



Housing Element Advisory Committee Meeting

March 11, 2020

Agenda

1. Land Use 101 and Information Resources
2. Carlsbad Housing Element – existing document
3. Regional Housing Needs Assessment (RHNA) Overview
4. Updating the Housing Element – timeline
5. Communication Plan
6. Future HEAC meeting topics

Land Use 101 and Information Resources

Land Use 101

- General Plan
- Density
- Growth Management Plan



Carlsbad General Plan

September 2015

General Plan

- The city's blueprint for land use
- State-mandated
- Adopted 2015
- Based on community vision
- 2035 "horizon year"

General Plan

- Seven mandated elements
- Goals and policies, figures and maps
- Housing Element
 - Current element adopted 2017

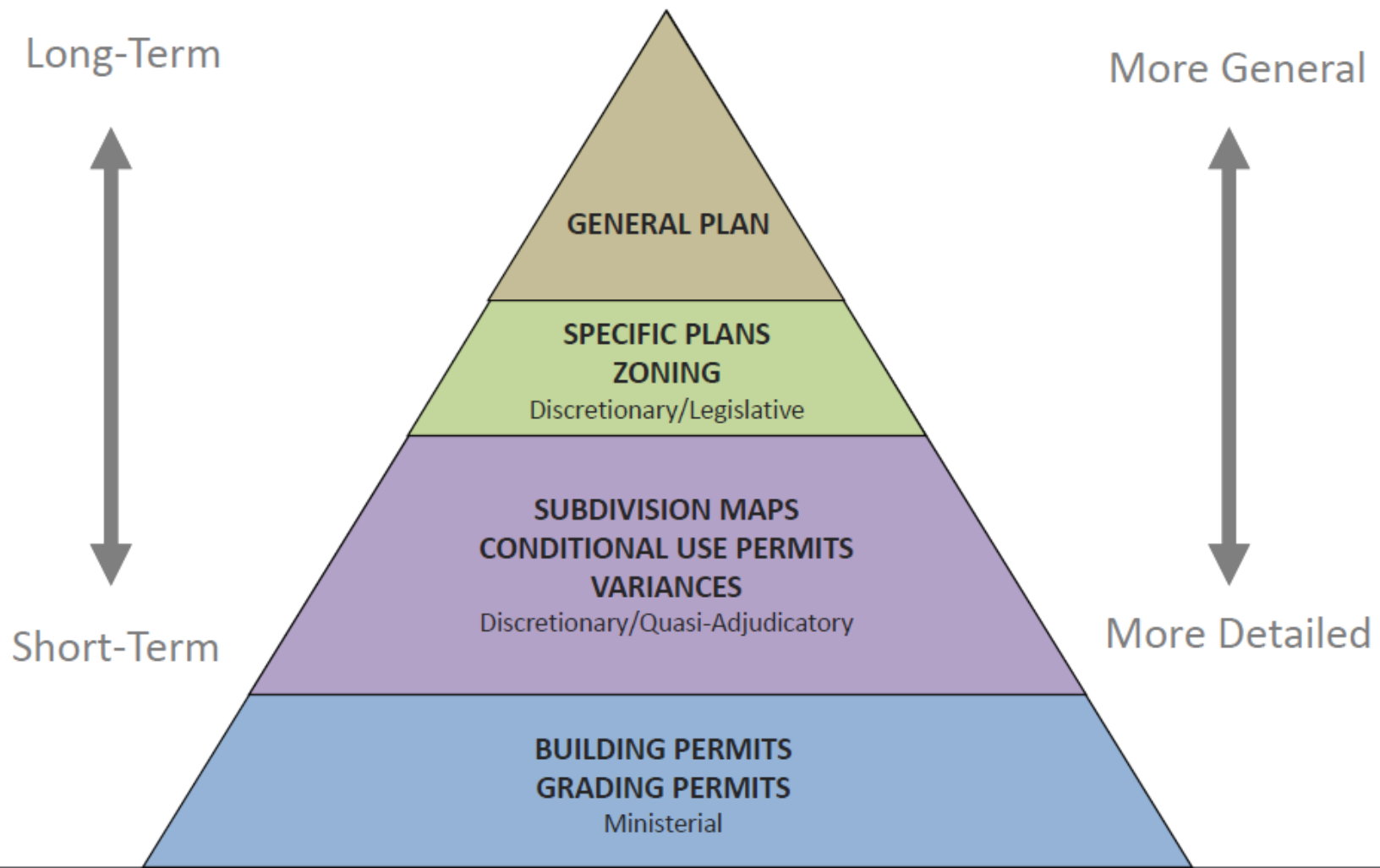
General Plan Land Use Map



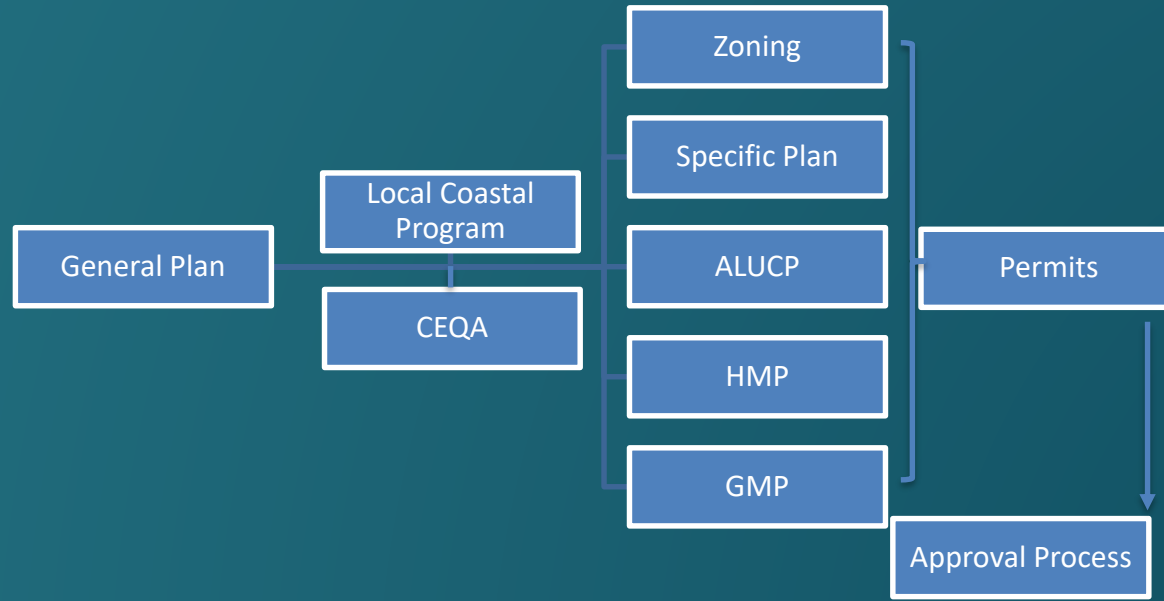
General Plan

- Seven mandated elements
 - Land Use
 - Circulation
 - Housing
 - Conservation
 - Open space
 - Noise
 - Safety

- Carlsbad's optional elements
 - Arts, History, Culture and Education
 - Economy, business diversity, tourism
 - Sustainability



Case Study – Land Use Change



Density

- Density = number of units per acre
- Density = affordability (for Housing Element purposes)

- Carlsbad density ranges

Density*	Income Level
Up to 15 du/ac	Above moderate
15-23 du/ac	Moderate
23-35 du/ac	Low

*du/ac = dwelling unit per acre one acre of land

General Plan Land Use Map



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- Carlsbad density ranges

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15-23 du/ac	Moderate
23-35	Low

Density Examples



The Bluffs – 14.6 du/ac

Density Examples



Village by the Sea – 22.9
du/ac

Density Examples

Tavarua – 50 du/ac



Density Examples



Hearst Castle - 0.000004
du/ac

Growth Management Plan

Adopted in mid-1980s in response to rapid growth

- In 1985-86, over 4,500 homes completed
- General Plan allowed 80,000+ more

Growth Management Plan

- Citizens committee
- Plan adopted in 1986
- Establishes 11 performance standards
- Establishes dwelling unit caps (Prop E)
- Requires regular monitoring

Growth Management Plan

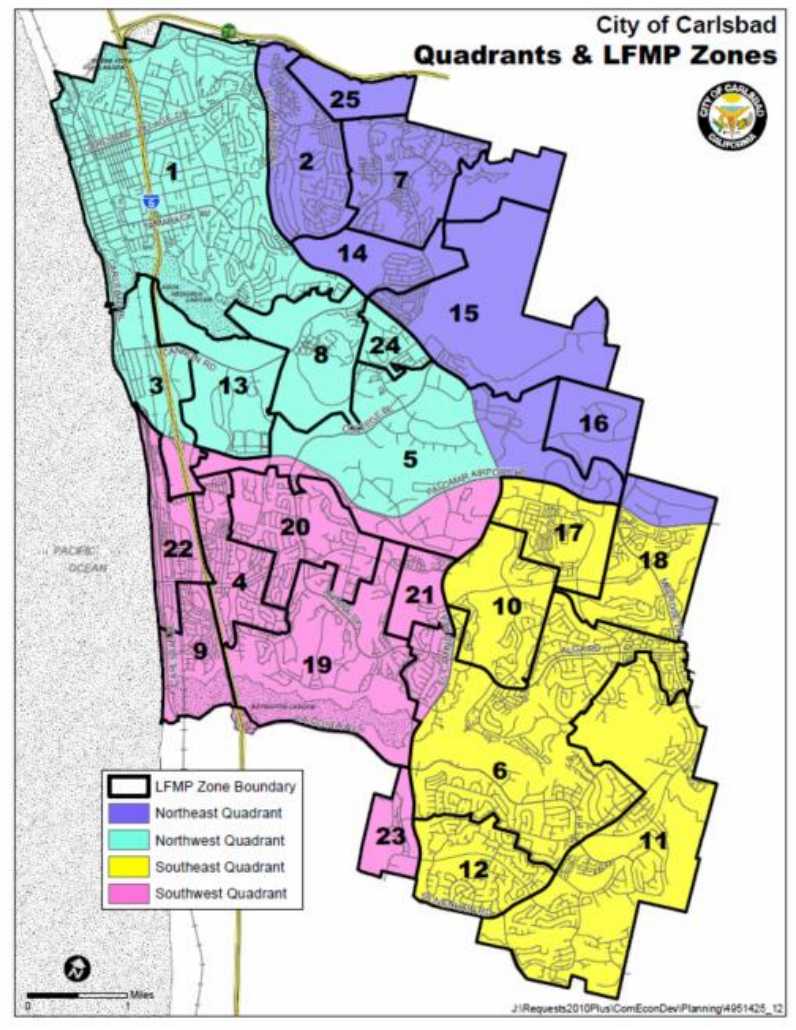
- Objectives
 - Ensure adequate facilities are provided concurrent with growth
 - Ensure compliance with dwelling unit caps

- City Administration
- Library
- Wastewater treatment
- Parks
- Drainage
- Circulation

GMP Public Facilities

- Fire
- Open Space
- Schools
- Sewer collection
- Water distribution

Local Facilities Management Zones



Dwelling Unit Cap Status

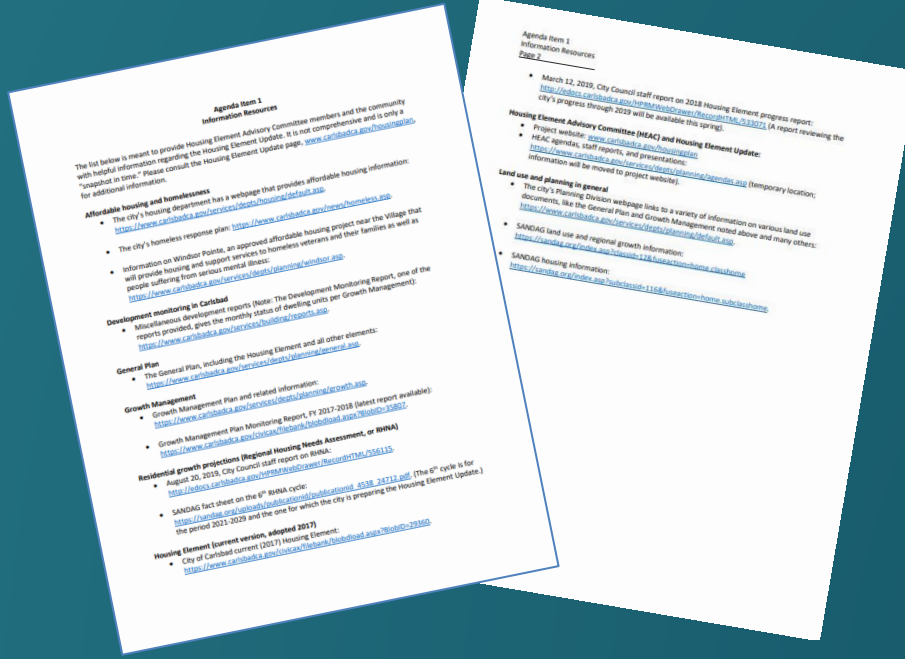
	Total
Proposition E Quadrant Dwelling Unit Caps	54,599
Existing (46,293) and Unbuilt (6,010) Planned Dwellings	52,303
Potential Additional Dwellings	2,296



Quadrant	Potential Additional Dwellings
NW	646*
NE	102
SW	1,232
SE	316
*528 units reserved in the Village	

Information Resources

List of resources provided as part of agenda



Information Resources

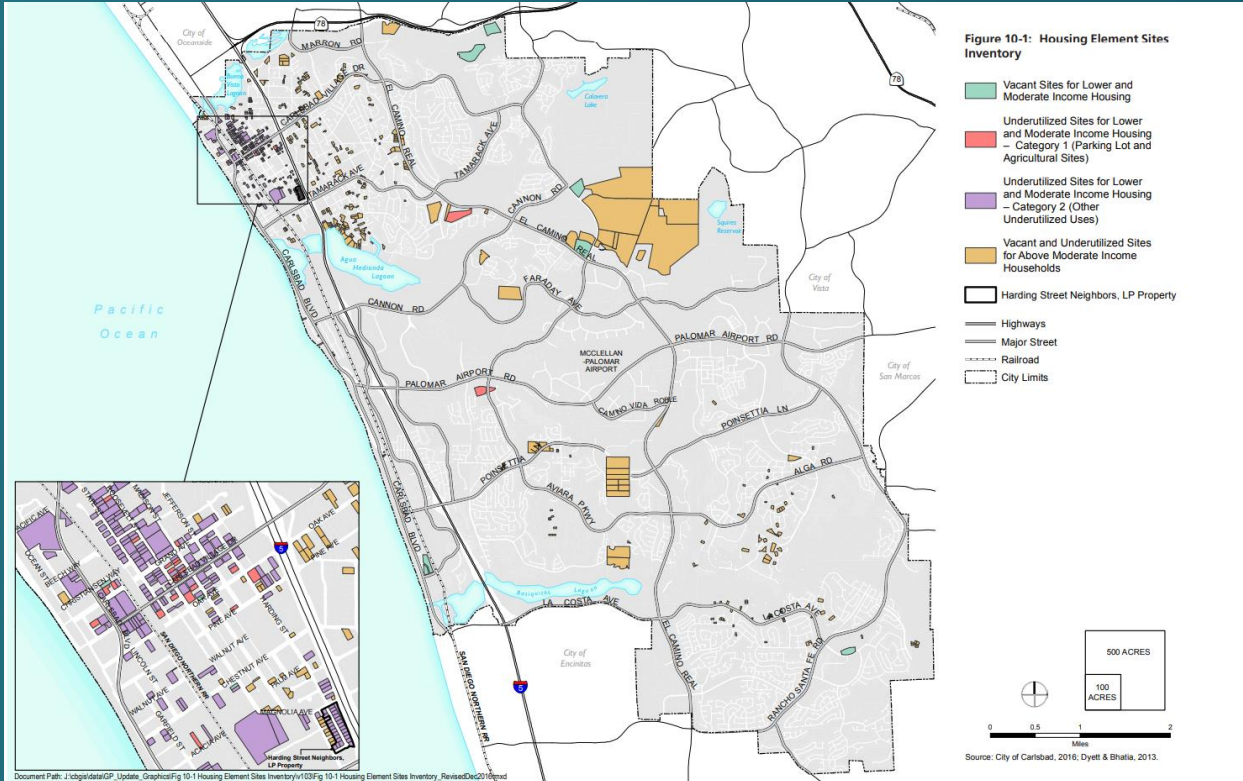
City's Housing Plan website:

carlsbadca.gov/housingplan

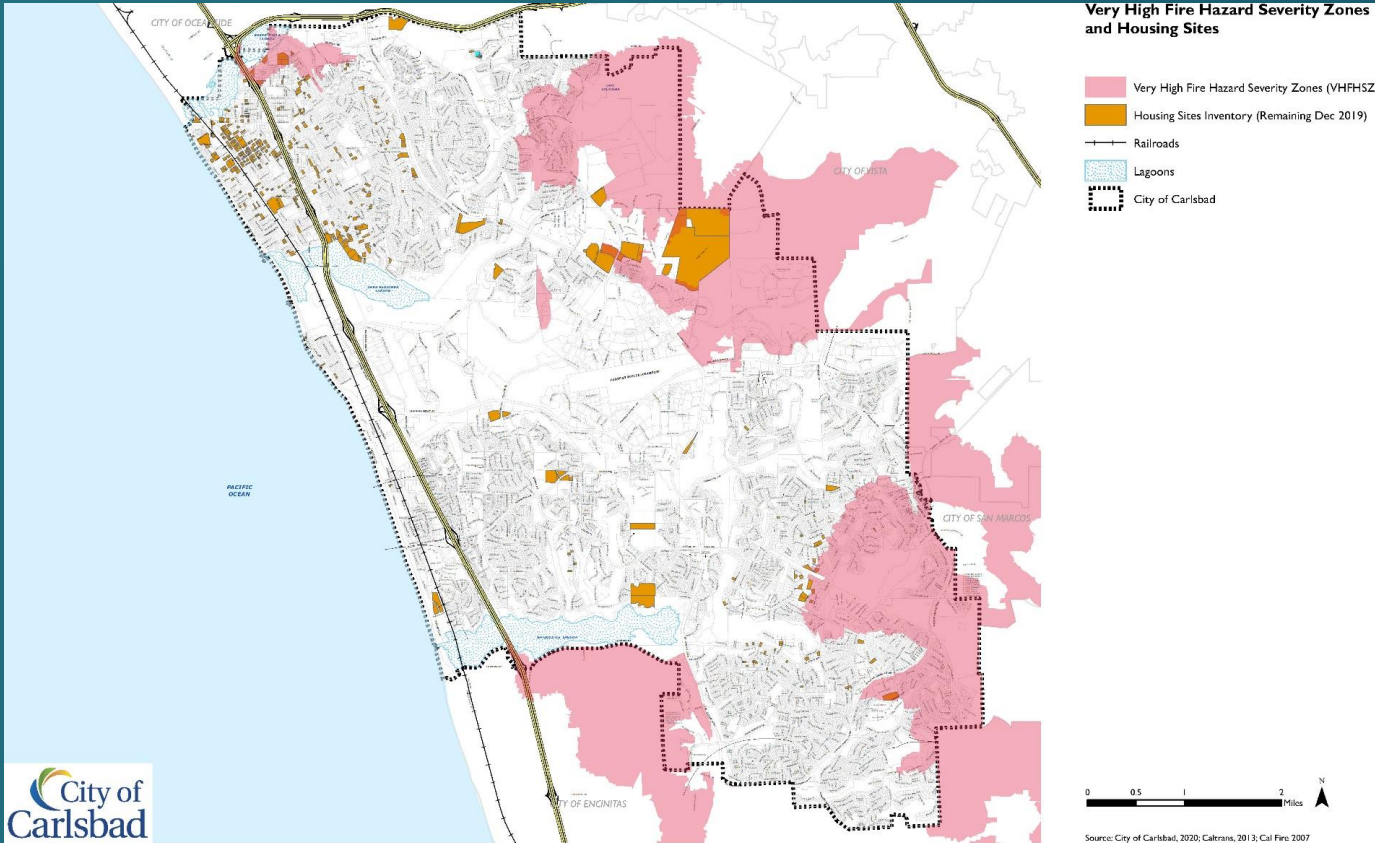


Carlsbad Housing Element Existing Document

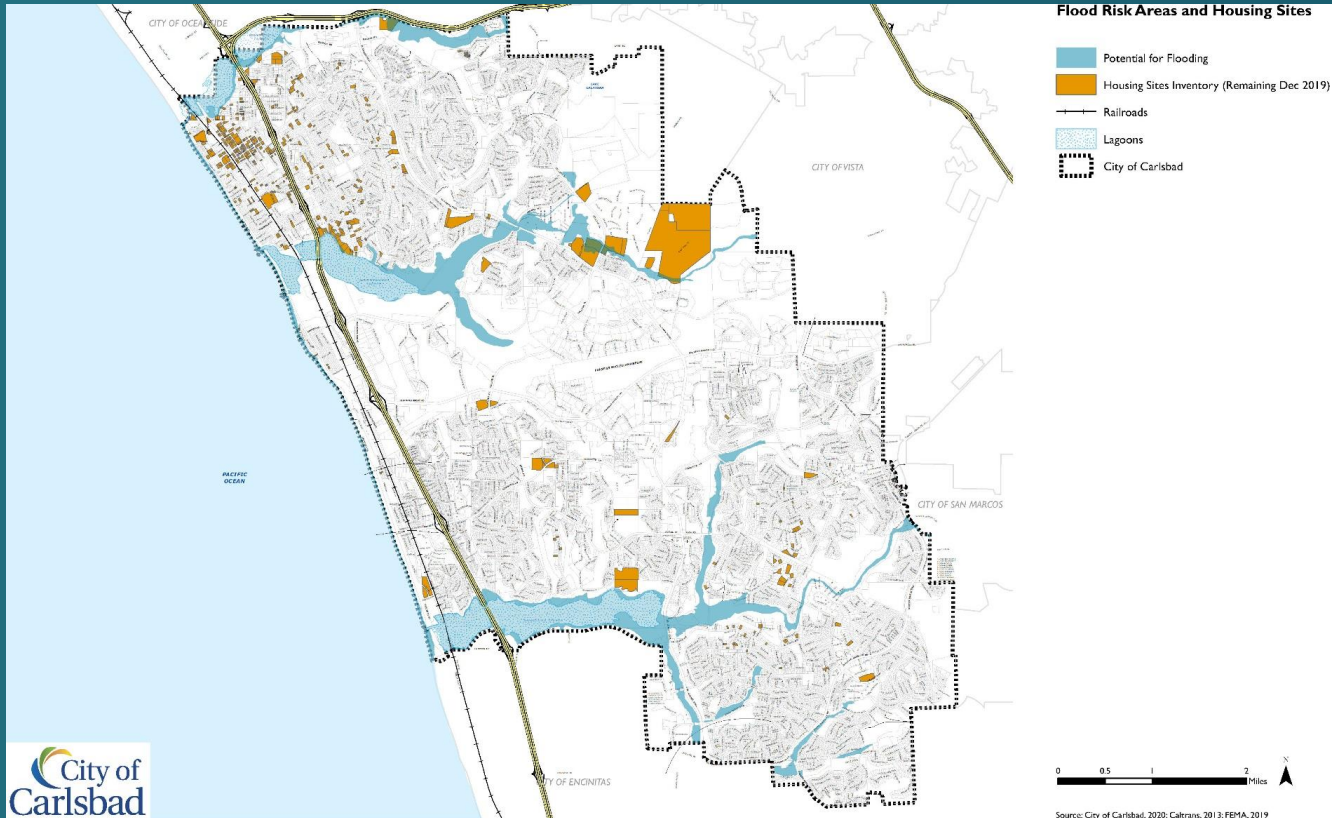
Existing Housing Element



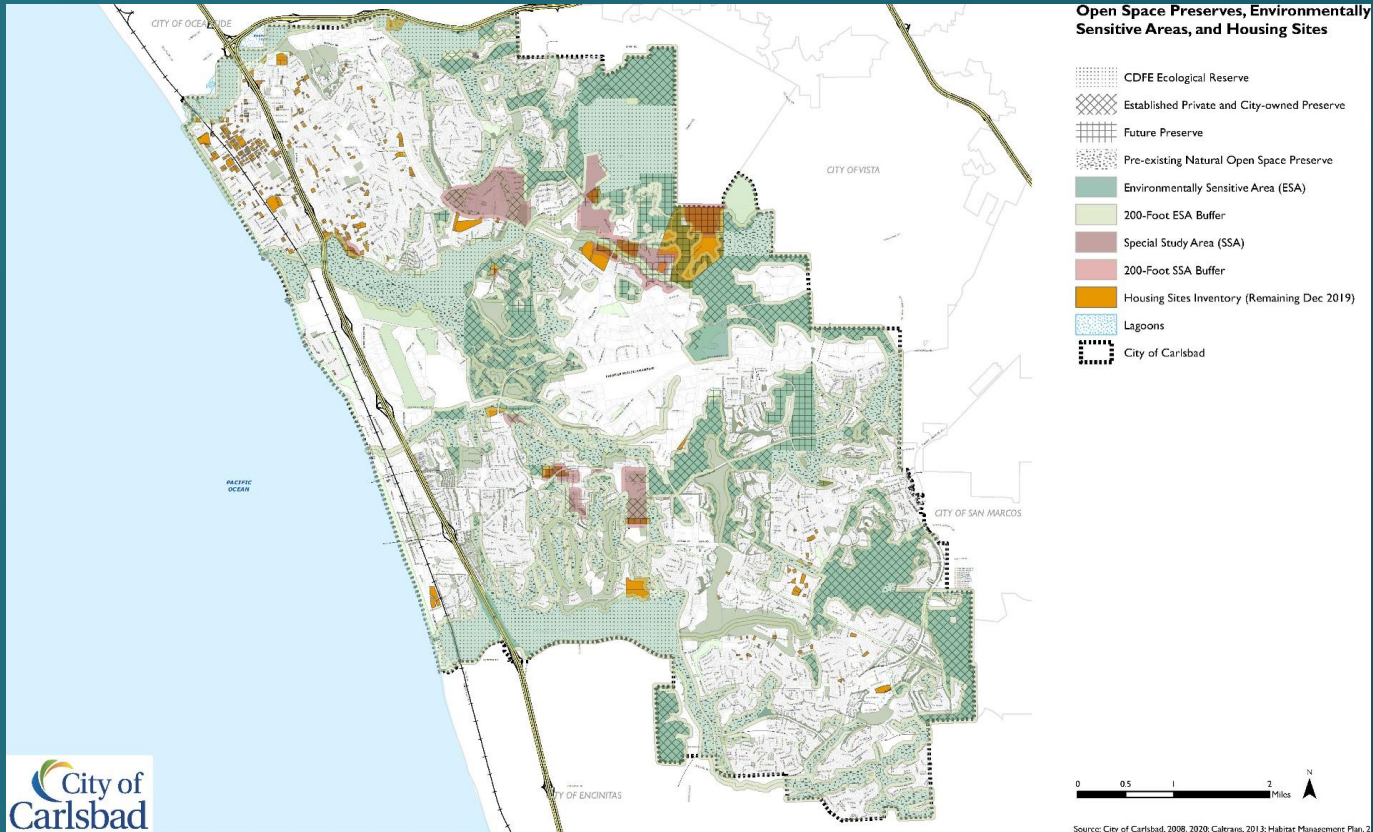
Site Analysis



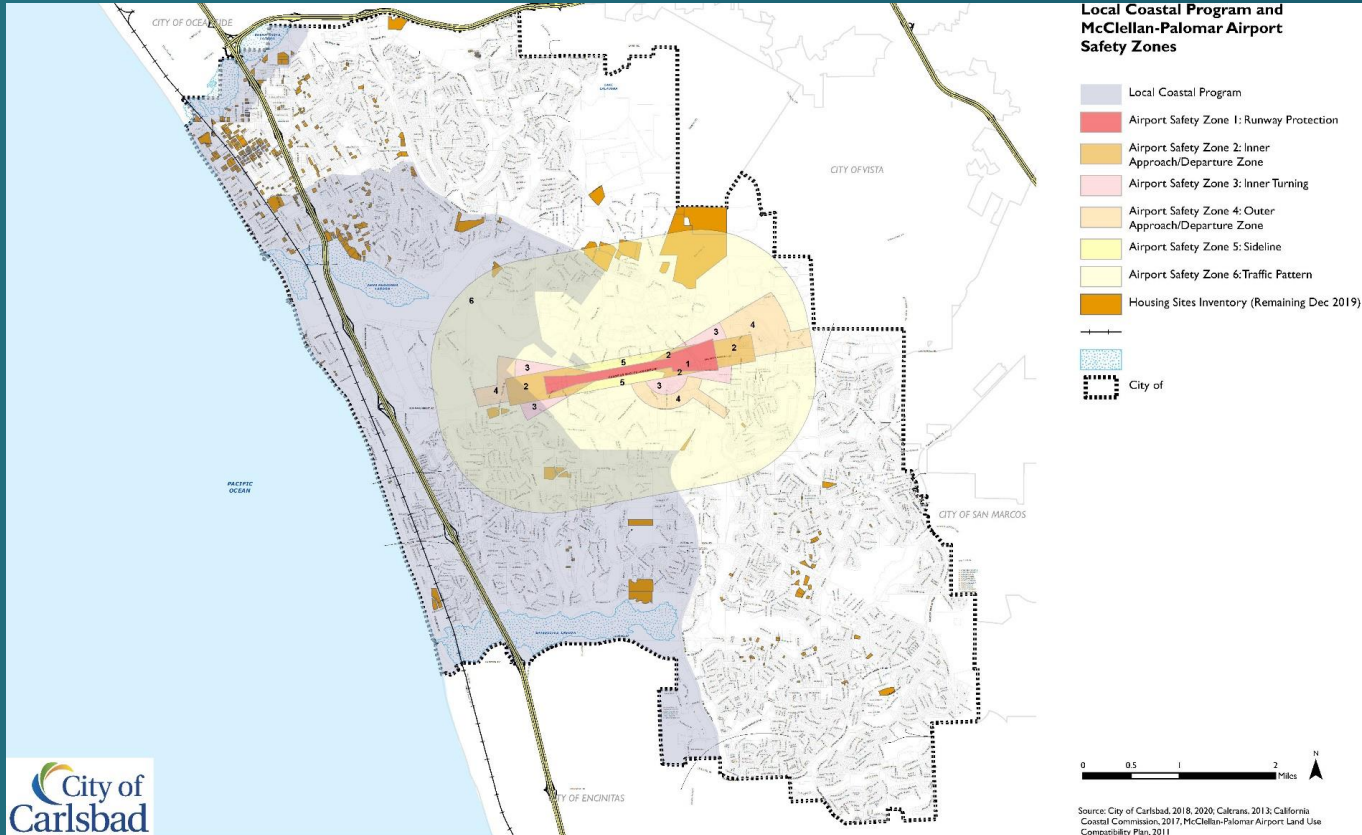
Site Analysis



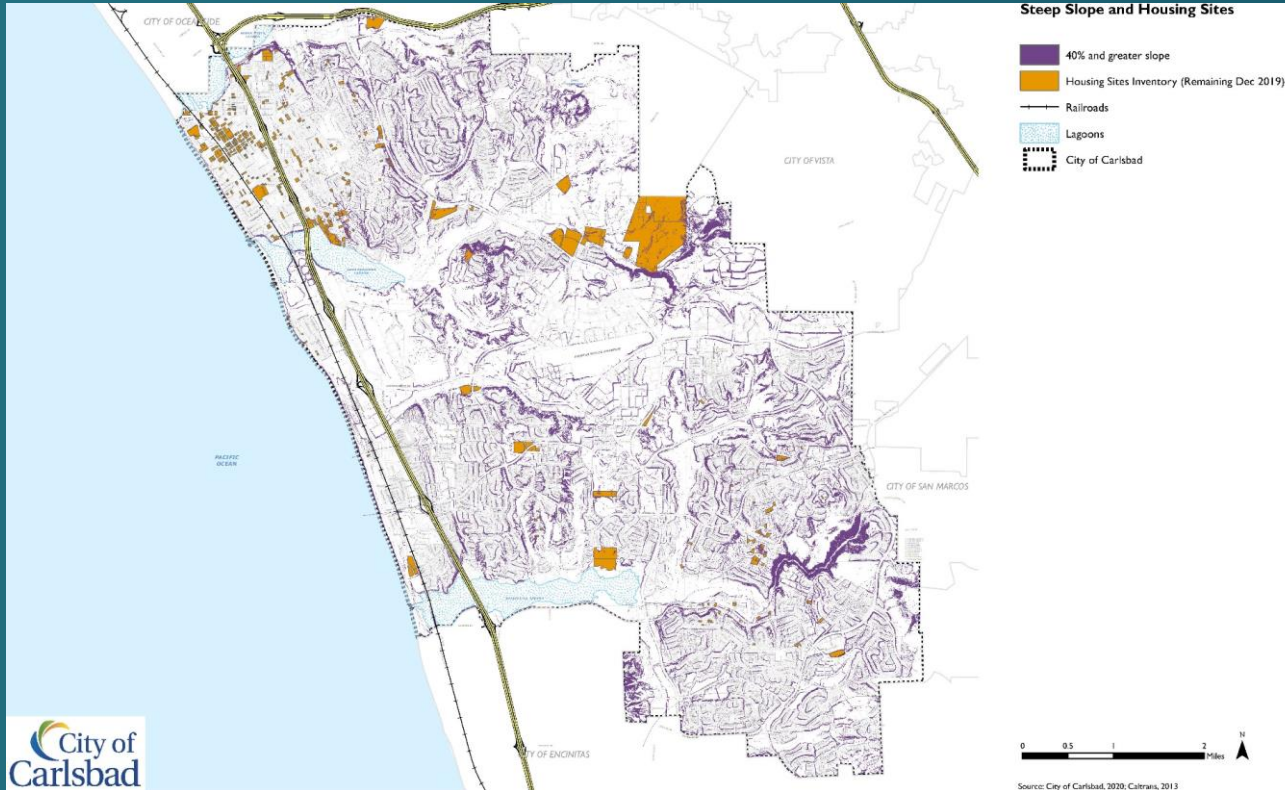
Site Analysis



Site Analysis



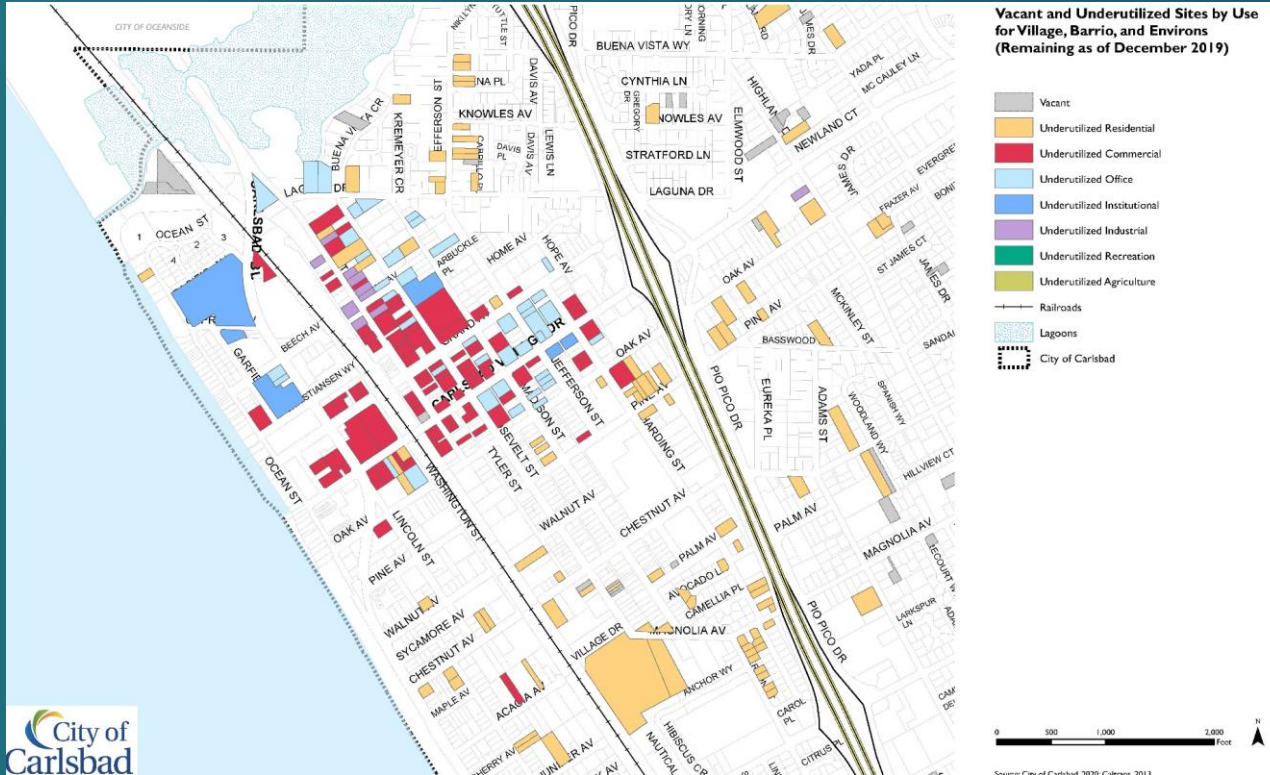
Site Analysis



Site Analysis



Site Analysis



Case Study 1

- Housing site developed under the current Housing Element
 - Casa Aldea



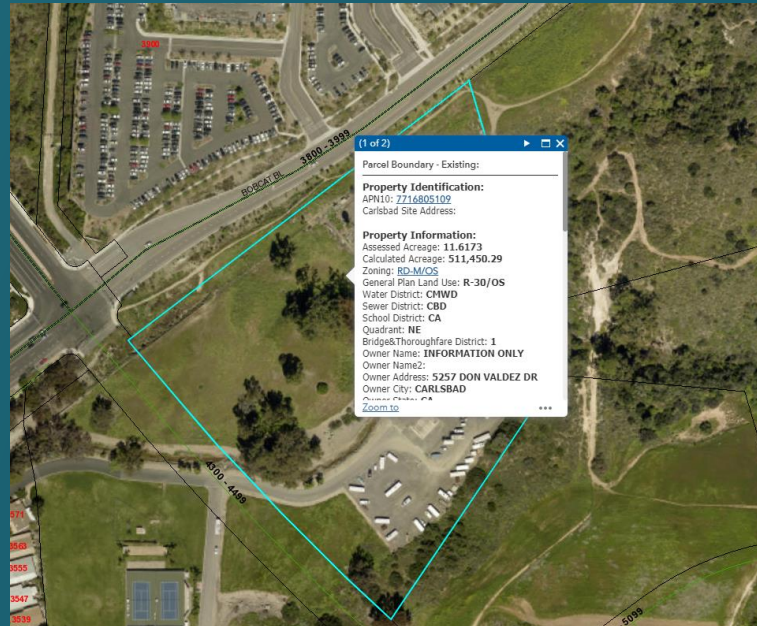
Case Study 2

- Housing site **not** developed under the current Housing Element
 - Bressi Ranch Townhomes



Case Study 3

- Vacant Site
 - “Basin BJ” Site
 - SE corner of Bobcat Blvd. and College Blvd.



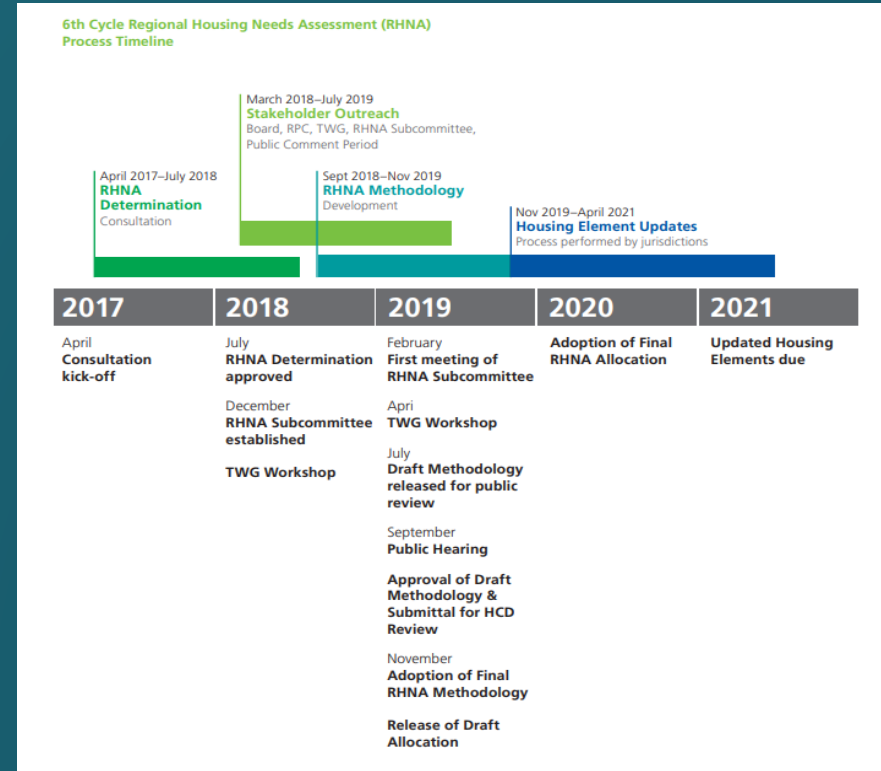
Regional Housing Needs Assessment Overview

Regional Housing Needs Assessment (RHNA) Overview

- What is a RHNA?
- Compliance with SB 375
- What income levels correspond with the RHNA categories (Very low, Low, Moderate, Above Moderate)?

RHNA Overview

- How is a RHNA developed?
- What types of housing fall into each category?
- What densities meet each income level?



RHNA Looking Forward

- The current RHNA (Fifth Housing Cycle) expires December 31st, 2020
- The draft 6th Housing Cycle RHNA (2021-2029) requires:
 - San Diego to plan for 171,685 housing units
 - Carlsbad to plan for 3,873 housing units

Allocation by Income Category					
Jurisdiction	Very Low	Low	Moderate	Above Mod.	Allocation
Carlsbad	1,311	784	749	1,029	3,873
Chula Vista	2,750	1,777	1,911	4,667	11,105
Coronado	343	185	174	299	1,001
Del Mar	37	64	31	31	163
El Cajon	481	414	518	1,867	3,280
Encinitas	469	369	308	408	1,554
Escondido	1,864	1,249	1,527	4,967	9,607
Imperial Beach	233	127	190	825	1,375
La Mesa	859	487	577	1,874	3,797
Lemon Grove	295	166	193	705	1,359
National City	645	506	711	3,575	5,437
Oceanside	1,268	718	883	2,574	5,443
Poway	468	268	241	342	1,319
San Diego	27,510	17,311	19,297	43,783	107,901
San Marcos	728	530	542	1,316	3,116
Santee	406	200	188	425	1,219
Solana Beach	316	159	160	240	875
Unincorporated	1,834	992	1,165	2,709	6,700
Vista	515	321	369	1,356	2,561
Region	42,332	26,627	29,734	72,992	171,685

Income Categories	%	Units
Very low	24.7%	42,332
Low	15.5%	26,627
Moderate	17.3%	29,734
Above moderate	42.5%	72,992
TOTAL		171,685

RHNA Income Categories and Levels

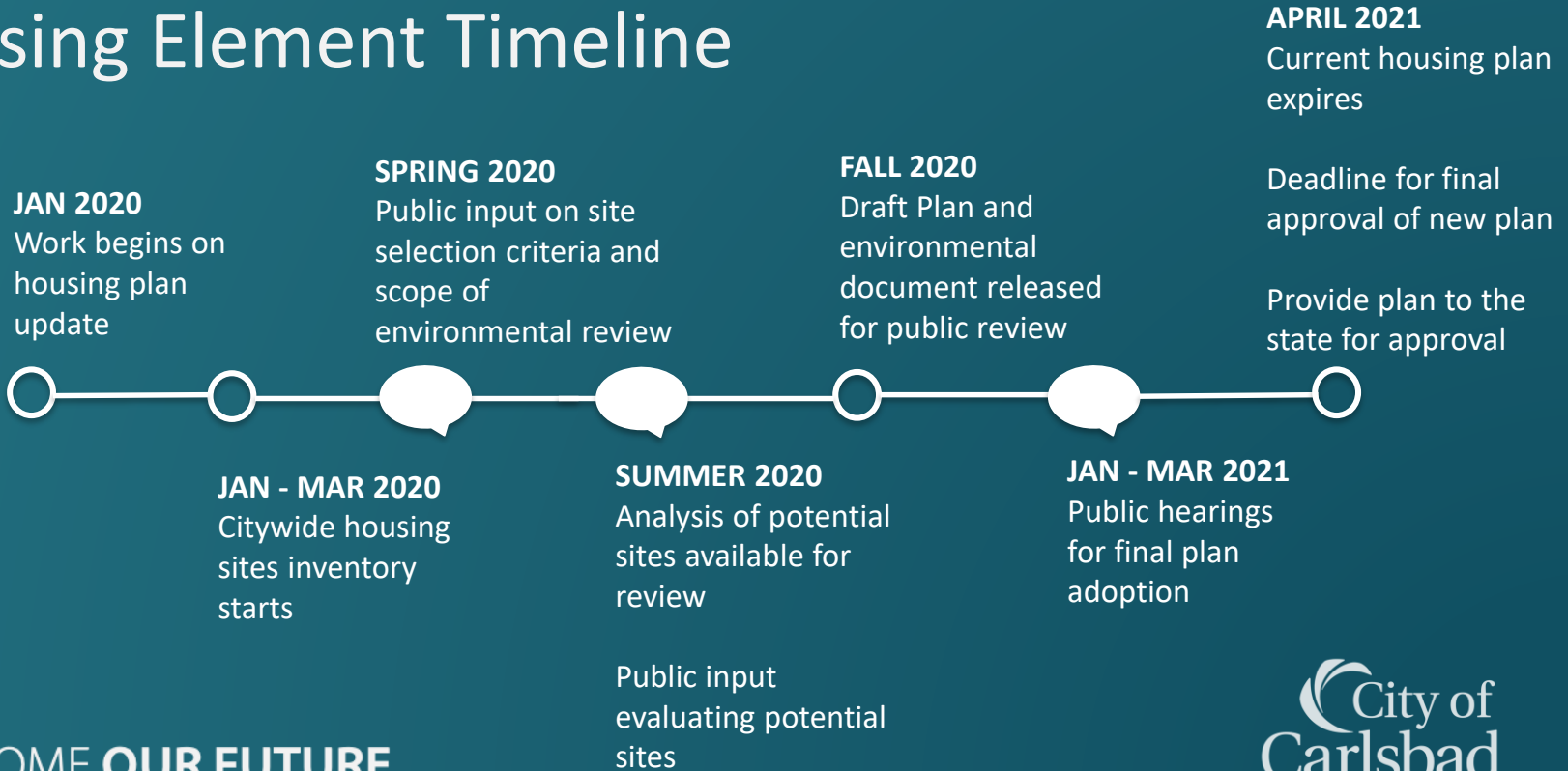
Income Category	Percent of AMI	Household Income (family of four)
Very Low	<50%	\$53,500
Low	51 to 80%	\$85,600
Moderate	81 to 120%	\$103,550
Above moderate	>120%	>\$103,550
2019 San Diego County AMI (Area Median Income) = \$86,300		

RHNA Income Categories and Density

Income Category	AMI	Minimum Density*
Very Low	\$53,500	30 du/ac
Low	\$85,600	30 du/ac
Moderate	\$103,550	15 du/ac
Above moderate	>\$103,550	<15 du/ac
*du/ac = dwelling unit per one acre of land		

Project Timeline

Housing Element Timeline

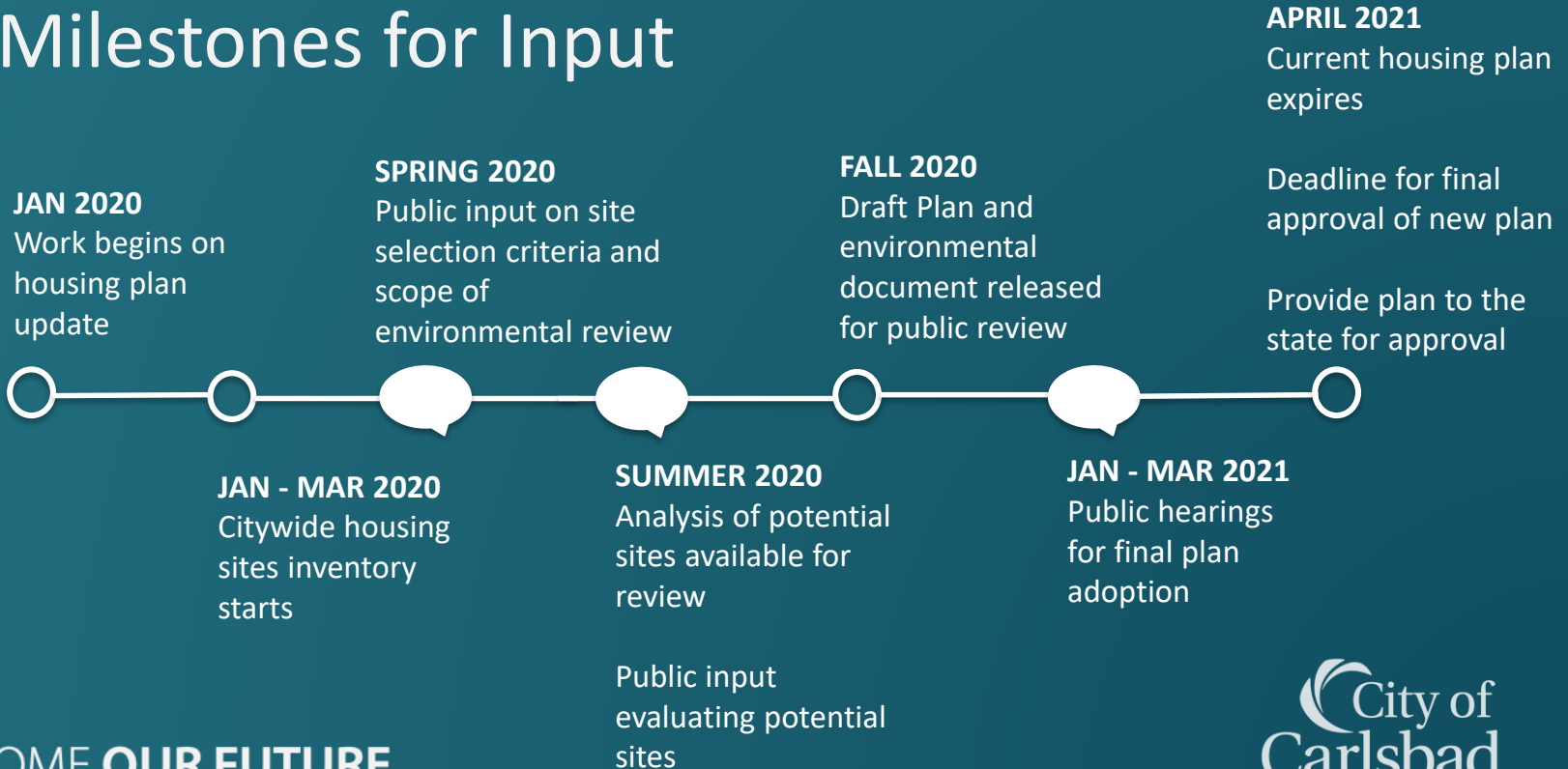


Communication Plan

Communication Strategy

- Identify and engage community members early.
- Communicate clearly so community members understand why the housing element update is important and how they can engage in the process.
- Provide a variety of opportunities for interested community members to participate.
- Demonstrate to the community how their input was used.

Key Milestones for Input



Communication Tools

- Traditional media
- Social media
- NextDoor
- Information at libraries and city facilities
- City cable channel
- Signs
- Direct mail
- Online advertising
- Meetings/workshops
- Online engagement

Informational Materials

OUR HOME OUR FUTURE
 Updating Carlsbad's Housing Plan... Together

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

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

- Learn about the city's housing plan and the issues involved.
- Attend a public workshop's meetings of the city's Housing Element Advisory Committee and public hearings.
- Participate in online surveys.
- Help evaluate potential sites for new housing.
- Encourage your friends and neighbors to get involved too.

City of Carlsbad

What's allowed under the HOUSING AFFORDABILITY ACT?

SB 35, the Housing Accountability and Affordability Act, signed by Governor Jerry Brown on Sept. 26, 2017, and became law on October 1, 2018. Under state housing law, the State Department of Community Development awards each jurisdiction (cities and counties) a certain number of units for different income categories, this is referred to as the Housing Needs Allocation plan.

Cities and counties are required to report to HCD their Housing Needs Allocation plan according to the number of units in each income category, but if HCD finds that a jurisdiction is not being satisfied, SB 35 requires cities and counties to review and approve the process of certain projects.

For the 2013-2021 cycle, Carlsbad was allocated the following housing production goals:

Income Category	Units
Very Low Income	112 units
Low Income	44 units
Mid Income	372 units
High Income	318 units
Total	846 units

Development projects are eligible for the streamlined, ministerial approval process under SB 35 if they meet all the following criteria:

- At least 50% of the total units must be restricted for low or very low income housing for a period of no less than 55 years.

Urban Infill

- The property must be in an urban area (services readily available), with 70% of the site's perimeter already developed.

Minimum Units

- At least two residential units must be proposed.

Designated Residential Use

- 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.

Location

- The development cannot be located on property within any of the following areas:
 - The Coastal Zone
 - Aerial Port or Airport
 - Dry or very High fire hazard severity zone
 - Habitat for protected species that zone
 - Flood hazard (flood-prone areas or wetlands)
 - Other a conservation (e.g. riparian)
 - Flood (hazardous) materials
 - Hazardous waste site

Demolition of Existing Residential Units



Website



carlsbadca.gov/housingplan



Stakeholders

- Residents of all income levels across the city
- Seniors
- Developers/property owners/investors
- Businesses/employers
- Social service providers
- Community leaders

Presentations

- Carlsbad Chamber of Commerce
- Carlsbad Village Association
- Service organizations
- Homeowners Associations
- Building Industry Association of San Diego

How you can help

- Share information
- Encourage community participation
- Media
- Help ensure accurate information sharing

Future HEAC Meeting Topics

Future HEAC Meeting Topics

April 8, 2020

- Considerations in developing the Housing Element
- Goals/policies for site selection
- Site selection strategies
- Review criteria/considerations for other agencies' approval

May 13, 2020

- Site selection
- Community meeting primer

June 10, 2020

- Community meeting recap
- Needs assessment discussion
- Community Outreach update
- Identify “gap areas”

July 8, 2020

- CEQA primer
- General Plan Element Amendments primer

August 12, 2020

- Draft Housing Element discussion