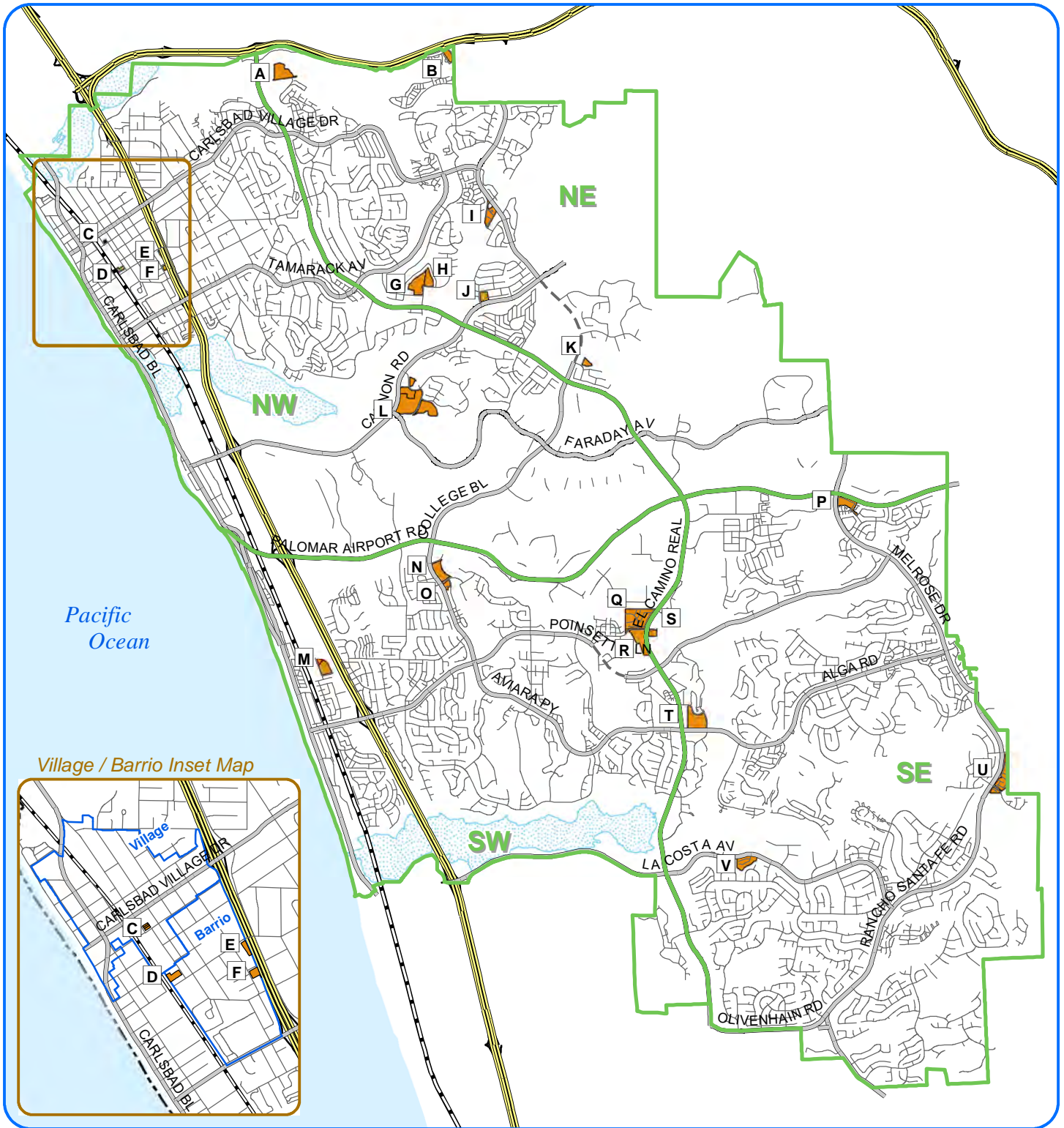


Figure 10-1: Assisted Rental Housing Locations

- Assisted Rental Housing
- Quadrants



See Table 10-22, Inventory of Assisted Rental Housing, for a listing of properties.

Affirmatively Furthering Fair Housing

Assessment of Fair Housing

Regional Analysis of Impediments

As part of the Community Development Block Grant (CDBG) program certification process, participating jurisdictions must prepare an analysis of impediments to fair housing choice every five years. This analysis, the San Diego Regional Analysis of Impediments to Fair Housing Choice (AI), is an assessment of the regional laws,



Community Outreach and AFFH

As part of the Housing Element Update process, the City conducted an outreach effort that included collecting input from Housing Element Advisory Committee, Carlsbad Housing Commission, and the general public through the Housing Element Public Input Survey. Results and considerations from community participation, consultation, and coordination have been incorporated into the Housing Element, including this section on affirmatively furthering fair housing practices. Please see the section on Public Participation for more details on the City’s outreach efforts.

Additionally, community outreach was conducted in the preparation of the regional analysis of impediments. A total of 63 people attended five regional community workshops held throughout the San Diego region.

ordinances, statutes, and administrative policies, as well as local conditions that affect the location, availability and accessibility of housing. The analysis also provides solutions and measures that will be pursued to mitigate or remove identified impediments. The analysis of impediments to fair housing choice certified by the Carlsbad City Council in July 2020 covers the San Diego region and provides a demographic profile of San Diego County, assesses the extent of housing needs among specific income groups and evaluates the availability of a range of housing choices for residents.

Regionally, the AI identifies the following impediments to fair housing:

- Hispanic and Black residents continue to be underrepresented in the homebuyer market and experienced large disparities in loan approval rates.
- Due to the geographic disparity in terms of rents, concentrations of housing choice voucher use have occurred.
- Housing choices for special needs groups, especially persons with disabilities, are limited.

- Enforcement activities are limited.
- Today, people obtain information through many forms of media, not limited to traditional newspaper noticing or other print forms.

The regional AI is helpful in providing a strong foundation and context within which to assess the state of fair housing within the city of Carlsbad. The AI report also listed the following impediments that are specific to Carlsbad's land use policies:

- Recent changes to density bonus law
- Accessory dwelling units policies
- Low barrier navigation centers and emergency shelter capacity and parking standards
- Transitional and supportive housing

Since the publication of the AI report, the City of Carlsbad has already taken steps to remove these impediments by amending its zoning ordinance to comply with recent changes to density bonus law and accessory dwelling units policies. Additional improvements to provide for low barrier navigation centers, emergency shelter capacity and parking standards, as well as transitional and supportive housing are discussed in the Governmental Constraints section. In addition to the impediments listed in the AI, it is still helpful to investigate current demographic trends in Carlsbad to determine how regional trends apply to Carlsbad residents.

Citywide Assessment of Fair Housing

Race is a known contributor to unfair housing practices. The existence of a concentration of minorities living in one location may be an indicator that some minority groups in Carlsbad do not have as many housing choices as non-minority residents. Data shows that Carlsbad is well-integrated racially, according to the index of dissimilarity, collected during the 2010 Decennial Census. The Village-Barrio and the northwest corner of the city, however, show slightly more segregation than the rest of the city and is where a higher percentage of the Hispanic or Latino population live. It is important to note that the overall racial makeup of Carlsbad residents is fairly homogenous, with over three-quarters of the population being White (see Table 10-23 and Figure 10-2). AFFH-related programs under the Fair Housing goal and policies in Section 10.7 will work to reduce segregation and improve housing choices for minority groups.

TABLE 10-23: RACIAL MAKEUP OF CARLSBAD RESIDENTS

RACE	PERCENTAGE
White alone	84.4
Black or African American alone	0.9
American Indian and Alaska Native alone	0.2
Asian alone	8.3
Native Hawaiian and Other Pacific Islander alone	0.2
Two or More Races	4.3
Hispanic or Latino	14.3
White alone, not Hispanic or Latino	72.8

Source: American Community Survey, vintage year 2019

Household income is another known contributor to limits in housing choices. Areas that have lower household incomes are more restricted in their housing choices. Carlsbad, at the citywide level, is relatively affluent compared to neighboring cities of Escondido, Oceanside, San Marcos, and Vista, and is similar to Encinitas. Less than six percent of the population lives in poverty, and the median household income is \$107,172 according to 2018 ACS estimates (Table 10-24). Based on comparative data compiled through the California Healthy Places Index, most city residents have an income exceeding 200 percent of the federal poverty level (FPL). The Village-Barrio area has the lowest number of residents with incomes that exceed 200 percent FPL, indicating that residents in this area have lower household incomes than the rest of the city (Figure 10-3). AFFH-related programs under the Fair Housing goal and policies in Section 10.7 will work to improve housing choices for lower-income groups through the continuation of financing programs and increasing production of affordable housing.

Table 10-24: Median Household Income by City

CITY	MEDIAN HOUSEHOLD INCOME
Carlsbad	\$107,172
Encinitas	\$113,175
Escondido	\$62,319
Oceanside	\$68,652
San Marcos	\$76,619
Vista	\$65,696

Source: American Community Survey, 2018 5-Year Estimates

 <https://healthyplacesindex.org/>

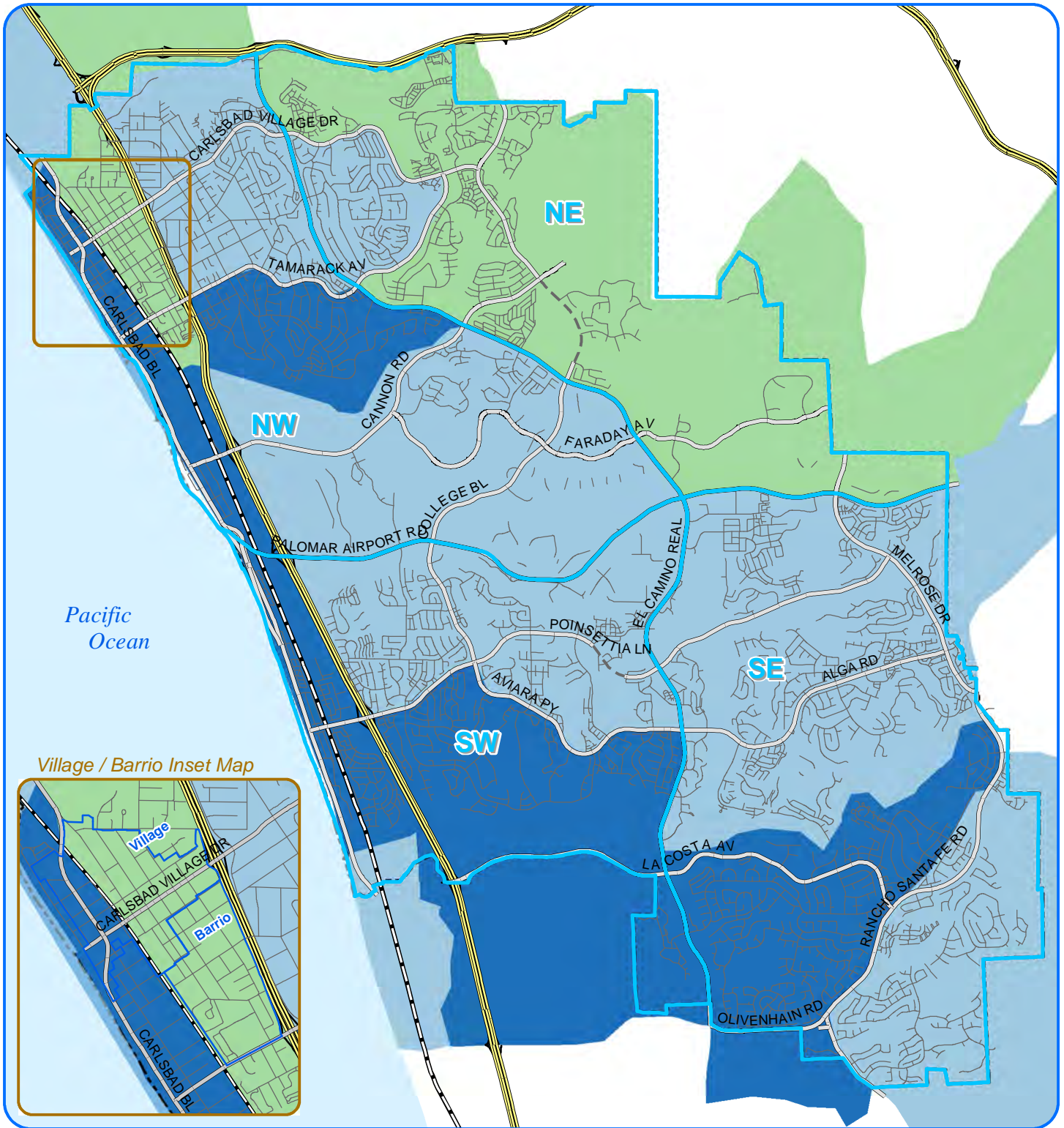


Figure 10-2: Racial Integration (non-White)



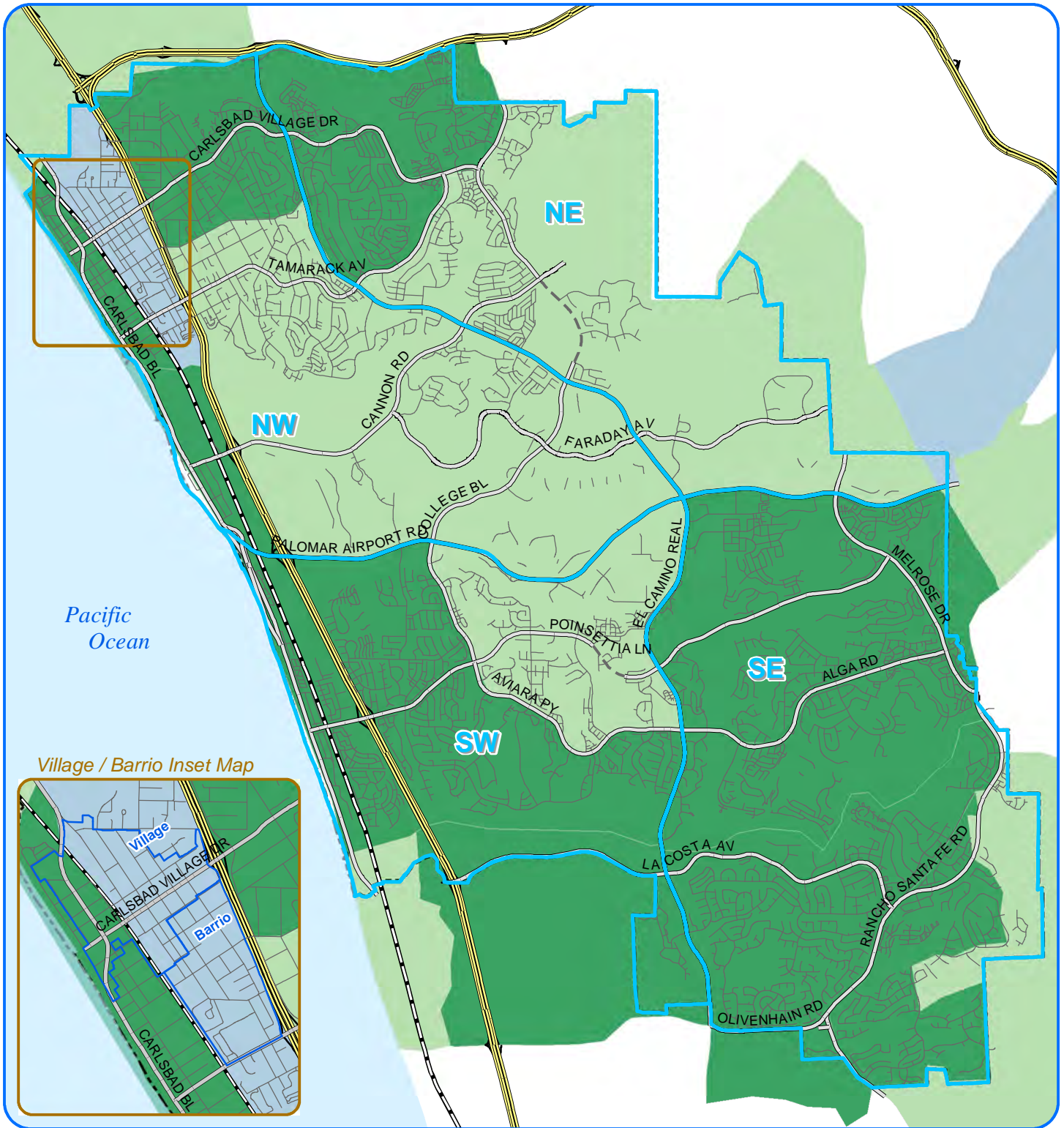
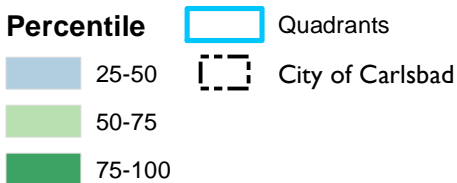


Figure 10-3: Residents Living Above Poverty



Carlsbad is also a place of very high opportunity, according to the Regional Opportunity Index (ROI) developed by the UC Davis Center for Regional Change. The ROI is an index of community and regional opportunity and provides a comparative scale for understanding social and economic opportunities in California communities. The index incorporates both a "people" component and a "place" component, integrating economic, infrastructure, environmental, and social indicators into a comprehensive assessment of the factors driving opportunity. ROI-People and ROI-Place are both relative measures of people's and an area's assets in various domains, such as education, the economy, housing, mobility/transportation, health/environment, and civic life within a given area. They are separate measures because they use different indicators when measuring people versus place opportunities.

Generally, communities with higher scores have more favorable outcomes in terms of economic, infrastructure, environmental, and social opportunities – and as a result, a higher quality of life – than communities with lower scores. In terms of ROI-People (Figure 10-4), Carlsbad is a place of very high opportunity, with an area of lower opportunity found around the Village-Barrio area. In terms of ROI-Place (Figure 10-5), Carlsbad is also a place of very high opportunity, with the areas of lower opportunity found in the census tract bounded by El Camino Real, Carlsbad Village Drive, and Tamarack Avenue. Lower performance on indicators for health/environment was the reason for a relatively lower score in this census tract for ROI-Place. In both the ROI-People and ROI-Place scores, poor housing opportunity was the primary reason why this neighborhood did not score as high, although the areas performance on air quality (PM 2.5) also lowered overall scores.



<https://interact.regionalchange.ucdavis.edu/roi/webmap/webmap.html>

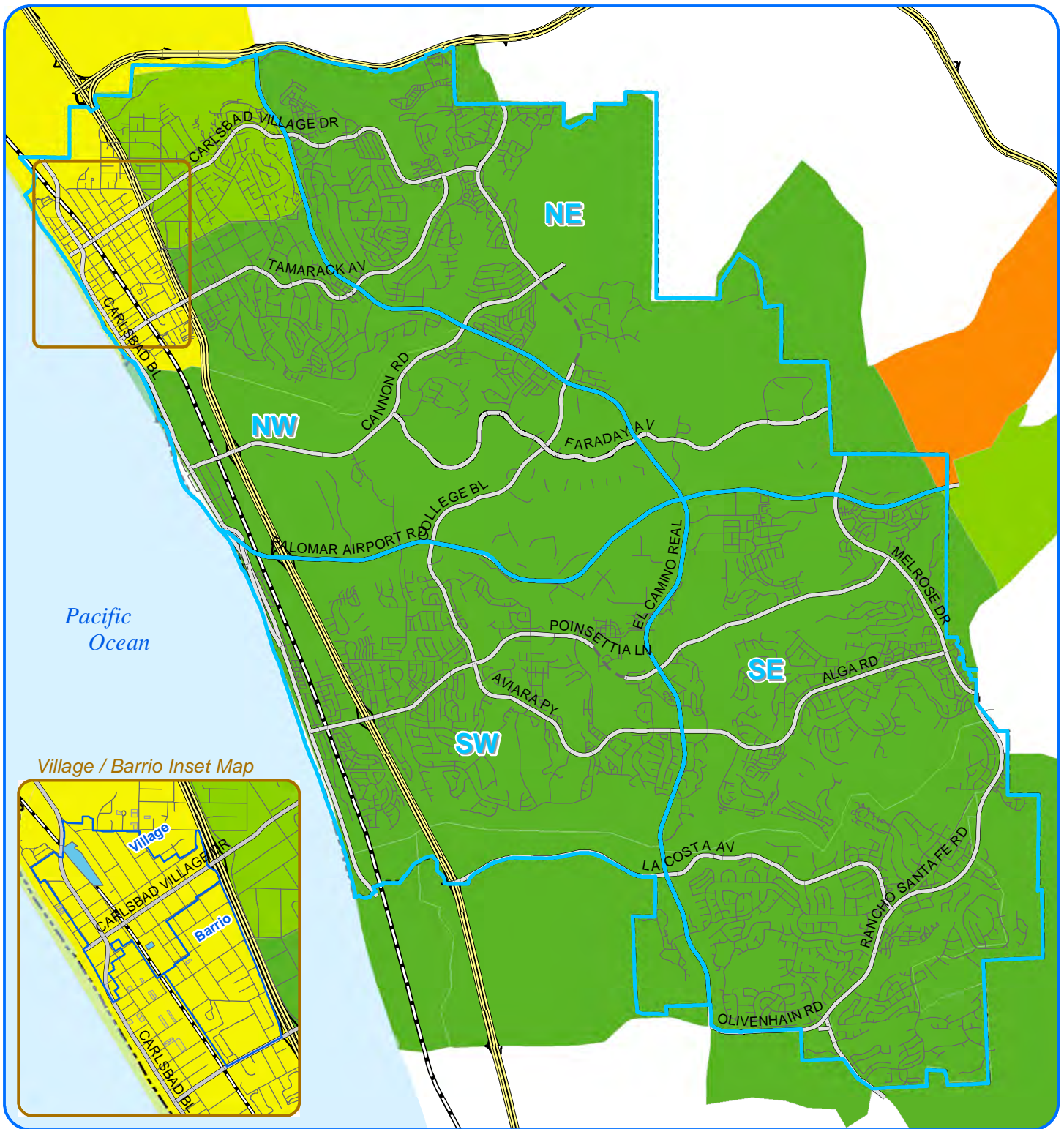
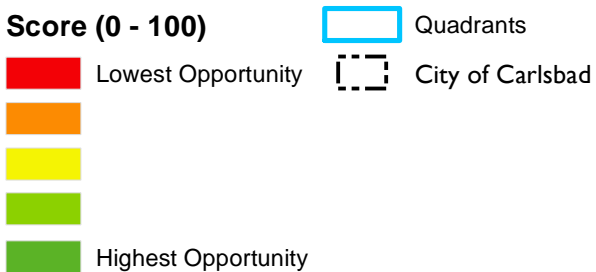


Figure 10-4: Regional Opportunity Index: People



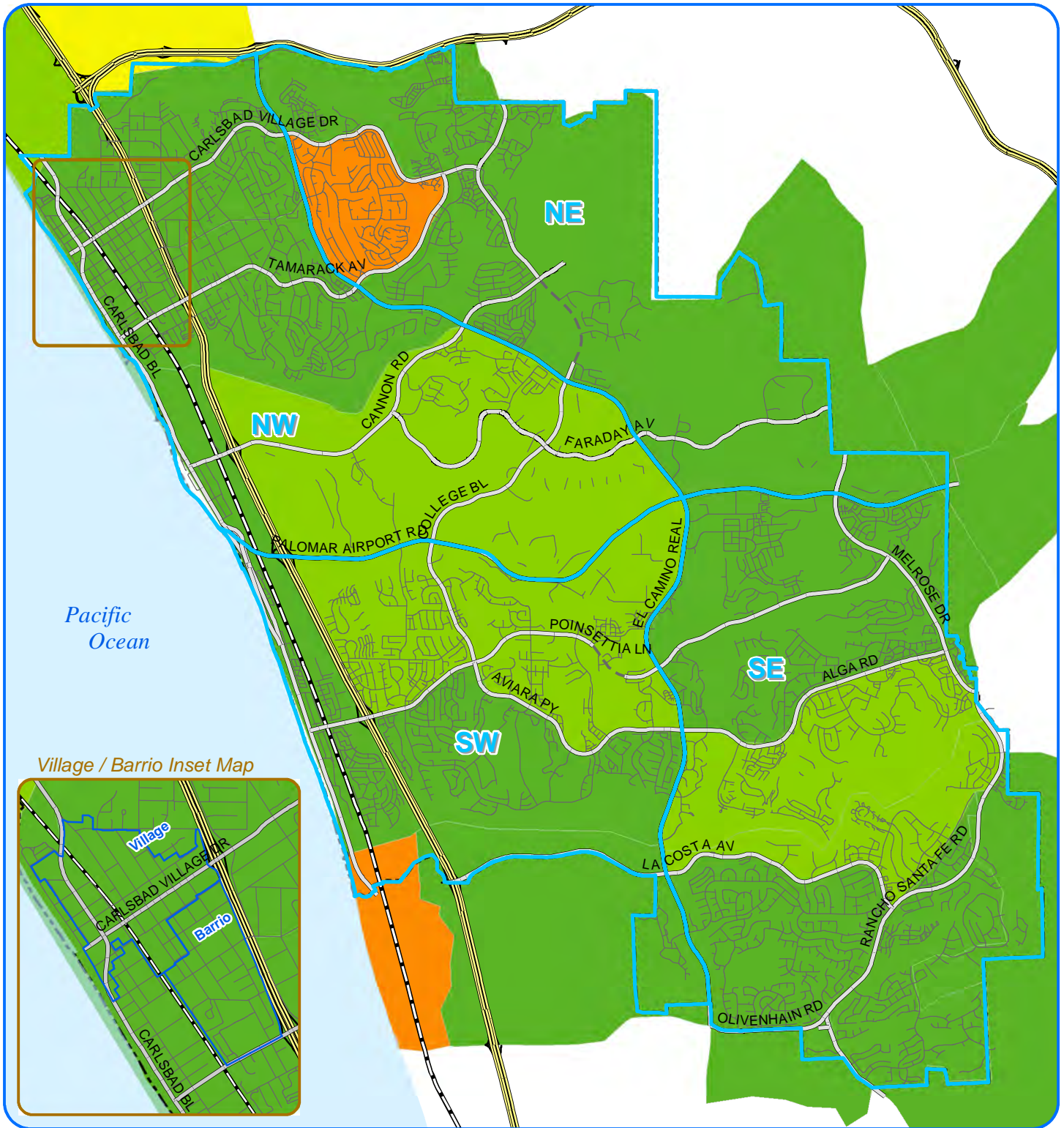
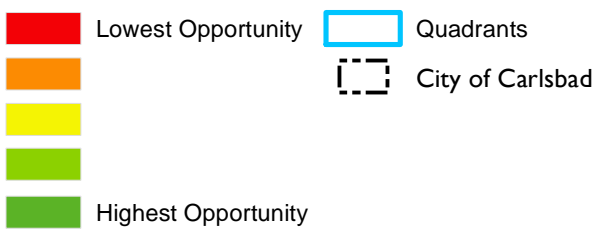


Figure 10-5: Regional Opportunity Index: Place



Although Carlsbad is well-integrated and a place of high opportunity, it is not immune to high housing costs. Both renters and homeowners throughout the city experience severe housing cost burden. Displacement of residents often occurs when existing residents are priced out of their neighborhoods. Rising housing costs, however, is not unique to Carlsbad and is a statewide issue.

While Carlsbad, as a whole, performs well on many indicators, the Village-Barrio area (Census Tract 179), consistently shows more segregation, higher percentage of Latino residents, lower household income, and lower overall opportunity than the rest of the city. In response to these findings, Programs 4.1 and 4.2 targets fair housing practices and resources for residents of this area of Carlsbad. This program will also require the City to conduct an in-depth study of fair housing issues around the city, and especially in the Village-Barrio area, to confirm these preliminary findings and expand fair housing practices to best serve the community. Finally, this program will also include robust outreach practices, especially to historically marginalized groups, to affirmatively ensure that all groups in the community have fair housing choices.

Constraints

No policies or programs in the Housing Element have been identified as barriers to fair housing practices in Carlsbad. In addition to Federal fair housing laws, existing City policies and programs already work to increase affordable housing options, as well as ensure the provision of housing to many different population groups, including persons living with disability, large families, farmworkers, and persons who would benefit from supportive and/or transitional housing. Moreover, the City has an entire policy section within the Housing Element dedicated to implementing fair housing practices (see Fair Housing). The implementation of Program 4.2 would further existing fair housing practices (see Program 4.1) by expanding outreach strategies to include populations that live on lower household incomes and/or those who would be more receptive through Spanish language communication.

Additionally, while the AI lists several impediments to fair housing in Carlsbad, the City has already addressed half, and will address the remainder through implementing programs of this Housing Element. As for the regional impediments noted in the AI, this Housing Element's AFFH programs (Program 4.1 and Program 4.2) will work to diversify and expanding the housing stock to accommodate the various housing needs of different groups (including special needs groups); increase fair housing practices such as outreach and education through social media and providing resources such as fair housing counseling and mediation, including targeting populations that have historically had fewer housing choices; and improve enforcement of housing practices intended to maintain safe and affordable housing choices.

10.3 Resources Available

This section summarizes land, financial, administrative, and energy conservation resources available for development, rehabilitation, and preservation of housing in Carlsbad. The analysis includes: an evaluation of the adequacy of the city's land inventory to accommodate the city's share of regional housing needs for the 2021-2029 planning period; a review of financial resources to support housing activities; a discussion of the administrative resources available to assist in implementing the housing programs contained in this Housing Element; and a description of the requirements and resources Carlsbad has to encourage energy efficient and healthy households.

Residential Development Potential

State law requires local jurisdictions to plan their residential land and standards to ensure adequate housing is available to meet the expected population growth in the region. Specifically, a jurisdiction must demonstrate in the Housing Element that its residential land inventory is adequate to accommodate its Regional Housing Needs Assessment (RHNA). This section assesses the adequacy of Carlsbad's vacant and underutilized land inventory in meeting future housing needs.

Future Housing Needs³

The State Department of Housing and Community Development (HCD) projected a need for 171,685 new housing units in the San Diego region for an 8.8-year projection period between June 30, 2020 and April 15, 2029. Units developed after June 30, 2020 will count towards the sixth cycle RHNA. SANDAG is responsible for allocating this housing need to the 19 jurisdictions within the county. In this capacity, SANDAG developed a RHNA that determines each jurisdiction's "fair share" of the region's projected housing need through 2029, based on factors such as recent growth trends, income distribution, access to transit, employment, and capacity for future growth.

The City of Carlsbad's share of the RHNA is 3,873 units, which is just over 2 percent of the overall regional housing need. The city must demonstrate availability of residential sites at appropriate densities and development standards to accommodate these units according to the following income distribution:

³According to 2013-2017 CHAS data, 56 percent of the City's very low income households fall within the extremely low income category (also see Table 10-9). Therefore, the City's RHNA of 1,311 very low income units may be split into 734 extremely low and 374 very low income units.

- Very Low-income: 1,311 units (34 percent)
- Low-income: 784 units (20 percent)
- Moderate Income: 749 units (19 percent)
- Above Moderate Income: 1,029 units (27 percent)

Progress Toward Meeting the RHNA

While the Housing Element is an eight-year planning period (2021-2029), progress towards meeting the RHNA includes housing units constructed or under construction since July 1, 2020, and all projects currently entitled that have not begun construction. Table 10-25 provides a detailed accounting of units at all income levels that were under construction or built between July 1, 2020 and December 31, 2020, plus those currently approved but not yet built.

TABLE 10-25 UNITS CONSTRUCTED AND UNDER CONSTRUCTION

PROJECT STATUS	VERY LOW	LOW	MODERATE	ABOVE MODERATE	TOTAL
Approved but not yet built	53	98	12	464	627
Under construction	1	3	18	54	76
Constructed	1	7	10	99	117
TOTAL	55	108	40	617	820

Source: City of Carlsbad, 2020.

Sites Inventory

This section describes assumptions for how the sites inventory was conducted, particularly as it relates to sites appropriate for lower income households. This includes reasonable capacity, the relationship between affordability and density, and assumed densities (based on General Plan land use designation). Unique site conditions exist in certain areas, namely the Village and Barrio (regulated by the Village and Barrio Master Plan); and these are discussed below, as applicable.

Realistic Development Capacity

Government Code Section 65583.2(c) requires, as part of the analysis of available sites, a local government to demonstrate that the projected residential development capacity of the sites identified in the housing element can realistically be achieved.

Reasonable capacity is calculated for each site based on site types and General Plan and zoning designations (and associated allowed density), environmental constraints, site size, and infrastructure availability.

Site Types / Designations

The first step in the inventory process was the identification of potential sites that could be used for residential use, especially sites suited for multi-family residential. This step grouped sites by type, as follows. Details on the sites included under each type are listed in Appendix B.

- **Vacant Residential Sites (VAC).** These are parcels currently designated for residential use that are currently vacant. Vacant sites are locations with no structures or facilities on the site. For instance, a parking lot is not considered vacant. The city relied upon San Diego County Assessor land use data (use codes and improvement value) and the city’s existing land use inventory to identify vacant parcels as a first step. Sites identified in the first step were then assessed using aerial photography and staff’s knowledge of the community to confirm vacant status. In a final step, the city excluded sites that contained an active, approved project (see “Approved Projects”).
- **Underutilized Sites (UND).** These are sites not developed to their full potential, such as an older residence on a large lot designated for multi-family residential or a parking lot that is no longer needed. As a first step, the city reviewed the list of underutilized sites from the 5th cycle Housing Element. Based on a review of sites with City staff based on aerial photography and staff’s knowledge of the community, many of the previously identified sites were found to no longer be viable over the eight-year planning period. To the sites that remained, additional sites were identified as underutilized if its improvement value was less than its land value, with values as determined by the San Diego County Assessor. Following this step, each site was assessed with City staff based on aerial photography and staff’s knowledge of the community.
- **Pending and Approved Projects (PR1).** The City maintains a database of projects that include residential development that have been approved or have active applications but have not yet been constructed. These sites are considered to be very likely for completion within the planning period. There are 100 projects included on this list, which combined, produce 1,821 units, including 402 units that will meet requirements for very low- and low-income units.
- **Accessory Dwelling Units (ADU).** An ADU is a secondary dwelling unit with complete independent living facilities for one or more persons and generally takes one of three forms: detached unit separate from the primary residence, attached unit connected to the primary residence, and repurposed units that use a space within the primary residence (like a garage or bedroom). The passage of SB

1069 and AB 2299 in 2016, SB 229 and AB 494 in 2017, as well as SB 13 and AB 68, 587, 670, 671, and 881 in 2019, made it necessary for the city to revise its provisions related to the construction of ADUs and requirements for parking spaces to be consistent with State law. Based on discussions with HCD, the City looked at ADU production in 2015 and 2016 as representing production before notable changes in state law and assumed three times that number would be produced in the future. For 2015 and 2016, an average of 25 ADUs were produced each year, with 28 percent of the units being for low-income households and 72 percent for moderate income households. With a multiplier of three, each year is assumed to generate 75 ADUs (21 low-income and 54 moderate income).

- **Midrange Density (MID).** As part of the sites inventory, the city is including a program (Program 1.1) to increase the minimum density required under the following designations to their current midrange density. For purposes of this siting analysis, these new minimum densities were assumed in all calculations.

DESIGNATION	CURRENT MINIMUM (DU/AC)	ADJUSTED MINIMUM (DU/AC)
R-15	8	11.5
R-23	15	19
R-30	23	26.5

- **City / Agency Site (CAO).** Several properties in the community are owned by the City of Carlsbad or the North County Transit District and were considered available and suitable for development during the planning period. The North County Transit District property and the city’s Public Works yard are both located in the Village area, and are located in close proximity to regional transportation facilities and services. The city also owns parking areas surrounding the Shoppes @ Carlsbad, which could be redeveloped as a mixed-use center featuring higher density housing affordable to lower-income households. The Shoppes site is near transit , shopping and parks. The fourth site, also city-owned, is a large, vacant and graded lot close to jobs and centrally located along Collage Boulevard.

Ownership by a public entity also provides the ability to use the land to offset development costs, thereby making the units more cost effective to build and supporting the inclusion of additional lower income units.

- **Rezone Industrial (RZI).** The city contains several, mostly vacant light industrial or office sites site that could be redesignated to multi-family residential at densities that will support lower income housing. These sites are typically used for office, business park,

warehousing, and light industrial uses. The City evaluated these sites to determine which would be compatible with residential uses. The city is including a program (Program 1.1) to redesignate the selected sites to multi-family residential (see “Enhanced Residential Designations,” below).

- **Rezone Commercial (RZC).** The city includes a commercial site that can be used for residential development if redesignated.
- **Upzone Residential (UPR).** A subset of the vacant residential sites included some R-4 and R-15 sites that could be upzoned to a higher designation that would support multi-family housing and production of units for lower income households. This Housing Element includes a program (Program 1.1) to redesignate the selected sites to higher density multi-family.
- **Proposed Projects with Rezone (PR2).** The city identified two projects in the planning stages that are planning to include proposals to change existing General Plan/zoning designations to either allow multi-family housing on presently designated industrial land or to develop commercial land in a mixed use residential/commercial format that would support multi-family housing. Using the city’s inclusionary housing program, each site will produce units for lower income households.
- **Enhanced Residential Designations.** For some sites, this Housing Element proposes to add new land use designations to both the General Plan and zoning to allow higher density residential in appropriate locations in the community. These designations are as follows.

DESIGNATION	RANGE (DU/AC)	DENSITY USED IN HOUSING ELEMENT (DU/AC)
R-35	32.5 – 35	32.5
R-40	37.5 – 40	37.5

Assumed Densities

The density of 30 units per acre, which is specified by Government Code Section 65583.2 as appropriate for lower income housing, is higher than the densities at which affordable housing is typically built in Carlsbad and which is deemed to be feasible by housing developers. The sites inventory looks at the designations that allow up to 30 units per acre but calculates unit yield based on the low-end of the allowed density. For instance, the R-30 designation allows from 23 – 30 units per acre, and typically, the 23 would be used to calculate the realistic unit production. To address the ability to produce affordable units in a quantity needed to meet the city’s RHNA obligation, this Housing Element includes a program

(Program 1.1, the same program described in the “MID” Midrange density strategy described in this section above) that will increase the minimum density to the mid-point for selected designations (R-15, R-23, and R-30); see Table 10-26.

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

¹Subject to an approved master plan.

²Applies to sites where no project is approved that provides affordable housing; approved affordable housing projects may be located within any residential designation, since the affordable housing provided by the project is typically achieved through the city’s Inclusionary Housing requirements.

³Density range is dependent on the land use district specified in the Village and Barrio Master Plan. Allocation of “excess dwelling unit” required in certain districts. As of Sept. 2020, 528 “excess dwelling units” are reserved for such allocations.

Table 10-26 identifies the existing and proposed land use designations that generally correspond to various household income levels for the purposes of the sites inventory. The minimum and maximum densities permitted are displayed along with densities assumed in the sites inventory of this Housing Element. For R-1.5 and R-4 designated sites, the Growth Management Control Point (GMCP) densities are assumed in the inventory.

The General Plan's current R-30, General Commercial, Regional Commercial, and Local Shopping Center designations, and certain districts of the Village-Barrio designations have densities high enough to accommodate lower income housing. The existing R-30 designation requires a minimum of 23 units per acre and permits up to 30 units per acre. When a density bonus is applied to the R-30 designation, the maximum density can potentially reach 40 units per acre (at a maximum density bonus of 35 percent under state density bonus law). Additionally, the city's ordinances allow for density increases that exceed state density bonus law. As noted earlier, the 2021 Housing Element includes a program (Program 1.1) to increase the minimum density required under the R-30 designation to better meet the needs of low-income housing. In addition, this Housing Element includes programs (Program 1.1) to create General Plan and zoning designations for R-35 and R-40 development and for redesignating appropriate properties to these new designations.

These designations, especially the new R-35 and R-40 designations, may also be appropriate for extremely low-income households, such as agricultural workers, seniors earning fixed incomes, homeless seeking transitional or supportive housing, and other one-bedroom housing types.

The R-15 and R-23 designations are assumed to accommodate moderate income households. R-15 permits between 8 and 15 units per acre and R-23 permits between 15 and 23 units per acre. Under Program 1.1 in this Housing Element, the city will increase the minimum densities for these designations to 11.5 and 19 units per acre, providing better affordability for moderate income households. Commercial designations, with minimum densities of 15 units per acre, are also appropriate for moderate incomes. Further, properties designated V-B have densities appropriate for both low- and moderate-income families, depending on the land use district of the Village and Barrio Master Plan.

Above moderate-income housing may be appropriate in any density category but is assumed for R-8 and lower density residential designations will provide housing opportunities.

Environmental Constraints

Environmental constraints to residential development typically relate to the presence of physical and natural characteristics that can limit the amount of development in an area or increase the cost of that development. This section presents the environmental constraints that were assumed as part of the sites assessment.

For the constraints discussed below, each parcel evaluated was given a score from 0 to 1, with the score representing the amount of a given site that was unconstrained. A score of 1 meant the site was not constrained by a given factor, whereas a score of 0 meant the site was entirely constrained by that factor. For

instance, if 40 percent of a site was constrained by a flood zone, the site had a score of 0.6 (60 percent of the site was not constrained).

Slope

Certain topographic conditions can limit the amount of developable land and increase the cost of housing in Carlsbad. For safety and conservation purposes, Carlsbad's Hillside Development Ordinance does not allow significant amounts of grading without regulatory permits. To account for slope, land that has slopes over 40 percent is precluded from the adequate sites inventory and development on slopes greater than 25 percent but less than 40 percent reduced to half the site area to ensure safety and avoid erosion. Figure 10-6 shows where steep slopes are located in the city.

Open Space and Conservation Easements

Open space is one of Carlsbad's principal defining features and serves several different purposes. Many open spaces are conserved as natural habitat. Other open spaces fulfill both habitat conservation and recreational needs or are specifically designated for recreational use. In an effort to maintain these natural and recreational resources, the housing sites inventory does not include any sites that fall within any open space or conservation easement properties. Any area designated as open space or containing a conservation easement was excluded from the sites considered. Figure 10-7 shows the open space and conservation easements within the city.

McClellan-Palomar Airport

Relative to operational safety and noise related to airport operations, the McClellan-Palomar Airport Land Use Compatibility Plan (ALUCP) was consulted for compatibility guidance, as discussed below.

The McClellan-Palomar Airport is located east of the I-5 and north of Palomar Airport Road within the city limits. Surrounding the airport are airport safety zones (Zones 1-6) that designate the extent of residential land use incompatibility with airport and airspace operations, with lower zone numbers having increasing restrictions on residential development. While some level of residential can be provided within Zones 2-5, there are significant restrictions on density and occupancy on parcels within these zones. There were also not identified any parcels designated for residential use that would contribute notably to meeting the community's RHNA obligations. Conversely, Zone 6 does not restrict multi-family residential, and parcels with appropriate land use designations within this zone were considered for meeting housing needs.

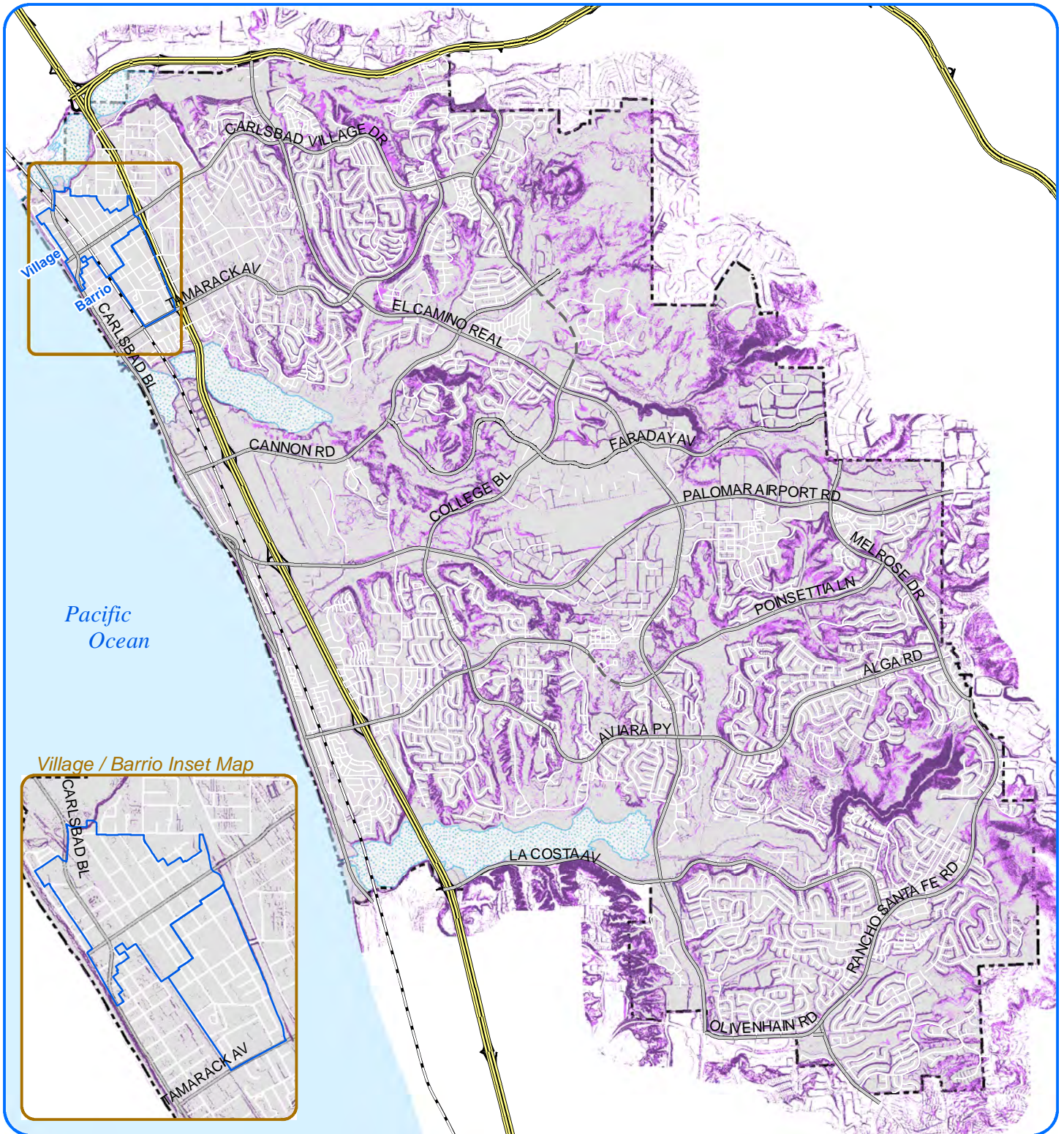


Figure 10-6: Potential Slope Constraints

- 25 - 40% slope
- 40% and greater slope
- City of Carlsbad
- Village & Barrio Master Plan
- Freeway
- Existing Major Road
- Future Major Road
- Local Roads (White)
- Railroad



0 0.5 1 2 Miles

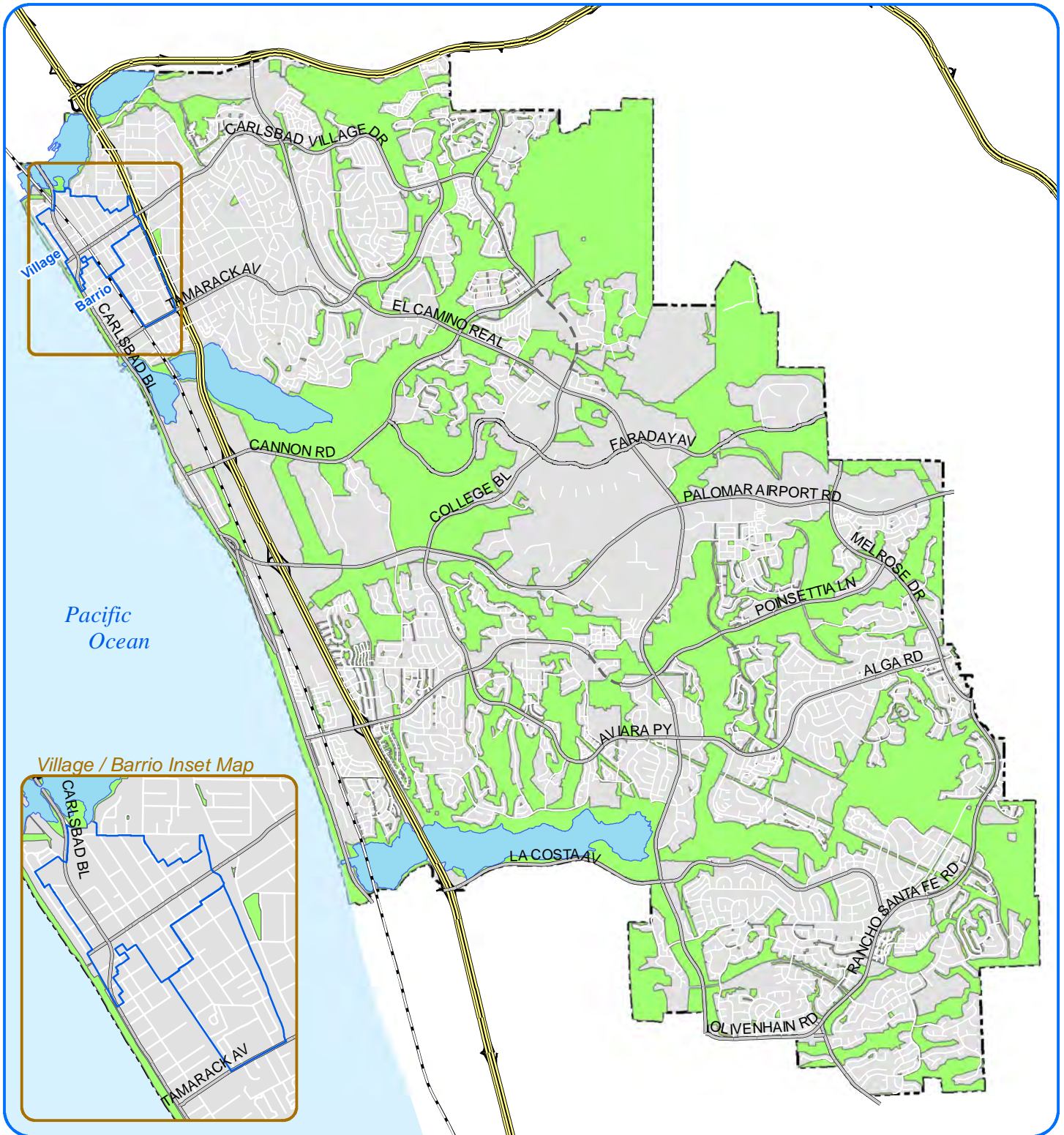
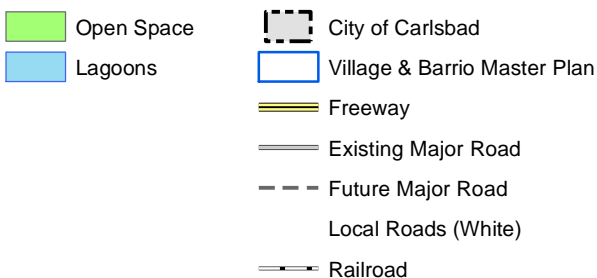


Figure 10-7: Open Space Lands



The other land use compatibility issues associated with the airport relate to operational noise. For the siting analysis in the Housing Element, the 65 dBA CNEL (decibels, Community Noise Equivalent Level) contour was used, with sites (or portions thereof) inside the 65 dBA CNEL not being counted towards the available sites inventory. When evaluating noise compatibility, the city's General Plan measures noise using Ldn (Day Evening Night Sound Level), which is considered equivalent to CNEL for this analysis. While residential is considered "Conditionally Acceptable" at noise higher levels higher than 65 dBA CNEL, per the city's General Plan, this allowance is constrained by several factors. First, exterior noise levels for residential should not exceed 65 dBA CNEL in the McClellan-Palomar Airport Area of Influence. Second, residential uses need to achieve an interior noise level of 45 dBA CNEL. According to the General Plan, it is assumed that with standard construction, any building will provide sufficient attenuation to achieve an interior noise level of 45 dBA CNEL or less if the exterior noise level is 65 dBA CNEL or less. Over 65 dBA CNEL, this can be further reduced, but to do so has additional construction costs, which were seen as contrary to producing affordable housing. Therefore, sites inside the 65 dBA CNEL contour were not considered.

The airport safety zones and noise contours are shown on Figure 10-8a.

Noise

In addition to noise from the McClellan-Palomar Airport, potential housing sites will also need to address noise from local roadways and highways, as well as rail service through the coastal area of the community. Roadway traffic noise, including Interstate 5, is the most extensive noise problem faced by Carlsbad. In addition to Interstate 5, other major streets with high levels of noise include Highway 78 and several arterial streets—El Camino Real, Palomar Airport Road, Rancho Santa Fe Road, Melrose Drive and Carlsbad Boulevard (see Figure 10.8b)

For roadway and rail noise, the city's General Plan states that 60 dB Ldn is "Normally Acceptable" for single-family housing and 65 dB Ldn is "Normally Acceptable" for multi-family residential. For both housing types, these uses are considered to be "Conditionally Acceptable" up to 70 dB Ldn. New housing projects will be required to mitigate potential noise impacts, as appropriate to each site. Given the limited area for most roadway and rail noise, most projects can reduce noise through site design, placement of structures and walls, and placement of structural openings such as windows and vents. I-5 has a large noise footprint that encompasses some potential housing sites with noise levels (exterior) above 70 dB Ldn that are within developed neighborhoods in the Village and Barrio areas. The General Plan notes these are "Normally Unacceptable," but does allow for development with appropriate noise analysis. As these areas are in developed neighborhoods, and the noise models do not take into account existing buildings, walls, and landscaping that can mitigate noise levels at each site, these were not excluded for consideration.

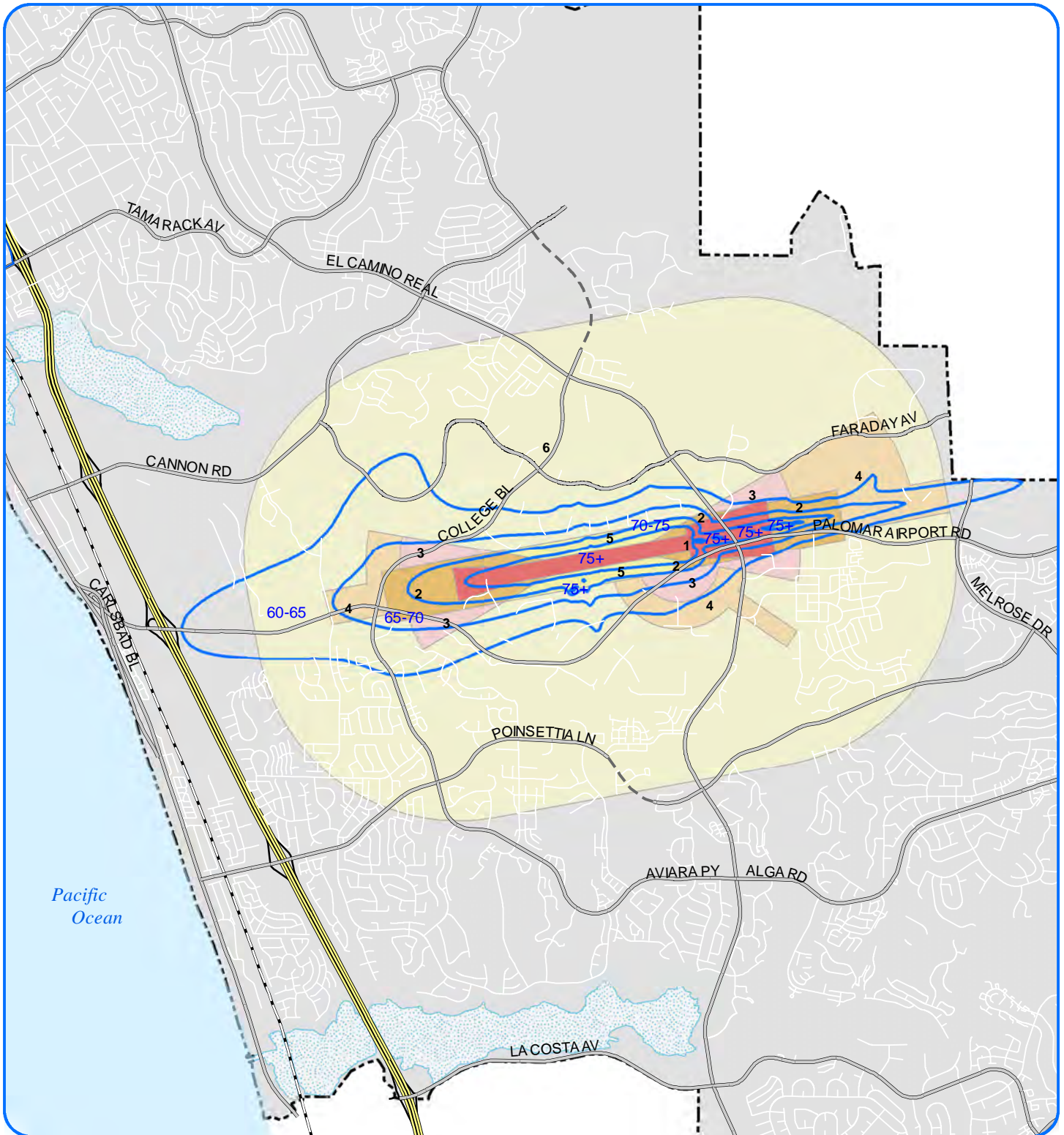


Figure 10-8a: Airport Noise and Safety Zones

Noise Contours

- 60-65 dB CNEL
- 65-70 dB CNEL
- 70-75 dB CNEL
- 75+ dB CNEL

ALUCP Safety Zones

- Airport Safety Zone 1
- Airport Safety Zone 2
- Airport Safety Zone 3
- Airport Safety Zone 4
- Airport Safety Zone 5
- Airport Safety Zone 6

- City of Carlsbad
- Village & Barrio Master Plan
- Freeway
- Existing Major Road
- Future Major Road
- Local Roads (White)
- Railroad



0 0.25 0.5 1 Miles

Sources: City of Carlsbad, 2020; Mintier Hamish 2020
Revised: 11/15/2020

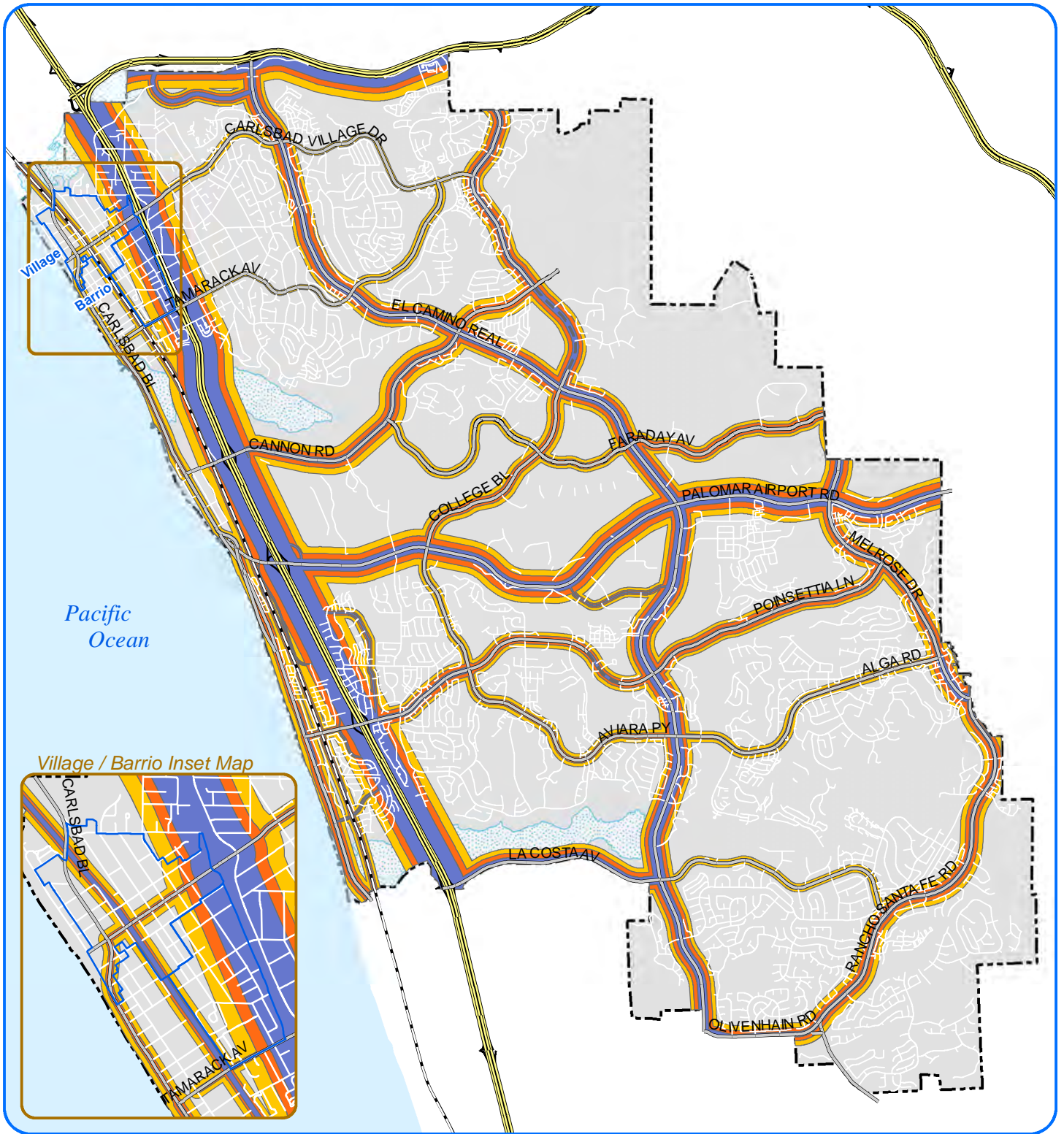


Figure 10-8b: Future Roadway and Rail Noise (2035)

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



0 0.5 1 2 Miles

Sources: City of Carlsbad, 2020; Mintier Hamish 2020
Revised: 11/15/2020

Flood Zones

The Federal Emergency Management Agency (FEMA) provides local jurisdictions with mapping that defines the areas that may be affected, or inundated, by flood. FEMA typically addresses the 100-year and 200-year flood events and their consequences for people and structures. A 100-year flood, as defined by FEMA, produces a magnitude of inundation that has a one percent chance of occurring in any given year; a 200-year flood a .5 percent chance. In Carlsbad, several areas have the potential for flooding, mainly around areas that include and extend from the Buena Vista Lagoon, Agua Hedionda Lagoon, and the Batiquitos Lagoon. Figure 10-9 shows the locations of the flood zones in the city.

Fire Safety Zones

CalFire identifies and maps areas of fire risk in California. Fire Hazard Severity Zones (FHSZ) designate the range of fire hazard, based on three key factors: fuel, slope, and weather. These Zones have varying degrees of fire hazard (i.e., moderate, high, and very high). FHSZ maps evaluate wildfire hazards, which are physical conditions that create a likelihood that an area will burn over a 30- to 50-year period. In Carlsbad, sites that fall within the Very High Fire Hazard Safety Zone (VHFHSZ) were not excluded from the available sites inventory, but these areas are noted as they may contribute additional costs for design considerations and buffer lands. Figure 10-10 shows the fire safety zones within the city.

Transmission Corridors

Transmission corridors cover areas that have been used to install utility infrastructure. San Diego Gas and Electric and California Natural Gas pipelines are accounted for in the sites inventory. These areas have been discounted as areas suitable for residential development. Figure 10-11 shows the transmission corridors within the city.

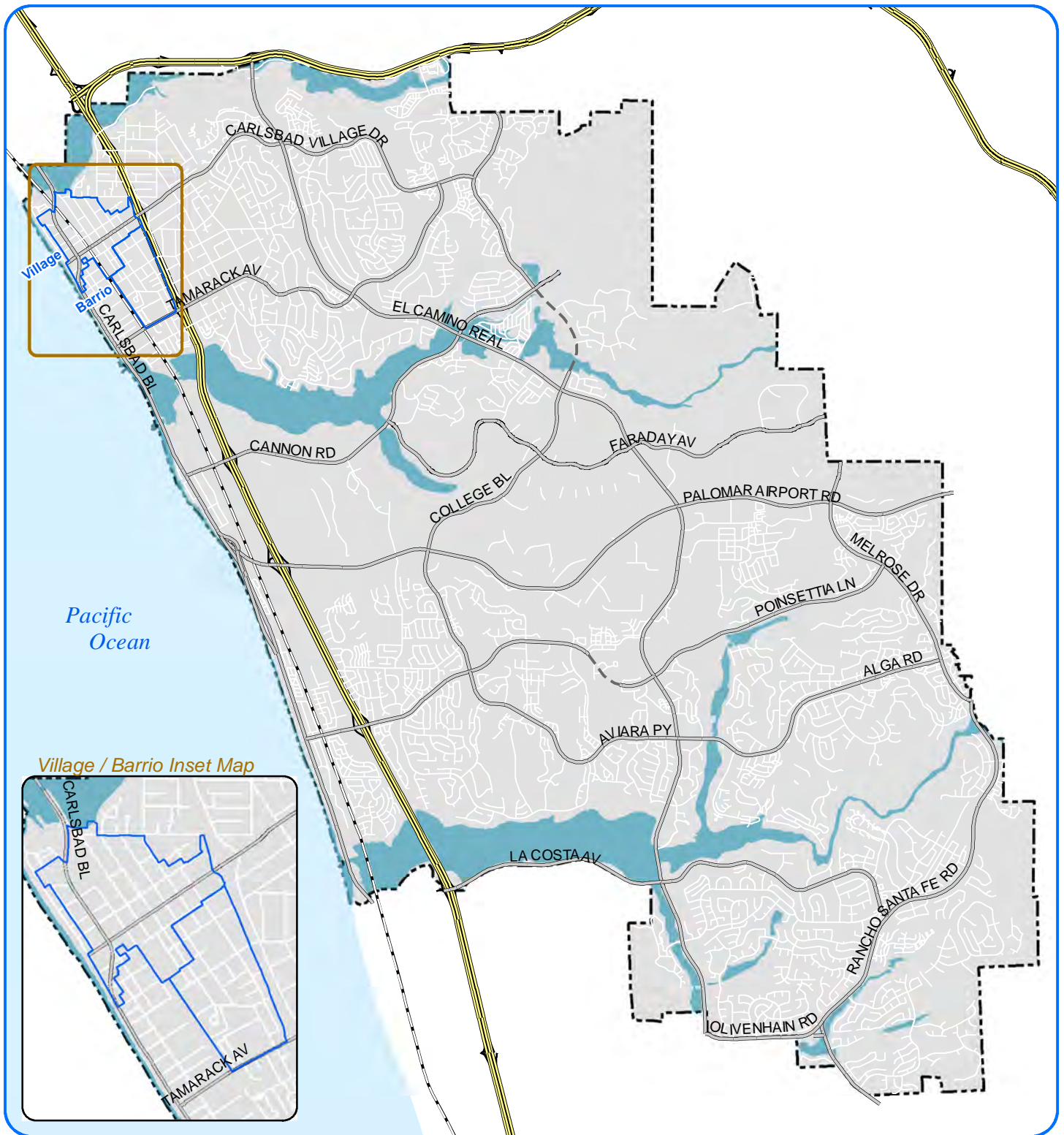


Figure 10-9: Potential for Flooding (100 year)

- Potential for Flooding
- City of Carlsbad
- Village & Barrio Master Plan
- Freeway
- Existing Major Road
- Future Major Road
- Local Roads (White)
- Railroad



0 0.5 1 2 Miles

Sources: City of Carlsbad, 2020; Mintier Hamish 2020
Revised: 11/15/2020

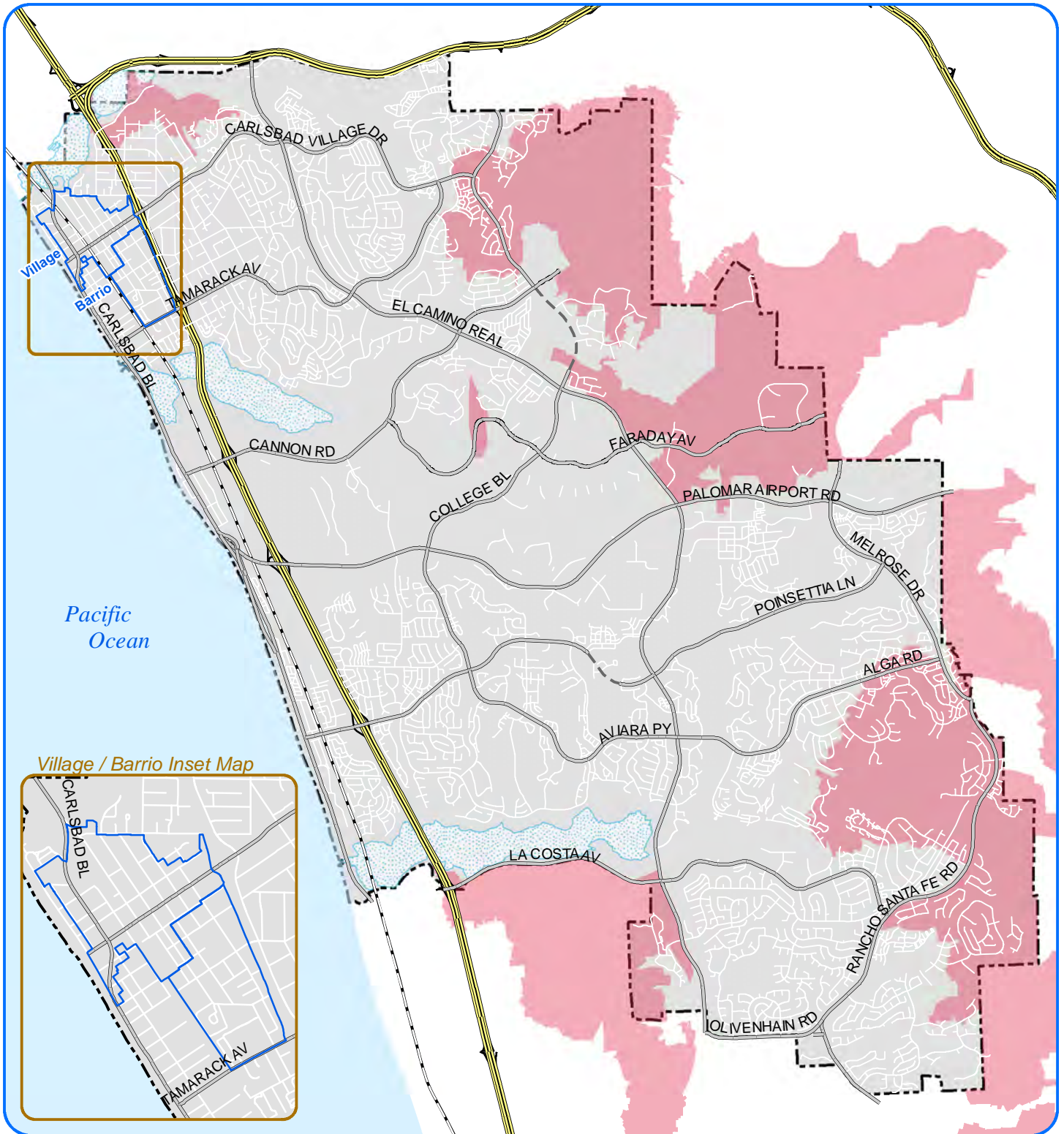


Figure 10-10: Wildfire Constraints

- Very High Fire Hazard Severity Zones (VHFHSZ)
- City of Carlsbad
- Village & Barrio Master Plan
- Freeway
- Existing Major Road
- Future Major Road
- Local Roads (White)
- Railroad



0 0.5 1 2 Miles

Sources: City of Carlsbad, 2020; Mintier Hamish 2020
Revised: 11/15/2020

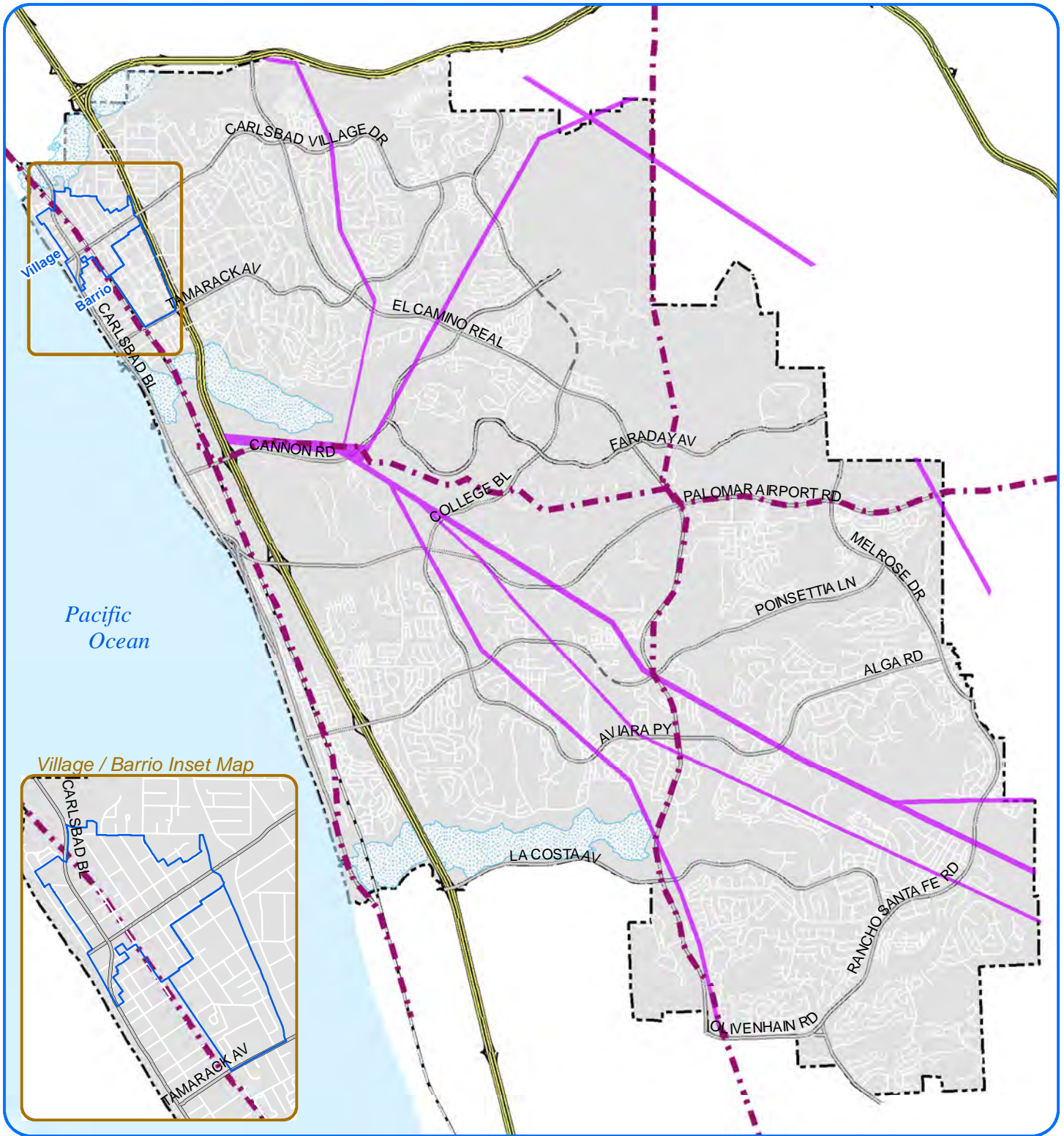


Figure 10-11: Transmission Corridors

- California Natural Gas Pipeline
- SDGE Right of Way
- City of Carlsbad
- Village & Barrio Master Plan
- Freeway
- Existing Major Road
- Future Major Road
- Local Roads (White)
- Railroad



0 0.5 1 2 Miles

Sources: City of Carlsbad, 2020; Mintier Hamish 2020
Revised: 11/15/2020

Other Siting Considerations

In addition to the environmental constraints described in the previous section, there are a number of other considerations that played a role in the determination of potential housing sites to meet the city's RHNA.

Coastal Zone

Although sites located within the Coastal Zone, as defined in the 2019 Local Coastal Program (LCP) Land Use Plan, are not excluded, areas within the Coastal Zone have been carefully considered, as any necessary redesignations in this zone would require additional processes and time, which can be a constraint to housing development.

Sea Level Rise

In December 2017, the city published a Sea Level Rise Vulnerability Assessment. This vulnerability assessment presents a Carlsbad-specific sea level rise analysis to support an update to the city's Local Coastal Program and Zoning Ordinance. The assessment evaluates the degree to which important community assets are susceptible to, and unable to, accommodate adverse effects of projected sea level rise, including sites that could be considered for housing. In reviewing the projected sea level rise through 2050, no sites considered for lower- or moderate-income housing are directly impacted (i.e., they are not in an identified inundation zone).

Multiple Land Use Designations

Some parcels in Carlsbad have two or three designations. For such parcels, the acreage of any parcel with more than one General Plan designation (e.g., R-15/L) is appropriately adjusted so unit yields are based only on the portion of acreage reflective of the residential designation. Typically, for parcels with two designations, 50 percent of the acreage is applied to one designation and 50 percent to the other designation. If the parcel has three designations, each designation is considered to apply to 33 percent of the parcel acreage.

Parcel Size (outside the Village and Barrio)

With the exception of parcels in the Village and the Barrio areas, which have the highest densities currently allowed, all sites that have been assumed to have additional development potential for lower and moderate income housing need to be at least 0.24 acres in size—a threshold where infill development and redevelopment have occurred in recent years, as shown in Table 10-27. Reasonable capacity within the Village and Barrio areas are discussed separately below.

TABLE 10-27: APPROVED MULTI-FAMILY PROJECTS ON SMALL SITES

PROJECT	SITE SIZE (IN ACRES)	UNITS	DENSITY (DU/AC)	APPROVAL DATE
4 Plus 1 Luxury Living	0.16	4	25	2016
Beachwalk at Roosevelt	0.70	16	22.9	2016
The Wave	0.25	8	32	2016
3540 Garfield Street	0.15	3	20	2016
Ocean Condos	0.49	17	34.9	2017
MFD-01	0.25	4	16	2017
Grand Madison	0.32	11	34.4	2017
Windsor Pointe (Harding Street) Veterans Housing	0.54	26	48	2017
Windsor Pointe (Oak Av)	0.44	24	55	2017
Beach Village Life	0.28	9	32.1	2017
800 Grand Avenue	0.96	33	34.4	2017
Grand West	0.43	6	14	2018
Jefferson Luxury Apartments	0.32	11	34.4	2018
Six on Madison	0.19	6	31.6	2018
Town House	0.22	3	13.6	2018
Village Walk	0.39	8	20.5	2018
Walnut Beach Homes	0.57	11	19.3	2018
Harding and Palm	0.44	5	13.6	2019
Madison Five	0.18	5	27.8	2019
Roosevelt Townhomes	0.22	5	22.7	2019
The Seaglass	0.25	8	32	2019
Grand Jefferson	0.21	6	28.6	2020
Resort View Apartments	0.86	26	30	2020
Three on Cherry	0.16	3	18.8	2020
Romeria Pointe Apartments	0.72	23	31.9	2020
TOTAL		281		

Reasonable Capacity in the Village

The Village is the densest district in Carlsbad with the best access to shopping, services, and public transit. Because of this accessibility, it represents a good opportunity for the development of affordable housing for a range of income levels.

In 2018, the city adopted the Village and Barrio Master Plan. The master plan provides standards for both the Village and adjacent Barrio, discussed below. The

entire master plan has a single General Plan designation of Village-Barrio (V-B). The zoning designation is the same. Density, development standards, and permitted land uses are identified by the different districts established by the master plan.

In addition to the general assumptions above, in the Village, the minimum parcel size included in the sites inventory is 0.16 acre, which is the minimum deemed feasible for multi-family development; the average size is 0.40 acre. This relatively smaller parcel size is appropriate in the Village because:

1. Village development standards such as reduced setbacks and parking requirements, and increased lot coverage, are relatively flexible and generally are less stringent than similar standards for properties elsewhere.
2. Planned residential densities are higher in the Village, a minimum of 18 or 28 units per acre (maximum of 23 or 35 units per acre), depending on the district, allowing at least two units on a .0.16acre site.
3. The Village land use designations permit mixed-use development, in which residences are likely to be smaller apartments or condominiums on the upper floors. While the city encourages mixed-use projects in the Village, development of stand-alone high-density residential projects is also permitted and would yield even more units. To account for non-residential uses, a conservative 50 percent of the potential capacity of units is assumed, while the other 50 percent of developable area could be used for non-residential uses.

Reasonable Capacity in the Barrio

The Barrio is an existing, well-established neighborhood just south of the Village and west of Interstate 5. A mix of older single-family homes, condominiums, and apartments exist in the Barrio, and a number of the properties are underutilized and absentee-owned. Furthermore, the connection between the Barrio and the commercial services in the Village, as well as easy access to nearby train and bus services and Interstate 5, make the Barrio area appropriate for more dense residential uses.

Though property values in the Barrio area remain high, the neighborhood could benefit from additional investment. Since 2000, the city has made a number of substantial public improvements in the area totaling more than \$28 million, including utility undergrounding, storm drain and street improvements, and park and senior center enhancements. In early 2018, the city completed a new community center and community garden in the area as well, an additional \$8.6 million investment. Later that year, the city adopted the Village and Barrio Master Plan which, in addition to tailored use and development standards, identifies significant new infrastructure investments to be made in the near to long term. Carlsbad considers the area appropriate for redevelopment at

standards and densities similar to the maximum densities approved for the Village. Therefore, the city believes consideration of a lot size smaller than 0.24 acre, as is the minimum in locations outside the Village and Barrio areas, is acceptable. In the Barrio, the minimum parcel size included in the sites inventory for lower and moderate income housing is 0.13 acre and the average is 0.44 acre.

Net Units on Underutilized Sites

Any existing units on underutilized parcels are also deducted before determining unit yields, resulting in a “net” unit value.⁶

General Plan Land Use Designation and Corresponding Zoning District

Allowed density is based on the General Plan land use designation and its corresponding density range, as described in the sites inventory and the “Relationship between Affordability and Density” subsection below. The zoning district specifies other site regulations such as parking and lot coverage requirements.

Residential on Commercial Sites (Mixed Use).

Besides the Village-Barrio designation discussed earlier, the General Commercial, Local Shopping Center, and Regional Commercial land use designations represent the city’s mixed-use districts and permit residential uses as part of a mixed-use development. Residential capacity on these sites is assumed to be a minimum of 15 units per acre on 25 percent of the developable site area (the other 75 percent is assumed for non-residential uses). While commercial sites represent an opportunity for housing at densities appropriate for low and moderate incomes (15-30 units per acre), their limited locations and mostly developed nature mean most commercial properties were not considered as potential sources of residential units for meeting RHNA obligations. Exceptions include city-owned properties at The Shoppes @ Carlsbad and are discussed in the Sites Inventory section above.

Infrastructure Availability

Sites are only included if necessary infrastructure is available or planned.

⁶ When developing the RHNA, SANDAG has already included a replacement factor – an estimated number of existing units that may be demolished to make way for new construction. Therefore, the RHNA is a gross production requirement. The city’s sites inventory accounts for a net production capacity by discounting the existing units on site. Therefore, again, the city’s estimate of capacity is more conservative compared to the RHNA.

Lot Consolidation Opportunities

The city will encourage the consolidation of small parcels in order to facilitate larger-scale developments (see Program 1.4). Specifically, the city will continue to make available an inventory of vacant and underutilized properties to interested developers and property owners for lot consolidation and redevelopment opportunities throughout the city, particularly in the Village and Barrio areas, and meet with developers to identify and discuss potential project sites.

The city has demonstrated success in supporting lot consolidation.

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
Lots used:	Three lots
Resulting lot size:	2.23 acres
Units produced/approved:	106 apartments 16 of which are affordable

Carlsbad Station

Project status:	Approved 10/13/20
Lots used:	Eight lots
Resulting lot size:	1.756 acres
Units produced/approved:	79 condominiums 12 of which are affordable

Seagrove (State St. Townhomes)

Project status:	Built
Lots used:	Five lots
Resulting lot size:	1.756 acres
Units produced/approved:	47 condominiums 6 of which are affordable

State Mixed Use 30

Project status:	Completed
Lots used:	Three lots
Resulting lot size:	0.43 acres
Units produced/approved:	14 condominiums 2 of which are affordable

Pacific Wind

Project status:	Approved 2017
Lots used:	Twenty-two lots
Resulting lot size:	4.04 acres
Units produced/approved:	93 apartments 92 affordable, 1 manager's unit

Note on Pacific Wind: In July 2017, the City Council approved the project. A lawsuit was filed on the project after it was approved, and in 2018 a settlement was finalized which reduced the project from 93 to 87 units. Relocation assistance will be provided to existing tenants of the duplexes.

Relationship between Affordability and Density

For Carlsbad and other jurisdictions considered to be urban metropolitan areas, California Government Code Section 65583.2 states that a density of 30 units per acre is appropriate to enable lower income housing. However, the city can specify a lower density to accommodate lower income housing, provided the city can demonstrate how sites designated at the lower density can accommodate the city's RHNA. Such analysis may include, but is not limited to, factors such as market demand, financial feasibility, or information based on development project experience. While the city acknowledges that the availability of higher density residential sites is directly related to the achievement of higher density housing, experience has demonstrated that in Carlsbad, the private housing market would not develop affordable housing solely because of the availability of high density land; instead, market intervention by local government is required.

Accordingly, in the early 1990s the city of Carlsbad implemented a comprehensive and rigorous affordable housing program (i.e., the Inclusionary Housing Ordinance, Carlsbad Municipal Code Chapter 21.85) that:

1. established a minimum 15 percent inclusionary lower-income housing mandate for all residential projects;
2. offered unlimited density increases for affordable projects;
3. allowed for modifications to development standards to accommodate higher densities; and
4. provided significant financial subsidies for affordable housing.

Carlsbad has tailored its existing housing program to increase housing affordability. A key component of the Inclusionary Housing Ordinance is to allow increased density on any residential site, provided there is an increase in the affordability of the development.

As discussed in Section 10.4, the city maintains a voter-initiated Growth Management Plan that limits the amount of residential development in the city

and ensures availability of adequate public facilities and services to serve all new development. Residential development cannot exceed the GMCP density (unless there are “excess dwelling units” available). Where development occurs below the GMCP density, the number of remaining units that otherwise would have been built on that site are “excess dwelling units” that are available to other residential developments to enable densities higher than the GMCP density. Residential projects must meet specific city criteria to be eligible for “excess units.” Such criteria include development of affordable housing (in addition to that required by the Inclusionary Housing Ordinance).

As the city is aware of the possible need to modify the Growth Management Plan to ensure its consistency with state law, it has included a program that requires plan compliance as necessary with SB 330 before the bill’s sunset date of January 1, 2025. The program also recognizes and accommodates the potential requirement for voter approval of plan changes. However, to the extent permitted by state law, Carlsbad will continue to implement the Growth Management Plan.

Market Demand

SANDAG’s 2050 Regional Growth Forecast anticipates a substantial shift in housing types in Carlsbad during the next 20 years as the city approaches buildout and the population ages. SANDAG forecasts that from 2011 through 2040, the percentage of single-family dwellings will decrease from 76 percent to 55 percent of new residential development. Higher density infill development and a reduction in the amount of new residential development in Carlsbad during the next 20 years will be factors in these shifts.

A market demand study prepared for the 2015 General Plan update confirmed this trend, finding that the projected population shifts by age group will result in an increasing demand for multifamily housing over time, particularly from young professionals without children and empty nesters.

Financial Feasibility

During previous public outreach, several developers remarked that 23-25 du/ac was typically the threshold for constructing a housing development in Carlsbad with surface parking. Above 25 du/ac, in order to meet parking requirements, developments would typically need to be designed with subterranean or podium parking, which may render the project infeasible without significant subsidy.

Recent Experience

Most of the city’s affordable housing developments have been developed because of the city’s Inclusionary Housing Ordinance. As shown on Table 10-28, the densities of affordable housing has come in at a range of densities, from a low of 4 units per acre to a high of 55 units per acre. These development projects reveal that affordable housing for lower income households can be achieved on land designated at a density less than 30 units per acre.

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
Pacific Wind	87	Approved 2017	21.5	100% Low	\$85,149 (AB 21,028)
Jefferson Luxury Apartments	2	Approved 2018	34.4	15% Low/85% Market	Inclusionary
Lanai II (Miles Buena Vista)	2	Completed 2019	3.2	15% Low/85% Market	Inclusionary
12 Pacific (Yada Farm)	2	Completed 2019	2.8	15% Low/85% Market	Inclusionary
Beachwalk at Roosevelt	2	Under construction	22.9	15% Low/85% Market	Inclusionary
Windsor Pointe (Harding St. site)	26	Approved 2019	48	100% Very Low and Extremely Low	\$165,868 (Res. 2020-032)
Windsor Pointe (Oak Av. site)	24	Approved 2019	55	100% Very Low and Extremely Low	\$165,868 (Res. 2020-032)
Seascape	2	Completed 2019	4.3	15% Low/85% Market	Inclusionary
Afton Way	1	Completed 2019	1.9	15% Low/85% Market	Inclusionary

PROJECT ¹	NUMBER OF AFFORDABLE UNITS	STATUS	PROJECT DENSITY (DU/AC) ²	AFFORDABILITY	AVERAGE SUBSIDY/UNIT (AB/RESOLUTION#) ³
Casa Aldea/Cannon Road Senior Housing	20	Approved 2019	15	20% Low/80% Market	Inclusionary
Uptown Bressi Ranch	17	Approved 2019	11.6	20% Low/80% Market	Inclusionary
Highland View Homes	1	Completed 2020	4	15% Low/85% Market	Inclusionary
Magnolia-Brady	1	Completed 2020	4	15% Low/85% Market	Inclusionary
Poinsettia 61	15	Under construction	6.1	15% Low/85% Market	Inclusionary
Resort View Apartments	4	Approved 2020	30	20%Low/80% Market	Density Bonus/Inclusionary
Carlsbad Station	12	Approved 2020	44.9	20% Low/80% Market	Density Bonus/Inclusionary
Romeria Point Apartments	3	Approved 2020	31.9	15% Very Low/85% Market	Density Bonus/Inclusionary
TOTAL	470				

¹All projects are rentals unless otherwise noted.

²"du/ac" is dwelling units/acre.

³ AB# identifies the City Council agenda bill number from which the subsidy amount was obtained. Agenda bill numbering has been discontinued, so resolution numbers from the City Council approval is provided for later projects.

Residential Sites Inventory

Table 10-1 provided the RHNA numbers assigned to the city of Carlsbad for the sixth housing cycle. When conducting the residential sites inventory to meet the RHNA, HCD recommends each jurisdiction identify additional candidate sites to accommodate a 15 to 30 percent RHNA buffer. This buffer is recommended to address future “no net loss” provisions of SB 166 relative to lower-income housing. As required by State Housing law, including AB 1397, the Housing Element must identify the city’s ability to accommodate this estimated growth through available sites and appropriate zoning.

The following residential sites inventory represents sites that have densities and conditions to accommodate the city’s RHNA. These sites are illustrated on Figure 10-12 and described in detail in Appendix B. The sites inventory is divided into 10 categories and summarized in Table 10-29.

Of the site proposed, one underutilized site (UDR) was included as part of the 4th Cycle Housing Element and 53 were included as part of the 5th Cycle Housing Element. Two sites counted in the 4th Cycle were included for increasing their minimum density (MID) in this Element. See Program 1.10 for by-right requirements now attached to these properties.

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TABLE 10-29: HOUSING SITES INVENTORY SUMMARY

TYPE	LOWER	MODERATE	ABOVE MODERATE	TOTAL
RHNA	2,095	749	1,029	3,873
Vacant (VAC)	318	418	507	1,243
Underutilized (UND)	585	158	69	812
Pending and Approved Projects (PR1)	343	21	1,398	1,762
ADUs (ADU)	185	476	-	661
Midrange Density (MD)				-
City / Agency (CAO)	1,558	24	-	1,582
Rezone Industrial (RZI)	720	44	-	764
Rezone Commercial (RZC)	732	-	-	732
Upzone Residential (UPR)	912	221	-	1,133
Proposed Projects (PR2)	78	-	354	432
TOTAL	5,431	1,362	2,328	9,121
RHNA Excess	+3,336	+613	+1,299	+5,248

Source: City of Carlsbad, 2020.

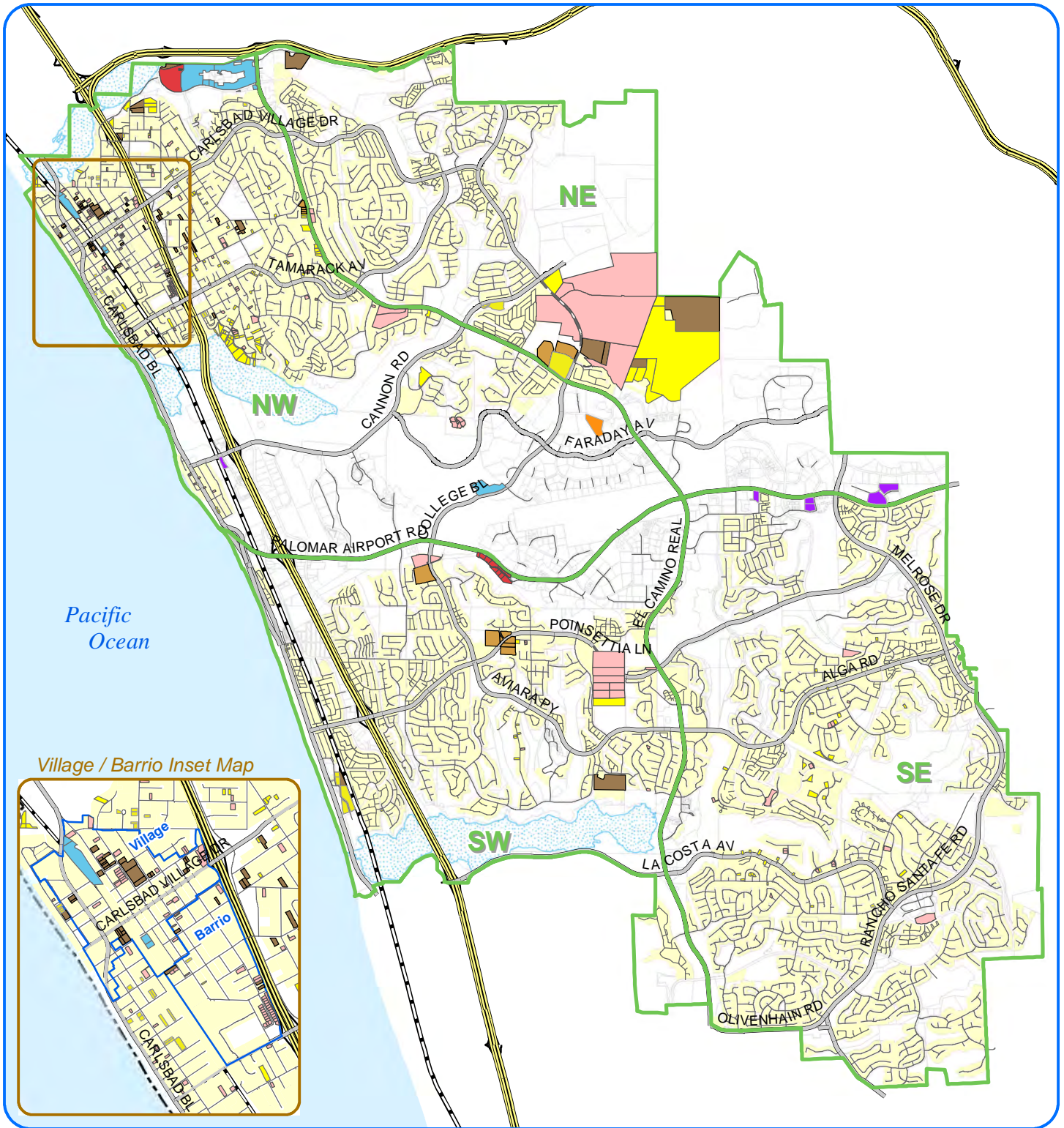




Figure 10-12: Potential Housing Element Sites

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



0 0.5 1 2 Miles

Sources: City of Carlsbad, 2020; Mintier Hamish 2020
Revised: 11/16/2020

Infrastructure Constraints

Services will be constructed in tandem with residential development as required by the city's Local Facilities Management Plans, to ensure adequate provision of infrastructure facilities. As of April 2013, with the approval of the Quarry Creek Master Plan, all required Local Facilities Management Plans have been prepared and approved. The adequacy of facilities is monitored annually as part of the city's Growth Management Plan. The city's Growth Management Plan Monitoring Report (FY 2018-2019) concluded that all monitored facilities (e.g., parks, open space, sewer capacity) meet their performance standards except for circulation. The city is currently studying measures to address certain facility deficiencies, as well as considering exemptions to the performance standard as allowed by the General Plan. With planned improvements, it is anticipated that public facilities will be adequate to serve new development through build-out of the existing General Plan.

As part of the Housing Element, additional residential development is being proposed either through new residential sites (areas previously designated for another use, or through an increase in potential residential density. For these sites, the city will need to update the LFMP to address these changes, but all areas proposed for housing can be served. This Housing Element includes a program requiring this update (Program 2.2).

Adequacy of Sites Inventory in Meeting RHNA

As the sites inventory demonstrates (Table 10-29), the city has the capacity to accommodate the city's RHNA obligation plus an additional buffer that will provide the city with a substantial remaining capacity to address potential net loss issues over this planning period. Combined, the city has land resources and programs to accommodate the RHNA at all income levels (see Table 10-30 for a summary).

TABLE 10-30: HOUSING SITES INVENTORY SUMMARY

TYPE	LOWER	MODERATE	ABOVE MODERATE	TOTAL
Total Potential ¹	5,431	1,362	2,328	9,121
Completed or Under Construction After June 30, 2020 ²	163	40	617	820
RHNA Remaining	1,932	709	412	3,053
Surplus	+3,499	+653	+1,916	+6,068

¹Per Table 10-27

²Per Table 10-25

Source: City of Carlsbad, 2020.

Financial Resources

Providing for an adequate level of housing opportunities for Carlsbad residents requires creative layering of funding. Often one single source of funding is inadequate to address the extensive needs and depth of subsidies required. The city must program the uses of limited funding effectively to maximize the number of households that can be assisted.

For the last several decades, the city’s Redevelopment Housing Set-Aside Fund was one of the city’s major sources of funding for affordable housing. However, following state legislation eliminating all redevelopment agencies in California, the Carlsbad Redevelopment Agency was dissolved effective February 1, 2012 and along with it this source of affordable housing funding.

The city’s Affordable Housing Trust Fund remains the primary source of housing funding for the city. In addition, the City reserves a portion of the U.S. Community Development Block Grant (CDBG) and HOME Program funds for affordable housing development. Other supplemental sources include Section 108 loan guarantee and Section 8 rental assistance. Another funding source, the city’s Agricultural Conversion Mitigation Fee program, has been used to build farmworker housing.

The city’s policy is to leverage, to the maximum extent feasible, the use of funds available in the development of affordable housing. The city supports the use of CDBG funds for predevelopment activities and “gap financing” of developments by private and nonprofit entities.

Affordable Housing Trust Fund

With the implementation of the city Inclusionary Housing Ordinance, the city established a Housing Trust Fund to collect fees generated from the Inclusionary Housing In-Lieu Fee and the sale of affordable housing credits to satisfy a developer's inclusionary housing obligation. All fees collected are used exclusively to facilitate the construction, preservation, and maintenance of affordable housing pursuant to the Inclusionary Housing Ordinance. As of October 30, 2020, the Housing Trust Fund had an available balance of approximately \$12.4 million.

The Inclusionary Housing In-Lieu Fee is an important contributor to the Housing Trust Fund. The Inclusionary Housing Ordinance requires 15 percent of new residential development to be reserved as affordable to lower income households. Developers of small projects with no more than six units have the option to pay a fee in lieu of providing on-site affordable units. At the discretion of the city, other options to providing units on-site, such as dedicating land, may also be possible.

In 2010, the city removed the mandatory inclusionary requirement for rental developments to comply with the 2009 court decision *Palmer/Sixth Street Properties, L.P. v. City of Los Angeles*. Following the passage of AB 1505, which revoked the Palmer decision, the City Council adopted Ordinance No. CS-368 on Jan. 14, 2020, to restore the city's ability to apply inclusionary housing requirements to residential rental units.

Housing Reserve Fund (CDBG/HOME)

The CDBG Program is administered by HUD. Through this program, the federal government provides funding to jurisdictions to undertake community development and housing activities. The primary CDBG objective is the development of viable urban communities, including decent housing and a suitable living environment, and expanding economic opportunity, principally for persons of low-and moderate-income. The two highest priorities in the Consolidated Plan are housing related. The City of Carlsbad receives an allocation of approximately \$500,000 in CDBG funds annually.

- In 2014, the city awarded CDBG funds (\$452,000) and Housing Trust Funds (\$2.4 million) to Solutions for Change to acquire an existing 16-unit apartment complex in the Barrio and convert it to affordable housing for graduates of their academy that helps homeless families find permanent housing.
- In 2016, the city allocated nearly \$170,000 in CDBG funds to complete accessibility improvements in the Barrio, primarily along Chestnut Avenue.

- In Spring of 2018, the City Council approved a resolution to utilize CDBG program income and all undesignated funds towards the purchase of existing affordable housing units in Carlsbad. In July 2018, the city purchased the first unit with these funds in the Mulberry community of Bressi Ranch.
- In Spring of 2019, the City Council approved the CDBG Annual Action Plan to authorize the purchase of existing affordable housing units in Carlsbad. In 2019, the city purchased three units with these funds in the Mulberry community of Bressi Ranch.
- In 2020, the City Council authorized additional expenditure of CDBG funds for additional affordable housing acquisitions. Four additional existing affordable housing units were purchased, as well as land purchased for the Windsor Pointe affordable housing project.

The HOME Program provides federal funds for the development and rehabilitation of affordable rental and ownership housing for households with incomes not exceeding 80 percent of area median income. The city participates in the San Diego County HOME Consortium administered by the County of San Diego. Previously, the city received on average about \$211,000 per year in HOME Program funds from the County consortium for eligible projects and programs within Carlsbad. The HOME consortium funds are now used by the County to fund the down payment and closing cost assistance program (DCCA) in the Consortium area, including Carlsbad.

Affordable housing developments located in the Consortium area are eligible for funding through the HOME Notices of Funding Availability (NOFA) process that the County administers. Recently, the county awarded over \$675K to Vista Las Flores in Carlsbad for significant rehabilitation of the 28-unit development.

The city has established a Housing Reserve Fund with allocations from its CDBG Program to accumulate funds for creating additional affordable housing opportunities in Carlsbad. The CDBG Advisory Committee makes funding recommendations to this reserve based on need, the current community development priorities, and the amount of funding available. Funds are used to help identify appropriate properties for possible acquisition and/or development of affordable units. Once an appropriate property is identified, Housing Reserve Funds may be reallocated for acquisition and/or development of a specific property.

CDBG Section 108 Loans

In the 1990s, the city received approximately \$1.2 million in a CDBG Section 108 loan to assist in the land acquisition for a 21-acre site for the construction of the Villa Loma Apartments. The city may pursue additional Section 108 loan guarantees to expand affordable housing opportunities in Carlsbad, as appropriate.

Section 8 Tenant-Based Rental Assistance Program

The Housing Choice Voucher Program (Section 8) is funded by HUD and administered by the City of Carlsbad Housing Authority. The city spends approximately \$6.6 million annually on the Section 8 Rental Assistance Program, serving an average of 550 families per month. More than 500 families are on the waiting list, which has been closed since October 1, 2005. However, the Carlsbad Housing Authority has adopted a mutual agreement with the other San Diego area housing authorities to transfer applications to Carlsbad as long as that applicant lives or works in Carlsbad. The applicant would still maintain their original application date once they transfer. Additionally, prioritization is given to vulnerable groups like the homeless community that have traditionally faced significant barrier when applying for Section 8 vouchers due to the lengthy application process and documentation requirements.

Agricultural Conversion Mitigation Fee Program

As certain, often historic, coastal agricultural lands develop, a mitigation fee of \$10,000 per acre is paid to the city. In 2005, Carlsbad established an ad hoc citizen's committee to advise the City Council on how the collected fees should be spent, which by that time had reached over \$6 million. Subsequently, the committee solicited and evaluated funding proposals from organizations according to specific criteria. These criteria focus on restoration, preservation and enhancement of Carlsbad's natural and agricultural environment. To this end, an eligible funding category is the development of farmworker housing.

In 2008, the city awarded a \$2 million grant from the collected fees to Catholic Charities to rebuild and expand the current La Posada de Guadalupe homeless shelter to provide farmworker housing. This facility, completed in 2013, features 50-70 beds specifically for farmworkers, which are in addition to the 50-beds that currently serve farmworkers and homeless men.

Currently, the Agricultural Conversion Mitigation Fee (ACMF) Program has an approximate available balance of \$448,433 as of October 2020..

Additional Financial Resources

The California Department of Housing and Community Development lists programs providing grants to local governments, affordable housing developers, and housing non-profits for a variety of actions intended to increase housing production. This section lists programs with funding available to local governments or through public/private partnerships. Not all grants and funds may be available to the City of Carlsbad.



<https://www.hcd.ca.gov/grants-funding/nofas.shtml>

Affordable Housing and Sustainable Communities Program (AHSC)

Administered by the Strategic Growth Council and implemented by the Department of Housing and Community Development (HCD), the AHSC Program funds land-use, housing, transportation, and land preservation projects to support infill and compact development that reduce greenhouse gas ("GHG") emissions.

California Emergency Solutions and Housing (CESH)

The California Emergency Solutions and Housing (CESH) Program provides funds for a variety of activities to assist persons experiencing or at risk of homelessness as authorized by SB 850 (Chapter 48, Statutes of 2018). The California Department of Housing and Community Development (HCD) administers the CESH Program with funding received from the Building Homes and Jobs Act Trust Fund (SB 2, Chapter 364, Statutes of 2017).

District 76 Homeless Prevention and Intervention Fund (HPIF)

The District 76 Homeless Prevention and Intervention Funds (HPIF) were included as a line item in the State's Fiscal Year 2019-20 Budget. The HPIF provided \$250,000 each to the cities of Carlsbad, Encinitas, Oceanside, and Vista for homeless prevention and interventions services in partnership with the Community Resource Center (CRC).

Emergency Solutions Grants (ESG) Program

The federal Emergency Solutions Grant program (ESG) provides funds for a variety of activities to address homelessness as authorized under the federal Homeless Emergency Assistance and Rapid Transition to Housing (HEARTH) Act of 2009 and State program requirements. The California Department of Housing and Community Development (HCD) administers the ESG program with funding received from the U.S. Department of Housing and Urban Development (HUD).

At the current time, and due to the small size of the homeless population in Carlsbad, the city is not eligible for these funds, but is listed here should that circumstance change in the future.

Homeless Housing Assistance and Prevention Grant Program (HHAP)

This program provides local jurisdictions with funds to support regional coordination and expand or develop local capacity to address their immediate homelessness challenges. This state program will allocate \$300 million in 2020-21 to the Continuums of Care, cities that have a population of 300,000 people or more as of January 1, 2020, as well as to counties. Applications for funding will be released no later than November 30, 2020 and will continue to build on regional collaboration.

Permanent Local Housing Allocation (PLHA)

Permanent Local Housing Allocation (PLHA) has a variety of different uses to address homelessness such as rapid re-housing, emergency shelter, and supportive services. This funding is allocated to cities to provide them with a permanent source of revenue to help them increase their affordable housing stock, which addresses the state's housing shortage and high housing costs. Revenue will vary from year to year, as funds will be dependent on local real estate transactions. The city was awarded \$227,582 in FY 2019-20 and it can apply for the 2019 funds in an application for FY 2020-21. It is estimated this program will bring \$1,635,492 to the City of Carlsbad the over next five years.

Housing-Related Parks Program

The Housing-Related Parks program offers grants for creation of new parks or rehabilitation or improvements to existing parks. The program serves to increase the overall supply of housing affordable to lower income households by providing financial incentives to cities and counties with documented housing starts for newly constructed units affordable to very low- or low-income households.

Mobilehome Park Rehabilitation and Resident Ownership Program (MPRROP)

The MPRROP offers short- and long-term loans to finance the preservation of affordable mobilehome parks by conversion to ownership or control by resident organizations, nonprofit housing sponsors, or local public entities.

National Housing Trust Fund Program (NHTF)

The National Housing Trust Fund offers funding to assist in new construction of permanent housing for extremely low-income households. NHTF is a new federal program administered in California by the Department of Housing and Community Development. For 2016, the U.S. Department of Housing and Urban Development (HUD) allocated approximately \$10.1 million to the State, and all funds must benefit extremely low-income households.

Veterans Housing and Homelessness Prevention Program (VHHP)

The Veterans Housing and Homelessness Prevention program provides funds for the acquisition, construction, rehabilitation, and preservation of affordable multifamily housing for veterans and their families to allow veterans to access and maintain housing stability. At least 50 percent of the funds awarded must serve veteran households with extremely low-incomes, and at least 60 percent of those must be supportive housing units. Approximately \$75 million in VHHP funding is made available through the current (2020) Notice of Funding Availability. HCD anticipates awarding approximately \$300 million in subsequent years funding rounds.

Administrative Capacity

The institutional structure and administrative capacity established to implement programs contained in the Housing Element include the City of Carlsbad, other public entities, and private developers, both for-profit and non-profit. The city works closely with private developers to construct, rehabilitate, and preserve affordable housing in the city.

City of Carlsbad

The City of Carlsbad Housing Services Division, Planning Division, and Building Division will be the lead divisions in implementing a variety of programs and activities outlined in this Housing Element.

Housing Services Division

The Housing Services Division has the following responsibilities related to the Housing Element:

- Administering the CDBG program – the division oversees this program’s implementation consistent with the priorities set forth in the five-year Consolidated Plan. The top three priorities for the 2020-20205 Consolidated Plan are to: 1) increase and preserve affordable housing opportunities for low-and-moderate income households; 2) prevent and reduce homelessness; and 3) strengthen support services for residents with special needs.
- Administering rental and financial assistance – the division offers programs for rental and down payment assistance as well as minor home repair grants.
- Administering the Section 8 Housing Choice Voucher program – the division provides approximately 550 Section 8 vouchers to eligible households.
- Implementing Housing Element programs – the division works with developers to create affordable housing opportunities for low-income households.

- Assisting hard-to-house and special needs populations – the division has hired a housing manager who connects these groups to resources and assisted and below market housing.

Planning Division

Related to housing, principal responsibilities of the Planning Division include:

- Preparing ordinances and policies to facilitate and encourage housing development for all income groups in Carlsbad.
- Assisting in the development of affordable housing.
- Tracking the number and affordability of new housing units built.
- Reviewing and guiding applications for development of housing through the entitlement process.

Building and Code Enforcement Division

The principal responsibility of the Building Division is to protect those who live and work in Carlsbad by enforcing building codes and standards regarding safety, energy efficiency, and disabled accessibility. This includes identifying existing housing units that are substandard or deteriorating. Code enforcement is primarily complaint-driven. In limited instances, the city also will proactively enforce codes, such as when a health and safety violation is known or when other violations are observed when responding to a complaint.

Housing Developers

Affordable Housing Developers

The city works with a number of for-profit and non-profit developers to create affordable housing using the Housing Trust Fund and other housing funds. The following affordable housing developers have expressed interest in developing and/or preserving affordable housing in San Diego County:

- Affirmed Housing
- Affordable Housing People
- Alpha Project
- Bridge Housing Corporation
- C&C Development
- Chelsea Investment Corporation
- Chicano Federation of San Diego County
- Community Housing Group
- Community Housing of North County
- Community Housing Works

- Habitat for Humanity
- Housing Development Partners of San Diego
- Innovative Housing Opportunities
- Jamboree Housing
- MAAC Project
- Meta Housing
- Solutions for Change
- South Bay Community Services
- Wakeland Housing

Market-Rate Developers

Market-rate developers will assist in the effort of creating affordable housing in Carlsbad through the Inclusionary Housing Ordinance. Per the ordinance, at least 15 percent of all housing units approved for any master plan community, specific plan, or qualified subdivision must be affordable to lower-income households.

The city maintains open lines of communication with the BIA, which represents non-profit and for-profit developers and others involved in the building trade throughout San Diego County. Past discussions have focused on density, inclusionary housing, development review process, and deferral of impact fees, the latter two discussed in Section 10.4.

Opportunities for Energy Conservation

Energy costs directly affect housing affordability through their impact on the construction, operation, and maintenance of housing. There are many ways in which the planning, design, and construction of residential neighborhoods and homes can reduce energy costs while at the same time produce an environmental benefit. Techniques for reducing energy costs include construction standards for energy efficiency, site planning, land use patterns, and the use of natural landscape features to reduce energy needs. Sustainable development also encompasses the preservation of habitat and species, improvement of air, and conservation of natural resources, including water and open space.

Residential Building Standards

The city uses the California Building Code and the Green Building Standards Code (CALGREEN) to review proposed development and renovations. The purpose of the code is to improve public health, safety and general welfare by enhancing the design and construction of buildings in the following categories: 1) planning and design, 2) energy efficiency, 3) water efficiency and conservation, 4) material conservation and resource efficiency, and 5) environmental air

quality. In addition to CALGREEN standards, the city implements the following energy conservation programs related to building design, construction, and improvement:

Green Buildings (Solar and Other Energy Related Improvements)

Like all California communities, Carlsbad implements the requirements of CALGreen, California's first green building code and first in the nation state-mandated green building code. As stated on the State's website (<https://www.hcd.ca.gov/building-standards/calgreen/>), "CALGreen provisions under the jurisdiction of HCD are for newly constructed residential structures, as well as additions and alterations to existing buildings which increase the building's conditioned area, interior volume or size. Therefore, for the purposes of HCD, CALGreen applies to the following types of residential structures:

- Hotels, motels, lodging houses
- Apartment houses, condominiums
- One and two-family dwellings, townhouses, factory-built housing
- Dormitories, shelters for homeless persons, congregate residences, employee housing
- Other types of dwellings containing sleeping accommodations with or without common toilets or cooking facilities"

The City of Carlsbad adopted a Climate Action Plan (CAP) in 2015 that led to several ordinances adopted in 2019 to help reach the required reduction in greenhouse gases (GHG). For residential development, the city passed three ordinances that define energy efficiency and GHG reduction measures associated with residential development. These are: building energy efficiency, alternative hot water heating, and electric vehicle charging.

The city joined the CaliforniaFIRST, California HERO, and Ygrene programs to allow residents and business owners to obtain low-interest financing for energy related improvements and repay the loans through an assessment on their property tax bills. Known as PACE, or "Property Assessed Clean Energy," the programs are voluntary, and the owners of residential, commercial, and industrial properties in Carlsbad are eligible. Along with solar electric and water-heating systems, energy efficient improvements such as dual-paned windows, tank-less water heaters, and insulation are also eligible for funding under the programs.

Water Recycling, Conservation, and Desalination

Under the recycled water retrofit project, the city installs recycled water lines to serve existing development in areas of the city where recycled water is available. The Carlsbad Municipal Water District does not provide recycled water to residential customers; however, it does provide it to the common landscaped

areas of residential developments. Each year, the district distributes nearly 1.35 billion gallons of recycled water to local irrigation customers. Recycled water costs customers 15 percent less than potable irrigation water.

Carlsbad currently has the third largest production of recycled water in the region and is planning to double the recycling plant capacity in 2021. The city has approximately 79 miles of recycled distribution pipeline. This distribution system supplies more than 700 connections, including:

- La Costa Golf Course, Park Hyatt Resort and Golf Course
- The Crossings @ Carlsbad Golf Course
- Legoland California
- Grand Pacific Palisades Hotel
- Karl Strauss Brewery

Recycled water is also supplied to many of the Carlsbad parks, facilities, median planters, shopping areas, freeway landscaping and common areas of homeowners' associations.

To assist homeowners in reducing costs, the city participates in regional water conservation programs that allow Carlsbad Municipal Water District customers to receive rebates for purchasing water efficient clothes washing machines and toilets, free on-site water use surveys, and vouchers for weather-based irrigation controllers. The district is a signatory to the California Urban Water Conservation Council Memorandum of Understanding, which seeks to implement 14 best management practices that have received a consensus among water agencies and conservation advocates as the best and most realistic methods to produce significant water savings from conservation. Additionally, the city supports water conservation through public awareness campaigns, as well as by holding water wise landscaping workshops.

In 2010, the city adopted a water-efficient landscape ordinance to promote water conservation through design, installation, and maintenance of more efficient landscape and irrigation systems. The city revised the ordinance in 2016 to comply with updated state regulations.

A nearly \$1 billion, 50-million gallon a day seawater desalination plant began operation in Carlsbad in December 2015. It supplies the San Diego region with approximately 10 percent of its drinking water needs, and Carlsbad with about 12.5 percent of its drinking water needs. The project is the largest of its kind in the Western Hemisphere.

In 2020, the city expects its water supply to consist of 59 percent imported water (from the San Diego County Water Authority), 29 percent recycled water, and 12 percent desalinated water.

General Plan Goals and Policies

Other elements in the General Plan discuss policy measures to reduce energy consumption through land use, transportation, and conservation efforts.

- The General Plan Land Use and Community Design Element seeks development of pedestrian-oriented shopping centers that are located to maximize accessibility from residential neighborhoods. Where appropriate, these centers would also include high and medium density housing surrounding the retail uses or integrated in mixed-use buildings.
- The General Plan Mobility Element seeks to reduce reliance on driving by promoting safe walking and biking access. The plan outlines improvements to pedestrian and bicycle systems. Opportunities for a safe pedestrian crossing across the railroad and Chestnut Avenue will be explored. Pedestrian priority zones around key centers and other places—such as schools—are outlined, to foster pedestrian comfort and safety.
- The General Plan Open Space, Conservation, and Recreation Element supports continuation of the open space and park planning efforts by the city. Any future development located in areas adjacent to sensitive biological resources, such as lagoons and hillsides, must comply with the city Habitat Management Plan and open space regulations to ensure that habitats are preserved and open space is provided.
- Sustainability is an integral part of the General Plan and related polices are included in the different elements as appropriate. The General Plan Sustainability Element provides an overarching framework, and includes polices focused on topics central to sustainability not covered in other elements, such as climate change and greenhouse gasses reduction; water conservation, recycling, and supply; green building; sustainable energy and energy security; and sustainable food.

Climate Action Plan

Concurrently with the 2015 General Plan Update, the city adopted a citywide Climate Action Plan (CAP) that outlines the city's strategy for reducing greenhouse gas (GHG) emissions and climate change impacts. The CAP includes specific, enforceable GHG-reducing measures and actions, including actions to improve energy efficiency in existing and new residential construction, and to increase supply of renewable energy, such as through rooftop photovoltaic systems. The CAP identifies specific GHG reduction targets to be achieved by each measure and identifies potential existing funding sources and incentive programs to help achieve CAP goals.

In 2019, the City Council adopted ordinances identified in the CAP to promote energy efficiency and renewable energy use in new residential construction and in existing development undergoing major upgrades. The ordinances became fully enforceable on Jan. 1, 2020. In July 2020, the City Council adopted a resolution approving an amendment to the CAP to revise the greenhouse gas inventory and reduction targets and forecast, update reductions from existing measures and incorporate Community Choice Energy as a new reduction measure.

10.4 Constraints and Mitigating Opportunities

State housing law requires the city to review both governmental and non-governmental constraints to the maintenance and production of housing for all income levels. Since local governmental actions can restrict the development and increase the cost of housing, State law requires the Housing Element to “address and, where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing” (Government Code Section 65583(c)(3)).

A number of factors can constrain residential development. These include market constraints, such as development costs and interest rates, and governmental constraints, which include land use controls, fees, processing times, and development standards, among others. The city’s coastal location and mesa/canyon topography also impose physical and regulatory constraints, and results in high land costs that present challenging market constraints. In addition, environmental and infrastructure constraints can also impede residential development.

This section provides an overview of the factors that may constrain development as well as those that may facilitate it. This section provides an analysis of various potential and actual constraints to housing development and preservation in Carlsbad. Key findings relative to housing constraints are denoted with a call-out box. While certain factors, such as construction/labor costs, may increase the costs of housing, their impacts are similar throughout the region and therefore do not impose unique disadvantages to the city. These factors pose potential, but not notable constraints.

Market Constraints

Market constraints include land and construction costs, the availability of financing, interest rates, and lending practices. These factors impact the affordability of housing. Though these factors are the result of market conditions and are generally outside the control of the city, there are steps the city can take to lessen the impact of these constraints.

Development Costs

Development costs include the price of land, which is affected by land supply, and construction costs, in addition to development processing and impact fees, which are discussed in the Development Review Process section. In most cities, land costs vary with site location, availability of infrastructure, offsite conditions, and supply. In Carlsbad, location is the single greatest factor determining land prices. Carlsbad is a highly desirable place to live and many properties have

coastal views. Proximity to freeway access, public facilities, and community image also contribute to the high land costs in the city.

As shown in Table 10-31, available land zoned for residential use averaged approximately \$6.1 million per acre based on information from Zillow.com. The lack of availability and the cost of vacant residential land in Carlsbad is a substantial market constraint to the production of new affordable housing.

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

ZONE	LOT SIZE (ACRES)	ADVERTISED PRICE	PRICE PER ACRE
Residential Density - Multiple	3.30	\$1,025,000	\$310,606
Planned Community	0.52	\$399,000	\$767,308
One Family Residential	3.17	\$2,729,000	\$860,883
One Family Residential	0.84	\$1,100,000	\$1,309,524
Residential Tourist	1.00	\$2,950,000	\$2,950,000
One Family Residential	0.22	\$699,000	\$3,177,273
Residential Density - Multiple	0.47	\$2,782,080	\$5,919,319
Multi-Family Residential	0.28	\$1,800,000	\$6,428,571
Commercial Tourist/Residential Density - Multiple	0.92	\$6,995,000	\$7,603,261
Village-Barrio	0.57	\$5,463,000	\$9,584,211
Village-Barrio	0.16	\$1,839,000	\$11,493,750
Village-Barrio	0.25	\$2,899,000	\$11,596,000
One Family Residential	0.29	\$4,999,000	\$17,237,931
AVERAGE	1.00	\$2,744,545	\$6,095,280

Source: Zillow.com, accessed October 2020

Land Supply

Land values are high and supply is low, but the city works to decrease the impact of land costs on affordable housing development. For instance, the city offers density bonuses for qualified projects, pursuant to State law, to increase the yield (number of units) that can be achieved above the maximum of the density range on a property. Also, through the city ordinances, the city offers density increases to assist in providing affordable housing. Density bonuses and increases reduce the per-unit land cost. Program 2.3 describes how the city allows excess dwelling units to enable density transfers, density increases, and density bonuses.

In terms of land supply, the city may acquire land and reserve it for future residential development through its land banking program. In addition to privately held properties, surplus land owned by the city and other public agencies offers additional opportunities for affordable housing. The acquired land can be resold with entitlement to a nonprofit developer at a reduced price to provide housing affordable to lower-income households. The city may also accept land as an in-lieu contribution by a developer to fulfill the inclusionary

housing requirement. Program 2.5 describes how the city plans to implement the land banking program to acquire land suitable for development of housing affordable to lower and moderate-income households.

Additionally, the initial sites inventory analysis found that there are not enough residentially zoned sites to meet the city's RHNA requirements according to the current General Plan. As part of this Housing Element update process, the city has identified several sites that will be part of the city's rezone program in an effort to create more sites that allow residential development by-right (see Section 10.7). The city will continue to monitor the absorption of residential acreage in all densities in its annual reporting and, if needed, recommend the creation of additional or higher density residential acreage. The city will also continue to work with interested developers on infill and redevelopment of vacant and underutilized properties. Program 2.1 describes how the City of Carlsbad reviews residential development applications for compliance with meeting minimum densities so as to meet its share of regional housing needs.

On a case-by-case basis, the city will continue to consider the acquisition and/or rehabilitation of rental properties (Program 3.4). The City Council approved the 2019 and 2020 CDBG Annual Action Plans to authorize the purchase of existing affordable housing units in Carlsbad. To date, the city has purchased eight units with these funds.

Construction and Labor Costs

According to a March 2020 Turner Center report titled, "The Hard Costs of Construction: Recent Trends in Labor and Materials Costs for Apartment Buildings in California," 63 percent of the total cost of producing a new residential building in California over the past decade is accounted for in hard construction costs, or materials and labor costs. By comparison, 19 percent of total development costs is accounted for in soft costs (e.g., legal and professional fees, insurance, development fees), 10 percent is accounted for in conversion (e.g., title fees, operating deficit reserve), and eight percent is accounted for in acquisition costs (e.g., land and closing costs).

As a result, hard construction costs play a significant role in the financial feasibility of housing construction, even more than land costs. Between 2014 and 2018, construction costs in California rose nearly 44 percent, a large contributor being the cost of materials. The cost of wood, plastics, composites, finishes, and concrete have all increased since 2014, although the cost of metals has decreased. Wages have also increased over the last decade, although once accounting for inflation, wages have only risen 3.4 percent since 2006. However, the construction labor market has been tight since the recession in 2008 which shows in the mismatch between the growing number of permitted units (430 percent between 2009 and 2018) and the growth of the construction sector (32 percent between 2009 and 2018). The 2020 Turner Center report finds that prevailing wage requirements are associated with higher hard costs. Interestingly, the report

also finds that affordable housing projects cost more on average than market-rate and mixed-affordability projects, although the statistical significance of the difference is lost once controlling for project size. Generally, funding complexity (including associated prevailing wage and local hiring requirements) and increased design requirements drive up the cost of affordable housing development.

In 2018, the average hard construction cost was \$222 per square foot, according to the 2020 Turner Center report on hard costs. If this is applied to the housing typology assumed for the 2020 Building Industry Association (BIA) of San Diego County Fee Survey, a 950 square foot apartment (within a larger complex) would cost about \$210,900 to construct, not including fees. Using the same hard construction cost of \$222 per square foot, a single-family home with 2,700 square feet of living space would cost about \$599,400 to construct, not including fees. For additional information about development fees, please see the section on Fees and Exactions.

Development Costs Constraints Findings

In Carlsbad, development costs are high and residential land supply is low. By law, the city is required to rezone more land to allow by-right residential development if existing zoning does not accommodate enough housing to meet RHNA requirements (see Section 10.7 and Appendix B) for a discussion of which areas of the city will be rezoned). Additionally, the city continually seeks out rental properties that can be rehabilitated into affordable housing. While the city is limited in what it can do to reduce constraints caused by construction costs, the city continues to work to find additional property for housing development to reduce the constraint on land availability.

Home Financing

Although interest rates remain at historically low levels, access to credit has tightened in the wake of the financial crisis of 2007-08 and finance reform. The new lending environment can have a substantial impact on prospective purchasers. An additional obstacle for homebuyers continues to be the down payment required by lending institutions. These factors often affect demand for ownership housing, driving up or depressing housing prices.

Under the Home Mortgage Disclosure Act (HMDA), lending institutions must disclose information on the disposition of loan applications by the income, gender, and race of the applicants. This applies to all loan applications for home purchases and improvements, whether financed at market rate or through government-backed programs. The primary concern in a review of lending activity is to see whether home financing is generally available to all income groups in the community.

Subsidies

Given the market conditions in southern California, particularly in the San Diego region, housing affordable to lower-income households cannot be accommodated by the market without some form of financial subsidy.

Conventional Lending

Overall, 4,386 households applied for mortgage loans for homes in Carlsbad in 2018, over half of which were refinancing applications. Of the applications for conventional mortgage loans, approximately 66 percent were approved (Table 10-32), slightly above the 63 percent approval rate for conventional loans in the San Diego-Carlsbad MSA, which comprises San Diego County. The denial rate was 14 percent, while 20 percent of the applications were withdrawn or closed for incompleteness.

Among the 765 applications for home improvement loans in 2018, 56 percent were approved, 30 percent were denied, and 14 percent were withdrawn or closed for incompleteness. Approval rates were slightly lower, at 50 percent, for the San Diego-Carlsbad MSA as a whole.

Government-Backed Lending

In addition to conventional mortgages, HMDA tracks loans for government-backed financing (e.g. FHA, VA, or FSA/RHS).⁷ To be eligible for these loans, households must meet established income standards and homes must be under a maximum sales price. However, home prices in Carlsbad often exceed the maximum home values established by these government-backed programs, which makes it difficult for households to take advantage of these types of loans.

In 2018, 181 households applied for government-backed home mortgage loans for properties in Carlsbad (Table 10-32). Of these applications, 76 percent were approved, 8 percent were denied, and 15 percent were withdrawn or closed for incompleteness. This is a decrease over 2014 figures, when 220 applications for a government-backed home mortgage loan were processed and 171, or 78 percent, were approved. The approval rate for Carlsbad was similar, at 76 percent, for the San Diego-Carlsbad MSA as a whole in 2018.

⁷ Government-backed financing includes those backed by the Department of Veteran Affairs (VA), Federal Housing Administration (FHA), and Farm Service Agency/Rural Housing Services (FSA/RHS). Down payment assistance, silent second, and other mortgage assistance programs offered by local jurisdictions are not tracked by HMDA.

TABLE 10–32: DISPOSITION OF HOME PURCHASE AND HOME IMPROVEMENT LOAN APPLICATIONS IN CENSUS TRACTS PARTIALLY OR WHOLLY WITHIN CARLSBAD, 2014

HOUSING UNIT TYPE	GOVERNMENT BACKED		CONVENTIONAL (INCLUDING REFINANCING)		HOME IMPROVEMENT	
	#	%	#	%	#	%
Approved ¹	138	76%	2,894	66%	429	56%
Denied	15	8%	611	14%	228	30%
Other ²	28	15%	881	20%	108	14%
TOTAL APPLICATIONS	181		4,386		765	

¹ "Approved" includes loans originated or approved, but not accepted.

² "Other" includes files closed for incompleteness, and applications withdrawn.

Source: Home Mortgage Disclosure Act (HMDA), 2014.

Mitigating Opportunities

To address potential private market lending constraints and expand homeownership and home improvement opportunities, the city offers and/or participates in down payment and closing programs and a minor home repair program. The County of San Diego also runs the HOME Investment Partnerships program in Carlsbad, which is a Federal program used to fund projects that increase affordable housing for residents earning 80 percent or below the area median income. The Minor Home Repair Program, administered by the city, provides loans to homeowners of single-family units for home improvement efforts.

The city 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. On February 14, 2017, the City Council approved a residual receipts loan of \$4,250,000 from the Carlsbad Housing Trust Fund to Affirmed Housing to assist with the financing of construction of 50 affordable apartment homes as part of the Windsor Pointe project. This project includes 50 very low and extremely low-income apartments for veterans (two are manager’s units), including a portion of each dedicated to homeless housing. On January 28, 2020, the City Council approved \$4,043,392 in additional financial assistance from the Housing Trust Fund, or a total of nearly \$8.3 million for the project.

The city will also continue to offer affordable housing incentives using Housing Trust Fund monies on a case-by-case basis to offer a number of incentives to facilitate affordable housing development. In 2016, the City Council approved a construction loan of nearly \$1.3 million for 64 low and very low-income apartments for the Quarry Creek Master Plan. Additionally, the city contributes \$30,000 towards the regional effort by Alliance for Regional Solutions to provide year-round bridge/shelter services (see Program 2.13).



Finally, the Carlsbad Housing Authority will continue to operate the Section 8 Housing Choice Voucher Program, subject to continued federal funding. The city spends approximately \$6 million annually on the Section 8 Rental Assistance Program, serving an average of 550 families per month. (Program 2.7).

Home Financing Constraints Findings

While it is difficult to finance affordable housing development and rehabilitation, the city provides loans to homeowners and is also part of a Federally funded loan program managed by San Diego County. The city also runs a Minor Home Repair Program where a household may borrow up to \$5,000 per unit. Additionally, the city offers a number of incentives and assistance to help reduce the financing costs for affordable housing, including density bonuses/incentives and direct financing assistance using the Housing Reserve Fund and the Housing Trust Fund.

Although these efforts have been successful in developing and helping more families access affordable housing, Carlsbad residents may benefit from additional support from the city, as 15 percent of all Carlsbad families still experience extreme housing cost burden (using over 50 percent of their income for housing costs). The city's efforts to help finance housing development reduces existing constraints to housing development, however the constraint is still significant.

Government Constraints

Local policies and regulations can affect the price and availability of housing. From its passage in 1986 to the present (2020), the city's Growth Management Plan has played a large role in regulating residential development throughout the city. Potential and actual government constraints to the maintenance, development, and improvement of housing include the Growth Management Plan land use controls, development standards, site improvements, fees and exactions, and permit processing procedures. Passage of SB 330 in 2019 limits the ability to enforce aspects of the Growth Management Plan as discussed below.

Growth Management Plan

In the mid-1980s, Carlsbad experienced a construction boom. Annual growth rates exceeded ten percent and developers completed the most homes in the city's history prior to that time – 2,612 – in 1986. Further, Carlsbad's General Plan, in effect at that time, established a residential capacity exceeding 100,000 units, which potentially meant over 80,000 more homes could be built. With the above in mind, residents expressed concern over the loss of small-town identity, disappearance of open space, and potential for growth to outstrip public facilities and services.

Aware that development was creating public facility impacts on the community, the city began working on its Growth Management Plan. Among the first actions

taken was reduction of the General Plan’s residential capacity by approximately one-half in 1985. Subsequent actions included the adoption of a series of interim ordinances to restrict development while the formal Growth Management Plan was finalized. In 1986, Carlsbad adopted a citywide Facilities and Improvements Plan that established much of the foundational aspects of the program. That year, the program was permanently enacted by ordinance. Further, in November 1986, passage of a voter initiative established the ultimate number of dwelling units that could be built in the city.

Growth Management Plan Constraints Findings

With the passage of SB 330 in 2019, a “city shall not enact a development policy, standard, or condition that would...[act] as a cap on the number of housing units that can be approved or constructed either annually or for some other time period.” As the Growth Management Plan establishes caps on the number of dwelling units and imposes a moratorium (under certain conditions) on new development (including residential) that fails to meet certain standards, the city may need to eliminate or modify parts of the Growth Management Plan . However, to the extent permitted by state law, Carlsbad will continue to implement the Growth Management Plan.

Compliance with the Growth Management Plan is planned for and provided through a three-tiered or phased planning process:

- **Citywide Facilities and Improvements Plan**, which adopted the eleven public facility performance standards (e.g., circulation, parks, open space), defined the boundaries of 25 local facility management zones, and detailed existing public facilities and projected the ultimate public facility needs.
- **Local Facilities Management Plans** have been adopted for each of the 25 zones. They implement the provisions of the Growth Management Plan. These plans phase all development and public facilities needs in accordance with the adopted performance standards, provide a detailed financing mechanism to ensure public facilities can be provided, are reviewed by city staff for accuracy, and are approved by the City Council after a public hearing. These plans are not seen as a constraint to development, but rather as a vehicle to provide information upfront about the capacity and availability of infrastructure.
- **Individual Projects** must comply with the provisions of the Local Facilities Management Plans, as well as implement provisions of the citywide plan. The third phase of the program includes the review of individual projects to ensure compliance with all performance standards prior to the approval of any development permits.

The 1986 Citywide Facilities and Improvements Plan estimated the number of dwelling units that could be built as a result of the application of the General Plan density ranges to individual projects. For the entire city at buildout, the estimate was 54,599 dwelling units (21,121 existing units plus 33,478 future units), which resulted in an estimated buildout population of 135,000. The plan further divided the estimated future dwelling units among four city quadrants (the axis of the quadrants is El Camino Real and Palomar Airport Road), as follows:

- Northwest Quadrant 5,844 units
- Northeast Quadrant 6,166 units
- Southwest Quadrant 10,667 units
- Southeast Quadrant 10,801 units

The purpose of this estimate was to provide an approximate ultimate number of future dwelling units and population citywide and for each quadrant for facility planning purposes. The city's Capital Improvement Plan, Growth Management Plan, and public facilities plans are all based on this estimate. To ensure that all necessary public facilities will be available concurrent with the need to serve new development, it was necessary to set a limit on the number of future residential dwelling units which can be constructed in the city based on the estimate.

On November 4, 1986, Carlsbad voters passed Proposition E, which ratified the Growth Management Plan and "locked in" the maximum future dwelling units in each of the four city quadrants per the estimates specified in the Citywide Facilities and Improvements Plan. Proposition E also mandated that the city not approve any General Plan amendment, zone change, tentative subdivision map or other discretionary approval that could result in future residential development above the dwelling unit limit in any quadrant. Change to this mandate may necessitate a majority vote of the Carlsbad electorate.

Growth Management Control Point Density

Before Proposition E was drafted in 1986, one major concern was how best to link development to the provision of public facilities and assure that once the facilities were installed subsequent development would not exceed their capacities. When Proposition E was drafted, it created for each residential general plan designation a "Growth Management Control Point" (GMCP) density (dwelling units per acre) at approximately the mid-point of the associated density range (Table 10-33).

TABLE 10–33: LAND USE DESIGNATIONS AND IMPLEMENTING ZONES

LAND USE DESIGNATION	ALLOWED DENSITY (DU/AC)	GMCP (DU/AC)	IMPLEMENTING ZONE
R 1.5 – Residential	0.0 – 1.5	1.0	R-1, R-A, R-E, PC1, RMHP
R 4 – Residential	0.0 – 4.0	3.2	R-1, R-A, PC1, RMHP
R 8 – Residential	4.01 – 8.00	6.0	R-1, R-2, RD-M, PC1, RMHP
R 15 – Residential	8.01 – 15.00	11.5	R-3, RD-M, PC1, RMHP, R-P
R 23 – Residential	15.0 – 23.00	19.0	R,3, RD-M, PC1, RMHP, R-P, R-W
R 30 – Residential	23.01 – 30.00	25.0	R,3, RD-M, PC1, RMHP, R-P
V – Village	18.0 – 23.0	n/a	V-R
V-B – Village-Barrio	28.0 – 35.0	n/a	V-R

¹ Subject to an approved master plan.

The purpose of the GMCP density is to ensure residential development does not exceed the dwelling unit caps established for each quadrant. A development may not exceed the GMCP density unless the following three findings can be made:

- The project will provide sufficient public facilities for the density in excess of the GMCP to ensure that the adequacy for the city’s public facilities plans will not be adversely impacted;
- There have been sufficient developments approved in the quadrant at densities below the GMCP to cover the units in the project above the control point so that approval will not result in exceeding the quadrant dwelling unit limit; and
- All necessary public facilities required by the Growth Management Plan will be constructed or are guaranteed to be constructed concurrently with the need for them created by the development and in compliance with adopted city standards.

The Growth Management Plan does not prohibit densities that exceed the maximum of the city’s present (outside the Village) highest density land use designation (R-30), this would include the R-35 and R-40 designations proposed; instead the program requires the findings above to be made.

Excess Dwelling Units

To ensure dwelling unit caps in each of the quadrants are not exceeded, Carlsbad developed a tracking system to account for projects approved both below and above the GMCP. Projects that have developed below the GMCP, for example, generate “excess dwelling units.” Likewise, proposals approved at a density above the GMCP can use these excess units as long as the use of excess units does not cause the quadrant dwelling unit limit to be exceeded. City Council Policy Statement No. 43 specifies that residential projects must provide the minimum amount of affordable housing required by the city’s Inclusionary Housing Ordinance to be eligible for an allocation of excess dwelling units. An allocation of excess dwelling units is considered an incentive and, therefore, the council’s

policy is applicable to both ownership and rental housing projects. Limiting the use of excess dwelling units to projects that provide affordable housing supports the city's ability to achieve the programs of this Housing Element.

The following projects approved over the past several years provide a good representation of the developments that have contributed and utilized excess dwellings:

- **Ocean Street Residences (2008).** A 35-unit condominium project; approved below the GMCP of 11.5 du/ac; required to purchase credits for 7 units in an affordable housing project; created 15 excess dwelling units.
- **Seascape (2008).** Twelve lot single family residential subdivision that included two affordable housing units; approved above the GMCP of 3.2 du/ac; utilized five excess dwelling units.
- **Tabata Ranch (2009).** General Plan amendment changed the land use designation from RM (4-8 du/ac) to RLM (0-4 du/ac); created 12 excess dwelling units.
- **Tavarua Senior Apartments (2011).** A 50-unit affordable senior housing project; approved at 55.5 du/ac, above the GMCP of 6 du/ac; utilized 44 excess dwelling units.
- **Dos Colinas (2012).** A 305 unit continuing care community including 24 affordable housing units; created 111 excess dwelling units.
- **Rancho Milagro (2012).** A 19-unit single family subdivision; required to construct three affordable dwelling units or purchase credits for three units in an affordable housing project; approved below the GMCP of 3.2 du/ac; created 34 excess dwelling units.
- **Vista La Costa Apartments (2012).** A 19-unit apartment project approved at 21.6 du/ac, above the GMCP of 19 du/ac; required to purchase credits for three units in an affordable housing project; utilized 2.59 excess dwelling units.
- **Housing Element Program 2.1 Barrio (2013).** General Plan amendment and zone change to increase allowed densities throughout the Barrio area; included the creation of the R-30 (23-30 du/ac) land use designation; implemented Program 2.1 of the 2005-2010 Housing Element; utilized 574 excess dwelling units.
- **Quarry Creek Master Plan (2013).** General Plan amendment, zone change and master plan to allow for the development of 327 dwelling units at a density of 21.3 and 21.5 du/ac, 95 units at 16.7 du/ac, and 214 units at 13.7 du/ac; implemented Program 2.1 of the 2005-2010 Housing Element; utilized 343 excess dwelling units.

As the above list demonstrates, excess dwelling units are created (when development is approved below the GMCP) and utilized (when development is approved above the GMCP); the list also demonstrates that affordable housing can be achieved, including through purchase of affordable housing credits, even when a project is approved at a density below the GMCP, due to the city's Inclusionary Housing Ordinance. Prior to 2004, development below the GMCP was primarily due to housing market conditions, including the desirability of building low density projects. Other reasons for developing below the GMCP include environmental constraints, such as topography and sensitive habitat. However, approving densities below the GMCP is now more difficult due to Government Code Section 65863, which incorporates state legislation (SB 2292) passed in 2004. More details about this law may be found in the section below on mitigating opportunities.

Mitigating Opportunities

With the passage of SB 330 in 2019, a “city shall not enact a development policy, standard, or condition that would...[act] as a cap on the number of housing units that can be approved or constructed either annually or for some other time period.” As Growth Management Plan requirements establish caps on the number of dwelling units and a moratorium on development (including residential) that fails to meet certain standards, the city acknowledges it may need to eliminate or modify parts of the Growth Management Plan. This is understood particularly in light of the city's need to meet its RHNA requirements.

However, the Growth Management Plan has been fundamental to Carlsbad's successful, well-planned development and its livability; the plan's primary tenant that public facilities keep pace with growth has assured this and can continue to assure it. To the extent permitted by state law, therefore, Carlsbad will continue to implement the Growth Management Plan. To that end, the City of Carlsbad City Council has considered and will continue to consider and discuss how to approach an update to the plan.

As the city is aware of the possible need to modify the Growth Management Plan to ensure its consistency with state law, it has included a program that requires plan compliance as necessary with SB 330 before the bill's sunset date of January 1, 2025. The program also recognizes and accommodates the potential requirement for voter approval of plan changes.

Government Code 65863

California Government Code Section 65863 prohibits local governments, with certain exceptions, from approving residential projects at a density below that used to demonstrate compliance with Housing Element law. For Carlsbad, this Housing Element utilizes:

- The midpoint density (for above-moderate income sites) for the existing R-1 and R-4 density categories and the minimum density (also for above-moderate incomes sites) for the existing R-8 density category.
- The midpoint, or midrange, density (for lower and moderate-income sites) for the existing R-15, R-23, and R-30 density categories
- The minimum density (for lower income sites) for the new R-35 and R-40 density categories to demonstrate compliance with Housing Element law.
- The minimum density (for lower and moderate-income sites) for existing land use districts in the Village.

If a reduction in residential density for any parcel would result in the remaining sites identified in the Housing Element not being adequate to accommodate the city's share of the regional housing need, the city may reduce the density on that parcel provided it identifies sufficient additional, adequate, and available sites with an equal or greater residential density so that there is no net loss of residential unit capacity.

Provisions for a Variety of Housing Types

Carlsbad's Zoning Ordinance accommodates a range of housing types in the community. Housing types permitted include standard single-family and multi-family housing, mobile homes, accessory dwelling units, mixed-use, as well as housing to meet special housing needs, such as farm labor housing, and housing for persons with disabilities. Table 10-34 summarizes, and the following text describes, the types of housing permitted in each residential and commercial zone.

TABLE 10–34: HOUSING TYPES BY ZONING CATEGORY

USES	CITYWIDE ZONES (EXCLUDING THE VILLAGE AND BARRIO MASTER PLAN AREA)															
	R-E	R-A	R-1	R-2	R-3	R-P	R-W	RD-M	R-T	RMH	C ¹⁰	P-C ¹¹	C-M	M	P-M	O
Single Family Homes (detached)	P	P	P	P	P3	p ^{1,2,4}	p ¹	p ^{1,2}	P			P				
Two-Family Home			p ³	P	P	p ⁴	P	P	P			P				
Multi-Family Housing			p ³	p ^{5,6}	p ⁶	p ^{4,6}	p ⁶	p ⁶	P		p ⁷	p ⁶				
Accessory Dwelling Units	A ⁸	A ⁸	A ⁸	A ⁸	A ⁸	A ^{4,8}	A ⁸	A ⁸	A ⁸		A ⁸	A ⁸				
Junior accessory dwelling unit ¹⁶	A	A	A	A	A	A	A	A								
Mobile Homes	P	P	P	P	p ¹	p ^{1,4}	p ¹	p ¹	P	P		P				
Farmworker Housing (small)	P	P	P	P	P	P	C	C	C		C	P	C	P	C	C
Farmworker Housing (large)														C		
Large Residential Care Facility (>6 persons)					C	C ⁴		C				C				
Small Residential Care Facility (≤6 persons)	P	P	P	P	P	p ⁴	P	P	P	P	P	P				
Supportive Housing	p ⁹	p ⁹	p ⁹	p ⁹	p ⁹	p ^{4,9}	p ⁹	p ⁹	p ⁹	p ⁹	p ⁹	p ⁹				
Transitional Housing	p ⁹	p ⁹	p ⁹	p ⁹	p ⁹	p ^{4,9}	p ⁹	p ⁹	p ⁹	p ⁹	p ⁹	p ⁹				
Emergency Shelter (no more than 30 beds)															P	P
Emergency Shelter (more than 30 beds)															C	C

10
Housing

USES	VILLAGE AND BARRIO MASTER PLAN DISTRICTS ¹⁴						
	VC	VG	HOSP	FC	PT	BP	BC
Single Family Homes (detached)		p ¹			p ¹	p ¹	p ¹
Two-Family Home	p ¹⁵	P	p ¹⁵	P	P	P	P
Multi-Family Housing	p ¹⁵	P	p ¹⁵	P	P	P	P
Accessory Dwelling Units	A	A	A	A	A	A	A
Junior Accessory Dwelling Units		A ¹⁷			A ¹⁷	A ¹⁷	A ¹⁷
Mobile Homes							
Farmworker Housing (small)							
Farmworker Housing (large)							
Large Residential Care Facility (>6 persons)		C	C ¹⁵		C	C	
Small Residential Care Facility (≤6 persons)	p ¹⁵	P	p ¹⁵	P	P	P	P
Managed Living Units	C ¹⁵	C			C		
Supportive Housing	p ¹⁵	P	p ¹⁵	P	P	P	P
Transitional Housing	p ¹⁵	P	p ¹⁵	P	P	P	P
Emergency Shelter (no more than 30 beds)							
Emergency Shelter (more than 30 beds)							

A=Permitted Accessory Use; P=Permitted Use; C=Conditionally Permitted Use

1 Single-family dwellings are permitted when developed as two or more detached units on one lot. Also, one single-family dwelling shall be permitted on any legal lot that existed as of September 28, 2004, and which is designated and zoned for residential use. This includes such lots in the VG, PT, BP, and BC districts of the Village and Barrio Master Plans. Single-family dwellings are also permitted on small lots in the BC District only.

2 When the zone implements the R-8 land use designation.

3 Subject to approval of a planned development permit.

4 When the zone implements the R-15 or R-23 land use designation.

5 A multi-family dwelling with a maximum of four (4) units may be erected when the side lot line of a lot abuts R-P, commercial or industrial zoned lots, but in no case shall the property consist of more than one lot, or be more than 90 feet in width.

6 Development of more than four multi-family dwellings requires approval of a site development plan.

7 Permitted when located above the ground floor of a multistory commercial building and subject to approval of a site development plan.

8 Accessory to a dwelling (single-family, mixed use and multi-family) only.

9 As adopted by the City Council, October 2, 2012 and April 2014.

10 Includes C-1, C-2, C-L zones.

11 Prior to approval of a master plan, the property may be used as permitted for the E-A exclusive agriculture zone. After approval of a master plan, such agricultural uses may be continued if the master plan so provides.

12 Dwelling on the same lot on which a factory is located when such dwelling is used exclusively by a caretaker or superintendent of such factory and his or her family. When such dwelling is established, all required yards in the R-3 zone shall be maintained.

13 One-family dwellings, two-family dwellings and multiple-family dwellings or a combination thereof, which serve to house the employees of businesses located in the P-M zone, may be conditionally permitted subject to certain findings specified in the Municipal Code.

14 Uses that are also permitted within the Village and Barrio Master Plan Area but are not listed, include senior citizen housing, live/work units, and mixed-use developments subject to other permitted residential uses.

15 Not permitted on the ground floor street frontage as identified in Figure 2-2 in the 2018 Village and Barrio Master Plan.

16 Accessory to a single-family dwelling only

Multi-Family Units

Multi-family units comprise roughly 29 percent of Carlsbad’s housing stock and are permitted in six residential zones, above ground floor in three commercial zones, and in the PC zone if provided through master plans. Two-family units are permitted in the R-2, R-3, R-P, R-W, RD-M, R-T and PC zones, while multi-family uses up to four units are permitted in the R-2 zone when the side lot line of a lot abuts R-P, commercial, or industrial zoned lots. Larger multi-family projects are permitted in the R-3, R-P, R-W, RD-M, R-T, commercial zones, and PC zones with approval of a Site Development Plan. Two-family and multi-family housing are also permitted in all seven Village and Barrio Master Plan districts. Multi-family housing is also better suited to accommodate lower-income housing. The passage of SB 35 makes developing low and very low-income multifamily housing more appealing by providing approval streamlining to qualifying multifamily projects.

Accessory Dwelling Units

Between 2013 and 2019, 163 accessory dwelling units were permitted. The passage of SB 1069 and AB 2299 in 2016, SB 229 and AB 494 in 2017, as well as SB 13 and ABs 68, 587, 670, 671, and 881 in 2019, made it necessary for the city to revise its provisions related to the construction of accessory dwelling units (ADUs) and requirements for parking spaces to be consistent with State law. As of September 2020, Carlsbad’s zoning code has been amended so it is consistent with all state ADU legislation⁹. In addition, with its most recent amendment the city increased its ADU size limit regulations to be consistent with the maximum

⁹ In the Coastal Zone, the amended standards will not be in effect unless and until they are approved by the California Coastal Commission.

allowed by state law (1,200 square feet) in order to further facilitate ADU construction and provide additional flexibility for applicants (see City Council Staff Report dated Sept. 1, 2020).

In 2020, construction of ADUs is allowed by-right in zones that allow residential development. They require a building permit and, if the property is located within the Coastal Zone, a minor coastal development permit may be required (with no public hearing). Accessory dwelling units can be integrated into existing or proposed single-family residences and at existing multi-family properties in a variety of ways, including converting a portion of an existing house, adding to the existing house, converting an existing garage or storage area, or constructing a new detached structure.

The Carlsbad Zoning Ordinance requires one parking space (covered or uncovered) for each ADU, in addition to the parking required for the primary use (single, one-family dwelling). Additionally, no additional off-street parking is required for ADUs that meet one of the conditions below; otherwise, one space must be provided on-site:

- ADU is within half mile walking distance from public transit, which includes bus stops
- ADU is within an established historic district
- ADU is within an area where on-street parking permits are required, but not offered to the ADU occupants or ADU is located within one block of a car share area.
- ADU is part of existing or proposed primary residence or an accessory structure.

If the ADU is constructed in conjunction with the demolition of a garage, carport or covered parking structure, or one of these structures is converted to an ADU, the parking space(s) are not required to be replaced.

Manufactured Housing and Mobile Homes

State housing law requires communities to allow manufactured housing by right on lots zoned for single-family dwellings. However, the city can regulate the architectural design of a manufactured home or mobile home. The city's current requirements for manufactured housing and mobile homes comply with state law. The city allows manufactured homes on permanent foundations in all zoning districts that permit single-family residences. Mobile home parks are permitted in the RMHP zone.

Transitional Housing and Supportive Housing Transitional housing provides interim housing resources from 90 days – 24 months to help individuals or families stabilize their needs, establish an income, and find housing resources. Transitional housing can vary from group quarters with beds, single-family homes, and multi-family apartments and typically offers case management and

support services to return people to independent living. Many homeless providers and funders have moved away from this model and have redirected those funds into permanent housing resources

Permanent Supportive Housing is the highest level of intervention used to house individuals who have a disabling condition and a long history of homelessness. These resources are ongoing and the most expensive in their service delivery. Individuals can live in group quarters, shared housing, or have their own housing voucher in the community. Individuals receive intensive case management and behavioral health support multiple times a week to maintain their current housing placement. The goal is to assist the individual in retaining their housing, improving their health status, and maximizing their ability to live independently in their community. Target population includes adults with low incomes having one or more physical or development disability, including mental illness, HIV or AIDS, substance use disorders, or other chronic health conditions. This may also include families with children, elderly persons, transitional age youth, individuals exiting from institutional settings, veterans, or homeless people.

To meet the full requirements of SB 2 (2007), the City Council adopted Zoning Ordinance amendments in October 2012 and April 2014 to allow transitional housing and supportive housing in all zones allowing residential uses, subject only to the same limitations that apply to other residential dwellings of the same type in the same zone. In 2018, AB 2162 required cities to change their zoning to provide a “by right” process and to expedite review for supportive housing. Effectively, this law applies to sites in zones where multi-family and mixed uses are permitted, including in nonresidential zones permitting multi-family use. It also prohibits applying a conditional use permit (CUP) or other types of discretionary review to the approval of development projects that are 100 percent affordable and which include a percentage of supportive housing units (25 percent or 12 units, whichever is higher). Additionally, AB 101 (2019) requires that a Low Barrier Navigation Center development be a use by right in mixed-use zones and nonresidential zones permitting multifamily uses. Table 10-34 identifies the zones where transitional and supportive housing uses are permitted, including R-E, R-A, R-1, R-2, R-3, R-P, R-W, RD-M, R-T, RMHP, and commercial zones.

The city has a track record of working with local organizations to provide transitional housing. In 2015, the city partnered with Solutions for Change to acquire a 16-unit apartment complex to provide permanent affordable housing opportunities for homeless families who have graduated from Solutions University.

In 2017, the city approved Windsor Pointe (formerly Oak Veteran’s Housing and Harding Veteran’s Housing, SDP 16-12 and SDP 16-13). The project includes units affordable to the very low and extremely low-income levels, and a portion of the two apartment complexes that make up the project will provide permanent supportive housing to very low and extremely low-income homeless

veterans and veteran families, and people experiencing homelessness with a serious mental illness.

In 2018, the city launched a Housing Set-Aside pilot program at an existing affordable community, where 10 units were set aside specifically for formerly homeless residents. Staff identified and transitioned six individuals into permanent housing. As of December 31, 2019, five of those residents were still successfully housed.

Emergency Shelters

An emergency shelter is a facility that houses individuals experiencing homelessness or survivors of domestic violence on a limited short-term basis. The city adopted a Zoning Ordinance amendment in September 2012 to permit emergency shelters by right in the industrial zones, which are well served by major transportation and bus routes and have some commercial services. In these zones, year-round shelters with up to 30 persons or beds are permitted by right; larger shelters are conditionally permitted. The amendment also provided basic standards. The Coastal Commission approved the amendment in early 2014.

Within the Planned Industrial (P-M) zone there are 50 acres that may be appropriate for emergency shelters. The acreage is vacant and not constrained by airport noise and safety hazards; or a zoning overlay that prohibits residential uses. Further, none of the sites are identified for residential use by the programs in this Housing Element. In addition, following a period of significant industrial construction in the early 2000s, a building resurgence there has been a drop in demand and the city had higher vacancy rates for industrial uses than neighboring cities and the second highest in San Diego County (10.9 percent for Carlsbad versus an average 6.7 percent for the region)¹⁰, providing an opportunity for emergency shelters to locate in vacant buildings. But, in early 2020, the demand for industrial space is heating up, with rental rates for industrial spaces at a record high. This, combined with the possibility of businesses looking to relocate international operations back to San Diego County therefore reducing vacancies, may impact the supply of available and affordable industrial land for emergency shelters in the near future.

As with all uses locating in the P-M or M zones, siting an emergency shelter will also require the consideration of surrounding industrial uses that may employ chemicals or hazardous materials or procedures that could pose a threat to human health. Unmitigated threats and hazards from these types of surrounding uses may render a potential emergency shelter location as unsuitable or may

¹⁰ Colliers International, "Research & Forecast Report" for San Diego County industrial market, 1st-4th quarter 2019 and 1st quarter 2020. "The region" is defined in the report as "North County" and includes Escondido, Carlsbad, Oceanside, San Marcos and Vista.

require additional building requirements. It is not possible to determine if such conditions exist until a specific site is identified.

The city is committed to addressing the issue of homelessness. On October 24, 2017, the City Council approved a Homeless Response Plan, which the city continues to implement. The Plan established key principles and system responses that the city employs to address the community impacts of homelessness. The Plan provides strategies to: 1) prevent, reduce and manage homelessness in Carlsbad; 2) support and build capacity within the city and community to address homelessness; 3) encourage collaboration within the city, community partnerships and residents; and 4) retain, protect and increase the supply of housing. In June 2019, the City Council approved a \$800,000 increase in the city budget for homeless response, doubling the amount from the previous year. The new funding allowed the city to create a Homeless Outreach Team which is a multidisciplinary team combined of police officers and licensed clinicians who provide outreach and case management to individuals experiencing homelessness in the City of Carlsbad. They are deployed in the field seven days a week, 365 days and help link individuals to critical resources. The city also hired a full-time, licensed clinician as a program manager to oversee and coordinate homeless services for the city.

In addition to taking a proactive response locally, the City of Carlsbad convened the North County Homeless Action Committee in fall 2019. The purpose of this group was to bring together elected leaders, city staff, and local nonprofit staff in North County to discuss the needs of the homeless community regionally. Elected leaders met and adopted the following goals in December 2019: reducing the unsheltered street homelessness 50% by January 2022; increasing short-term housing options; and increasing long-term housing options.

Between 2013 and 2015, the city allocated approximately \$1.8 million in funding assistance to various social service providers in North County and serves as a referral agency for homeless shelters and support services. Program 2.13 supports housing for homeless persons. In 2013, Catholic Charities completed its expansion of the La Posada de Guadalupe farmworker housing and homeless shelter from a temporary 50-bed facility to a permanent 100-120 bed facility. The project was funded in part by a Community Development Block Grant and a \$2 million grant from the City's Agriculture Conversion Mitigation Fund. A portion of La Posada de Guadalupe still serves homeless men (50-60 beds) in addition to farmworkers. Additionally, the city funding grant stipulated that the farmworker portion of the shelter expansion be converted to accommodate homeless persons, including families, should agriculture in Carlsbad ever diminish to the point that farmworker housing is unnecessary.

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 includes 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. .

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 County area. Furthermore, the city will work with agencies and organizations that receive CDBG funds to offer a city Referral Service for homeless shelter and other supportive services. In June 2016, the city approved a \$600,000 CDBG grant to a local service provider to acquire a commercial building and begin operations as the Carlsbad Service Center, which provides direct benefit to lower income residents and lends assistance with supportive services. During the 2017-2018 CDBG program year, the city allocated \$67,165 in funding assistance. During the 2019-2020 CDBG program year, the city allocated \$74,872 in funding assistance for services, as well \$58,000 to Catholic Charities for planning and design work for expansion of the La Posada de Guadalupe shelter.

Finally, according to AB 101 (2019), local jurisdictions are required to allow for Low-Barrier Navigation Centers in areas zoned for mixed use and nonresidential zones that permit multifamily uses. This law would also permit designation in nonresidential zones if a zoning designation is not possible where residential use is a permitted use and if the city can demonstrate that the zone is connected to specified amenities and services.

Farm Labor Housing

Small farmworker housing, housing up to 36 farmworkers or 12 units, is permitted in eight zones (R-E, R-A, R-1, R-2, R-3, R-P, P-C, and M) and conditionally permitted in seven zones (R-W, RD-M, R-T, all the commercial zones, P-M, and O). Large farmworker housing, housing over 36 farmworkers or 12 units, is conditionally permitted in the Industrial Zone (M). Catholic Charities currently provides farmworker housing in their La Posada de Guadalupe facility.

Pursuant to the State Employee Housing Act (Section 17000 of the Health and Safety Code), employee housing for agricultural workers consisting of no more than 36 beds in a group quarters or 12 units or spaces designed for use by a single family or household is permitted by right in an agricultural land use designation. Therefore, for properties that permit agricultural uses by right, a local jurisdiction may not treat employee housing that meets the above criteria any differently than an agricultural use.

Furthermore, any employee housing providing accommodations for six or fewer employees shall be deemed a single-family structure with a residential land use designation, according to the Employee Housing Act. Employee housing for six or fewer persons is permitted where a single-family residence is permitted. No conditional or special use permit or variance is required.

Alternative Housing

State law requires housing elements to identify zoning to encourage and facilitate housing for extremely low-income households, including single-room occupancy units (SROs).

To expand housing opportunities for extremely-low-income households, in September 2012 the City Council approved an amendment to the Village Master Plan and Design Manual to conditionally permit and establish standards for "managed living units" in certain districts of the Village area. A managed living unit is designed and intended for transient occupancy of daily, weekly or longer tenancy or permanent residency, providing sleeping or living facilities for one or two persons, in which a full bathroom and a partial kitchen are provided.

The amendment fulfilled program objectives by providing standards for a viable housing option for lower-income persons. The Coastal Commission approved the amendment in early 2014. The city has not identified any additional barriers to the development of alternative housing solutions for very and extremely low-income housing.

Recently, the city has made additional efforts to encourage alternative housing for households with special needs and extremely low-income households, including:

- The city continues to implement the Accessory Dwelling Unit Ordinance and consider alternative types of housing. 163 accessory units were permitted between 2013 and 2019.
- A one-year seniors home share matching program was launched in 2019. Seven residents were matched to a home provider during the year.
- In September 2017, the city amended its zoning regulations for ADUs to address changes in state law made by AB 2299 and SB 1069. The amendment was approved by the California Coastal Commission with suggested modifications in December 2017, which the city council adopted in Jan. 2018. The suggested modifications included amendments that made the city compliant with AB 494 and SB 229 (accessory dwelling unit "clean-up" bills).
- In September 2020, the city amended its zoning regulations to address additional changes in State law pertaining to accessory dwelling units that were signed into law in 2019 (SB 13, AB 68, AB 881, AB 670, AB 587 and AB 671).

Program 1.3 addresses alternative housing.

Managed Living Units and Housing for Seniors

Managed living units are permitted in the 2019 Village and Barrio Master Plan in the VC, VG, and PT zones. Managed living units are small, individual dwelling units with limited features. They are developed in a multi-family dwelling format as part of a managed living unit project. Managed living units are rentals intended for occupancy by 1 or 2 persons only and for tenancies of one month or longer. At a minimum, individual units have partial kitchens and private toilets. Units may share common baths and showers.

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 2019, progress was made on the three senior housing projects. First, the city has issued building permits to Casa Aldea/Cannon Road Senior Housing, consisting of 98-unit senior apartments, of which 20 units will be restricted to low-income residents. As of July 2020, the project is currently under construction. Second, as part of the inclusionary requirement for the Robertson Ranch West Village Master Plan, construction was completed for the 101-unit

Portola Senior Apartments. The project includes one- and two-bedroom units that are restricted to 70 percent of AMI and is now open and completely leased up. Third, on Nov. 3, 2020, the City Council approved Marja Acres, a mixed-use project that will include 46 senior affordable apartments as part of a mixed-use project.

Licensed Community Care Facilities

The California Health and Safety Code requires that community care facilities serving six or fewer persons be permitted by right in residential zones. Moreover, such facilities cannot be subject to requirements (development standards, fees, etc.) more stringent than single-family homes in the same district. The Carlsbad Zoning Ordinance states that residents and operators of a residential care facility serving six or fewer persons are considered a “family” for purposes of any zoning regulation relating to residential use of such facilities. Therefore, small residential care facilities are permitted under the same conditions and in the same locations as detached and attached single-family and/or multi-family dwellings. Residential care facilities serving more than six persons are conditionally permitted in the R-3, R-D-M zones and the R-P zone when that zone implements the R-15, R-23, or R-30 land use designation.

The city has no distance requirements for residential care facilities. For facilities serving more than six persons, conditions for approval relate to setback and parking requirements, compatibility with surrounding uses, ingress/egress, consistency with the General Plan and other city plans, and compliance with State Department of Social Services licensing requirements. Furthermore, the Zoning Ordinance provides that, on appeal, the City Council may modify these requirements provided that the modifications would not impact the peace, health, safety and general welfare. The city’s conditions for approval have not served to constrain the development of residential care facilities in Carlsbad. According to the State Department of Social Services Licensing Division, 25 licensed residential care facilities for elderly and adults are located in Carlsbad, providing over 2,200 beds.

Housing for Persons with Disabilities

The State Housing Element law requires a jurisdiction review its policies and regulations regarding housing for persons with disabilities.

Zoning and Land Use. The city of Carlsbad complies with the State law, allowing small, licensed community care facilities for six and fewer persons by right. Facilities serving more than six persons are conditionally permitted in the R-3, RD-M, and R-P zones (see discussion above under “Licensed Community Care Facilities”).

Furthermore, the Carlsbad Zoning Ordinance provides for the development of multi-family housing in the R-2, R-3, R-P, R-W, RD-M, R-T and P-C (as provided through master plans) zones, as well as all the zones in the 2019 Village and Barrio Master Plan. Regular multi-family housing for persons with special needs, such as apartments for seniors and the disabled, are considered regular residential uses permitted by right in these zones. The city's land use policies and zoning provisions do not constrain the development of such housing.

Building Codes. The city enforces Title 24 of the California Code of Regulations that regulates the access and adaptability of buildings to accommodate persons with disabilities. No unique restrictions are in place that would constrain the development of housing for persons with disabilities. Compliance with provisions of the Code of Regulations, California Building Standards Code, and federal Americans with Disabilities Act (ADA) is assessed and enforced by the Building Division as a part of the building permit submittal.

Reasonable Accommodation Procedure. Both the Fair Housing Act and the California Fair Employment and Housing Act direct local governments to make reasonable accommodations (i.e. exceptions) in their zoning laws and other land use regulations when such accommodations may be necessary to afford disabled persons an equal opportunity to use and access housing. To provide individuals with disabilities such reasonable accommodation, the city adopted a Zoning Ordinance amendment in 2011 to establish a procedure for requests for reasonable accommodation. The amendment was approved by the Coastal Commission in March 2013.

In 2013, the city adopted an 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 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. Consistent with the ordinance, the city will continue to consider requests for reasonable accommodation in land use, zoning and building regulations on a case by case basis. No reasonable accommodation requests were received between 2013 and 2018. One reasonable accommodation request was received in 2019. Additionally, the city regularly awards CDBG funds to provide supportive services such as meals for low-income seniors and emergency and temporary housing for victims of domestic violence.

Other Special Needs Groups

In addition to the population groups outlined above, the housing element is also required to address housing for large families, military members, and students.

The city will also continue to support the development of housing for large families and continues to implement this program as part of its Inclusionary Housing Ordinance. In developments that are required to include 10 or more units affordable to lower-income households, at least 10 percent of the lower income units must have three or more bedrooms. This requirement does not apply to lower-income senior housing projects. In 2015, the city reviewed a proposed 64-unit affordable apartment project (Quarry Creek) with 20 three-bedroom units – nearly a third of the project. In 2016, 26 three-bedroom affordable units were constructed. Although no permits were issued for three-bedroom affordable units in 2017 and 2018, 13 were issued in 2019.

The city has hired a housing navigator and provides funding to service providers to assist hard-to-house and special needs populations by connecting them to resources and assisted and below market housing.

Provisions for a Variety of Housing Types Constraints Findings

The city recognizes the importance of providing a variety of housing options to meet the varied needs of its residents which will support a greater diversity of jobs and housing and counteract racial segregation. The city will be continuing many of its programs that have historically encouraged the development of a variety of housing options including housing affordable to various income levels as well as housing for veterans, the homeless, and persons with disability.

As of September 2020, the city has taken steps to update the Zoning Ordinance to address new ADU legislation. The city has also prepared and updated an Information Bulletin (CD-11) on ADUs used to inform the public and development community about new regulations regarding the development of ADUs, facilitating and supporting the continued development of ADUs in the city. The city has updated its ADU regulations to meet State requirements, which is meant to facilitate the development of ADUs.

AB 2162 requires that transitional and supportive housing be allowed by right in the zones that allow residential development. As shown in Table 10-24 above, the city's zoning ordinance complies with this requirement. However, the city will need to amend its Zoning Ordinance to remove discretionary review and streamline approval of 100 percent affordable housing projects that provide supportive services that meet certain criteria. This Housing Element includes an objective in Program 1.3 to make the ordinance amendments necessary to comply with AB 2162. Regarding AB 101 and Low-Barrier Navigation Centers, however, the city will need to amend its Zoning Ordinance to explicitly allow the development of Low-Barrier Navigation Centers, by right, in residential and mixed-use zones, as well as nonresidential zones permitting multifamily uses.

Under AB 2162, a city cannot require a CUP for farmworker housing if a CUP is not required for other residential uses. Currently, a CUP is only required for large farmworker housing projects, which are only allowed in the M zone. All zones that allow residential also allow farmworker housing.

Finally, because Carlsbad has not yet met its obligations for income categories aside from above moderate housing, Carlsbad is subject to SB 35 for qualified projects. This provides opportunities for developers to propose projects that would qualify for SB 35 streamlined review, including those that allot at least 50 percent of total units for low or very low-income housing for a minimum of 55 years. Considering these findings, Carlsbad will need to implement programs to reduce housing development constraints posed by land use and zoning regulations.

Residential Development Standards

Carlsbad regulates the type, location, appearance, and scale of residential development primarily through the Zoning Ordinance. Zoning regulations are designed to maintain the quality of neighborhoods, protect the health, safety, and general welfare of the community, and implement the policies of the city's General Plan. Table 10-35 summarizes the residential development standards in Carlsbad.

Density is regulated by the General Plan land use designation as demonstrated in Table 10-26, which also identifies the zones that implement the various designations.

TABLE 10-35: BASIC RESIDENTIAL DEVELOPMENT STANDARDS

CHARACTERISTIC OF LOT, LOCATION AND HEIGHT	CITYWIDE ZONES (EXCLUDING THE VILLAGE AND BARRIO MASTER PLAN AREA)											
	R-E	R-A	R-1	R-2	R-3	R-P	R-W	RD-M	R-T	RMHP	C ³	C-M ⁵
Minimum Net Lot Area (square feet)	435,600	7,500	6,000	6,000; 7,500	7,500	7,500	5,000	6,000; 10,000	7,500	3,000; 3,500	-	7,500
Minimum Lot Width (feet)	100'	60'-80'	60'-80'	60'-80'	60'	60'-80'	40'	60'	60'-70'	50'	-	60'
Maximum Lot Coverage	20%	40%	40%	50%	60%	60%	75%	60%	75%	75%	-	60%
Minimum Setbacks (feet)												
Front	70'	20'	20'	15'-20'	20'	20'	10'	20'	20'	5'	0'; 10'-20' ⁴	20'
Side	15'-50'	5'-10'	5'-10'	5'-10'	5'-10'	5'-10'	4'-8'	0'-10'	5'-10'	3'	0'; 10'-20' ⁴	5'-10'
Rear	30'	10'-20'	10'-20'	10'-20'	10'-20'	20'	8'	10'	20'	3'	5'-10'; 10'-20' ⁴	10'-20'
Maximum Height (feet)	35'	24'-35'	24'-35'	24'-35'	35'	35'	35'	35'	35'	-	35'-55'	35'
ADU Standards												
Minimum Distance Between Buildings (feet)	10'	10'	10'	10'	10'	10'	10'	10'	10'			

CHARACTERISTIC OF LOT, LOCATION AND HEIGHT	VILLAGE AND BARRIO MASTER PLAN ZONES						
	VC	VG	HOSP	FC	PT	BP	BC
Minimum Net Lot Area (square feet)	-	-	-	-	-	-	3,500 ¹⁰ ; 7,000
Minimum Lot Width (feet)	-	-	-	-	-	-	40' ¹⁰ ; 60'
Maximum Lot Coverage	-	80%	80%	-	80%	80%	70%
Minimum Setbacks (feet)							
Front	0'-5'	5'-10'	0'-5' ⁷ ; 15' ⁸ ; 10'-25' ⁹ ; 10'	10'-15'	5'-10'	10'	15'-20'
Side	0'	5'	0' ⁷ ; 10'-25' ⁹ ; 0'-10'	0'	0'	5'	0'-5'
Rear	0'	10'	0' ⁷ ; 10'-25' ⁹ ; 5'	10'	10'	5'	10'
Maximum Height (feet)	45'	35'	45'	45'	35'	35'	35'

Note: These tables are a simplification of required standards; see Zoning Ordinance and Village and Barrio Master Plan for full descriptions, excludes zones requiring a planned development and zones allowing only emergency shelters or farmworker housing, including P-C, M, P-M, and O

1The total area of floor space for a detached accessory dwelling unit shall not exceed twelve hundred square feet. For accessory dwelling units that are attached or converted from the existing space of the primary dwelling unit, the total area of floor space of the ADU shall not exceed fifty percent of the total area of the primary dwelling unit, or twelve hundred square feet, whichever is less, but not less than 800 square feet.

2 The minimum required area shall be determined by average natural slope of each lot proposed for the property, as outlined in the Municipal Code. In no case shall a lot be created with an area of less than one acre. Additionally, the R-E zone shall not be applied to any area of less than ten acres of contiguous land.

3 Includes C-1, C-2, C-L zones.

4 For C-L zones, yard depth determined by site property line adjacent to road types

5 Dwelling on the same lot on which a factory is located when such dwelling is used exclusively by a caretaker or superintendent of such factory and his or her family. When such dwelling is established, all required yards in the R-3 zone shall be maintained.

7 Parcels along Carlsbad Blvd between Beech Ave and Carlsbad Village Dr.

8 Minimum 15-foot landscape setback where surface parking areas are located adjacent to a public street.

9 For parcels that share property lines with lots outside the Village and Barrio Master Plan. Setbacks depend on height of building.

10 Small lots (one family or two-family dwellings only; one lot per dwelling)

Source: City of Carlsbad, 2020.

Parking

Parking requirements in Carlsbad vary depending on housing type and anticipated parking needs (Table 10-36). The city's parking standards are the same as or lower than many communities in the San Diego region and therefore do not serve to constrain residential development.¹¹ Additionally, SB 1069 (2016) reduced parking requirements for ADU development, making it easier to build affordable units and State Density Bonus Law grants reduced parking standards for qualifying projects upon request of the developer. Furthermore, the city has a demonstrated history of making concessions (i.e. reduced parking requirements) in order to facilitate affordable housing development. For example, in March 2016, the Planning Commission approved parking reductions, including elimination of the guest parking requirement, for a 64-unit affordable apartment project in Quarry Creek, now known as the Juniper at the Preserve. In January 2017, Windsor Pointe was approved by the Planning Commission. The project, a 50-unit affordable apartment building, received approval for a density increase as well as a reduction in the required parking.

¹¹ Parking standards for the cities of Escondido, Oceanside, San Marcos, Santee, and Vista, and the County of San Diego were reviewed. These communities have adopted parking standards that are similar, indicating fairly consistent parking requirements in the region.

TABLE 10-36: PARKING REQUIREMENTS

USE	NUMBER OF OFF-STREET PARKING SPACES
Citywide (excluding the 2019 Village and Barrio Master Plan)	
Accessory dwelling units	One space (covered or uncovered) in addition to parking required for the primary use; unless otherwise specified in Section 21.10.030 of this code.
	The additional parking space may be provided through tandem parking on a driveway and may be within the front or side yard setback.
One-family dwellings	Two spaces per unit, provided as either: <ul style="list-style-type: none"> • A two-car garage (minimum interior 20 feet x 20 feet); or • Two separate one-car garages (minimum interior 12 feet x 20 feet each); or • As otherwise permitted, pursuant to Section 21.10.030 of this title, when a garage is converted to an accessory dwelling unit.
Two-family dwellings (apartments only), for condominium projects see “planned developments”	Resident parking: Same as required for one-family dwellings
	Visitor parking: Same as required for multiple-family dwelling visitor parking
Multiple-family dwellings (apartments only), for condominium projects see “planned developments”	Resident parking (one must be covered) <ul style="list-style-type: none"> • Studio and one-bedroom units: 1.5 spaces/unit • Units with two+ bedrooms: 2 spaces/unit
	Visitor parking (may be covered or uncovered) <ul style="list-style-type: none"> • Projects with 10 units or fewer: 0.30 space/unit • Projects with 11 units or more: 0.25 space/unit
Planned developments	<ul style="list-style-type: none"> • Projects with 10 units or fewer: 0.30 space/unit • Projects with 11 or more units: 0.25 space/unit
Mobile home parks	Two paved and covered spaces per unit
	One visitor parking space for every four units. On-street parking may be counted toward meeting the visitor parking requirement.
Residential care facilities	Two spaces, plus 1 space/three beds
Housing for senior citizens	1.5 covered spaces per unit, plus 1 covered space for an onsite manager’s unit (when provided), and 1 visitor parking space per every five units, subject to approval of a site development plan.
Emergency shelters	The number of required parking spaces shall be determined by the city planner and shall be based on the operating characteristics of a specific proposal, including, but not limited to, number of: (1) employees, (2) beds, and (3) service deliveries.
Farmworker housing complex, small	One parking space for every four beds plus one space for an on-site manager
Farmworker housing complex, large	The number of required parking spaces shall be determined by the city planner and shall be based on the operating characteristics of a specific proposal, including, but not limited to, number of: (1) employees, (2) beds, and (3) service deliveries.
2019 Village and Barrio Master Plan	
Accessory dwelling unit	<ul style="list-style-type: none"> • One space, in addition to the parking requirement for the primary dwelling. • Tandem parking permitted. Parking may be located in the side or rear yard setbacks. • Parking exceptions exist for accessory dwelling units (refer to CMC Section 21.10.030)

USE	NUMBER OF OFF-STREET PARKING SPACES
One-family and two-family dwellings	<ul style="list-style-type: none"> • Two spaces/dwelling • Spaces shall be garaged • Tandem parking is permitted
Multiple-family dwellings (except as noted, there is no distinction between condominiums and apartments)	<p>Studio and one-bedroom units</p> <ul style="list-style-type: none"> • One space/unit • For condominiums, must be covered <p>Units with two or more bedrooms (all districts except BP and BC)</p> <ul style="list-style-type: none"> • 1.5 spaces/unit • For condominiums, one space must be covered • Tandem parking permitted <p>Units with two or more bedrooms (BP and BC only)</p> <ul style="list-style-type: none"> • Two spaces/unit • For condominiums, one space must be covered • Tandem parking is permitted <p>Visitor parking (BP and BC only)</p> <ul style="list-style-type: none"> • Projects with 10 or fewer units: 0.30 space/unit • Projects with 11 or more units: 0.25 space/unit
Housing for senior citizens	Same as multiple-family dwellings plus one space for an onsite manger’s unit (when provided).
Managed living unit	0.50 space/unit
Residential care facility	Two spaces, plus 1 space per every three beds

Source: Carlsbad Municipal Code, 2020

Inclusionary Housing Ordinance

Since 1993, the city has had an Inclusionary Housing Ordinance that requires a minimum of 15 percent of all new residential projects of seven or more units to 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 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 2020, the in-lieu fee per market-rate dwelling unit was \$4,515; however, the City Council authorized a fee study with the intent of updating the fee. In-lieu fees collected are deposited in the Housing Trust Fund to assist in the development of affordable units.

The Inclusionary Housing Ordinance allows other contributions in lieu of construction, such as dedication of developable land, rehabilitation and affordable sale or rent restriction of existing units, and purchase of housing credits.

Since its adoption in 1993, implementation of the Inclusionary Housing Ordinance has resulted in some 2,300 affordable housing units in the city. The Inclusionary Housing Program continues to be one of the city's most effective programs to build affordable housing. See Table 10-21 in Section 10-3, for further details.

The Inclusionary Housing Ordinance allows the use of financial, land use, regulatory offsets, and other creative alternatives to achieve affordable housing. These alternatives include contributions in lieu of construction, such as dedicating developable land and partnering with a non-profit developer to build affordable housing or rehabilitating units and restricting their sale prices or rents. Under the city's inclusionary requirements, developers may also choose to construct an affordable product type that is different than the market-rate housing product and may group with other developers to build a single affordable housing development. For small housing developers, paying the in-lieu fee or purchasing housing credits are available alternatives as well.

Multifamily Development Streamlining

In 2017, SB 35 required cities and counties to establish a streamlined, ministerial entitlement process for qualifying multifamily, urban infill projects that have failed to approve housing projects sufficient to meet their RHNA. As of December 31, 2019, Carlsbad has significantly exceeded unit production goals for the above-moderate household income category, but not met its obligations for the other income categories. As such, Carlsbad is subject to SB 35 streamlining for projects where 50 percent of the units in the project are proposed for lower-income families. Development projects are eligible for the streamlined, ministerial approval process under SB 35 if they meet all of the following criteria:

- At least 50 percent of the total units must be restricted for low or very low-income housing for a period of no less than 55 years.
- The property must be in an urban area (services readily available), with 75 percent of the site's perimeter already developed.
- At least two residential units must be proposed.
- The city's current general plan and zoning designation must allow residential or residential mixed-use with at least two-thirds of the proposed development square footage designated for residential use.
- The development cannot be located within any of the following areas:

- The Coastal Zone
- Very or very high fire hazard severity zone
- Delineated earthquake fault zone
- Habitat for protected species or wetlands
- Farmland (prime/statewide significance)
- Under a conservation easement
- Flood plain/floodway
- Hazardous waste site.

Projects that elect to take advantage of this process need to specifically request SB 35 processing. The city must determine whether the project is eligible for streamlining within 60 days of application submittal for projects with 150 units or less, and 90 days for projects with more than 150 units. Project design review and consideration of any information requested of the applicant for ministerial review must also be completed with a final approval in 90 days from project application submittal for projects with 150 units or less, and 180 days from project submittal for projects with more than 150 units. Design review or public oversight are allowed but must be objective and strictly focused on assessing compliance with criteria required for streamlined projects. This process, however, may not inhibit, chill, or preclude the ministerial approval allowed by SB 35.

Density Bonus

The city continues to offer residential density bonuses as a means of encouraging affordable housing development. 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). 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 Services Division for compliance. 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.

SB 1763, effective January 1, 2020, amends Government Code Section 65915 to help reduce costs associated with the development of affordable housing. Existing density bonus law provides developers up to a 35 percent increase in project densities, set on a sliding scale based on the amount of affordable housing provided. For housing projects where 100 percent of the units are affordable to

low and very low-income residents, SB 1763 more than doubles the density bonus to 80 percent. Additionally, projects that are 100 percent affordable and located within a half-mile of a major transit stop are not subject to any density limitations and are allowed a height increase above existing zoning height limits of up to an additional three stories or 33 feet.

Under existing density bonus law, projects qualifying for a density bonus are currently entitled to up to three incentives and concessions, depending on the number of affordable units provided. SB 1763, however, provides for a fourth incentive and concession for 100 percent affordable projects. For housing projects that qualify as a special needs or supportive housing development, SB 1763 eliminates all local parking requirements. In September 2020, the city passed an ordinance that updated the city's density bonus regulations to comply with State law. The updated provisions will further reduce costs associated with developing affordable housing.

On- and Off-Site Improvements

Requirements for on- and off-site improvements vary depending on the presence of existing improvements, as well as the size and nature of the proposed development. On- and off-site improvement standards are specified in the General Design Standards developed by the city Land Development Engineering Division. The General Design Standards were most recently updated in 2016 and provides standards for street widths (public and private), circulation improvement, curbs, gutters, sidewalks, water and sewer connections (drainage, storm drains, sewer lines), landscaping, and grading and erosion controls. The following provides a high-level summary of design standards for common on-site improvements and should not replace referencing the General Design Standards for preparing a site design.

Public Street

Street Widths

Right-of-way width ranges from 24 feet for an alley to 126 feet for a prime arterial. Curb-to-curb distance ranges from 24 for an alley to 106 for a prime arterial. Design standard variances can be determined by the City Engineer and may include but not limited to street width, median width, and sidewalk deletions.

Grades

Vertical curves are required when grade breaks exceed 1.5 percent. Normal crown slope on A.C. pavement shall be 2.0 percent. Grades greater than 10 percent shall be constructed of Portland Cement Concrete and shall have a rough surface texture. Grades steeper than 12 percent or 12 percent grades in excess of 400 feet in length require approval of the City Engineer and the Fire Marshal.

Curbs

Improvements must use 6-inch curb face with an 18-inch gutter, unless 8 inches is required for drainage.

Gutters

All cross-gutters shall be 10 feet minimum width and conform with San Diego Regional Standard (SDRS) Drawing G-12, unless otherwise approved by the City Engineer. No cross-gutters shall be allowed on streets classified above collector. Any variance will require the specific approval of the City Engineer. Mid-block cross gutters are only allowed with specific approval of the City Engineer.

Sidewalks

Sidewalks shall be installed along both sides of all streets except hillside streets and shall be located non-contiguous with the curb for local residential streets unless an alternate location is approved by the City Engineer. The minimum width for sidewalks is 5 feet. A 4-foot minimum clearance shall be maintained around all obstructions such as street lights, mailboxes, fire hydrants, etc. Sidewalks around curb returns shall be widened on all collector and above designated arterials to provide for future traffic signals, street lights and mounting posts, and handicap ramps. Sidewalk ramps shall be required at all intersections where sidewalks are required and shall conform with the plans and SDRS Drawings or as directed by the City Engineer. Meandering sidewalks require prior approval from the City Engineer.

Street Trees and Landscaping

All parkways and medians shall be landscaped and irrigated as required by the City of Carlsbad Landscape Manual and applicable Municipal Code. All medians shall include drainage systems to drain runoff water, but not surface flow across streets. Medians shall be straight graded, not crowned. All landscaped shall be designed, installed and maintained to ensure adequate provision for corner sight distances.

Driveways

Driveways for single-family residential developments can range from 12 to 30 feet. For multifamily residential developments, driveways can range from 24 to 40 feet. For both, maximum width can reach 40 percent of the lot frontage. Driveways within cul-de-sacs may require special design.

Hillside Streets

Hillside streets are defined as those which traverse landforms with a slope in excess of 25 percent. Special consideration may also be given to streets which traverse lands with slopes between 15 percent and 25 percent with the approval of the City Engineer. A skid-resistant top course asphalt overlay is required on all hillside streets when grades exceed 7 percent or where horizontal curve radii are less than 200 feet. In addition to standards established in the General Design Standards, hillside streets are also subject to the Hillside Ordinance (Chapter 21.95 of the Carlsbad Municipal Code).

Private Street and Driveway Standards

Access and Circulation

Multi-family residential driveways shall be designed and constructed so as to preclude the necessity for vehicles entering the driveway to maneuver, or stack within the traveled way or to use the traveled way as a circulation element. No parking spaces, intersections or other decision points shall be located in or served by a driveway queuing area. Driveways shall be constructed in accordance with SDRSD G-17 except that the concrete apron shall be 7.5 inches thick. Throat width shall be no less than 24 feet and no more than 36 feet. The apron length shall be no less than the throat width. Driveways should be designed for 15 mph safe speed with sufficient sight lines. Maximum center line grades range from 12 percent to 15 percent depending on level of use. Projects shall provide access and circulation to trash enclosures.

Entrances to Planned Developments

For private street entrances that include medians, the median shall be 4 to 8 feet and no portions of a private median shall be allowed in the public right-of-way. Lane widths shall be 14 to 16 feet. For planned developments with gated or guarded entrances shall meet the criteria for private entrances with street medians, and additionally provide a minimum queuing distance of 20 feet for each 1,000 ADT or fraction thereof. Where the design includes a guard house, there should be enough street width so that entering vehicles can make a U-turn just past the guard house to allow turnaround if the guard has denied them entry.

Street Widths

Private streets with two lanes and parking on both sides shall have a minimum curb-to-curb width of 34 to 42 feet. Drive aisles with two lanes and no parking shall have a minimum curb-to-curb width of 20 to 28 feet.

Sidewalks

All private street and driveways shall provide for pedestrian and handicapped access to all units or buildings proposed. Sidewalks are required on both sides of all private streets and drives to provide access to all units, parking and recreation areas in a planned development or condominium project. Sidewalk circulation throughout the site is required although not necessarily adjacent to the curb. Sidewalks may be eliminated under certain circumstances, as determined by the City Engineer.

Drainage

Hydrology and hydraulic design shall be in accordance with Public Drainage Standards. Concentrated site drainage may not surface flow across sidewalks onto public or private streets. Special design shall be required for all parking lots which, by design, may retain storm waters to reduce downstream flooding. Maximum fall across parking areas shall be 5 percent.

Drainage and Sewer Line Standards

General

Public drainage facilities shall be designed to carry the ten-year six-hour storm underground and the 100-year six-hour storm between the top of curbs. Permanent drainage facilities and right-of-way, including access, shall be provided from development to point of approved disposal. Concentrated drainage from lots or areas greater than 0.5 acres shall not be discharged to city streets unless specifically approved by the City Engineer.

Storm Drains

Minimum pipe flow shall be 0.5 percent unless otherwise approved by the City Engineer. Within the public right-of-way, the minimum storm drain size shall be 18 inches in diameter. The use of detention basins to even out storm peaks and reduce piping is permitted with substantiating engineering calculation and proper maintenance agreements. Detention basins shall be fenced. Protection of downstream or adjacent properties from incremental flows shall be provided. Unprotected downstream channels shall have erosion and grade control structures installed to prevent degradation, erosion, alteration or downcutting of the channel banks. An all-weather access road from a paved public right-of-way shall be constructed to all drainage and utility improvements, to be designed with specific parameters provided in the General Design Standards.

Sewer Laterals

Sewer lateral depth and size shall be a minimum of 4 inches in diameter for single-family residences and a minimum of 6 inches in diameter for all other uses.

The city fee structure also includes some on- and off-site improvements. Off-site improvement fees include drainage and sewer facility fees, school fees, park land fees, and public facility fees, among others. Developers are responsible for all on-site improvements, including parking, landscaping, open space development, walkways, and all utility connections.

In general, however, most residential areas in Carlsbad are served with existing infrastructure. As a result, infrastructure-related improvements to a site do not serve as a barrier to housing development in Carlsbad, although Carlsbad's topography may create some financial barriers to meet grading standards.

Flexible Development Standards

The city offers flexibility in meeting its residential development standards to help achieve affordable housing in a number of ways, including through the Site Development Plan (SDP) requirement, Inclusionary Housing Ordinance, and density bonus provisions. Through the SDP (discussed in detail under "Development Review Process" below), less restrictive development standards may be applied to affordable multiple-family residential developments greater than four units. For example, the Encinas Creek Apartment Homes, approved in 2013, was granted a standards modification for a height limit increase and

garage width reduction in return for 50 percent, or 63 units, dedicated as affordable housing. In 2014, the La Costa Town Center mixed-use project received Planning Commission approval for a standards modification to exceed the 35-foot height limitation in return for designating 20 percent, or 12 units, as affordable housing. In 2017, the Windsor Pointe affordable housing project was approved with standards modifications to reduce parking requirements and to increase density, thereby creating 26 and 24 affordable units, respectively.

Additionally, the Inclusionary Housing Ordinance allows financial, land use, and regulatory offsets and permits creative alternatives as to how the affordable housing is to be achieved. These alternatives include contributions in lieu of construction, such as dedicating developable land and partnering with a non-profit developer to build affordable housing or rehabilitating units and restricting their sale prices or rents. Under the city's inclusionary requirements, developers may also choose to construct an affordable product type (i.e., ownership or rental) that is different than the market-rate housing product and may group with other developers to build a single affordable housing development. For small housing developers, paying the in-lieu fee or purchasing housing credits are available alternatives as well.

Residential Development Standards Constraints Findings

Overall, the city's development standards are typical and consistent with a community that is constrained by its hilly topography. The city also creates more opportunities for housing development through its flexible development standards, as well as its inclusionary housing ordinance and density bonuses. New State law (AB 1763) further supports developers' ability to use density bonuses to build affordable housing. Parking standards are similar across the region and most projects will be infill and therefore will not be constrained with the additional cost of adding infrastructure. As a result, residential development standards do not pose a significant constraint to housing development.

Development Review Process

City Review

Carlsbad's development application review process depends on the project type and complexity, and whether a major variation in development standards, land use, or operating conditions is requested. If the proposed project involves ownership units, then either a tentative tract map or parcel map is required. If condominium ownership is proposed, then a Planned Unit Development (PUD) permit is required. This PUD process allows review of project design features, such as architecture, site design, landscaping, and recreation areas. Zoning Ordinance Chapter 21.45 contains the standards required for projects subject to a PUD; the chapter also provides the necessary approval findings and references applicable City Council policies specifying architectural and neighborhood design.

The discretionary review process for rental apartments is more straightforward. Apartment projects with no more than four units are allowed by right in multi-family zones, provided they meet General Plan density thresholds. Since only a building permit is required, apartment complexes with four or fewer units provide an opportunity for infill of underutilized sites. Apartment developments with more than four units must submit a Site Development Plan (SDP) application that is subject to approval by the Planning Commission. SB 35 requires cities to adopt objective multifamily design standards to carry out a streamlined review and approval of eligible multifamily and affordable housing projects, which would bypass design review by the Planning Commission. The city will need to prepare and adopt objective multifamily design standards (see Program 1.11 in this Housing Element).

According to Zoning Ordinance Section 21.53.120, SDPs are also required for rental or ownership affordable housing projects of any size. “Affordable housing” is defined in the Zoning Ordinance as “housing for which the allowable housing expenses for a for-sale or rental dwelling unit paid by a household would not exceed thirty percent of the gross monthly income for target income levels, adjusted for household size.” Review of SDPs for affordable housing projects follows the timeframes discussed below. Processing of SDPs is explained in Zoning Ordinance Chapter 21.06.

Development standards listed in Section 21.53.120 (b and c) are as follows:

- The development standards of the underlying zone and/or any applicable specific or master plan, except for affordable housing projects as expressly modified by the SDP.
- The SDP for affordable housing projects may allow less restrictive development standards than specified in the underlying zone or elsewhere provided that the project is consistent with all applicable policies (such as the General Plan) and ordinances.
- In the Coastal Zone, any project requiring a SDP shall be consistent with all certified local coastal program provisions, with the exception of density.
- Through the SDP process, the Planning Commission or the City Council may impose special conditions or requirements that are more restrictive than the development standards in the underlying zone or elsewhere that include provisions for, but are not limited to the following:
 - Density of use;
 - Compatibility with surrounding properties;
 - Parking standards;
 - Setbacks, yards, active and passive open space required as part of the entitlement process, and on-site recreational facilities;

- Height and bulk of buildings;
- Fences and walls;
- Signs;
- Additional landscaping;
- Grading, slopes and drainage;
- Time period within which the project or any phases of the project shall be completed;
- Points of ingress and egress;
- Other requirements to ensure consistency with the General Plan or other adopted documents; and
- On- or off-site public improvements.
- To assist applicant certainty regarding the standards that would be applied, documents such as the Zoning Ordinance and other planning requirements applicable to multi-family developments are available from the Carlsbad Planning Division via mail, email, online, or in-person (although due to the COVID-19 pandemic in 2020, in-person services are temporarily suspended). Applicable provisions as well as application forms and fee information may be found on the division's website at



<http://www.carlsbadca.gov/services/depts/planning/default.asp>

Additionally, Zoning Ordinance Section 21.06.020 establishes the approval findings for SDPs. These findings are as follows:

- That the requested use is properly related to the site, surroundings and environmental settings, is consistent with the various elements and objectives of the General Plan, any master or specific plan, the Zoning Ordinance, and will not be detrimental to existing uses or to uses specifically permitted in the area in which the proposed use is to be located, and will not adversely impact the site, surroundings or traffic circulation;
- That the site for the intended use is adequate in size and shape to accommodate the use;
- That all of the yards, setbacks, walls, fences, landscaping, and other features necessary to adjust the requested use to existing or permitted future uses in the neighborhood will be provided and maintained;
- That the street system serving the proposed use is adequate to properly handle all traffic generated by the proposed use, and;
- The proposed development or use meets all other specific additional findings as required by this title.

These findings, and the development standards that are applicable to multi-family development, are specific to the design of the project and its site, and the project's compatibility with its surroundings and serving infrastructure. Furthermore, they are readily available to a project applicant. Sites for high-density development in the city are located according to General Plan standards to help ensure they are in locations compatible with their surroundings and appropriately located near adequate services and transportation networks.

In recent years, the State of California has also enacted legislation that requires local jurisdictions to streamline project approvals for the purpose of expediting housing development.

- In 2016, California passed AB 2299 and SB 1069 which limited the review of ADU applications to within 120 days of receipt. All review for ADUs must be ministerial; no discretionary review is permitted in connection with an ADU application. Additionally, environmental review is not required prior to approving individual ADU applications.
- In 2017, California passed SB 35, which required the city to streamline approval for multifamily projects where 50 percent of the units are in dedicated to lower-income families. Projects that choose to take advantage of this must specifically request for SB 35 processing. The city must then determine whether the project is eligible for streamlining within 60 days of the application submittal for projects with 150 units or less, or 90 days for projects with more than 150 units. The city must give final approval within 90 days of application submission for projects with 150 units or less, or 180 days for projects with more than 150 units. SB 35 projects do not require public hearings.
- In 2019, California Governor Newsom signed several bills (SB 13, AB 68, AB 587, AB 670, AB 671, and AB 881) into law, which amended State law to further encourage and incentivize the construction of accessory dwelling units and junior accessory dwelling units by requiring cities and counties to permit construction of these housing types by-right in any zone that allows residential development. ADUs require review and approval of a building permit application and may require review and approval of a minor coastal development permit application (if located in the Coastal Zone). The coastal development permit does not require a hearing. If there is an existing dwelling unit on the property, the city has 60 days from the date of a complete application to approve the ADU/Junior ADU application. Otherwise, the permit is automatically approved.

- Also passed in 2019, SB 330, would prohibit the city from conducting more than five hearings if a proposed housing development project complies with the applicable, objective general plan and zoning standards in effect at the time an application is deemed complete. To this end, the city still needs to develop and adopt objective design standards that would help enforce this (see Program 1.11 in this Housing Element).

Carlsbad offers a preliminary review process to potential applicants. For a reduced application fee and minimal submittal requirements, applicants will receive detailed information on the standards and processing applicable for their anticipated projects, including comments from the city's Community and Economic Development Department (Building, Land Development Engineering, and Planning Divisions), and Fire Prevention.

The timeframe for processing required permits can vary, depending on the size and type of development, permits required, and approving entity (Table 10-37). Typical processing time for a single-family home is two to three weeks, while larger subdivisions can take eight to 12 months (from the application date to approval date).

TABLE 10-37: DISCRETIONARY REVIEWS FOR RESIDENTIAL PROJECTS

TYPE OF DEVELOPMENT	PERMITS REQUIRED	APPROVING ENTITY	PROCESSING TIME ¹
Single-Family Standard Subdivision (1-4 Units)	Tentative Parcel Map	City Planner ¹	3 – 6 months
Single-Family Small-lot Subdivision (1-4 Units)	Tent. Parcel Map PUD Permit	City Planner ¹	4 – 8 months
Single-Family or Multi-family Condominiums (1-4 Units)	Tent. Parcel Map PUD Permit	City Planner ¹	4 – 8 months
Single-Family Standard Subdivision (5+ Units)	Tent. Tract Map	Planning Commission	6 – 9 months
Single-Family Small-lot Subdivision (5+ Units)	Tent. Tract Map PUD Permit	Planning Commission	6 – 11 months
Single-Family or Multi-family Condominiums (5+ Units)	Tent. Tract Map PUD Permit	Planning Commission	6 – 11 months
Single-Family or Multi-family Apartments (5+ Units) ²	Site Development Plan	Planning Commission	6 – 11 months
Accessory Dwelling Units	Building Permit, Minor Coastal Development Permit (if located in Coastal Zone)	Building Official	2 months (60 days)

¹ projects of 4 units or less are approved by the City Planner and do not require Planning Commission approval if an affordable project.

² Upon the revision of the Zoning Ordinance, the process for reviewing Site Development Plans will need to be ministerial.

Source: City of Carlsbad, 2016.

California Coastal Commission

The Coastal Zone in Carlsbad covers approximately 9,220 acres and includes three lagoons. A wide range of land uses exist in the Coastal Zone, including open space, residential, commercial, industrial, office, and public uses.

After a local coastal program land use plan and an implementation plan are certified by the Coastal Commission, the authority to approve or deny coastal development permits is transferred to the local government; however, the Coastal Commission retains permanent authority to approve or deny coastal development permits for development proposed on tidelands, submerged lands, and public trust lands. The city has obtained Coastal Development Permit jurisdiction for five of the six Local Coastal Plan (LCP) segments (excluding the Agua Hedionda LCP segment) within its boundaries. Development within these five LCP segments of the coastal zone consistent with the Local Coastal Program is not required to be reviewed by the Coastal Commission. As part of its current effort to update its LCP, the city is pursuing jurisdiction to issue Coastal Development Permits in the Agua Hedionda LCP segment.

Proposed changes to the LCP or ordinances that implement the LCP, such as the Carlsbad Zoning Ordinance, require the filing of a LCP amendment with the Coastal Commission after all city approvals have occurred. The Coastal Commission must review and approve these changes before they become effective in the Coastal Zone. This additional review may add several months. Since the requirement to file a LCP amendment is applicable to all jurisdictions with Coastal Zones, it is not unique to the City of Carlsbad and does not constitute an actual constraint to housing development.

San Diego Regional Airport Authority

Carlsbad is home to the McClellan-Palomar Airport, a public aviation facility, owned by the County of San Diego. Pursuant to State law, all GPAs, Zoning Ordinance amendments, and Master and Specific Plan amendments that affect land within the airport influence area in Carlsbad must be reviewed by the San Diego County Regional Airport Authority (SDCRAA). The SDCRAA has 60 days for the review. However, the City Council has the authority to override the SDCRAA review with a four-fifths vote. Since this requirement is applicable to all jurisdictions located near airports/airfields, this requirement is not unique to the City of Carlsbad. Other potential constraints associated more specifically with the airport are discussed in this section.

Building Codes

On July 19, 2019, the 2019 California Building Code was published, with an effective date of January 1, 2020. This includes applicable green building, electrical, mechanical, plumbing and fire regulations. Applicants' plans are reviewed for compliance with the building code before permits are issued.

Fees and Exactions

The City of Carlsbad collects planning and development fees to cover the costs of processing permits. The city also charges impact fees to recover the cost of providing the necessary public services, infrastructure, and facilities required to serve new residential development. Typical permit fees are presented in Table 10-38.

In the valuation year 2019-2020, permit and development impact fees were estimated to total to \$42,617 for a typical single-family home and \$16,762 per unit in an apartment complex with over 250 units.

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
Environmental Impact Report	
Addendum (+fully burdened hourly rate after first 10 hours of project planner)	\$2,753
Focused/Supplemental (requiring a public hearing) (+fully burdened hourly rate after first 100 hours of project planner, or 20 hours of project engineer)	\$14,788
Review (+fully burdened hourly rate after first 160 hours of project planner, or 40 hours of project engineer)	\$21,982
General Plan Amendment	
0-5 Acres	\$4,677
Over 5 Acres	\$6,747
Habitat Management Plan	
Amendment to Plan Document (Major) (+fully burdened hourly rate after the first 20 hours of project planner)	\$5,857
Amendment to Plan Document (Minor)	\$3,764
Permit (Minor) – no habitat to be preserved	\$594
Permit (Major) – habitat to be preserved	\$4,283
Permit – Single Family	50% of Minor Fee
Hillside Development Permit	
Minor	\$1,361
Major	\$2,752
Local Coastal Plan Amendment	\$6,837
Local Facilities Management Plan/Amendment	\$10,000/Fee+ Min. Increments of \$5,000.00
Master Plan	

10
Housing

DEVELOPMENT PROCESSING FEES	AMOUNT
Master Plan (Base fee + fully burdened hourly rates after the first 200 hours of project planner, or 100 hours of project engineer)	\$45,792
Major Amendment (Base fee + fully burdened hourly rates after the first 100 hours of project planner, or 40 hours of project engineer)	\$28,650
Minor Amendment (Base fee + fully burdened hourly rates after the first 20 hours of project planner, or 7 hours of project engineer)	\$1,827
Master Plan Pre-Filing Submittal	\$7,787
Plan Consistency Determination	\$774
Planned Development	
4 or fewer, based on number of units or lots, whichever is greater	\$3,304
5 or more/Major Subdivision, based on number of units or lots, whichever is greater	\$9,161
Preliminary Plan Review	
Minor (single family dwelling)	\$218
Major (other)	\$774
Site Development Plan	
Minor (4 or less units/lots)	\$4,895
Major (5 or more units/lots)	\$12,416
Special Use Permit	\$3,757
Specific Plan	
Base Fee (+ fully burdened hourly rate after first 200 hours project planner or 60 hours project engineer)	\$38,247
Amendment – Major (base fee + fully burdened hourly rate after 180 hours project planner, or 30 hours project engineer)	\$24,614
Amendment – Minor (base fee + fully burdened hourly rate after 20 hours of project planner or 7 hours project engineer)	\$1,591
Tentative Maps	
Tentative Parcel Map – Minor Subdivision – 0-4 lots	\$4,169
Tentative Tract Map – 5-49 units/lots – base fee + \$110/unit or lot over 5, whichever is greater	\$9,028
Tentative Tract Map – 50+ units/lots – base fee + \$15/unit or lot over 49, whichever is greater	\$18,043
Variance	\$3,098
Variance – Administrative	\$823
Zone Change	
5 or fewer acres	\$5,373
5.1 or more acres	\$7,279

DEVELOPMENT PROCESSING FEES	AMOUNT
Bridge & Thoroughfare Districts	
District 1	
District 2	\$318-\$530/unit (varies based on unit type)
District 3	
District 2	\$387-\$2,005/Average Daily Trip (varies based on location)
District 3	\$226/Average Daily Trip
Community Facilities District	
Single Family Detached, Condominium	\$2,232/unit
Apartment	\$0.71/square foot
Habitat Management Plan Mitigation Fee	
Coastal Sage Scrub	\$34,365/acre
Non—native grassland	
Non-native grassland	\$17,183/acre
Agricultural/Distributed/Eucalyptus woodland	\$3,437/acre
Local Facilities Management Zone	\$310/unit (applies to Zone 6 only)
Planned Local Drainage Area Fees (PLDA)	
A	\$6,822-\$29,562/acre (varies abased on amount of runoff)
B	\$2,550-\$11,048/acre (varies abased on amount of runoff)
C	\$2,475-\$10,727/acre (varies abased on amount of runoff)
D	\$2,347-\$10,171/acre (varies abased on amount of runoff)
Park In-Lieu	\$3,696-\$7,649/unit (varies based on location, unit type)
Public Facilities Fee	1.82% (in a CFD) or 3.5% (out of a CFD) of building permit valuation
School Fees (residential development)	
Carlsbad Unified School District	\$4.08/square foot
Encinitas Union School District	\$4.08/square foot
San Dieguito Union High School District	\$3.79/square foot
San Marcos Unified School District	\$4.44/square foot
Sewer Fees	
Sewer Benefit Area	\$0-\$3,755/EDU (varies based on location)
Sewer Connection (all areas)	\$982/EDU
Traffic Impact (Fees vary based on location in or out of Community Facilities District 1)	
Single Family	\$3,240-\$3,820/unit
Condominium	\$2,592-\$3,056/unit
Apartment	\$1,944-\$2,292/unit

DEVELOPMENT PROCESSING FEES	AMOUNT
Water Connection ⁴	
Single Family Detached	\$6,251/unit
Multi-family	\$2,807/unit

⁴ Fees based on 3/4-inch displacement meter for single-family detached and 2-inch displacement meter for multi-family. Multi-family fees assumed 10 units for estimation purposes.

Source: City of Carlsbad, 2020.

It is difficult to compare fees across different communities since they tend to have different types of fees. For example, Carlsbad may have some fees that are higher, but the city does not have a design review fee whereas most adjacent communities have this type of fee. A comparative assessment is provided on Table 10-39, based on respective city estimated fees as reported in the 2020 Building Industry Association of San Diego County (BIA) Fee Survey.

TABLE 10-39: COMPARISON OF TYPICAL FEES BY HOUSING TYPE, PER UNIT

CITY	TYPICAL SINGLE FAMILY	MULTI-FAMILY
Carlsbad	\$42,617	\$16,762
Oceanside	\$68,235	\$17,178
San Marcos	\$30,761	\$14,184
Escondido	\$37,044	\$29,360

2020 BIA Fee Survey

For single-family residential estimates, jurisdictions calculated permit issuance, capacity, and impact fees assuming a four-bedroom, three-bath single-family detached dwelling unit with 2,700 square feet of living area, 600 square foot garage, 240 square foot patio with cover and walls; fireplace; gas and electric hookups, type V, wood frame construction. Total estimates also included engineering and processing fees assuming a prototype 50 lot, 10-acre subdivision with 100,000 cu yards of grading. For a multifamily apartment development, jurisdictions estimated total fees based on a prototype three story, garden style, 250-unit (950 square foot/unit) apartment complex, with Type 5 wood frame construction, surface parking in 10 buildings over 10 acres. The BIA fee report also includes estimates for attached townhomes and condominium developments; these estimates fell within the range framed by the cost of a single-family development and an apartment development and were therefore not included in this discussion. Estimates presented in this section have been rounded to the nearest whole dollar.

Additionally, ADUs shall not be considered new residential uses for the purpose of calculating connection fees or capacity charges, though ADUs that are not contained in existing structures may be require a new or separate utility connections. Any connection fee or capacity charge shall be proportionate to the burden of the proposed ADU on the water or sewer systems based on its size or number of plumbing fixtures and shall not exceed the reasonable cost of providing this service. Development impact fees are not charged to ADUs less

than 750 square feet, and ADUs over 750 square feet are charged impact fees proportionately in relation to the square footage of the primary dwelling unit.

Development Review Process Constraints Findings

The city complies with State requirements for streamlining the permitting process. In addition to offering priority processing for affordable housing projects, reducing the review time for discretionary permits, new State law makes ADU permitting much faster to expedite the development of affordable housing.

Carlsbad's development fees do not unduly constrain the development of affordable housing in the city. Although the city does not waive fees for affordable housing projects, the city provides financial assistance to affordable housing projects constructed in Carlsbad using a variety of funding sources, including the Housing Trust Fund, and CDBG funds.

Finally, the City Council adopted an ordinance in 2013 that allowed developers, for a two-year period, to choose to defer the payment of specified development impact fees for certain projects, including residential developments of five or more dwelling units. The ordinance permitted these fees to be paid prior to a request for final building inspection rather than before permit issuance or final map recordation. A subsequent 2015 ordinance made impact fee deferral a permanent developer option. This option can be an economic stimulator as it offers builders flexibility in how and when certain fees are paid. At the same time, fee deferral does not negatively impact city staff's administration of the fee collection process. All considered, the city's development review process does not pose a significant constraint to development.

Environmental Constraints

Environmental constraints to residential development typically relate to the presence of sensitive habitat, flooding, topography, and other natural and physical characteristics that can limit the amount of development in an area or increase the cost of development.

This section builds on and supplements the information contained in Section 10.3 regarding the sites inventory.

Endangered Species/Sensitive Habitat

Carlsbad contains many areas where native habitat hosts endangered or sensitive species. Protection of many of the species is mandated by Federal and State laws. The presence of sensitive or protected habitat and/or species can constrain the amount of developable land. With the high price of land in Carlsbad, this type of constraint on otherwise developable land would make the construction of affordable housing less feasible.

Endangered Species/Sensitive Habitat Constraints Finding

With the adoption of the Habitat Management Plan (HMP) in 2004, the processing time for housing development and associated costs are reduced. Nonetheless, Category 1 Open Space covers 29.5 percent of the city. Category 1 provides for the preservation of natural resources (plant and animal habitat; nature preserves; beaches and bluffs; wetland and riparian areas; canyons and hillsides; and water features such as lagoons and streams).

Slope

For safety and conservation purposes, Carlsbad's Hillside Development Ordinance does not allow significant amounts of grading without regulatory permits. In addition, land that has slopes over 40 percent was precluded from the adequate sites inventory in Section 10.3 and development on slopes greater than 25 percent but less than 40 percent is permitted on an area equivalent to half the site area to ensure safety and avoid erosion. Figure 10-6 shows where steep slopes are located in the city.

Slope Constraints Findings

Certain topographic conditions can limit the amount of developable land and increase the cost of housing in Carlsbad. Where residential development is permitted on moderate slopes, the cost of improvement and construction in these areas increases and can affect the end price of the unit. For safety concerns and the community goal of preserving the unique scenic qualities of hillside topography, these policies on hillside development are necessary.

Open Space and Conservation Easements

In Carlsbad, a principal defining feature is the city's extensive open spaces. In an effort to maintain these natural and recreational resources, the housing sites inventory does not include any sites that fall within any open space or conservation easement properties. Figure 10-7 shows the open space and conservation easements within the city.

Open Space and Conservation Constraints Findings

Residential development is not allowed in areas designated for open space and conservation easements, which constrains the available land for residential development. The long-term benefits of prohibiting residential development to encroach on these valuable resources, however, is important to Carlsbad's character, the wellbeing of city residents, and the wildlife and habitats that share the area.

McClellan-Palomar Airport

To protect the ability of the McClellan-Palomar Airport to operate safely, there are significant restrictions to residential development within certain airport's safety zones and within certain projected noise contours. State noise standards have adopted the 65 dBA CNEL as the exterior noise environment not suitable for residential use. As such, sites that would be impacted by noise levels 65 dBA CNEL or higher were excluded from the available sites inventory.

The Carlsbad General Plan Land Use Element designates the area around the airport primarily for industrial and office uses. Multi-family residential development may be permitted in Safety Zone 6 without restriction, and in Safety Zones 3 and 4 provided density is limited to not more than 16 or 20 dwelling units per acre, respectively, and additional open land is maintained. Any multi-family housing within the 60 CNEL is subject to a noise study and required mitigation measures. Figure 10-8a shows the airport safety zones and noise levels surrounding the McClellan-Palomar Airport.

Airport Constraints Findings

Where residential development is permitted within one of the Airport Hazard Zones, the lower allowable density creates constraints to affordable housing development, which typically requires higher densities. Noise safety standards also limit the areas in the city that are suitable for development. For safety concerns, however, density limitations and noise regulations are necessary.

Noise

In addition to noise from the McClellan-Palomar Airport, potential housing sites will also need to address noise from local roadways and highways, as well as rail service through the community. Street traffic noise, including Interstate 5, is the most extensive noise problem faced by Carlsbad. In addition to Interstate 5,

other major streets with high levels of noise include Highway 78 and several arterial streets—El Camino Real, Palomar Airport Road, Rancho Santa Fe Road, Melrose Drive and Carlsbad Boulevard. Noise associated with major transportation routes is shown on Figure 10-8b.

Noise Findings

For roadway and rail noise, new projects will be required to mitigate potential noise impacts, as appropriate to the site. Given the limited area for most arterial and rail noise, many projects can reduce noise through site design, placement of structures and walls, and placement of openings. Sites within the 70 dB Ldn noise contour will require further site-specific acoustical analysis and mitigation.

Flood Zones

In Carlsbad, several areas have the potential for flooding, mainly around areas that include and extend from the Buena Vista Lagoon, Agua Hedionda Lagoon, and the Batiquitos Lagoon. Figure 10-9 shows the locations of the flood zones in the city.

Flood Zone Constraints Findings

Not allowing residential development in areas with potential flooding hazards constrains the available land for residential development. For safety concerns, however, limiting residential development in the 100-year flood zone is required by State law.

Fire Safety Zones

Fire Hazard Severity Zones (FHSZ) designate the range of fire hazard, based on three key factors: fuel, slope, and weather. In Carlsbad, sites that fall within the very high fire hazard safety zone (VHFHSZ) were excluded from the available sites inventory. Figure 10-10 shows the fire safety zones within the city.

Fire Safety Zones Constraints Findings

Limiting or prohibiting residential development in the VHFHSZ constrains the available land for residential development. For safety concerns, however, limiting residential development in very high fire hazard safety zones is essential.

Transmission Corridors

Transmission corridors cover areas that have been used to install utility infrastructure. San Diego Gas and Electric and California Natural Gas pipelines are accounted for in the sites inventory. These areas have been discounted as areas suitable for residential development. Figure 10-11 shows the transmission corridors within the city.

Transmission Corridors Constraints Findings

Prohibiting all development, including residential uses, in areas used for utility infrastructure constrains the available land for residential development. Gas and electricity infrastructure, however, are critical to the day-to-day functioning of many aspects of the city, its residents, and its businesses.

Water and Sewer Supply

The Carlsbad Municipal Water District (CMWD) serves approximately 83 percent of the city, providing sewer service to the same area. According to the 2015 Carlsbad Urban Water Management Plan (UWMP), Carlsbad Municipal Water District's (CMWD) water supply reliability analysis shows that the implementation of additional planned supplies (such as groundwater) and conservation measures, supplies will meet demands under all hydraulic scenarios. The portions of Carlsbad not served by CMWD or the city are located in the southeastern part of Carlsbad, including the community known as La Costa. For much of this area, the Leucadia Wastewater District provides sewer service and the Olivenhain Municipal and Vallecitos water districts provide water service (Vallecitos also provides sewer service).

Although the 2015 UWMP finds that water supply is adequate for projected growth, the 2015 UWMP also assumes that residential growth will stop at the maximum 54,599 housing units set by the Growth Management Plan. Given recent legislation (SB 330) negates caps on the number of housing units allowed, at least through 2025, the city will need to monitor growth and update the UWMP as needed to reflect any expansion of eventual buildout allowed.

Although it is difficult to assess projected water demand as a result of the Statewide effort to increase housing production, several safeguards still exist to ensure water supply for new projects. State law requires that the local water purveyor prepare a water supply assessment for larger subdivisions to ensure adequate long-term water supply for single-year and multi-year drought conditions prior to issuance of a building permit. The city also actively implements several water conservation programs and has an extensive network for the collection, treatment, and circulation of recycled water for non-potable uses throughout the city. Pursuant to State law, water and sewer providers must grant priority for service allocations to proposed developments that include housing units affordable to lower-income households. Finally, the Claude "Bud" Lewis Carlsbad Desalination Plant also provides a portion of the potable water needs of the Carlsbad Municipal Water District (CMWD), which serves most of the city, and increases the supply reliability because it is a drought-proof local source. The CMWD Board has also contracted with SDCWA to purchase a minimum 2,500 acre-feet/year of desalinated water. This represents approximately 8 percent of the long-term projected water demand.

In terms of sewer capacity, the 2019 Carlsbad Sewer System Management Plan Update (SSMP) found that there were a few deficiencies identified in the existing as well as build-out scenarios. However, the SSMP also identifies completion dates and trigger criteria for capital improvement projects related to these deficiencies. Capital improvement projects priorities are updated annually.

Water and Sewer Constraints Finding

Although existing (as of 2020) water management plans have not accounted for the housing development that will result from efforts to address the California housing crisis, safeguards exist to prioritize affordable housing, promote the conservation of water, and diversify water sources. While the SSMP found a few deficiencies within the existing and projected sewer system capacity, it has a plan in place to address these deficiencies annually. As a result, sewer capacity and water supply do not pose a significant constraint to development.

10.5 Review of Housing Programs

Before devising the housing plan for the 2021-2029 Housing Element, the city reviewed the housing programs contained in the previous Housing Element (2013-2021) for effectiveness and continued appropriateness. Appendix A documents program achievements to date (2013-2021). Section 10.7, Goals, Policies, and Programs of the Housing Plan of this 2021-2029 Housing Element, were developed based on the program-by-program review of the previous Housing Element, assessment of current demographic and housing conditions in the community (Section 10.2), resources available (Section 10.3), and constraints present (Section 10.4).

The following summarizes the achievements of the previous and current Housing Elements in terms of housing constructed and preserved.

Housing Construction and Progress toward the 2013-2021 RHNA (5th Cycle Housing Element)

Table 10-40 summarizes the city's progress in housing construction during the previous RHNA cycle (2013-2021). The RHNA for this planning period totaled 4,999 dwelling units, for which 3,688 dwelling units were constructed or approved for construction that may be applied toward the RHNA, representing approximately 73 percent of the overall RHNA target. Units that may be applied to the RHNA include those produced in the projection period from Jan. 1, 2010 to June 30, 2020, although units produced between Jan. to June 2020 are not included in these totals as data collected was only through December 31, 2019. Units continue to be approved and constructed at a range of income levels as a result of market conditions and city housing programs: of the 3,688 dwelling units produced, 316 were lower income units, 316 were moderate income units, and 3,056 were above-moderate income units. However, of the units affordable to lower and moderate income families, just 270 were market rate (non-deed restricted) units, as shown in Table 10-40 on the following page. Approximately four percent (10 units) of these 270 non-deed restricted units were affordable to lower income families.

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

*Note: units serving extremely low-income households are included in the very low-income permitted units totals.
Source: City of Carlsbad, 2019 Annual Housing Element Progress Report.*

Summary

While overall housing production is keeping pace with overall need, production of very low-, low-, and moderate-income housing has not. As shown in the table above, during the previous RHNA cycle (2013-2021) production fell short by 868 very low-income units, 421 low-income units, and 746 moderate income units. Therefore, it is critical for the city to increase its efforts to stimulate the production of affordable housing through new programs within this Housing Element Update.

Housing in the Coastal Zone

Pursuant to State law, the city monitors housing activities in the Coastal Zone. According to State law, Coastal Zone demolitions that meet certain criteria are not required to be replaced. One criterion is the demolition of a residential structure containing fewer than three dwelling units or the demolition of multiple residential structures containing 10 or fewer total dwelling units. No units meeting the above criteria were demolished in Carlsbad’s Coastal Zone during the previous Housing Element period.

The city’s Inclusionary Housing program resulted in the construction of affordable units in the Coastal Zone or within three miles of the Coastal Zone. Detailed in Table 10-41 is a tabulation of the housing units constructed and demolished in the Carlsbad Coastal Zone during the previous RHNA cycle. Between 2013 and 2019, 415 housing units were added to the Coastal Zone, of which 16 (approximately four percent) were required by inclusionary housing or density bonus requirements to be affordable to lower-income households. All of these affordable units are accessory dwelling units.

TAB:E 10-41: COASTAL ZONE RESIDENTIAL DEVELOPMENT

DATE	SINGLE-FAMILY		MULTIFAMILY		MOBILE HOMES	TOTAL	DEMOLITIONS	AFFORDABLE UNITS
	ATTACHED	DETACHED	2-4 UNITS	5+ UNITS				
2013-2019 (January 1, 2013 to December 31, 2019)	163 ¹	170	61	21	0	415	0	16 ²

¹Includes 72 accessory dwelling units
² All are accessory dwelling units. Only includes deed restricted units required to be affordable through inclusionary housing or density bonus requirements.

Source: City of Carlsbad, 2017 Housing Element Update; Housing Element Annual Reports 2016-2019.

Housing Preservation

Overall, the city’s housing stock is new and/or in good condition; therefore, housing preservation activities focused primarily on preserving the affordability of the units. From 2010 to present, the city's housing preservation programs have resulted in the following:

- In 2010, the city approved the conversion of a mobile home park from rental to a resident-owned park. Affordability of the units is protected pursuant to state law.
- On November 6, 2012 the City Council approved a \$7.4 million residual receipts loan from the Housing Trust Fund to assist with the acquisition of and rehabilitation of 42 1950’s era duplex units in the Barrio (known as the Carol/Harding project) and in 2013, acquisition of the property was completed. The rehabilitated units were rent-restricted for 55 years to low-income households (50-60% AMI). In August 2015, the owner submitted an application (SDP 15-18, Pacific Wind) for city review of a proposal to demolish 22 duplexes, consolidate the lots and construct a 93-unit apartment project that would be 100 percent affordable. In July 2017, the City Council approved the project. A lawsuit was filed on the project after it was approved, and in 2018 a settlement was finalized which reduced the project from 93 to 87 units. Relocation assistance will be provided to existing tenants of the duplexes.

- In 2014, the city awarded CDBG funds (\$452,000) and Housing Trust Funds (\$2,438,000) to Solutions For Change to acquire an existing 16-unit apartment complex in the Barrio and convert it to affordable housing for graduates of their academy that helps homeless families find permanent housing. In 2015, the property was acquired and families began moving into the property.
- Each year since 2016, the city has contributed \$25,000 to \$30,000 towards the regional effort by Alliance for Regional Solutions to provide year-round bridge housing/shelter services.
- In 2016, city Housing Services Division staff successfully assisted in negotiating rents of 26 low-income tenants at Santa Fe Ranch so that they could remain in place after the project's conversion to market rate. The city also provides Section 8 rental assistance to maintain housing affordability for these residents.
- In Spring of 2018, the City Council approved a resolution to allocate CDBG Program Income and all undesignated funds for the purchase of existing affordable housing units in Carlsbad. In July 2018, the city purchased the first unit with these funds in the Mulberry community of Bressi Ranch.
- In 2019 and again in 2020, the City Council approved the CDBG Annual Action Plan to authorize the purchase of existing affordable housing units in Carlsbad. Through 2020, the city purchased eight units with these funds.
- In 2019, one Minor Home Repair Grant was issued to a low-income homeowner to assist in home repairs. The city has issued a total of eight grants since 2013.

10.6 Housing Plan Overview

This section of the Housing Element introduces and describes the city's Housing Plan. The Housing Plan consists of the city's long-term housing goals and the shorter-term policies and programs to achieve these goals. This section serves as a guide to these goals, policies, and programs, which are contained in accompanying Section 10.7. Together, Sections 10.6 and 10.7 comprise a broad-based Housing Plan for the creation of housing opportunities throughout the city. Through this Housing Plan, the city demonstrates its understanding of housing needs, as well as its commitment of city resources to accommodate those needs.

Fiscal Considerations

While the city affirms its commitment towards meeting the community's housing needs, it is nevertheless incumbent on the city to acknowledge that the Housing Plan is but one of a large number of programs competing for the finite fiscal resources of the city. As such, it is not possible to subject this Housing Plan to strict budgetary scrutiny. In addition, there may be legal requirements affecting future encumbrances of funds, as well as demands in other areas requiring the city to make difficult decisions on budgetary priorities.

Defining Goals, Policies, and Programs

The Goals, Policies, and Programs section (Section 10.7) of the Housing Plan establishes a policy framework to guide city decision-making to meet identified goals. The housing programs outlined later represent actions the city will undertake to promote housing opportunities for all segments of the community.

Goal

The housing goals are articulated as general "end condition statements," which describe a desired outcome or end state. The goals do not contain an action verb as they reflect a final statement of what the city hopes to achieve. Goals describe ideal future conditions for a topic and tend to be general and broad in nature. How the goal will be achieved is established via the applicable policies and programs.

Policies

Policies are statements on the position the city takes to implement a goal. Policies contained in the Housing Element are important statements as they provide a clear and unambiguous statement that guides a specific course of action for decision-makers to achieve a desired goal. Future actions and development must be consistent with these policies.

Programs

While many policies can be implemented as part of standard city operations, some policies require specific programs to assure their implementation. Housing programs define the specific actions the city will undertake to achieve the stated goals and policies. These implementation programs are included in Section 10.7.

Designing Housing Programs

The housing goals and policies address Carlsbad’s identified housing needs and are implemented through a series of housing programs offered by the city. For each program, a table is provided that identifies the following details about how the program will be achieved:

Funding	Timeframe (Years/Months)								
Lead Agency									
<ul style="list-style-type: none"> This box indicates the sources of funds to be used for each program. If these funds become unavailable, implementation of these programs may be impacted. 	21	22	23	24	25	26	27	28	29
Objectives	APR								
<p>a. Indicates the specific objectives to be achieved. Each objective is given a sequential letter that will be used for reference when referring to each objective. Whenever possible, this section includes a quantification for the applicable the objectives would be quantified.</p>	<p>This cell will provide information on the number of dwelling units the program is estimated to support. For policies that are supportive of housing, but do not result in the production of units directly, this is noted in this cell also.</p>								
Quantified Objectives									

Time Frame. On the right side of each objective is a performance time frame. The years for the planning period (April 2021 – April 2029) are listed at the top of the columns (for instance, “21” stands for the year 2021). An abbreviation for the month that the objective will be completed is listed under the year completion is planned. On the above example, this shows a completion by April 2022. Months are listed on each table using the following:

JAN January	FEB February	MAR March	APR April	MAY May	JUN June
JUL July	AUG August	SEP September	OCT October	NOV November	DEC December

Under Time Frame, two other abbreviations are used. The acronym “**an**” is used for objectives that have annual events or progress, and “**og**” is used for objectives that are on-going during some or all of the planning period.

10.7 Housing Plan Goals, Policies, and Programs



As part of this Housing Element update, the sections have been reorganized from the order used in the current Element. The Housing Opportunities section was brought to the front to highlight the importance of identifying housing sites that will help the city meeting its RHNA obligations.

Housing Opportunities

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 in a healthy living environment. A balanced inventory of housing in terms of unit type (e.g., single-family, apartment, condominium, etc.), affordability, and location will allow the city to fulfill a variety of housing needs.

Goal

- 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).

Policies

- 10-P.1 Ensure the availability of sufficient developable acreage in all residential densities to accommodate varied housing types and income levels as required to meet Carlsbad's 2021-2029RHNA, as discussed in Section 10.3 (Resources Available).
- 10-P.2 Maintain an up-to-date site inventory of available sites for residential development.
- 10-P.3 Provide alternative housing opportunities by encouraging adaptive reuse of older commercial or industrial buildings.
- 10-P.4 Encourage increased integration of housing with nonresidential development where appropriate and where residential development can be implemented in a way that is compatible with existing and planned uses.
- 10-P.5 Encourage the construction of accessory dwelling units (ADUs).
- 10-P.6 Consider new housing construction methods and dwelling unit types that encourage affordability through innovative structures, designs, and materials.

- 10-P.7 Encourage distribution of development of affordable housing throughout the city to avoid over concentration in a particular area, excluding areas lacking necessary infrastructure or services.
- 10-P.8 Develop and adopt objective design standards that will be used for all mixed use and multi-family housing projects.
- 10-P.9 Encourage the use of innovative techniques and designs to promote energy conservation in residential development and designs that support implementation of passive and active solar energy.
- 10-P.10 Continue to develop, promote, and implement (through project review and conditions) energy efficiency conservation measures consistent with the measures described in the city’s Climate Action Plan.
- 10.P.11 Encourage the development of homes that utilize electricity over gas to reduce greenhouse gas emissions.
- 10.P.12 Support North County Transit District efforts to develop a mixed-use residential project near the Carlsbad Village Station.
- 10.P.13 Promote active living and community health, particularly in multi-family developments.

Programs

Program 1.1: Provide Adequate Sites to Accommodate the RHNA

The City of Carlsbad has been assigned a total RHNA of 3,873 dwelling units for the planning period running from April 15, 2021 through April 15, 2029. The total RHNA obligation is further broken down by income categories, with a required number of units provided for each category, as follows:

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

Sources: SANDAG, Final Regional Housing Needs Determination, 2018..

For the extremely low-income category, this was estimated at 56 percent of the total shown for the very low-income category. Using these percentages, Carlsbad’s distribution of the 1,311 RHNA very low-income number units would be 734 units should be available for extremely low-income households and 577 units for very low-income households.

For development of the siting analysis in this Housing Element, the income categories of extremely low-, very low-, and low-income were combined into a single category referred to as “lower-income.”

As part of meeting RHNA obligations, the city will also apply the existing Inclusionary Housing Ordinance, which requires a 15 percent inclusion of lower-income units in new developments of seven or more units. Projects with fewer than seven units are allowed to pay an in-lieu fee into the city’s Housing Trust Fund that is used to develop affordable housing.

For purposes of determining available housing sites and to ensure the city has available sites to address any future net loss of units as housing projects develop, the city included a reasonable buffer on top of the RHNA obligation when identifying potential housing sites. The following table provides a comparison of the city’s RHNA obligation and projected development potential under this Housing Element by income category. As shown, the city has identified sufficient sites to accommodate its RHNA obligation as well as provide an adequate buffer of qualified sites to cover any net-less issues.

CARLSBAD		
INCOME GROUP	RHNA UNITS	POTENTIAL UNIT PRODUCTION
Lower-Income	2,095	
Moderate-Income	749	
Above Moderate-Income	1,029	
TOTAL	3,873	

Sources: SANDAG, Final Regional Housing Needs Determination, 2018, City of Carlsbad, 2020.

The City has identified suitable sites that could be used for residential use, especially sites suited for multi-family residential housing. These sites fall into ten different types, as described on the following pages. A further description of each type can be found in Section 10.3 under “Sites Inventory.” Details on the individual parcels included under each type are listed in Appendix B.

Site Types Allowing Housing Under Current Zoning

The sites analysis included four site types that could be constructed under the City’s current Zoning. These sites are shown on Figure 10-13 and the total units generated, by income level, are shown on Table 10-42. The units on Table 10-42 account for any constraints (e.g., slope, flood, etc.) that may occur on the subject properties.

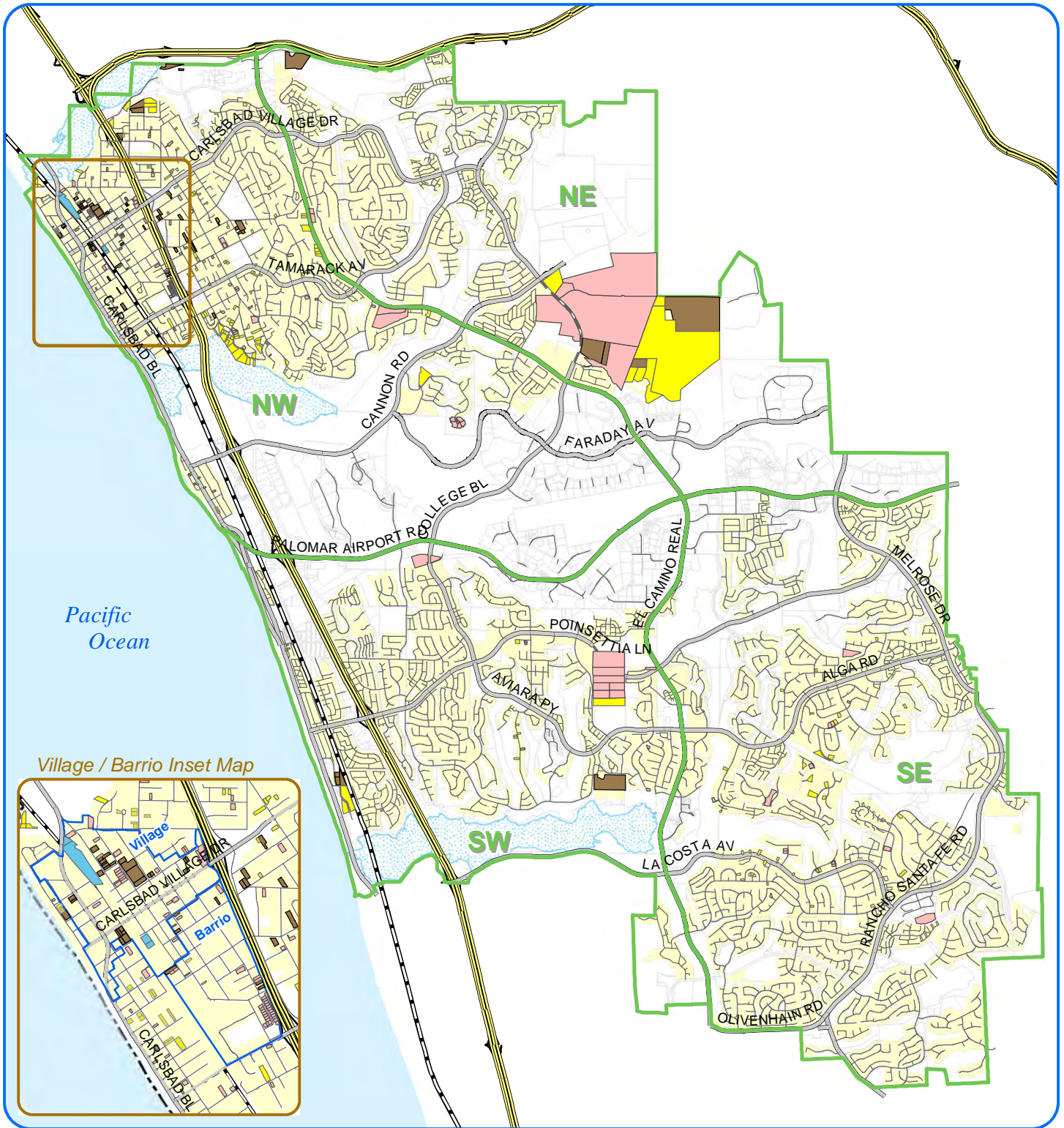


Figure 10-13: Sites Requiring No Zone Change

- PRI: Pending or Approved Project
 - CAO: City- Agency-owned Properties
 - VAC: Vacant Residential
 - UND: Underutilized
 - ADU (Potential)
- Quadrants



0 0.5 1 2 Miles

TABLE 10-42: SITES AVAILABLE TO MEET RHNA OBLIGATIONS (CURRENT ZONING)

	LOWER	MODERATE	ABOVE MODERATE	SUBTOTAL	RHNA REMAINING
RHNA	2,095	749	1,029	3,873	
Vacant (VAC)	160	226	366	752	3,704
Underutilized (UND)	28	592	822	1,442	2,262
Approved Projects (PR1)	343	21	1,398	1,762	500
ADUs (ADU)	185	476	-	661	(161)
RHNA Remaining	1,694	(453)	(1,402)	(161)	

- **Vacant Residential Sites (VAC).** These are parcels already designated for residential use that are currently vacant. Parcels that are part of an active project (projects with an active application or projects that have been approved) are excluded from this category (see Pending and Approved Projects site type). In this type there are 181 vacant parcels in Carlsbad totaling 356 acres.
- **Underutilized Sites (UND).** These are sites not developed to their full potential, such as an older residence on a large lot designated for multi-family residential or a parking lot that is no longer needed. There are 64 parcels in the city identified as underutilized. Total acreage in this type is 170 acres.
- **Pending and Approved Projects (PR1).** The city maintains a database of projects that include residential development that have accepted applications for entitlements or are approved projects that have not yet been constructed. There are 101 projects included on this list (October 2020), which combined, are approved to produce 1,821 units, including 402 units that will meet requirements for very low- and low-income units.
- **Accessory Dwelling Units (ADU).** Based on discussions with HCD, the City looked at ADU production in 2015 and 2016 as representing production before notable changes in state law and assumed three times that number would be produced in the future. For 2015 and 2016, an average of 25 ADUs were produced each year, with 28 percent of the units being for low-income households and 72 percent for moderate income households. With the three time multiplier, each year is assumed to generate 75 ADUs (21 low-income and 54 moderate income). See Program 1.2 for details.

As shown on the Table 10-42, using the four housing types that do not require rezones results in a remaining need for lower-income housing sites, but that the housing sites for moderate- and above-moderate income can be met using only currently zoned properties.

Site Types Requiring Rezoning

The sites analysis included six site types that would require redesignation under the city’s General Plan and Zoning. These sites would be redesignated, within the first three years of the Housing Element planning period, as needed to meet the city’s RHNA obligation at all income levels. As the city has identified potential housing sites in excess of the city’s RHNA obligation, these sites also provide additional buffer for rezoning should a net loss occur to sites included to meet the city’s RHNA obligation. ++

These sites are shown on Figure 10-14 and the total units generated, by income level, are shown on Table 10-43. The units on Table 10-43 account for any constraints (e.g., slope, flood, etc.) that may occur on the subject properties.

TABLE 10-43: SITES AVAILABLE TO MEET RHNA OBLIGATIONS (CURRENT ZONING)

	LOWER	MODERATE	ABOVE MODERATE	SUBTOTAL	RHNA REMAINING
RHNA	2,095	749	1,029	3,873	
RHNA Remaining (from Table 10-42)	1,694	(453)	(1,402)	(161)	
Midrange Density (MID)					
City / Agency-Owned Properties (CAO)	1,558	24	-	1,582	(1,025)
Rezone Industrial (RZI)	720	44	-	764	(1,789)
Rezone Commercial (RZC)	732	-	-	732	(2,521)
Upzone Residential (UPR)	912	221	-	1,133	(3,654)
Projects (w/Rezone) (PR2)	78	-	354	432	(4,086)
RHNA Surplus	+ 3,336	+ 613	+ 1,299		

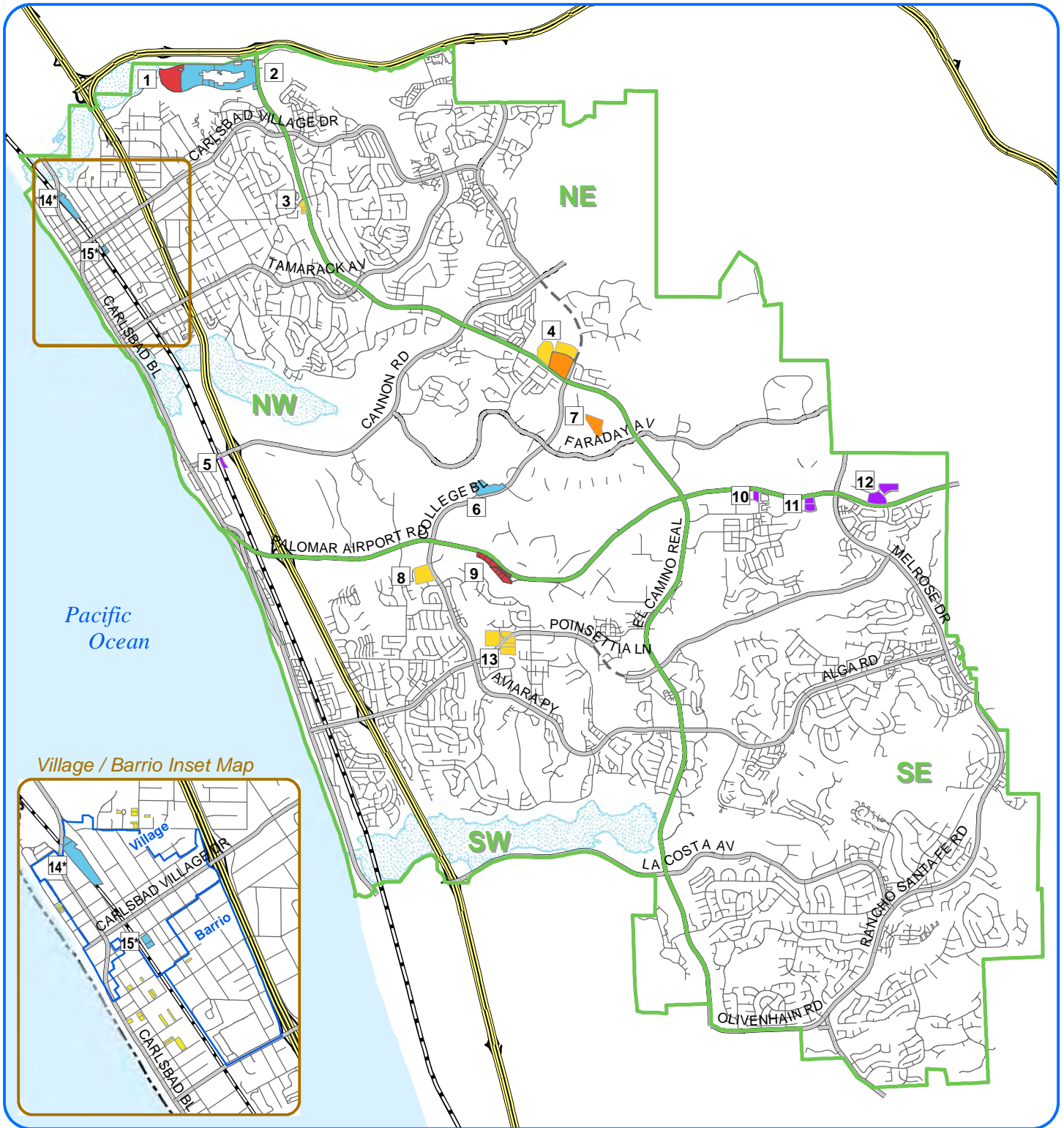


Figure 10-14: Sites with Designation Change and Other CAO Sites

- | | | | |
|--|---------------------------------------|---|----------------------------|
|  | CAO: City- Agency-owned Properties |  | UPR |
|  | RZI: Rezone Industrial to Residential |  | PR2: Project (With Rezone) |
|  | RZC: Rezone Commercial |  | Quadrants |



0 0.5 1 2 Miles

* Sites 14 and 15 are not proposed for a designation change. See Appendix C for the site fact sheets corresponding to each lettered site on this map.

- **Midrange Density (MID).** As needed to meet RHNA obligations, the city is proposing to increase the minimum density required under the following designations to their current midrange density. While the unit potential under the existing General Plan and zoning designations are accounted for under the Vacant type category, this type category is based on a net increase. “Net” is the difference between the minimum density currently allowed and the minimum allowed under the proposed new designations.

DESIGNATION	CURRENT MINIMUM (DU/AC)	ADJUSTED MINIMUM (DU/AC)	NET DENSITY CHANGE (DU/AC)
R-15	8.0	11.5	3.5
R-23	15.0	19.0	4.0
R-30	23.0	26.5	3.5

- **City / Agency Owned (CAO).** Several properties in the community are owned by the City of Carlsbad or the North County Transit District (NCTD) and were considered available and suitable for development. An advantage of ownership by the city or NCTD is the ability to use the property as leverage in partnership with a developer to incorporate a high level of affordable housing. The properties are:
 - NCTD owns 7.6 acres of property in the Village area encompassing the train station and adjacent parking lot.
 - The city Public Works yard, which is planned to move from this site during this planning period, contains 1.3 acres in the Village area.
 - The Shoppes @ Carlsbad center where the city owns over 50 acres of land currently used for parking. Redevelopment of the center as a mixed-use project is a possibility.
 - Crossings Golf Course, Lot 5 contains 11.4 acres of land that can be used for residential.

- **Rezone Industrial (RZI).** The city contains several vacant light industrial sites and an office site that can be redesignated to a multi-family residential at densities that will support lower income housing. These sites are typically used for business park, warehousing, and light industrial uses. The City evaluated vacant sites to determine which would be compatible with residential uses.
- **Rezone Commercial (RZC).** The city includes a commercial site that can be used for residential development if redesignated.
- **Upzone Residential (UPR).** A subset of the vacant residential sites included some R-4 and R-15 sites that could be upzoned to a higher designation that would support multi-family housing and production of units for lower- and moderate-income households.
- **Proposed Projects with Rezone (PR2).** The city identified two projects in the planning stages that are planning to include proposals to change existing General Plan/zoning designations to either allow multi-family housing on presently designated industrial land or to develop commercial land in a mixed use residential/commercial format that would support multi-family housing. Using the city’s inclusionary housing program, each site will produce units for lower income households.
- **Enhanced Residential Designations.** For some City/Agency sites and Redesignate Industrial/Office sites, as noted earlier, the city is proposing to add new land use designations to both the General Plan and zoning to allow higher density residential in appropriate locations in the community. This change will add new designations for R-35 and R-40. For the siting assessment performed, the minimum density for each designation was applied.

DESIGNATION	MINIMUM (DU/AC)	MAXIMUM (DU/AC)
R-35	32.5	35.0
R-40	37.5	40.0

The city will continue to monitor the consumption of residential acreage to ensure an adequate inventory is available to meet the city’s RHNA obligations. The City will modify existing tools to track development, pursuant to Government Code Section 65863, and will make the findings required by that code section if a site is proposed for development with fewer units or at a different income level than shown in this Housing Element. Should an approval of development result in fewer units than assumed in this Housing Element for meeting RHNA requirements (for lower-, moderate-, or above moderate-income households), the City will identify and, if necessary, rezone sufficient sites within 180 days to accommodate the shortfall and ensure “no net loss” in capacity to accommodate the RHNA.

Funding									
<ul style="list-style-type: none"> Departmental budget Housing Trust Fund 									
Lead Agency									
<ul style="list-style-type: none"> Housing Services Division Planning Division Real Estate Division 									
Objectives									
Timeframe (Years/Months)									
21	22	23	24	25	26	27	28	29	
og	og	og	og	og	og	og	og	og	og
			APR						
			APR						
DEC									
	APR	og	og	og	og	og	og	og	og
	JUL	og	og	og	og	og	og	og	og
Quantified Objectives									
Zone changes will be done as needed to maintain appropriately zoned sites to meet the city's RHNA obligation.									

Program 1.2: Promote the Development of Accessory Dwelling Units (ADUs)

In recent years, multiple bills have added requirements for local governments related to ADU ordinances. The 2016 and 2017 updates to State law included changes pertaining to the allowed size of ADUs, permitting ADUs by right in at least some areas of a jurisdiction, and parking requirements related to ADUs. More recent bills reduce the time to review and approve ADU applications to 60 days, remove lot size requirements and replacement parking space requirements and require local jurisdictions to permit junior ADUs. AB 68 allows an ADU and a junior ADU to be built on a single-family lot, if certain conditions are met. The State has also removed owner-occupancy requirements for ADUs, created a tiered fee structure that charges ADUs based on their size and location, prohibited fees on units of less than 750 square feet, and permitted ADUs at existing multi-family developments. In addition, AB 671 requires the Housing Element to include plans to incentivize and encourage affordable ADU rentals.

 <https://cityadmin.carlsbadca.gov/civicax/filebank/blobdload.aspx?BlobID=43118>

The city has amended its planning programs to incorporate recent changes to State law. This included amending the city's Zoning Ordinance, Village and Barrio Master Plan, and Local Coastal Program (LCP) in September 2020 to ensure consistency with current state law related to accessory dwelling units and junior accessory dwelling units. Changes to the LCP are currently pending Coastal Commission Certification. The city will continue to amend the ordinance based on future changes to State law and work with HCD to ensure continued compliance with State Law.

The City will continue to monitor the extent of ADU production to ensure that the ordinance is being successful and that the Housing Element goals and RHNA production can be met.

Funding									
<ul style="list-style-type: none"> Federal, state, and local loans and grants, Private funds 									
Lead Agency									
<ul style="list-style-type: none"> Planning Division Housing Services Division California Coastal Commission 									
Objectives									
	21	22	23	24	25	26	27	28	29
a. Respond, in a timely manner, to update the Carlsbad Zoning Ordinance / Municipal Code to integrate changes in State housing law.	og	og	og	og	og	og	og	og	og
b. Maintain and update informational brochures to promote, educate, and assist homeowners with developing ADUs.	APR								
c. Create a separate web page on the city’s website that provides information on ADUs and city requirements. Provide a step-by-step guide and assistance links to necessary applications and information.	DEC								
d. Continue to work with developers to incorporate ADUs into new single- family developments.	og	og	og	og	og	og	og	og	og
e. Develop at least four pre-approved ADU plans that provide a variety in terms of size, type, and style.	DEC								
f. Monitor ADU production and affordability on an annual basis.	og	og	og	og	og	og	og	og	og
Quantified Objectives									
Over the planning period, issue building permits for an average of 75 accessory units, annually. Of these units, on average, 21 will be suitable for low-income households and 54 will be suitable for moderate-income households.									

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.

10

Housing

Funding									
<ul style="list-style-type: none"> Departmental budgets 									
Lead Agency									
<ul style="list-style-type: none"> Planning Division Housing Services Division 									
Timeframe (Years/Months)									
Objectives	21	22	23	24	25	26	27	28	29
a. Continue to monitor underutilized properties and sites in the community that have potential for alternative housing options and offer the information to interested developers.	og	og	og	og	og	og	og	og	og
b. Rezone underutilized commercial, office, and or industrial space, as appropriate, to facilitate use for alternative housing types.	og	og	og	og	og	og	og	og	og
Quantified Objectives	Over the planning period, support the development of 16 extremely low-income units.								

Program 1.4: Lot Consolidation

The analysis in Section 10.3 (Resources Available) identifies examples of how housing has been built on very small sites, especially in the Village and Barrio areas. 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.

Funding									
<ul style="list-style-type: none"> Departmental budgets 									
Lead Agency									
<ul style="list-style-type: none"> Planning Division Housing Services Division 									
Objectives									
	21	22	23	24	25	26	27	28	29
a. The city will continue to make available an inventory of vacant and underutilized properties to interested developers.	og	og	og	og	og	og	og	og	og
b. The city will identify sites where potential consolidation can happen based on current site usage and ownership.	DEC								
c. The city will market infill and redevelopment opportunities throughout the city, including the Village and Barrio, and meet with developers to identify and discuss potential project sites.	og	og	og	og	og	og	og	og	og
Quantified Objectives									
Based on above objectives, assist in two consolidation projects over the planning period resulting in the production of 20 units of lower-income housing.									

Program 1.5: 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									
■ Departmental budget									
Lead Agency									
■ Planning Division									
Objectives									
a. 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.									
Quantified Objectives									
Continue to offer flexibility in development standards to facilitate the development of 25 lower- and moderate-income, and senior households per year, subject to available resources, developer interest, and market conditions.									
Timeframe (Years/Months)									
21 22 23 24 25 26 27 28 29									
og og og og og og og og og									

Program 1.6: Development Streamlining

The City shall continually review the Zoning Ordinance and other applicable planning documents to address changes in State law pertaining to the streamlining of housing production, including the production of accessory dwelling units, SB 35 and SB 330 streamlining, and allowability of mobile home parks, and creation of low barrier navigation centers.

Funding										
■ Departmental budget										
Lead Agency										
■ Planning Division										
Objectives	Timeframe (Years/Months)									
	21	22	23	24	25	26	27	28	29	
a. Establish a review process that provides expedited permit processing for housing developments that exceed the City's inclusionary requirements by five percent or more of total units and provides on-site affordable housing.										JUN
b. Conduct an annual review and amend land use regulations, development standards, permitting procedures, and fees, as needed, and where feasible, to remove impediments to, and reduce the cost of, affordable residential development.	og	og	og	og	og	og	og	og	og	og
c. To the extent permitted by State law, use existing environmental documents to limit review of new developments to impacts not considered in the earlier environmental documents.	og	og	og	og	og	og	og	og	og	og
d. Develop an SB 35 application form and processing procedures.										DEC
e. Identify opportunities to reduce administrative burdens during permitting by, for example, automating processes, creating reference guides, and streamlining review processes.	og	og	og	og	og	og	og	og	og	og
f. Expand options for "self-certification" in certain aspects of the building permit application and building inspection processes for qualifying projects. This would allow applicants to move forward on limited revisions without the need for an additional staff review cycle.										JUN
Quantified Objectives	Support production of 30 lower-income units over planning period related to streamlined permitting requirements and time to develop.									

Program 1.6: Sites Used in Previous Planning Periods Housing Elements

AB 879 (2017) and AB 1397 (2017) require additional analysis and justification of the sites included in the sites inventory of the city’s Housing Element. The Housing Element may only count non-vacant sites included in one previous housing element inventory and vacant sites included in two previous housing elements if the sites are subject to a program that allows affordable housing by right. This some sites within this Housing Element were used in previous cycles (see Appendix B), this program was included to address the by-right requirement.

Funding									
<ul style="list-style-type: none"> Departmental budget 									
Lead Agency									
<ul style="list-style-type: none"> Planning Division 									
Objectives									
<p>a. The city shall rezone, within three years of the beginning of the planning period, to allow residential use by right under a R-30 or V-B designation, as appropriate for the site, and require that at least 20 percent of the units are affordable to lower-income households.</p> <p>This program can be an overlay on these specific sites. Housing developments that do not contain the requisite 20 percent lower-income housing would still be allowed to be developed according to the underlying (base) zoning but would not be eligible for “by right” processing. If this 20 percent is not met, the city would make findings on the approval of that project pursuant to No Net Loss Law (Government Code section 65863) and proceed to identify an alternative site or sites pursuant to that law.</p>									
<p>APR</p>									
Quantified Objectives									
<p>This is a program supportive designed to meet the requirements of State law and further the provision of housing for lower-income households.</p>									

Program 1.8: Mixed Use

The city will encourage mixed-use developments that include a residential component that provides housing for lower- and moderate-income households. For properties where the city has an ownership interest, such as the Shoppes @ Carlsbad, the city will seek to negotiate higher production of lower-income units than would be required under current city code.

Major commercial centers should incorporate, where appropriate, mixed commercial/residential uses, with a focus on the production of lower-income units.

Funding	
■ General Fund	
■ Departmental Budget	
Lead Agency	
■ Planning Division	
Objectives	Timeframe (Years/Months)
	21 22 23 24 25 26 27 28 29
a. Periodically review development standards and incentives that would encourage mixed-use developments.	og og og og og og og og og
b. Identify areas and properties with potential for mixed-use development and provide information to interested developers.	DEC og og og og og og og og
c. Update Zoning Ordinance to define and allow both horizontal and vertical mixed-use projects.	APR
Quantified Objectives	Apply mixed-used development principles, standards, and incentives to facilitate development of 500 lower-income dwelling units, subject to available resources, developer interest, and market conditions.

Program 1.10: Energy Conservation

The city has established requirements, programs, and actions to improve household energy efficiency, promote sustainability, and lower utility costs. The city will enforce state requirements for energy conservation, including the latest green building standards, as amended by local ordinance to incorporate the City’s Climate Action Plan measures, and promote and participate in regional water conservation and recycling programs.

Funding									
<ul style="list-style-type: none"> Departmental budget Housing Trust Fund 									
Lead Agency									
<ul style="list-style-type: none"> Planning Division Building Division Housing Services Division 									
Objectives									
Timeframe (Years/Months)									
	21	22	23	24	25	26	27	28	29
a. Expand the Minor Home Repair Program to include energy efficiency improvements as eligible reimbursable costs for lower income homeowners. (See Program 3.5).	og	og	og	og	og	og	og	og	og
b. Continue to pursue energy efficient development and rehabilitation of residential units through incentives, funding assistance, and city policies.	og	og	og	og	og	og	og	og	og
c. Continue to enforce Title 24 energy efficiency and green building standards as amended by local ordinance, and update codes as required by the State and as necessary to implement the city’s Climate Action Plan..	og	og	og	og	og	og	og	og	og
d. In the Village and Barrio, permit modification of development standards (e.g. parking building setbacks, , height, and density) as necessary to enable energy conservation and efficiency that would be considered a significant public benefit, as described in the Village and Barrio Master Plan	JUN								
Quantified Objectives									
Additional development potential in Village and Barrio areas will provide for 30 lower-income units over planning period.									

Program 1.11: Objective Design Standards

State law defines objective design standards as those that “involve no personal or subjective judgement by a public official and are uniformly verifiable by reference to an external and uniform benchmark or criterion available and knowable by both the development applicant and public official prior to submittal.” The City is undertaking this project to conform with recent State law changes that require local jurisdictions to adopt objective standards and streamline the review and permitting processes for housing development.

Funding									
<ul style="list-style-type: none"> ■ Departmental Budget ■ General Fund ■ SB2 Grant (Awarded in 2020) 									
Lead Agency									
<ul style="list-style-type: none"> ■ Planning Division 									
Objectives									
Timeframe (Years/Months)									
21 22 23 24 25 26 27 28 29									
a. The City shall establish and adopt clear objective design standards (ODS) for mixed use and multi-family housing projects.									
DEC									
b. Once the objective design standards are adopted, multi-family and mixed-use projects will be allowed by right and approved through a ministerial, staff-level review process.									
on on on on on on on on									
Quantified Objectives									
ODS will support production of 30 lower-income units over planning period related to reduced permitting requirements and time to develop.									

Program 1.12: Smoke-free ordinance for multi-family housing

To reduce secondhand and thirdhand smoke death and disability, consider the adoption of a comprehensive smoke-free ordinance for multi-family housing properties that covers all exclusive-use areas, both exterior areas (such as private balconies and decks) and interior unit spaces, as well as common areas not already covered by state law.

Funding									
<ul style="list-style-type: none"> ■ Departmental Budget ■ General Fund 									
Lead Agency									
<ul style="list-style-type: none"> ■ City Manager 									
Objectives									
Timeframe (Years/Months)									
	21	22	23	24	25	26	27	28	29
a. Consider adopting a smoke free ordinance for multi-family housing.									DEC
Quantified Objectives	This is a program supportive of healthy living environments.								

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 needs. Program implementation must be done in light of applicable regulations and available funding and monitored regularly to maintain compliance and success.

Goal

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.

Policies

- 10-P.13 Pursuant to the Inclusionary Housing Ordinance, require affordability for lower-income households of a minimum of 15 percent of all residential 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.14 Annually reaffirm the priorities for future lower-income and special housing needs. The priorities will be set through the Consolidated Plan process and adopted for a five-year period. Every year the priorities are reviewed by the City Council and modified if deemed necessary. Priority given to the housing needs for lower-income subgroups (i.e., disabled, seniors, large-family, very-low-income) will be used 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 lower-income projects.
- 10-P.15 Work with the community to modify or replace Measure E (Growth Management Plan) relative to the residential growth caps and development moratorium to be in compliance with SB 330.
- 10-P.16 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 Services Division, in collaboration with the Planning Division, and as set forth in the city's Consolidated Plan.
- 10-P.17 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.18 Maintain the Housing Trust Fund and explore new funding mechanisms to facilitate the construction and rehabilitation of affordable housing.

- 10-P.19 Consistent with State law, provide affordable housing development with priority for receiving water and sewer services when capacity and supply of such services become an issue.
- 10-P.20 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
- 10-P.21 Provide equal access to housing by providing a process for individuals with disabilities to make requests for reasonable accommodation in regard to relief from land use, zoning, or building laws, rules, policies, practices, and/or procedures, and to gain preferred access to housing resources owned or managed by the city.

Programs

Program 2.1: Inclusionary Housing Ordinance

The city will continue to implement its Inclusionary Housing Ordinance, which requires a minimum of 15 percent of all 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 residential 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 2020, the in-lieu fee per market-rate dwelling unit was \$4,515. The city will continue to utilize inclusionary in-lieu fees collected to assist in the development of affordable units. Under this program, the City will reassess the in-lieu fee collected to better reflect the actual costs of the housing offset and will periodically update this fee during the planning period to maintain relevance with the changing real estate market over time.

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									
<ul style="list-style-type: none"> Departmental budget 									
Lead Agency									
<ul style="list-style-type: none"> Planning Division Housing Services Division 									
Objectives									
Timeframe (Years/Months)									
21	22	23	24	25	26	27	28	29	
a. Complete a Gap Analysis of the city’s inclusionary housing in-lieu fee to determine a fee amount necessary and appropriate to reflect market conditions and ensure fees collected are adequate to facilitate the development of affordable units.									
SEP									
b. Amend the city’s inclusionary housing ordinance to reflect the updated in-lieu fee and revise the ordinance as necessary to maximize production of affordable units without adversely affecting market-rate development.									
APR									
Quantified Objectives									
During the planning period, the city anticipates application of the Inclusionary Housing Ordinance will produce 15 percent lower-income units, estimated at 140 units.									

Program 2.2: Replace or Modify Growth Management Plan (GMP)

As noted in the previous sections, the city currently implements a voter-initiated Growth Management Plan (Measure E) that limits the amount of residential development in the city (housing caps) and ensures availability of adequate public facilities and services to serve all new development (the plan requires a building moratorium if performance standards are not met).

The Housing Crisis Act of 2019 (SB 330) enacts changes to local development policies, permitting, and processes that will be in effect through January 1, 2025. One aspect of the SB 330 relates to local growth management regulations. Under SB 330, a city or county is prohibited from establishing or implementing any growth-control measure that:

- limits the number of land use approvals for housing either annually or for some other period of time,
- acts as a cap on the number of housing units that can be constructed, or
- limits the population of the city or county.

In discussions with California Department of Housing and Community Development (HCD), the city was informed that the city’s GMP could not be used to limit growth while SB 330 was active (it has a sunset date of January 1, 2025). While the law will sunset during the planning period for this Housing Element, local jurisdictions are being recommended to modify or revise their growth management requirements to allow conformance with local housing needs and to meet the RHNA numbers provided.

Funding									
<ul style="list-style-type: none"> General Fund 									
Lead Agency									
<ul style="list-style-type: none"> City Manager’s Office Planning Division 									
Objectives									
Timeframe (Years/Months)									
21	22	23	24	25	26	27	28	29	
									DEC
									DEC
									DEC
									DEC
Quantified Objectives									
Supportive. Removal of city’s GMP limits will reduce constraints on development and development locations within community. This will support the city meeting its RHNA obligations. This is quantified as part of other programs.									

Program 2.3: Density Bonus

Consistent with state law (Government Code sections 65915 through 65918), 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 four regulatory incentives or 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 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). For market rate projects, 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.

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 or regulatory incentives or concessions.

The city's density bonus regulations (Municipal Code Chapter 21.86) incorporate all recent changes to State density bonus law (as of October 2020). A city information bulletin has been developed to assist applicants navigate the ordinance requirements.



<https://www.carlsbadca.gov/civicax/filebank/blobdload.aspx?BlobID=46076>

<https://www.carlsbadca.gov/civicax/filebank/blobdload.aspx?BlobID=46075>

Since the previous (5th Cycle) Housing Element, the following provisions of the legislation has been incorporated into the city's revised density bonus regulations: AB 744, AB 1934, AB 2442, AB 2501, AB 2556, and AB 1763. Although the city is current with all existing legislation related to density bonuses, should the State pass additional legislation related to density bonuses, the city will amend its density bonus ordinance as necessary to incorporate all of the mandatory changes to continue facilitating the production of affordable housing.

Funding									
<ul style="list-style-type: none"> Departmental budget Housing Trust Fund 									
Lead Agency									
<ul style="list-style-type: none"> Planning Division Housing Services Division 									
Objectives									
<p>a. Respond, in a timely manner, to update the Carlsbad Zoning Ordinance / Municipal Code to integrate future changes in State Density Bonus Law.</p> <p style="text-align: center;">Within one year of State changes</p>									
<p>b. Apply the city’s Density Bonus Ordinance, consistent with State law.</p>									
<p>c. Ensure that housing developers are informed about the city’s density bonus program during pre-development conferences, inquiries, and at application and highlight the additional development potential available.</p>									
Quantified Objectives									
Supportive program for meeting city’s RHNA obligations. This is quantified as part of other programs.									

Program 2.4: City-Initiated Development

The city, through the Housing Services Division and Planning 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.

The city will also offer financial and other incentives to facilitate affordable housing development by developers (additional lower-income units with a market rate development or modifying the return on the development to allow developers or non-profit organizations to provide an affordable project).

Consistent with City Council Policy No. 90, the city will offer Housing Trust Funds for:

- Development loans;
- Acquisition and rehabilitation loans; and
- Land purchases and ground leasing.
- Other incentives may include:
 - 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									
<ul style="list-style-type: none"> ■ General Fund ■ Housing Trust Fund ■ CDBG and other federal, State, and local funding 									
Lead Agency									
<ul style="list-style-type: none"> ■ Planning Division ■ Real Estate Division ■ Housing Services Division ■ Finance Division 									
Objectives									
	21	22	23	24	25	26	27	28	29
a. Actively work with developers with interest in city-owned properties to negotiate straight residential or mixed-use development	og	og	og	og	og	og	og	og	og
b. Develop city incentives to enhance the production of housing for lower-income households.	FEB								
c. For properties where the city has an ownership interest, the city will seek to negotiate higher production of lower-income units than would be required under current city code.	og	og	og	og	og	og	og	og	og
Quantified Objectives									
<p>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 during the planning period.</p> <p>Apply mixed-used development principles, standards, and incentives to facilitate development of 500 lower-income dwelling units, subject to available resources, developer interest, and market conditions on city-owned properties. This quantification is a duplicate of that shown under Program 2.3.</p> <p>Assist in the development of 160 units affordable to lower-income households.</p>									

Program 2.5: 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									
<ul style="list-style-type: none"> ■ CDBG ■ Housing Trust Fund 									
Lead Agency									
<ul style="list-style-type: none"> ■ Housing Services Division 									
Objectives									
Timeframe (Years/Months)									
21	22	23	24	25	26	27	28	29	
a. Solicit nonprofit developers when city-owned or acquired property becomes available for affordable housing.	og	og	og	og	og	og	og	og	og
b. Provide land for development of affordable housing.	og	og	og	og	og	og	og	og	og
c. Utilize, where feasible, private-public partnerships for development of affordable housing.	og	og	og	og	og	og	og	og	og
Quantified Objectives									
The provision of city land as part of development projects is expected to generate 272 lower-income units within the planning period.									

Program 2.6: Housing Trust Fund

In December 2020, the City Council adopted a new Council Policy Statement (#90), which sets forth the administrative and implementation policies for the Housing Trust Fund. Key components of the policy include the following.

- Uses of the fund relative to priorities
- Annual reporting requirements
- Project evaluation criteria
- Guidelines for reasonable affordability costs



TBD

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..

Funding									
<ul style="list-style-type: none"> ■ In-Lieu fees ■ Impact fees ■ Housing credit revenues ■ Loan repayments ■ Lease payments ■ Interest on fund balance 									
Lead Agency									
<ul style="list-style-type: none"> ■ Housing Services Division ■ Finance Division 									
Objectives									
Timeframe (Years/Months)									
21 22 23 24 25 26 27 28 29									
<p>a. 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 rate 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. .</p>									
og og og og og og og og og									
<p>b. The city will explore additional revenue opportunities to contribute to the Housing Trust Fund.</p>									
og og og og og og og og og									
Quantified Objectives									
<p>Housing Trust Fund revenues are expected to average \$1-2 million annually during the planning period. The city will leverage these funds to create an additional 160 lower-income housing units. This quantification overlaps with some of the units produced under Program 2.4.</p>									

Program 2.7: Section 8 Housing Choice Vouchers and Similar Housing Cost Offsets

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. The city will apply for additional Section 8 HCV funding when HUD makes it available and will also seek other funding sources that could allow other offsets for household rental costs.

Funding									
■ Federal Section 8 funding									
Lead Agency									
■ Housing Services Division									
Objectives	Timeframe (Years/Months)								
	21	22	23	24	25	26	27	28	29
a. Continue to provide rental assistance extremely low- and very low-income households.	og	og	og	og	og	og	og	og	og
b. Apply for additional Housing Choice Vouchers when made available by HUD.	og	og	og	og	og	og	og	og	og
c. Proactively seek additional funding that can be used, in addition to Section 8 funds, to provide subsidies to lower-income households to bring monthly rents in line with affordability guidelines.	og	og	og	og	og	og	og	og	og
Quantified Objectives	Continue to provide rental assistance to approximately 550 extremely low- and very low-income households								

Program 2.9: Assistance for Special Needs Populations

Certain groups have greater difficulty finding decent, affordable housing due to persons with special needs within a household. Households with special needs include seniors, persons with physical and/or mental disabilities (including developmental disabilities), large households, extremely low-income households, single-parent households, veterans, farmworkers, students, and military personnel. The City will provide assistance to these households to encourage the provision of adequate housing to meet their needs.

Funding										
■ Federal, State, and local loans and grants										
■ Private funds										
Lead Agency										
■ Planning Division										
■ Housing Services Division										
		Timeframe (Years/Months)								
Objectives		21	22	23	24	25	26	27	28	29
a. 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 with a focus on Carlsbad residents. For CDBG funds, this will be done through the annual Action Plan process.		og	og	og	og	og	og	og	og	og
b. The City shall provide an Informational Guide in print form and on the City’s website regarding reasonable accommodations by January 2022.		JAN								
c. In order to assist in the housing needs for special needs populations, the City will engage with housing advocates, encourage housing providers to designate a portion of new affordable housing developments for special needs populations, and pursue funding sources designated for housing for these groups.		og	og	og	og	og	og	og	og	og
Quantified Objectives		Support 50 housing units for lower-income and special needs populations.								

Program 2.10: 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 250 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. To date, the city has invoked its Article 34 authority for 125 low-income senior housing units.

Funding									
<ul style="list-style-type: none"> ■ Departmental budget ■ Housing Trust Fund ■ Private financing ■ State public financing 									
Lead Agency									
<ul style="list-style-type: none"> ■ Housing Services Division ■ Planning Division 									
Objectives									
Timeframe (Years/Months)									
21 22 23 24 25 26 27 28 29									
a. Periodically review the senior housing provisions in Municipal Code Chapter 21.84 to expand housing opportunities for seniors.									
og og og og og og og og og									
b. Work with senior housing developers and non-profit organizations to locate and construct senior low-income housing.									
Quantified Objectives									
Support development of at least 50 units of senior low-income housing during the planning period.									

Program 2.11: 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	Timeframe (Years/Months)
	21 22 23 24 25 26 27 28 29
a. Evaluate the use and effectiveness of the reasonable accommodation ordinance through the annual Housing Element Progress Reports.	og og og og og og og og og
b. Continue to provide opportunities for the development of affordable housing for seniors and persons with disabilities.	og og og og og og og og og
c. The City shall continue to provide reasonable accommodations by reviewing and approving requests for modifications to building or zoning requirements in order to ensure accommodations for persons with disabilities.	og og og og og og og og og
Quantified Objectives	Supportive program for meeting city’s RHNA obligations. This is quantified as part of other programs.

Program 2.12: 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.

10
Housing

Funding																																							
<ul style="list-style-type: none"> Departmental budget 																																							
Lead Agency																																							
<ul style="list-style-type: none"> Planning Division Housing Services Division 																																							
Objectives																																							
a. Continue to implement this requirement as part of the Inclusionary Housing Ordinance.																																							
<table border="1"> <thead> <tr> <th colspan="10">Timeframe (Years/Months)</th> </tr> <tr> <th>21</th> <th>22</th> <th>23</th> <th>24</th> <th>25</th> <th>26</th> <th>27</th> <th>28</th> <th>29</th> <th></th> </tr> </thead> <tbody> <tr> <td>og</td> <td>og</td> <td>og</td> <td>og</td> <td>og</td> <td>og</td> <td>og</td> <td>og</td> <td>og</td> <td>og</td> </tr> </tbody> </table>										Timeframe (Years/Months)										21	22	23	24	25	26	27	28	29		og	og	og	og	og	og	og	og	og	og
Timeframe (Years/Months)																																							
21	22	23	24	25	26	27	28	29																															
og	og	og	og	og	og	og	og	og	og																														
Quantified Objectives																																							
Achieve the construction of 32 dwellings that can accommodate lower-income large families.																																							

Program 2.13: Housing for Persons Experiencing Homelessness

Carlsbad will continue to facilitate and assist with the acquisition, for lease or sale, and development of suitable sites for low barrier emergency shelters and transitional and permanent supportive housing for the homeless population.

Funding									
<ul style="list-style-type: none"> ■ Housing Trust Fund ■ CDBG 									
Lead Agency									
<ul style="list-style-type: none"> ■ Housing Services Division 	Timeframe (Years/Months)								
Objectives	21	22	23	24	25	26	27	28	29
a. Participate in the North County Homeless Action Committee, regional or sub-regional summit(s) including decision-makers from north San Diego County jurisdictions, and SANDAG for the purposes of coordinating efforts, reducing the unsheltered population, increasing emergency and permanent housing, and leveraging resources to address homelessness.	og	og	og	og	og	og	og	og	og
b. Support the expansion of Catholic Charities’ La Posada Emergency Shelter. Encourage Catholic Charities to lower the facility’s entry requirements to ensure the most vulnerable individuals are able to access shelter resources.	og	og	og	og	og	og	og	og	og
c. Continue to provide funding for local and sub-regional homeless service providers that operate temporary and emergency shelters, such as the North County Regional Winter Shelter Program, and La Posada de Guadalupe men’s homeless/farmworker shelter.	og	og	og	og	og	og	og	og	og
d. Assist local non-profits and charitable organizations in securing state and federal funding for the acquisition, construction, and management of shelters.	og	og	og	og	og	og	og	og	og
e. Apply for new Section 8 mainstream vouchers as they become available to house individuals who are experiencing homelessness or at-risk of homelessness in the City of Carlsbad and continue to look for available funding opportunities.	og	og	og	og	og	og	og	og	og
f. Continue to fund a Flexible Housing Subsidy Program to help individuals experiencing homelessness secure and lease up vacate units in the community.	og	og	og	og	og	og	og	og	og
g. Continue to provide housing navigation services.	og	og	og	og	og	og	og	og	og
h. Review the low barrier navigation centers and emergency shelter provisions to comply with recent changes to state law and amend the zoning ordinance and other documents as necessary to comply.	OCT								
Quantified Objectives	Through this program, support emergency shelter for 100 persons and permanent housing for 45 persons experiencing homelessness on an annual basis.								

Program 2.14: 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 Services Division will provide information to local military and student housing offices of the availability of low-income housing in Carlsbad.

Funding										
<ul style="list-style-type: none"> Departmental budget 										
Lead Agency										
<ul style="list-style-type: none"> Housing Services Division 										
Objectives										
Timeframe (Years/Months)										
21	22	23	24	25	26	27	28	29		
a. 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. The City will also annually provide to local military and student housing offices information about the availability of low-income housing in Carlsbad.										
og og og og og og og og og og										
Quantified Objectives										
Supportive program for meeting city’s RHNA obligations.										

Program 2.15: Coastal Housing Monitoring

As a function of the building permit process, the city will continue to monitor and record Coastal Zone housing data to ensure the city implements requirements of State law, including Coastal Zone housing replacement requirements under Government Code 65590. The data collected includes, but not limited to, the following:

- The number of housing units approved for construction, conversion, or demolition within the coastal zone after April 15, 2021.
- The number of housing units for persons and families of lower- 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									
Timeframe (Years/Months)									
21 22 23 24 25 26 27 28 29									
a. Continue to maintain records and prepare a summary report annually.									
og og og og og og og og og									
Quantified Objectives									
Supportive program for meeting city’s RHNA obligations.									

Program 2.16: Housing Element Annual Progress Report

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 (APRs) to the City Council, SANDAG, California Office of Planning and Research (OPR) and California Department of Housing and Community Development (HCD). AB 879 and SB 35 of the 2017 Housing Package, as well as AB 1486 (2019), added new data requirements and submission instructions for the APRs.

Funding										
<ul style="list-style-type: none"> Departmental budget 										
Lead Agency										
<ul style="list-style-type: none"> Planning Division Housing Services Division 										
Objectives										
Timeframe (Years/Months)										
21	22	23	24	25	26	27	28	29		
<p>a. Prepare an annual progress report (APR) that reports on implementation of the Housing Element by April 1 of each year (covering the previous calendar year).</p>										
an	an	an	an	an	an	an	an	an	an	an
<p>b. Submit the APR to the City Council, HCD, OPR, and SANDAG. For HCD and OPR submissions, the city will submit APRs through HCD's online annual progress reporting system or by emailing APRs to apr@hcd.ca.gov and to opr.apr@opr.ca.gov.</p>										
an	an	an	an	an	an	an	an	an	an	an
Quantified Objectives										
Supportive program for meeting city's RHNA obligations. This is quantified as part of other 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.

Goal

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

Policies

- 10-P.22 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 by new replacement units in the city.
- 10-P.23 Set aside approximately 20 percent of the rental units acquired by the city or Housing Authority for rehabilitation and use for providing housing to extremely-low and/or very low-income households.
- 10-P.24 Monitor the status of assisted housing units and explore options for preserving the units "at risk" of converting to market-rate housing.
- 10-P.25 Seek to reduce, eliminate, or offset (with similar units in the city) net loss of existing mobile home rental opportunities available to lower- and moderate-income households.
- 10-P.26 Survey residential areas periodically to identify substandard and deteriorating housing in need of replacement or rehabilitation.
- 10-P.27 Provide rehabilitation assistance, loan subsidies, and rebates to lower-income households, special needs households, and senior homeowners to rehabilitate deteriorating homes.
- 10-P.28 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.

Programs

Program 3.1: Pursue State and Federal Funding

The City shall actively pursue appropriate federal and State funding sources, including CDBG, Affordable Housing and Sustainable Communities (AHSC), Permanent Local Housing Allocation (PLHA), CalHome funds, HOME (through the San Diego County HOME Consortium), and other grant sources provided by the State, to support the efforts of non-profit and for-profit developers to meet new construction and rehabilitation needs of extremely low-, very low-, low-, and moderate-income households. The City shall periodically review available housing programs to identify additional funding sources.

Funding									
<ul style="list-style-type: none"> HOME, CDBG, AHSC, PLHA, CalHome funds, and other grant sources provided by the State Departmental budget 									
Lead Agency									
<ul style="list-style-type: none"> Housing Services Division 									
Objectives									
Quantified Objectives									
Supportive program for meeting city's RHNA obligations. This is quantified as part of other programs that discuss the use of grant funding.									

Program 3.2: 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																																							
a. Continue implementation of the Inclusionary Housing Ordinance and impose inclusionary housing requirements on condominium conversions.																																							
<table border="1"> <thead> <tr> <th colspan="10">Timeframe (Years/Months)</th> </tr> <tr> <th>21</th> <th>22</th> <th>23</th> <th>24</th> <th>25</th> <th>26</th> <th>27</th> <th>28</th> <th>29</th> <th></th> </tr> </thead> <tbody> <tr> <td>og</td> <td>og</td> <td>og</td> <td>og</td> <td>og</td> <td>og</td> <td>og</td> <td>og</td> <td>og</td> <td>og</td> </tr> </tbody> </table>										Timeframe (Years/Months)										21	22	23	24	25	26	27	28	29		og	og	og	og	og	og	og	og	og	og
Timeframe (Years/Months)																																							
21	22	23	24	25	26	27	28	29																															
og	og	og	og	og	og	og	og	og	og																														
Quantified Objectives																																							
Supportive program for meeting city’s RHNA obligations.																																							

Program 3.3: Mobilehome Park Preservation

The city will continue to implement the 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 Mobilehome Park Rehabilitation and Restoration Ownership Program (MPRROP). 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' mobile homes. Effective January 1, 2017, loan proceeds may also be used to replace low-income residents' mobile homes.

Funding										
<ul style="list-style-type: none"> Housing Trust Fund, state grants and loans (such as MPRROP) 										
Lead Agency										
<ul style="list-style-type: none"> Planning Division Housing Services Division 										
Objectives										
	21	22	23	24	25	26	27	28	29	
a. Continue to regulate the conversion of mobile home parks in Carlsbad, as permitted by state law.	og	og	og	og	og	og	og	og	og	og
b. As appropriate, provide information to mobile home park tenants regarding potential tenant purchase of parks and assistance available, through programs such as State's Mobilehome Park Rehabilitation and Restoration Ownership Program (MPRROP).	og	og	og	og	og	og	og	og	og	og
Quantified Objectives										
Supportive, ongoing program to assist mobile home park tenants and regulate park conversions, if any.										

Program 3.4: 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 approximately 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									
<ul style="list-style-type: none"> ■ State grants and loans, CDBG ■ Housing Trust Fund 									
Lead Agency									
<ul style="list-style-type: none"> ■ Housing Services Division, Building Division 									
Objectives									
Timeframe (Years/Months)									
	21	22	23	24	25	26	27	28	29
a. Contact nonprofit housing developers annually to explore opportunities for acquisition/rehabilitation of rental housing.	an	an	an	an	an	an	an	an	an
b. As appropriate and as financially feasible, make funding available to non-profit organizations to assist in the acquisition and rehabilitation of existing rental housing.	og	og	og	og	og	og	og	og	og
Quantified Objectives									
Assist in the acquisition and/or rehabilitation of 50 rental housing units during this planning period.									

Program 3.5: Rehabilitation of Owner-Occupied Housing

As the housing stock ages, the need for rehabilitation assistance may increase. The city will provide financial assistance to lower income homeowners to rehabilitate or make accessibility improvements to the homes they occupy. Eligible activities under this program include such things as building a ramp for wheel chair accessibility, replacing flooring, repairing faulty plumbing and electrical systems, replacing broken windows, repairing termite and dry-rot damage, installing home weatherization improvements, enhancing home energy efficiency, upgrading and replacing systems that reduce use of fossil-fuel sources, and renovation to create a junior ADU. 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. To enhance use of this program, the city will create and distribute informational materials and publish information on the city’s website to increase participation in the program. Outreach will focus on reaching target households and older homes in the Village and Barrio areas.

Funding	
<ul style="list-style-type: none"> ■ Housing Trust Fund ■ State loans and grants 	
Lead Agency	
<ul style="list-style-type: none"> ■ Housing Services Division 	
Objectives	Timeframe (Years/Months)
	21 22 23 24 25 26 27 28 29
a. Update program to expand eligible costs and increase maximum loan amount.	APR
b. Continue to implement the city’s Minor Home Repair Program.	an an an an an an an an an
Quantified Objectives	Provide forgivable loans to up to five low-income households per year to help improve their single-family homes.

Program 3.6: Affordable Housing Resale

The city’s Inclusionary Housing Program has resulted in the creation of more than 200 affordable housing ownership units. Under existing agreements, owners of these units must provide the city an option to purchase these units at an affordable price before placing them on the market. To the extent funding is available, the city will exercise its purchase option to preserve, extend and enhance affordability of these units by reselling them to lower income purchasers. As an alternative to city purchase and resale, the city may assign its purchase option to an eligible lower income buyer.

Funding									
<ul style="list-style-type: none"> ■ CDBG ■ Housing Trust Fund 									
Lead Agency									
<ul style="list-style-type: none"> ■ Housing Services Division 									
Objectives									
Timeframe (Years/Months)									
21 22 23 24 25 26 27 28 29									
a. Continue implementation of the Affordable Housing Resale program.									
og og og og og og og og og									
Quantified Objectives									
Preserve five units per year during the planning period for lower-income households.									

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.

Goal

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.

Policies

- 10-P.30 Support ongoing efforts by federal and State agencies and continue city efforts, in the enforcement of fair housing laws prohibiting discrimination in the development, financing, rental, or sale of housing.
- 10-P.31 Support ongoing efforts of federal, State, regional, and local efforts to affirmatively further fair housing.
- 10-P.32 Educate residents, landlords, decision-makers and city staff on fair housing laws and practices through the distribution of written materials and workshops.
- 10-P.33 Contract with a fair housing service provider to monitor and respond to complaints of discrimination in housing.
- 10-P.34 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.35 Periodically review city policies, ordinances, and development standards, and modify, as necessary, to accommodate housing for persons with disabilities.
- 10-P.36 Support programs and housing developments that support inclusive, racially and ethnically diverse, and mixed-income residential communities throughout the city, such as inclusionary housing programs, intergenerational housing, and large family units.

Programs

Program 4.1: Fair Housing Services

With assistance from the city's fair housing provider, 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. social media, newspaper ads and public service announcements at local radio and television channels);
- Conducting workshops and training with different community groups;
- Conducting workshops and training in Spanish;
- Holding diversity awareness events and programs at a variety of locations throughout the city;
- Targeted outreach related to home financing opportunities;
- Monitoring and responding to complaints of discrimination (i.e. intaking, investigation of complaints, and resolution);
- Referring services to appropriate agencies;
- Conducting fair housing testing at random sites to measure compliance and remove any such impediments through fair housing law enforcement; and
- Continue working collaboratively with San Diego Regional Alliance for Fair Housing to identify (SD RAFFH) to promote fair housing, education, and advocacy. The SD RAFFH also oversees the regional preparation of the Analysis of Impediments.

Additionally, AB 686 (2017) requires each city to administer its programs and activities related to housing in a manner that affirmatively furthers fair housing. Carlsbad will take actions to overcome patterns of segregation, address disparities in housing needs and access to opportunity, and foster inclusive communities.

Funding									
<ul style="list-style-type: none"> ■ CDBG ■ Section 8 Rental Assistance ■ Housing Trust Fund 									
Lead Agency									
<ul style="list-style-type: none"> ■ Housing Services Division 									
Objectives									
Timeframe (Years/Months)									
	21	22	23	24	25	26	27	28	29
a. Allocate annual funding for fair housing services through the Action Plan process for the use of CDBG funds.	an	an	an	an	an	an	an	an	an
b. Participate in regional efforts to mitigate impediments to fair housing choice.	og	og	og	og	og	og	og	og	og
c. To regularly test for fair housing compliance to identify issues, trends, and problem properties.	an	an	an	an	an	an	an	an	an
d. Publicize tenants' rights topics, like reasonable accommodation and common discrimination challenges, so more residents can report and take action on unlawful housing activities.	og	og	og	og	og	og	og	og	og
Quantified Objectives									
Supportive program for meeting city's RHNA obligations. This is quantified as part of other programs that discuss the use of grant funding.									

Program 4.2: Affirmatively Furthering Fair Housing

To address the requirements of AB 686, the City worked collaboratively as a partner with the San Diego Regional Alliance for Fair Housing to complete the Analysis of Impediments to Fair Housing that identifies barriers to fair housing practices around the city, with a focus on areas of racial and economic disparity. Practices that were identified to reduce barriers include, but are not limited to, enforcement of housing safety codes, promoting equal access to information, Metrics to measure the progress of fair housing practices can include the index of dissimilarity, the Regional Opportunity Index, and the percentage of residents experiencing extreme housing cost burdens.

The Analysis of Impediments for 2020-2025 was recently completed with an update needed for 2025-2030.

Funding									
■ CDBG									
■ Housing Trust Fund									
Lead Agency									
■ Housing Services Division									
Objectives	Timeframe (Years/Months)								
	21	22	23	24	25	26	27	28	29
a. Encourage mixed-income developments accessible to lower income residents citywide, especially in high opportunity and resource-rich areas.	og	og	og	og	og	og	og	og	og
b. Reduce barriers to housing, including but not limited to racial inequities, high housing costs, and public awareness of existing resources.	og	og	og	og	og	og	og	og	og
c. Establish a method of measuring the progress of fair housing practices, which can include the index of dissimilarity, the Regional Opportunity Index, and percentage of residents experiencing extreme housing cost burdens.	JUN								
d. Expand understanding of the current state of fair housing practices and potential areas of discrimination by conducting an in-depth study of fair housing issues around the city.	APR								
e. The city shall continue to facilitate opportunities for all residents and stakeholders to provide meaningful and effective input on proposed planning activities early on and continuously throughout plan development and the public review process. Outreach efforts to disadvantaged communities will be a priority.	og	og	og	og	og	og	og	og	og
Quantified Objectives	Supportive program for meeting city's RHNA obligations. This is quantified as part of other programs.								

2021-2029 Housing Element

Appendix A:
January 2013-June 2020 Accomplishments

Please see the next page.

APPENDIX A

January 2013-June 2020 Accomplishments



CODE KEY			
Status:			Department or Division:
C	Completed	= One-time project for which all work has been completed	B – Building Division
O	Ongoing	= Completed program, but one that requires recurring activity	CED – Community and Economic Development
I	In Process	= Staff work is well under way and program will be implemented soon (including any necessary hearings)	HNS – Housing and Neighborhood Services Division
P	Pending	= Program for which preliminary work needs to be initiated, or program is in early stages of work	P – Planning Division
D	Delete	= Program that may no longer be necessary or relevant due to another program, changed circumstances, or policy change	F– Finance Division

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.

1.3	Acquisition/ Rehabilitation of Rental Housing	<p>Provide loans, grants, and/or rebates to owners of rental properties to make needed repairs and rehabilitation.</p> <p>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.</p> <p>Provide deferral or subsidy of planning and building fees, and priority processing. Objective of assisting 44 rental housing units.</p>	O	HNS, B	<p>Requests for acquisition/rehabilitation of rental properties are considered on a case by case basis.</p> <p>In 2012, the City Council approved a \$7.4 million residual receipts loan from the Housing Trust Fund to assist with the acquisition of and rehabilitation of 42 1950's era duplex units in the Barrio (known as the Carol/Harding project) and in 2013, acquisition of the property was completed. The rehabilitated units are rent-restricted for 55 years to low income households (50-60% AMI). In 2017, the owner received approval to demolish 22 duplexes, consolidate the lots and construct a 93-unit apartment project that would be 100% affordable. A lawsuit was filed on the project after it was approved, and in 2018 a settlement was finalized which reduced the project from 93 to 87 units. As of June 2020, attempts to secure financing to construct the project have been unsuccessful.</p> <p>In 2014, the city awarded CDBG funds (\$452,000) and Housing Trust Funds (\$2,438,000) to Solutions for Change to acquire an existing 16-unit apartment complex in the Barrio and convert it to affordable housing for graduates of their academy that helps homeless families find permanent housing.</p> <p>In 2015, the city adopted an ordinance permitting the deferral of specified development impact fees for residential projects of five or more units.</p>	Requests for acquisition/rehabilitation of rental properties will continue to be considered on a case by case basis.
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Table A-1: Housing Programs Review and Accomplishments (Jan. 2013-June 2020)						
Program		Description	Status	Dept. Responsible	Progress and Effectiveness in Meeting Objectives	Appropriateness
1.3	Acquisition/ Rehabilitation of Rental Housing (continued)				Beginning in 2018, the City Council authorized use of CDBG funds to acquire existing affordable housing ownership units preserve and extend their affordability for lower income households. Through June 2020, seven units were acquired, which will be re-sold to lower-income homebuyers.	
1.4	Rehabilitation of Owner-Occupied Housing	Provide assistance to homeowners to rehabilitate deteriorating housing. Assistance will 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. Objective of assisting 10 households/units.	O	HNS	The city has implemented a home repair program for owner occupied properties that provides loans which are forgiven after five years. For the Housing Element planning period, the city aided eight low income households with home repair loans up to \$5,000 each.	The city will update and continue offer this program to qualified low income homeowners.
1.5	Preservation of At-Risk Housing	Monitor the status of projects such as Santa Fe Ranch Apartments, ensure tenants receive proper notification of any changes and are aware of available special Section 8 vouchers, and contact nonprofit housing developers to solicit interest in acquiring and managing the property in the event this or any similar project becomes at risk of converting to market rate.	C	HNS	Notices to tenants at Santa Fe Ranch were monitored and city staff worked with the apartment owners in an attempt to extend the affordability restrictions for the 64 units. Property owners declined, and in 2016 paid off the bonds, thus removing the affordability provisions. The city's Housing and Neighborhood Services staff successfully assisted in negotiating rents of 26 low income tenants at Santa Fe Ranch so that they could remain in place after the project's conversion to market rate. The city also provides Section 8 rental assistance to maintain housing affordability for these residents.	There are no longer any at-risk rental housing units, therefore this program will be removed.

2.1	Adequate Sites to Accommodate the RHNA	<p>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.</p> <p>Encourage the consolidation of small parcels in order to facilitate larger-scale developments that are compatible with existing neighborhoods. 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.</p>	O	P, HNS	<p>The city reviews residential development applications for compliance with meeting the minimum densities on which the city relies to meet its share of regional housing needs. Consistent with state law and the city's land use policies, the city shall not approve applications below the minimum densities established in the Housing Element unless it makes the following findings:</p> <ul style="list-style-type: none"> a. The reduction is consistent with the adopted general plan, including the housing element. b. The remaining sites identified in the housing element are adequate to accommodate the City's share of the regional housing need pursuant to Government Code Section 65584. <p>The city continues to make available an inventory of vacant and underutilized properties and works with interested developers on infill and redevelopment opportunities. Since 2013, the city has approved at least five projects that consolidated underutilized lots, including:</p> <ul style="list-style-type: none"> • Seagrove (State Street Townhomes, CT 13-05) – Approved in 2014 and now completed, this project combined five lots to enable 47 condominiums, six of which are affordable. • Pacific Wind (SDP 15-18) – Approved in 2017, this 100% affordable, 87-unit apartment project consolidated 22 lots. <p>The city also processed two projects (Carlsbad Station, CT 2019-0003) and</p>	<p>This is an ongoing activity. 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</p>
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Table A-1: Housing Programs Review and Accomplishments (Jan. 2013-June 2020)						
Program		Description	Status	Dept. Responsible	Progress and Effectiveness in Meeting Objectives	Appropriateness
2.1	Adequate Sites to Accommodate the RHNA (continued)				West Oaks, GPA 16-04) that would combine multiple properties to create market rate and affordable housing opportunities. These projects were scheduled for public hearing in late 2020.	

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

Program		Description	Status	Dept. Responsible	Progress and Effectiveness in Meeting Objectives	Appropriateness
2.2	Flexibility in Development Standards	Consider 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.	O	P	<p>Throughout the planning period, the city considered and approved density increases, waivers, standards modifications and financial assistance to assist the development of affordable housing on a case by case basis. Examples include:</p> <ul style="list-style-type: none"> The Encinas Creek Apartment Homes (SDP 01-10(A)), which received Planning Commission approval in April 2013, was granted a standards modification for a height limit increase and garage width reduction in return for 50% of the units (63) being dedicated as affordable housing. The approval of Robertson Ranch West Planning Areas 7 and 8 (SDP 14-08) in May 2015, included the grant of standards modifications for reduction in top of slope setback, garage width, and senior parking standards to support an apartment complex with 101 senior affordable units and 56 moderate income units. 	The city will continue to consider standards modifications, waivers, and financial assistance to assist in the development of affordable housing on a case by case basis.

Table A-1: Housing Programs Review and Accomplishments (Jan. 2013-June 2020)						
Program		Description	Status	Dept. Responsible	Progress and Effectiveness in Meeting Objectives	Appropriateness
2.2	Flexibility in Development Standards (continued)				<ul style="list-style-type: none"> In January 2017, Windsor Pointe (formerly Harding Veterans Housing (SDP 16-12) and Oaks Veterans Housing (SDP 16-13)), a 50-unit affordable apartment project, received city approval, including a density increase and parking reduction. Windsor Pointe will provide housing for homeless and lower income veteran families, as well as people experiencing homelessness with Severe Mental Illness (SMI). The City Council approved financial assistance for Windsor Pointe in 2017 and 2020. Total assistance approved was \$8.3 million. <p>In 2015, the city adopted an ordinance permitting the deferral of specified development impact fees for residential projects of five or more units.</p> <p>In 2018, the Village and Barrio Master Plan was approved. The plan allows standards modifications for, among other things, affordable housing.</p>	

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

Program		Description	Status	Dept. Responsible	Progress and Effectiveness in Meeting Objectives	Appropriateness
2.3	Mixed Use	Encourage mixed-use developments that include a residential component. Major commercial centers should incorporate, where appropriate, mixed commercial/residential uses.	O	P	<p>The city considers mixed use developments on a case by case basis. The following projects (including their residential component) were reviewed or approved in the Village area during the reporting period:</p> <ul style="list-style-type: none"> • Seagrove (State Street Townhomes) – 47 units • State Street Mixed Use 30 – 14 units • The Wave – 8 units • Grand Madison – 4 units • Carlsbad Village Lofts – 106 units • Beach Village Life 1 – 10 units • Townhouse – 3 units • Six on Madison – 6 units • 4 Plus 1 Luxury Living – 4 units • Grand Jefferson – 6 units • Carlsbad Station – 79 units <p>Outside of the Village area, the following mixed-use projects (including their residential component) were reviewed or approved during the reporting period:</p> <ul style="list-style-type: none"> • Uptown Bressi – 125 units • Marja Acres – 294 units • North County Plaza – 272 units 	The city will continue to consider mixed-use projects on a case-by-case basis.

<p>2.4</p>	<p>Energy Conservation</p>	<p>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.</p> <ul style="list-style-type: none"> • Create a coordinated energy conservation strategy, including strategies for residential uses, as part of a citywide Climate Action Plan. 	<p>O</p>	<p>P, B</p>	<p>The city's comprehensive General Plan Update project includes a Climate Action Plan. The General Plan and CAP were approved by the City Council in Sept. 2015. An amendment to the CAP was processed in 2020 and scheduled for City Council approval in July 2020.</p> <p>In 2018, the California Building Standards Commission approved amendments to the California Energy Code requiring installation of photovoltaic systems in all new low-rise residential construction, beginning in January 2020. Carlsbad began enforcing this new Energy Code requirement as of January 1, 2020.</p> <p>In 2019, the City Council adopted the 2019 California Building Codes, which incorporate the latest energy efficiency standards as established by the CEC. That year, the City Council also adopted ordinances identified in the CAP to promote energy efficiency and renewable energy use in new residential construction and in existing development undergoing major upgrades. The city enforced these ordinances beginning January 1, 2020.</p> <p>There were 5,902 residential photovoltaic energy systems installed in the city between Jan. 2013 and June 2020.</p> <p>Through 2015, the city continued to implement the 2013 Building Energy Efficiency Standards as established by the CEC.</p>	<p>The city will continue to implement this program.</p>
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Table A-1: Housing Programs Review and Accomplishments (Jan. 2013-June 2020)

Program		Description	Status	Dept. Responsible	Progress and Effectiveness in Meeting Objectives	Appropriateness
2.4	Energy Conservation (continued)	<ul style="list-style-type: none"> 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: <ul style="list-style-type: none"> 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. 	O	P, B	<p>In 2018, the city approved the Village and Barrio Master Plan, which replaced Village Master Plan and Design Manual and incorporated the area of the Barrio. The approved plan promotes infill development and enhances pedestrian connections through land uses and building and street design to help realize the smart growth potential of the area. The Village and Barrio Master Plan maintains the density ranges of the prior plan and the general regulations previously applicable to the Barrio; these ranges are suitable for low- and moderate-income housing.</p> <p>The approved Village and Barrio Master Plan allows standards modifications (e.g., from density, height, setback, etc., requirements) for projects that enable a significant public benefit by implementing enhanced energy conservation measures such as exceeding minimum CAP consistency or local energy efficiency requirements or by reducing vehicle miles traveled.</p>	

<p>3.1</p>	<p>Inclusionary Housing Ordinance</p>	<p>Continue to implement the 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:</p> <ul style="list-style-type: none"> • 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. <p>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 2013, 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.</p>	<p>O</p>	<p>P, HNS</p>	<p>On Dec. 17, 2019, the City Council introduced Ordinance No. CS-368 to restore the city’s ability to apply inclusionary housing requirements to residential rental units. Prior to passage of AB 1505 in 2017, cities and counties were barred from imposing affordable housing requirements to rental projects, as a result of the appellate court decision in <i>Palmer/Sixth St. Properties, L.P. v. City of Los Angeles</i>. AB 1505 revoked the Palmer decision by allowing cities to impose affordability restriction to new rental housing again.</p> <p>The city continues to implement its Inclusionary Housing Ordinance. During the reporting period, building permits were issued for 282 dwelling units required to be affordable through Inclusionary requirements for the following projects:</p> <ul style="list-style-type: none"> • Blackstone Ranch/Shelley Property • Valley 17 • Tabata 10 • Buena Vista 11 • Lanai/Miles Pacific Subdivision • Quarry Creek Master Plan • Robertson Ranch Master Plan • Seagrove (State Street Townhomes) • Seascape • Afton Way • Highland View Homes • Lanai II/Miles Buena Vista • Yada Farm • Uptown Bressi Ranch • Poinsettia 61 • Casa Aldea • Beachwalk at Roosevelt 	<p>Inclusionary housing program is one of the City’s most effective programs to build affordable housing and will be continued.</p>
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Table A-1: Housing Programs Review and Accomplishments (Jan. 2013-June 2020)

Program		Description	Status	Dept. Responsible	Progress and Effectiveness in Meeting Objectives	Appropriateness
3.1	Inclusionary Housing Ordinance (continued)	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).			<p>In addition, the following projects receiving building permits during this reporting period purchased a total of 77 Inclusionary Housing credits at existing affordable apartments:</p> <ul style="list-style-type: none"> • La Costa Residential • Tabata/Blackrail 16 • Coastal Living 10 • La Costa Villas • Walnut Townhomes • La Costa Town Square Residential/Artero • Poinsettia Place • Ocean St. Condos • La Costa Vista • Carlsbad La Costa Collection • State Street Townhomes • Magnolia Townhomes • The Grand Madison • 800 Grand Avenue • Poinsettia 61 • Walnut Beach Homes • Tyler Street Residences • Six on Madison • Village Walk <p>During the planning period, the in-lieu fee per market rate dwelling unit remained at \$4,515. In May 2020, the city issued an RFP for assistance in updating the in-lieu fee.</p>	

Table A-1: Housing Programs Review and Accomplishments (Jan. 2013-June 2020)						
Program		Description	Status	Dept. Responsible	Progress and Effectiveness in Meeting Objectives	Appropriateness
3.2	Excess Dwelling Unit Bank	<p>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.</p> <p>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 to accommodate the RHNA at each household income level.</p>	O	P	<p>Through its continued implementation of the Growth Management Plan, the city tracks development and the Excess Dwelling Unit Bank in its monthly Development Monitoring Report. As of June 2020, the excess unit balance was 528 dwelling units inside the Village and 415 units outside of the Village. These units are available for qualifying projects, which include affordable housing and density bonuses.</p>	<p>The Housing Crisis Act of 2019 (SB 330) enacts changes to local development policies, including growth management regulations. The Growth Management Plan is recommended to be replaced or modified to not constrain housing production and therefore comply with SB 330. The Excess Dwelling Unit Bank will be considered as part of the anticipated Growth Management Plan changes. Program 3.2 will be deleted.</p>

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

Program		Description	Status	Dept. Responsible	Progress and Effectiveness in Meeting Objectives	Appropriateness
3.3	Density Bonus	<p>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.</p> <p>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.</p> <p>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.</p>	O/I	P, HNS	<p>The city continues to make available density bonuses in compliance with state density bonus law (SDBL). During the reporting period, the city reviewed or approved the following density bonus projects:</p> <ul style="list-style-type: none"> • Carlsbad Village Lofts • Romeria Pointe Apartments • Resort View Apartments • Jefferson Street Apartments • Carlsbad Station • Marja Acres • North County Plaza <p>The city's density bonus regulations (Municipal Code Chapter 21.86) were amended multiple times during the reporting period to address changes in state density bonus law, and incorporate all recent changes to state law up to and including AB 1763 changes, effective 1/1/20. In addition, the city prepared educational materials to help staff and applicants navigate density bonus law and city processing requirements.</p>	The city will continue to implement state density bonus law and will update its local regulations to be consistent with recent changes in the law.

Table A-1: Housing Programs Review and Accomplishments (Jan. 2013-June 2020)						
Program		Description	Status	Dept. Responsible	Progress and Effectiveness in Meeting Objectives	Appropriateness
3.3	Density Bonus (continued)	The city is currently amending its density bonus regulations (Municipal Code Chapter 21.86) to ensure consistency with recent changes to state density bonus law.				
3.4	City-Initiated Development	The city, through the Housing and Neighborhood Services Department, 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.	O	P, HNS	<p>The city continues to provide information and work with developers to assist them in creating additional housing opportunities for lower income households.</p> <p>The city provided assistance to the privately developed 50 unit Tavarua Senior Apartments affordable housing project, which opened in 2013.</p> <p>City staff have reviewed a number of affordable housing proposals including two mixed-income rental projects (Aviara Farms and West Oaks Apartments) that would provide up to 122 lower and moderate-income housing units. The proposals are expected to be reviewed by Planning Commission and City Council beginning in late 2020.</p> <p>In January 2020, the city committed \$4.04 million in addition to the \$4.25 million in financial assistance to the 50- unit Windsor Pointe project, which will provide permanent supportive housing to very low and extremely low-income homeless veterans and veteran families, and people experiencing homelessness with a serious mental illness.</p>	The city will continue to provide information and work with developers to assist them in creating additional housing opportunities for lower income households.

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

Program		Description	Status	Dept. Responsible	Progress and Effectiveness in Meeting Objectives	Appropriateness
3.5	Affordable Housing Incentives	<p>Use Housing Trust Funds on a case-by-case basis to offer a number of incentives to facilitate affordable housing development. Incentives may include:</p> <ul style="list-style-type: none"> • 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). 	O	P, HNS, F	The city continued to offer incentives to facilitate affordable housing, including those listed in Program 2.2 above and Program 3.4.	The city will continue to implement this program.

Table A-1: Housing Programs Review and Accomplishments (Jan. 2013-June 2020)						
Program		Description	Status	Dept. Responsible	Progress and Effectiveness in Meeting Objectives	Appropriateness
3.6	Land Banking	<p>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.</p> <p>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.</p>	O	HNS	<p>The city continues to implement a land banking program to acquire land suitable for development of housing affordable to lower and moderate-income households. During the Housing Element planning period there were no offers to donate land for affordable housing.</p>	<p>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.</p>

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

Program		Description	Status	Dept. Responsible	Progress and Effectiveness in Meeting Objectives	Appropriateness
3.7	Housing Trust Fund	<p>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.</p> <p>The city will explore additional revenue opportunities to contribute to the Housing Trust Fund, particularly, the feasibility of a housing impact fee to generate affordable rental units when affordable units are not included in a rental development.</p>	O	HNS, F	<p>The city continues to maintain the Housing Trust Fund, which had an available balance of approximately \$12.4 million as of October 30, 2020.</p> <p>In 2014, the city awarded CDBG funds (\$452,000) and Housing Trust Funds (\$2.4 million) to Solutions for Change to acquire an existing 16-unit apartment complex in the Barrio and convert it to affordable housing for graduates of their academy that helps homeless families find permanent housing.</p> <p>In 2013, acquisition of the Carol/Harding project was completed with receipt of a \$7.4 million residual receipts loan from the Housing Trust Fund (see Program 1.3).</p> <p>In 2013, city staff worked with a consultant to prepare a nexus study and draft implementing ordinances for a housing impact fee. The housing impact fee was not implemented.</p> <p>In May 2020, the City Council authorized a study and recommendations to update the existing inclusionary Housing In-lieu fee. The fee study is underway.</p>	The city will continue to collect and distribute funds from the Housing Trust Fund to support the development and maintenance of affordable housing.

Table A-1: Housing Programs Review and Accomplishments (Jan. 2013-June 2020)						
Program		Description	Status	Dept. Responsible	Progress and Effectiveness in Meeting Objectives	Appropriateness
3.8	Section 8 Housing Choice Vouchers	Continue to operate the city's Section 8 Housing Choice Voucher program to provide rental assistance to very low-income households.	O	HNS	<p>The Housing Authority continues to operate Section 8 Housing Choice Voucher Program.</p> <p>During the Housing Element planning period, approximately 550 households on average have been assisted through this program on an on-going basis.</p>	The Carlsbad Housing Authority will continue to operate the Section 8 Housing Choice Voucher Program, subject to continued federal funding.
3.9	Mortgage Credit Certificates	Participate in the San Diego Regional Mortgage Credit Certificate (MCC) Program. By obtaining an 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.	O	HNS	No Mortgage Credit Certificates issued during the planning period and was discontinued.	This program has been discontinued.

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

Program		Description	Status	Dept. Responsible	Progress and Effectiveness in Meeting Objectives	Appropriateness
3.10	Senior Housing	<p>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.</p> <p>In addition, the city has sought and been granted California Constitution Article 34 authority by its voters to produce up to 250 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. To date, the city has exercised its Article 34 authority for 125 lower income senior housing units.</p>	O	P, HNS	<p>The city continues to encourage senior housing opportunities through financial assistance and regulatory incentives.</p> <p>The city provided a loan of \$3.75 million to assist in the development of the 50-unit Tavarua Senior Apartments. The apartments, which opened in 2013, are affordable to seniors at 30%, 40%, 50% and 60% of the Area Median Income.</p> <p>Through June 2020, progress was made on the following senior housing projects:</p> <p>Construction of the Casa Aldea Senior Housing project (MP 02-03(H)/ SDP 15-19) was well underway. The project consists of a 98 unit senior apartment, of which 20 units will be restricted to low income residents. Construction is expected to be completed in late 2020. As part of the inclusionary requirement for the Robertson Ranch West Village Master Plan, construction was completed for the 101-unit Portola Senior Apartments. The project includes one- and two-bedroom units that are restricted to 70 percent of AMI and is now open and completely leased up.</p> <p>The city reviewed an application for SP 16-03 – Marja Acres, which proposes 46 senior affordable apartments as part of a mixed-use project. Public hearings by the Planning Commission and City Council were expected by Fall 2020.</p>	The city will continue to encourage senior housing opportunities through financial assistance and regulatory incentives.

Table A-1: Housing Programs Review and Accomplishments (Jan. 2013-June 2020)						
Program		Description	Status	Dept. Responsible	Progress and Effectiveness in Meeting Objectives	Appropriateness
3.11	Housing for Persons with Disabilities	<p>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.</p> <p>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.</p>	O	P	<p>The Reasonable Accommodation ordinance became effective in March 2013. Consistent with the ordinance, the city will consider requests for reasonable accommodation in land use, zoning and building regulations on a case by case basis.</p> <p>During the planning period, one reasonable accommodation request was received.</p> <p>In January 2013, provided \$1,065,000 in CDBG funds to assist in the acquisition of property for a hospice home in Carlsbad for primarily low-income households.</p> <p>The city regularly awards CDBG funds to provide supportive services such as meals for seniors and emergency and temporary housing for victims of abuse.</p>	The city will continue to implement this program.
3.12	Housing for Large Families	<p>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.</p>	O	P	<p>The city continues to implement this program as part of its inclusionary housing ordinance.</p> <p>During the planning period, the city issued permits for 47 three-bedroom affordable units.</p>	The city will continue to support the development of housing for large families.

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

Program		Description	Status	Dept. Responsible	Progress and Effectiveness in Meeting Objectives	Appropriateness
3.13	Housing for the Homeless	<p>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:</p> <ul style="list-style-type: none"> • 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 <p>Continuing to provide funding for local and sub-regional homeless service providers that operate temporary and emergency shelters.</p>	O	HNS	<p>The City Council approved a grant of federal Community Development Block Grant program funds in the amount of \$454,000 and a loan from the city's Housing Trust Fund in the amount of \$2,436,000 to acquire an existing 16-unit apartment complex at 945 Chestnut Avenue. This purchase of property is in partnership with Solutions for Change. After the full rehabilitation of all the units, the apartment complex will provide permanent affordable housing opportunities for 16 homeless families who have graduated from the Solutions University. In 2015, the property was acquired, and families began moving into the property.</p> <p>Catholic Charities continues to operate the La Posada de Guadalupe emergency shelter, of which a portion of the facility (50 beds) is devoted to serving homeless men. In May 2020, the city awarded Catholic Charities \$58,000 in CDBG funding for planning and design work for expansion of the La Posada de Guadalupe shelter.</p> <p>In 2017, the City Council approved the Homeless Response Plan, which established key principles and system responses that the city employs to address the community impacts of homelessness. The plan provides strategies to:</p>	The city will continue to implement this program.

Table A-1: Housing Programs Review and Accomplishments (Jan. 2013-June 2020)						
Program		Description	Status	Dept. Responsible	Progress and Effectiveness in Meeting Objectives	Appropriateness
3.13	Housing for the Homeless (continued)				<ol style="list-style-type: none"> 1. Prevent, reduce and manage homelessness in Carlsbad 2. Support and build capacity within the city and community to address homelessness; 3. Encourage collaboration within the city, community partnerships and residents; and 4. Retain, protect and increase the supply of housing. <p>Implementation of the plan is on-going.</p> <p>In 2018, a Housing Set-Aside pilot program was launched at an existing affordable community whereby ten (10) units were set-aside specifically for formerly homeless residents. Staff identified and transitioned six (6) individuals into permanent housing. As of Dec. 31, 2019, five of those residents were still successfully housed.</p> <p>In June 2020, the City Council approved \$400,000 from the Housing Trust Fund to initiate a Flexible Housing Subsidy Program to help individuals experiencing homelessness secure and lease up vacant units in the community.</p>	

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

Program		Description	Status	Dept. Responsible	Progress and Effectiveness in Meeting Objectives	Appropriateness
3.14	Supportive Services for Homeless and Special Needs Groups	<p>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 County area.</p> <p>Furthermore, the city will work with agencies and organizations that receive CDBG funds to offer a City Referral Service for homeless shelter and other supportive services.</p>	O	HNS	<p>During the planning period, the city allocated approximately \$2.1 million in funding assistance to various social service providers in North County and serves as a referral agency for homeless shelters and support services.</p> <p>In June 2016, the city approved a \$600,000 CDBG grant to a local service provider to acquire a commercial building and begin operates as the Carlsbad Service Center. This facility will provide direct benefit to lower income residents and lend assistance with supportive services.</p> <p>In June 2020, the city allocated \$315,666 in CARES Act funding to service providers to assist in meeting emergency needs related to the COVID-19 epidemic.</p>	The city will continue to support the development of housing and supportive services for homeless and other special needs groups.

Table A-1: Housing Programs Review and Accomplishments (Jan. 2013-June 2020)						
Program		Description	Status	Dept. Responsible	Progress and Effectiveness in Meeting Objectives	Appropriateness
3.15	Alternative Housing	Continue to implement its Second Dwelling Unit Ordinance (Section 21.10.015 of the Carlsbad Municipal Code) and will continue to support alternative types of housing, such as hotels and managed living units to accommodate extremely-low income households	O	P, HNS	<p>The city continues to implement the Second Dwelling Unit Ordinance and consider alternative types of housing. During the planning period, building permits were issued for 182 accessory dwelling units.</p> <p>In September 2017, the city amended its zoning regulations for accessory dwelling units (ADU) to address changes in state law made by AB 2299 and SB 1069. The amendment was approved by the California Coastal Commission with suggested modifications in December 2017, which the city council adopted in Jan. 2018. The suggested modifications included amendments that made the city compliant with AB 494 and SB 229 (accessory dwelling unit “clean-up” bills).</p> <p>In September 2020, the City Council approved zoning code amendments to address changes in state laws pertaining to accessory dwelling units that were signed into law in 2019 and became effective January 1, 2020 (SB 13, AB 68, AB 881, AB 670, AB 587 and AB 671).</p> <p>A one-year seniors home share matching program was launched in 2019. Seven residents were matched to a home provider during the year. No proposals for managed living units were received during the planning period.</p>	The city will continue to facilitate development of second dwelling units, and will continue to evaluate opportunities for alternative housing, and make information available to interested developers.

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

Program		Description	Status	Dept. Responsible	Progress and Effectiveness in Meeting Objectives	Appropriateness
3.16	Military and Student Referrals	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.	O	HNS	The city provides information on assisted and below market housing to individuals and groups needing that information through pamphlets, the city's website, and distribution of info at community events and workshops.	The city will continue to reach out to students and members of the military to provide housing opportunities in the city.

Table A-1: Housing Programs Review and Accomplishments (Jan. 2013-June 2020)						
Program		Description	Status	Dept. Responsible	Progress and Effectiveness in Meeting Objectives	Appropriateness
3.17	Coastal Housing Monitoring	<p>Monitor and record Coastal Zone housing data including, but not limited to, the following:</p> <ol style="list-style-type: none"> 1. The number of housing units approved for construction, conversion or demolition within the coastal zone after January 1, 1982. 2. 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. 3. 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. 4. 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. 	O	P	<p>During the reporting period:</p> <ol style="list-style-type: none"> 1. Building permits were issued for 458 dwelling units in the Coastal Zone (189 single family detached dwellings, 36 single family attached dwellings, 61, 2-4 unit structures, 35 5+ unit structures, and 62 second dwelling units). 2. Building permits were issued for 20 dwelling units required to be affordable through inclusionary of Density Bonus requirements in the Coastal Zone (all were ADUs). 3. There were no demolitions. 4. There were no replacements required. 	Continue to monitor and report as required per state law.

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

Program		Description	Status	Dept. Responsible	Progress and Effectiveness in Meeting Objectives	Appropriateness
3.18	Housing Element Annual Progress Report and Mid-Planning Period Housing Element Update	<p>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).</p> <p>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.</p>	O	P	<p>The city prepared and submitted annual reports each year between 2013 and 2020. The city initiated the mid-planning period update in 2016. As part of that effort, the Housing Commission in September 2016 held a noticed public workshop to discuss housing issues and collect public comments prior to submittal of the draft update to HCD. At the workshop, city staff reviewed policies and programs, reported on the city's accomplishments, including with regards to RHNA, and discussed changes contemplated. As part of workshop noticing, the city specifically invited and sought input from service providers and developers.</p> <p>The City Council adopted the mid-planning period update in March 2017, in compliance with the April 30, 2017 deadline.</p> <p>In a June 6, 2017 letter, HCD announced the adopted update was in full compliance with state housing law.</p>	The city will continue to provide annual reports as required. As the city timely adopted the mid-planning period update, this portion of the program will be deleted.

Table A-1: Housing Programs Review and Accomplishments (Jan. 2013-June 2020)					
Program	Description	Status	Dept. Responsible	Progress and Effectiveness in Meeting Objectives	Appropriateness
3.18	Housing Element Annual Progress Report and Mid-Planning Period Housing Element Update (continued)				
4.1	Fair Housing Services	O	HNS	The city contracts with CSA San Diego County, a fair housing agency, to provide their services to Carlsbad residents and property owners. Services include those listed in the column to the left.	The city will continue to support fair housing services through information dissemination, monitoring, and partnerships with fair housing service providers.

2021-2029 Housing Element

Appendix B: 2021-2029 Potential Housing Sites

Please see the next page.

This appendix provides an overview of the 15 key sites proposed by the City of Carlsbad for the production of housing. On sites 1 – 13, the city is proposing a change in General Plan and Zoning designations to increase the density allowed on each site. Site 14 is owned by the North County Transit District and Site 15 is the city's Public Works which is planned for relocation. These properties are already designated for multi-family residential and are considered key sites as the agency/city ownership creates opportunities to partner with a developer to provide lower-income units.

Facts sheets on each site are provided on the following pages. Each sheet provides the following information on each site:

- Site description, including an aerial view of the site
- Site features
- Site opportunity
- Site details (parcel number, ownership type, current General Plan designation, current residential opportunity, Growth Management Plan Quadrant, parcel size, proposed General Plan designation, proposed residential opportunity)

Figure B-1 shows the location of each site.

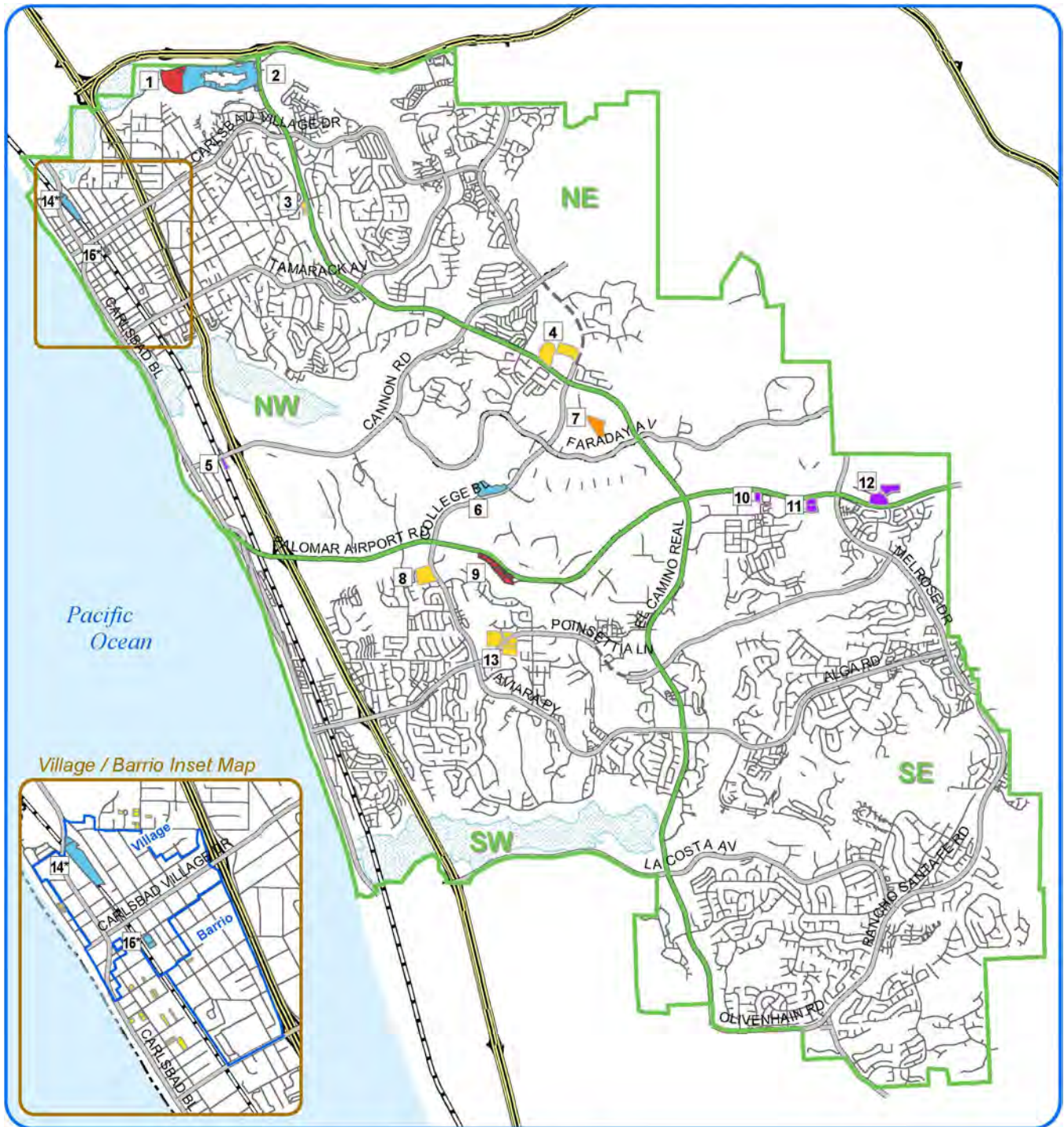


Figure B-1: Key Sites for the Production of Housing

- CAO: City- Agency-owned Properties
- UPR
- RZI: Rezone Industrial to Residential
- PR2: Project (With Rezone)
- RZC: Rezone Commercial
- Quadrants



* Sites 14 and 15 are not proposed for a designation change.

Sources: City of Carlsbad, 2020; Mintier Harnish 2020
Revised: 11/16/2020

2021-2029 Housing Element

Appendix C: Key Site Fact Sheets

Please see the next page.

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 HOUSING SITES

Site Number: 3 – Chestnut at El Camino Real Parcel

SITE DESCRIPTION

The site is a group of four vacant properties at the southwest corner of El Camino Real and Chestnut Avenue. Several eucalyptus trees cover the approximately 2.7-acre site. Sensitive habitat and steep slopes may pose development constraints. The site is close to schools and convenient to major transportation routes such as El Camino Real and Interstate 5. Nearby is detached and attached housing.

Under their current General Plan land use designation, the properties could potentially develop with approximately eight homes.

SITE FEATURES

- Vacant
- Close to schools and transportation
- Near single-family homes and condominiums
- Slopes with sensitive biological resources
- Potential cultural resources



SITE OPPORTUNITY

Under consideration are changes to each properties’ R-4 land use designation, a residential land use designation typical of a single-family home development, to R-15. The R-15 designation often applies to small lot single family or detached or attached condominium development.

As proposed, the R-15 designation 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. At the proposed minimum density of 11.5 du/ac, development of the approximately 2.7-acre site could yield about 30 homes, though more site analysis would be needed to determine if constraints such as slopes could reduce the yield.

To change the properties’ designations to R-15, amendments to the General Plan and Zoning Ordinance would be necessary and would require City Council approval.

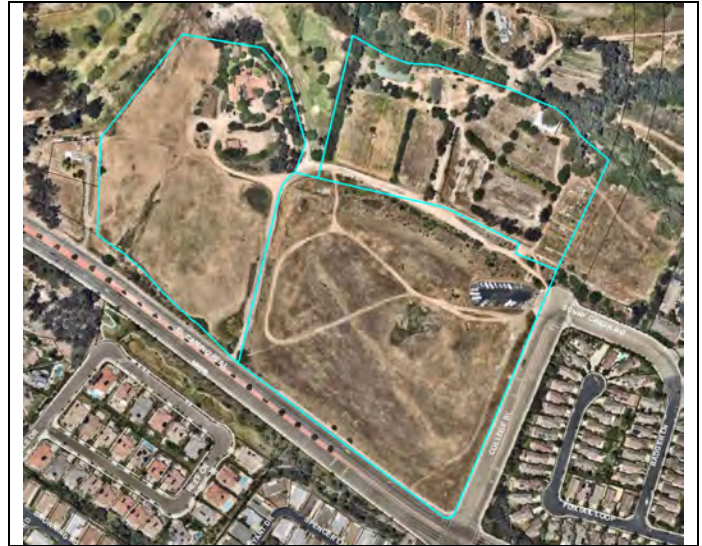
Parcels Numbers	167-080-33, 34, 41 and 42	GMP Quadrant	Northwest
Ownership	Private	Parcel Size	Approximately 2.7 acres (all parcels)
Current General Plan Designation	R-4 (Residential, 0-4 dwelling units/acre)	Proposed General Plan Designations	R-15 (Residential, 11.5-15 du/ac)
Current Residential Opportunity	Approximately 8 homes (@ 3.2 du/ac)	Proposed Residential Opportunity	Approximately 30 units at 11.5 du/ac

POTENTIAL ELIGIBLE HOUSING SITES

Site Number: 4 – 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: 5 – 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: 6 – 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)

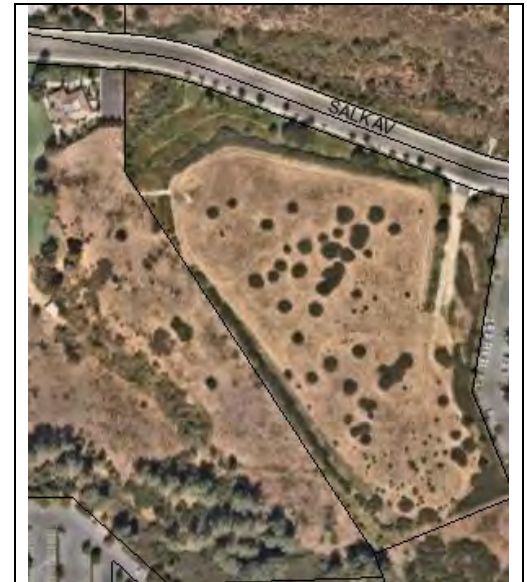
POTENTIAL HOUSING SITES

Site Number: 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

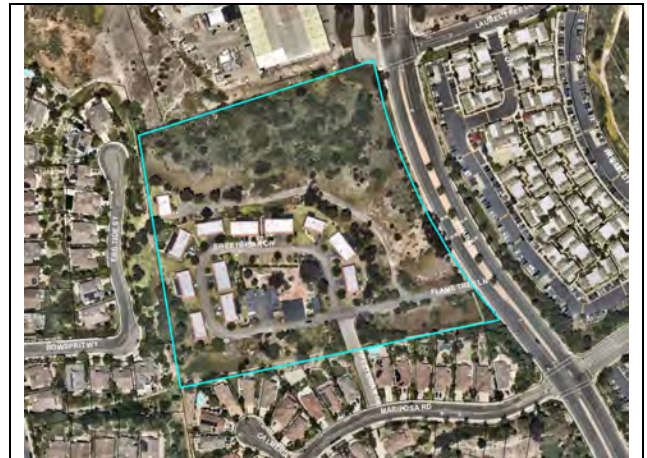
Site Number: 8 - Cottage Row Apartments

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: 9 – West Oaks industrial site

SITE DESCRIPTION

The site consists of nine separate but adjacent parcel just south of Palomar Airport Road and to the west of Palomar Oaks Way. Each parcel is presently designated for industrial use. A portion of the site also has an open space designation. The vacant parcels, graded in the 1980s but never developed, total about 12.5 acres.

A powerline easement traverses part of the site and Encinas Creek runs throughout it. Sensitive habitat is also present. The site is impacted by McClellan-Palomar Airport safety zones and noise.

The city is actively processing a private project to residentially develop the property. The project is tentatively scheduled for Planning Commission review in December 2020.



SITE FEATURES

- Active, private proposal (192 units proposed)
- Vacant, graded
- Industrially designated
- Improvements present (e.g., utilities)
- Site constraints
- Close to jobs and transportation

SITE OPPORTUNITY

Unlike other sites under consideration, the West Oaks project is a privately-initiated proposal, meaning a private party (The Carlsbad West Oaks Project Owner, LLC), not the city, is processing the necessary applications to change land use designations and develop the property. Proposed are 192 apartments, 42 of which would be affordable to lower income households. The proposal would change each property’s land use designation from PI, Planned Industrial, to R-30, an existing high-density residential land use designation. The proposed density is 24.6 dwelling units per acre. The site’s open space designation would be reconfigured to accommodate a bridge and preserve on-site habitat and buffers not currently designated as open space.

To change the properties’ designations from industrial to residential, amendments to the General Plan, Zoning Ordinance, and Local Coastal Program would be necessary and would require City Council and California Coastal Commission approval.

Parcels Numbers	212-040-26 and 212-110-01 to -08	GMP Quadrant	Southwest
Ownership	Private	Parcel Size	Approximately 12.5 acres (all parcels)
Current General Plan Designation	PI (Planned Industrial) and OS (Open Space)	Proposed General Plan Designation	R-30 (Residential, 23 to 30 du/ac) and OS
Current Residential Opportunity	0 units	Proposed Residential Opportunity	192 units (project proposal)

POTENTIAL HOUSING SITES

Site Number: 10 – 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: 11 – 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: 12 - Industrial sites east of Melrose Drive

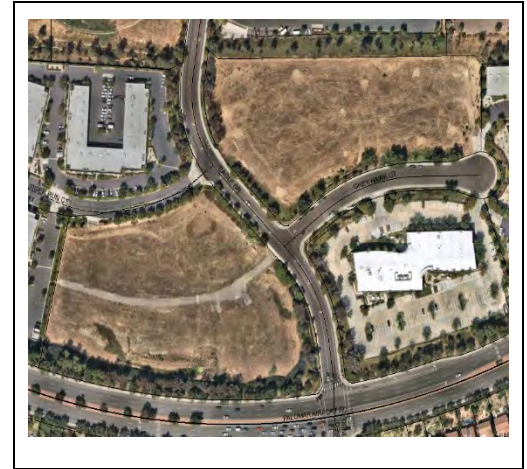
SITE DESCRIPTION

The site consists of two properties north of Palomar Airport Road and east of Melrose Drive, each designated for industrial use. The vacant parcels are situated on either side of Eagle Drive and total about 14 acres. Each site is graded and ready for development.

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 property’s land use designation 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. Together, the two parcels could yield over 450 new homes if developed at the minimum density.

To change the properties’ designations to R-35, amendments to the General Plan and Zoning Ordinance 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	221-015-08, 221-014-03	GMP Quadrant	Northeast
Ownership	Private (multiple)	Parcel Size	Approximately 14 acres (both 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	450+ 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 HOUSING SITES

Site Number: 14 – Carlsbad Village Train Station Parking Lot



SITE DESCRIPTION

The site consists of most of the parking lot serving the Carlsbad Village Train Station and vacant, graded land to the north. The property stretches south about a quarter mile from the Carlsbad Boulevard bridge to a point a couple hundred feet north of the station and extends from the west boundary of the railroad corridor to the frontage road (State Street Alley) behind businesses fronting State Street. The approximately 7.7-acre site is owned by North County Transit District (NCTD).



SITE FEATURES

- Parking lot, vacant
- NCTD owned
- Minimal site constraints
- Railroad corridor
- Adjacent to transit
- Close to services and parks

SITE OPPORTUNITY

The underutilized nature of the site (surface parking and vacant land) presents a unique redevelopment opportunity in the heart of Carlsbad’s downtown. The Village and Barrio Master Plan envisions the property as a transit-oriented development with the potential for increased east-west connections across the railroad tracks and opportunities for non-transit public parking. Further, NCTD has indicated an interest in developing the site with a mix of residential, business, and transit related uses.

The property is in the master plan’s VC, Village Center, District. This district permits the mix of uses described and allows a residential density range of 28 to 35 dwelling units per acre (du/ac). For mixed-use projects in the Village and Barrio, minimum density is calculated on 50 percent of the site area (which recognizes development of both residential and non-residential uses) and the maximum density is calculated on the entire developable area of the site. For this NCTD property yields have been estimated at the minimum (28 du/ac) and maximum of the density range (35 du/ac), and near the midpoint of the range (32.5 du/ac). At these densities, and anticipating mixed-use development, estimated yields are:

- At 28 du/ac: Approximately 108 units (50% of site area) to 216 units (100% of site area)
- At 32.5 du/ac: Approximately 125 units (50% of site area) to 250 units (100% of site area)
- At 35 du/ac: Approximately 135 units (50% of site area) to 270 units (100% of site area)

At any of the yields, units likely would be in the form of apartments or condominiums in three- or four-story configurations and combined with parking, businesses and transit functions and related services.

Site development would require approval by the North County Transit District and by the City Council.

Parcels Numbers	155-200-12, 760-166-37	GMP Quadrant	Northwest
Ownership	Public (North County Transit District)	Parcel Size	7.7 acres (both parcels)
Current General Plan Designation	V-B (Village Barrio)	Proposed General Plan Designation	No change
Current Residential Opportunity	Approximately 125 units (50% of site area) to 250 units (100% of site area), both at 32.5 du/ac (near density range midpoint)	Proposed Residential Opportunity	No change

POTENTIAL HOUSING SITES

Site Number: 15 – City’s Oak Yard

SITE DESCRIPTION

This 1.3-acre city-owned site presently serves as a public works maintenance and operations yard. It is located at the terminus of Oak Avenue where it terminates near the railroad corridor. Across Oak Avenue from the yard is the south end of State Street. Approximately three blocks north is the Carlsbad Village Train Station.

SITE FEATURES

- City-owned
- Close to services
- Minimal site constraints
- Public works yard
- Near transit



SITE OPPORTUNITY

The city is currently working on a plan to develop a new maintenance and operation center that would include enough maintenance yard space to serve city needs. The plan would locate the new facility at the larger Safety Center campus on Orion Way. It is anticipated that all personnel and equipment currently stationed at the Oak Yard site would be relocated to the new maintenance and operations center. At that time, the Oak Yard property would no longer be needed for its current purpose.

With the Oak Yard no longer necessary, the site could redevelop residentially. Located in the Pine-Tyler District of the Village and Barrio Master Plan, the 1.3-acre property has a residential density range of 18 to 23 dwelling units per acre (du/ac). The PT District does not have a mixed-use requirement as parts of other master plan districts do. Therefore, an all-residential project could be built. At the minimum and maximum densities permitted, the property could yield approximately 23 to 30 units. At the density range midpoint (20.5 du/ac), the site would yield about 27 units.

Site development would require City Council approval.

Parcels Numbers	204-010-05, 204-010-06	GMP Quadrant	Northwest
Ownership	Public (City of Carlsbad)	Parcel Size	1.3 acres, both parcels
Current General Plan Designation	V-B (Village Barrio)	Proposed General Plan Designation	No change
Current Residential Opportunity	27 units (at 20.5 du/ac, the density range midpoint)	Proposed Residential Opportunity	No change



Staff Report

Meeting Date: November 19, 2020
No.

Item

2

To: Housing Commission
Housing Element Advisory Committee

From: Scott Donnell, Senior Planner

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

Subject: Upcoming Housing Element Review and Meeting Schedule

Recommended Action

Receive a report on the upcoming Housing Element review and meeting schedule.

Executive Summary

Following the November 19th joint special meeting of the Housing Commission and HEAC, the commission and committee will have additional opportunities to discuss and provide feedback on the draft Housing Element at the following public meetings:

- November 30, 2020 – Housing Element Advisory Committee meeting
- December 3, 2020 – Housing Commission meeting
- December 14, 2020 – Housing Element Advisory Committee meeting

At the December 14 meeting, it is anticipated the HEAC will be able to consider all comments and feedback received and consider authorizing submittal of the draft Housing Element to the state Department of Housing and Community Development (HCD) for initial state review.

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.