



# Housing Element Advisory Committee Meeting

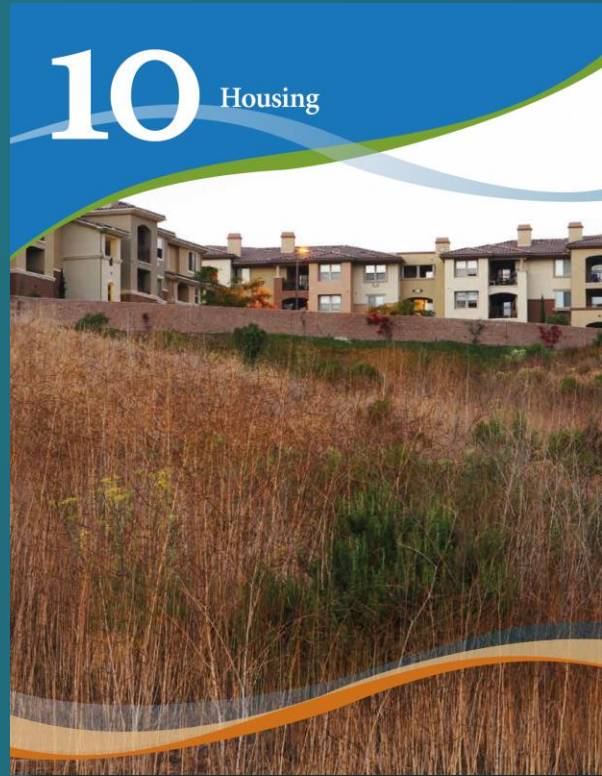
May 27, 2020

# RHNA & Inventory of Suitable Land

1. RHNA Overview
2. Housing Site Inventory
  - a) Site Suitability (Constraints)
  - b) Initial Sites Inventory
  - c) Development Potential
3. Meeting RHNA
4. Addressing Remaining Needs

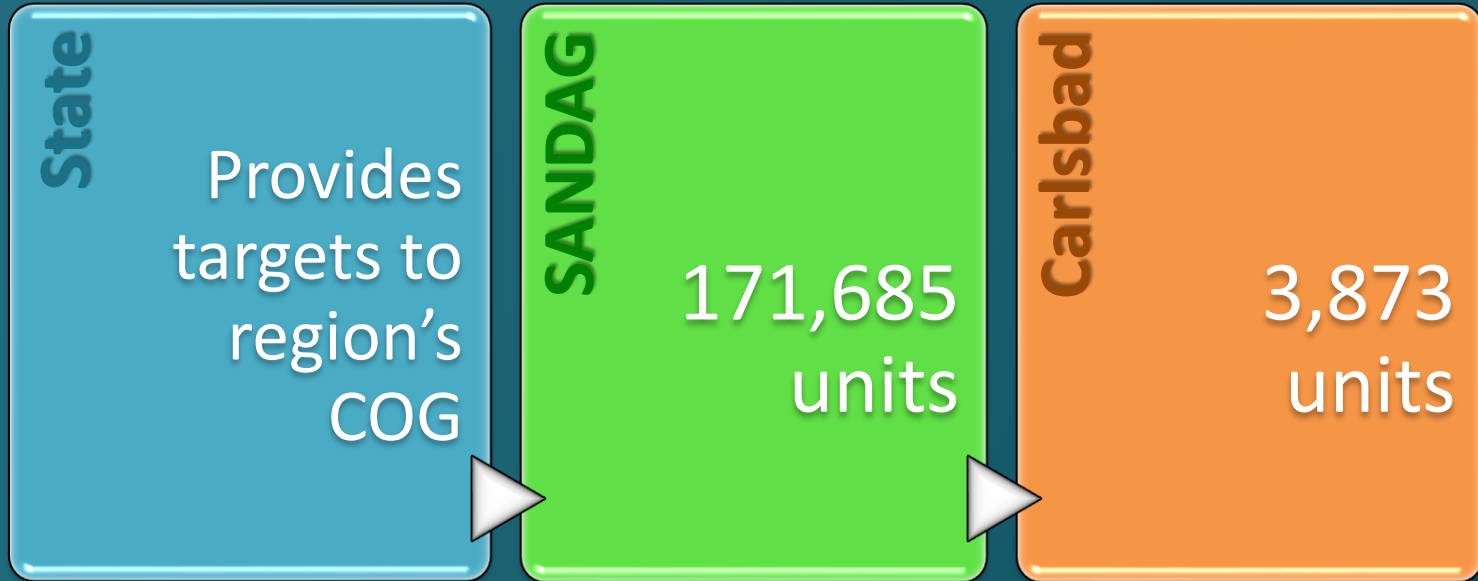
# 1. RHNA Overview

# 6<sup>th</sup> Cycle Housing Element



- **Projection Period (8.8 years)**  
June 30, 2020 – April 15, 2029
- **Planning Period (8 years)**  
April 15, 2021 – April 15, 2029
- ◀ **Existing Housing Element**  
April 30, 2013 – April 29, 2021

# Regional Housing Needs Assessment (RHNA)



**DRAFT**

# SANDAG RHNA

**SANDAG**

171,685  
units

1. City of San Diego	107,901	62.8%
2. City of Chula Vista	11,105	6.5 %
3. City of Escondido	9,607	5.6 %
4. Unincorporated County	6,700	3.9 %
5. City of Oceanside	5,443	3.2 %
6. City of National City	5,437	3.2 %
<b>7. City of Carlsbad</b>	<b>3,873</b>	<b>2.3 %</b>
Other cities in County	21,619	12.6 %

# RHNA by Income Categories

**SANDAG**

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
<b>TOTAL</b>	<b>100.0%</b>	<b>171,685</b>

**Carlsbad**

3,873

Income Categories	%	Units
Very Low	33.8%	1,311
Low	20.2%	784
Moderate	19.3%	749
Above Moderate	26.6%	1,029
<b>TOTAL</b>	<b>100.0%</b>	<b>3,873</b>

# Income Levels (family of four)

2020 Area Median Income (AMI)

\$92,700

- Extremely Low Income      0-30% AMI      \$0 – 34,650
- Very Low Income            30-50% AMI      \$34,651 - \$57,750
- Low Income                    50-80% AMI      \$57,751 – \$92,400
- Moderate Income            80-120% AMI      \$92,401 – \$111,250
- Above Moderate              > 120% AMI      \$111,251 or more

<https://hcd.ca.gov/grants-funding/income-limits/state-and-federal-income-limits/docs/Income-Limits-2020.pdf>



# Housing Affordability

Assuming 30% of income towards housing:

- Extremely Low Income      \$866 / month or less
- Very Low Income      \$866 - \$1,444 / month
- Low Income      \$1,444 – \$2,310 / month
- Moderate Income      \$2,310 - \$2,781 / month
- Above Moderate      \$2,781 / month or more

# 5<sup>th</sup> Cycle Compared to 6<sup>th</sup> Cycle

Income	6th Cycle		5th Cycle	
	Units	%	Units	%
Very Low	1,311	33.8%	912	18.2%
Low	784	20.2%	693	13.9%
Moderate	749	19.3%	1,062	21.2%
Above Moderate	1,029	26.6%	2,332	46.6%
TOTAL	3,873	100.0%	4,999	100.0%

# 5<sup>th</sup> Cycle Compared to 6<sup>th</sup> Cycle

Income	6th Cycle		5th Cycle	
	Units	%	Units	%
Very Low	1,311	46.1%	912	34.2%
Low	784	27.6%	693	26.0%
Moderate	749	26.3%	1,062	39.8%
TOTAL	2,844	100.0%	2,667	100.0%

# Committee Questions on RHNA

## 2. Housing Site Inventory

### a) Site Suitability

# Site Suitability

Two basic groups of constraints considered:

- Physical constraints
- Jurisdictional constraints

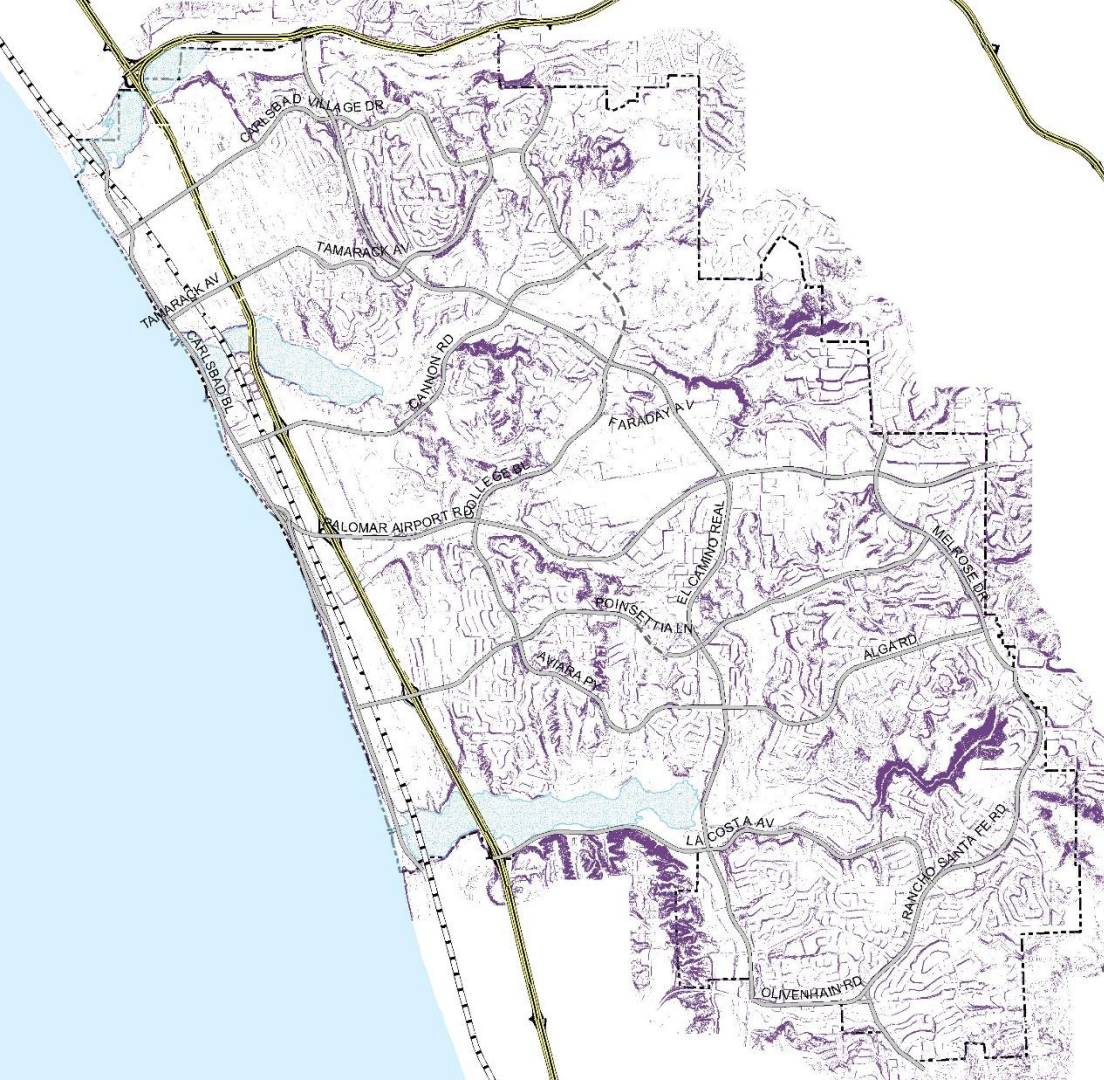
# Physical Constraints

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



# Physical Constraints

Slope > 40%



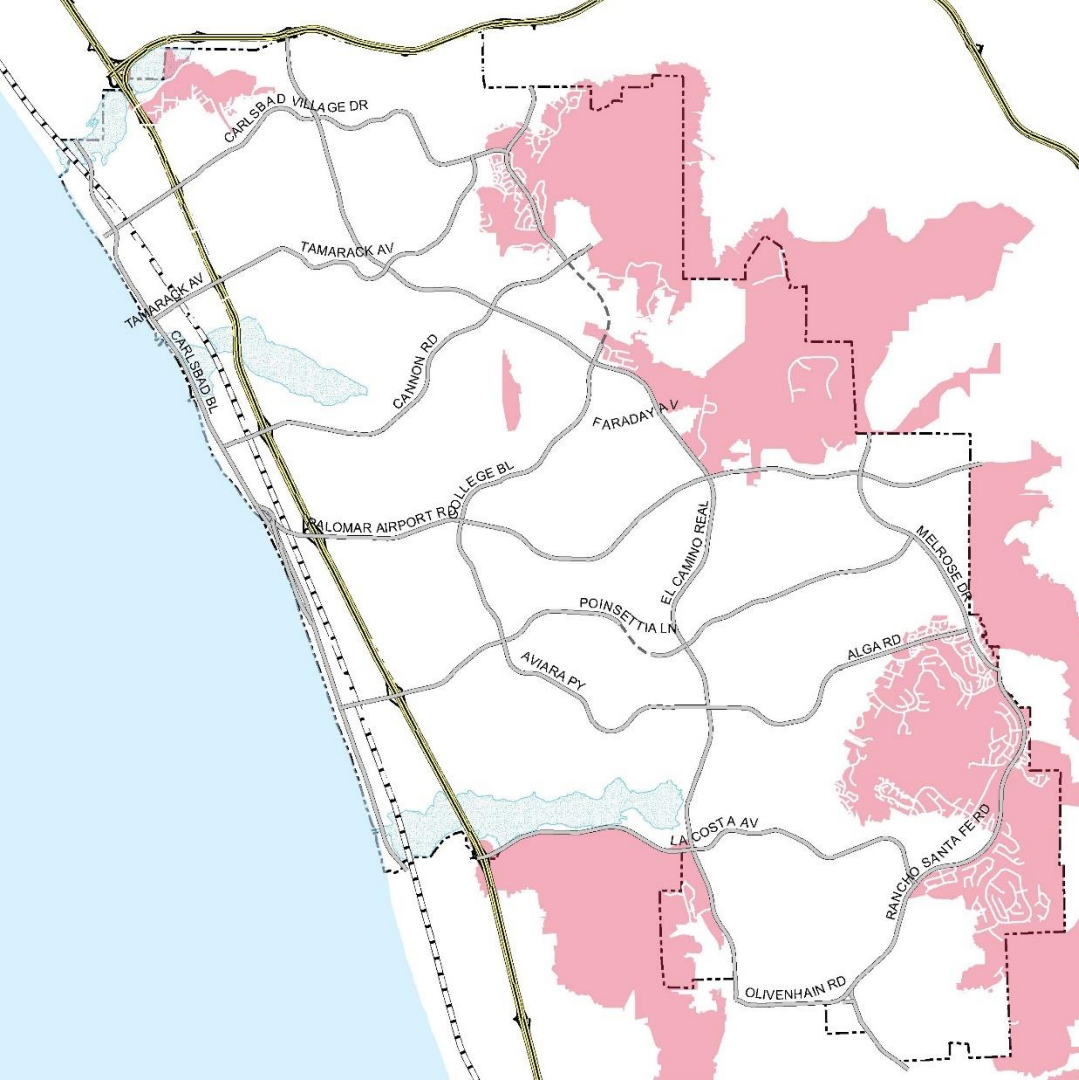
 Slope > 40%



# Physical Constraints

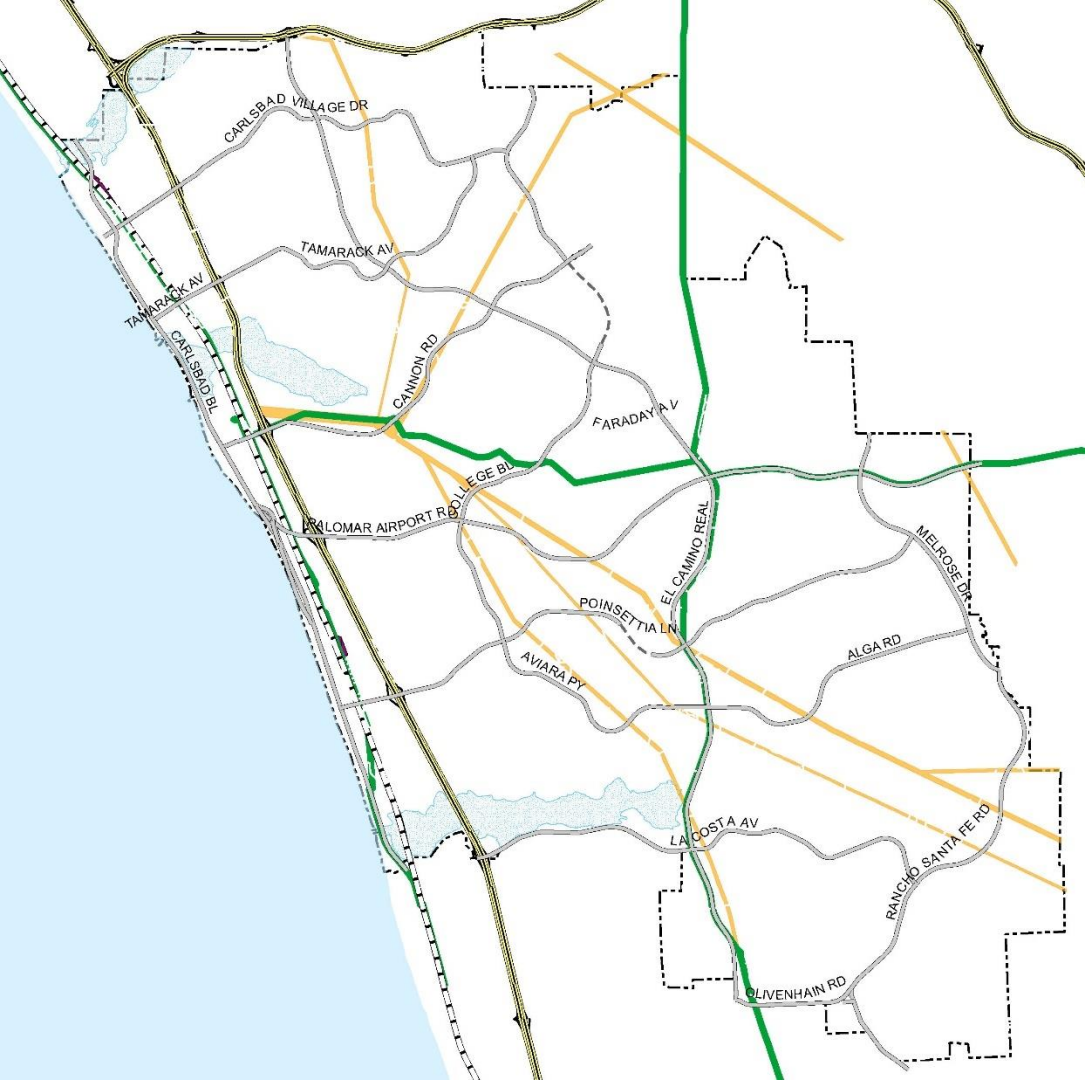
## Very High Fire Hazard Severity Zones

 Very High



# Physical Constraints

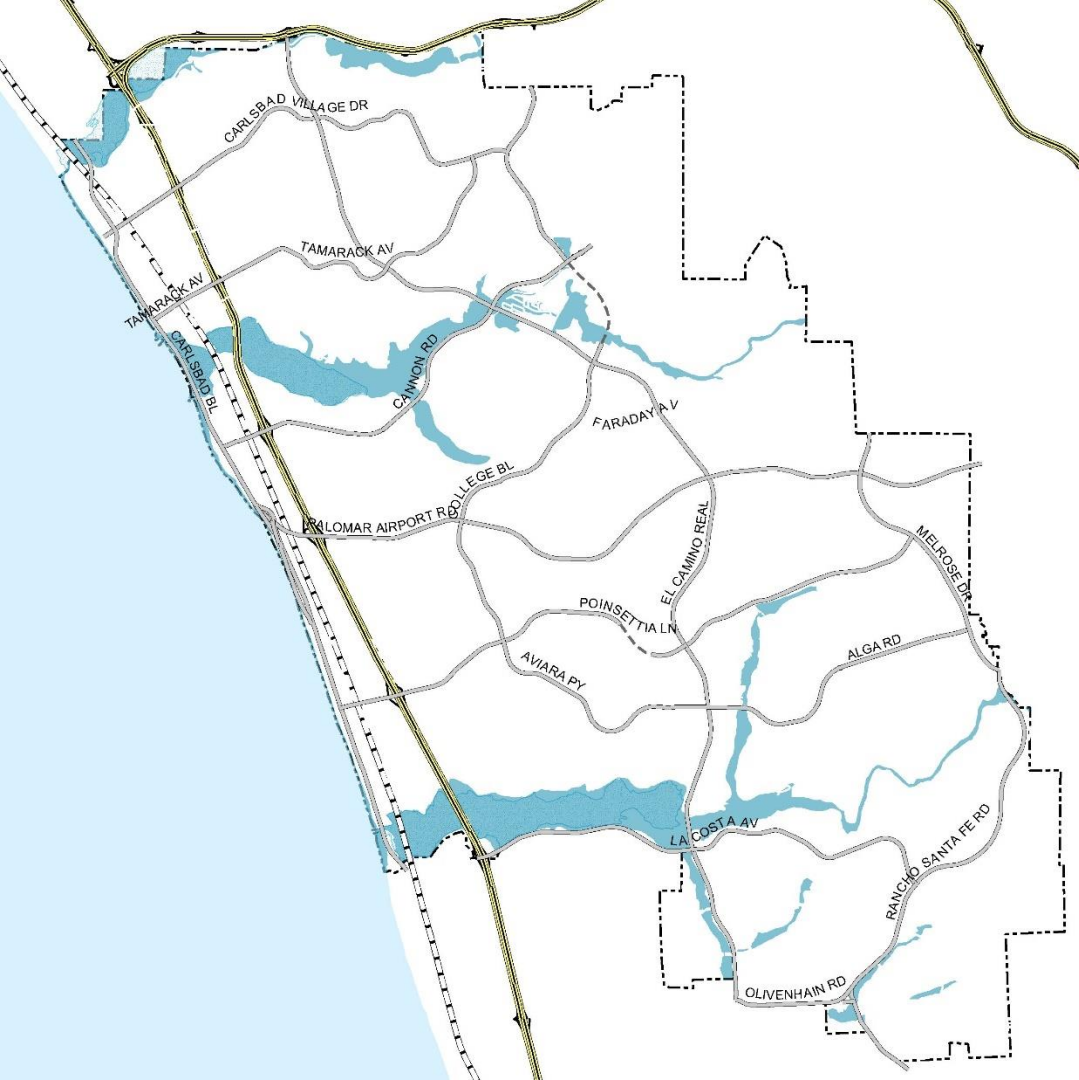
## Transmission Corridors



-  Natural Gas Pipeline
-  Transmission Corridor

# Physical Constraints

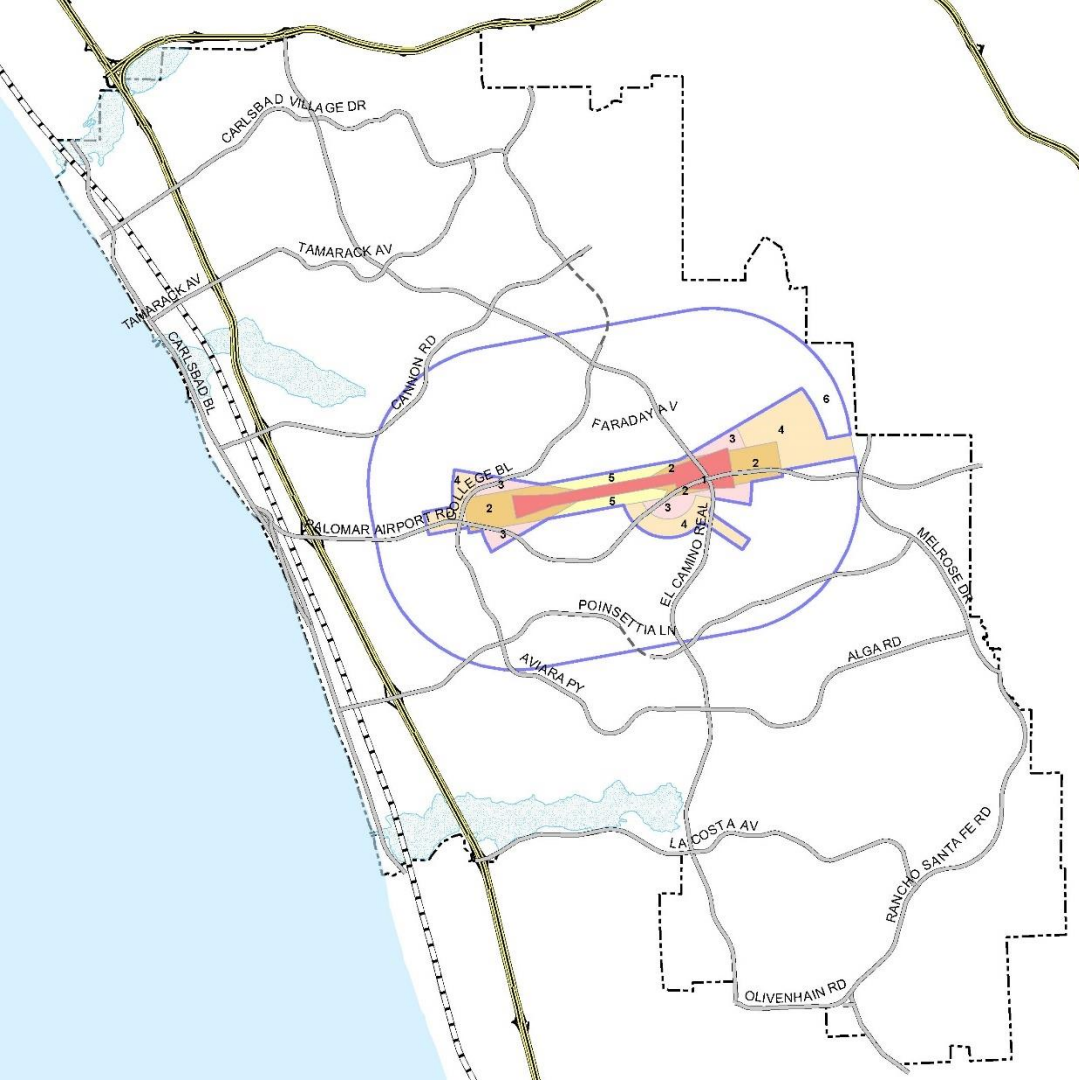
## Flood Potential



100-Year Floodway

# Physical Constraints

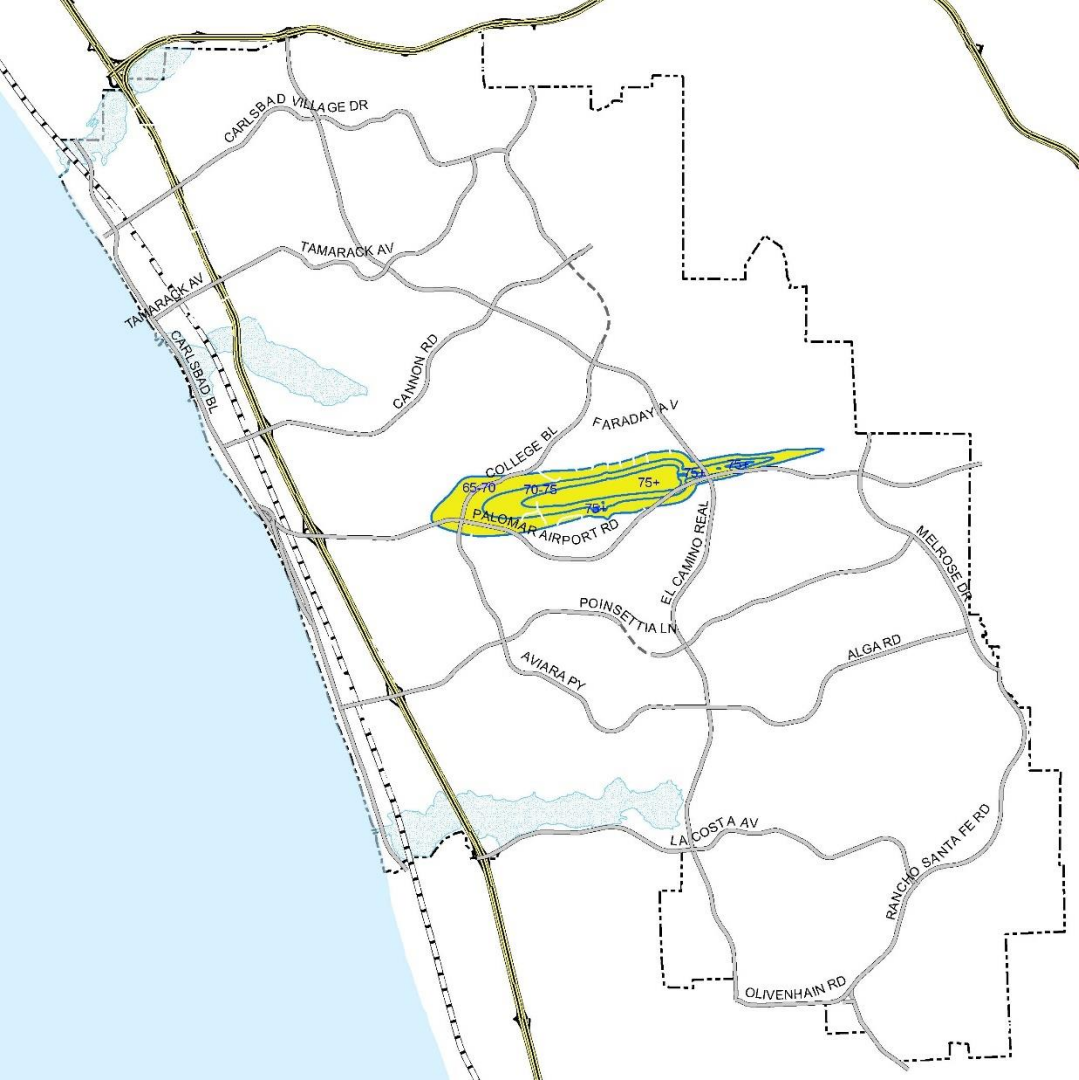
## Airport Land Use Compatibility Zones



- 6** OK for all housing types
- 1** Excluded for Low Income housing
- 2** Excluded for Low Income housing
- 3** Excluded for Low Income housing
- 4** Excluded for Low Income housing
- 5** Excluded for Low Income housing

# Physical Constraints

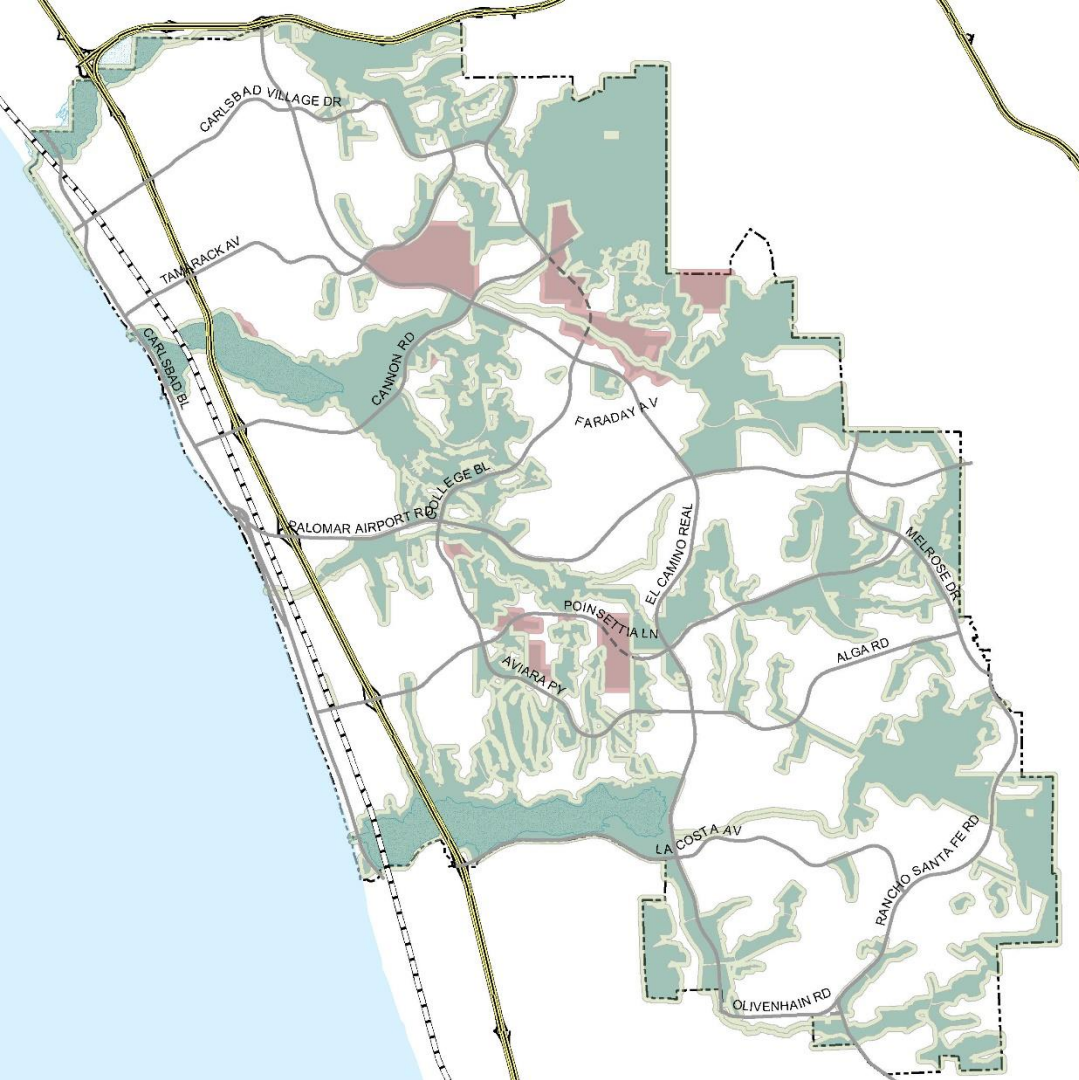
## Airport Noise Zones



 > 65 dB

# Physical Constraints

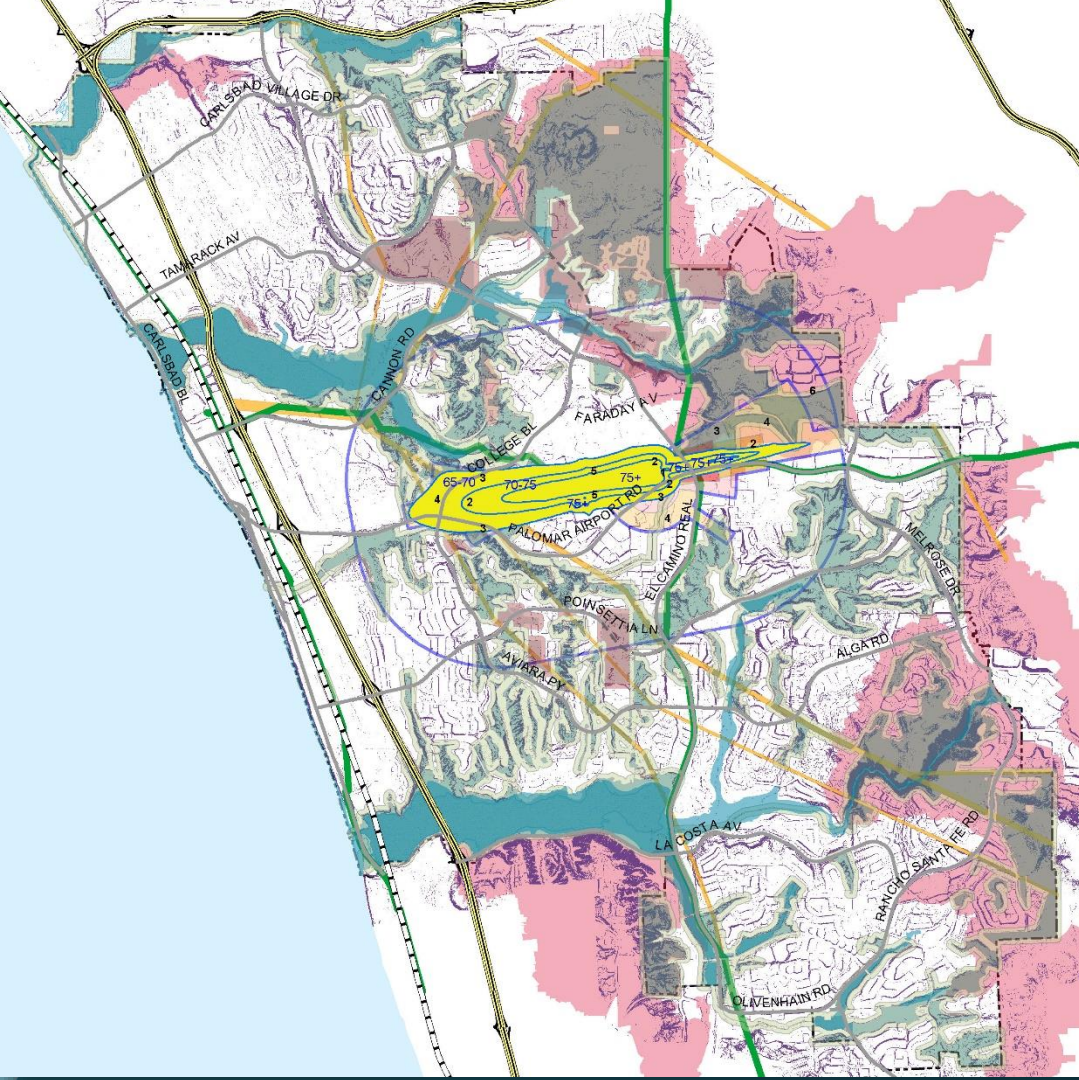
## Natural Resources



- Env. Sensitive Area (ESA)
- 200-foot ESA Buffer
- Special Study Area (SSA)
- 200-foot SSA Buffer

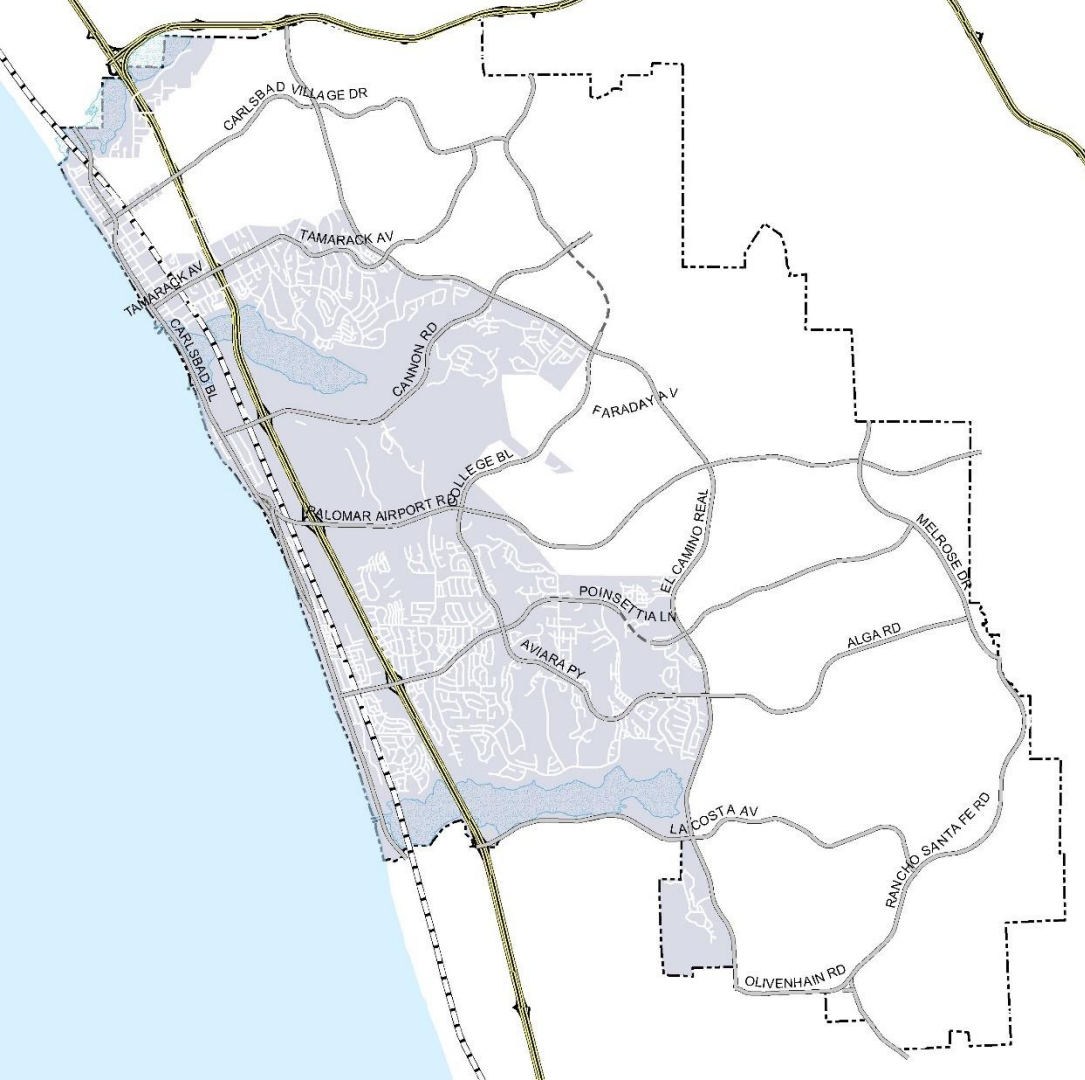
# Physical Constraints

## Composite Constraints



# Jurisdictional Constraints

## Local Coastal Plan (LCP)



 LCP Boundary



# Jurisdictional Constraints

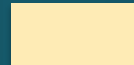
## Airport Land Use Compatibility Plan (ALUCP)



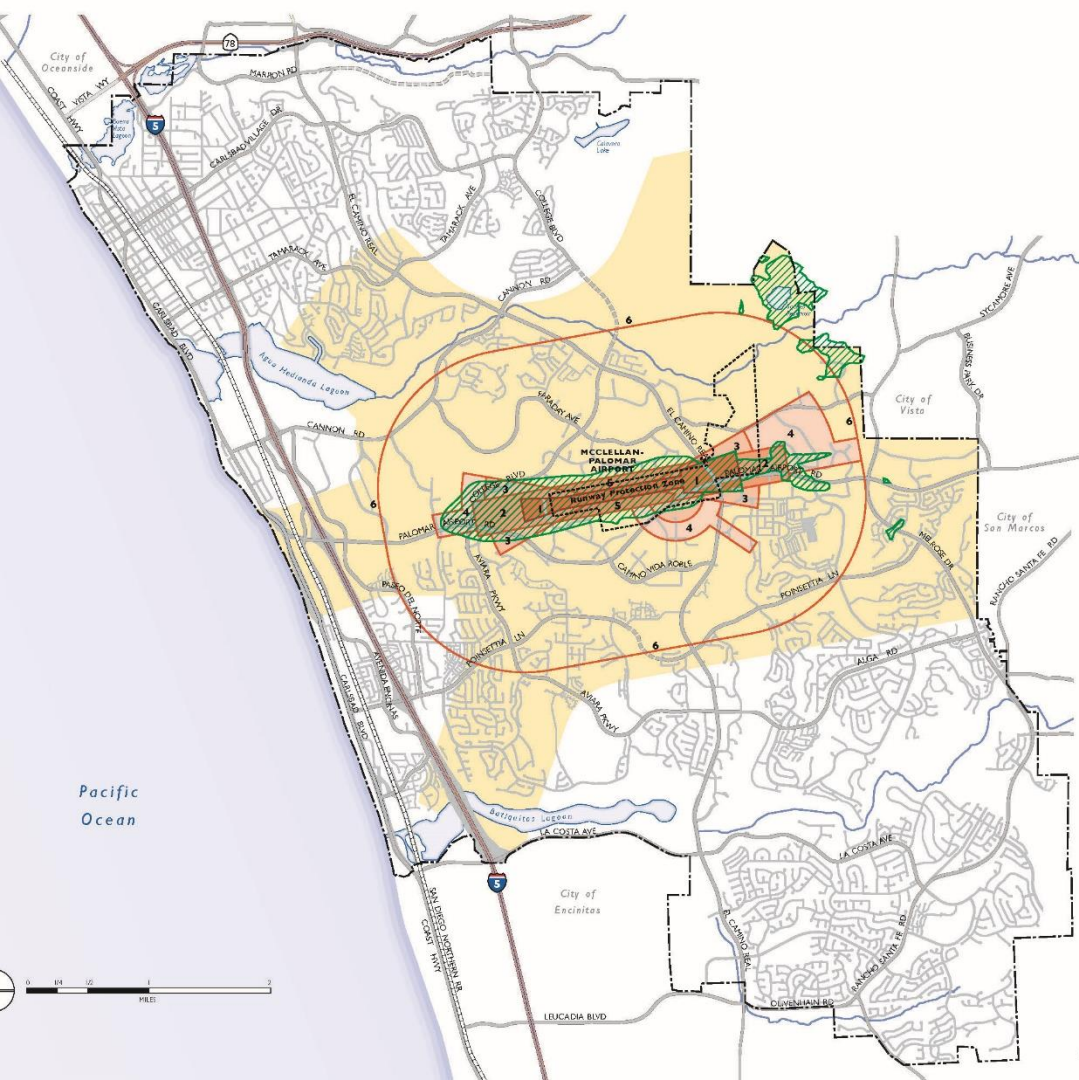
Safety Zones



Avigation Easement Areas



Airport Overflight Notification



# Committee Discussion on Constraints

Are we missing anything?

## 2. Housing Site Inventory

### b) Initial Site Inventory

# Identifying Housing Sites

- **Vacant** sites zoned for residential use
- **Vacant** sites zoned for nonresidential use that allow residential development
- **Underutilized** sites that have zoning that allows residential development and are capable of being developed at a higher density

# Identifying Initial Sites

- Sites with General Plan designations that allow housing
- Determine vacant and underutilized sites
  - Existing Housing Element and updated sites list
  - Current Assessor's data
  - Visual survey of all sites

# Vacant or Underutilized

- **Vacant** is a site with no structures or development
- **Underutilized** describes a site that has a land use designation that allows residential development and is capable of being developed at a higher density (for residential sites) or for residential use (currently not used for residential)

# Changes for Underutilized

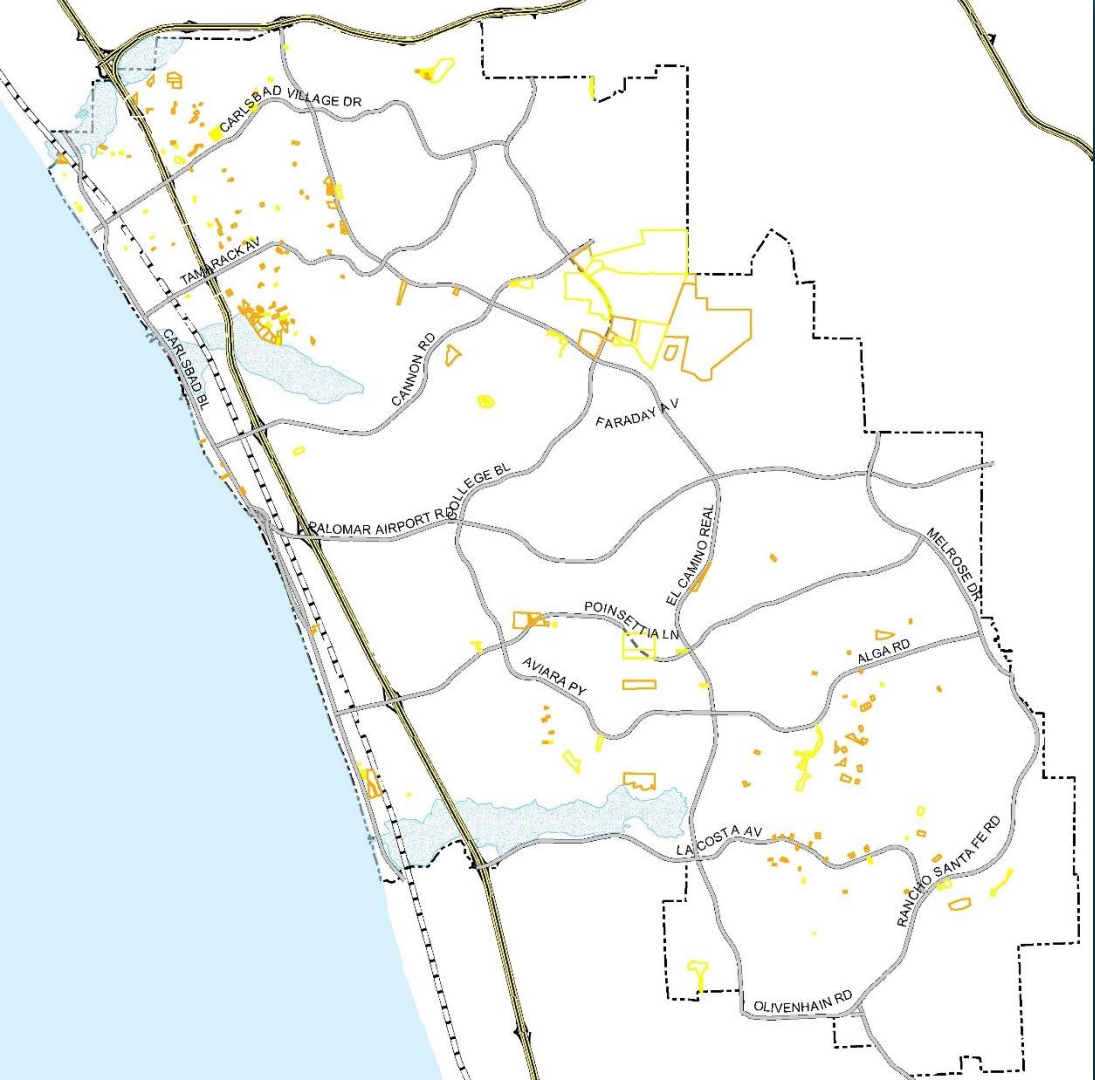
- **Underutilized** (per HCD Guidance) in the new Housing Element will need to describe and explain the factors that make developing residential units feasible
  - Viability
  - Ability within the planning period

# Sites Considered

- Vacant Residential designations
  - Vacant Non-residential, but allow residential
  - Underutilized Residential designations
  - Underutilized Non-residential, but allow residential
- 
- Vacant Non-residential, change designation
  - Underutilized Non-residential, change designation



# Vacant Sites (Existing HE)

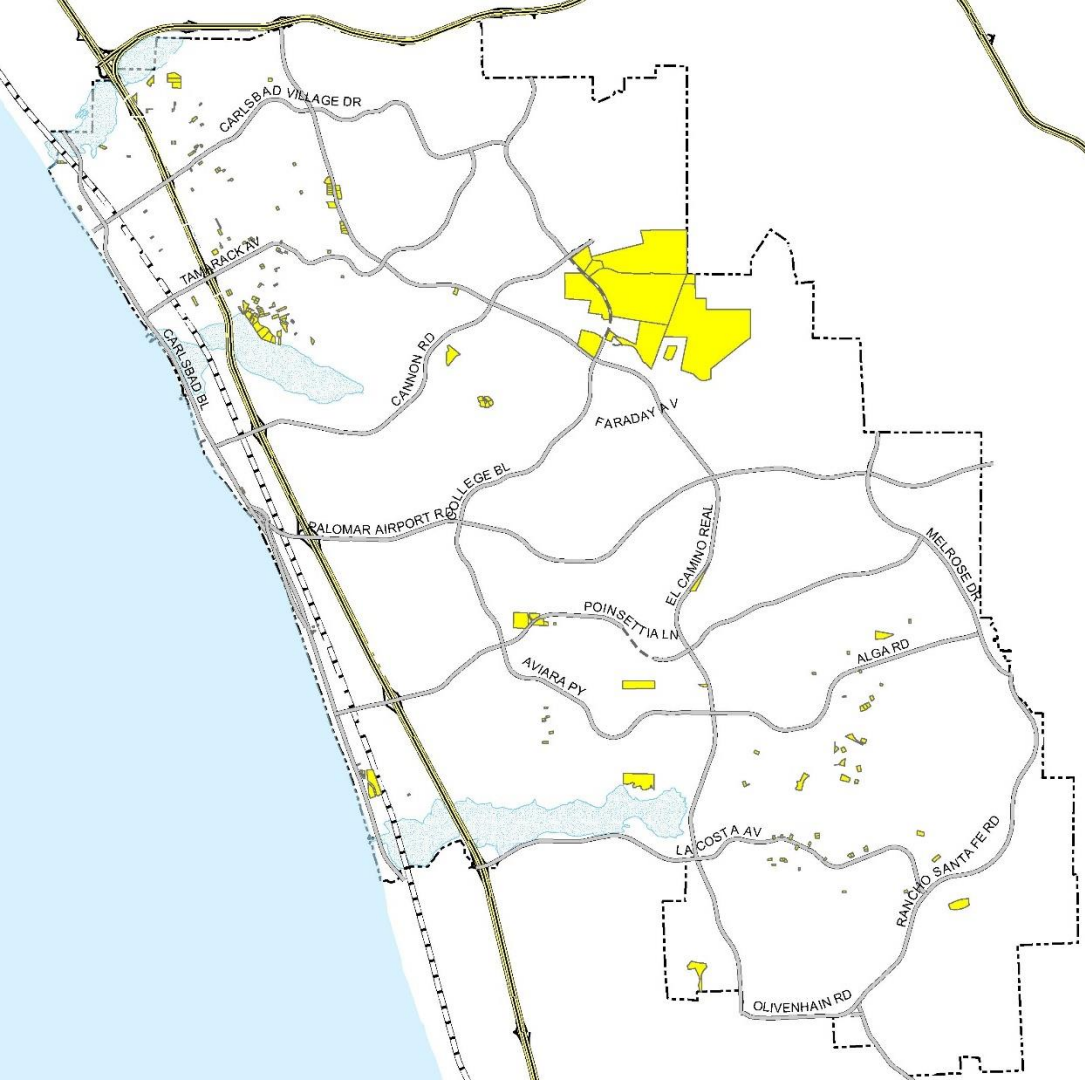


Existing Housing Element



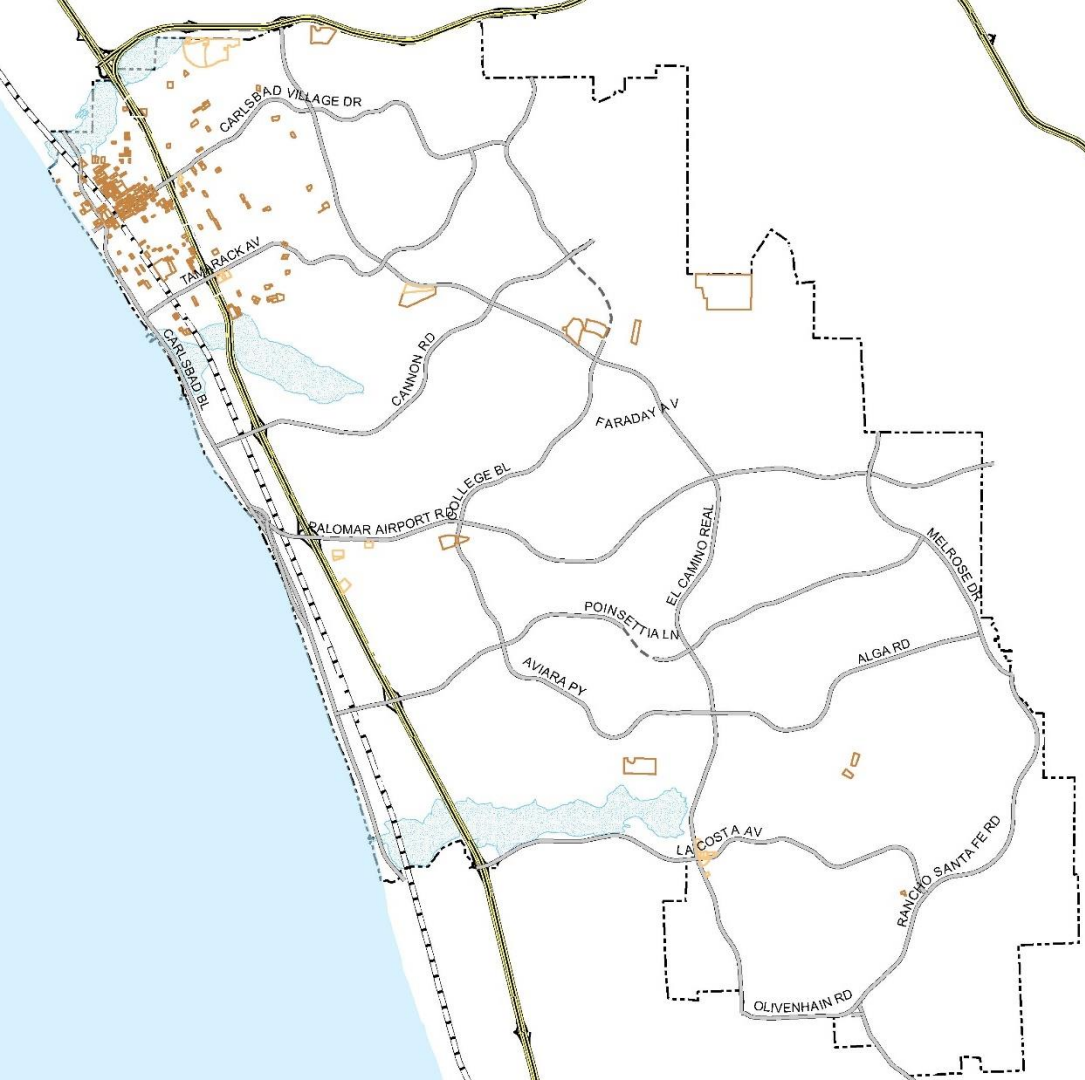
Assessor's Records

# Vacant Sites (Updated 2020)



Housing Element Update

# Underutilized Sites (Existing HE)

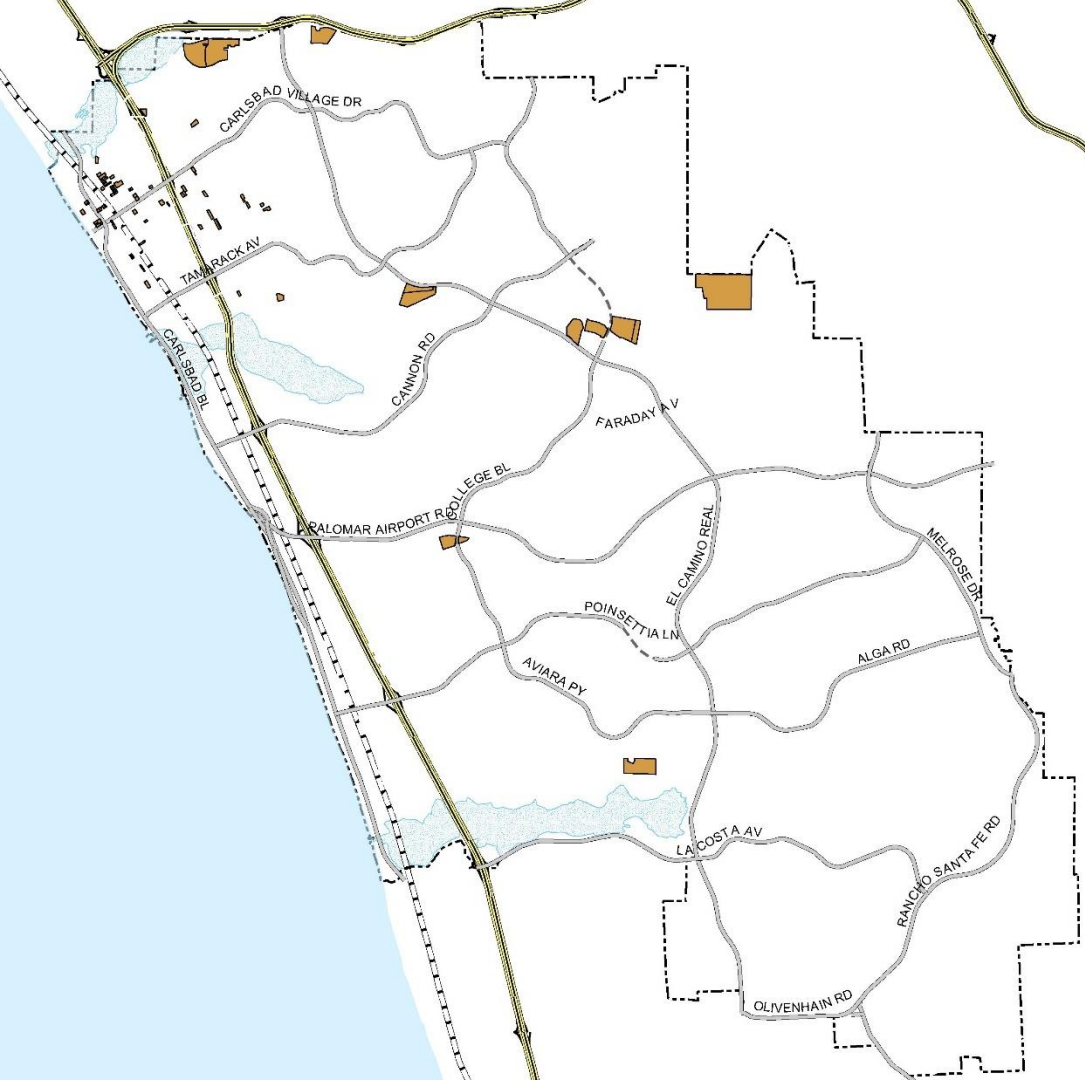


Existing Housing Element



Assessor's Records

# Underutilized Sites (Updated 2020)



Housing Element Update

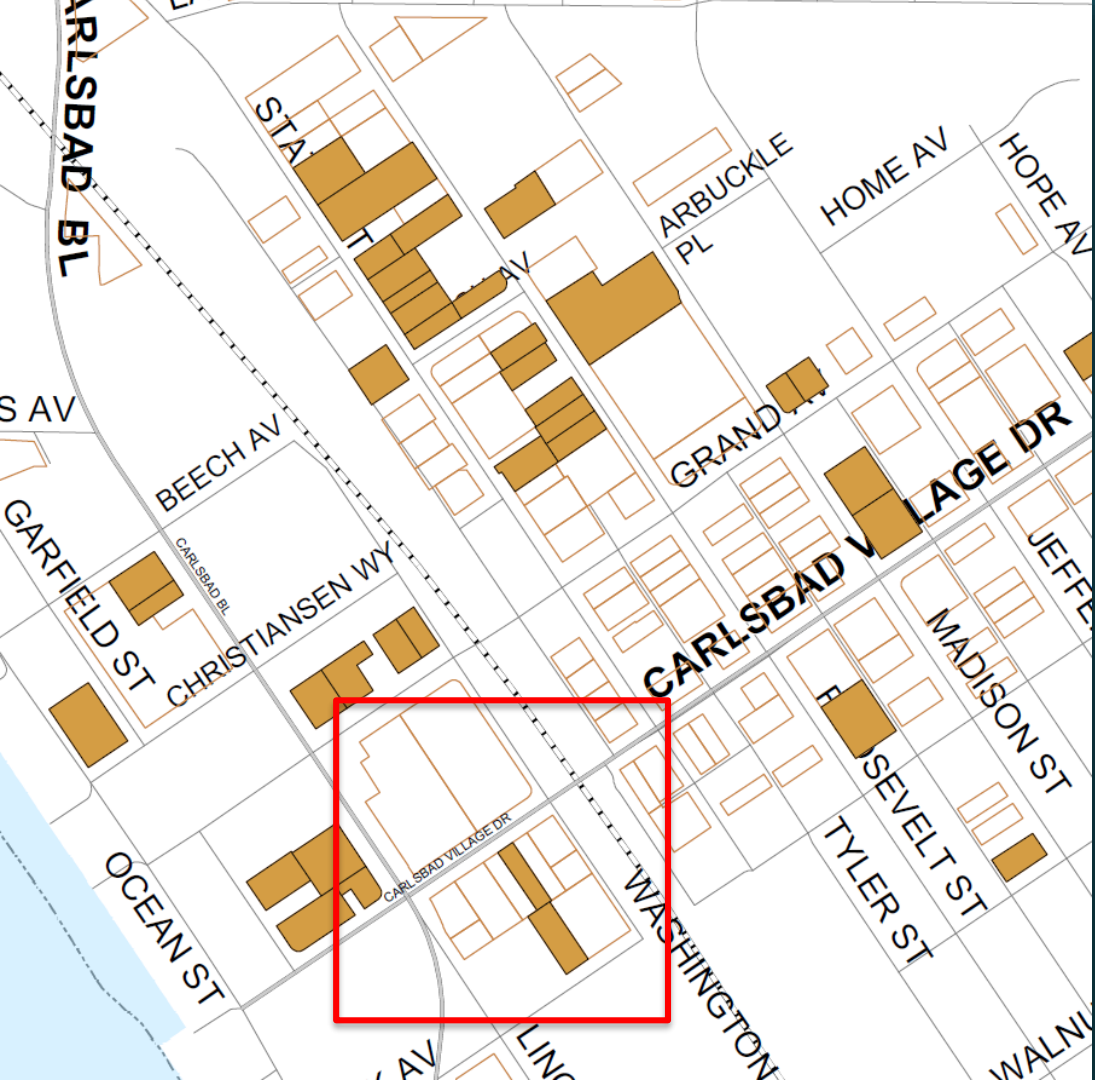
# Ground Truthing



Existing Housing Element



Housing Element Update



# On Site & Street Views



# Other Constraints

- **Minimum Lot Size**  
(State uses 0.5 acres, City used 0.24 acres)
- **Infrastructure**  
Sites are only included if necessary infrastructure is available or planned

# Committee Questions / Discussion on Sites Identification Process



## 2. Housing Site Inventory

### c) Development Potential

# Density

- Allowed density is based on the General Plan land use designation (zoning also considered)
- Existing Housing Element used **minimum density**  
*For instance, R-30 assumed 23 du/ac*
- As part of 2021 Housing Element, will consider use of a **typical (assumed) density**  
*For instance, R-30, can look at a higher number based on experience*

# Residential

- R-1.5 Residential 0 – 1.5 du/ac
- R-4 Residential 0 – 4 du/ac
- R-8 Residential 4 – 8 du/ac
- R-15 Residential 8 – 15 du/ac
- R-23 Residential 15 – 23 du/ac
- R-30 Residential 23 – 30 du/ac

# Non-Residential

Several non-residential designations also allow residential

- Village (Districts 1-4) 28 – 35 du/ac
- Village (Districts 5-9) 18 – 23 du/ac
- Local Shopping Center 15 – 30 du/ac
- General Commercial 15 – 30 du/ac
- Regional Commercial 15 – 30 du/ac
- Visitor Commercial 15 – 30 du/ac

Residential secondary to commercial use

# Multiple Land Use Categories

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

# Extending Density Limits

## Site Development Plan (SDP)

Section 21.53.120 of the Zoning Ordinance requires that a Site Development Plan (SDP) be processed for an affordable housing project. 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 in conformity with the General Plan...

# Extending Density Limits

## Density Bonus

Depending on the number of affordable units in a project, a residential project can obtain a bonus of:

- Between 20% and 35% for lower income units
- Between 5% and 35% for moderate income units

# What Does Higher Density Look Like?



- 1 Magnolia Walk
- 2 Carlyle Carlsbad Village
- 3 Carlsbad Village Lofts
- 4 Windsor Point



# What Does Higher Density Look Like?

## 1 Magnolia Walk

- Barrio Area
- Zone: R-30
- Site: 0.68 acres
- Use: 16 condos
- **Density: 23.5 du/ac**



Built

# What Does Higher Density Look Like?

## 2 Carlyle Carlsbad Village

- Grand Avenue
- Zone: VC
- Site: 0.96 acres
- Use: 33 condos
- **Density: 34.4 du/ac**



Under Construction

# What Does Higher Density Look Like?

## 3 Carlsbad Village Lofts

- Carlsbad Village Drive
- Zone: FC
- Site: 3.52 acres
- Use: 106 apartments
- **Density: 47.5 du/ac**



Under Construction

# What Does Higher Density Look Like?

## 4 Windsor Pointe

- Oak Avenue
- Zone: R-30
- Site: 0.44 acres
- Use: 24 apartments, affordable units
- **Density: 55.0 du/ac**



Approved

# Committee Discussion on Development Potential and Density

# Meeting Carlsbad's RHNA

# RHNA and Sites Inventory

- 6<sup>th</sup> Cycle (April 15, 2021 – April 15, 2029)
- Can count any units permitted after June 30, 2020

## RHNA

Income	%	Units		Income	Units
Very Low	33.8%	1,311	➤	Lower	2,095
Low	20.2%	784		Moderate	749
Moderate	19.3%	749		Above Moderate	1,029
Above Moderate	26.6%	1,029		TOTAL	3,873
TOTAL	100.0%	3,873		TOTAL	3,873

# Meeting RHNA

## Four basic categories provide units:

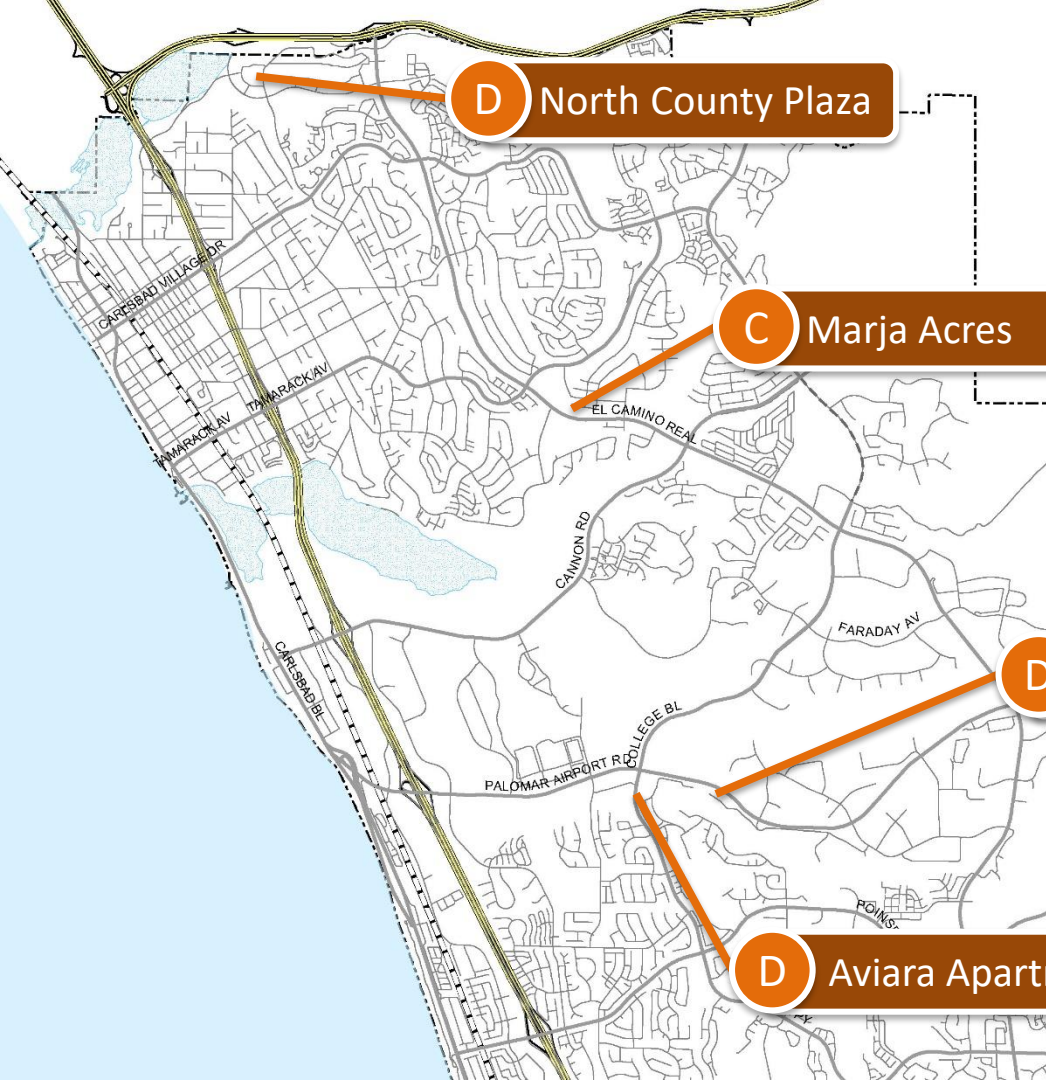
- Planned Projects (including inclusionary requirements)
- Vacant Land
- Underutilized Land
- Accessory Dwelling Units



# Planned Projects

- 103 parcels have active residential projects as of the end of 2019 (under review or approved)
- Of these, some will count towards the Housing Element Update (permits issued after June 30, 2020)

# 6<sup>th</sup> Cycle: Planned Projects



D North County Plaza

C Marja Acres

D West Oaks

D Aviara Apartments

# 6<sup>th</sup> Cycle: Planned Projects

	Above / Moderate	Lower
A Aviara Apartments	247	82
B West Oaks	175	31*
C Marja Acres	248	46
D North County Plaza	<u>204</u>	<u>36*</u>
	874	195

\* Assumed using 15% inclusionary

*Preliminary*

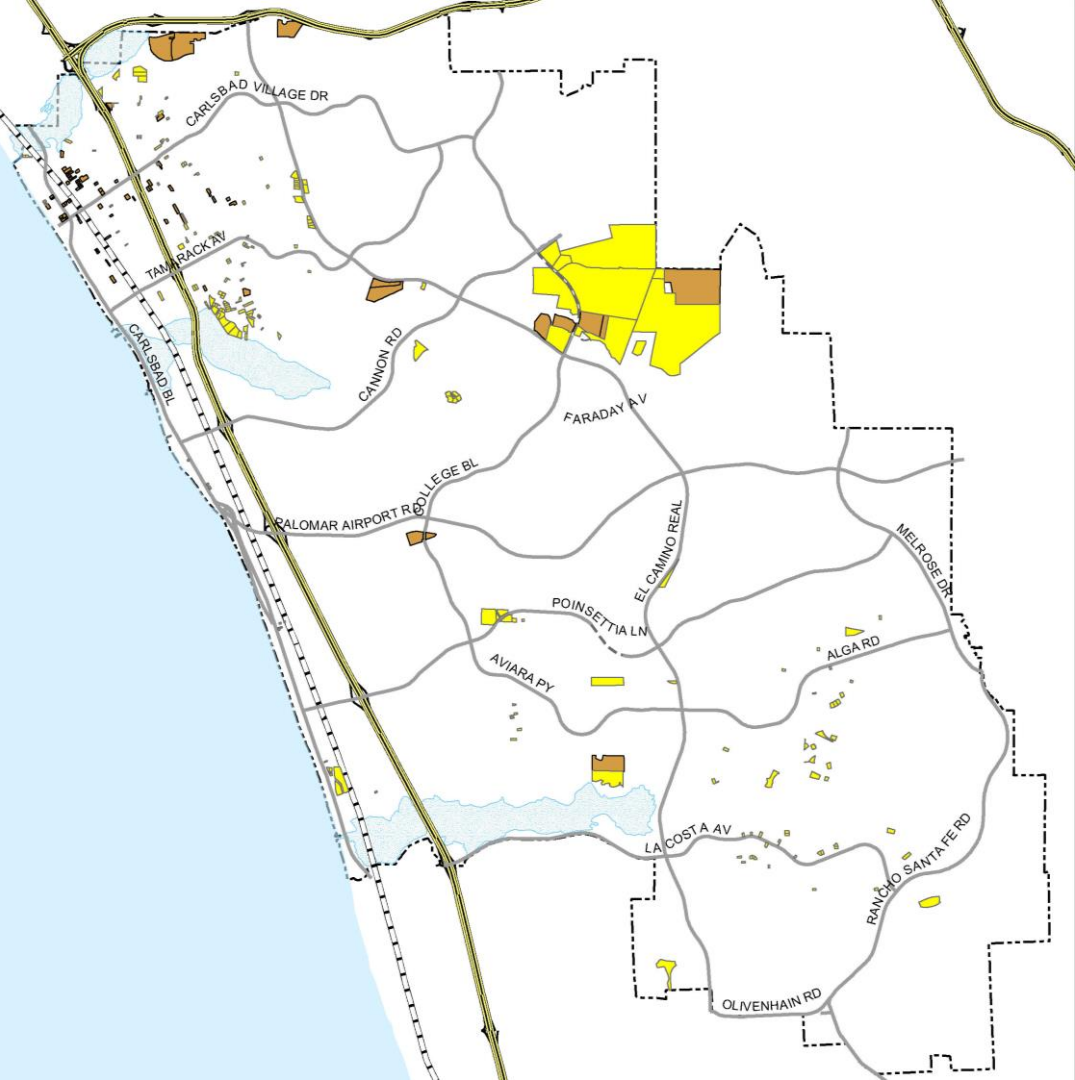
# Inclusionary Projects

- The City of Carlsbad has several programs designed to increase affordable housing opportunities for lower income households
- The signature program is Carlsbad's mandatory **inclusionary housing program**, that requires housing developers to provide 15% of their total units as affordable to low income households

# Inclusionary Projects

- Since started in 1993, the city has experienced the successful construction of approximately 2,300 units of housing affordable to low, very low, and extremely low income households
- On average, program has produced 88 units/year
- Based on this assumption, for 6<sup>th</sup> Cycle, this would be 509 units (704 units – 195 units on Planned Projects slide)

# Vacant and Underutilized



Vacant  
Only about 5 acres  
currently for high density



Underutilized  
About 12.5 acres currently  
for high density

These will produce around  
400 units

# Accessory Dwelling Units (ADUs)

- Over the last three years, the City has approved 87 ADUs, or about 30 per year
- Based on changes in State law, can assume an increase of 3 to 5 times the number of past ADUs
- Can assume 60% moderate and 40% low would be reasonable

Year	ADUs/Year	Income	
		Moderate	Low
2021	90	54	36
2022	90	54	36
2023	90	54	36
2024	90	54	36
2025	90	54	36
2026	90	54	36
2027	90	54	36
2028	90	54	36
TOTAL	720	432	288

# Remaining Need

- Depending on variables assumed, the four basic categories will provide about 2/3rds of the City's RHNA for lower income housing

*Preliminary*



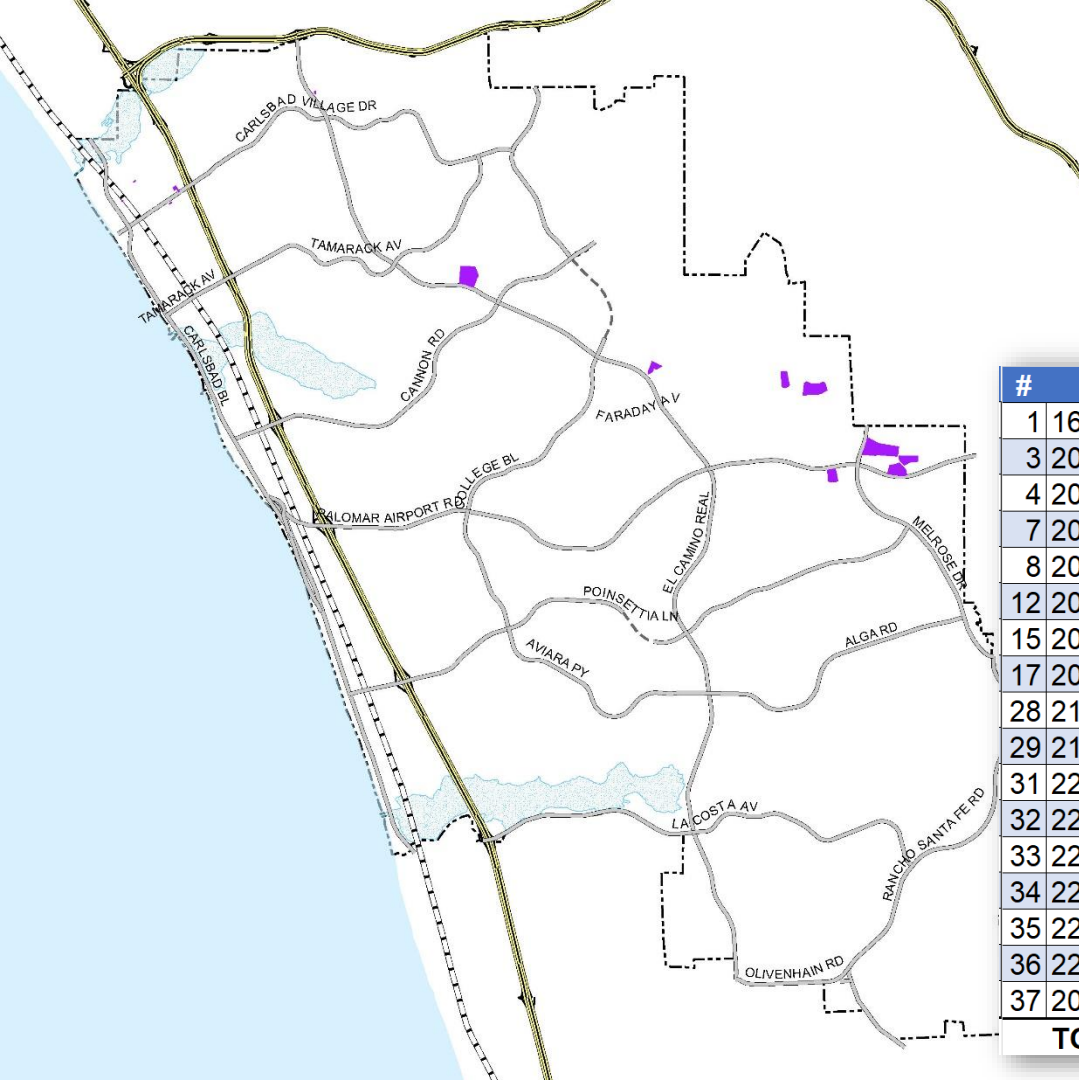
# Committee Discussion on Calculating Housing Potential

# Addressing Remaining Needs

## Discussion

- Increasing density in specific residential designations
- Redesignation of residential areas to higher designation
- Options for additional mixed use development
- Redesignation of non-residential properties

# Redesignation Example



#	APN	GP	Acres	Mod	du/ac	Units
1	1670306900	O	0.24	100%	25	6
3	2031022400	V	0.09	100%	18	1
4	2031720500	V	0.09	100%	28	2
7	2033520200	V	0.08	100%	28	2
8	2033520300	V	0.08	100%	28	2
12	2090404600	PI	3.48	50%	25	43
15	2091200200	PI	5.18	100%	25	129
17	2091200500	PI	11.55	100%	25	288
28	2132631900	PI	2.36	100%	25	58
29	2132632000	PI	2.96	100%	25	74
31	2210140300	PI	8.11	100%	25	202
32	2210150800	PI	5.94	100%	25	148
33	2218800100	PI	6.37	100%	25	159
34	2218800200	PI	5.49	100%	25	137
35	2218800300	PI	2.97	100%	25	74
36	2218800400	PI	4.52	100%	25	112
37	2033204100	V	0.75	100%	28	20
<b>TOTAL</b>			<b>60.26</b>			<b>1,457</b>

# Committee Discussion on Meeting RHNA