



# Housing Element Advisory Committee Meeting

April 8, 2020

 City of  
Carlsbad

# Agenda

1. Considerations of Developing the Housing Element
2. Goals/Policies for Site Selection
3. Site Selection Strategies
4. Criteria and Considerations of Other Agencies
5. Draft Stakeholders List

# Considerations of Developing the Housing Element

# Population Characteristics

- Population Growth
- Age Trends
- Race/Ethnicity

**TABLE 10-3: AGE CHARACTERISTICS AND PERCENT SHARE OF TOTAL POPULATION**

JURISDICTION	UNDER 18 YEARS				OVER 65 YEARS				MEDIAN AGE 2010
	2000		2010		2000		2010		
	#	%	#	%	#	%	#	%	
Carlsbad	18,240	23%	25,384	24%	10,980	14%	14,798	14%	40.4
Encinitas	13,401	23%	12,261	21%	6,055	10%	7,643	13%	41.5
Escondido	39,667	30%	39,719	28%	14,720	11%	15,084	11%	32.5
Oceanside	44,444	28%	39,766	24%	21,859	14%	21,501	13%	35.2
Poway	14,750	31%	11,953	25%	4,138	9%	5,900	12%	41.3
San Marcos	15,998	29%	23,291	28%	6,525	12%	8,527	10%	32.9
Vista	26,688	30%	25,054	27%	9,006	10%	8,673	9%	31.1
San Diego Co.	723,155	26%	724,303	23%	313,750	11%	351,425	11%	34.6

Sources: U.S. Census, 2000 and 2010.

# Employment Characteristics

- Occupation/Wage Scale
- Employment Trends

**TABLE 10-5: EMPLOYMENT PROFILE FOR CARLSBAD EMPLOYED RESIDENTS**

OCCUPATIONS OF EMPLOYED RESIDENTS	CARLSBAD		SAN DIEGO COUNTY	
	#	%	#	%
Managerial/Professional	27,002	55%	575,955	41%
Sales/Office	12,075	24%	341,275	24%
Service	6,080	12%	275,521	19%
Production/Transportation/Material Moving	2,342	5%	116,591	8%
Construction/Extraction/Maintenance	1,899	4%	111,983	8%
<b>Total<sup>1</sup></b>	<b>49,398</b>	<b>100%</b>	<b>1,421,325</b>	<b>100%</b>

<sup>1</sup> Civilian population 16 years and over. Total percentage may not sum to 100% due to rounding.  
Source: American Community Survey 2014 ACS estimates.

# Household Characteristics

- Types of Households
- Households by Income
- Households by Tenure and Households Type
- Special Needs Households
- Large Households (5+ People), Single-Parent, Senior, Student, Military
- Homeless

# Housing Characteristics

- Housing Tenure
- Housing Types
- Housing Vacancy
- Housing Age and Condition
- Housing Costs and Affordability
- Inventory of Affordable Housing At-Risk

# Goals and Policies for Site Selection



# Current Housing Element Goals and Programs

- There are four overarching Goals:
  - Preservation
  - Housing Opportunities
  - Housing Implementation
  - Fair Housing
- Under each goal, there are sets of policies and objectives that help implement the overarching goal at hand

## Goal 1: Preservation

- Preserving the existing housing stock
- Preserve affordable housing units
- Applicable goals and policies: 10-P.4, 10-P.5, 10-P.9



## Preservation Programs

- Program 1.1 Condominium Conversion
- Program 1.2 Mobile Home Park Preservation
- Program 1.3 Acquisition/Rehabilitation of Rental Housing
- Program 1.4 Rehabilitation of Owner-Occupied Housing

## Goal 2: Housing Opportunities

- The production of new housing units that offer a wide range of housing types
- A balanced inventory of housing in terms of unit type, cost, and architectural style
- Applicable goals and policies: 10-G.2, 10-P.10, 10-P.11, 10-P.12, 10-P.13, 10-P.14



## Housing Opportunities Programs

- Program 2.1 Adequate Sites to Accommodate the RHNA
- Program 2.2 Flexibility in Development Standards
- Program 2.3 Mixed Use
- Program 2.4 Energy Conservation

## Goal 3: Housing Implementation

- Program implementation must be done in light of applicable regulations and available funding and monitored regularly
- Applicable goals and policies: 10-G.3, 10-P.15, 10-P.17, 10-P.18, 10-P.21, 10-P.23



# Housing Implementation Programs

- Program 3.1 Inclusionary Housing Ordinance
- Program 3.2 Excess Dwelling Units
- Program 3.3 Density Bonus
- Program 3.4 City Initiated Development
- Program 3.5 Affordable Housing Incentives
- Program 3.6 Land Banking

There are an additional 12 programs under Housing Implementation

## Goal 4: Fair Housing

- Committed to fostering a housing environment in which housing opportunities are available and open to all





# Fair Housing Programs

- Program 4.1 Fair Housing Services

## Future Goals and Programs

- Are current goals and policies still appropriate?
- Others that should be considered?



# Site Selection Strategies

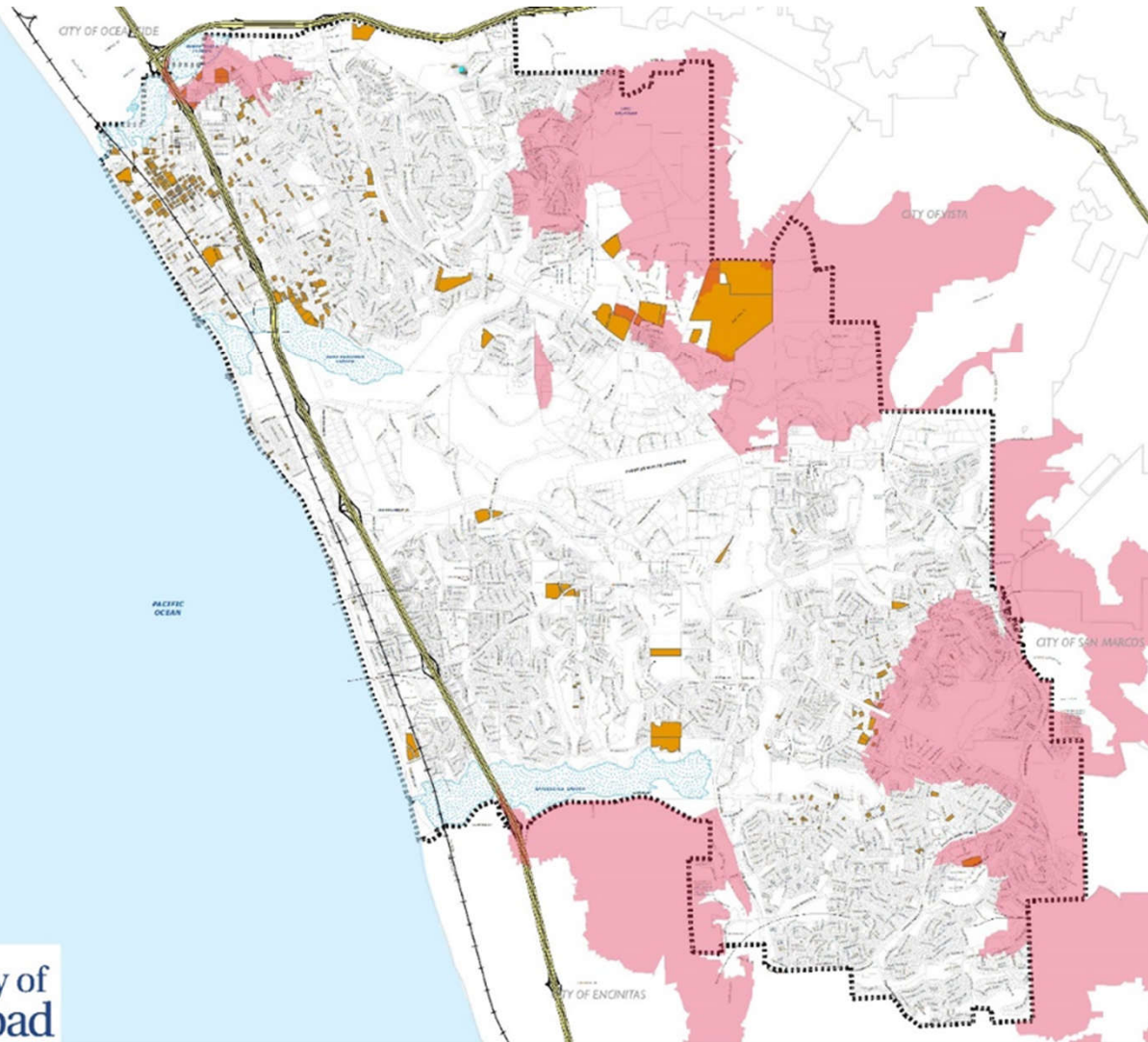
## Assumptions for Site Inventory

- The City has identified a set of assumptions to consider when analyzing potential housing sites called reasonable capacity assumptions
- There are nine reasonable capacity assumptions identified in the current HE

## 1) Site Constraints

- These include:
  - Steep slopes
  - Very High Fire Risk
  - Transmission Corridors
  - Flood Zones
  - Airport Land Use Compatibility Zones



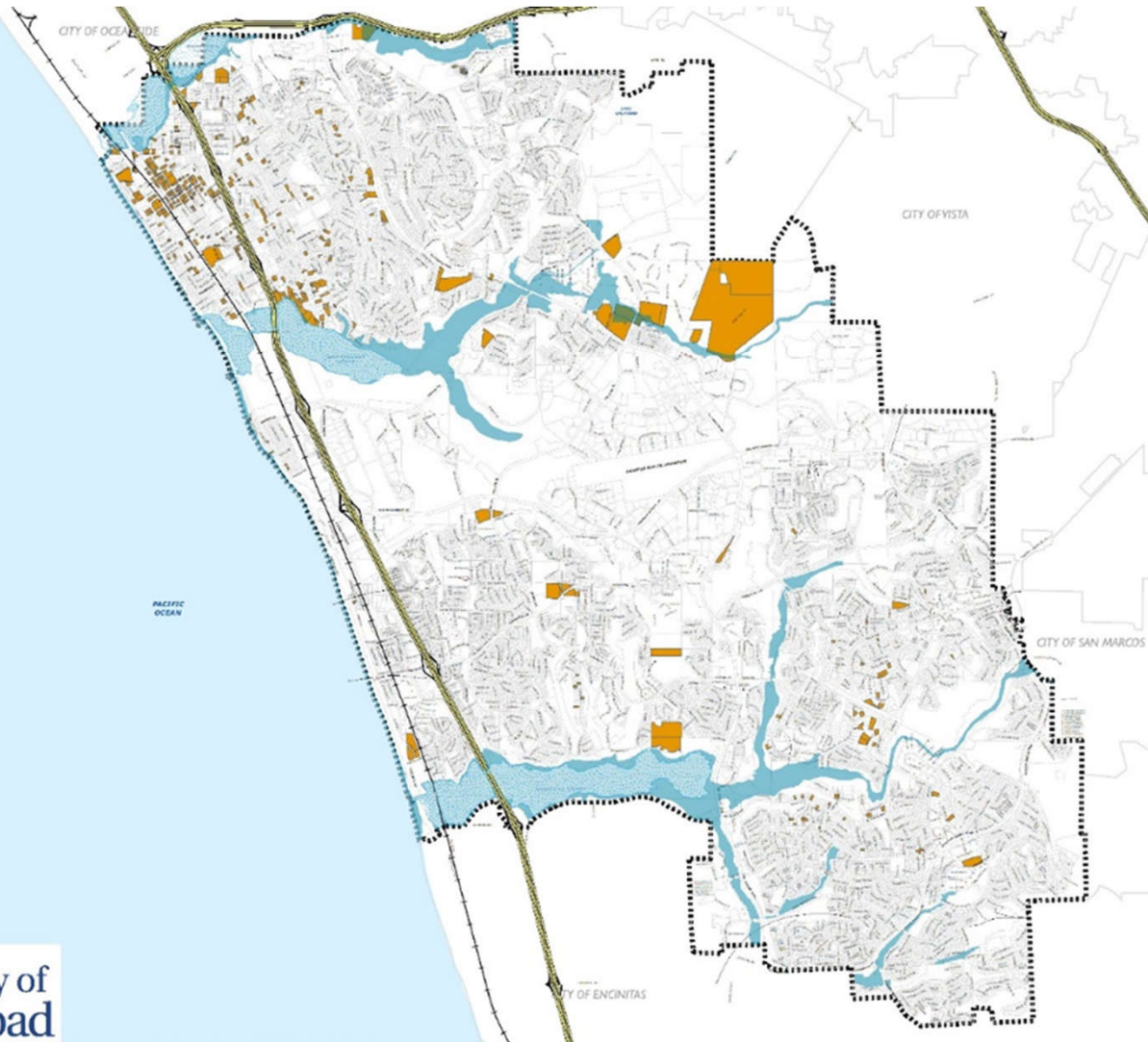


### Very High Fire Hazard Severity Zones and Housing Sites

- Very High Fire Hazard Severity Zones (VHFHSZ)
- Housing Sites Inventory (Remaining Dec 2019)
- Railroads
- Lagoons
- City of Carlsbad



Source: City of Carlsbad, 2020; Caltrans, 2013; Cal Fire 2007

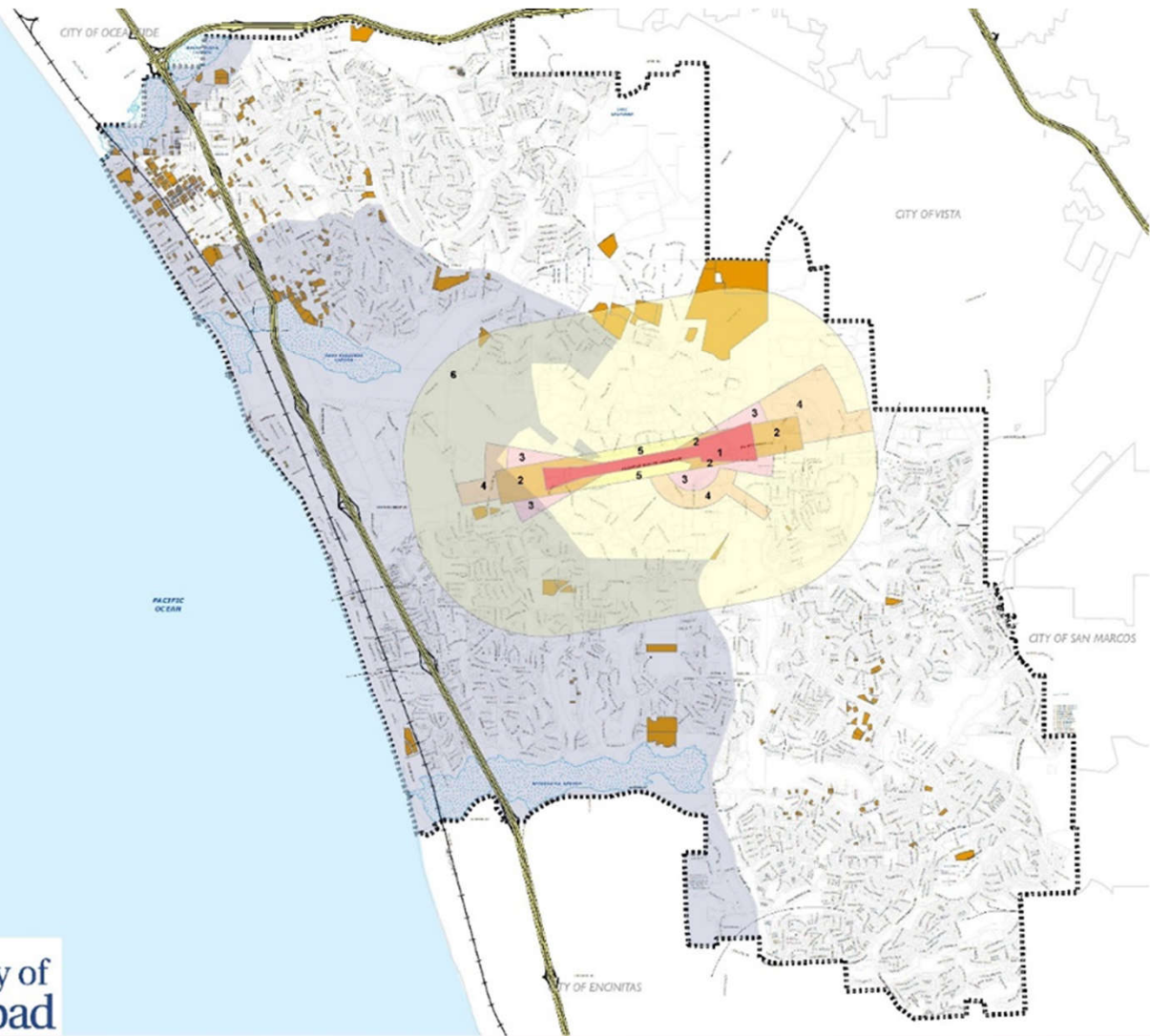


### Flood Risk Areas and Housing Sites

- Potential for Flooding
- Housing Sites Inventory (Remaining Dec 2019)
- Railroads
- Lagoons
- City of Carlsbad



Source: City of Carlsbad, 2020; Caltrans, 2013; FEMA, 2019



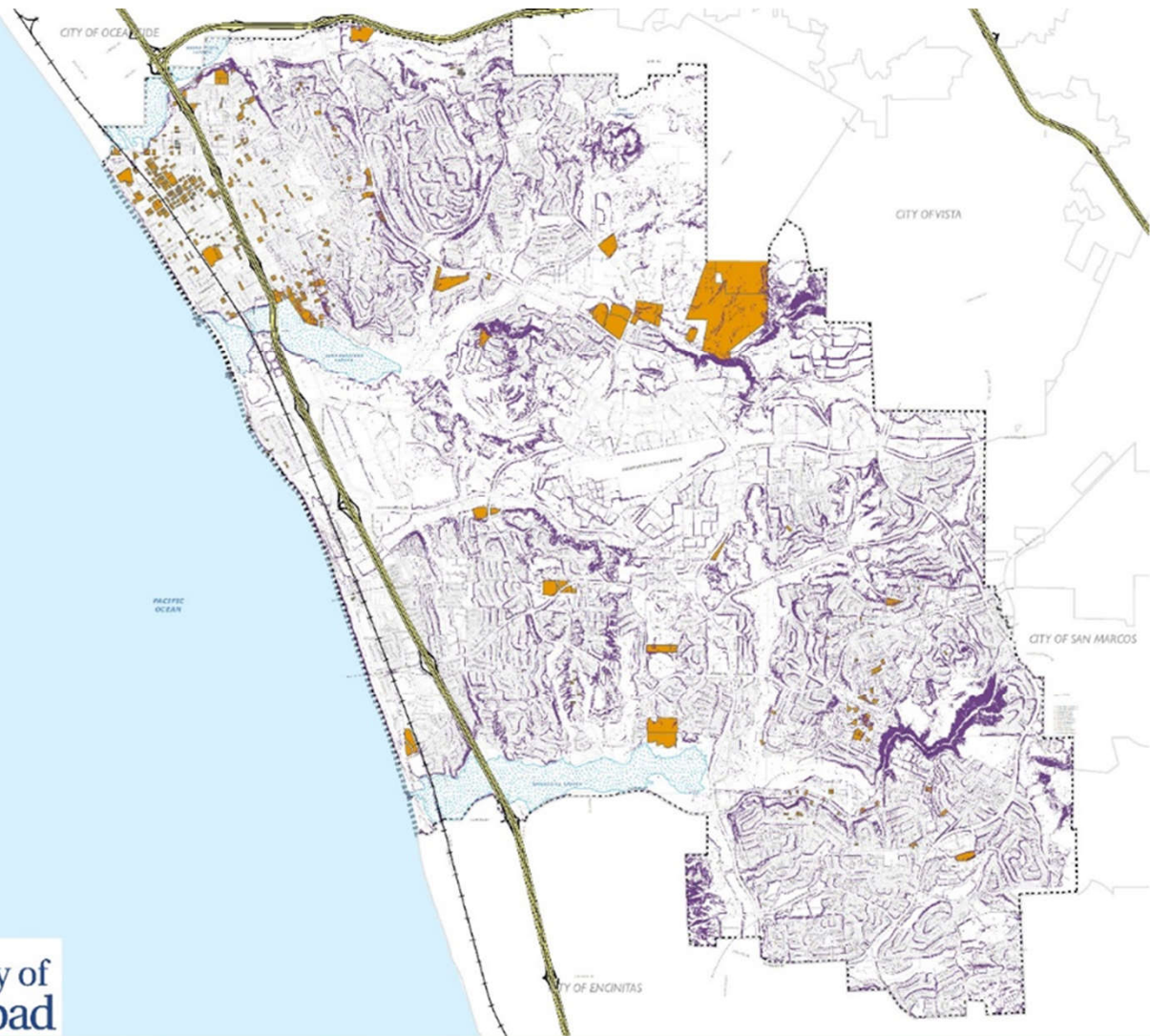
### Local Coastal Program and McClellan-Palomar Airport Safety Zones

- Local Coastal Program
- Airport Safety Zone 1: Runway Protection
- Airport Safety Zone 2: Inner Approach/Departure Zone
- Airport Safety Zone 3: Inner Turning
- Airport Safety Zone 4: Outer Approach/Departure Zone
- Airport Safety Zone 5: Sideline
- Airport Safety Zone 6: Traffic Pattern
- Housing Sites Inventory (Remaining Dec 2019)
- City of



Source: City of Carlsbad, 2018, 2020; Caltrans, 2013; California Coastal Commission, 2017; McClellan-Palomar Airport Land Use Compatibility Plan, 2011





### Steep Slope and Housing Sites

- 40% and greater slope
- Housing Sites Inventory (Remaining Dec 2019)
- Railroads
- Lagoons
- City of Carlsbad



Source: City of Carlsbad, 2020; Caltrans, 2013

## 2) Multiple Land Use Categories

- The acreage of any unentitled or underutilized parcel with more than one General Plan designation (e.g. R-15/L) is appropriately adjusted
- Result: Unit yields are based only on the portion of acreage reflective of the residential designation

### 3) “Underutilized” Sites

- A property is underutilized if its improvement value is less than its land value, with values as determined by the San Diego County Assessor
- Includes sites with some level of development that have redevelopment or intensification potential

## 4) Parcel Size

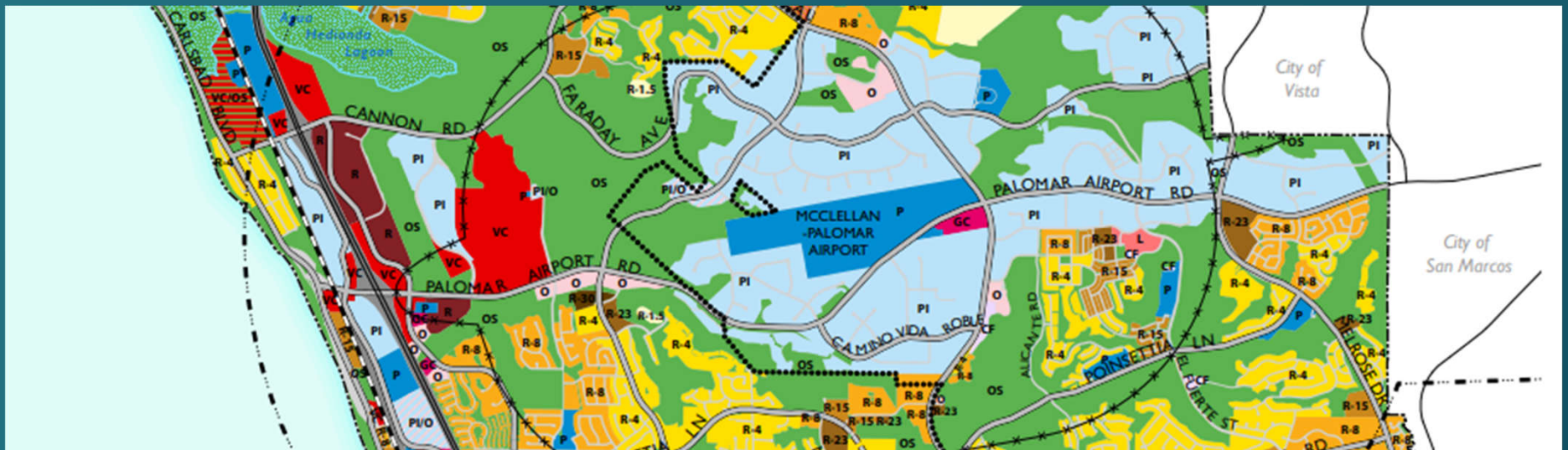
- Development potential for lower and moderate income housing are at least 0.24 acre in size
  - With exception to the Barrio and Village Areas

## 5) Existing Units to Remain

- 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

- Allowed density is based on the General Plan land use designation and its corresponding minimum density



## 7) Assumed Density

- The city's residential land use designations include a minimum and maximum density
- For the HE, a “typical” density is used to represent the development density that is likely in a given designation.



## 8) Residential on Commercial Sites (Mixed Use)

- The General Commercial, Local Shopping Center and Regional Commercial land use designations permit residential uses
- While the HE does not utilize commercial sites for housing, this is allowed under the General Plan

## 9) Infrastructure Availability

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



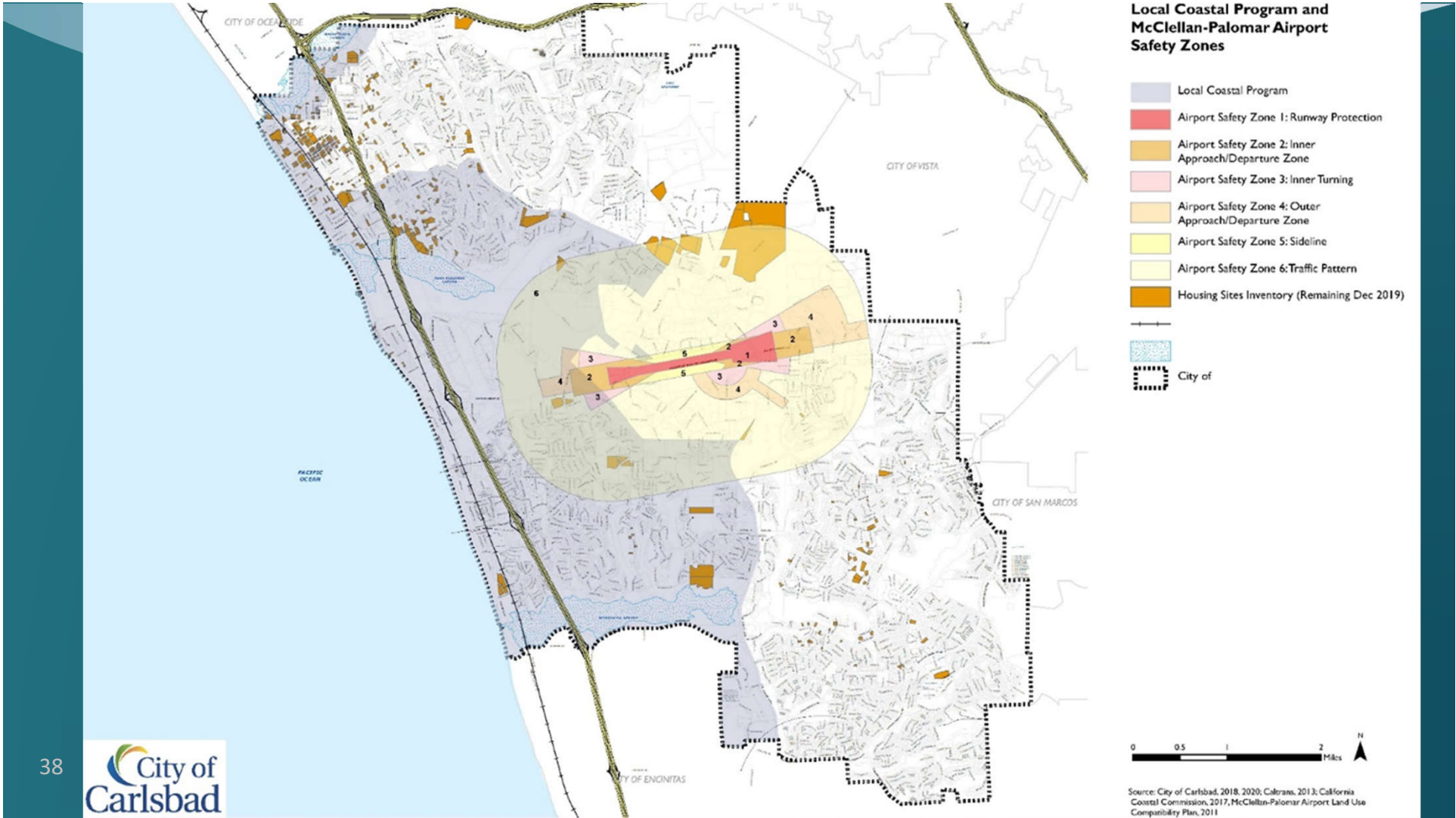
# Criteria and Considerations of Other Agencies

## Two Layers of Other Agency Review

- Review of the proposed Housing Element
- Review of the actions to implement the proposed Housing Element

## Other Agencies

- Airport Land Use Commission
- California Coastal Commission
- Housing and Community Development Department
- Tribal governments
- Others



**Local Coastal Program and  
McClellan-Palomar Airport  
Safety Zones**

- Local Coastal Program
- Airport Safety Zone 1: Runway Protection
- Airport Safety Zone 2: Inner Approach/Departure Zone
- Airport Safety Zone 3: Inner Turning
- Airport Safety Zone 4: Outer Approach/Departure Zone
- Airport Safety Zone 5: Sideline
- Airport Safety Zone 6: Traffic Pattern
- Housing Sites Inventory (Remaining Dec 2019)
- City of



Source: City of Carlsbad, 2018, 2020; Caltrans, 2013; California Coastal Commission, 2017; McClellan-Palomar Airport Land Use Compatibility Plan, 2011

# Draft Stakeholders List