



CITY COUNCIL
Staff Report

Meeting Date: April 6, 2021

To: Mayor and City Council

From: Scott Chadwick, City Manager

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Subject: General Plan Housing Element Update – 2021-2029 Housing Cycle

District: All

Recommended Action

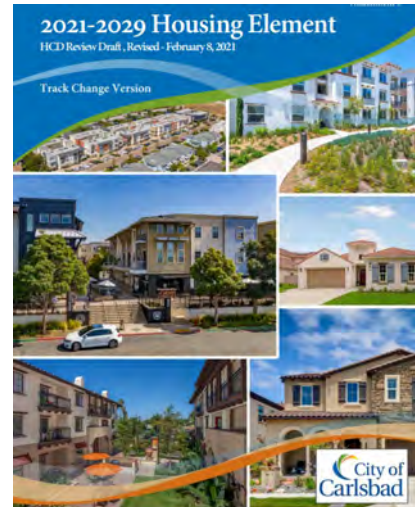
That the City Council hold a public hearing to:

1. Review and consider the Housing Commission's and Planning Commission's recommendations to approve the Housing Element amendments contained in exhibits 3 and 4
2. Adopt the resolution included as Exhibit 1 approving an addendum to Environmental Impact Report EIR 13-02, adopting findings in keeping with California Government Code 65863(h), and approving an amendment to the General Plan (GPA 2019-0003) to adopt an update of the Housing Element for the 2021-2029 housing cycle as required by California Government Code Section 65588(e)
3. Adopt the resolution included as Exhibit 2 finding the City's Growth Management Plan residential growth caps established by Proposition E, the General Plan, City Council Policy 43 and related implementing housing cap regulations contained in Carlsbad Municipal Code Section 21.90 are preempted by state law and unenforceable, and adopting California Environmental Quality Act findings

Additional options for the contents of the Housing Element are included in Exhibit 11, including the Planning Commission's recommended language related to Live/Work units. The options in Exhibit 11 are not currently incorporated into the Housing Element Resolution included in Exhibit 1.

Executive Summary

The city is updating its Housing Element, one of seven state-mandated elements of the General Plan.¹ The current Housing Element was approved in March 2017 and must be updated according to state law by April 15, 2021. The update provides an eight-year strategy for addressing the city's future housing needs for people of all income levels through 2029. While the current housing plan was adopted only three years ago, recent legislation as well as updated forecasted residential growth through the Regional Housing Needs Assessment process require a comprehensive revision to the 2017 Housing Element, particularly in the form of new analysis, policies and programs.



On Sept. 10, 2019, the City Council created the Housing Element Advisory Committee to oversee and guide review of the update, consider staff and expert advice and solicit public input in formulating its recommendations to the City Council. After 14 public meetings held over a year's time, on Dec. 14, 2020, the committee made its final comments and amendments to the draft housing plan, unanimously endorsed the document and directed staff to submit the draft Housing Element to the California Department of Housing and Community Development for preliminary review as well as initiate the required public hearing process.

Later that month, the Housing Element Update was provided to Housing and Community Development, the agency that is ultimately responsible for reviewing and certifying the housing plan, to solicit input and feedback so staff could present the City Council with a draft document that met state law requirements. On Feb. 22, 2021, Housing and Community Development provided staff with its initial comments and corrections, which have been incorporated into the draft document being presented with this staff report.

Due to the number of housing laws that have passed over recent years, the Housing Element Update includes several new policies and programs that are summarized later in this report. Among the significant changes proposed is a program to rezone properties to accommodate the state required housing growth called for in the Regional Housing Needs Assessment. It is important to note that any required rezoning of properties to make this possible will occur after adoption of the Housing Element Update, following robust community engagement and participation, environmental analysis and public hearings.

Another significant component of updating the Housing Element involves findings that certain provisions of the city's 35-year-old Growth Management Plan have been preempted by state law and are now unenforceable. In accordance with conversations with and direction from the Department of Housing and Community Development, residential growth caps as established

¹ Cities and counties in California are required by state law to have a General Plan to guide their decisions about land use and providing public facilities such as roads, parks and fire stations. 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.

by Proposition E, the city's Growth Management Plan, prohibit the city from meeting its required Regional Housing Needs Assessment allocation and are in direct conflict with Government Code sections 66300(b)(1)(D), 65583(a)(3) and 65863(a).

As discussed in greater detail in Exhibit 10, the City of Carlsbad was assigned a total of 3,873 housing units in the current assessment of housing needs. The citywide cap of 54,599 new housing units established by the Growth Management Plan would allow only 1,953 additional housing units.

As part of the Housing Element Update, Housing and Community Development directed the city to find its growth cap limits and other related requirements that frustrate or impede housing development are preempted by state law and unenforceable. A resolution for the City Council's consideration is included in this report in response to direction from the state housing department.

This item is being presented for City Council action because the City Council is the decision-making authority for General Plan amendments under Carlsbad Municipal Code Section 21.52.050 and state Government Code Section 65358. Before the City Council decision, the Planning Commission and Housing Commission are required to prepare a recommendation on the amendment. Both commissions have unanimously recommended approval of the draft update. (See Exhibits 3 and 4.)

With the City Council's approval of the Housing Element Update, staff will submit the document to Housing and Community Development for its final review and certification prior to the April 15, 2021, Housing Element deadline set by state law.

Discussion

Background

Among its other responsibilities, the California Department of Housing and Community Development is accountable for developing state housing production goals. These goals represent the total number of housing units to be built within an eight-year housing cycle for varying income groups. The process of developing and assigning these housing units to local jurisdictions is referred to as the Regional Housing Needs Assessment, known as RHNA.

The department is also charged with ensuring that a jurisdiction's local housing policy document, its housing element, complies with state housing laws and requirements. In summary, a housing element provides the city with a coordinated and comprehensive strategy for promoting the production of safe, decent and affordable housing for varying income-levels within the community, including policies and programs on how it will accommodate its RHNA.

The Housing Element itself is part of the city's General Plan and includes the following components:

- An assessment of the demographics and housing needs in the city
- Review of accomplishments from the previous housing element
- An inventory and analysis of possible sites that could accommodate the RHNA²

² Adoption of the Housing Element will not rezone nor commit the city to rezone any particular property. Instead, the element identifies only potential sites to help accommodate the RHNA. The process to propose rezoning of

- Analysis of potential constraints on housing
- A listing of policies and programs to be implemented to meet required housing obligations

As required under state law, jurisdictions throughout the state have begun updating their respective housing elements to show how they intend to accommodate their housing obligations for the upcoming housing cycle, the sixth. For the San Diego County region, the housing cycle runs from April 2021 through April 2029.³ Under state law, the city must adopt its housing element by April 15, 2021.

2013-2021 Housing Element accomplishments

Despite not meeting its production targets for low and very-low income households, the city achieved a lot during the past eight-year housing cycle worth mentioning. A complete listing of the accomplishments is provided in Section 10-5 and Appendix A of the draft Housing Element (Exhibit 1, a). Some of the more significant highlights are highlighted below:

- The Regional Housing Needs Assessment for Carlsbad for this planning period totaled 4,999 dwelling units, for which 3,688 dwelling units were constructed or approved for construction, representing approximately 73 percent of the overall RHNA target.
- The city issued building permits for 282 homes required to be affordable through inclusionary requirements.
- Each year since 2016, the city has contributed \$25,000 to \$30,000 toward the regional effort by Alliance for Regional Solutions, an alliance of North County nonprofit organizations, the City of Carlsbad and seven other North County cities and the county, to provide year-round bridge housing and shelter services.⁴
- The city has implemented a home repair program for owner-occupied properties that provides loans that are forgiven after five years. During the past housing cycle, the city aided eight low income households with home repair loans up to \$5,000 each.
- In 2019 and again in 2020, the City Council approved the Community Development Block Grant Annual Action Plan to authorize the purchase of existing affordable housing units in Carlsbad to try to maintain their affordability. The city purchased eight units with these funds as of the end of 2020.
- In Jan. 2020, the city committed \$4.04 million, in addition to \$4.25 million in Feb. 2020, for a total of nearly \$8.3 million in city-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.

some or all of these sites is not a part of the Housing Element adoption and will require entirely separate and future review, analysis, community outreach and public hearings.

³ For more information on the RHNA process, please refer to the informational bulletin provided as Attachment 2 to the March 3, 2021, Planning Commission staff report (Exhibit 5).

⁴ Bridge housing is a model of temporary housing with service-intensive programs intended to quickly bring the homeless off the streets and help them rebuild their lives.

- During the planning period, through the end of 2020, the city issued building permits for 211 accessory dwelling units. More than half of these units, 116 of them, were permitted in the last three years, from 2018-2020, likely due to changes in state law and city ordinances

Housing Element Update

In a nutshell, a housing element provides an analysis of a community's housing needs for all income levels and includes strategies and programs that will be implemented to respond and provide for those housing needs. Cities in San Diego County are required under state law to adopt and submit their respective housing elements to Housing and Community Development for its review and final approval by April 15, 2021 (Government Code Section 65588(e)). The city is on track to meet this deadline.

While many jurisdictions elect to process updates to their housing elements concurrently with any required rezoning and land use element map amendments, the city has bifurcated the process for the reasons discussed below, in the Land Use Element Map amendments section of this report. Only the city's Housing Element Update policy document is being considered at this time, all property rezoning and amendments to land use maps are being deferred to a later date.

Overview of significant new state laws

Since the 1970s, California has been experiencing an increasing housing shortage such that by 2018, California ranked 49th among the United States in housing units per resident. This shortage has been estimated to be 3 million-4 million housing units. This is about 20-30% of California's existing housing stock, which, according to U.S. Census estimates, is about 14 million housing units as of 2017. The Legislature has declared that California needs an estimated 180,000 additional homes annually to keep up with population growth and the governor has called for 3.5 million new homes to be built over the next seven years, 500,000 new homes a year. Experts say that California needs to double its current rate of housing production by 85,000 units per year to just keep up with expected population growth and prevent prices from further increasing, and needs to quadruple the current rate of housing production over the next seven years for prices and rents to decline. (Senate Bill 330, Section 2.)

In response, the state legislature has adopted a series of housing related bills over recent years, some of which affect the Housing Element, in an effort to increase housing production. These changes in state law greatly influence the structure and requirements that need to be established in the Housing Element.

Below is a list of the most significant bills adopted. Descriptions of these bills and others are provided in Section 10-1 of the draft Housing Element.

- *Housing Development and Financing Act (AB1010)*. Jurisdictions failing to timely adopt a local housing element may be fined tens of thousands of dollars per month until Housing and Community Development determines compliance.
- *Housing Crisis Act (SB330)*. This bill introduced an expedited review process for residential development projects and prohibits cities from imposing growth caps or

moratoriums on housing projects or plans. This will directly affect implementation of the city's Growth Management Plan.

- *Building Homes and Jobs Act (SB2)*. Jurisdictions that do not have an approved state-certified housing element are not eligible for grant funding.
- *Residential Density and Affordability Act (SB166)*. Requires the city to meet the RHNA allocation "at all times." A city cannot reduce residential density on a property without concurrently rezoning another property to make up the lost units. Furthermore, if a city approves a project that results in a density lower than the housing plan identified and this prevents the city from meeting its RHNA, it must rezone another property to make up the difference. Also, a city cannot impose any rules or regulations that prevent it from satisfying its RHNA requirements.
- *Housing Accountability and Affordability Act (SB35)*. If Housing and Community Development finds that a jurisdiction's RHNA goals are not being satisfied in a timely manner, SB 35 requires cities and counties to streamline review and approval of eligible affordable housing projects by providing a ministerial approval process, exempting such projects from environmental review under the California Environmental Quality Act and a public hearing process. Other recent state legislation also seeks to expedite housing development but with stipulations placed upon developers requiring them to provide more than 20% of their units as affordable. Under SB 35, if Housing and Community Development finds that a jurisdiction's RHNA goals are not being timely satisfied, local jurisdictions such as Carlsbad are required to streamline the review and approval of eligible affordable housing projects by providing a ministerial approval process, meeting specified approval timelines, and exempting such projects from environmental review under CEQA and a public hearing process. However, SB 35-eligible projects must also meet certain criteria, including:
 - At least 50% of the total units must be restricted for low or very low-income housing
 - The property cannot be in the state-defined Coastal Zone
 - All project construction workers must be paid the prevailing wage⁵

More information on SB 35 is provided in Exhibit 9.

Overview of significant draft Housing Element policies and programs

Given the number of state law changes that have occurred, a comprehensive update to the current Housing Element was required, including a new format, new requirements and new programs. Some of the more significant changes, or programs, and their due dates are listed below and further discussed in sections 10-6 and 10-7 of the draft Housing Element. (Exhibit 14 is a version showing all revisions proposed to the Housing Element.)

⁵ The state Department of Industrial Relations defines prevailing wage rate as the basic hourly rate paid on public works projects to a majority of workers engaged in a particular craft, classification or type of work within the locality and in the nearest labor market area, if a majority of such workers are paid at a single rate.

- *Rezoning sites to meet RHNA.* A program has been included in the draft Housing Element as Program 1.1 to change the General Plan and zoning designations of properties listed in Appendix B, as needed, to meet the city's RHNA obligations. This includes establishment of new R-35 and R-40 zoning designations. Due date: April 2024. (Refer to the Land Use Element Map amendments section of this report below for more information.)
- *Propose replacement or modification to the city's Growth Management Plan.* Program 2.2 requires the development of an alternative solution that will propose to replace or modify certain provisions of the city's Growth Management Plan to address the housing caps and moratorium provisions of the plan if the City Council chooses not to adopt the recommended preemption findings related to the housing caps. Any amendments to the text of Proposition E, which established the Growth Management Plan in 1986, would be placed up for a vote of the people. Additionally, it will provide guidance on infrastructure planning and finance as part of the revised Growth Management Plan that emphasizes infrastructure priorities based on housing location for lower-income households. Due date: December 2024.
- *Streamline accessory dwelling unit permit review.* An objective of Program 1.2 tasks the city with developing at least four pre-approved accessory dwelling unit plans that provide a variety in terms of size, type and style to shorten plan check review. Due date: December 2022.
- *Reduced parking standards.* Program 1.9 seeks to update city parking requirements to allow parking reductions based on a survey of higher density housing development in the city. Also, the program considers parking reductions for mixed-use projects, projects near transit facilities and projects able to demonstrate a reduced need for parking. Due date: April 2023.
- *Objective design standards.* As part of Program 1.11, the city shall establish and adopt clear objective design standards for mixed use and multi-family housing projects. Due date: September 2023.
- *Inclusionary Housing Ordinance update.* Program 2.1 will amend the city's inclusionary housing ordinance to reflect an updated in-lieu fee, or linkage fee, and revise the ordinance as necessary to maximize production of affordable units without adversely affecting market-rate development.⁶ Due date: April 2023.
- *Fair Housing Practices.* This program seeks to establish a method of measuring the progress of fair housing practices, which can include the index of dissimilarity, the most commonly used measure of segregation between two groups; the Regional Opportunity Index, a relative measure of an area's assets in education, the economy,

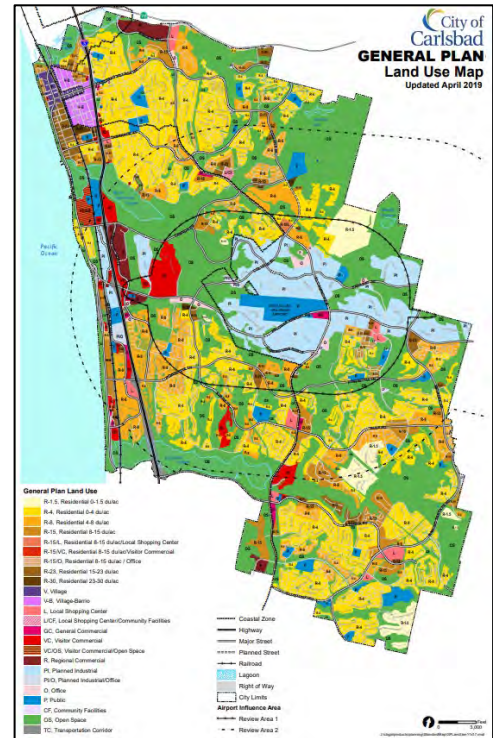
⁶ The Inclusionary Housing Ordinance requires housing developers to provide a certain percentage of their total units as affordable to low income households. A housing developer may as an alternative pay an in-lieu fee to finance affordable housing developed in other projects. A linkage fee, which the city does not have, is a similar fee imposed on other types of development.

housing, mobility, health, environment and civic life; as well as the percentage of residents experiencing extreme housing cost burdens. Due date: June 2022.

Land Use Element Map amendments

One of the most labor-intensive and controversial components of the Housing Element Update process is the inventory and analysis of sites that could be considered for meeting a city’s Regional Housing Needs Assessment requirements. The RHNA allocation for San Diego County calls for 3,873 housing units to be created in Carlsbad during this upcoming eight-year housing period, of which 2,195 must be reserved for households in the low- and very low- income category.

Under state law, the city must demonstrate to the Department of Housing and Community Development that it has adequate land available to accommodate the construction of these housing units, while also meeting the department’s minimum density requirements and strict site-selection criteria. A detailed breakdown of the city’s RHNA allocation and site identification process was provided to the City Council on Aug. 27, 2020. (See Attachment 6 to the March 3, 2021, Planning Commission staff report).



The inventory included in the draft Housing Element Update needs to reflect only a list of possible sites that could be considered for future housing opportunities. If the sites listed in the inventory need to be rezoned to accommodate the state’s minimum density requirements, then a corresponding amendment to the jurisdiction’s land use element map of its general plan and municipal zoning code is required. Under state law, a jurisdiction is not required to have the rezoning completed at the time the Housing Element is due to Housing and Community Development, the state gives cities up to three years to complete the necessary changes to their land use element map.

The properties listed in Appendix B of the draft Housing Element Update intentionally include more sites than are needed to accommodate the city’s share of the RHNA. This will allow staff to develop a series of varying mapping options that can be considered to meet the city’s housing obligations. Over the next year, staff intends to use the properties identified in this list to develop a series of land use maps that will be presented to the community for input, and eventually the Housing Commission, Planning Commission and City Council for recommendation and decision. (This is in keeping with Government Code sections 65583(c)(1)(A) and 65860(c).)

To ensure community awareness and participation on the site selection process, staff will develop an extensive public outreach program. The Housing Element Advisory Committee, for example, could once again serve as a public platform to solicit and provide feedback during the mapping effort. Should the council wish to have the committee continue in this capacity, city

staff will return at a future date with a resolution for the City Council's consideration outlining the roles, responsibilities and expectations of the committee during the site-selection process.

While in normal times, most cities elect to process updates to their housing element and their land use element map concurrently to save time and avoid certain state implications, the city was unable to do this concurrent processing. There have been several factors affecting the processing schedule for amending the land use map. Some of the challenges that staff has experienced over the past year include delays in traffic modeling conducted by the San Diego Association of Governments, difficulty confirming property owner interest in rezoning their properties for housing, and compliance with new state housing laws, particularly those affecting the eligibility of housing sites. Additionally, as with many city functions and services, the pandemic has hindered our ability to utilize the more traditional "face-to-face" public engagement exercises and meetings that our community members have grown accustomed to over the years. While we have had a certain level of success with video conferencing, surveys and YouTube videos, the inability to talk to people and physically show maps impacted public participation. Also, COVID-related city priorities and needs have pulled staff away from this effort over the past year, which also adversely impacted the processing schedule.

The city, in collaboration with other jurisdictions in similar situations, SANDAG and the League of California Cities, has petitioned the state to extend the housing element deadline by six months to allow time to solicit this needed public engagement and input and provide agencies adequate time for preparing the housing element updates in light of the pandemic. The state housing department and the Governor's Office have not been supportive of any extension.

As referenced above, while state law allows the rezoning to be completed within three years after the official filing of the Housing Element, there are certain state implications that will affect the city's later processing of projects on the rezoned sites. All the sites to be rezoned, such as nonvacant sites identified in the prior Housing Element, vacant sites identified in the prior two Housing Elements and all of the sites to be rezoned to allow for more density, must allow residential use "by right" at specified densities for all future proposed housing developments in which at least 20% of the units are affordable to lower-income households. "By right" means that, with certain exceptions (e.g. a subdivision map application), the city cannot require a discretionary permit as part of the housing project application or require review under CEQA. Ministerial design review is still permitted. Accordingly, it is important the city conduct environmental review of the rezoning options.

Preliminary state review

City staff have been informally working with Housing and Community Development staff over the past several months to get feedback and corrections on various sections of the draft Housing Element and to address issues and shortcomings. The department's comment letters are provided as part of the errata sheets attached to Exhibits 3 and 4 (the Planning Commission and Housing Commission resolutions) and have been addressed in the draft Housing Element Update that is included in this staff report as part of Exhibit 1.

Below is a summary of the more substantive changes that were made to the Housing Element.

- Public participation (Section 10.1.7). Provided more detail on the Housing Element Public Input Survey conducted in Aug. 2020, including Spanish-speaking outreach and feedback
- Housing characteristics (Section 10.2.4). Provided Code Enforcement data on housing code violations over the past several years to supplement already-provided 2018 American Community Survey figures on housing age in Carlsbad
- Affirmatively furthering fair housing (Section 10.2.6). Added additional analysis regarding segregation and supplemented text to discuss programs to address improving housing access for special needs populations (e.g., seniors, persons with disabilities), also, added a summary of issues that people may face in accessing opportunities or community or regional assets, such as employment, education, and housing information
- Accessory dwelling units (Program 1.2). Added an objective to require annual monitoring of ADUs to ensure they satisfy lower- and moderate-income housing targets included to meet RHNA obligations
- Alternative housing – (Program 1.3) – Clarified that rezoning of underutilized commercial, office and industrial space, as appropriate, to facilitate use for alternative housing types (e.g., micro-unit housing for extremely low-income households) will occur as part of the overall rezoning program and as opportunities arise
- Housing for persons with disabilities (Program 2.11). Added language to encourage developers to provide affordable housing that accommodates people with disabilities
- Propose amendments to Growth Management Plan (Program 2.2). Added new text recognizing that the city has already adopted preemption findings related to the city's Growth Management Plan moratorium regulations to ensure consistency with state law, specifically SB 166 and SB 330. (For further information on the impacts of these two pieces of housing legislation on the Growth Management Plan, please refer to Exhibit 10.)

In response to Housing and Community Development's comment letter dated Feb. 22, 2021, Exhibit 2 is a resolution adopting findings stating that the Growth Management Plan's residential housing growth caps, the General Plan's Land Use and Community Design Element, City Council Policy No. 43⁷ and certain municipal code provisions have been preempted by state law. SB 330 preempts the city from implementing the residential caps that limit the number of dwelling units that can be built under the Growth Management Plan and its implementing regulations (including but not limited to CMC sections 21.90.045 and 21.90.185). In addition, since the allocation of units from the Excess Dwelling Unit Bank, as described in City Council Policy No. 43,⁸ can also act as a cap on development to the extent that units are available in the bank, SB 330 preempts the policy's implementation as well. These preemption findings would

⁷ City Council Policy Statement 43 addresses excess dwelling units associated with Proposition E, and is available at: <https://records.carlsbadca.gov/WebLink/DocView.aspx?id=5160930&dbid=0&repo=CityofCarlsbad>

⁸ When individual projects develop fewer units than are allocated by the General Plan, these units are held on account in the Excess Dwelling Unit Bank and can later be applied to other projects.

remain in place for the duration of the housing cycle, through April 15, 2029. Although SB 330 “sunsets” on January 1, 2025, the city is required to meet its RHNA allocation through the remainder of the housing cycle, so the city would be precluded from enforcing the Growth Management Plan caps and/or the policy through the duration of the housing element. SB 166 changed state housing law to require that a jurisdiction’s housing element must accommodate at all times throughout the housing cycle its share of the state’s regional housing need. Unlike SB 330, SB 166 will not sunset. Exhibit 10 provides further insights on SB 166 and SB 330.

Options

The City Council has a range of potential options for how it considers and adopts the Housing Element. These options are identified in Exhibit 11, which evaluates comments and recommendations that were made during the public review process, including at the Housing Commission and Planning Commission meetings. (See the Public Outreach and Notification section below for further information on comments received.)

However, state law requires the city to have an approved housing element in its general plan and, as noted above, parts of the city’s Growth Management Plan and other city codes have been preempted by state law.

Several public comments have suggested that the city ignore state housing law and not revise its Growth Management Plan. For example, one said, “North County Advocates fully supports Measure E as passed by Carlsbad voters in 1985 and urges the city not to tamper with its provisions because of ‘discussions with HCD’... if the inclusion of program 2.2 is in fact required for the HEU to be accepted by the state HCD, then we would recommend delaying action on its objectives until at least 1/1/25 when the sun sets on SB 330.”⁹

The Department of Housing and Community Development is required to review the city’s Housing Element for consistency with state law under Government Code section 65585. If a city does not have a valid housing element, it can lose land use control and be forced to approve housing development inconsistent with its land use regulations. More specifically, state law places the burden on a city to deny housing development projects and requires a city to adopt specific findings for denial or a reduction in residential density. (Government Code sections 65589.5(d) and (j), and 65863) This includes findings that:

- A city has adopted a housing element in substantial compliance with state law
- A city has met or exceeded its regional housing need allocation
- That denial of a housing project is consistent with a city’s general plan including the housing element. (Government Code sections 65589.5(d)(1))

If these findings cannot be made, these sections require a city to approve a housing project. The city is also explicitly precluded from relying upon a land use inconsistency as grounds for denying a housing project if it does not have a certified housing element. (Government Code Section 65589.5(d)(5)(B)) Additionally, if a city is determined to have denied a housing development project in bad faith, it can be ordered to approve specific projects and can be subject to financial penalties. (Government Code Section 65589.5(k)(1)(A)(ii). See also District

⁹ North County Advocates is a nonprofit organization that focuses on “preserving the quality of life” in coastal North County.

Square LLC v. City of Los Angeles, Los Angeles Superior Court, in which the court concluded the city had acted in bad faith and ordered the city to approve a project).

Consequently, the act of not approving a Housing Element, or waiting until 2025, could actually increase the amount of housing constructed in the city. Furthermore, it is the preemptive effect of state law that renders portions of the City's Growth Management Plan, approved under Proposition E unenforceable. Finally, the city's Growth Management Plan housing caps are not only in conflict with SB330, they are also in conflict with other statutory provisions that do not sunset in 2025, including Government Code sections 65583(a)(3) and 65863(a), including provisions adopted by SB 166.

For all the reasons discussed above, staff do not consider declining to approve an updated Housing Element or waiting until 2025 to be viable options and recommend the City Council approve the approve the Housing Element amendments and the associated resolutions.

Fiscal Analysis

The Housing Element programs and rezoning that will be required under this update to the Housing Element (see Next Steps, below) will be completed following the City Council's approval of the Housing Element. Staff is requesting an additional budget allocation of \$200,000 from the General Fund's City Council contingency to pay for the public engagement and environmental analysis needed for the rezoning effort.

In keeping with direction received from the City Council on Jan. 19, 2021, staff submitted an application for the state Local Early Action Planning Grant Program. The grant includes \$200,000 that could be used toward rezoning and outreach efforts. The city's application for the grant program is currently pending with the state. If the grant funding is awarded, staff will return the funding allocation to the General Fund.

Next Steps

Staff will submit the approved Housing Element document to the state for final review and certification by April 15, 2021. The state must complete its review in 90 days. After City Council approval, staff also will initiate implementation of the programs outlined in Section 10.7 of the Housing Element, particularly the rezoning of properties as described in Program 1.1. Property rezoning will require extensive community outreach and participation and noticed public hearings before the Planning Commission and the City Council. As noted, the Housing Element Advisory Committee could provide an additional public platform for public comment during the rezone effort should the Council wish to have the committee continue in this capacity.

For any properties located in the city's Coastal Zone, California Coastal Commission certification of any land use changes may also be required. The rezoning process will stretch into 2022. Implementation of other programs will occur according to the timetables outlined in each.

Additionally, SB 166 (explained above in the Housing Element Update section) includes provisions that could require additional units be made available as changes occur during the planning period. While the Housing Element is only required to rezone 1,604 units to meet the requirements for a rezone program, the city is required to maintain this capacity throughout the entire eight-year housing cycle. Throughout this cycle, sites assumed to be appropriate for

lower income units due to their designated density¹⁰ may be developed with projects that include market rate dwelling units. In these cases, the city must either have additional sites in the inventory to provide for a “buffer,” or concurrently identify and rezone adequate sites and amend the sites inventory. (Government Code Section 65863(c).) Any future development limitations or downzoning will also need to be monitored for this requirement.

Environmental Evaluation

As part of its approval of the comprehensive General Plan Update on Sept. 22, 2015, the City Council adopted City Council Resolution 2015-242, certifying Environmental Impact Report 13-02 and adopting findings of fact, a statement of overriding considerations, and a mitigation monitoring and reporting program. As described in CEQA Guidelines Section 15164(a), “the lead agency ... shall prepare an addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Guidelines Section 15162 calling for the preparation of a subsequent EIR or negative declaration have occurred.” Further, Guidelines Section 15164(d) states, “The decision-making body shall consider the addendum with the final EIR or adopted negative declaration prior to making a decision on the project.”¹¹

As demonstrated in the addendum (an exhibit to Planning Commission Resolution 7410 and available at www.carlsbadca.gov/housingplan), staff have reviewed the changes to the General Plan Housing Element proposed as part of this update and found that EIR 13-02 is of continuing informational value, that only minor changes or additions to it are necessary, and that none of the conditions described in CEQA Guidelines Section 15162 calling for preparation of subsequent or supplemental environmental review has occurred. Therefore, the 2021-2029 Housing Element is within the scope of the certified environmental impact report and use of an addendum to document the project changes is appropriate. CEQA Guidelines Section 15164 also notes an addendum need not be circulated for public review but may simply be attached to the final environmental impact report. The resolution also includes a finding that Government Code Section 65863(h) is applicable to the Housing Element Update.

Public Notification and Outreach

Overview of public participation

A critical component of the Housing Element Update process is public participation. On Sept. 10, 2019, (Attachment 4 to the March 3, 2021, Planning Commission staff report) the City Council considered the work program and created the Housing Element Advisory Committee to oversee and guide review of the update, consider staff and expert advice, and solicit public input in formulating its recommendations to the City Council.

On Dec. 17, 2019, (Attachment 5 to the March 3, 2021, Planning Commission staff report) the City Council appointed members to the committee., On Aug. 27, 2020, (Attachment 6 to the March 3, 2021, Planning Commission staff report) the City Council held a hearing on proposed methodologies for choosing locations for future housing in the city. The City Council authorized

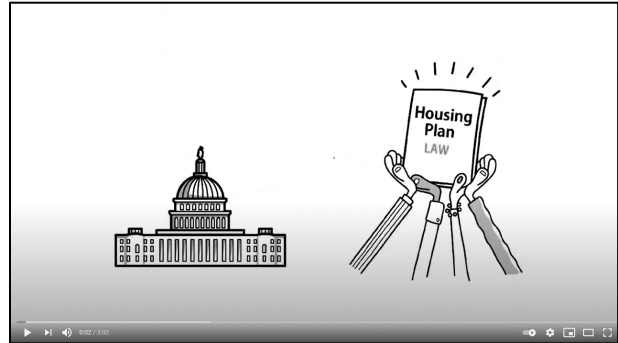
¹⁰ Residential units which have densities of 30 du/acre or greater are presumed to provide affordable housing. (Gov. Code § 65583.2(c)(3)(B)(iv).

¹¹ EIR 13-02 is available as part of the General Plan Update documents page of the Planning Division at <https://www.carlsbadca.gov/services/depts/planning/update/documents.asp>. See Section 1(B), Final Environmental Impact Report.

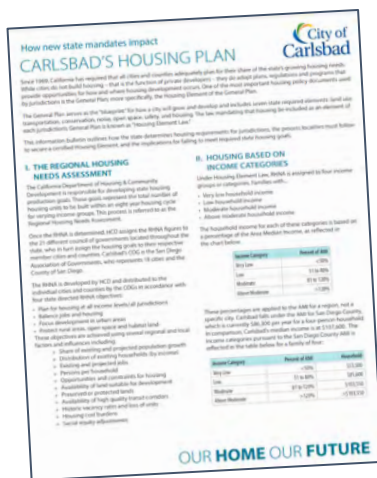
additional funding for outside legal counsel and provided comments on the proposed methodologies.

Despite the impacts of COVID-19 and the limitations placed on in-person gatherings, the city launched an extensive engagement campaign that included video conferencing, surveys and YouTube videos. Some of the highlights of these efforts are listed below. A more detailed description is provided under Section 10-1 of the draft Housing Element:

- **Housing Element Overview Video.** To help 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. This video was offered in English and Spanish.



- **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 Aug. 7 to Aug. 24, 2020 and obtained 4,252 confirmed responses from participants located throughout the community and beyond, a record response rate for the city.
- **Carlsbad Housing Commission.** The Housing Commission played a key advisory role in the development of the Housing Element in relation to the city's affordable housing policies and programs, as described in more detail below.



- **Housing Element Brochures and Fact Sheets.** The city produced a four-page brochure on the Housing Element that was available on the city's website. The brochure provided information on why the housing plan is important, 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 process. The city also developed a series of fact sheets on relevant and important housing laws, including the state Housing Accountability and Affordability Act and accessory dwelling unit allowances.

Housing Element Advisory Committee and Housing Commission meetings and recommendation

The Housing Element Advisory Committee held a total of 14 public meetings in 2020 at which committee members and the public were educated on and discussed housing element law and state Housing and Community Development requirements, varying programs and policies that promote and encourage housing production, minimum requirements of housing elements, and

approaches and methodologies for site selection. Committee discussions and recommendations on site selection, a primary topic at many meetings, were extensive. Aiding this process was the knowledge members brought, whether as representatives of a quadrant or a city commission. Members also brought insights that helped shape community engagement. Overall, committee member efforts fulfilled key parts of the committee's mission by providing project guidance, promoting balanced consideration of a range of perspectives on issues affecting Carlsbad, and encouraging broad community participation.

On Nov. 19, 2020, a joint meeting of the committee and the Housing Commission was held at which a draft of the Housing Element Update was introduced. To provide additional time to review the document, meetings were then held on Nov. 30, 2020, with the committee and on Dec. 3, 2020, with the commission to solicit input and comments. On Dec. 14, 2020, the committee made its final comments and amendments to the draft plan, endorsed the document and directed staff to submit the draft Housing Element to Housing and Community Development for preliminary review.

Housing and Community Development review of draft Housing Element

On Dec. 24, 2020, after revising the document to address comments from the Housing Element Advisory Committee, Housing Commission, City Attorney's Office and an outside legal counsel who specializes in housing element law, staff officially sent Housing and Community Development the draft Housing Element to solicit its initial feedback. By statute, the department had 60 days to review the document and provide preliminary feedback to the city on any deficiencies. It provided preliminary feedback to the city in late January and again in late February. The agency's comments, plus staff's responses, are presented above, in the Preliminary state review section.

2021 Formal public review and public hearings

The draft Housing Element was put out for formal public review from Jan. 12 to Feb. 11, 2021. While most project comments were received during this 30-day review, comments were also submitted before and after the review period, including as part of the March Planning Commission and Housing Commission hearings. In all, the city has received over 300 comments, most regarding Site Number 13 – Zone 20 cluster, a group of six properties near the intersection of Poinsettia Lane and Brigantine Drive identified in the element's Appendix C as a potential housing site. Other comments received were from agencies, regarded property in the Ponto area or made miscellaneous comments. Options in response to some of these comments, including Site Number 13 and the Ponto property, are included in Exhibit 11, Options for City Council consideration.

On March 3, 2021, the Planning Commission unanimously recommended approval of the Housing Element as well as the errata sheet dated March 3, 2021. Additionally, the Planning Commission recommended a new objective to Program 1.8 Mixed Use to evaluate and consider the expansion of live/work zoning allowances citywide. This recommendation is incorporated into the errata sheet that is an attachment to the Planning Commission resolution and as part of Exhibit 11.

On March 4, 2021, the Housing Commission unanimously recommended approval of the Housing Element as well as the errata sheet dated March 4, 2021. The errata sheet is an attachment to the Housing Commission resolution.

At both the March 3 and 4 meetings, most comments focused on the Site Number 13 – Zone 20 cluster. Public comments provided with the Planning Commission and Housing Commission staff reports were those received through February 23, 2021. Comments received since then, including those provided at the Planning Commission and Housing Commission meetings, are included as Exhibit 12.

Exhibits

1. City Council resolution, approving Housing Element
 - a. Includes Updated Housing Element which incorporates March 3rd and 4th Errata (not including Planning Commissions modification)
2. City Council resolution, finding the city’s Growth Management Plan housing caps are preempted by state law and unenforceable
3. [Planning Commission Resolution No. 7410](#)
4. [Housing Commission Resolution No. 2021-003](#)
5. [Planning Commission staff report dated March 3, 2021](#)
6. Draft Planning Commission minutes dated March 3, 2021
7. [Housing Commission staff report dated March 4, 2021](#)
8. Draft Housing Commission minutes dated March 4, 2021
9. SB 35 information bulletin (“What’s allowed under the Housing Affordability Act?”)
10. Overview and Consequences of SB 166 and SB 330 effects on the Growth Management Plan and RHNA/Housing Cap Calculations
11. Options for City Council consideration
12. [Public comments received following Planning Commission staff report publication up to 1 p.m. on April 1, 2021](#)
13. Public Hearing Notice
14. [Informational draft Housing Element dated March 18, 2021, with revisions highlighted](#)

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARLSBAD, CALIFORNIA, APPROVING AN ADDENDUM TO ENVIRONMENTAL IMPACT REPORT EIR 13-02 AND AN AMENDMENT TO THE GENERAL PLAN GPA 2019-0003 TO ADOPT AN UPDATE OF THE HOUSING ELEMENT FOR THE 2021-2029 HOUSING CYCLE AS REQUIRED BY THE CALIFORNIA GOVERNMENT CODE

CASE NAME: HOUSING ELEMENT UPDATE 2021-2029

CASE NO.: GPA 2019-0003 (PUB2019-0009)

WHEREAS, the General Plan Amendment for Housing Element Update 2021-2029 (GPA 2019-0003) provides a citywide housing plan for the sixth housing cycle; and

WHEREAS, the addendum (Attachment A) serves to document changes or additions to EIR 13-02 (the General Plan & Climate Action Plan Environmental Impact Report, State Clearinghouse Number 2011011004, dated June 2015 and certified by the City of Carlsbad City Council on September 22, 2015) that are necessary but that do not trigger the conditions described in CEQA Guidelines Section 15164 calling for the preparation of a subsequent EIR; and

WHEREAS, Government Code § 65863(h) also states that “An action that obligates a jurisdiction to identify and make available additional adequate sites for residential development pursuant to this section creates no obligation under the California Environmental Quality Act (Division 13 (commencing with Section 21000) of the Public Resources Code) to identify, analyze, or mitigate the environmental impacts of that subsequent action to identify and make available additional adequate sites as a reasonably foreseeable consequence of that action;”

WHEREAS, the city submitted the Housing Element Update 2021-2029 document to the California Department of Housing and Community Development (HCD) for initial review as required by state law on December 24, 2020; in response, HCD sent a February 22, 2021, letter to the city identifying necessary revisions; the city submitted the needed revisions to the state on March 18, 2021; the city continues to work with the agency to ensure any further changes meet the statutory requirements of state housing element law and are made to the satisfaction of the City Attorney. Should HCD require substantial changes to the Housing Element adopted herein, staff shall bring such changes back to City Council for review and adoption; and

WHEREAS, in response to HCD's February 22 letter, the city has prepared a revised draft Housing Element Update document dated March 18, 2021, (Attachment B); and

WHEREAS, the public outreach for the sixth cycle Housing Element update process occurred during the COVID-19 pandemic and restrictions on public gatherings prevented the city from holding traditional public workshops; instead, the city conducted outreach through a number of methods. The city utilized online engagement tools, including a community survey, newsletters, live streamed citizen advisory committee meetings and online documents to provide opportunities for the community to share their feedback on housing in general and the Housing Element Update 2021-2029; and

WHEREAS, public outreach efforts included (1) a City Council-appointed citizens advisory committee (Housing Element Advisory Committee, or HEAC) to guide Housing Element preparation efforts, which it did over 14 public meetings throughout 2020; the HEAC concluded its work with a December 14, 2020, recommendation to submit the draft Housing Element Update document to HCD for its initial review; (2) development of a Housing Element project webpage, with informational brochures and bulletins, an introductory video (in English and Spanish), and links to relevant documents and HEAC meeting material; outreach to the Spanish-speaking community on the survey also included phone calls to community members to provide survey assistance or to gather feedback directly; (3) an August 27, 2020, City Council special meeting to discuss proposed methods for selecting Housing Element sites; (4) an online Housing Element public input survey (in English and Spanish) conducted in August 2020 that generated 4,252 confirmed responses; (5) information mailers sent in November 2020 to approximately 2,700 people including Section 8 program participants and residents at low-income apartments throughout the city informing people of opportunities to provide input on housing in Carlsbad and the Housing Element; (6) joint and separate Housing Commission and HEAC meetings in November and December 2020 to receive public input and provide comments on the Housing Element, initial drafts of which were released to coincide with the meetings; (7) online release of the draft Housing Element Update document submitted to the state for formal public review from January 12, 2021 to February 11, 2021, including the availability of paper copies in the city's libraries; (8) numerous social media posts, new releases as well as 15 e-newsletters sent since June 2020 to more than 2,300 interested parties; (9) informational presentations to the Housing Commission (October 2020), Planning Commission (October 2020 and January 2021), and Traffic and Mobility Commission

(September 2020); and (10) public hearings before the Planning Commission and Housing Commission on March 3 and March 4, 2021, as described below; and

WHEREAS, on March 3, 2021, the Planning Commission held a duly noticed public meeting as prescribed by law to consider GPA 2019-0003 and adopted Resolution No. 7410, recommending the City Council approve an addendum to EIR 13-02, an amendment to the General Plan Housing Element GPA 2019-0003, and an errata sheet dated March 3, 2021, and modifications related to live/work units; and

WHEREAS, on March 4, 2021, the Housing Commission held a duly noticed public hearing as prescribed by law to consider GPA 2019-003 and adopted Resolution No. 2021-003, recommending the City Council approve an amendment to the General Plan Housing Element GPA 2019-0003 and an errata sheet dated March 4, 2021; and

WHEREAS, the City Council held a duly noticed public hearing as prescribed by law to consider GPA 2019-0003; and

WHEREAS, the notice for the public hearing was published in the Coast News on March 26, 2021, mailed to surrounding and various public agencies, and posted on the city's website; and

WHEREAS, at said public hearing, upon hearing and considering all testimony and arguments, if any, of all persons desiring to be heard, the City Council considered all factors, including written public comments, if any, related to GPA 2019-0003; and

WHEREAS, the City Council has reviewed and considered Planning Commission's and the Housing Commission's recommendation on the Housing Element;

WHEREAS, the findings of the Planning Commission in Resolution No. 7410 and the findings of the Housing Commission in Resolution No. 2021-0003 constitute the findings of the City Council in this matter.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Carlsbad, California, as follows:

1. That the above recitations and findings are true and correct and incorporated herein by reference.
2. The City Council has reviewed and considered the addendum in conjunction with Final EIR 13-02.

3. That the City Council hereby approves the addendum to Environmental Impact Report EIR 13-02 (Attachment A), and further finds that City's Housing Element Update meets the definition of the first sentence of Gov. Code § 65863(h).
4. The City Council hereby approves General Plan Housing Element Update 2021-2029 – GPA 2019-0003 (Attachment B).
5. That the City Council authorizes staff to make non-substantive changes to the Housing Element as necessary to make it internally consistent, compliant with HCD requirements, and in conformity with the final City Council action on the project and made to the satisfaction of the City Attorney. Should HCD require substantial changes to the Housing Element adopted herein, staff shall bring such changes back to City Council for review and adoption.
6. That the City Council allocates an additional \$200,000 from the General Fund's City Council contingency for public engagement and environmental analysis needed for the rezoning effort.
7. If any section, subsection, sentence, clause, or phrase of this resolution is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of the resolution. The City Council hereby declares that it would have passed this resolution and each section, subsection, sentence, clause, and phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses, or phrases be declared invalid or unconstitutional.

PASSED, APPROVED AND ADOPTED at a Regular Meeting of the City Council of the City of Carlsbad on the _____ day of _____ 2021, by the following vote, to wit:

AYES:

NAYS:

ABSENT:

MATT HALL, Mayor

BARBARA ENGLESON, City Clerk

(SEAL)



City of Carlsbad 2021 Housing Element Update

Addendum

prepared by

City of Carlsbad
Planning Division
1635 Faraday Avenue
Carlsbad, California 92008
Contact: Scott Donnell, Senior Planner

prepared with the assistance of

Rincon Consultants, Inc.
2215 Faraday Avenue, Suite A
Carlsbad, California 92008

February 2021

City of Carlsbad 2021 Housing Element Update

Addendum

prepared by

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February 2021

This report prepared on 50% recycled paper with 50% post-consumer content.

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Executive Summary

The Project consists of a comprehensive update to the Housing Element of the City of Carlsbad General Plan. State law requires that housing elements be updated every eight years (California Government Code Sections 65580 to 65589.8). The Project will update the City of Carlsbad Housing Element as part of the sixth cycle of updates. For Carlsbad, the planning period runs from April 15, 2021 through April 15, 2029. The draft 2021 Housing Element Update identifies residential sites adequate to accommodate a variety of housing types for all income levels and needs of special population groups, defined under state law (California Government Code Section 65583). It analyzes governmental constraints to housing maintenance, improvement, and development; addresses conservation and improvement of the condition of existing affordable housing stock; and outlines policies that promote housing opportunities for all persons.

The draft Housing Element Update establishes objectives, policies, and programs to assist the City of Carlsbad in achieving state-mandated housing goals. The city's implementation of these policies and programs includes future amendments to other elements of the General Plan and the rezoning of several sites in the inventory of potential sites for meeting the city's RHNA obligation. No formal land use changes or physical development is proposed at this time and future changes would require environmental evaluation as potential impacts are location-specific and cannot be assessed in a meaningful way until a project site and development proposal are identified.

Pursuant to Government Code section 65583(c)(1), these actions will be accomplished within three years of the City of Carlsbad's adoption of the draft Housing Element Update. As required by Government Code Section 65583(c)(8), the draft Housing Element Update provides a timeline for processing each of the amendments to the General Plan, Zoning Ordinance and other land use documents which implement the draft Housing Element Update.

In considering the potential environmental impacts of the draft Housing Element Update, the City has determined that the EIR certified for the 2015 General Plan update (General Plan & Climate Action Plan Environmental Impact Report, State Clearinghouse Number 2011011004, dated June 2015) is of continuing informational value. The City also has determined that the potential environmental impacts (both direct and indirect impacts) of the draft Housing Element Update are within the scope of the previously certified EIR and that none of the conditions requiring subsequent or supplemental environmental review under CEQA Guidelines section 15162 exists. Based on the information and analysis provided below, the City has determined that only minor or technical changes to the previously certified EIR are necessary and that that preparation of an Addendum pursuant to CEQA Guidelines section 15164 is appropriate.

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1 Introduction and Project Summary

1. Project Title

City of Carlsbad 2021 Housing Element Update (Project)

2. Lead Agency Name and Address

City of Carlsbad
Planning Division
1635 Faraday Avenue
Carlsbad, California 92008

3. Contact Person and Phone Number

Scott Donnell, Senior Planner
(760) 602-1628

4. Project Location

Carlsbad encompasses approximately 39 square miles of land in northwest San Diego County and is surrounded by Oceanside to the north, Vista, San Marcos, and unincorporated areas of San Diego County to the east, Encinitas to the south, and the Pacific Ocean to the west. Along Carlsbad's northern edge, urban development abuts Highway 78, with the roadway and Buena Vista Lagoon acting as a boundary between Carlsbad and Oceanside. Similarly, Batiquitos Lagoon, along the city's southern edge, acts as a boundary between Carlsbad and Encinitas. To the east, boundaries are less distinct, as a mix of hillsides and urban development are adjacent to Vista, San Marcos, and unincorporated County lands. The Housing Element planning boundaries coincide with the Carlsbad city limits, both of which are depicted in Figure 1.

5. Project Sponsor's Name and Address

City of Carlsbad
Planning Division
1635 Faraday Avenue
Carlsbad, California 92008

Figure 1 Regional Project Location, Planning Boundaries



Imagery provided by National Geographic Society, Esri and its licensors © 2020. Encinitas, Rancho Santa Fe, San Luis Rey & San Marcos Quadrangles. T11S R04W S31-35 & T11S R05W S36 & T12S R03W S18,19,29-32 & T12S R04W S01-18,20-28,32-36 & T12S R05W S12 & T13S R03W S05-07 & T13S R04W S01,02,12. The topographic representation depicted in this map may not portray all of the features currently found in the vicinity today and/or features depicted in this map may have changed since the original topographic map was assembled.

6. Project Description

The Project consists of a comprehensive update to the Housing Element of the City of Carlsbad General Plan. The General Plan was subject to a comprehensive update as well; it underwent extensive environmental review in the form of an Environmental Impact Report (EIR), which was certified in 2015. The EIR for the Carlsbad General Plan includes discussion of alternatives and growth inducing impacts (direct and indirect impacts) associated with urban development in the city. Strikeout and Underline Changes proposed in the draft 2021 Housing Element Update are available on the City of Carlsbad, Community Development Department Website: <https://www.carlsbadca.gov/housingplan>. Hard copies are available at the Carlsbad City Library, the Georgina Cole Library, and the Carlsbad City Library Learning Center/La Biblioteca de Carlsbad Centro de Aprendizaje. In addition, hard copies are available for purchase, upon request, at the Community Development Department Planning Counter.

State law requires that housing elements be updated every eight years (California Government Code Sections 65580 to 65589.8). The draft 2021 Housing Element Update identifies residential sites adequate to accommodate a variety of housing types for all income levels and needs of special population groups, defined under state law (California Government Code Section 65583). It analyzes governmental constraints to housing maintenance, improvement, and development; addresses conservation and improvement of the condition of existing affordable housing stock; and outlines policies that promote housing opportunities for all persons. In 2017, a mid-planning cycle update to the Housing Element was completed, as required by state law, for the remainder of the fifth cycle planning period from April 30, 2017 through April 29, 2021. The Project will update the City of Carlsbad Housing Element as part of the sixth cycle of updates. For Carlsbad, the planning period runs from April 15, 2021 through April 15, 2029.

Additionally, the update to the Housing Element would bring it into compliance with state legislation passed since the adoption of the 2015 General Plan and 2017 Housing Element. There are multiple main components of the draft 2021 Housing Element Update that mirror those of the 2015 and 2017 Housing Elements, but that have been updated to reflect current conditions, including:

1. An Introduction and profile/analysis of the city's current demographics, housing characteristics, and existing and future housing needs
2. Review of resources available to facilitate and encourage the production and maintenance of housing
3. Analysis of market constraints on housing production and maintenance
4. An evaluation of accomplishments under the previous Housing Element (Fifth Cycle)
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 to facilitate the 2021 Housing Element Update (Sixth Cycle)
6. 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

Changes unique to the draft 2021 Housing Element Update include the following components:

- A Summary of the Public Outreach Process undertaken by the City of Carlsbad in order to inform the draft 2021 Housing Element Update. As part of the public process, the Housing Element Advisory Committee (HEAC) was formed to review and provide comments on the Project.

- Updated Demographic and Housing Analysis from the latest American Community Survey, SANDAG, and other demographic data sources for the latest populations in the city.
- Analysis for consistency with new state laws. Since the 2017 Housing Element, the state enacted legislation to encourage housing development including, in some cases, requiring local jurisdictions to streamline project approvals for the purpose of expediting housing development. The Project includes an analysis of these new bills and as needed, programs to implement them. See Section 2 *Project Context* subsection *Changes in State Law* for additional information.
- Updated Sites Inventory and Rezone Program. The draft 2021 Housing Element Update includes a citywide housing sites inventory (Appendix B of the draft 2021 Housing Element Update) which identifies all properties with the potential for residential development. No formal land use changes or physical development is proposed at this time and future changes would require environmental evaluation as potential impacts are location-specific and cannot be assessed in a meaningful way until a project site and development proposal are identified. Instead, the Project includes Program 1.1, which would be implemented pursuant to allowances detailed in California Government Code 65583(c)(1)(A), to rezone sites from the housing site inventory as determined to be preferred and acceptable by the City Council and in accordance with the city's RHNA (3,873 units). The sites inventory greatly exceeds the city's RHNA, as described in Section 5 *Addendum Methodology*, which would provide city decision-makers with many options for future land use changes under Program 1.1.

The draft Housing Element Update establishes objectives, policies, and programs to assist the City of Carlsbad in achieving state-mandated housing goals. The city's implementation of these policies and programs includes future amendments to other elements of the General Plan and the rezoning of several sites in the inventory of potential sites for meeting the city's RHNA obligation. Pursuant to Government Code section 65583(c)(1), these actions will be accomplished within three years of the City of Carlsbad's adoption of the draft Housing Element Update. As required by Government Code Section 65583(c)(8), the draft Housing Element Update provides a timeline for processing each of the amendments to the General Plan, Zoning Ordinance and other land use documents which implement the draft Housing Element Update.

7. Environmental Review

On September 22, 2015, the City of Carlsbad certified a final environmental impact report ("EIR") for a comprehensive update to the General Plan and a Climate Action Plan. (General Plan & Climate Action Plan Environmental Impact Report, State Clearinghouse Number 2011011004, dated June 2015.) The General Plan update included an update to the Housing Element for the 2013-2021 housing planning period. The certified EIR discussed the potential environmental impacts (both direct and indirect impacts) associated with future development allowed under the General Plan update and included a thorough analysis of the estimated build out of the City through the horizon year 2035. The EIR estimated new development for residential, commercial, office, industrial and hotel room uses throughout the city and evaluated the potential environmental impacts associated with an estimated total buildout of 52,320 dwelling units. The EIR found that, with implementation of the policies and programs contained in the General Plan and recommended mitigation measures, all impacts (direct and indirect) associated with future development under the General Plan update would be less than significant, except impacts on Air Quality and Transportation which would be significant and unavoidable.

In considering the potential environmental impacts of the draft Housing Element Update, the City has determined that the EIR certified for the 2015 General Plan update is of continuing informational value. The City also has determined that the potential environmental impacts (both direct and indirect impacts) of the draft Housing Element Update are within the scope of the previously certified EIR and that none of the conditions requiring subsequent or supplemental environmental review under CEQA Guidelines section 15162 exists. Based on the information and analysis provided below, the City has determined that only minor or technical changes to the previously certified EIR are necessary and that that preparation of an Addendum pursuant to CEQA Guidelines section 15164 is appropriate. Like the 2015 General Plan update, the draft Housing Element Update does not include any development proposal or approval and future development of any specific housing site would be subject to additional environmental review pursuant to CEQA Guidelines section 15168(c).

8. Discretionary Action

Implementation of the Housing Element would require the following discretionary actions by the City of Carlsbad Planning Commission/City Council:

- Approval of an Addendum to the General Plan EIR
- Approval of the updated Housing Element

9. Location of Prior Environmental Document(s)

The location and custodian of the General Plan update EIR are the City Clerk, City of Carlsbad, 1200 Carlsbad Village Drive, Carlsbad, CA. A copy of the EIR also is available online at the City of Carlsbad, Planning Department website:

<https://www.carlsbadca.gov/services/depts/planning/update/documents.asp>

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2 Project Context

The state legislature has identified the attainment of a decent home and suitable living environment for every resident as California's major housing goal. Recognizing the important role of local planning programs in pursuing this goal, the Legislature mandated that all cities and counties prepare a housing element as part of their comprehensive general plans. Government Code Sections 65580 to 65589.8 set forth the specific components to be contained in a community's housing element.

Carlsbad 2015 General Plan

State law mandates that each city and county in California adopt "a comprehensive, long-term general plan," the purpose of which is to plan for important community issues such as new growth, housing needs, and environmental protection. Furthermore, the General Plan is used to project future demand for services such as sewer, water, roadways, parks, and emergency services.

The current Carlsbad General Plan, adopted in September 2015, is a long-term document with text and diagrams that express the goals, objectives, and policies necessary to guide the community toward achieving its vision over approximately 20 years (i.e., 2035). A General Plan is only successful when it reflects the priorities and values of the community and is a key tool for influencing quality of life.

City of Carlsbad decision-makers (e.g., City Council and Planning Commission), rely on the General Plan as the basis for making decisions on matters such as land use and the provision of public facilities (e.g., roads, parks, fire stations). It is also a policy document that guides decisions related to protecting, enhancing, and providing those things that the community values most, such as open space, habitat conservation, beach preservation, arts, and protecting the character of the community.

State law requires that every general plan, at a minimum, address certain subject categories (called "elements"), which include land use, circulation, housing, conservation of natural resources, open space, noise, and safety.¹ A general plan may also address other subjects that are of importance to the community's future, such as sustainability, community design, and public art. Carlsbad's General Plan includes the following elements:

- Land Use & Community Design
- Mobility
- Open Space, Conservation & Recreation
- Noise
- Public Safety
- Arts, Culture, History & Education
- Economy, Business Diversity & Tourism
- Sustainability
- Housing

¹ Senate Bill 1000 requires an Environmental Justice Element under certain circumstances. Any necessary General Plan Element updates will be processed during implementation of Program 1.1 as allowed by law.

Purpose of the Housing Element

The Housing Element of the General Plan is designed to provide the City of Carlsbad 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 that “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.”

Pursuant to the 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
2. To provide a strategy that establishes housing goals, policies, and programs

The Housing Element is one of the seven General Plan elements the state mandates in Government Code Section 65302. The Housing Element serves as an integrated part of the General Plan but is updated more frequently to ensure its relevancy and accuracy. The City of Carlsbad’s current Housing Element, adopted in 2017, 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
5. Promoting fair and equal housing opportunities

The residential character of Carlsbad is largely determined by the variety, location, and maintenance of its housing. The Housing Element is an official response to the need to provide housing for all economic segments of the population, establishing goals, policies, and programs that will guide the City of Carlsbad decision making and set forth an action plan to implement these housing programs through an established planning period.

Updates to the Housing Element

State law requires that housing elements be updated every eight years (California Government Code Section 65588). The Housing Element must identify residential sites adequate to accommodate a variety of housing types for all income levels and to meet the needs of special population groups as defined under state law (California Government Code Section 65583). The Housing Element analyzes market and governmental constraints to housing maintenance, improvement, and development; addresses conservation and improvement of the condition of existing affordable housing stock; and outlines policies that promote housing opportunities for all persons.

While the previous Housing Element covered 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). This mid-planning period update generated the housing plan for the second half of the eight-year planning period (April 30, 2017, to April 29, 2021).

The City of Carlsbad Housing Element is now being revised as part of the sixth cycle of updates, the period of which runs from April 15, 2021 through April 15, 2029. Therefore, this update will be referred to as the “2021 Housing Element Update.”

Regional Housing Needs Allocation

The RHNA reflects the California Department of Housing and Community Development’s determination of the projected housing needs in a region, broken down by income level. The San Diego Association of Governments (SANDAG) was tasked with allocating this regional housing need among the jurisdictions in San Diego County. Table 1 shows the RHNA for income groups in Carlsbad during the 2021-2029 planning period, as determined by SANDAG. This is a decrease from the 4,999 units assigned in the fifth cycle allocation.²

Table 1 2021-2029 Regional Housing Need Allocation

Income Group	Carlsbad Unit Needs	Percentage City Units	Regional Unit Needs	Percentage Regional Units
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%
Totals	3,873	100%	171,685	100%

AMI = Area Median Income (established annually by the Department of Housing and Urban Development)³

Source: SANDAG 2020

Carlsbad had 46,382 housing units as of 2019. Among these units, 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 Carlsbad’s housing stock in 2019; and the remaining three percent were mobile homes (City of Carlsbad 2021a).

Changes in State Law

Many new state housing laws have been enacted since the City of Carlsbad’s last Housing Element Update was adopted and certified in 2017. The draft 2021 Housing Element Update has incorporated and addressed all pertinent housing law changes through analysis or new policies or programs. The Project was found to be consistent with the changes in state law, all of which are listed below and detailed in the 2021 Housing Element Update (Section 10.1).

- **Affordable Housing Streamlined Approval Process:** Senate Bill (SB) 35 (2017), Assembly Bill (AB) 168, and AB 831 – These bills support 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.

² Regional Housing Needs Assessment Plan: Fifth Housing Element Cycle Planning for Housing in the San Diego Region 2010-2020. 2011. San Diego Association of Governments. https://www.sandag.org/uploads/publicationid/publicationid_1661_14392.pdf (Accessed January 2021).

³ According to the 2018 American Communities Survey, the Carlsbad AMI was \$107,172. Thus, Very Low income group would fall at or below \$53,586; Low income would be greater than 50% but not more than 80% and so on. A detailed discussion of this occurs on page 10-53 to 10-55 of the draft 2021 Housing Element Update.

- **Additional Housing Element Sites Analysis Requirements:** AB 879 (2017) and AB 1397 (2017) – These bills require additional analysis and justification of the sites included in the sites inventory of the city’s Housing Element.
- **Affirmatively Furthering Fair Housing:** AB 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.
- **No-Net-Loss Zoning:** SB 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. The Project sites inventory far exceeds the city’s RHNA, allowing for additional sites to be used for additional housing units as needed.
- **Safety Element to Address Adaptation and Resiliency:** SB 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:** AB 2162 (2018) and AB 101 (2019) – AB 2162 requires the city to change its zoning to provide a “by right” process and expedited review for supportive housing. 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 (ADUs):** AB 2299 (2016), SB 1069 (2016), AB 494 (2017), SB 229 (2017), AB 68 (2019), AB 881 (2019), AB 587 (2019), SB 13 (2019), AB 670 (2019), AB 671 (2019), and AB 3182 (2020) – 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 limits on 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.
- **Density Bonus:** AB 1763 (2019) and AB 2345 (2020) – 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. AB 2345 created additional density bonus incentives for affordable housing units provided in a housing development project. It also requires that the annual report include information regarding density bonuses that were granted.
- **Housing Crisis Act of 2019:** SB 330 – SB 330 enacts changes to local development policies, permitting, and processes that will be in effect through January 1, 2025.
- **Surplus Land Act Amendments:** AB 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. 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 had no surplus lands in its inventory to report or consider for housing.
- **Housing Impact Fee Data:** AB 1483 (2019) – AB 1483 requires the city to publicly share information about zoning ordinances, development standards, fees, exactions, and affordability requirements.
- **Emergency and Transitional Housing Act of 2019:** AB 139 (2019) – AB 139 established new criteria for evaluating the needs of the homeless population.

- **Standardization of Sites Inventory Analysis and Reporting:** SB 6 (2019) – SB 6 requires the city to electronically submit the sites inventory to HCD starting in 2021.
- **Evacuation Routes:** SB 99 and AB 747 (2019) – 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.⁴

2021 Housing Element Update

The public draft 2021 Housing Element Update was prepared in late 2020 and provided to the California Department of Housing and Community Development (HCD) for preliminary review on December 24, 2020. HCD evaluated the public draft 2021 Housing Element Update for compliance with state law and provided comments to the City of Carlsbad on the changes needed to complete the element updates. The City of Carlsbad made the public draft 2021 Housing Element Update available for public review and comment on its website (<https://www.carlsbadca.gov/housingplan>) from January 12, 2021 through February 11, 2021.

To assist the public with its review, the City offered a “Tracked Change Version” of the 2021 Housing Element Update that detailed changes from the 2017 Housing Element. This Tracked Change Version used standard notations to show changes: Text and information deleted was shown as strikethrough text in red (deleted text) and text added appeared as blue underlined text (inserted text). The draft 2021 Housing Element Update will remain available for public viewing until the final update is adopted by City Council.

The 2021 Housing Element Update 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)
- A review of the city’s **housing programs** and 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)
- An identification of the **quantified objectives** for the 2021-2029 planning period, by income group, based on growth estimates, past and anticipated development, and income data (Section 10.8)

⁴ After adoption of the 2021 Housing Element Update and in conjunction with the implementation of Program 1.1, the Noise and Public Safety Element would be updated to comply with SB 99. No changes resulting from compliance would result in physical changes to the environmental.

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 a citywide list of potential 2021-2029 housing sites introduced in Section 10.3. Appendix C provides an overview of 15 key sites from the sites inventory that could undergo rezoning under implementation of Program 1.1.

Goals, Policies, and Programs

The primary objective of the draft 2021 Housing Element Update is to encourage the production of new housing units to meet the City of Carlsbad's share of RHNA. This is done by adopting a series of goals and policies that support housing programs related to Housing Opportunities, Housing Implementation, Preservation (of existing housing), Community Engagement on Housing Resources, and Environmental Justice. The draft 2021 Housing Element Update goals, policies, and programs are summarized below and referenced throughout this Addendum as appropriate. For more detailed information, refer to Section 10.7 of the draft 2021 Housing Element Update.

HOUSING OPPORTUNITIES

The City of Carlsbad 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), affordability, and location will allow the City of Carlsbad 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 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 2021-2029 RHNA, 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 (ADU).
 - 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.

Programs

- Program 1.1: Provide Adequate Sites to Accommodate the RHNA. 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-loss issues.
- Program 1.2: Promote the Development of Accessory Dwelling Units (ADU). The City has amended its planning programs to incorporate recent changes to state law related to ADUs. 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 Housing and Community Development 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.
- Program 1.3: Alternative Housing. Under this program, the City will continue to support alternative types of housing, such as managed living units or "micro-units," to accommodate extremely-low-income households.
- Program 1.4: Lot Consolidation. 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.
- 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.
- 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.

- Program 1.7: Sites Used in Previous Planning Periods Housing Elements. 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. Some sites within this Housing Element were used in previous cycles (see Appendix B), this program was included to address the by-right requirement.
- 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.
- Program 1.9: Parking Standards. Any project of seven units or more that provides on-site affordable housing in compliance with the City's Inclusionary Housing Ordinance is eligible for the reduced parking standards provided by state Density Bonus Law.
- 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.
- Program 1.11: Objective Design Standards. The City will conform with recent state law changes that require local jurisdictions to adopt objective standards and streamline the review and permitting processes for housing development.

HOUSING IMPLEMENTATION

The City has several programs and resources that can help provide a variety of housing for households with different incomes and needs. Program implementation must consider 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.
- Program 2.2: Replace or Modify Growth Management Plan. 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.

- 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.
- 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.
- 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.
- Program 2.6: Housing Trust Fund. 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.
- 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.
- Program 2.8: Assistance for Homebuyer Down Payment & Closing Cost. The city will continue to collaborate with the San Diego County HOME Consortium in providing local housing programs to low-income residents. The City will periodically review other programs such as the City's Affordable Housing Resale Program to pair and jointly promote both programs to homebuyers.
- Program 2.9: Assistance for Special Needs Populations. The City will provide assistance to Special Needs Populations households to encourage the provision of adequate housing to meet their needs.
- 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).
- 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. The City will continue to evaluate the success of this measure and adjust the ordinance as needed to ensure that it is effective.

- 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.
- 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.
- 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.
- 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.

PRESERVATION

Preserving the existing housing stock and avoiding deterioration that often leads to the need for substantial rehabilitation is one of the City of Carlsbad’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.
- 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.
- 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.
- 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.
- Program 3.5: Rehabilitation of Owner-Occupied Housing. The City will provide financial assistance to lower income homeowners to rehabilitate or make accessibility improvements to the homes they occupy.
- Program 3.6: Affordable Housing Resale. The City will exercise its purchase option to preserve, extend and enhance affordability of affordable housing 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.

AFFIRMATIVELY FURTHERING FAIR HOUSING

Equal access to housing is a fundamental right protected by both state and federal laws. The City of Carlsbad 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.29 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.30 Support ongoing efforts of federal, state, regional, and local efforts to affirmatively further fair housing.
 - 10-P.31 Educate residents, landlords, decision-makers and city staff on fair housing laws and practices through the distribution of written materials and workshops.
 - 10-P.32 Contract with a fair housing service provider to monitor and respond to complaints of discrimination in housing.
 - 10-P.33 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.34 Periodically review City policies, ordinances, and development standards, and modify, as necessary, to accommodate housing for persons with disabilities.
 - 10-P.35 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.
 - 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. 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.

COMMUNITY ENGAGEMENT ON HOUSING RESOURCES

Equal access to housing information and access to the public decision-making process is critical for the improvement of and enhancement of a fair and equal housing market. The City is committed to ensuring all current and future residents have equal access.

Goal 10-G.5 Promote meaningful dialogue, collaboration, and exchange of ideas and information among residents, property owners, and community-based organizations designed to

facilitate better access to information on housing opportunities for current and future residents.

- Policies**
- 10-P.36 Collaborate with community-based organizations and partners to build and strengthen historically marginalized communities' capacity to participate in local planning, governmental affairs, and policy decision-making through which they can advocate for equitable, diverse, and just actions, especially as it relates to the provision and access to fair and affordable housing.
 - 10-P.37 Continue to educate community-based organizations of the services available relative to rental housing, homeownership, rehabilitation/maintenance services, and protection of resident's rights.
 - 10-P.38 Support efforts that raise awareness of the importance of affordable housing in the community and facilitate a culture of inclusion, compassion, acceptance, and unity.
 - 10-P.39 Coordinate with community-based organizations to expand public services and public awareness campaigns.
 - 10-P.40 Facilitate transparent decision-making processes through public engagement and participation, supported by the development of clear and inclusive outreach materials, and the expanded and innovative use of a variety of public engagement tools.
 - 10-P.41 Strive to expand opportunities for all members of the public to participate in city governance and decision-making process.
- Programs**
- Program 5.1: Access to Information. The goal of this program is to provide community groups that are affected by restrictions to fair and equitable housing greater opportunities for becoming informed and engaged in the city's housing and overall planning process.

ENVIRONMENTAL JUSTICE

"Environmental Justice" is defined in California law as the fair treatment of people of all races, cultures, and incomes with respect to the development, adoption, implementation, and enforcement of environmental laws, regulations, and policies. (California Government Code, Section 65040.12 [e]). CalEnviroScreen 3.0 is a screening tool developed and maintained by the state that evaluates the burden of pollution from multiple sources on communities and their populations. CalEnviroScreen ranks census tracts in California based on potential exposures to pollutants, adverse environmental conditions, socioeconomic factors, and prevalence of certain health conditions. CalEnviroScreen indicates that Carlsbad does not have any areas of the community that are disproportionately burdened by, or vulnerable to, multiple sources of pollution. The City of Carlsbad, however, is committed to improving the well-being of all current and future residents and strives to ensure residential development is sited to minimize environmental exposures. Evaluation of this program will be included separately, concurrently with the implementation of land use changes under Program 1.1 and Noise and Safety Element updates.

- Goal 10-G.6** Ensure that land use decisions do not create a disproportionate burden to any neighborhood based on location, income, race, color, national origin, or another demographic feature.

- Policies**
- 10-P.42 Consider potential adverse health and safety impacts associated with land use decisions to reduce negative impacts upon residents from hazardous materials, industrial activities, agricultural operations using pesticides applied by spray techniques, facility locations, design features, and other aspects that may negatively impact health or quality of life for affected residents.
 - 10-P.43 Prohibit the introduction of new incompatible land uses and environmental hazards into existing residential areas.
 - 10-P.44 Reduce negative impacts associated with environmental hazards, including but not limited to industrial operations and roadway, railway, and airplane generated air and noise pollution through the enforcement of additional project specific mitigations for all development.
 - 10-P.45 Promote active living and community health, particularly in multi-family developments.
- Programs**
- Program 6.1: Environmental Justice. Environmental justice objectives seek to reduce the unique or compounded health risks in disadvantaged communities through strategies such as reducing pollution exposure, improving air quality, and promoting better access to public facilities, healthy food, and safe and sanitary homes.

2015 General Plan EIR

The 2015 General Plan EIR addressed the potential environmental effects (direct and indirect) of the planned buildout of Carlsbad through the year 2035 and concluded that implementation of the General Plan would result in levels of environmental impacts as detailed in Table 2. No mitigation was necessary as General Plan policies and programs are self-mitigating, meaning they account for potential impacts and provide practices intended to reduce those impacts to less than significant wherever possible.

Table 2 Summary of Areas of Potential Impact under the 2015 General Plan EIR

Issue Area	Highest Level of Impact	Mitigation Proposed in the General Plan EIR
Aesthetics	Less than significant	None
Air Quality	Significant and Unavoidable	None
Biological Resources	Less than significant	None
Energy, Greenhouse Gas, and Climate Change	Less than significant	None
Geology, Soils, and Seismicity	Less than significant	None
Hazards and Hazardous Materials, Airport Safety, and Wildfire	Less than significant	None
Historical, Archaeological, and Paleontological Resources	Less than significant	None

Issue Area	Highest Level of Impact	Mitigation Proposed in the General Plan EIR
Hydrology and Flood/Water Quality	Less than significant	None
Land Use Planning, Population, and Housing	Less than significant	None
Noise	Less than significant	None
Public Facilities and Services	Less than significant	None
Public Utilities and Infrastructure	Less than significant	None
Transportation	Significant and Unavoidable	None
Agriculture and Forestry Resources	Less than significant	None
Impacts Not Potentially Significant (Mineral Resources)	No impact	None

The General Plan has an approximate year 2035 horizon, but actual buildout of all planned land uses may occur earlier or later, as long-range demographic and economic trends are difficult to predict. The designation within the proposed General Plan of a site for a certain use does not necessarily mean that the site will be developed or redeveloped with that use during the planning period, as most development will depend on property owner initiative.

In 2015, the General Plan EIR reported 45,522 existing housing units in Carlsbad (Section 3.9, Land Use, Housing, and Population: 3.9-1) and projected that in horizon year 2035, Carlsbad will have 52,320 units (Section 3.9, Land Use, Housing, and Population: 3.9-13). Therefore, the General Plan assumed an additional 6,798 new housing units citywide between 2015 and horizon year 2035. As of 2019, Carlsbad had 46,382 housing units. Therefore, as of early 2021, the city had an available housing unit capacity of 5,938 through horizon year 2035 under the existing General Plan and as analyzed in General Plan EIR.

As discussed above, the City of Carlsbad’s RHNA for the current planning period is 3,873 units, a number that falls within projected buildout estimated under the General Plan and analyzed in the 2015 General Plan EIR. The sites inventory (Appendix B of the draft 2021 Housing Element Update) identifies sites with a maximum housing unit yield of 6,878 units. Because this is more potential dwelling units than are needed to satisfy the city’s RHNA obligation, the sites included on the sites inventory are only tentatively identified for potential development or redevelopment under the Housing Element Update. No formal land use change or physical development is proposed at this time. Future land use changes or development would be subject to additional environmental evaluation when a land use change or site-specific development proposal is received because potential impacts are location-specific and cannot be assessed in a meaningful way until a project site and development proposal is identified.

Implementation of the goals, policies and programs of the Housing Element Update will involve amendments to other elements of the General Plan, the Zoning Ordinance and other land use documents. In conjunction with the implementation of Program 1.1, the City of Carlsbad would amend the Land Use and Community Design Element to maintain consistency with land use changes in the Housing Element Update and would adopt changes in the Zoning Ordinance and other land use documents to allow for the development of more affordable housing units with the goal of meeting

the city's RHNA. Pursuant to Government Code section 65583(c)(1)(A), General Plan land use and zoning changes would be processed within three years of the adoption of the Housing Element Update. As required by Government Code section 65583(c)(8), the Housing Element Update includes a timeline for processing each of the amendments to the General Plan, Zoning Ordinance and other land use documents necessary for implementation of the Housing Element Update. The 2015 General Plan EIR cited the Growth Management Plan as requiring adequate public facilities be provided concurrent with new growth. To ensure this, the Growth Management Plan identifies performance standards for 11 public facilities: city administration, library, wastewater treatment, parks, drainage, circulation, fire, open space, schools, sewer collection, and water distribution. The facility performance standards were based on the city's residential dwelling unit capacity (existing and future units), which is estimated to be 54,599 dwelling units and greater than the projected growth of the city at horizon year 2035.

While updated state housing legislation supersedes the limitations set forth by the city's Growth Management Program, Carlsbad remains committed to a diverse type, density, location, and price range of residential units that retains the city's overall design, character, and sense of place. The draft 2021 Housing Element Update complies with the state legal mandate to plan adequately to meet existing and projected housing needs for all economic segments of the community. It is intended to provide the City with a coordinated and comprehensive strategy for promoting the production of safe, decent, and affordable housing for various income levels in the community, during the 2021 to 2029 housing cycle.

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3 Overview of CEQA Guidelines §15164

Public Resources Code Section 21166 and California Environmental Quality Act (CEQA) Guidelines Sections 15162 and 15164 set forth the criteria for determining the appropriate additional environmental documentation, if any, to be completed when changes are proposed to a project that has a previously certified Environmental Impact Report (EIR). When considering the need for additional environmental review, the fundamental determination a lead agency must make is whether the previously certified EIR retains some informational value or whether changes in the project or circumstances have rendered it wholly irrelevant. If the previously certified EIR has continuing informational value, the lead agency then must determine whether the proposed changes in the Project require additional environmental review under Public Resources Code Section 21166 and CEQA Guidelines Section 15162.⁵

CEQA Guidelines Section 15164 states that a lead agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary, but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred. CEQA Guidelines section 15162(a) states that no Subsequent or Supplemental EIR shall be prepared for a project with a certified EIR unless the lead agency determines, based on substantial evidence in the light of the whole record, one or more of the following:

1. Substantial changes are proposed in the project that will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.
2. Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.
3. New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete, shows any of the following:
 - A. The project will have one or more significant effects not discussed in the previous EIR.
 - B. Significant effects previously examined will be substantially more severe than shown in the previous EIR.
 - C. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative.
 - D. Mitigation measures or alternatives that are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

⁵ The Supreme Court decision that states this rule is *Friends of the College of San Mateo v. San Mateo Community College District* (2016) 1 Cal.5th 937.)

The analysis pursuant to Section 15162 demonstrates whether the lead agency can approve the activity as being within the scope of the existing certified EIR, that an addendum to the existing EIR would be appropriate, and no new environmental document, such as a new EIR, would be required. The addendum need not be circulated for public review but can be included in or attached to the final EIR, and the decision-making body shall consider the addendum with the final EIR prior to deciding on the project.

The City of Carlsbad has prepared this Addendum, pursuant to CEQA Guidelines Sections 15162 and 15164, to evaluate whether the Project's environmental impacts are covered by and within the scope of the General Plan EIR (September 2015, state Clearinghouse Number 2011011004). The following Addendum details any changes in the Project, changes in circumstances under which the Project is undertaken, and/or "new information of substantial importance" that may cause one or more significant effects to environmental resources.

The responses herein substantiate and support the City of Carlsbad's determination that the potential environmental impacts of the 2021 Housing Element Update policies and programs are within the scope of the General Plan EIR, do not require subsequent or supplemental environmental review under CEQA Guidelines Section 15162 and, in conjunction with the EIR, preparation of an Addendum pursuant to CEQA Guidelines Section 15164 is appropriate.

4 Environmental Effects & Determination

Environmental Areas Determined to Have New or Substantially More Severe Significant Effects Compared to Those Identified in the Previous EIR

The subject areas checked below were determined to be new significant environmental effects or to be previously identified effects that have a substantial increase in severity either due to a change in Project, change in circumstances, or new information of substantial importance, as indicated by the checklist and discussion on the following pages.

■ NONE

- | | | |
|---|--|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Air Quality | <input type="checkbox"/> Biological Resources |
| <input type="checkbox"/> Energy, Greenhouse Gas Emissions, and Climate Change | <input type="checkbox"/> Geology, Soils, and Seismicity | <input type="checkbox"/> Hazards and Hazardous Materials, Airport Safety, and Wildfires |
| <input type="checkbox"/> Historical, Archaeological, and Paleontological Resources (includes Tribal Cultural Resources) | <input type="checkbox"/> Hydrology and Flooding /Water Quality | <input type="checkbox"/> Land Use Planning, Housing, and Population |
| <input type="checkbox"/> Noise | <input type="checkbox"/> Public Facilities and Services | <input type="checkbox"/> Utilities and Service Systems |
| <input type="checkbox"/> Transportation | <input type="checkbox"/> Agriculture & Forestry Resources | <input type="checkbox"/> Impacts Not Potentially Significant: Mineral Resources |

Determination

Based on this analysis, the 2015 General Plan EIR has continuing informational value and:

- Substantial changes are proposed in the project or there are substantial changes in the circumstances under which the project will be undertaken that will require major revisions to the previous EIR due to the involvement of significant new environmental effects or a substantial increase in the severity of previously identified significant effects. Or, there is "new information of substantial importance," as that term is used in CEQA Guidelines Section 15162(a)(3). Therefore, a SUBSEQUENT or SUPPLEMENTAL EIR is required.
- No substantial changes are proposed in the project and there are no substantial changes in the circumstances under which the project will be undertaken that will require major revisions to the previous EIR due to the involvement of significant new environmental effects or a substantial increase in the severity of previously identified significant effects. Also, there is no "new information of substantial importance" as that term is used in CEQA Guidelines Section 15162(a)(3). Therefore, the preparation of an Addendum to the previously certified EIR (City of Carlsbad, General Plan & Climate Action Plan Environmental

Impact Report (General Plan EIR). State Clearinghouse Number 2011011004, dated June 2015) is adequate and appropriate.

Signature

Date

Printed Name

Title

5 Addendum Methodology

2015 General Plan Consistency

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, and thus, the 2021 Housing Element Update must be consistent with the vision of the General Plan and 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, amount, and type of residential development in Carlsbad. 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 ensures the availability of sufficient residential land at appropriate densities to meet the city's housing needs identified in the 2021 Housing Element Update.

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 to: 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 to protect residents from unacceptable noise levels and safety concerns by guiding future development away from significant noise sources and potential hazards and by enforcing 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 with 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 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.

Pursuant to government Code section 65583(c)(1)(A), after adoption of the 2021 Housing Element Update and in conjunction with the implementation of Program 1.1⁶, the City of Carlsbad would amend the Land Use and Community Design Element to maintain consistency with land use changes, including any redesignation of properties to higher densities and/or the creation of new land use designations. At that time, the Noise and Public Safety Element would also be updated to comply with current state law (i.e., SB 379 and SB 99). As required by Government Code section 65583(c)(8), the

⁶ Pursuant to allowances detailed in California Government Code Section 65583(c)(1)(A).

2021 Housing Element Update includes a timeline for processing each of the amendments to the General Plan, Zoning Ordinance, and other land use documents necessary to implement the 2021 Housing Element Update.

Consistency with Horizon Year 2035 Projections

The General Plan projected that in horizon year 2035, Carlsbad will have 52,320 units (Section 3.9, Land Use, Housing, and Population: 3.9-13), which allowed for 6,798 new housing units citywide between 2015 and horizon year 2035. As of 2019, Carlsbad had 46,382 housing units built. Therefore, as of early 2021, the city had an available housing unit capacity of 5,938 through horizon year 2035 under the existing General Plan and as analyzed under the 2015 General Plan EIR. Carlsbad's RHNA for the current planning period, 3,873 units, is within the projected horizon year buildout analyzed in the 2015 General Plan EIR.

The City's RHNA for the current planning period (3,873 units) consists of very low and low income housing units (2,095 units), moderate income housing units (749 units), and above moderate housing units (1,029 units). Existing land use classifications and zoning can accommodate a large percentage of these allocations, including up to 797 very low and low income housing units, 750 moderate housing units, and 1,833 above moderate housing units. These categories include:

- Vacant or underutilized sites
- Planned or pending projects where no rezoning is required
- Current accessory dwelling units, also known as "granny flats"

The remainder of the City's RHNA will be accommodated through implementation of Program 1.1 of the Housing Element Update. In accordance with Government Code Section 65583(c)(1)(A), Program 1.1 provides for amendments to the Land Use and Community Design Element, the Zoning Ordinance and other land use approaches that could yield up to 2,782 very low and low income housing units, 691 moderate housing units, and 355 above moderate housing units towards the city's RHNA. The sites inventory (Appendix B of the draft 2021 Housing Element Update) includes a citywide list of sites including those that are tentatively reserved for land use changes (i.e., higher densities, rezoning) with definitive action by City of Carlsbad decision-makers within three years.⁷ The approaches include the following:

- Assume mid-range densities
- Up-zone existing residentially zone properties to allow for denser development
- Count proposed projects that include rezone requests
- Use City-owned properties
- Rezone selected commercial and industrial properties to residential uses

The multi-sided approach allows for flexibility in identifying sites and meeting allocation requirements creatively. None of these approaches are binding, and sites could be removed, added, or modified during the implementation of Program 1.1. Table 3 details the potential housing unit yield of each site category or approach and the resulting RHNA need/surplus.

⁷The analysis of proposed zoning or land use designation changes would follow the adoption of the 2021 Housing Element Update. The City of Carlsbad would analyze land use changes separately in compliance with the requirements of CEQA.

Table 3 Housing Unit Yield per Site Category

Site Category/Approach	Very Low / Low	Moderate	Above Moderate	Total
RHNA Required	2,095	749	1,029	3,873
Vacant or underutilized parcels	305	368	422	1,095
Planned or Pending Projects, no rezone	343	21	1,411	1,775
Accessory Dwelling Units	149	361	--	510
Maximum Assumed Unit Yield (no land use changes)	797	750	1,833	3,380
RHNA Remaining Need	1,298	(1)	(804)	
Assume mid-range densities	--	--	--	--
Up-zone existing residential properties for higher densities	697	178	--	875
Assume proposed rezone projects get approved	79	--	355	434
City-owned properties	1,039	252	--	1,291
Rezone select commercial and industrial properties	967	261	--	1,228
Maximum Unit Yield (Program 1.1)	2,782	691	355	3,828
Total Unit Yield (no land use changes plus Program 1.1)	3,579	1,111	2,188	6,878
RHNA Surplus	(1,484)	(692)	(1,159)	(3,335)

() = Parenthesis are used to denote where RHNA goals have been exceeded and by how much

Source: Adapted from Table 10-42 and Table 10-43 of the 2021 Housing Element update

As shown in Table 3, existing vacant or underutilized residentially zoned properties, planned, and pending projects that require no zone change, and accessory dwelling units would be sufficient to meet or exceed the RHNA for moderate and above moderate income groups and no new policies or programs are required to be created to accommodate those units. These site categories would also yield 797 very low and low income housing units under current conditions. Therefore, the City of Carlsbad needs to account for the additional 1,298 very low and low income housing units during the sixth cycle through a combination of the remaining approaches. The 1,298 very low and low income housing units fall within the projected horizon year buildout and housing unit assumptions addressed in the General Plan and General Plan EIR.

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6 Addendum Evaluation

1 Aesthetics

EIR Evaluation Criteria	EIR Significance Conclusion	EIR Mitigation Measures	CEQA Guidelines Section 15162 Is a Subsequent EIR Needed?				Are Only Minor Technical Changes or Additions Necessary or Did None of the Conditions Described in §15162 Occur? (§15164(a))	Project is within the Scope of General Plan EIR?
			Do the Proposed Changes Involve a New or Substantial Increase in the Severity of Previously Identified Impacts?	Are There New Circumstances Involving a New or Substantial Increase in the Severity of Previously Identified Impacts?	Is There New Information of Substantial Importance Requiring New Analysis or Verification?	Are There New Circumstances Involving a New or Substantial Increase in the Severity of Previously Identified Impacts?		
a. Have a substantial adverse effect on a scenic vista?	Less than Significant	None	No	No	No	Yes	Yes	
b. Substantially degrade the existing visual character or quality of Carlsbad and its surroundings?	Less than Significant	None	No	No	No	Yes	Yes	
c. Create a new source of light or glare that would adversely affect day- or night-time views in the area?	Less Than Significant	None	No	No	No	Yes	Yes	

Would adoption of the draft 2021 Housing Element Update:

- Have a substantial adverse effect on a scenic vista? Yes
- Substantially degrade the existing visual character or quality of Carlsbad and its surroundings? Yes
- Create a new source of light or glare that would adversely affect day- or night-time views in the area? Yes

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2015 General Plan EIR Aesthetics Findings

The 2015 General Plan EIR determined that impacts to aesthetic resources would be less than significant for scenic vistas, scenic highways, visual quality, and light and glare (Section 3.1, Aesthetics: 3.1-7 to 3.1-17). It further stated that individual development projects would be subject to project-specific development and planning review, including adherence to standards for community design and visual quality. As such, all projects proposed under General Plan implementation would be required to conform to zoning, design standards, and other regulations concerning aesthetic resources such as those that address architectural design, lighting, signage, landscaping, building setbacks, and hillside protection.

Addendum Analysis

The draft 2021 Housing Element Update identifies sites evaluated previously for potential environmental impacts (both direct and indirect impacts) in the General Plan EIR. The draft 2021 Housing Element Update identifies a range of tentatively reserved sites that could be developed to meet the city's sixth cycle RHNA throughout Carlsbad. Some of these sites may differ from those identified in the 2017 Housing Element and could require land use changes that would allow for increased density or other provisions. As discussed in Section 5 *Addendum Methodology*, the City of Carlsbad has several options for sites that could undergo land use changes through Program 1.1 to facilitate development of RHNA housing units during the sixth cycle (2021-2029), but has not formally decided upon those sites.

Government Code Section 65583 (c)(1)(A) states that cities have up to three years from the time a Housing Element is adopted to rezone sites, including adoption of minimum density and development standards. The sites inventory (provided in Appendix B of the draft 2021 Housing Element Update) yields housing units that far exceed the number needed to meet the RHNA requirements, as demonstrated in Table 3. During the implementation of Program 1.1 (to be completed within three years of adoption of the Housing Element), the City of Carlsbad will select sites from the sites inventory that yield enough units to meet RHNA requirements. Once preferred sites are chosen from the sites inventory, the City of Carlsbad would evaluate any proposed land use changes that may be necessary for potential environmental impacts prior to approval. Furthermore, each future development proposal would be subject to further environmental analysis, pursuant to CEQA Guidelines section 15168(c) and as required by state law, to evaluate potential impacts specific to that proposal.

Conclusion

The draft 2021 Housing Element Update updates policies, contains analysis of demographics and current state law, and provides for the implementation of programs that will accomplish the goals and objectives of the Housing Element in accordance with California Government Code Section 65583 (c)(1)(A). The housing units proposed under the draft 2021 Housing Element Update to satisfy the City of Carlsbad's RHNA obligation are within the growth envisioned and assessed in the 2015 General Plan EIR and, therefore, the draft 2021 Housing Element Update would not result in new or more severe impacts (direct or indirect) than were analyzed in the 2015 General Plan EIR.

Adoption of the draft 2021 Housing Element Update would not result in impacts (direct or indirect) beyond those addressed or analyzed in the General Plan EIR, nor does the draft 2021 Housing Element Update present new information that shows new or more severe impacts than those described in the

General Plan EIR. Therefore, the draft 2021 Housing Element Update is within the scope of the 2015 General Plan EIR and no additional environmental assessment of aesthetics is required.

2 Air Quality

EIR Evaluation Criteria	CEQA Guidelines Section 15162 Is a Subsequent EIR Needed?						Project is within the Scope of General Plan EIR?
	Do the Proposed Changes Involve a New or Substantial Increase in the Severity of Previously Identified Impacts?	Are There New Circumstances Involving a New or Substantial Increase in the Severity of Previously Identified Impacts?	Is There New Information of Substantial Importance Requiring New Analysis or Verification?	Are Only Minor Technical Changes or Additions Necessary or Did None of the Conditions Described in §15162 Occur? (§15164(a))	Are Only Minor Technical Changes or Additions Necessary or Did None of the Conditions Described in §15162 Occur? (§15164(a))	Are Only Minor Technical Changes or Additions Necessary or Did None of the Conditions Described in §15162 Occur? (§15164(a))	

Would adoption of the draft 2021 Housing Element Update:

a. Conflict with or obstruct implementation of the applicable air quality plan?	Less than significant	None	No	No	No	Yes	Yes
b. Violate air quality standards or contribute substantially to an existing or projected air quality violation?	Significant and unavoidable	None	No	No	No	Yes	Yes
c. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	Less than significant	None	No	No	No	Yes	Yes
d. Expose sensitive receptors to substantial pollutant concentrations?	Less than significant	None	No	No	No	Yes	Yes
e. Create objectionable odors affecting a substantial number of people?	Less than significant	None	No	No	No	Yes	Yes

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2015 General Plan EIR Air Quality Findings

The 2015 General Plan EIR determined that impacts to air quality would be less than significant with respect to conflict with applicable air quality plans, cumulatively considerable net increase of criteria pollutants for which the region is in non-attainment, exposure of sensitive receptors to pollutant concentrations, and creation of objectionable odors (Section 3.2, Air Quality: 3.1-16 through 3.1-29). The 2015 General Plan EIR found that General Plan implementation would create a significant and unavoidable impact relative to existing or projected air quality. The General Plan includes numerous goals and polices to reduce potential air quality impacts, and the City would enforce compliance with the City of Carlsbad's Climate Action Plan, Green Building Standards Code, and other plans and programs that mitigate air quality impacts.

Addendum Analysis

The draft 2021 Housing Element Update identifies sites evaluated previously for potential environmental impacts in the General Plan EIR. The draft 2021 Housing Element Update identifies a range of tentatively reserved sites that could be developed to meet the city's sixth cycle RHNA throughout Carlsbad. Some of these sites may differ from those identified in the 2015 General Plan and could require land use changes that would allow for increased density or other provisions. As discussed in Section 5 *Addendum Methodology*, the City of Carlsbad has several options for sites that could undergo land use changes through Program 1.1 to facilitate development of RHNA housing units during the sixth cycle (2021-2029), but has not formally decided upon those sites.

Government Code Section 65583 (c)(1)(A) states that cities have up to three years from the time a Housing Element is adopted to rezone sites, including adoption of minimum density and development standards. The sites inventory (provided in Appendix B of the draft 2021 Housing Element Update) yields housing units that far exceed the number needed to meet the RHNA requirements, as demonstrated in Table 3. During the implementation of Program 1.1 (to be completed within three years of adoption of the Housing Element), the City of Carlsbad will select sites from the sites inventory that yield enough units to meet RHNA requirements. Once preferred sites are chosen from the sites inventory, the City of Carlsbad would evaluate any proposed land use changes that may be necessary for potential environmental impacts prior to approval. Furthermore, each future development proposal would be subject to further environmental analysis, pursuant to CEQA Guidelines section 15168(c) and as required by state law, to evaluate potential impacts specific to that proposal.

Conclusion

The draft 2021 Housing Element Update updates policies, contains analysis of demographics and current state law, and provides for the implementation of programs that will accomplish the goals and objectives of the Housing Element in accordance with California Government Code Section 65583 (c)(1)(A). The housing units proposed under the draft 2021 Housing Element Update to satisfy the City of Carlsbad's RHNA obligation are within the growth envisioned and assessed in the 2015 General Plan EIR and, therefore, the draft 2021 Housing Element Update would not result in new or more severe impacts (direct or indirect) than were analyzed in the 2015 General Plan EIR.

Potential air quality-related impacts of future unknown projects cannot be assessed in a meaningful way until the project site and development design is known, including the number of units, potential number of residents, and potential vehicle miles traveled. Short-term air quality impacts resulting from construction of the sites, such as dust generated by clearing and grading activities, exhaust

emissions from gas- and diesel-powered construction equipment, and vehicular emissions associated with the commuting of construction workers would be subject to San Diego Air Pollution Control District rules and protocols. Similarly, operational impacts would be addressed by provisions in the General Plan, the Green Building Code, and other regulations and standards that govern air quality in Carlsbad. Any impacts identified for an individual project would be addressed through the project approval process, including design review, environmental review, and mitigation measures specific to any impacts determined to be potential for that project.

Adoption of the draft 2021 Housing Element Update would not result in impacts (direct or indirect) beyond those addressed or analyzed in the General Plan EIR, nor does the draft 2021 Housing Element Update present new information that shows new or more severe impacts than those described in the General Plan EIR. Therefore, the draft 2021 Housing Element Update is within the scope of the 2015 General Plan EIR and no additional environmental assessment of air quality is required.

3 Biological Resources

CEQA Guidelines Section 15162 Is a Subsequent EIR Needed?

EIR Evaluation Criteria	EIR Significance Conclusion	EIR Mitigation Measures	Do the Proposed Changes Involve a New or Substantial Increase in the Severity of Previously Identified Impacts?		Are There New Circumstances Involving a New or Substantial Increase in the Severity of Previously Identified Impacts?		Is There New Information of Substantial Importance Requiring New Analysis or Verification?		Are Only Minor Technical Changes or Additions Necessary or Did None of the Conditions Described in §15162 Occur? (§15164(a))		Project is within the Scope of General Plan EIR?
			Do the Proposed Changes Involve a New or Substantial Increase in the Severity of Previously Identified Impacts?	Are There New Circumstances Involving a New or Substantial Increase in the Severity of Previously Identified Impacts?	Is There New Information of Substantial Importance Requiring New Analysis or Verification?	Are Only Minor Technical Changes or Additions Necessary or Did None of the Conditions Described in §15162 Occur? (§15164(a))					

Would adoption of the draft 2021 Housing Element Update:

a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	Less than significant	None	No	No	No	No	No	Yes	Yes	Yes
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	Less than significant	None	No	No	No	No	No	Yes	Yes	Yes

**CEQA Guidelines Section 15162
Is a Subsequent EIR Needed?**

EIR Evaluation Criteria	EIR Significance Conclusion	EIR Mitigation Measures	Do the Proposed Changes Involve a New or Substantial Increase in the Severity of Previously Identified Impacts?		Are There New Circumstances Involving a New or Substantial Increase in the Severity of Previously Identified Impacts?		Is There New Information of Substantial Importance Requiring New Analysis or Verification?		Are Only Minor Technical Changes or Additions Necessary or Did None of the Conditions Described in §15162 Occur? (§15164(a))		Project is within the Scope of General Plan EIR?
			Do the Proposed Changes Involve a New or Substantial Increase in the Severity of Previously Identified Impacts?	Are There New Circumstances Involving a New or Substantial Increase in the Severity of Previously Identified Impacts?	Is There New Information of Substantial Importance Requiring New Analysis or Verification?	Are Only Minor Technical Changes or Additions Necessary or Did None of the Conditions Described in §15162 Occur? (§15164(a))					
c. Have a substantial adverse effect on state or federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	Less than significant	None	No	No	No	No	No	Yes	Yes	Yes	
d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	Less than significant	None	No	No	No	No	No	Yes	Yes	Yes	
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	Less than significant	None	No	No	No	No	No	Yes	Yes	Yes	
f. Conflict with the provisions of an adopted habitat conservation plan, natural community conservation plan, or other approved local, regional, or state habitat conservation plan?	Less than significant	None	No	No	No	No	No	Yes	Yes	Yes	

2015 General Plan EIR Biological Resources Findings

The 2015 General Plan EIR determined that impacts to biological resources would be less than significant for effects to listed species or their habitats, loss of significant populations of sensitive species, protected wetlands, wildlife migration or movement corridors, local policies or ordinances protecting biological resources, or conflicts with conservation plans and habitat management plans and habitat groups identified therein (Section 3.3, Biological Resources: 3.3-19 through 3.3-30). It further stated that individual development projects would be subject to project-specific development and planning review, including adherence to standards for the protection of biological resources. As such all projects proposed under General Plan implementation would be required to conform to zoning, design standards, and other regulations concerning the protection of biological resources, including listed species, habitats, and all planning resources designed to protect and conserve these resources.

Addendum Analysis

The draft 2021 Housing Element Update identifies sites evaluated previously for potential environmental impacts in the General Plan EIR. The draft 2021 Housing Element Update identifies a range of tentatively reserved sites that could be developed to meet the city's sixth cycle RHNA throughout Carlsbad. Some of these sites may differ from those identified in the 2015 General Plan and could require land use changes that would allow for increased density or other provisions. As discussed in Section 5 *Addendum Methodology*, the City of Carlsbad has several options for sites that could undergo land use changes through Program 1.1 to facilitate development of RHNA housing units during the sixth cycle (2021-2029), but has not formally decided upon those sites.

Government Code Section 65583 (c)(1)(A) states that cities have up to three years from the time a Housing Element is adopted to rezone sites, including adoption of minimum density and development standards. The sites inventory (provided in Appendix B of the draft 2021 Housing Element Update) yields housing units that far exceed the number needed to meet the RHNA requirements, as demonstrated in Table 3. During the implementation of Program 1.1 (to be completed within three years of adoption of the Housing Element), the City of Carlsbad will select sites from the sites inventory that yield enough units to meet RHNA requirements. Once preferred sites are chosen from the sites inventory, the City of Carlsbad would evaluate any proposed land use changes that may be necessary for potential environmental impacts prior to approval. Furthermore, each future development proposal would be subject to further environmental analysis, pursuant to CEQA Guidelines section 15168(c) and as required by state law, to evaluate potential impacts specific to that proposal.

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 City of Carlsbad's Habitat Management Plan (HMP) was adopted in 2004, and governs how the city, in cooperation with federal and state wildlife agencies, can preserve the diversity of habitat and protect sensitive biological resources with the city while allowing for additional development consistency with city planning documents (i.e., General Plan). All proposed development projects are assessed for consistency with the HMP.

Conclusion

The draft 2021 Housing Element Update updates policies, contains analysis of demographics and current state law, and provides for the implementation of programs that will accomplish the goals and objectives of the Housing Element in accordance with California Government Code Section 65583 (c)(1)(A). The housing units proposed under the draft 2021 Housing Element Update to satisfy the City of Carlsbad's RHNA obligation are within the growth envisioned and assessed in the 2015 General Plan EIR and, therefore, the draft 2021 Housing Element Update would not result in new or more severe impacts (direct or indirect) than were analyzed in the 2015 General Plan EIR.

Future development would require project-specific environmental evaluation to determine compliance with the City of Carlsbad habitat conservation regulations and that any potential impacts are less than significant. Potential biological resource-related impacts cannot be assessed in a meaningful way until the project site and development design is known. Any impacts identified for an individual project would be addressed through the project approval process, including design review, environmental review, and mitigation measures specific to any impacts determined to be potential for that project.

Adoption of the draft 2021 Housing Element Update would not result in impacts (direct or indirect) beyond those addressed or analyzed in the General Plan EIR, nor does the draft 2021 Housing Element Update present new information that shows new or more severe impacts than those described in the General Plan EIR. Therefore, the draft 2021 Housing Element Update is within the scope of the 2015 General Plan EIR and no additional environmental assessment of biological resources is required.

4 Energy, Greenhouse Gas Emissions, and Climate Change

CEQA Guidelines Section 15162 Is a Subsequent EIR Needed?

EIR Evaluation Criteria	EIR Significance Conclusion	EIR Mitigation Measures	Do the Proposed Changes Involve a New or Substantial Increase in the Severity of Previously Identified Impacts?		Are There New Circumstances Involving a New or Substantial Increase in the Severity of Previously Identified Impacts?		Is There New Information of Substantial Importance Requiring New Analysis or Verification?		Are Only Minor Technical Changes or Additions Necessary or Did None of the Conditions Described in §15162 Occur? (§15164(a))		Project is within the Scope of General Plan EIR?
			Do the Proposed Changes Involve a New or Substantial Increase in the Severity of Previously Identified Impacts?	Are There New Circumstances Involving a New or Substantial Increase in the Severity of Previously Identified Impacts?	Is There New Information of Substantial Importance Requiring New Analysis or Verification?	Are Only Minor Technical Changes or Additions Necessary or Did None of the Conditions Described in §15162 Occur? (§15164(a))					
Would adoption of the draft 2021 Housing Element Update:											
a. Cause wasteful, inefficient, or unnecessary consumption of energy during project construction, operation, or maintenance?	Less than significant	None	No	No	No	No	No	No	Yes	Yes	Yes
b. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	Less than significant	None	No	No	No	No	No	No	No	No	No
c. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	Less than significant	None	No	No	No	No	No	No	No	No	No
d. Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	No impact	None	No	No	No	No	No	No	No	No	No

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2015 General Plan EIR Energy, Greenhouse Gas Emissions, and Climate Change Findings

The 2015 General Plan EIR determined that impacts to energy, GHG emissions, and climate change would be less than significant for unnecessary energy consumption, conflicts with regional and state energy and GHG reduction targets, GHG emissions generation, and conflicts with plans, policies, and regulations adopted to reduce GHGs (Section 3.4, Energy, Greenhouse Gas Emissions, and Climate Change: 3.4-27 through 3.4-55). It further provided that individual development projects would be subject to project-specific development and planning review.

GHG emissions produced by the residential sector are the result of natural gas and other fossil fuel consumption used for heating and cooking applications. Electricity usage by buildings results in GHG emissions that occur at the power plants and transmission lines used to provide that energy, which may or may not be located within the city limits. All residential development in Carlsbad must comply with the standards in Title 20, Energy Building Regulation, and Title 24, Energy Conservation Standards of the California Code of Regulations, including CALGreen, to reduce GHG emissions in new construction.

To meet state-mandated requirements to reduce GHG emissions, the City of Carlsbad's Climate Action Plan includes new requirements for residential and commercial buildings. On March 12, 2019, the Carlsbad City Council adopted ordinances related to energy efficiency, renewable energy, alternative water heating, electric vehicle charging infrastructure and transportation demand management. These ordinances amend the City of Carlsbad Municipal Code and apply to all new and some existing developments.

Addendum Analysis

The draft 2021 Housing Element Update is a policy document that is part of the General Plan. The draft 2021 Housing Element Update identifies sites designated for residential development evaluated previously for potential environmental impacts in the General Plan EIR. The draft 2021 Housing Element Update identifies a range of tentatively reserved sites that could be developed to meet the city's sixth cycle RHNA throughout Carlsbad. Some of these sites may differ from those identified in the 2015 General Plan and could require land use changes that would allow for increased density or other provisions. As discussed in Section 5 *Addendum Methodology*, the City of Carlsbad has several options for sites that could undergo land use changes through Program 1.1 to facilitate development of RHNA housing units during the sixth cycle (2021-2029), but has not formally decided upon those sites.

Government Code Section 65583 (c)(1)(A) states that cities have up to three years from the time a Housing Element is adopted to rezone sites, including adoption of minimum density and development standards. The sites inventory (provided in Appendix B of the draft 2021 Housing Element Update) yields housing units that far exceed the number needed to meet the RHNA requirements, as demonstrated in Table 3. During the implementation of Program 1.1 (to be completed within three years of adoption of the Housing Element), the City of Carlsbad will select sites from the sites inventory that yield enough units to meet RHNA requirements. Once preferred sites are chosen from the sites inventory, the City of Carlsbad would evaluate any proposed land use changes that may be necessary for potential environmental impacts prior to approval. Furthermore, each future development proposal would be subject to further environmental analysis, pursuant to CEQA Guidelines section 15168(c) and as required by state law, to evaluate potential impacts specific to that proposal.

In December 2017, the City of Carlsbad 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 of Carlsbad'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).

Conclusion

The draft 2021 Housing Element Update updates policies, contains analysis of demographics and current state law, and provides for the implementation of programs that will accomplish the goals and objectives of the Housing Element in accordance with California Government Code Section 65583 (c)(1)(A). The housing units proposed under the draft 2021 Housing Element Update to satisfy the City of Carlsbad's RHNA obligation are within the growth envisioned and assessed in the 2015 General Plan EIR and, therefore, the draft 2021 Housing Element Update would not result in new or more severe impacts (direct or indirect) than were analyzed in the 2015 General Plan EIR.

Future development will require project-specific environmental evaluation to determine compliance with city regulations and that any potential impacts are less than significant. Potential energy, GHG emissions, or climate change-related impacts cannot be assessed in a meaningful way until a project site and development components are known. Any impacts identified for an individual project would be addressed through the project approval process, including design review, environmental review, and mitigation measures specific to any impacts determined to be potential for that project.

Adoption of the draft 2021 Housing Element Update would not result in impacts (direct or indirect) beyond those addressed or analyzed in the General Plan EIR, nor does the draft 2021 Housing Element Update present new information that shows new or more severe impacts than those described in the General Plan EIR. Therefore, the draft 2021 Housing Element Update is within the scope of the 2015 General Plan EIR and no additional environmental assessment of energy, GHG emissions, and climate change is required.

5 Geology, Soils, and Seismicity

CEQA Guidelines Section 15162 Is a Subsequent EIR Needed?

EIR Evaluation Criteria	EIR Significance Conclusion	EIR Mitigation Measures	Do the Proposed Changes Involve a New or Substantial Increase in the Severity of Previously Identified Impacts?		Are There New Circumstances Involving a New or Substantial Increase in the Severity of Previously Identified Impacts?		Is There New Information of Substantial Importance Requiring New Analysis or Verification?		Are Only Minor Technical Changes or Additions Necessary or Did None of the Conditions Described in §15162 Occur? (§15164(a))		Project is within the Scope of General Plan EIR?
			Do the Proposed Changes Involve a New or Substantial Increase in the Severity of Previously Identified Impacts?	Are There New Circumstances Involving a New or Substantial Increase in the Severity of Previously Identified Impacts?	Is There New Information of Substantial Importance Requiring New Analysis or Verification?	Are Only Minor Technical Changes or Additions Necessary or Did None of the Conditions Described in §15162 Occur? (§15164(a))					
<p>Would adoption of the draft 2021 Housing Element Update:</p> <p>a. Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:</p> <ol style="list-style-type: none"> Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the state Geologist for the area or based on other substantial evidence of a known fault? 	Less than significant	None	No	No	No	No	No	Yes	Yes	Yes	
<ol style="list-style-type: none"> Strong seismic ground shaking? 	Less than significant	None	No	No	No	No	No	Yes	Yes	Yes	
<ol style="list-style-type: none"> Seismic-related ground failure, including liquefaction? 	Less than significant	None	No	No	No	No	No	Yes	Yes	Yes	
<ol style="list-style-type: none"> Landslides? 	Less than significant	None	No	No	No	No	No	Yes	Yes	Yes	

**CEQA Guidelines Section 15162
Is a Subsequent EIR Needed?**

EIR Evaluation Criteria	EIR Significance Conclusion	EIR Mitigation Measures	Do the Proposed Changes Involve a New or Substantial Increase in the Severity of Previously Identified Impacts?		Are There New Circumstances Involving a New or Substantial Increase in the Severity of Previously Identified Impacts?		Is There New Information of Substantial Importance Requiring New Analysis or Verification?	Are Only Minor Technical Changes or Additions Necessary or Did None of the Conditions Described in §15162 Occur? (§15164(a))		Project is within the Scope of General Plan EIR?
			Do the Proposed Changes Involve a New or Substantial Increase in the Severity of Previously Identified Impacts?	Are There New Circumstances Involving a New or Substantial Increase in the Severity of Previously Identified Impacts?	Is There New Information of Substantial Importance Requiring New Analysis or Verification?	Are Only Minor Technical Changes or Additions Necessary or Did None of the Conditions Described in §15162 Occur? (§15164(a))				
b. Result in substantial soil erosion or the loss of topsoil?	Less than significant	None	No	No	No	No	No	Yes	Yes	
c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?	Less than significant	None	No	No	No	No	No	Yes	Yes	
d. Be located on expansive soil, as defined in Table 1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	Less than significant	None	No	No	No	No	No	Yes	Yes	
e. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	Less than significant	None	No	No	No	No	No	Yes	Yes	

2015 General Plan EIR Soils, Geology, and Seismicity Findings

Soils, geology, and seismicity conditions are important aspects of development projects throughout San Diego County. Although most projects have little or no effect on geology any project involving construction will have some effect on soils and topography; and all may be affected by certain geologic events, such as earthquakes and are protected through existing building codes and regulations. Carlsbad is not listed as being in a California Geologic Survey Alquist-Priolo Earthquake Fault Zone, although there are active faults in the region.

The 2015 General Plan EIR determined that impacts to geology, soils, and seismicity would be less than significant for adverse effects related to rupture of a known fault, strong ground shaking, seismic-related ground failure, or landslides; soil erosion; landslide, lateral spreading, subsidence, liquefaction, or collapse; locating development on expansive soils; and installing septic tanks and alternative waste water disposal systems in expansive soils (Section 3.5, Soils, Geology, and Seismicity: 3.5-15 through 3.5-22). It further stated that individual development projects would be subject to project-specific development and planning review, including adherence to standards for geology, soils, and seismicity impacts.

Addendum Analysis

The draft 2021 Housing Element Update identifies sites evaluated previously for potential environmental impacts in the General Plan EIR. The draft 2021 Housing Element Update identifies a range of tentatively reserved sites that could be developed to meet the city's sixth cycle RHNA throughout Carlsbad. Some of these sites may differ from those identified in the 2015 General Plan and could require land use changes that would allow for increased density or other provisions. As discussed in Section 5 *Addendum Methodology*, the City of Carlsbad has several options for sites that could undergo land use changes through Program 1.1 to facilitate development of RHNA housing units during the sixth cycle (2021-2029), but has not formally decided upon those sites.

Government Code Section 65583 (c)(1)(A) states that cities have up to three years from the time a Housing Element is adopted to rezone sites, including adoption of minimum density and development standards. The sites inventory (provided in Appendix B of the draft 2021 Housing Element Update) yields housing units that far exceed the number needed to meet the RHNA requirements, as demonstrated in Table 3. During the implementation of Program 1.1 (to be completed within three years of adoption of the Housing Element), the City of Carlsbad will select sites from the sites inventory that yield enough units to meet RHNA requirements. Once preferred sites are chosen from the sites inventory, the City of Carlsbad would evaluate any proposed land use changes that may be necessary for potential environmental impacts prior to approval. Furthermore, each future development proposal would be subject to further environmental analysis, pursuant to CEQA Guidelines section 15168(c) and as required by state law, to evaluate potential impacts specific to that proposal.

Land with slopes over 40 percent was precluded from the adequate sites inventory and development on slopes greater than 25 percent but less than 40 percent was reduced to half the site area to ensure safety and avoid erosion. For safety and conservation purposes, the City of Carlsbad's Hillside Development Ordinance does not allow significant amounts of grading without regulatory permits. Development projects are assessed for compliance with the Hillside Development Ordinance, where applicable.

Conclusion

The draft 2021 Housing Element Update updates policies, contains analysis of demographics and current state law, and provides for the implementation of programs that will accomplish the goals and objectives of the Housing Element in accordance with California Government Code Section 65583 (c)(1)(A). The housing units proposed under the draft 2021 Housing Element Update to satisfy the City of Carlsbad's RHNA obligation are within the growth envisioned and assessed in the 2015 General Plan EIR and, therefore, the draft 2021 Housing Element Update would not result in new or more severe impacts (direct or indirect) than were analyzed in the 2015 General Plan EIR.

Future development will require project-specific environmental evaluation to determine compliance with city regulations and that any potential impacts are less than significant. Potential impacts related to geology, soils, or seismicity cannot be assessed in a meaningful way until a project site and development components are known. Any impacts identified for an individual project would be addressed through the project approval process, including design review, environmental review, and mitigation measures specific to any impacts determined to be potential for that project.

Adoption of the draft 2021 Housing Element Update would not result in impacts (direct or indirect) beyond those addressed or analyzed in the General Plan EIR, nor does the draft 2021 Housing Element Update present new information that shows new or more severe impacts than those described in the General Plan EIR. Therefore, the draft 2021 Housing Element Update is within the scope of the 2015 General Plan EIR and no additional environmental assessment of geology, soils, or seismicity is required.

6 Hazards and Hazardous Materials, Airport Safety, and Wildfires

EIR Evaluation Criteria	CEQA Guidelines Section 15162 Is a Subsequent EIR Needed?						Project is within the Scope of General Plan EIR?
	Do the Proposed Changes Involve a New or Substantial Increase in the Severity of Previously Identified Impacts?	Are There New Circumstances Involving a New or Substantial Increase in the Severity of Previously Identified Impacts?	Is There New Information of Substantial Importance Requiring New Analysis or Verification?	Are Only Minor Technical Changes or Additions Necessary or Did None of the Conditions Described in §15162 Occur? (§15164(a))	Are There New Circumstances Involving a New or Substantial Increase in the Severity of Previously Identified Impacts?	Are Only Minor Technical Changes or Additions Necessary or Did None of the Conditions Described in §15162 Occur? (§15164(a))	

Would adoption of the draft 2021 Housing Element Update:

a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	Less than significant	None	No	No	No	Yes	Yes
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	Less than significant	None	No	No	No	Yes	Yes
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within 0.25 mile of an existing or proposed school?	Less than significant	None	No	No	No	Yes	Yes

**CEQA Guidelines Section 15162
Is a Subsequent EIR Needed?**

EIR Evaluation Criteria	EIR Significance Conclusion	EIR Mitigation Measures	Do the Proposed Changes Involve a New or Substantial Increase in the Severity of Previously Identified Impacts?		Are There New Circumstances Involving a New or Substantial Increase in the Severity of Previously Identified Impacts?		Is There New Information of Substantial Importance Requiring New Analysis or Verification?	Are Only Minor Technical Changes or Additions Necessary or Did None of the Conditions Described in §15162 Occur? (§15164(a))		Project is within the Scope of General Plan EIR?
			Do the Proposed Changes Involve a New or Substantial Increase in the Severity of Previously Identified Impacts?	Are There New Circumstances Involving a New or Substantial Increase in the Severity of Previously Identified Impacts?	Yes	No		Yes	No	
d. Be located on a site that is included on a list of hazardous material sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	Less than significant	None	No	No	No	No	No	Yes	Yes	Yes
e. Result in a safety hazard for people residing or working within an airport land use plan area, or where such a plan has not been adopted, within two miles of a public airport or public use airport?	Less than significant	None	No	No	No	No	No	Yes	Yes	Yes
f. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	Less than significant	None	No	No	No	No	No	Yes	Yes	Yes
g. Expose people or structures to a significant risk of loss, injury, or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	Less than significant	None	No	No	No	No	No	Yes	Yes	Yes

2015 General Plan EIR Hazards and Hazardous Materials, Airport Safety, and Wildfires Findings

The 2015 General Plan EIR determined that impacts for hazardous materials, airport safety would be less than significant for transport, use, and disposal of hazardous materials; upset and accident conditions involving the release of hazardous materials into the environment; emissions or handling of hazardous materials within 0.25 mile of a school; location of development projects on hazardous materials sites such that the new use would create a hazard to the public or the environment; consistency with the policies in the McClellan-Palomar Airport Land Use Compatibility Plan; interference with an adopted emergency response or evacuation plan; and risk from wildland fire in lands adjacent to urbanized or residential areas (Section 3.6, Hazards and Hazardous Materials, Airport Safety, and Wildfires: 3.6-27 through 3.6-37). It further stated that individual development projects would be subject to project-specific development and planning review, including adherence to standards for hazards, airport, and wildfire safety.

Addendum Analysis

The draft 2021 Housing Element Update identifies sites evaluated previously for potential environmental impacts in the General Plan EIR. The draft 2021 Housing Element Update identifies a range of tentatively reserved sites that could be developed to meet the city's sixth cycle RHNA throughout Carlsbad. Some of these sites may differ from those identified in the 2015 General Plan and could require land use changes that would allow for increased density or other provisions. As discussed in Section 5 *Addendum Methodology*, the City of Carlsbad has several options for sites that could undergo land use changes through Program 1.1 to facilitate development of RHNA housing units during the sixth cycle (2021-2029), but has not formally decided upon those sites.

Government Code Section 65583 (c)(1)(A) states that cities have up to three years from the time a Housing Element is adopted to rezone sites, including adoption of minimum density and development standards. The sites inventory (provided in Appendix B of the draft 2021 Housing Element Update) yields housing units that far exceed the number needed to meet the RHNA requirements, as demonstrated in Table 3. During the implementation of Program 1.1 (to be completed within three years of adoption of the Housing Element), the City of Carlsbad will select sites from the sites inventory that yield enough units to meet RHNA requirements. Once preferred sites are chosen from the sites inventory, the City of Carlsbad would evaluate any proposed land use changes that may be necessary for potential environmental impacts prior to approval. Furthermore, each future development proposal would be subject to further environmental analysis, pursuant to CEQA Guidelines section 15168(c) and as required by state law, to evaluate potential impacts specific to that proposal.

Concerning operational safety and noise-related to airport operations, the McClellan-Palomar Airport Land Use Compatibility Plan (ALUCP) was consulted for compatibility guidance. 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. There were no identified housing parcels within Zones 2-5 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. Individual future proposed housing developments within Zone 6 would be evaluated for consistency with ALUCP safety regulations.

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.

In February 2019, the CEQA Checklist was updated to include a separate section with questions related to fire hazard impacts for projects located in or near state responsibility areas or lands classified as very high Fire Hazard Severity Zones (FHSZ). Fire hazard significance thresholds were not included in the City of Carlsbad's CEQA analysis in the 2015 General Plan EIR, because the updated CEQA Guidelines that include the separate wildfire section were implemented after the adoption of the General Plan. Nonetheless, wildfire hazards were evaluated in this section that considers hazards more generally for Carlsbad.

CalFire identifies and maps areas of fire risk in California. FHSZs 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 VHFHSZ were excluded from the available sites inventory for very low and low income housing as the cost to develop housing in this range would be too high in VHFHSZs. Any residential projects proposed in VHFHSZ would be required to meet city safety standards and pertinent building code regulations for houses in fire risk areas.

Conclusion

The draft 2021 Housing Element Update updates policies, contains analysis of demographics and current state law, and provides for the implementation of programs that will accomplish the goals and objectives of the Housing Element in accordance with California Government Code Section 65583 (c)(1)(A). The housing units proposed under the draft 2021 Housing Element Update to satisfy the City of Carlsbad's RHNA obligation are within the growth envisioned and assessed in the 2015 General Plan EIR and, therefore, the draft 2021 Housing Element Update would not result in new or more severe impacts (direct or indirect) than were analyzed in the 2015 General Plan EIR.

Future development will require project-specific environmental evaluation to determine that any potential impacts are less than significant. Potential safety-related impacts are location-specific and cannot be assessed in a meaningful way until a project site and development components are known. Any impacts identified for an individual project would be addressed through the project approval process, including design review, environmental review, and mitigation measures specific to any impacts determined to be potential for that project.

Adoption of the draft 2021 Housing Element Update would not result in impacts (direct or indirect) beyond those addressed or analyzed in the General Plan EIR, nor does the draft 2021 Housing Element Update present new information that shows new or more severe impacts than those described in the General Plan EIR. Therefore, the draft 2021 Housing Element Update is within the scope of the 2015 General Plan EIR applies and no additional environmental assessment of hazards and hazardous materials, airport safety, or wildfire safety is required.

7 Historical, Archaeological, and Paleontological Resources, Tribal Cultural Resources

EIR Evaluation Criteria	EIR Significance Conclusion	EIR Mitigation Measures	CEQA Guidelines Section 15162 Is a Subsequent EIR Needed?				Are Only Minor Technical Changes or Additions Necessary or Did None of the Conditions Described in §15162 Occur? (§15164(a))	Project is within the Scope of General Plan EIR?
			Do the Proposed Changes Involve a New or Substantial Increase in the Severity of Previously Identified Impacts?	Are There New Circumstances Involving a New or Substantial Increase in the Severity of Previously Identified Impacts?	Is There New Information of Substantial Importance Requiring New Analysis or Verification?	Are There New Circumstances Involving a New or Substantial Increase in the Severity of Previously Identified Impacts?		
Would adoption of the draft 2021 Housing Element Update:								
a. Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?	Less than significant	None	No	No	No	Yes	Yes	Yes
b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	Less than significant	None	No	No	No	Yes	Yes	Yes
c. Directly or indirectly destroy a unique paleontological resource or site or unique geological feature?	Less than significant	None	No	No	No	Yes	Yes	Yes
d. Disturb any human remains, including those interred outside of formal cemeteries?	Less than significant	None	No	No	No	Yes	Yes	Yes

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2015 General Plan EIR Historical, Archaeological, Paleontological Resources, and Tribal Cultural Resources Findings

The 2015 General Plan EIR determined that impacts to historical, archaeological, and paleontological resources would be less than significant with regard to adverse changes to historical landmarks and other historical resources, adverse changes to archeological resources, destruction of paleontological resources, or the disturbance of human remains (Section 3.7, Historical, Archaeological, and Paleontological Resources: 3.7-18 through 3.7-23). Individual development projects are subject to project-specific development and planning review, including tribal consultation, and built environment evaluation if necessary.

Addendum Analysis

In accordance with the provisions of Senate Bill (SB) 18, and in compliance with the Arts, History, Culture, and Education Element of the General Plan, notification letters were sent to local Native American tribes, as identified by the Native American Heritage Commission (NAHC), informing them of the draft 2021 Housing Element Update and initiating the required 90-day consultation period. Consultation was requested by the Rincon Band of Luiseño Indians and the San Luis Rey Band of Mission Indians. Consultation between the city and these tribes is underway and anticipated to close prior to action by the City Council related to the Housing Element.

The draft 2021 Housing Element Update identifies sites evaluated previously for potential environmental impacts in the General Plan EIR. The draft 2021 Housing Element Update identifies a range of tentatively reserved sites that could be developed to meet the city's sixth cycle RHNA throughout Carlsbad. Some of these sites may differ from those identified in the 2015 General Plan and could require land use changes that would allow for increased density or other provisions. As discussed in Section 5 *Addendum Methodology*, the City of Carlsbad has several options for sites that could undergo land use changes through Program 1.1 to facilitate development of RHNA housing units during the sixth cycle (2021-2029), but has not formally decided upon those sites.

Government Code Section 65583 (c)(1)(A) states that cities have up to three years from the time a Housing Element is adopted to rezone sites, including adoption of minimum density and development standards. The sites inventory (provided in Appendix B of the draft 2021 Housing Element Update) yields housing units that far exceed the number needed to meet the RHNA requirements, as demonstrated in Table 3. During the implementation of Program 1.1 (to be completed within three years of adoption of the Housing Element), the City of Carlsbad will select sites from the sites inventory that yield enough units to meet RHNA requirements. Once preferred sites are chosen from the sites inventory, the City of Carlsbad would evaluate any proposed land use changes that may be necessary for potential environmental impacts prior to approval. Furthermore, each future development proposal would be subject to further environmental analysis, pursuant to CEQA Guidelines section 15168(c) and as required by state law, to evaluate potential impacts specific to that proposal.

All future housing developments would be subject to adhere to state and local development guidelines, including standards that govern historical, archeological, tribal, and paleontological resources. Native American tribes requesting consultation will be notified of projects when project-specific environmental review begins, according to Assembly Bill (AB) 52 and SB 18 (if applicable), and tribal representative requests will be included into project approval, including notification, monitoring, and consultations in accord with federal and state requirements. Any evidence of cultural resources that might be unearthed in the process of construction becomes immediate grounds for

the halting all construction until the extent and significant of any find is properly catalogued and evaluated by archaeological and cultural resource authorities recognized as having competence by the state of California.

Conclusion

The draft 2021 Housing Element Update updates policies, contains analysis of demographics and current state law, and provides for the implementation of programs that will accomplish the goals and objectives of the Housing Element in accordance with California Government Code Section 65583 (c)(1)(A). The housing units proposed under the draft 2021 Housing Element Update to satisfy the City of Carlsbad's RHNA obligation are within the growth envisioned and assessed in the 2015 General Plan EIR and, therefore, the draft 2021 Housing Element Update would not result in new or more severe impacts (direct or indirect) than were analyzed in the 2015 General Plan EIR.

Future development will require project-specific environmental evaluation to determine that any potential impacts are less than significant. Potential impacts related to historical, archaeological, tribal resources, and paleontological resources are location-specific and cannot be assessed in a meaningful way until the project site is known. Any impacts identified with that project would be addressed through the project approval process, including environmental review, and standard mitigation measures specific to any impacts determined to be potential for that project.

Adoption of the draft 2021 Housing Element Update would not result in impacts (direct or indirect) beyond those addressed or analyzed in the General Plan EIR, nor does the draft 2021 Housing Element Update present new information that shows new or more severe impacts than those described in the General Plan EIR. Therefore, the draft 2021 Housing Element Update is within the scope of the 2015 General Plan EIR and no additional environmental assessment of historical, archeological, tribal resources and paleontological resources is required.

8 Hydrology and Flooding/Water Quality

CEQA Guidelines Section 15162 Is a Subsequent EIR Needed?

EIR Evaluation Criteria	EIR Significance Conclusion	EIR Mitigation Measures	Do the Proposed Changes Involve a New or Substantial Increase in the Severity of Previously Identified Impacts?			Are There New Circumstances Involving a New or Substantial Increase in the Severity of Previously Identified Impacts?			Is There New Information of Substantial Importance Requiring New Analysis or Verification?			Are Only Minor Technical Changes or Additions Necessary or Did None of the Conditions Described in §15162 Occur? (§15164(a))	Project is within the Scope of General Plan EIR?
			Do the Proposed Changes Involve a New or Substantial Increase in the Severity of Previously Identified Impacts?	Are There New Circumstances Involving a New or Substantial Increase in the Severity of Previously Identified Impacts?	Is There New Information of Substantial Importance Requiring New Analysis or Verification?	Do the Proposed Changes Involve a New or Substantial Increase in the Severity of Previously Identified Impacts?	Are There New Circumstances Involving a New or Substantial Increase in the Severity of Previously Identified Impacts?	Is There New Information of Substantial Importance Requiring New Analysis or Verification?	Do the Proposed Changes Involve a New or Substantial Increase in the Severity of Previously Identified Impacts?	Are There New Circumstances Involving a New or Substantial Increase in the Severity of Previously Identified Impacts?	Is There New Information of Substantial Importance Requiring New Analysis or Verification?		
Would adoption of the draft 2021 Housing Element Update:													
a. Violate any federal, state, or local water quality standards or waste discharge requirements?	Less than significant	None	No	No	No	No	No	No	No	No	No	Yes	Yes
b. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge, such that there would be a net deficit in aquifer volume or a lowering of local groundwater tables?	Less than significant	None	No	No	No	No	No	No	No	No	No	Yes	Yes
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or by increasing the rate or amount of surface runoff, in a manner that would result in substantial erosion, siltation, or flooding on- or off-site?	Less than significant	None	No	No	No	No	No	No	No	No	No	Yes	Yes
d. Create or contribute runoff that would exceed the capacity of existing or planned storm drain	Less than significant	None	No	No	No	No	No	No	No	No	No	Yes	Yes

CEQA Guidelines Section 15162
Is a Subsequent EIR Needed?

EIR Evaluation Criteria	EIR Significance Conclusion	EIR Mitigation Measures	Do the Proposed Changes Involve a New or Substantial Increase in the Severity of Previously Identified Impacts?		Are There New Circumstances Involving a New or Substantial Increase in the Severity of Previously Identified Impacts?		Is There New Information of Substantial Importance Requiring New Analysis or Verification?	Are Only Minor Technical Changes or Additions Necessary or Did None of the Conditions Described in §15162 Occur? (§15164(a))		Project is within the Scope of General Plan EIR?
			Do the Proposed Changes Involve a New or Substantial Increase in the Severity of Previously Identified Impacts?	Are There New Circumstances Involving a New or Substantial Increase in the Severity of Previously Identified Impacts?	Do the Proposed Changes Involve a New or Substantial Increase in the Severity of Previously Identified Impacts?	Are There New Circumstances Involving a New or Substantial Increase in the Severity of Previously Identified Impacts?				
systems, or that would provide substantial additional sources of polluted runoff?	Less than significant	None	No	No	No	No	No	Yes	Yes	
e. Otherwise substantially degrade water quality?	Less than significant	None	No	No	No	No	No	Yes	Yes	
f. Place housing within a 100-year flood hazard area on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	Less than significant	None	No	No	No	No	No	Yes	Yes	
g. Place development within a 100-year flood hazard area structures which would impede or redirect flood waters?	Less than significant	None	No	No	No	No	No	Yes	Yes	
h. Expose people or structures to a significant risk of loss, injury, or death involving flooding, including flooding as a result of the failure of a levee or dam?	Less than significant	None	No	No	No	No	No	Yes	Yes	
i. Expose people or structures to inundation by seiche, tsunami, or mudflow?	Less than significant	None	No	No	No	No	No	Yes	Yes	

2015 General Plan EIR Hydrology and Flooding/Water Quality Findings

Carlsbad has many surface waters, including the Buena Vista Lagoon, Agua Hedionda Lagoon, Batiqitos Lagoon, and several creeks. The City of Carlsbad recognizes the importance of minimizing water quality degradation and flooding concerns associated with increased development. To this end, the City of Carlsbad employs several measures, including best management practices, to prevent pollutants and hazardous materials from entering municipal stormwater conveyance systems. As storm drains are not connected to sanitary sewer infrastructure, water conveyed to these drains is not treated prior to discharge into creeks, lagoons, and the ocean. Therefore, pollutants must be reduced and/or removed before entering urban conveyance systems. The City's Storm Water Protection Program conducts inspections, monitoring, and education and outreach to the public. Through this program, the City of Carlsbad informs residents and businesses how to prevent pollutants and other hazardous materials from entering storm drains.

The 2015 General Plan EIR determined that impacts to hydrology, flooding, and water quality would be less than significant, including for water quality standards and waste discharge requirements, depletion of ground water, erosion, siltation, and on-site or off-site flooding (Section 3.8, Hydrology and Flooding/Water Quality: 3.8-20 through 3.8-32). It also found that new development under the General Plan would not create runoff beyond existing storm drain system capacities or substantially degrade water quality, and impacts would be less than significant. It further stated that individual development projects would be subject to project-specific development and planning review to conform to zoning, design standards, and other regulations concerning hydrology, flooding, and water quality.

Addendum Analysis

The draft 2021 Housing Element Update identifies sites evaluated previously for potential environmental impacts in the General Plan EIR. The draft 2021 Housing Element Update identifies a range of tentatively reserved sites that could be developed to meet the city's sixth cycle RHNA throughout Carlsbad. Some of these sites may differ from those identified in the 2015 General Plan and could require land use changes that would allow for increased density or other provisions. As discussed in Section 5 *Addendum Methodology*, the City of Carlsbad has several options for sites that could undergo land use changes through Program 1.1 to facilitate development of RHNA housing units during the sixth cycle (2021-2029), but has not formally decided upon those sites.

Government Code Section 65583 (c)(1)(A) states that cities have up to three years from the time a Housing Element is adopted to rezone sites, including adoption of minimum density and development standards. The sites inventory (provided in Appendix B of the draft 2021 Housing Element Update) yields housing units that far exceed the number needed to meet the RHNA requirements, as demonstrated in Table 3. During the implementation of Program 1.1 (to be completed within three years of adoption of the Housing Element), the City of Carlsbad will select sites from the sites inventory that yield enough units to meet RHNA requirements. Once preferred sites are chosen from the sites inventory, the City of Carlsbad would evaluate any proposed land use changes that may be necessary for potential environmental impacts prior to approval. Furthermore, each future development proposal would be subject to further environmental analysis, pursuant to CEQA Guidelines section 15168(c) and as required by state law, to evaluate potential impacts specific to that proposal.

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 1.0 percent chance of occurring in any given year; a 200-year flood a 0.5 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. The sites inventory includes parcels that may be subject to FEMA floodplain regulations, which could increase the cost of development, therefore reducing the likelihood of low or very low income level housing units. Future housing development projects would be assessed for compliance with the FEMA restrictions, where applicable.

Conclusion

The draft 2021 Housing Element Update updates policies, contains analysis of demographics and current state law, and provides for the implementation of programs that will accomplish the goals and objectives of the Housing Element in accordance with California Government Code Section 65583 (c)(1)(A). The housing units proposed under the draft 2021 Housing Element Update to satisfy the City of Carlsbad's RHNA obligation are within the growth envisioned and assessed in the 2015 General Plan EIR and, therefore, the draft 2021 Housing Element Update would not result in new or more severe impacts (direct or indirect) than were analyzed in the 2015 General Plan EIR.

All future development proposals will require project-specific environmental evaluation to determine compliance with state and local regulations and that any potential impacts are less than significant. Potential impacts related to hydrology, flooding, and water quality cannot be assessed in a meaningful way until a project site and development components are known. All development proposals would be subject to adopted development guidelines, including standards that govern hydrology, water quality, and flooding. Any impacts identified with that project would be addressed through the project approval process, including design review, environmental review, and mitigation measures specific to any impacts determined to be potential for that project.

Adoption of the draft 2021 Housing Element Update would not result in impacts (direct or indirect) beyond those addressed or analyzed in the General Plan EIR, nor does the draft 2021 Housing Element Update present new information that shows new or more severe impacts than those described in the General Plan EIR. Therefore, the draft 2021 Housing Element Update is within the scope of the 2015 General Plan EIR and no additional environmental assessment of hydrology, flooding, and water quality is required.

9 Land Use Planning, Housing, and Population

CEQA Guidelines Section 15162 Is a Subsequent EIR Needed?

EIR Evaluation Criteria	EIR Significance Conclusion	EIR Mitigation Measures	Do the Proposed Changes Involve a New or Substantial Increase in the Severity of Previously Identified Impacts?		Are There New Circumstances Involving a New or Substantial Increase in the Severity of Previously Identified Impacts?		Is There New Information of Substantial Importance Requiring New Analysis or Verification?	Are Only Minor Technical Changes or Additions Necessary or Did None of the Conditions Described in §15162 Occur? (§15164(a))		Project is within the Scope of General Plan EIR?
			Yes	No	Yes	No		Yes	No	
Would adoption of the draft 2021 Housing Element Update:										
a. Physically divide an established community?	Beneficial	None	No	No	No	No	No	No	Yes	Yes
b. Conflict with an applicable land use plan, policy, or regulation of an agency with jurisdiction over projects in Carlsbad (including, but not limited to, a general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	Less than significant	None	No	No	No	No	No	No	Yes	Yes
c. Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads and other infrastructure) in excess of the Growth Management Plan?	Less than significant	None	No	No	No	No	No	No	Yes	Yes

**CEQA Guidelines Section 15162
Is a Subsequent EIR Needed?**

EIR Evaluation Criteria	Do the Proposed Changes Involve a New or Substantial Increase in the Severity of Previously Identified Impacts?		Are There New Circumstances Involving a New or Substantial Increase in the Severity of Previously Identified Impacts?		Is There New Information of Substantial Importance Requiring New Analysis or Verification?		Are Only Minor Technical Changes or Additions Necessary or Did None of the Conditions Described in §15162 Occur? (§15164(a))		Project is within the Scope of General Plan EIR?
	EIR Significance Conclusion	EIR Mitigation Measures	EIR Significance Conclusion	EIR Mitigation Measures	Yes	No	Yes	No	
d. Displace substantial number of existing housing or people, necessitating the construction of replacement housing elsewhere?	No impact	None	No	No	No	No	Yes	Yes	Yes

2015 General Plan EIR Land Use Planning, Housing, and Population Findings

The 2015 General Plan EIR determined that impacts to land use, housing, and population would be less than significant as they pertain to conflicts with applicable land use plans (Section 3.9, Land Use Planning, Housing, and Population: 3.9-11 through 3.9-22). It found that General Plan implementation would not physically divide an established community and would, in fact, would beneficially increase connectivity locally and regionally. The General Plan EIR further stated that individual development projects would be subject to project-specific development and planning review, including adherence to standards for land use planning, housing, and population.

The General Plan projected that in horizon year 2035, Carlsbad will have 52,320 units (Section 3.9, Land Use, Housing, and Population: 3.9-13), which allowed for 6,798 new housing units citywide between 2015 and horizon year 2035. As of 2019, Carlsbad had 46,382 housing units built. Therefore, as of early 2021, the city had an available housing unit capacity of 5,938 through horizon year 2035 under the existing General Plan and as analyzed under the 2015 General Plan EIR.

Addendum Analysis

Carlsbad's RHNA for the current planning period, 3,873 units, falls within projected horizon year buildout analyzed in the 2015 General Plan EIR and includes 2,095 very low and low income housing units, 749 moderate housing units, and 1,029 above moderate housing units. The draft 2021 Housing Element Update identifies a range of tentatively reserved sites that could be developed to meet the City's sixth cycle RHNA throughout Carlsbad. Some of these sites may differ from those identified in the 2015 General Plan and could require land use changes that would allow for increased density or other provisions. As discussed in Section 5 *Addendum Methodology*, the City of Carlsbad has several options for sites that could undergo land use changes through Program 1.1 to facilitate development of RHNA housing units during the sixth cycle (2021-2029), but has not formally decided upon those sites.

Government Code Section 65583 (c)(1)(A) states that cities have up to three years from the time a Housing Element is adopted to rezone sites, including adoption of minimum density and development standards. The sites inventory (provided in Appendix B of the draft 2021 Housing Element Update) yields housing units that far exceed the number needed to meet the RHNA requirements, as demonstrated in Table 3. During the implementation of Program 1.1 (to be completed within three years of adoption of the Housing Element), the City of Carlsbad will select sites from the sites inventory that yield enough units to meet RHNA requirements. Once preferred sites are chosen from the sites inventory, the City of Carlsbad would evaluate any proposed land use changes that may be necessary for potential environmental impacts prior to approval. Furthermore, each future development proposal would be subject to further environmental analysis, pursuant to CEQA Guidelines section 15168(c) and as required by state law, to evaluate potential impacts specific to that proposal.

GROWTH MANAGEMENT PLAN

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 ... period." As the voter-initiated 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 of Carlsbad may need to eliminate or modify parts of the Growth Management Plan. To ensure the

Growth Management Plan's consistency with state law, the City has included Program 2.2 in the draft 2021 Housing Element Update which 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, the number of housing units identified in the draft 2021 Housing Element Update to meet the City's RHNA obligation would not exceed the overall citywide dwelling unit cap imposed by the Growth Management Plan (54,599 units). Therefore, the City of Carlsbad will continue to implement the Growth Management Plan to the extent permitted by state law.

Conclusion

The draft 2021 Housing Element Update updates policies, contains analysis of demographics and current state law, and provides for the implementation of programs that will accomplish the goals and objectives of the Housing Element in accordance with California Government Code Section 65583 (c)(1)(A). The housing units proposed under the draft 2021 Housing Element Update to satisfy the City of Carlsbad's RHNA obligation are within the growth envisioned and assessed in the 2015 General Plan EIR and, therefore, the draft 2021 Housing Element Update would not result in new or more severe impacts (direct or indirect) than were analyzed in the 2015 General Plan EIR.

Adoption of the draft 2021 Housing Element Update would not result in impacts (direct or indirect) beyond those addressed or analyzed in the General Plan EIR, nor does the draft 2021 Housing Element Update present new information that shows new or more severe impacts than those described in the General Plan EIR. Therefore, the draft 2021 Housing Element Update is within the scope of the 2015 General Plan EIR and no additional environmental assessment of land use planning, housing, or population is required.

10 Noise

CEQA Guidelines Section 15162 Is a Subsequent EIR Needed?

EIR Evaluation Criteria	EIR Significance Conclusion	EIR Mitigation Measures	Do the Proposed Changes Involve a New or Substantial Increase in the Severity of Previously Identified Impacts?		Are There New Circumstances Involving a New or Substantial Increase in the Severity of Previously Identified Impacts?		Is There New Information of Substantial Importance Requiring New Analysis or Verification?		Are Only Minor Technical Changes or Additions Necessary or Did None of the Conditions Described in §15162 Occur? (§15164(a))		Project is within the Scope of General Plan EIR?
			Do the Proposed Changes Involve a New or Substantial Increase in the Severity of Previously Identified Impacts?	Are There New Circumstances Involving a New or Substantial Increase in the Severity of Previously Identified Impacts?	Is There New Information of Substantial Importance Requiring New Analysis or Verification?	Are Only Minor Technical Changes or Additions Necessary or Did None of the Conditions Described in §15162 Occur? (§15164(a))					
Would adoption of the draft 2021 Housing Element Update:											
a. Expose persons to or generate noise levels in excess of the noise standards established in the proposed General Plan Noise Element?	Less than significant	None	No	No	No	No	No	No	Yes	Yes	Yes
b. Expose persons to or generate excessive groundborne vibration or groundborne noise levels?	Less than significant	None	No	No	No	No	No	No	Yes	Yes	Yes
c. Increase noise levels by 3 dBA in areas that already exceed city standards and that would impact sensitive land uses?	Less than significant	None	No	No	No	No	No	No	Yes	Yes	Yes
d. Result in a substantial permanent, temporary or periodic increase in ambient noise levels above levels existing without the proposed General Plan?	Less than significant	None	No	No	No	No	No	No	Yes	Yes	Yes
e. Result in a project that exposes people residing or working in the project area to excessive noise	Less than significant	None	No	No	No	No	No	No	Yes	Yes	Yes

CEQA Guidelines Section 15162
Is a Subsequent EIR Needed?

EIR Evaluation Criteria	EIR Significance Conclusion	EIR Mitigation Measures	Do the Proposed Changes Involve a New or Substantial Increase in the Severity of Previously Identified Impacts?		Are There New Circumstances Involving a New or Substantial Increase in the Severity of Previously Identified Impacts?		Is There New Information of Substantial Importance Requiring New Analysis or Verification?		Are Only Minor Technical Changes or Additions Necessary or Did None of the Conditions Described in §15162 Occur? (§15164(a))		Project is within the Scope of General Plan EIR?
			Do the Proposed Changes Involve a New or Substantial Increase in the Severity of Previously Identified Impacts?	Are There New Circumstances Involving a New or Substantial Increase in the Severity of Previously Identified Impacts?	Is There New Information of Substantial Importance Requiring New Analysis or Verification?	Are Only Minor Technical Changes or Additions Necessary or Did None of the Conditions Described in §15162 Occur? (§15164(a))					

levels due to the project's location within an airport land use plan area or within two miles of a public airport or public use airport?

2015 General Plan EIR Noise Findings

The 2015 General Plan EIR measured noise conditions at sites throughout Carlsbad and developed noise contours that show noise levels are highest along I-5 and arterial roadways (See Figure 3.10-1 and Figure 3.10-2 of the 2015 General Plan for noise measurement locations and noise contours). The 2015 General Plan EIR determined that temporary impacts to noise from construction would be less than significant (Section 3.10, Noise: 3.10-21 through 3.10-38). The General Plan also establishes policies that would mitigate operational impacts to less than significant. Vibration and increase in noise near sensitive land uses were also found to have less than significant impacts for General Plan implementation. The 2015 General Plan EIR further stated that individual development projects would be subject to project-specific development and planning review, including adherence to standards for noise and vibration reduction.

Addendum Analysis

Carlsbad's RHNA for the current planning period, 3,873 units, falls within projected horizon year buildout analyzed in the 2015 General Plan EIR and includes 2,095 very low and low income housing units, 749 moderate housing units, and 1,029 above moderate housing units. The draft 2021 Housing Element Update identifies a range of tentatively reserved sites that could be developed to meet the city's sixth cycle RHNA throughout Carlsbad. Some of these sites may differ from those identified in the 2015 General Plan and could require land use changes that would allow for increased density or other provisions. As discussed in Section 5 *Addendum Methodology*, the City of Carlsbad has several options for sites that could undergo land use changes through Program 1.1 to facilitate development of RHNA housing units during the sixth cycle (2021-2029), but has not formally decided upon those sites.

Government Code Section 65583 (c)(1)(A) states that cities have up to three years from the time a Housing Element is adopted to rezone sites, including adoption of minimum density and development standards. The sites inventory (provided in Appendix B of the draft 2021 Housing Element Update) yields housing units that far exceed the number needed to meet the RHNA requirements, as demonstrated in Table 3. During the implementation of Program 1.1 (to be completed within three years of adoption of the Housing Element), the City of Carlsbad will select sites from the sites inventory that yield enough units to meet RHNA requirements. Once preferred sites are chosen from the sites inventory, the City of Carlsbad would evaluate any proposed land use changes that may be necessary for potential environmental impacts prior to approval. Furthermore, each future development proposal would be subject to further environmental analysis, pursuant to CEQA Guidelines section 15168(c) and as required by state law, to evaluate potential impacts specific to that proposal.

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.

Residential developments would address noise from local roadways and highways, as well as rail service through the coastal area of the community through implementation of building code regulations. Roadway traffic noise, including Interstate 5 (I-5), is the most extensive noise source in Carlsbad. 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.

For roadway and rail noise, the 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 “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 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 consider existing buildings, walls, and landscaping that can mitigate noise levels at each site, these sites were not excluded for consideration.

Conclusion

The draft 2021 Housing Element Update updates policies, contains analysis of demographics and current state law, and provides for the implementation of programs that will accomplish the goals and objectives of the Housing Element in accordance with California Government Code Section 65583 (c)(1)(A). The housing units proposed under the draft 2021 Housing Element Update to satisfy the City of Carlsbad’s RHNA obligation are within the growth envisioned and assessed in the 2015 General Plan EIR and, therefore, the draft 2021 Housing Element Update would not result in new or more severe impacts (direct or indirect) than were analyzed in the 2015 General Plan EIR.

All future development will require project-specific environmental evaluation to determine that any potential impacts are less than significant. Potential noise-related impacts are location-specific and cannot be assessed in a meaningful way until the project site and development design are known. All development proposals would be subject to adopted development guidelines, including standards that govern noise and vibration levels and exposure. Any impacts identified with that project would be addressed through the project approval process, including design review, environmental review, and mitigation measures specific to any impacts determined to be potential for that project.

Adoption of the draft 2021 Housing Element Update would not result in impacts (direct or indirect) beyond those addressed or analyzed in the General Plan EIR, nor does the draft 2021 Housing Element Update present new information that shows new or more severe impacts than those described in the General Plan EIR. Therefore, the draft 2021 Housing Element Update is within the scope of the 2015 General Plan EIR and no additional environmental assessment of noise is required.

11 Public Facilities and Services

CEQA Guidelines Section 15162 Is a Subsequent EIR Needed?

EIR Evaluation Criteria	EIR Significance Conclusion	EIR Mitigation Measures	Do the Proposed Changes Involve a New or Substantial Increase in the Severity of Previously Identified Impacts?			Are There New Circumstances Involving a New or Substantial Increase in the Severity of Previously Identified Impacts?			Is There New Information of Substantial Importance Requiring New Analysis or Verification?			Are Only Minor Technical Changes or Additions Necessary or Did None of the Conditions Described in §15162 Occur? (§15164(a))	Project is within the Scope of General Plan EIR?
			Do the Proposed Changes Involve a New or Substantial Increase in the Severity of Previously Identified Impacts?	Are There New Circumstances Involving a New or Substantial Increase in the Severity of Previously Identified Impacts?	Is There New Information of Substantial Importance Requiring New Analysis or Verification?	Do the Proposed Changes Involve a New or Substantial Increase in the Severity of Previously Identified Impacts?	Are There New Circumstances Involving a New or Substantial Increase in the Severity of Previously Identified Impacts?	Is There New Information of Substantial Importance Requiring New Analysis or Verification?					
Would adoption of the draft 2021 Housing Element Update:													
a. Increase the use of or require the construction or expansion of neighborhood, community, or regional parks, or other recreational facilities resulting in substantial physical deterioration of a park/facility or other adverse physical effect on the environment?	Less than significant	None	No	No	No	No	No	No	No	No	No	Yes	Yes
b. Result in substantial adverse physical or other environmental impacts associated with the provision of or need for construction of new or physically altered school facilities in order to maintain acceptable service standards?	Less than significant	None	No	No	No	No	No	No	No	No	No	Yes	Yes
c. Result in substantial adverse physical or other environmental impacts associated with the provision of or need for construction of new or physically	Less than significant	None	No	No	No	No	No	No	No	No	No	Yes	Yes

**CEQA Guidelines Section 15162
Is a Subsequent EIR Needed?**

EIR Evaluation Criteria	EIR Significance Conclusion	EIR Mitigation Measures	Do the Proposed Changes Involve a New or Substantial Increase in the Severity of Previously Identified Impacts?		Are There New Circumstances Involving a New or Substantial Increase in the Severity of Previously Identified Impacts?		Is There New Information of Substantial Importance Requiring New Analysis or Verification?	Are Only Minor Technical Changes or Additions Necessary or Did None of the Conditions Described in §15162 Occur? (§15164(a))		Project is within the Scope of General Plan EIR?
			Do the Proposed Changes Involve a New or Substantial Increase in the Severity of Previously Identified Impacts?	Are There New Circumstances Involving a New or Substantial Increase in the Severity of Previously Identified Impacts?	Is There New Information of Substantial Importance Requiring New Analysis or Verification?	Are Only Minor Technical Changes or Additions Necessary or Did None of the Conditions Described in §15162 Occur? (§15164(a))				

altered library facilities in order to maintain acceptable service standards?

d. Result in substantial adverse physical or other environmental impacts associated with the provision of or need for construction of new or physically altered police and fire facilities in order to maintain acceptable service standards?	Less than significant	None	No	No	No	No	No	Yes	Yes
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e. Result in substantial adverse physical or other environmental impacts associated with the provision of or need for construction of new or physically altered City administrative facilities in order to maintain acceptable service standards.	Less than significant	None	No	No	No	No	No	Yes	Yes
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2015 General Plan EIR Public Facilities and Services Findings

All developments must comply with General Plan requirements, and the City of Carlsbad requires general services and park impact fees for residential development to help pay for emergency response services, library, recreation facilities, including parks, and other public services in Carlsbad. The City has incorporated General Plan policies and implementation programs for minimizing future circulation impacts. The 2015 General Plan EIR determined that impacts to public facilities and services were less than significant and General Plan implementation would not cause substantial environmental effects to police, fire, library, or public facilities and services (Section 3.11, Public Facilities and Services: 3.11-21 through 3.11-36).

Addendum Analysis

Carlsbad's RHNA for the current planning period, 3,873 units, falls within projected horizon year buildout analyzed in the 2015 General Plan EIR and includes 2,095 very low and low income housing units, 749 moderate housing units, and 1,029 above moderate housing units. The draft 2021 Housing Element Update identifies a range of tentatively reserved sites that could be developed to meet the city's sixth cycle RHNA throughout Carlsbad. Some of these sites may differ from those identified in the 2015 General Plan and could require land use changes that would allow for increased density or other provisions. As discussed in Section 5 *Addendum Methodology*, the City of Carlsbad has several options for sites that could undergo land use changes through Program 1.1 to facilitate development of RHNA housing units during the sixth cycle (2021-2029), but has not formally decided upon those sites.

The General Plan projected that in horizon year 2035, Carlsbad will have 52,320 units (Section 3.9, Land Use, Housing, and Population: 3.9-13), which allowed for 6,798 new housing units citywide between 2015 and horizon year 2035. As of 2019, Carlsbad had 46,382 housing units built. Therefore, as of early 2021, the city had an available housing unit capacity of 5,938 through horizon year 2035 under the existing General Plan and as analyzed under the 2015 General Plan EIR.

The 2015 General Plan EIR cited the Growth Management Plan as requiring adequate public facilities be provided concurrent with new growth. To ensure this, the Growth Management Plan identifies performance standards for 11 public facilities: city administration, library, wastewater treatment, parks, drainage, circulation, fire, open space, schools, sewer collection, and water distribution. The facility performance standards were based on the city's residential dwelling unit capacity (existing and future units), which is estimated to be 54,599 dwelling units and greater than the projected growth of the city at horizon year 2035. Therefore, the impacts related to growth evaluated under the 2015 General Plan EIR apply to the projections in the draft 2021 Housing Element Update. As stated above, the General Plan EIR determined that impacts to public facilities and services would be less than significant, including for emergency services, libraries, schools, parks, and City of Carlsbad facilities. The same General Plan policies governing public services remain in effect for the updated Housing Element.

Government Code Section 65583 (c)(1)(A) states that cities have up to three years from the time a Housing Element is adopted to rezone sites, including adoption of minimum density and development standards. The sites inventory (provided in Appendix B of the draft 2021 Housing Element Update) yields housing units that far exceed the number needed to meet the RHNA requirements, as demonstrated in Table 3. During the implementation of Program 1.1 (to be completed within three years of adoption of the Housing Element), the City of Carlsbad will select sites from the sites inventory that yield enough units to meet RHNA requirements. Once preferred sites are chosen from

the sites inventory, the City of Carlsbad would evaluate any proposed land use changes that may be necessary for potential environmental impacts prior to approval. Furthermore, each future development proposal would be subject to further environmental analysis, pursuant to CEQA Guidelines section 15168(c) and as required by state law, to evaluate potential impacts specific to that proposal.

Conclusion

The draft 2021 Housing Element Update updates policies, contains analysis of demographics and current state law, and provides for the implementation of programs that will accomplish the goals and objectives of the Housing Element in accordance with California Government Code Section 65583 (c)(1)(A). The housing units proposed under the draft 2021 Housing Element Update to satisfy the City of Carlsbad's RHNA obligation are within the growth envisioned and assessed in the 2015 General Plan EIR and, therefore, the draft 2021 Housing Element Update would not result in new or more severe impacts (direct or indirect) than were analyzed in the 2015 General Plan EIR.

Future development will require project-specific environmental evaluation to determine compliance with city regulations and that any potential impacts are less than significant. Potential impacts related to public facilities and services cannot be assessed in a meaningful way until a project site and development components are known. Any impacts identified for an individual project would be addressed through the project approval process, including design review, environmental review, and mitigation measures specific to any impacts determined to be potential for that project.

Adoption of the draft 2021 Housing Element Update would not result in impacts (direct or indirect) beyond those addressed or analyzed in the General Plan EIR, nor does the draft 2021 Housing Element Update present new information that shows new or more severe impacts than those described in the General Plan EIR. Therefore, the draft Housing Element Update is within the scope of the 2015 General Plan EIR and no additional environmental assessment of public facilities and services is required.

12 Public Utilities and Infrastructure

CEQA Guidelines Section 15162 Is a Subsequent EIR Needed?

EIR Evaluation Criteria	EIR Significance Conclusion	EIR Mitigation Measures	Do the Proposed Changes Involve a New or Substantial Increase in the Severity of Previously Identified Impacts?		Are There New Circumstances Involving a New or Substantial Increase in the Severity of Previously Identified Impacts?		Is There New Information of Substantial Importance Requiring New Analysis or Verification?		Are Only Minor Technical Changes or Additions Necessary or Did None of the Conditions Described in §15162 Occur? (§15164(a))		Project is within the Scope of General Plan EIR?
			Do the Proposed Changes Involve a New or Substantial Increase in the Severity of Previously Identified Impacts?	Are There New Circumstances Involving a New or Substantial Increase in the Severity of Previously Identified Impacts?	Is There New Information of Substantial Importance Requiring New Analysis or Verification?	Are Only Minor Technical Changes or Additions Necessary or Did None of the Conditions Described in §15162 Occur? (§15164(a))					

Would adoption of the draft 2021 Housing Element Update:

a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	Less than significant	None	No	No	No	No	No	Yes	Yes	Yes
b. Require or result in the construction of new water or wastewater treatment facilities or the expansion of existing facilities, the construction of which could cause significant environmental effects?	Less than significant	None	No	No	No	No	No	Yes	Yes	Yes
c. Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	Less than significant	None	No	No	No	No	No	Yes	Yes	Yes
d. Have insufficient water supplies available to serve the project from existing entitlements and	Less than significant	None	No	No	No	No	No	Yes	Yes	Yes

**CEQA Guidelines Section 15162
Is a Subsequent EIR Needed?**

EIR Evaluation Criteria	EIR Significance Conclusion	EIR Mitigation Measures	Do the Proposed Changes Involve a New or Substantial Increase in the Severity of Previously Identified Impacts?		Are There New Circumstances Involving a New or Substantial Increase in the Severity of Previously Identified Impacts?		Is There New Information of Substantial Importance Requiring New Analysis or Verification?	Are Only Minor Technical Changes or Additions Necessary or Did None of the Conditions Described in §15162 Occur? (§15164(a))		Project is within the Scope of General Plan EIR?
			Do the Proposed Changes Involve a New or Substantial Increase in the Severity of Previously Identified Impacts?	Are There New Circumstances Involving a New or Substantial Increase in the Severity of Previously Identified Impacts?	Is There New Information of Substantial Importance Requiring New Analysis or Verification?	Are Only Minor Technical Changes or Additions Necessary or Did None of the Conditions Described in §15162 Occur? (§15164(a))				

resources, or require new or expanded entitlements?

e. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has inadequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

f. Be served by a landfill with insufficient permitted capacity to accommodate the project's solid waste disposal needs?

g. Violate federal, state, or local statutes and regulations related to solid waste?

Less than significant	None	No	No	No	No	Yes	Yes	Yes	Yes
Less than significant	None	No	No	No	No	No	Yes	Yes	Yes
Less than significant	None	No	No	No	No	No	Yes	Yes	Yes

2015 General Plan EIR Public Utilities and Infrastructure

All developments must comply with City of Carlsbad General Plan requirements, including development service impact fees for residential development that help pay for storm water, utilities, and other public infrastructure improvement projects. The General Plan incorporates policies and implementation programs for minimizing future utilities and service system impacts. The 2015 General Plan EIR determined that impacts to public facilities and services were less than significant and General Plan implementation would not cause substantial environmental effects to police, fire, library, or public facilities and services (Section 3.12, Public Utilities and Infrastructure: 3.12-27 through 3.12-45).

Addendum Analysis

Carlsbad's RHNA for the current planning period, 3,873 units, falls within projected horizon year buildout analyzed in the 2015 General Plan EIR and includes 2,095 very low and low income housing units, 749 moderate housing units, and 1,029 above moderate housing units. The draft 2021 Housing Element Update identifies a range of tentatively reserved sites that could be developed to meet the city's sixth cycle RHNA throughout Carlsbad. Some of these sites may differ from those identified in the 2015 General Plan and could require land use changes that would allow for increased density or other provisions. As discussed in Section 5 *Addendum Methodology*, the City of Carlsbad has several options for sites that could undergo land use changes through Program 1.1 to facilitate development of RHNA housing units during the sixth cycle (2021-2029), but has not formally decided upon those sites.

Government Code Section 65583 (c)(1)(A) states that cities have up to three years from the time a Housing Element is adopted to rezone sites, including adoption of minimum density and development standards. The sites inventory (provided in Appendix B of the draft 2021 Housing Element Update) yields housing units that far exceed the number needed to meet the RHNA requirements, as demonstrated in Table 3. During the implementation of Program 1.1 (to be completed within three years of adoption of the Housing Element), the City of Carlsbad will select sites from the sites inventory that yield enough units to meet RHNA requirements. Once preferred sites are chosen from the sites inventory, the City of Carlsbad would evaluate any proposed land use changes that may be necessary for potential environmental impacts prior to approval. Furthermore, each future development proposal would be subject to further environmental analysis, pursuant to CEQA Guidelines section 15168(c) and as required by state law, to evaluate potential impacts specific to that proposal.

The Carlsbad Municipal Water District (CMWD) serves approximately 83 percent of the city with water and sewer service. According to the 2015 Carlsbad Urban Water Management Plan (UWMP), CMWD's water supply reliability analysis shows that with implementation of additional planned supplies (such as groundwater) and conservation measures, supplies will meet demands under all hydraulic scenarios. The southeastern portions of Carlsbad are not served by CMWD, including the community of 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).

The 2015 UWMP states that water supply is adequate for an assumed projected growth of up to a maximum 54,599 housing units (as assumed under the Growth Management Plan and greater than projected under the General Plan). Although it is difficult to assess projected water demand that would result from 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 of Carlsbad 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 Carlsbad. 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.

The Claude "Bud" Lewis Carlsbad Desalination Plant also provides a portion of the potable water needs of the 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 eight percent of the long-term projected water demand.

In terms of sewer capacity, the 2019 Carlsbad SSMP Update 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.

Transmission corridors are 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 and these easement areas have been discounted as suitable for residential development. Sites were only included where necessary infrastructure is currently available or planned.

The General Plan projected that in horizon year 2035, Carlsbad will have 52,320 units (Section 3.9, Land Use, Housing, and Population: 3.9-13). The General Plan assumed an additional 6,798 new housing units citywide between 2015 and horizon year 2035. As of 2019, Carlsbad had 46,382 housing units. Therefore, as of early 2021, the city had an available housing unit capacity of 5,938 through horizon year 2035 under the existing General Plan and as analyzed in General Plan EIR. Impacts related to growth evaluated under the 2015 General Plan EIR apply to the projections presented in the draft 2021 Housing Element Update. As stated above, the General Plan EIR determined that impacts to utilities and service systems would be less than significant, including for water, wastewater, utility transmission, and solid waste disposal. The same General Plan policies governing public utilities and infrastructure remain in effect for the updated Housing Element.

Conclusion

The draft 2021 Housing Element Update updates policies, contains analysis of demographics and current state law, and provides for the implementation of programs that will accomplish the goals and objectives of the Housing Element in accordance with California Government Code Section 65583 (c)(1)(A). The housing units proposed under the draft 2021 Housing Element Update to satisfy the City of Carlsbad's RHNA obligation are within the growth envisioned and assessed in the 2015 General Plan EIR and, therefore, the draft 2021 Housing Element Update would not result in new or more severe impacts (direct or indirect) than were analyzed in the 2015 General Plan EIR.

Future development will require project-specific environmental evaluation to determine compliance with city regulations and that any potential impacts are less than significant. Potential impacts related to public utilities and infrastructure cannot be assessed in a meaningful way until a project site and development components are known. Any impacts identified for an individual project would be addressed through the project approval process, including design review, environmental review, and mitigation measures specific to any impacts determined to be potential for that project.

Adoption of the draft 2021 Housing Element Update would not result in impacts (direct or indirect) beyond those addressed or analyzed in the General Plan EIR, nor does the draft 2021 Housing Element Update present new information that shows new or more severe impacts than those described in the General Plan EIR. Therefore, the draft 2021 Housing Element Update is within the scope of the 2015 General Plan EIR and no additional environmental assessment of public utilities and infrastructure is required.

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13 Transportation

CEQA Guidelines Section 15162 Is a Subsequent EIR Needed?

EIR Evaluation Criteria	EIR Significance Conclusion	EIR Mitigation Measures	Do the Proposed Changes Involve a New or Substantial Increase in the Severity of Previously Identified Impacts?		Are There New Circumstances Involving a New or Substantial Increase in the Severity of Previously Identified Impacts?		Is There New Information of Substantial Importance Requiring New Analysis or Verification?		Are Only Minor Technical Changes or Additions Necessary or Did None of the Conditions Described in §15162 Occur? (§15164(a))		Project is within the Scope of General Plan EIR?
			Do the Proposed Changes Involve a New or Substantial Increase in the Severity of Previously Identified Impacts?	Are There New Circumstances Involving a New or Substantial Increase in the Severity of Previously Identified Impacts?	Is There New Information of Substantial Importance Requiring New Analysis or Verification?	Are Only Minor Technical Changes or Additions Necessary or Did None of the Conditions Described in §15162 Occur? (§15164(a))					
<p>Would adoption of the draft 2021 Housing Element Update:</p> <ul style="list-style-type: none"> a. Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit as defined below: <ul style="list-style-type: none"> ▪ Degradation of level of service to below a LOS D for a prioritized travel mode at a facility that is not exempt from the LOS D standard? ▪ Adds prioritized travel mode usage to a facility that is not exempt from the LOS D standard 	Significant and unavoidable	None	No	No	No	No	No	Yes	Yes	Yes	

**CEQA Guidelines Section 15162
Is a Subsequent EIR Needed?**

EIR Evaluation Criteria	EIR Significance Conclusion	EIR Mitigation Measures	Do the Proposed Changes Involve a New or Substantial Increase in the Severity of Previously Identified Impacts?		Are There New Circumstances Involving a New or Substantial Increase in the Severity of Previously Identified Impacts?		Is There New Information of Substantial Importance Requiring New Analysis or Verification?	Are Only Minor Technical Changes or Additions Necessary or Did None of the Conditions Described in §15162 Occur? (§15164(a))		Project is within the Scope of General Plan EIR?
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and is operating at a level of service below LOS D?										
<ul style="list-style-type: none"> ▪ Degrades operations of Caltrans' facilities below LOS C or adds traffic to facilities already operating at an unacceptable level? 	Less than significant	None	No	No	No	No	No	Yes	Yes	Yes
<ul style="list-style-type: none"> b. Conflict with an applicable congestion management program (CMP) including, but not limited to, level of service standards and travel demand measures, or standards established by the county congestion management agency for designated roads or highways? 	Not discussed	None	No	No	No	No	No	Yes	Yes	Yes
<ul style="list-style-type: none"> c. Result in a change in air traffic patterns including either an increase in traffic levels or a change in location that results in substantial safety risks? 	Less than significant	None	No	No	No	No	No	Yes	Yes	Yes
<ul style="list-style-type: none"> d. Result in a change in air traffic patterns including either an increase in traffic levels or a 	Less than significant	None	No	No	No	No	No	Yes	Yes	Yes

**CEQA Guidelines Section 15162
Is a Subsequent EIR Needed?**

EIR Evaluation Criteria	EIR Significance Conclusion	EIR Mitigation Measures	Do the Proposed Changes Involve a New or Substantial Increase in the Severity of Previously Identified Impacts?		Are There New Circumstances Involving a New or Substantial Increase in the Severity of Previously Identified Impacts?		Is There New Information of Substantial Importance Requiring New Analysis or Verification?		Are Only Minor Technical Changes or Additions Necessary or Did None of the Conditions Described in §15162 Occur? (§15164(a))		Project is within the Scope of General Plan EIR?
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change in location that results in substantial safety risks?

e. Result in inadequate emergency access?	Less than significant	None	No	No	No	No	No	No	Yes	Yes
f. Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	Less than significant	None	No	No	No	No	No	No	Yes	Yes

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2015 General Plan EIR Transportation Findings

The 2015 General Plan EIR analyzed transportation impacts based on potential degradation of level of service for all modes of transportation. Under this analysis, impacts were found to be significant and unavoidable, as increased population would result in increased traffic volumes (Section 3.13, Transportation: 3.13-24 through 3.13-37). The City of Carlsbad incorporated policies and implementation programs into the 2015 General Plan that would minimize circulation impacts. These included transportation demand strategies, increased connectivity for mass transit and shared commuter options, and other citywide facility improvements that would update level of service circulation standards that reflect a balanced, multimodal approach. Policies also include provisions to increase pedestrian and bicycle infrastructure, with emphasis on safe access to schools, parks, shopping, and other public amenities and coordination with regional transportation agencies and transit providers to improve degree and quality of accessibility. All developments also must comply with General Plan requirements, and the City of Carlsbad requires traffic impact fees for residential development to help pay for roadway improvements and construction projects.

The 2015 General Plan EIR determined that other transportation impacts would be less than significant, including air traffic safety risks, hazardous roadway design features, and emergency access.

Addendum Analysis

Carlsbad's RHNA for the current planning period, 3,873 units, falls within projected horizon year buildout analyzed in the 2015 General Plan EIR and includes 2,095 very low and low income housing units, 749 moderate housing units, and 1,029 above moderate housing units. The draft 2021 Housing Element Update identifies a range of tentatively reserved sites that could be developed to meet the city's sixth cycle RHNA throughout Carlsbad. Some of these sites may differ from those identified in the 2015 General Plan and could require land use changes that would allow for increased density or other provisions. As discussed in Section 5 *Addendum Methodology*, the City of Carlsbad has several options for sites that could undergo land use changes through Program 1.1 to facilitate development of RHNA housing units during the sixth cycle (2021-2029), but has not formally decided upon those sites.

Government Code Section 65583 (c)(1)(A) states that cities have up to three years from the time a Housing Element is adopted to rezone sites, including adoption of minimum density and development standards. The sites inventory (provided in Appendix B of the draft 2021 Housing Element Update) yields housing units that far exceed the number needed to meet the RHNA requirements, as demonstrated in Table 3. During the implementation of Program 1.1 (to be completed within three years of adoption of the Housing Element), the City of Carlsbad will select sites from the sites inventory that yield enough units to meet RHNA requirements. Once preferred sites are chosen from the sites inventory, the City of Carlsbad would evaluate any proposed land use changes that may be necessary for potential environmental impacts prior to approval. Furthermore, each future development proposal would be subject to further environmental analysis, pursuant to CEQA Guidelines section 15168(c) and as required by state law, to evaluate potential impacts specific to that proposal.

Under updated state requirements, transportation analyses are conducted using vehicle miles travelled (VMT), whereby estimates are derived based on location and the amount and distance of vehicle travel attributable to a project, including induced automobile travel. Significance criteria used to determine VMT impact include questions as to whether the project would cause substantial

addition VMT, or substantially induce additional automobile travel by increasing physical roadway capacity in congested areas (e.g., by adding new mixed flow travel lanes) or by adding new roadways to the network.

The 2021 Housing Element Update would facilitate development of 3,873 housing units to meet the City of Carlsbad's RHNA for the current planning period. The required housing units are within projected horizon year buildout analyzed under the 2015 General Plan EIR. Each future development project would undergo transportation analysis that evaluates VMT under the updated criteria as part of the project-specific environmental analysis required for new development in Carlsbad. Furthermore, as the Mobility Element in the General Plan encourages increased multi-modal travel, the policies and programs provided therein would continue to work toward decreasing VMT. These policies would continue to apply to projects implemented under the draft 2021 Housing Element Update. Therefore, potential transportation impacts associated with implementation of the updated Housing Element are within the scope of impacts analyzed in the 2015 General Plan EIR.

Conclusion

The draft 2021 Housing Element Update updates policies, contains analysis of demographics and current state law, and provides for the implementation of programs that will accomplish the goals and objectives of the Housing Element in accordance with California Government Code Section 65583 (c)(1)(A). The housing units proposed under the draft 2021 Housing Element Update to satisfy the City of Carlsbad's RHNA obligation are within the growth envisioned and assessed in the 2015 General Plan EIR and, therefore, the draft 2021 Housing Element Update would not result in new or more severe impacts (direct or indirect) than were analyzed in the 2015 General Plan EIR.

Future development proposals under the 2021 Housing Element Update will require project-specific environmental evaluation to determine the significance of potential impacts. Potential impacts related to transportation cannot be assessed in a meaningful way until a project site and development components are known. Any impacts identified for an individual project would be addressed through the project approval process, including design review, environmental review, and mitigation measures specific to any impacts determined to be potential for that project.

Adoption of the draft 2021 Housing Element Update would not result in impacts (direct or indirect) beyond those addressed or analyzed in the General Plan EIR, nor does the draft 2021 Housing Element Update present new information that shows new or more severe impacts than those described in the General Plan EIR. Therefore, the draft 2021 Housing Element Update is within the scope of the 2015 General Plan EIR and no additional environmental assessment of transportation impacts is required.

14 Agricultural Resources

CEQA Guidelines Section 15162 Is a Subsequent EIR Needed?

EIR Evaluation Criteria	EIR Significance Conclusion	EIR Mitigation Measures	Do the Proposed Changes Involve a New or Substantial Increase in the Severity of Previously Identified Impacts?			Are There New Circumstances Involving a New or Substantial Increase in the Severity of Previously Identified Impacts?			Is There New Information of Substantial Importance Requiring New Analysis or Verification?			Are Only Minor Technical Changes or Additions Necessary or Did None of the Conditions Described in §15162 Occur? (§15164(a))		
			Do the Proposed Changes Involve a New or Substantial Increase in the Severity of Previously Identified Impacts?	Are There New Circumstances Involving a New or Substantial Increase in the Severity of Previously Identified Impacts?	Is There New Information of Substantial Importance Requiring New Analysis or Verification?	Are Only Minor Technical Changes or Additions Necessary or Did None of the Conditions Described in §15162 Occur? (§15164(a))	Do the Proposed Changes Involve a New or Substantial Increase in the Severity of Previously Identified Impacts?	Are There New Circumstances Involving a New or Substantial Increase in the Severity of Previously Identified Impacts?	Is There New Information of Substantial Importance Requiring New Analysis or Verification?	Are Only Minor Technical Changes or Additions Necessary or Did None of the Conditions Described in §15162 Occur? (§15164(a))	Do the Proposed Changes Involve a New or Substantial Increase in the Severity of Previously Identified Impacts?	Are There New Circumstances Involving a New or Substantial Increase in the Severity of Previously Identified Impacts?	Is There New Information of Substantial Importance Requiring New Analysis or Verification?	Are Only Minor Technical Changes or Additions Necessary or Did None of the Conditions Described in §15162 Occur? (§15164(a))
Would adoption of the draft 2021 Housing Element Update:														
a. Convert Prime Farmland, Unique Farmland, or Farmland of statewide Importance, as shown on maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	Less Than Significant	None	No	No	No	No	No	No	Yes	Yes	Yes	Yes	Yes	
b. Conflict with an existing Williamson Act contract?	No impact	None	No	No	No	No	No	No	Yes	Yes	Yes	Yes	Yes	
c. Result in changes in the existing environment that, due to their location or nature, could result in conversion of Farmland to non-agricultural use?	Less than significant	None	No	No	No	No	No	No	Yes	Yes	Yes	Yes	Yes	

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2015 General Plan EIR Agricultural Resources Findings

The 2015 General Plan EIR notes that about four percent of lands in Carlsbad are under agricultural use, and while a small percentage, the City of Carlsbad seeks to preserve agricultural lands from conversion to urban uses within the coastal zone (Section 3.14, Agriculture: 3.14-9 through 3.14-11). The City of Carlsbad has incorporated General Plan policies and implementation programs for minimizing impacts to agricultural land conversion. All developments must comply with City of Carlsbad General Plan requirements, and the City requires development service impact fees for residential development on agricultural lands within the coastal zone. These fees would then be used to purchase and improve other agricultural lands.

Addendum Analysis

Carlsbad's RHNA for the current planning period, 3,873 units, falls within projected horizon year buildout analyzed in the 2015 General Plan EIR and includes 2,095 very low and low income housing units, 749 moderate housing units, and 1,029 above moderate housing units. The draft 2021 Housing Element Update identifies a range of tentatively reserved sites that could be developed to meet the city's sixth cycle RHNA throughout Carlsbad. Some of these sites may differ from those identified in the 2015 General Plan and could require land use changes that would allow for increased density or other provisions. As discussed in Section 5 *Addendum Methodology*, the City of Carlsbad has several options for sites that could undergo land use changes through Program 1.1 to facilitate development of RHNA housing units during the sixth cycle (2021-2029), but has not formally decided upon those sites.

Government Code Section 65583 (c)(1)(A) states that cities have up to three years from the time a Housing Element is adopted to rezone sites, including adoption of minimum density and development standards. The sites inventory (provided in Appendix B of the draft 2021 Housing Element Update) yields housing units that far exceed the number needed to meet the RHNA requirements, as demonstrated in Table 3. During the implementation of Program 1.1 (to be completed within three years of adoption of the Housing Element), the City of Carlsbad will select sites from the sites inventory that yield enough units to meet RHNA requirements. Once preferred sites are chosen from the sites inventory, the City of Carlsbad would evaluate any proposed land use changes that may be necessary for potential environmental impacts prior to approval. Furthermore, each future development proposal would be subject to further environmental analysis, pursuant to CEQA Guidelines section 15168(c) and as required by state law, to evaluate potential impacts specific to that proposal.

The 2015 General Plan found that impacts to agricultural lands would be less than significant, including to Prime Farmlands and Farmlands of statewide Importance. None of the tentatively reserved sites in the inventory (Appendix B) are located on agricultural lands. There would also be no impacts to Williamson Act contracts, as there are none in place in Carlsbad. The General Plan goals and policies support continued farming in the area and restrict uses that would interfere with farming and open space uses in certain corridors. These would remain in practice with implementation of the draft 2021 Housing Element Update and would guide selection of sites for projects that would be implemented under this element.

Conclusion

The draft 2021 Housing Element Update updates policies, contains analysis of demographics and current state law, and provides for the implementation of programs that will accomplish the goals

and objectives of the Housing Element in accordance with California Government Code Section 65583 (c)(1)(A). The housing units proposed under the draft 2021 Housing Element Update to satisfy the City of Carlsbad's RHNA obligation are within the growth envisioned and assessed in the 2015 General Plan EIR and, therefore, the draft 2021 Housing Element Update would not result in new or more severe impacts (direct or indirect) than were analyzed in the 2015 General Plan EIR.

Future development proposals under the 2021 Housing Element Update will require project-specific environmental evaluation to determine the significance of potential impacts. Potential impacts related to agricultural resources cannot be assessed in a meaningful way until a project site and development components are known. Any impacts identified for an individual project would be addressed through the project approval process, including design review, environmental review, and mitigation measures specific to any potential impacts determined to be significant for that project.

Adoption of the draft 2021 Housing Element Update would not result in impacts (direct or indirect) beyond those addressed or analyzed in the General Plan EIR, nor does the draft 2021 Housing Element Update present new information that shows new or more impacts than those described in the General Plan EIR. Therefore, the draft 2021 Housing Element Update is within the scope of the 2015 General Plan EIR and no additional environmental assessment of agricultural resources is required.

15 Impacts Not Potentially Significant: Mineral Resources

CEQA Guidelines Section 15162 Is a Subsequent EIR Needed?

EIR Evaluation Criteria	EIR Significance Conclusion	EIR Mitigation Measures	Is a Subsequent EIR Needed?			Are Only Minor Technical Changes or Additions Necessary or Did None of the Conditions Described in §15162 Occur? (§15164(a))	Project is within the Scope of General Plan EIR?
			Do the Proposed Changes Involve a New or Substantial Increase in the Severity of Previously Identified Impacts?	Are There New Circumstances Involving a New or Substantial Increase in the Severity of Previously Identified Impacts?	Is There New Information of Substantial Importance Requiring New Analysis or Verification?		
Would adoption of the draft 2021 Housing Element Update:							
d. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	No Impact	None	No	No	No	Yes	Yes
e. Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?	No Impact	None	No	No	No	Yes	Yes

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2015 General Plan EIR Mineral Resources Findings

The General Plan EIR determined that no mineral resources of economic value to the region and the residents of the state exist in Carlsbad (Section 3.15, Impacts Not Potentially Significant: 3.15-1). Carlsbad has not been delineated by the California Geologic Survey as a locally important mineral recovery site.

Addendum Analysis

While historic quarry sites exist in Carlsbad, operations at these sites were terminated in the mid-1990s as the resources were determined to be fully realized after decades of mining operations. No mineral resources of economic value to the region and the residents of California were identified under the 2015 General Plan and this would continue to be the case going forward. No goals or polices were deemed necessary as there are no resources to address.

Conclusions

The draft 2021 Housing Element Update updates policies, contains analysis of demographics and current state law, and provides for the implementation of programs that will accomplish the goals and objectives of the Housing Element in accordance with California Government Code Section 65583 (c)(1)(A). The housing units proposed under the draft 2021 Housing Element Update to satisfy the City of Carlsbad's RHNA obligation are within the growth envisioned and assessed in the 2015 General Plan EIR and, therefore, the draft 2021 Housing Element Update would not result in new or more severe impacts (direct or indirect) on known mineral resources than were analyzed in the 2015 General Plan EIR.

Adoption of the draft 2021 Housing Element Update would not result in impacts (direct or indirect) beyond those addressed or analyzed in the General Plan EIR, nor does the draft 2021 Housing Element Update present new information that shows new or more severe impacts than those described in the General Plan EIR. Therefore, the draft 2021 Housing Element Update is within the scope of the 2015 General Plan EIR and no additional environmental assessment of mineral resources is required.

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7 Summary of Findings

This analysis was performed pursuant to CEQA Guidelines Sections 15162 and 15164 and is intended to determine if additional environmental review is required or if the changes proposed by the Project are within the scope of the previously certified 2015 General Plan EIR. This analysis determined that the 2015 General Plan EIR is of continuing informational value, the proposed changes in the 2021 Housing Element Update are within the scope of that previously certified EIR, and none of the conditions requiring the preparation of subsequent or supplemental environmental review under CEQA Guidelines section 15162 exists. Therefore, the City of Carlsbad, as lead agency, has determined that this Addendum to the EIR is sufficient to meet the requirements of CEQA and no additional environmental review is required. Pursuant to CEQA Guidelines section 15164, this Addendum does not need to be circulated for public review and can be included in or attached to the final EIR. The decision making-body shall consider the Addendum with the final EIR prior to deciding upon the Project.

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2021-2029 Housing Element

HCD Draft (Revision 2) - March 18, 2021



April 6, 2021

Item #6

Please see the next page.

Reader’s Guide

As the Carlsbad Housing Element has been developed, it has gone through a number of revisions to respond to comments from the public, Housing Element Advisory Committee (HEAC), Housing Commission (HC), Planning Commission, and City Council. Documents that have been made available for public review and comment are as follows:

- HEAC Draft..... November 2020
- HEAC Revised DraftDecember 2020
- HCD Draft.....December 2020
- HCD Draft (Revised)February 2021
- HCD Draft (Revision 2)..... March 2021

The 2021-2029 Housing Element, HCD Draft (Revised), was updated in February 2021 to respond to preliminary comments from the California Department of Housing and Community Development (HCD) review of the December 2020 HCD Review Draft Housing Element. The review was done by HCD to evaluate compliance with State housing law. Changes made to this version are shown using a yellow highlighting (highlighting) to illustrate changes made between the original HCD Review Draft from December 2020 and the HCD Review Draft (Revised) from February 2021.

The 2021-2029 Housing Element, HCD Draft (Revision 2), was updated in March 2021 to respond to follow-up comments from HCD based on their review of the February 2021 HCD Draft (Revised) Housing Element. Changes made to this version are shown using a green highlighting (highlighting) to illustrate the additional changes made between the original HCD Review Draft from December 2020 and the HCD Review Draft (Revision 2) from March 2021. The changes from the first HCD review (yellow highlights) are also shown in this version.

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10.1 Introduction

Abbreviations and acronyms used in this section:

AB	State Assembly Bill
ACS	American Community Survey
ADU	Accessory dwelling unit
AMI	Area Median Income
APN	Assessor’s Parcel Number
CHAS	Comprehensive Housing Affordability Strategy
du/ac	Dwelling Units per Acre
HCD	California Department of Housing and Community Development
HEAC	Housing Element Advisory Committee
HUD	Federal Department of Housing and Urban Development
RHNA	Regional Housing Needs Allocation
SANDAG	San Diego Association of Governments
SB	State Senate Bill

10.1.1 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.”

10.1.2 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.

10.1.3 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) and 65580-*et seq.* 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), Assembly Bill 168 (2020) and Assembly Bill 831 (2020)

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 (or greater percentage required under Carlsbad Municipal Code Chapter 21.85 Inclusionary Housing) 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. AB 168 added a requirement to provide a formal notice to each California Native American tribe that is affiliated with the area of

the proposed project. 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 (ADU): 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), Assembly Bill 671 (2019), Assembly Bill 3182 (2020)

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 limits on 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. AB 671 requires the Housing Element to include plans to incentivize and encourage affordable ADU rentals. AB 3182 prohibits homeowner's associations from imposing rental restrictions on ADUs.

Density Bonus: Assembly Bill 1763 (2019) and Assembly Bill 2345 (2020)

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. AB 2345 created additional density bonus incentives for affordable housing units provided in a housing development project. It also requires that the annual report include information regarding density bonuses that were granted.

Housing Crisis Act of 2019: Senate Bill 330 (2019)

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.

The city currently maintains the codes, plans, and fee structures as required under AB 1483 online. These resources are updated as changes are made.

Village and Barrio Master Plan:

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

Codes, standards and policies:

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

Zoning in particular:

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

E-zoning:

<https://carlsbad.maps.arcgis.com/apps/webappviewer/index.html?id=0de9b47631654fa490dd1abb829dac45>

Development fee schedule:

<https://cityadmin.carlsbadca.gov/civicax/filebank/blobdload.aspx?BlobID=45365>.

Applications:

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

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 Assembly Bill 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.

10.1.4 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.*

10.1.5 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.

As part of this Housing Element, Program 1.1 (presented in Section 10.7) includes actions that will require the city to modify the General Plan's Land Use Element. These changes are needed to provide land, at appropriate densities, to meet the city's RHNA obligation. Changes to the Land Use Element include the redesignation of properties from their current land use designation to a higher density residential designation (see Program 1.1 for details). This will require a change to the current Land Use Diagram. For select City/Agency Owned properties and Industrial properties that will be used for high density residential, two new land use designations will also be created: R-35 and R-40. The R-35 designation will provide for a minimum density of 32.5 dwelling units per acre (du/ac), a maximum of 35 du/ac, and an assumed typical density (used for calculations in this Housing Element) or 32.5 du/ac. The R-40 designation will provide for a minimum density of 37.5 du/ac, a maximum of 40 du/ac, and an assumed typical density of 37.5 du/ac.

With these changes, the Housing Element will be consistent with the other elements of the General Plan. As a General Plan is required to be internally consistent, any future amendments to the General Plan will be reviewed for consistency with the Housing Element and programs, as well as reviewed as part of the Housing Element Annual Progress Report.

10.1.6 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, including a community survey, newsletters, live streamed HEAC meetings and online documents to provide opportunities for the community 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 commission'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.

The commission included the following members:

- John Nguyen-Cleary, Chair
- Marissa Cortes-Torres, Vice-chair
- Shirley Cole
- Joy Evans
- Allen Manzano

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.

- <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. Outreach to the Spanish speaking community was focused mainly in the city's Barrio neighborhood, where the majority of the Hispanic population resides. According to the U.S. Census, approximately 13.9% of the City of Carlsbad's population identified as Hispanic. Phone calls were made directly by the city's Spanish speaking consultant to community members to assist them

with the survey or to gather their feedback directly. Two key themes identified based on the feedback from the Spanish speaking community were:

- Need for more apartments and affordable housing units closer to schools and public transportation; and
- Important that new housing developments include affordable housing for low-income families.



<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. Unlike a scientific survey, the findings of this survey cannot be generalized to the entire Carlsbad population within a defined level of confidence. The input was considered with a similar weight as other qualitative forms of feedback that have always been part of the city's decision-making process, such as comments made at City Council meeting or emails sent to the city expressing an opinion.

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:

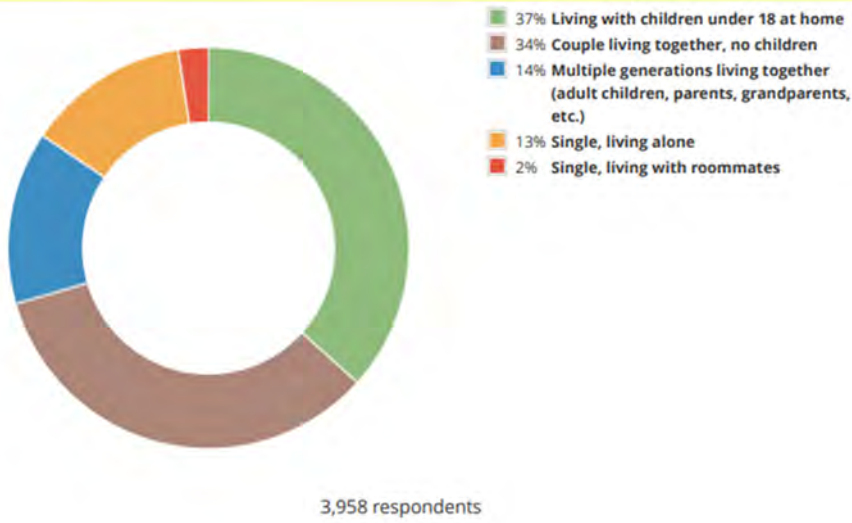
	Ranking		Rating highest priority = 1 lowest priority = 6
Highest priority	1	At vacant industrial sites that have been converted to residential use.	2.5
	2	Near commercial locations, creating "live-work" neighborhoods.	2.62
	3	On lots that are underutilized (i.e., older buildings that have additional 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.

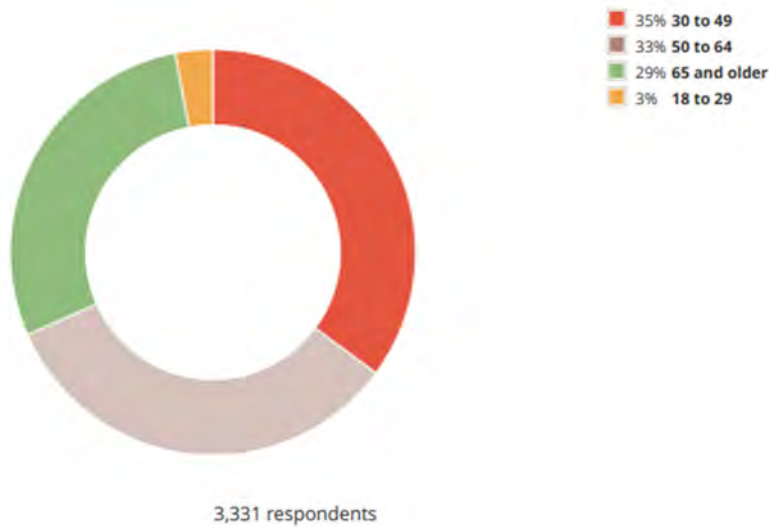
Question: There are a number of trade-offs associated with different approaches to providing more housing in Carlsbad. Please rank the trade-offs listed:

	Ranking		Rating highest priority = 1 lowest priority = 6
Highest priority	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
Lowest priority	6	New housing should be located in areas that are already developed.	4.08

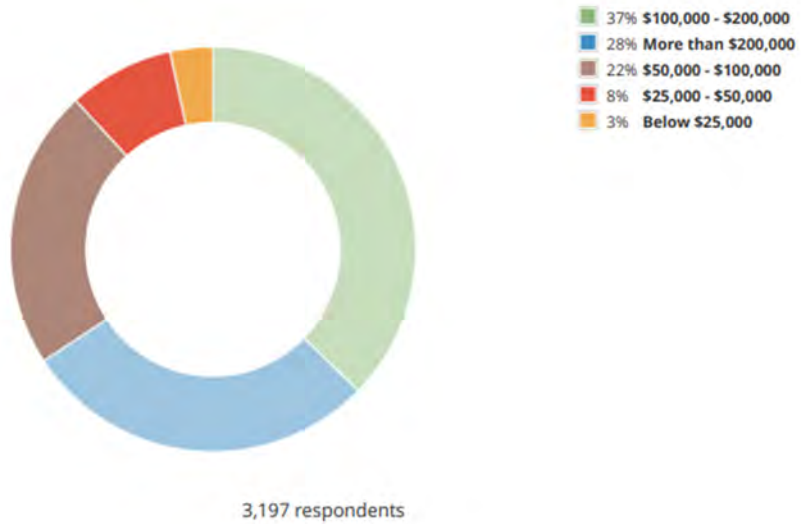
Question: Which best describes your household composition?



Question: What is your age group?



Question: Which best describes your annual gross household income?



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 August 27, 2020 and is posted on the city’s website (see link below).

 <http://edocs.carlsbadca.gov/HPRMWebDrawer/RecordHTML/586001>

The results of the survey were used by city staff and decision makers to inform the approaches to housing found in this Element. The community priorities for housing locations were used by city staff when identifying potential sites to include in the inventory to meet the city’s RHNA goals. As a result, the sites inventory includes more vacant industrial sites that could be rezoned, along with sites near commercial locations. Additionally, sites were included that would limit the impact on traffic and that are located in smart growth areas (such as the rezoning of the site near the Shoppes at Carlsbad transit station).

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+



What's most important to you when thinking about where new housing should be located in Carlsbad? Take the online survey to help us develop a new housing plan that best reflects our community's needs, values and priorities. Available through 8/24. publicinput.com/housing



 **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 e-mailing your comments to the Planning Division at planning@carlsbadca.gov prior to the agenda item. <https://loom.ly/9L3LZeY>





City of Carlsbad - Official

August 11 at 3:19 PM

The agenda for tomorrow's Housing Element Advisory Committee meeting is available now. You can watch on the city's website and email comments to planning@carlsbadca.gov. <https://loom.ly/Ef857os>



Initial Housing Element Posting and Notification

The Draft Housing Element was posted on the city’s website on November 16, 2020, as part of a webpage with project-related information, including an overview and link to receive project updates via email.

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, approximately 2,700 informational mailers were sent to an extensive number of people that included Section 8 program participants, residents at low-income apartments throughout the city, and more.

The city also prepared and posted online additional Housing Element drafts to respond in part to comments made during the public meetings subsequent to the Nov. 16 release. The following section provides more detail.

Public Meetings and Additional Drafts

On November 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 November 30, 2020.

A similar public meeting was held with the Housing Commission on December 3, 2020.

Based on comments received during the committee and commission meetings, input from outside legal counsel hired to advise the city on the Housing Element, and early feedback from HCD, city staff released a second draft of the Housing Element on December 10, 2020. Changes made in response to the comments and feedback received included:

- Adding tables defining the abbreviations and acronyms used at the beginning of each Housing Element section.
- In Section 10.1, adding information on relevant state legislation passed in 2020
- Providing location information on recent affordable projects listed in Table 10-28
- Revising Program 1.3, Alternative Housing, to list additional ways to encourage affordable units, whether through design or changes, for example, to how the city assesses fees.
- In Section 10.7, adding new categories on “Community Engagement on Housing Resources” and Environmental Justice and related goals, policies and programs.

On December 14, 2020, the HEAC considered the section draft and held a final public meeting to finalize their suggested edits and approve the draft update’s release to HCD for their initial review.

On December 24, 2020, the city submitted a third draft of the Housing Element to HCD. This draft responded to additional comments made at the December 14 HEAC meeting and city staff’s continued work to respond to the HCD and outside legal counsel input received earlier.

All drafts of the Housing Element have been posted on the city’s website, and emails on the availability of the Element were transmitted to stakeholders and interested parties. Additionally, copies of the draft submitted to HCD were provided to the city’s libraries.

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.

Decision-Maker Housing Element Public Hearings

On **March 3, 2021**, the Planning Commission held a public hearing and recommended approval of the Housing Element and supporting environmental document to the City Council. On **March 4, 2021** 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 **April 6, 2021**.

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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.

Abbreviations and acronyms used in this section:	
ACS	American Community Survey
AFFH	Affirmatively Furthering Fair Housing
AI	Analysis of Impediments to Fair Housing Choice
AMI	Area Median Income
CDBG	Community Development Block Grant
CCRC	Continuing care retirement community
CHAS	Comprehensive Housing Affordability Strategy
FPL	Federal poverty level
HCD	California Department of Housing and Community Development
HEAC	Housing Element Advisory Committee
HUD	Federal Department of Housing and Urban Development
MSA	Metropolitan Statistical Area
PITC	Point-in-Time Count
PM 2.5	Fine particulate matter
ROI	Regional Opportunity Index
RHNA	Regional Housing Needs Allocation
SANDAG	San Diego Association of Governments
SB	State Senate Bill

10.2.1 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.

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

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.



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 the time this Housing Element was developed. 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.

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).

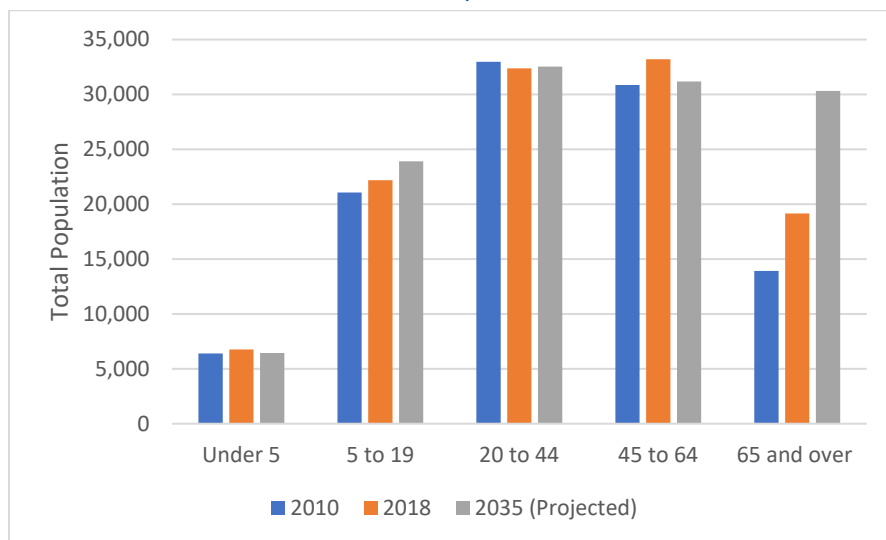
According to SANDAG projections for 2035, many of the age groupings (cohorts) will change very little between 2018 and 2035 (see Chart 10-1). There will be a small increase in the 5 to 19 age group and a small reduction in the 45 to 54 age group. What is notable is the large, and continuing growth of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

Total percentage may not sum to 100% due to rounding.

10.2.2 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 SALLARY 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

10.2.3 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 American Community Survey, 2018.

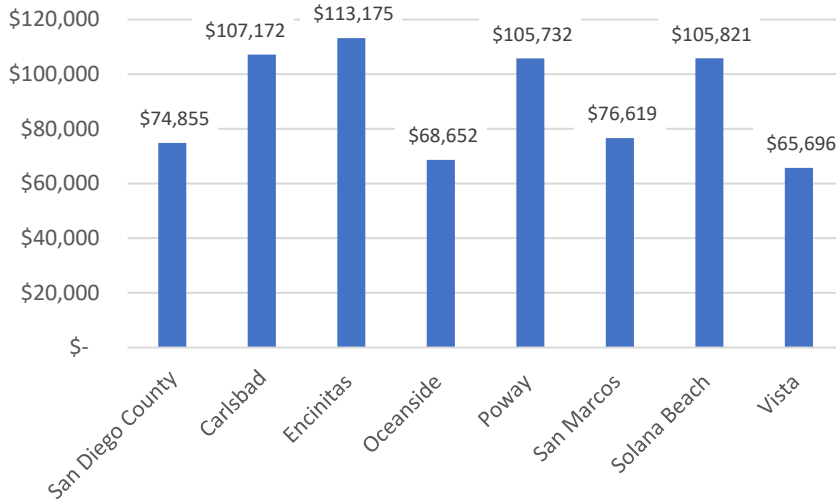
The city had a relatively low average household size of 2.61 in 2018, increasing slightly from 2.48 in 2010. Countywide, the average household size was slightly larger, at 2.87 in 2018.

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 HOUSHOLD 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. 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:

- 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. Of the 46 affordable units, 9 units are for seniors earning 60% AMI and 37 units are for seniors earning 50% AMI.

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 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,

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

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 intellectual disability, 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 (CDBG) 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).

The official poverty definition used by the Census is based on income before taxes and does not include capital gains or noncash benefits (such as public housing, Medicaid, and food stamps). The income levels vary by the number of individuals in a household. More on this definition can be found at this link:



[https://www.census.gov/topics/income-poverty/poverty/guidance/poverty-measures.html#:~:text=If%20a%20family%27s%20total%20income,it%20is%20considered%20in%20poverty.&text=The%20official%20poverty%20definition%20uses,Medicaid%2C%20and%20food%20stamps\).](https://www.census.gov/topics/income-poverty/poverty/guidance/poverty-measures.html#:~:text=If%20a%20family%27s%20total%20income,it%20is%20considered%20in%20poverty.&text=The%20official%20poverty%20definition%20uses,Medicaid%2C%20and%20food%20stamps).)

Persons experiencing homelessness

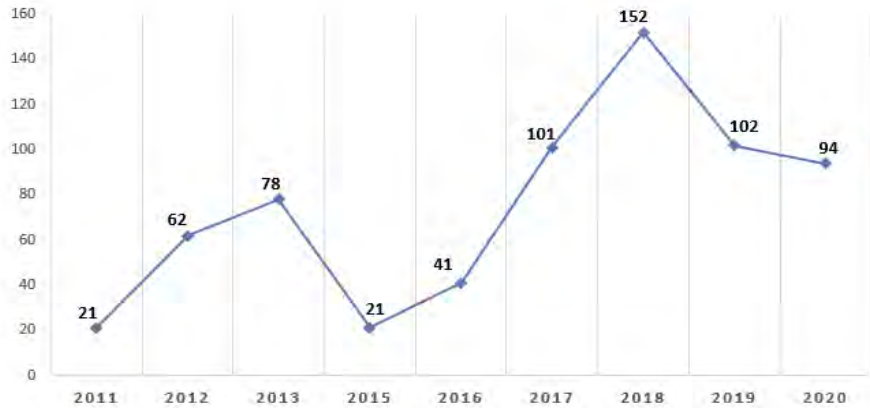
HUD defines a person as homeless if they:

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-term 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 farmworkers 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	0	147	63.9%
Encinitas (San Dieguito, Solana Beach & Del Mar)	47	25	8	0	80	58.8%
Escondido	264	202	52	11	429	61.5%
Oceanside	242	35	131	0	408	59.3%
San Diego City	2,283	1,759	809	36	4,887	46.7%
San Marcos	8	0	0	0	8	100.0%
Vista	51	49	0	0	100	51.0%
San Diego County Unincorporated	193	0	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

10 Housing

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 comparison, the US Department of Agriculture's 2017 Census of Agriculture reported that in San Diego County, 2,202 persons were hired farm labor (full-time), 7,982 persons were employed for 150 days or more, and 4,353 were hired for 150 days or less.

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).

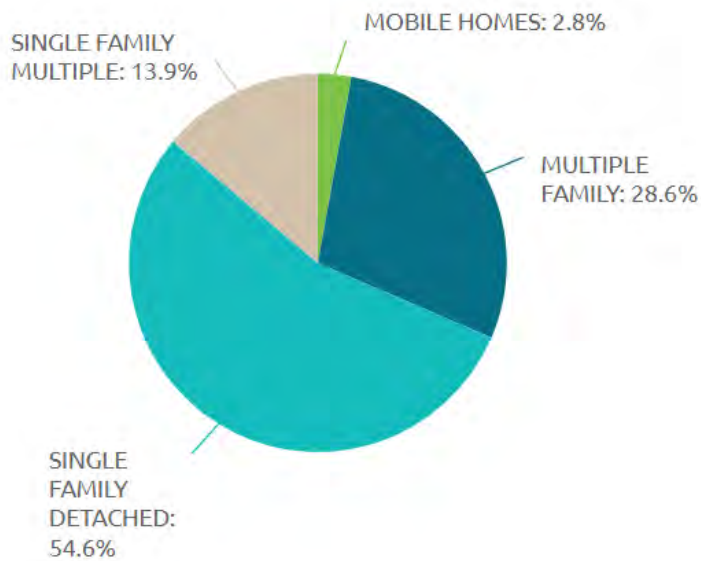
Windsor Pointe (formerly known as Harding Veterans Housing and Oak Veterans Housing) was approved by the Planning Commission in January 2017. The Windsor Pointe project consists of two sites, Harding Street and Oak Avenue. The Harding Street site will consist of a 26-unit affordable apartment building 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.

10.2.4 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 (see Chart 10-4).

CHART 10-4: HOUSING TYPES, 2019



Source: SANDAG, 2018

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.

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%

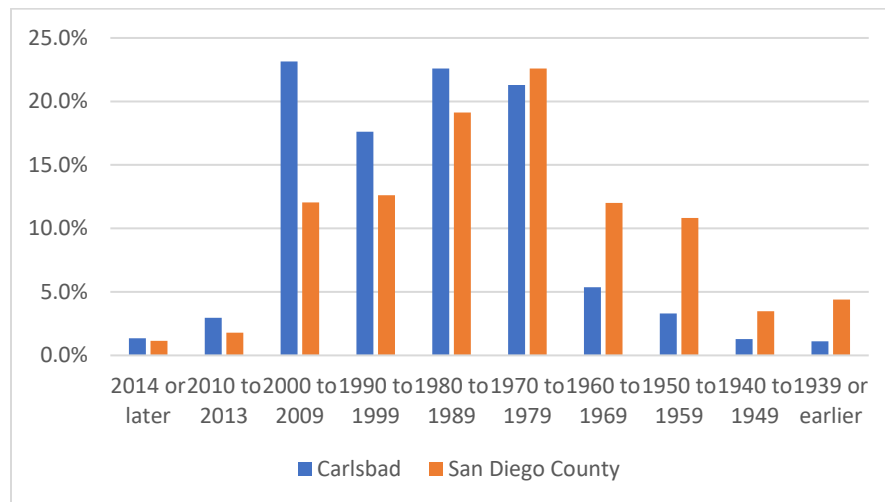
¹Includes units that are rented or sold, but not occupied (i.e., abandoned or otherwise vacant)
Sources: 2018 ACS estimates.

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.

CHART 10-5: YEAR STRUCTURE BUILT, 2018



Source: American Community Survey 5-year estimates 2018.

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.

Another tool to evaluate the condition of housing is through review of Code Enforcement cases regarding violations of the city's Housing Code, or the city's adopted Uniform Housing Code as well as health and safety codes. Since 2014, the city has opened 1,812 Housing Code violations, of which 108, or 6%, related to substandard housing conditions. Twenty-four of those 108 Housing Code violations, or 22%, regarded housing in the Village or Barrio. The remainder were scattered throughout the city, including Old Carlsbad and the La Costa area.

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.

Housing Costs and Affordability

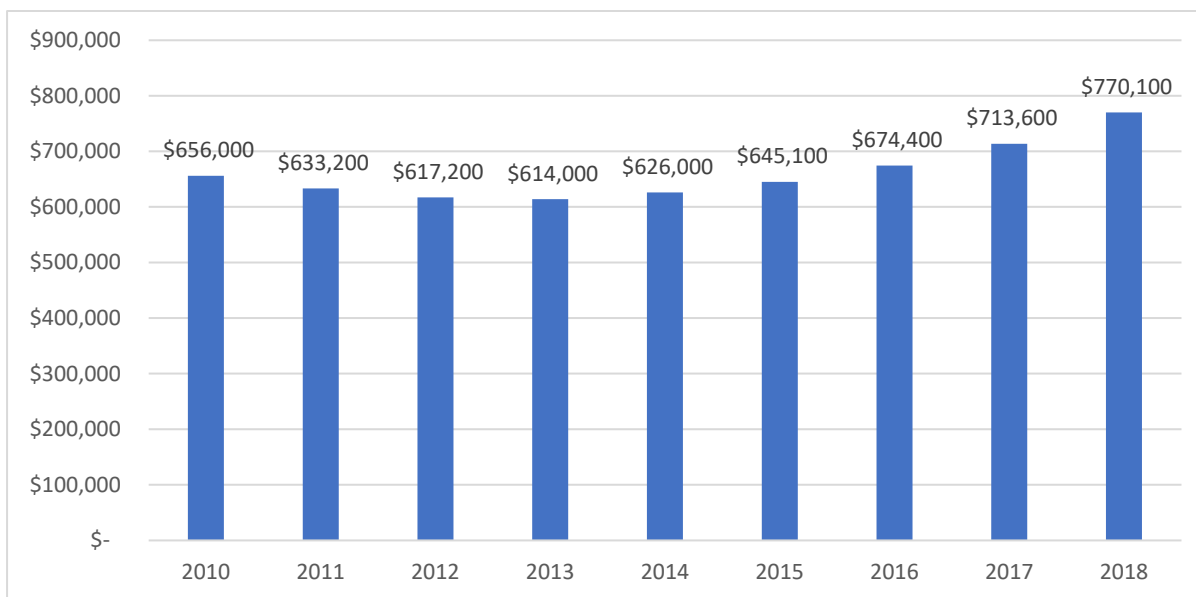
If housing costs are relatively high in comparison to household income, there will be a correspondingly higher prevalence of housing cost burden (overpayment) and overcrowding. This section summarizes the cost and affordability of the housing stock to Carlsbad residents.

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 PRICED 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). Affordability is based on an assumption that up to 30 percent of a household’s income should be dedicated to housing costs.

TABLE 10-19: HOUSEHOLD INCOME LIMITS, 2020

HOUSE-HOLD SIZE	EXTREMELY LOW INCOME 30% AMI			VERY LOW INCOME 35% AMI			VERY LOW INCOME 40% AMI			VERY LOW INCOME 45% AMI		
	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	VERY LOW INCOME 50% AMI			LOW INCOME 60% AMI			LOW INCOME 70% AMI			LOW INCOME 80% AMI		
	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	MODERATE INCOME 100% AMI			MODERATE INCOME 110% AMI			MODERATE INCOME 120% AMI			ABOVE MODERATE INCOME 140% AMI		
	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 extremely low- and 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 extremely low and 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 and rental 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.

10.2.5 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.

Distribution of Affordable Housing

When looking at a communities affordable housing, one factor that is part of the assessment of AFFH is looking at how affordable housing is distributed in the community. Carlsbad has an advantage over other communities in that it has a well-established program for inclusionary housing. Under this program, developments over six units must include 15 percent of the development’s housing to be affordable to lower-income households. This program has helped provide a more equal distribution of lower-income housing in the community. Looking at the data in Table 10-22, the four sectors of the city report the following distribution of lower-income housing units:

Northwest	411 units	22 percent of total
Northeast	339 units	18 percent of total
Southwest	635 units	33 percent of total
Southeast	520 units	27 percent of total

As we look to future housing, inclusionary units and development units, there are more units planned in the Northwest and Northeast quadrants, with will further the equal distribution of units. The city’s accessory dwelling unit programs will also distribute units across the city, helping to maintain equivalency in lower-income distribution. The key here, based on past and planned distribution, is that the City of Carlsbad does not show an over concentration of lower-income units based on geographic dispersion.

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: INTENTORY 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

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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		

Sources: City of Carlsbad, 2020.

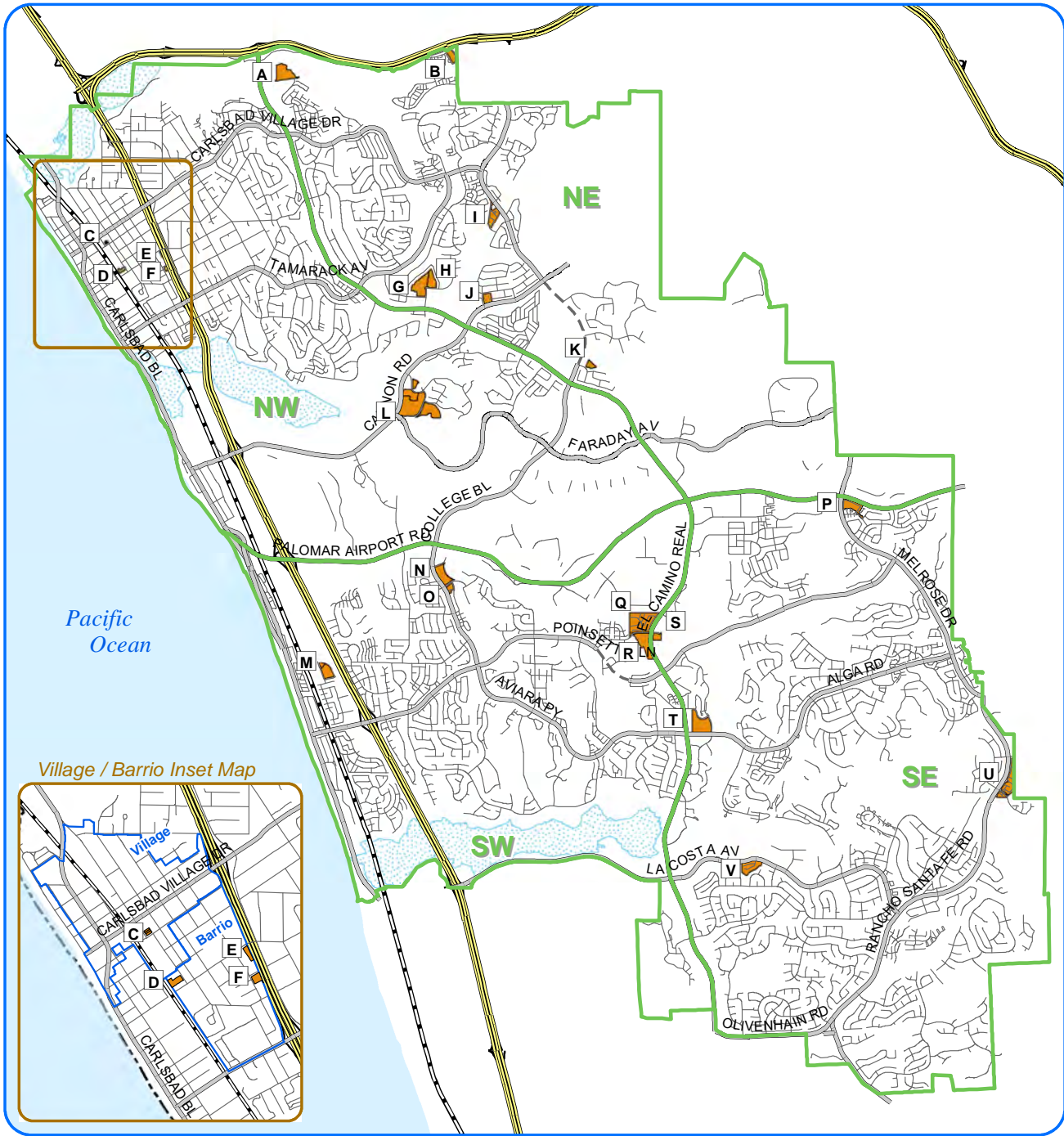
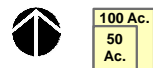


Figure 10-1: Assisted Rental Housing Locations

- Assisted Rental Housing
- Quadrants



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

Sources: City of Carlsbad, 2020; Mintier Hamish 2020
Revised: 12/24/2020

10.2.6 Affirmatively Furthering Fair Housing

Assessment of Fair Housing

Regional Analysis of Impediments to Fair Housing

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, AFF 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 unit 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 in State law regarding density bonuses (AB 1763) and accessory dwelling units (AB 68, AB 587, AB 670, AB 671, AB 881, and SB 13). See a description of the changes under state law in the Section 10.1 under the heading "Changes in State Housing Law Since Previous Update."

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.

Factors Contributing to Fair Housing Issue Areas

In June 2020, California HCD released the statewide 2020 Analysis of Impediments to Fair Housing Choice. This document identifies the following 10 impediments to fair housing choice in California, all of which also contribute to housing challenges faced in Carlsbad. The following description of factors also includes a description of how it is addressed in this Housing Element.

Supply and Production of Affordable Homes: Inadequate supply and production of affordable homes available to low-income households and persons in protected classes are impediments to fair housing choice. Through the sites identification process and resulting inventory, the City has ensured available land to accommodate the RHNA at all income levels. This impediment is addressed in the Sites Inventory sub-section under Section 10.3: Resources Available, as well as Programs 2.1-2.13, which focus on implementing housing programs which ensure the supply, production, and accessibility of housing for Carlsbad residents, including those with low-income, seniors, large families, those living with special needs.

Housing Preservation: Vulnerable supply of affordable housing stock threatens housing options for lower-income and protected households. The City's housing preservation activities are focused primarily on preserving the affordability of the units. This impediment is addressed in the Housing Preservation sub-section under Section 10.5: Review of Housing Programs, as well as Programs 3.1-3.6, which focus on preservation efforts.

Housing Instability and Homelessness: Unequal access to supportive services, shelter, and affordable housing opportunities increases risk for persons experiencing homelessness, especially protected classes. The Coronavirus pandemic has exacerbated existing inequalities and vulnerabilities. This impediment is addressed in the Financial Resources sub-section of Section 10.3: Resources Available, the Provisions for a Variety of Housing Types sub-section of Section 10.4: Constraints and Mitigating Opportunities, as well as Programs 2.9 and 2.13, which focus on populations that may face housing instability or homelessness.

Fair Housing Education and Enforcement: Limited community awareness of fair housing protections and enforcement resources have the potential to leave protected classes more vulnerable to displacement. This impediment is addressed in Programs 4.2 and 5.1, which focuses on access to information and community engagement.

Tenant Protections and Anti-Displacement: Lack of uniform enforcement and adequate anti-displacement protections have left protected classes, such as communities of color, more vulnerable to displacement. This impediment is addressed in the Financial Resources and Administrative Capacity sub-sections in section 10.3: Resources Available, as well as Programs 2.9 and 4.1 which put efforts towards making sure populations at risk of displacement, such as persons in protected classes, have access to the resources and services they need.

Disparities in Housing Quality and Infrastructure: Low-income households, rural communities, and persons in protected classes, are disproportionately experiencing severe housing problems, a lack of adequate housing options, and disparities in infrastructure. This impediment is addressed in Financial Resources and Administrative Capacity sub-sections in section 10.3: Resources Available, as well as Programs 3.4 and 3.5 which focus on providing resources for residents to rehabilitate their homes.

Climate and Environmental Vulnerabilities: Low-income households and protected classes are often disproportionately impacted by climate change, environmental injustice, or unsustainable land use and development practices. This impediment is addressed in the Environmental Constraints sub-section of Section 10.4: Constraints and Mitigating Opportunities, as well as Program 6.1, which focuses on environmental justice efforts.

Historic and Lasting Impact of Segregation: Despite the repeal of explicitly racist and discriminatory housing laws, there remains a lasting legacy of segregation and resources disparities. Housing choice is often limited for persons of protected classes, including communities of color, to segregated concentrated areas of poverty. This impediment is addressed in Programs 4.1, 4.2, and 4.3, which focus on the City's efforts to affirmatively reduce barriers to housing, including but not limited to racial inequities, high housing costs, and public awareness of existing resources.

Local Resistance and Exclusionary Land Use Policies Constrain Access to Opportunity: Denying, preventing, or rendering infeasible multifamily housing development, alternative housing strategies, and affordable housing limits access for low-income households, protected classes, and persons experiencing homelessness. This impediment has been addressed through the public engagement process of this Housing Element Update. Sites identified in the sites inventory, including sites able to support multifamily development, have gone through a significant public process.

Insufficient Accessible Housing Stock: Lack of adequate accessible housing options, specifically for persons with mobility and sensory disabilities, limits housing choice for low-income households and people with disabilities. This impediment is addressed in the Provisions for a Variety of Housing Types subsection of Section 10.4 Constraints and Mitigating Opportunities, as well as Program 2.11, which focuses on providing assistance for persons with disabilities.

The Village

Carlsbad Village—the city’s downtown—is Carlsbad’s oldest and most walkable neighborhood. The Village is home to most of Carlsbad’s historic resources and cultural arts, including the Carlsbad Theatre, New Village Arts Theatre, Old Santa Fe Train Depot, and Army and Navy Academy. Its history can be traced back to at least the 1880s when the rail line linking San Diego and Los Angeles was constructed. Its importance to the community can be demonstrated through formation of the Village Redevelopment Area in the 1980s and adoption of the Village and Barrio Master Plan in 2018.

The Village’s beachside location, popular restaurants, and stores make the city’s downtown attractive to residents and visitors alike. The Village train station makes transit use realistic for nearby residents. Recent construction includes a variety of apartments and condominiums, some in a “mixed use,” commercial below and residential above, format. Additionally, new businesses occupy recently completed and existing commercial buildings. The mix of new and “repurposed” buildings and commercial and residential uses only adds to the Village’s desirability.

The Barrio

Established in the 1920s, the roughly 135-acre Barrio area first served as a residential enclave for new immigrants supporting the agriculture economy of the city. Today, the Barrio reflects elements of its past in its historic buildings as well as in its long-time residents and cohesive community. As with the Village, the street grid and alleys that cross much of the Barrio contribute to a connected and walkable community. Residents can also walk to the beach or the train station, both about a mile or less away.

Land use in the Barrio is primarily residential, with a wide range of housing types, from single-family and two-family dwellings on small lots within the center of the neighborhood along Roosevelt and Madison streets to higher density multi-family residential development located around the neighborhood’s perimeter west of Interstate 5 and east of the railroad tracks. Proximity to the Village means residents have access to a variety of commercial services, but the Barrio itself also features neighborhood markets and small commercial and industrial areas. Community assets in the Barrio include a Boys and Girls Club, Pine Avenue Community Park and Chase Field, the adjacent City of Carlsbad Senior Center, and recently completed community center and gardens and public art.

The 2018 Village and Barrio Master Plan sets forth a vision to honor the very best of these two neighborhoods while adapting to changing community, environmental and economic needs. This is expressed through the plan’s policies and standards that support and enhance the Village and Barrio’s historical roots and mix of uses in a walkable, beachside environment.

Race

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.

Between 2015 and 2018, there was a slight increase in Asian (+0.5 percent) and Native Hawaiian/Other Pacific Islander (+0.1 percent) residents, as well as residents of two or more races (+0.4 percent); and slight decrease in White (-0.1 percent), Black/African American (-0.3 percent), and American Indian/Alaska Native (-0.2 percent) residents, as well as residents of some other race (-0.5 percent). Concurrently, there was also a slight decrease in the Hispanic or Latino

population (-0.6 percent). 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).

TABLE 10-23: RACIAL MAKEUP OF CARLSBAD RESIDENTS, 2015-2018

RACE	PERCENTAGE BY YEAR			
	2015	2016	2017	2018
White alone	84.5	84.4	84.7	84.4
Black or African American alone	1.2	1.1	1.0	0.9
American Indian and Alaska Native alone	0.4	0.3	0.2	0.2
Asian alone	7.8	7.6	7.6	8.3
Native Hawaiian and Other Pacific Islander alone	0.1	0.2	0.2	0.2
Some other race	2.2	2.3	1.8	1.7
Two or more races	3.9	4.2	4.4	4.3
Hispanic or Latino (of any race)	14.9	14.1	14.1	14.3
White alone, not Hispanic or Latino	73.5	73.8	73.6	72.8

Source: American Community Survey 5-Year Estimates, 2015-2018, Table S0601

Segregation

This Housing Element uses the dissimilarity index to identify potential areas of racial segregation within Carlsbad. The index of dissimilarity is a measure of residential segregation. It compares the spatial distributions of different groups among units in a metropolitan area. Segregation is the smallest when majority and minority populations are evenly distributed. The index ranges from 0.0 (complete integration) to 1.0 (complete segregation). Data shows that Carlsbad faces some segregation challenges, according to the index of dissimilarity, collected during the 2010 Decennial Census (see Figure 10-1). The Village-Barrio neighborhood (loosely represented by Census Tract 179) and the northeast corner of the city, however, show slightly less segregation than the rest of the city; this is also where a higher percentage of the Hispanic or Latino population live compared to the rest of the city. As a proxy to measuring changes in residential segregation patterns over time, Figure 10-2 shows the change in the percentage of White residents within the city between 2015 and 2018. Central Carlsbad and the northwest corner of the city show an increase in White residents, while the western coast, north, and northeast area. While areas with an increase in White residents (Central Carlsbad and the northwest corner of the city) are presumed to experience increased segregation, areas with a decrease in White residents (western coast, north, and northwest areas of the city), and therefore an increase in minority races, are presumed to experience increased diversity and integration.

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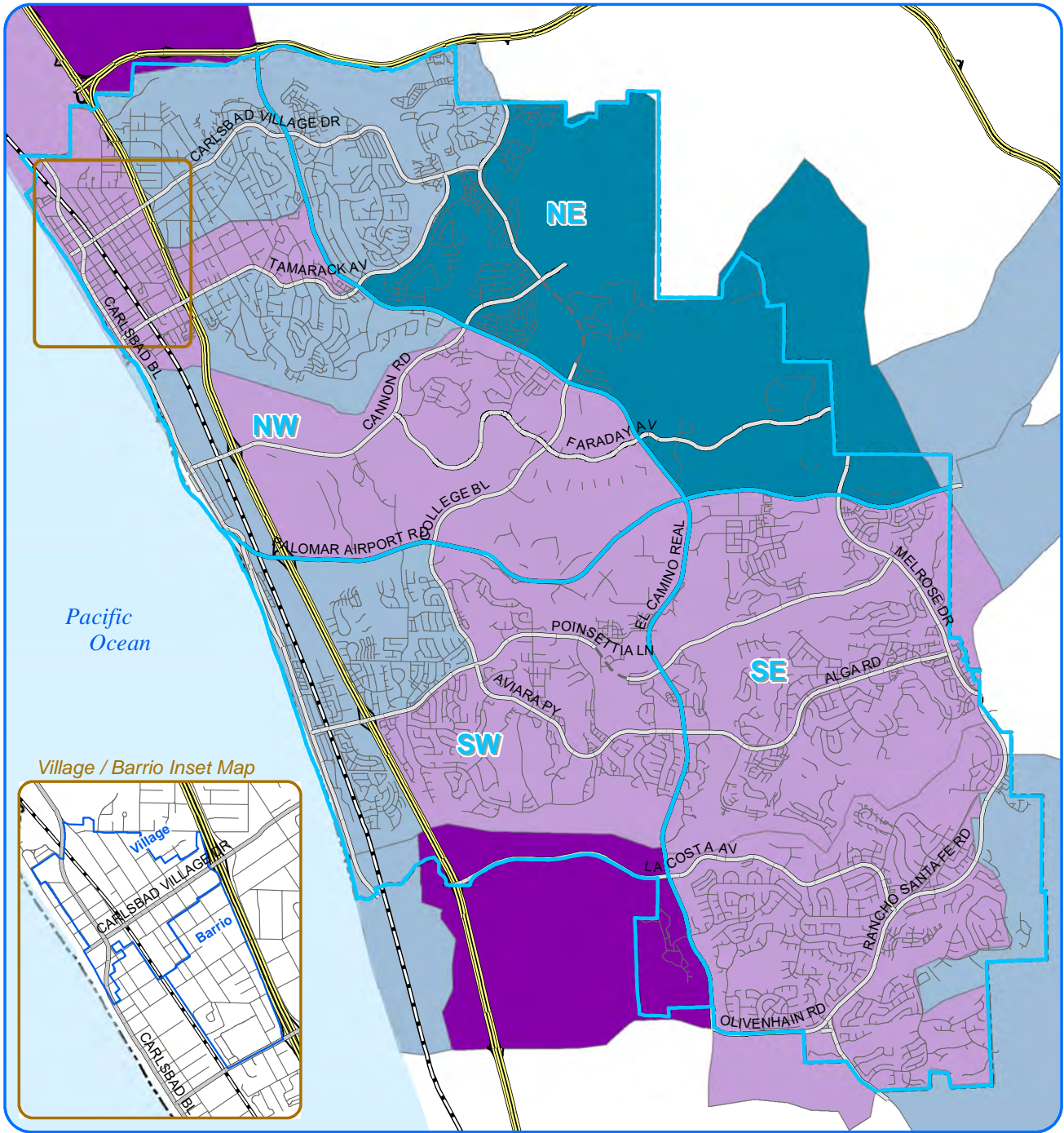
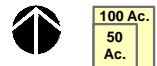
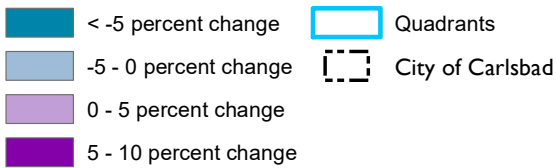


Figure 10-2: Change in Residential Segregation Patterns



Sources: City of Carlsbad, 2020; Mintier Hamish 2020; Regional Opportunity Index, 2014
Revised: 12/24/2020

There is currently no data available to report the degree of segregation experienced by other groups of people, such as those living with disabilities or single-parent households, in the same way racial segregation is reported (see Figure 10-1). However, to proactively prevent any existing segregation from continuing, Program 2.17 promotes anti-segregation housing patterns within all the housing implementation programs, including programs for persons with special needs, persons with disabilities and single-parent households.

A regional view of racial distribution looks relatively similar. While all neighboring cities report having a high percentage of White residents, Carlsbad has a higher percent of White residents than most, except for Encinitas. Except for Encinitas, all other neighboring cities show a slightly more diverse population, especially compared against San Diego County demographics (see Table 10-25).

TABLE 10-25: RACIAL MAKEUP OF NEIGHBORING CITIES, 2018

RACE	PERCENTAGE BY JURISDICTION							
	CARLSBAD	ENCINITAS	ESCONDIDO	OCEANSIDE	SAN MARCOS	VISTA	SAN DIEGO	SD COUNTY
White alone	84.4	88.7	74.0	74.7	71.3	80.1	64.8	70.7
Black or African American alone	0.9	0.8	2.4	4.7	2.9	3.1	6.5	5.0
American Indian and Alaska Native alone	0.2	0.3	1.0	0.6	0.8	0.3	0.4	0.6
Asian alone	8.3	3.8	6.9	7.6	9.8	4.7	16.7	11.8
Native Hawaiian and Other Pacific Islander alone	0.2	0.1	0.3	0.7	0.6	0.1	0.4	0.4
Some other race	1.7	3.0	11.1	6.1	8.1	7.9	6.0	6.2
Two or more races	4.3	3.4	4.3	5.6	6.5	3.9	5.2	5.2
Hispanic or Latino (of any race)	14.3	13.1	51.9	34.9	40.2	50.3	30.1	33.5
White alone, not Hispanic or Latino	72.8	79.5	35.5	48.3	43.2	40.1	42.9	45.9

Source: American Community Survey 5-Year Estimates, 2018, Table S0601

Furthermore, according to the AI, the minority population in San Diego County is concentrated in the southern areas of the City of San Diego and continuing south. This pattern can be attributed to the traditional cluster of minorities living in the urban core and near the U.S./Mexico border. Another concentration is visible in the northwestern part of the North County East sub-region just west of the Cleveland National Forest. This area is home to several Native American reservations. An additional area of minority concentration can be found in the University and Mira Mesa communities of the City of San Diego. Clusters of minority populations are also found in the North County cities of Oceanside,

Vista, San Marcos, and Escondido. The presence of clustering indicates that racial segregation also occurs at a regional scale.

In summary, this section has identified residential racial segregation occurring at city and regional scales. AFFH-related programs under the Fair Housing goal and policies in Section 10.7 will work to reduce identified segregation practices and instances and improve housing choices for racial minority groups in the city.

Household Income

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 5-year estimates (Table 10-26).

TABLE 10-26: MEDIAN HOUSEHOLD INCOME BY CITY, 2015-2018

JURISDICTION	MEDIAN HOUSEHOLD INCOME				
	2015	2016	2017	2018	CHANGE
Carlsbad	90,597	97,145	102,722	\$107,172	+16,575
Encinitas	95,149	100,698	103,842	\$113,175	+18,026
Escondido	50,899	54,268	58,834	\$62,319	+11,420
Oceanside	57,703	58,949	61,778	\$68,652	+10,949
San Marcos	57,822	63,960	70,417	\$76,619	+18,797
Vista	50,601	54,203	59,833	\$65,696	+15,095
San Diego	66,116	68,117	71,535	\$75,456	+9,340
San Diego County	64,309	66,529	70,588	\$74,855	+10,546

Source: American Community Survey, 2015-2018 5-Year Estimates, Table S1901

Figure 10-3 shows the distribution of median household income across the city. Figure 10-4 shows the change in median household income within the city between 2015 and 2018. Generally, residents living in southern portion of the city have relatively higher incomes than the residents in the northern portion of the city. The census tract that includes the Village-Barrio area has the lowest median household income in the city. However, all census tracts within Carlsbad show an increase in median household income between 2015 and 2018. The city’s edges generally show the greatest increase in median household income, while the center of the city shows the least increase.

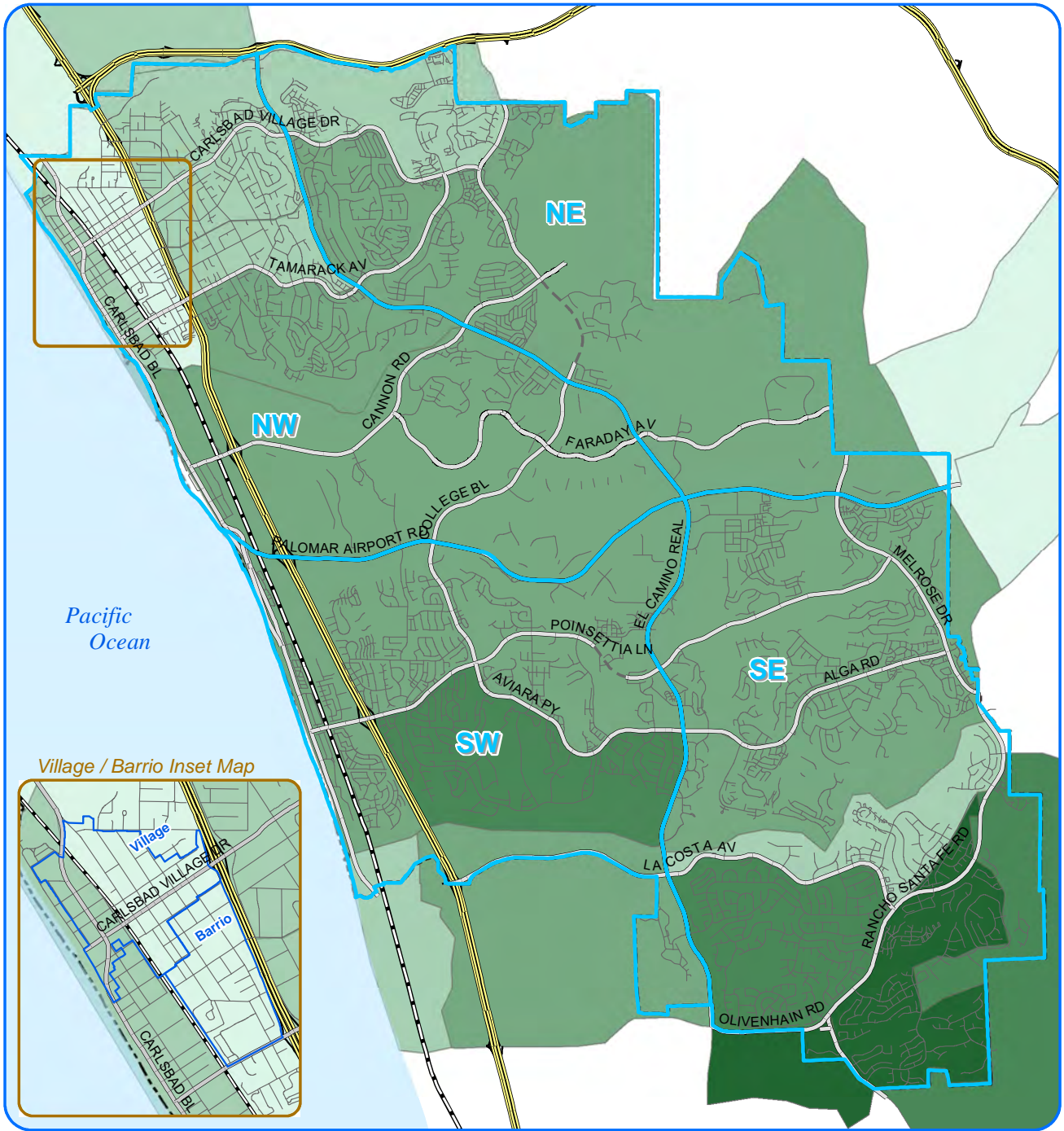
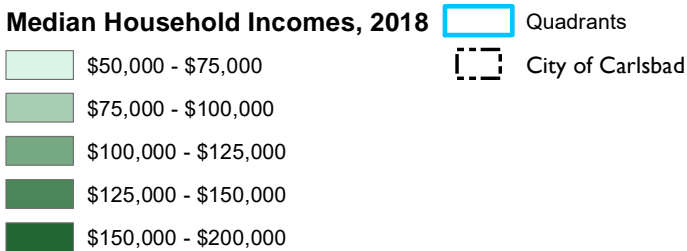


Figure 10-3: Median Household Incomes, 2018



Sources: City of Carlsbad, 2020; Mintier Hamish 2020; Regional Opportunity Index, 2014
Revised: 12/24/2020

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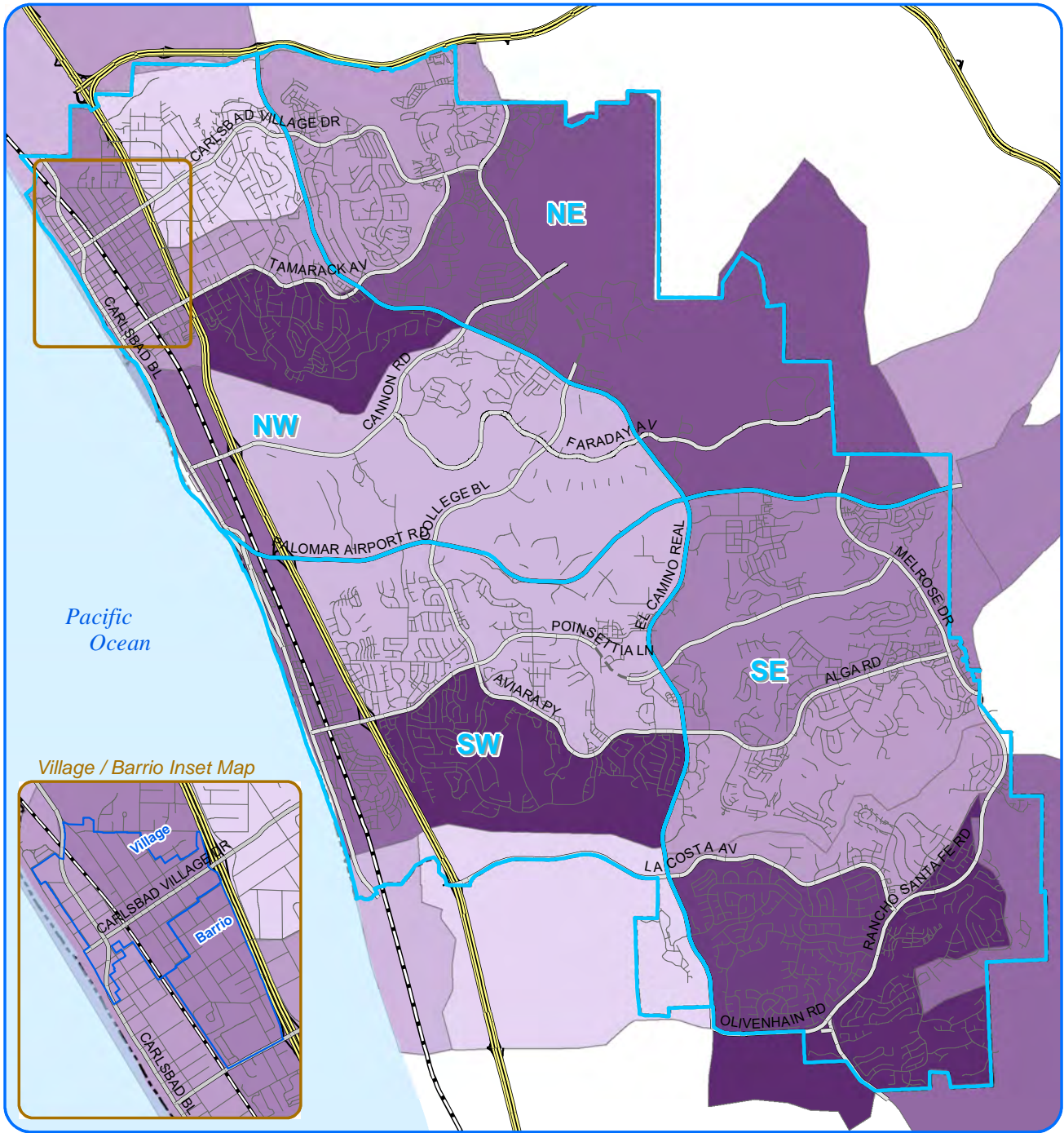
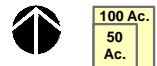
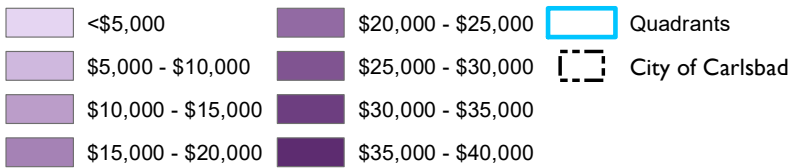


Figure 10-4: Change in Household Median Incomes, 2015-2018



Sources: City of Carlsbad, 2020; Mintier Hamish 2020; Regional Opportunity Index, 2014
Revised: 12/24/2020

Poverty

According to the 2018 ACS 5-Year estimates, the northeast area of the city experienced the highest rates of poverty (see Figure 10-5). Additionally, most areas of the city experienced a decrease in poverty rates while two census tracts (one at the north end and on the central-east side of the city) saw an increase in poverty rates (see Figure 10-6). 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.

Income and Wealth Distribution

The Gini coefficient (sometimes called the Gini index or Gini ratio) is an important tool for analyzing income and wealth distribution within a region but should not be mistaken for an absolute measurement of income or wealth. For instance, it is possible for a high-income area to have the same distribution as a low-income area, as long as income is distributed similarly. Like the index of dissimilarity, it varies between 0.0 and 1.0, with 1.0 indicating maximum inequality. Table 10-27 shows that Carlsbad has a more equitable income distribution than Encinitas, San Marcos, San Diego, and the county, but is more inequitable than Escondido, Oceanside, and Vista. While a Gini coefficient of 0.4504 indicates that Carlsbad could be a more economically equitable place, this is not a unique challenge to the region. Figure 10-7 shows a map of Gini coefficients by census tracts. The areas along the northern, western, and southern edges of the city exhibit the most inequitable wealth distribution in the city and is most equitable in the center of the city.

TABLE 10-27: GINI COEFFICIENTS BY CITY, 2018

CITY	GINI COEFFICIENT
Carlsbad	0.4440
Encinitas	0.4983
Escondido	0.4387
Oceanside	0.4343
San Marcos	0.4508
Vista	0.4058
San Diego	0.4710
San Diego County	0.4630

Source: American Community Survey, 2018 5-Year Estimates, Table B19083

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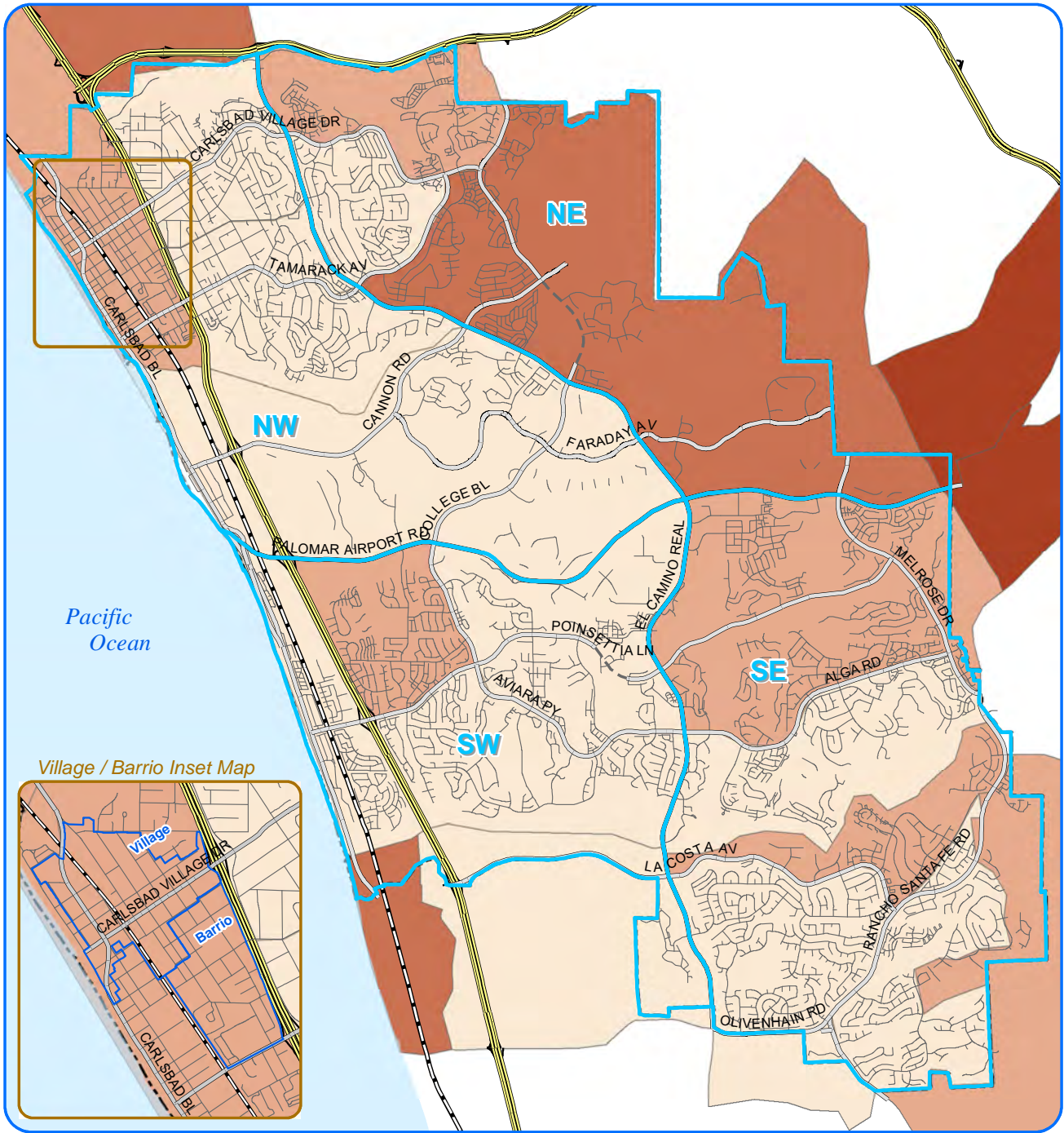


Figure 10-5: Persons Living in Poverty, 2018

- Quadrants
- City of Carlsbad
- 0 - 5 percent
- 5 - 10 percent
- 10 - 15 percent
- 15 - 20 percent



Sources: City of Carlsbad, 2020; Mintier Hamish 2020; Regional Opportunity Index, 2014
Revised: 12/24/2020

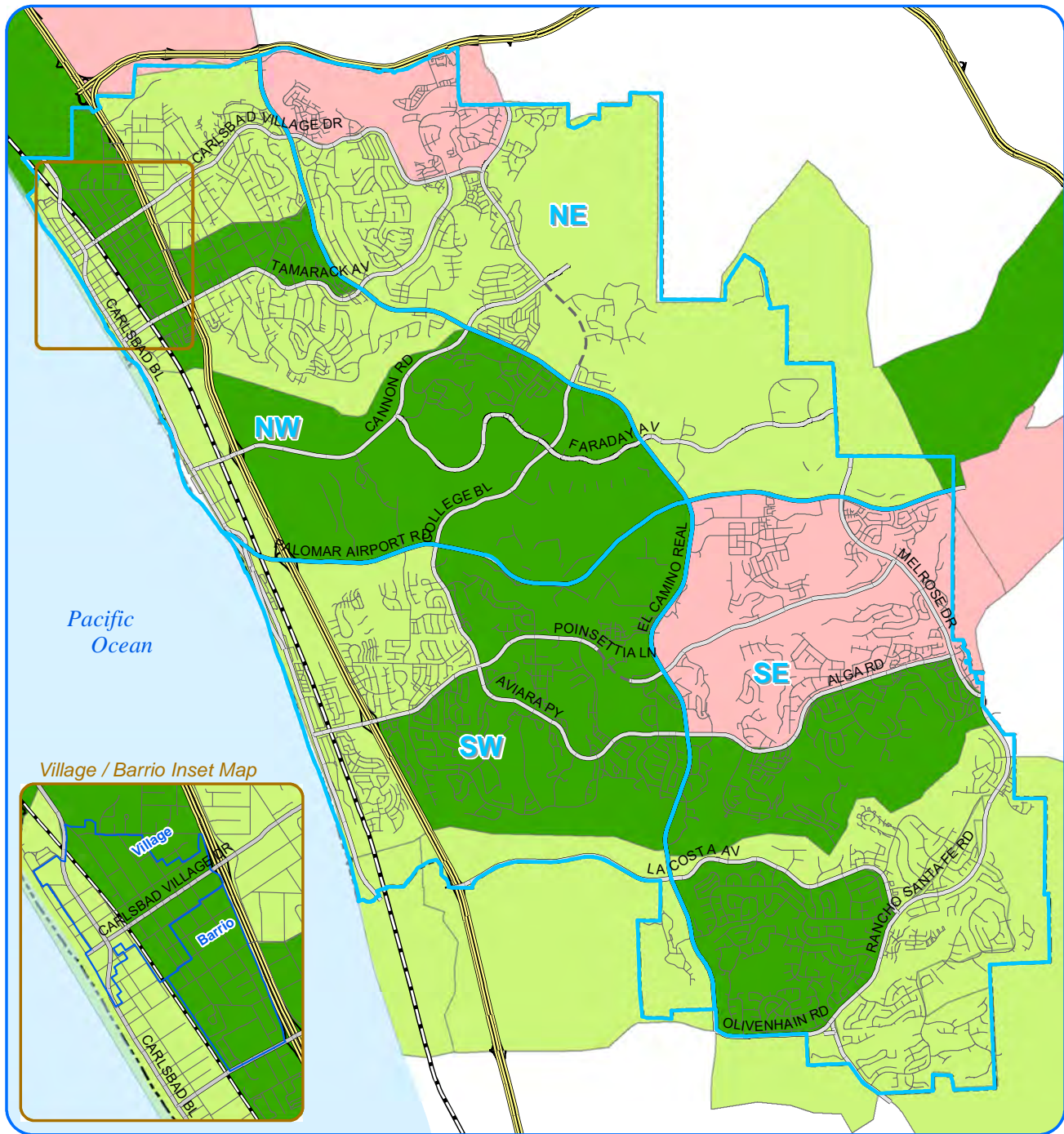
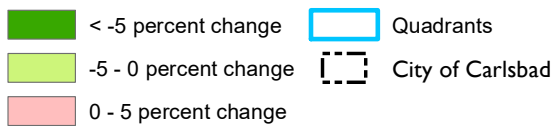


Figure 10-6: Change in Poverty Rates



Sources: City of Carlsbad, 2020; Mintier Hamish 2020; Regional Opportunity Index, 2014
Revised: 12/24/2020

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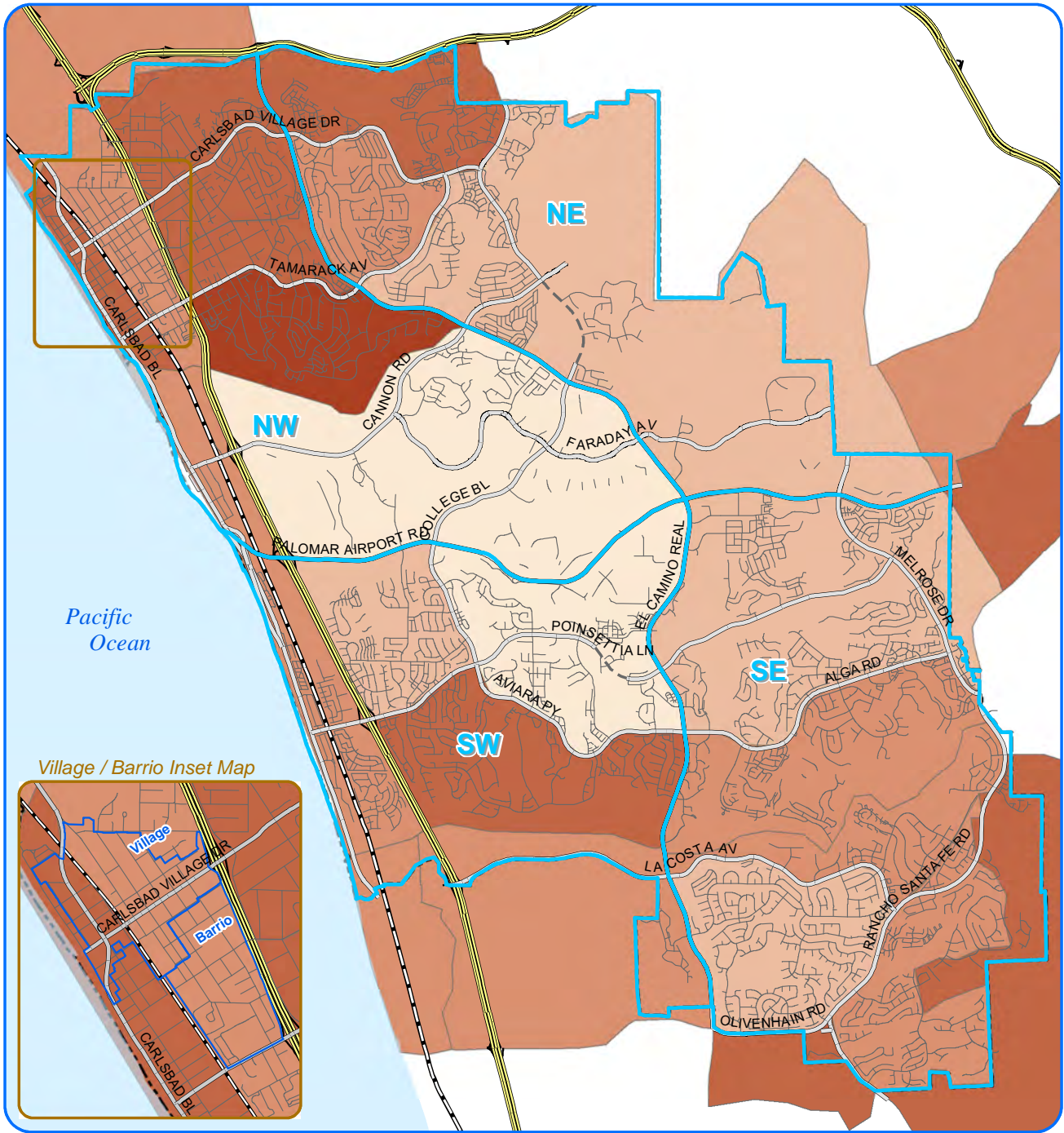
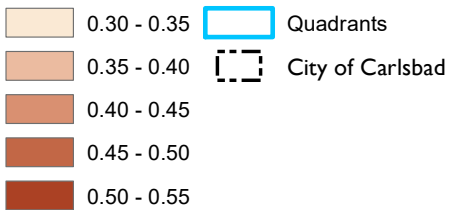


Figure 10-7: Gini Coefficient, 2018



Sources: City of Carlsbad, 2020; Mintier Hamish 2020; Regional Opportunity Index, 2014
Revised: 12/24/2020

Special Needs Populations

Certain households and residents, because of their special characteristics and needs, have greater difficulty finding decent and affordable housing and are more sensitive to changes in circumstances, which may lead to housing disparities. These circumstances may be related to age, family characteristics, disability, health status, current housing status, and type of employment. Expanded discussions about these groups (i.e., senior households, persons with disabilities, persons with developmental disabilities, large households, single-parent households, persons experiencing homelessness, farmworkers, students, military personnel (including veterans and those currently active)), can be found under the Special Needs Households section. This Housing Element provides policies and programs under the Housing Implementation section that address improving housing access for populations that may otherwise experience hardships in accessing decent and affordable housing. These include assistance for special needs populations (Program 2.9) such as seniors, persons with physical and/or mental disabilities (including developmental disabilities), large households, extremely low-income households, single-parent households, female head of households, veterans, farmworkers, students, and military personnel. While Program 2.9 covers many special needs populations, other programs highlight additional actions for specific population groups, such as seniors (Program 2.10), persons with disabilities (Program 2.11), large families (Program 2.12), persons experiencing homelessness (Program 2.13), and military personnel and students (Program 2.14). Programs include efforts that range from providing CDBG funds groups that provide services for those with special needs, to engaging with housing advocates and encouraging housing developers to designate affordable housing units for special needs populations, to continuing to ensure reasonable accommodations to building or zoning requirements, to providing housing navigation services, to ensuring that local military and student housing offices have updated information about the availability of low-income housing in the city. The information provided in this section is a sample of the programs the City plans to provide in implementing this Housing Element. The Housing Implementation subsection of Section 10.7 has a complete list of all policies and programs, as well as details about each program.

Although not historically standard to housing elements, persons living with HIV/AIDS are included in the AFFH section for several reasons. First, the Fair Housing Amendments Act of 1988, which is primarily enforced by HUD, prohibits housing discrimination against persons with disabilities, including persons with HIV/AIDS. Second, California has the largest number of HIV and third largest number of AIDS cases in the United States, and San Diego County has the third largest number of people living with HIV and AIDS in California. Third, in 2016, the City of San Diego had the greatest proportion of diagnoses (67.8 percent), followed by Chula Vista (6.5 percent) and Oceanside (3.2 percent). While Carlsbad is not among the cities with the highest percentage of

residents living with HIV/AIDS (88 persons), it is important to acknowledge as a regional issue.

The city will also continue to support the development of housing for persons and households with special needs as it continues to implement the Inclusionary Housing Ordinance. The city also staffs a housing navigator to provide housing opportunities for special needs populations city by connecting them to resources and information on assisted and below market housing. AFFH-related programs under the Fair Housing goal and policies in Section 10.7 will work to create even more opportunities to improve housing choices for special population groups in the city.

Displacement Risk

Because of federal protections and legal avenues available to help persons with special needs and/or persons in minority groups, income is used as the main criteria for determining displacement risk. Between 2015 and 2018, median home sale prices have gone up 19.4 percent (see Homeownership Market section), while the citywide household median income rose 18.3 percent. Housing prices that rise more quickly than household income will eventually lead to certain residents being priced out of their community. Data also shows, however, that the housing cost burden experienced by households across the city have generally decreased between 2015-2018. This data, however, aggregates residents at different income levels.

A map of cost burden shows that residents in every census tract spends at least 20 percent of their income towards housing costs. Most of the city spends over 30 percent of their income on housing, and roughly a third of the city spends over 40 percent of their income on housing (Figure 10-8). Residents living in living on the west, north, central, and southeast areas of the city spend the greatest proportions of their income on housing. These areas of Carlsbad, however, do not show a direct relationship with the other typical indicators of disadvantage, such as high poverty rates, extremely low household incomes, or linguistic isolation. In many of these census tracts, poverty rates are among the lowest in the city. In the northern area of the city, including the Village-Barrio area, however, some of the highest percentages of cost-burdened households overlap with some of the lowest household incomes in the city.

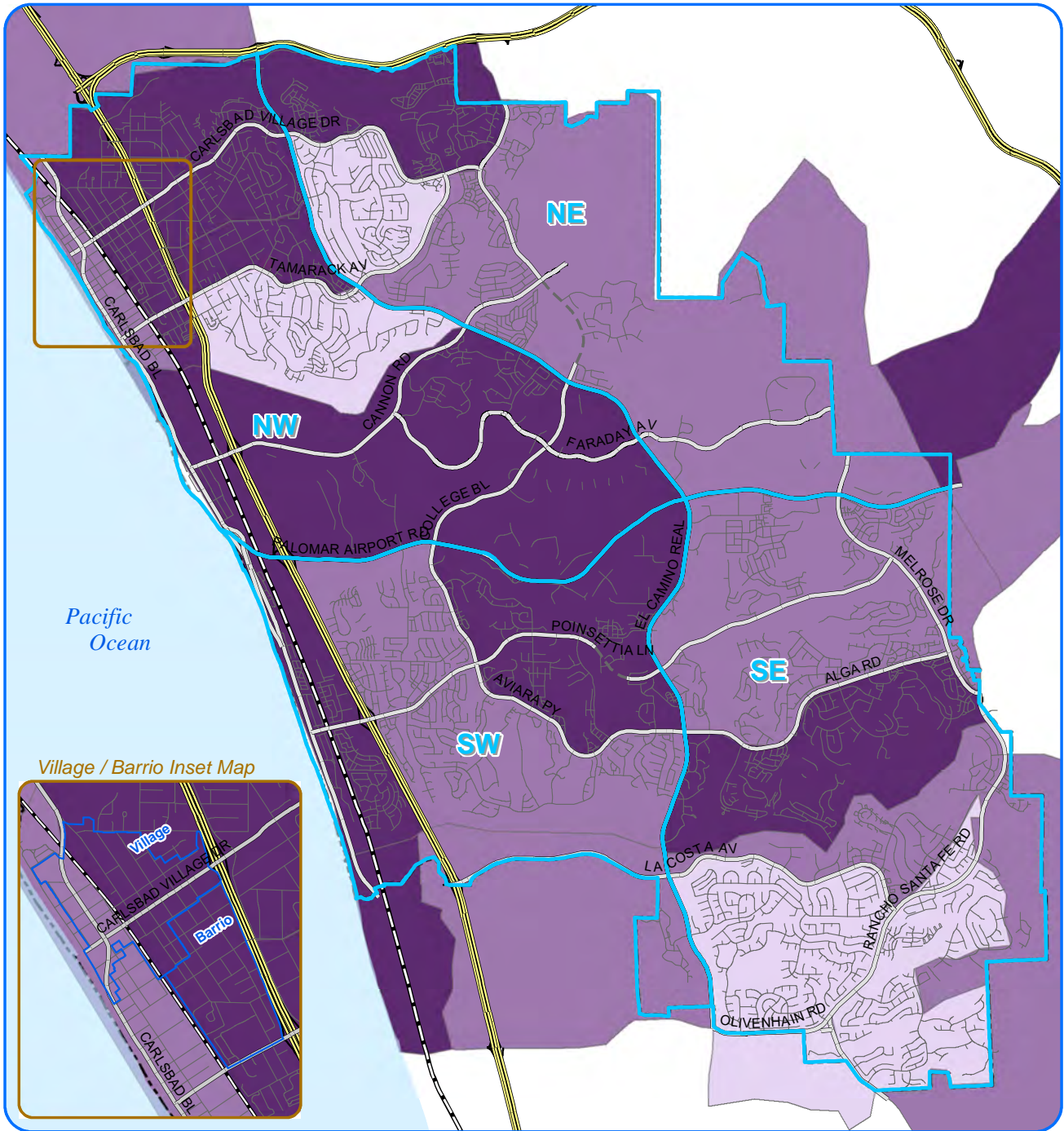


Figure 10-8: Cost Burden, 2018

- 20 - 30 percent
- 30 - 40 percent
- 40 - 50 percent
- Quadrants
- City of Carlsbad



Sources: City of Carlsbad, 2020; Mintier Hamish 2020; Regional Opportunity Index, 2014
Revised: 12/24/2020

The Village-Barrio area, specifically, is an older part of the community. As a result, the housing available in this area is older and smaller. As the city developed the houses became bigger, and therefore more expensive than the more affordable housing types seen in the Village-Barro area. This area therefore sees a concentration of lower-income families because it is where there is a concentration of lower-cost housing. Therefore, while some areas of the city with high housing cost burdens are very affluent, others are not. The latter group are more likely to be displaced due to inability to keep up with rising housing prices. AFFH-related programs under the Fair Housing goal and policies in Section 10.7 will work to create even more opportunities to improve housing choices for persons who are experiencing high-cost burden through implementing mixed income strategies. Additional programs for housing implementation will also help to develop housing that is more affordable.

Overcrowding can sometimes be a factor in displacement. In Carlsbad, however, this is not a significant issue. Table 10-20 states that 0.3 percent of Carlsbad housing units are overcrowded.

While it is possible for local government policies to result in the displacement or affect representation of minorities or persons living with a disability, Carlsbad does not fall in this category. Currently, most of the cities with adopted reasonable accommodations procedures have a definition of a disabled person in their Zoning Ordinance, including Carlsbad (see Chapter 21.87: Reasonable Accommodation). A jurisdiction's definition of a disabled person can be considered an impediment to fair housing if it is not consistent with the definition of disability provided under the Fair Housing Act. The Act defines disabled person as "those individuals with mental or physical impairments that substantially limit one or more major life activities." Although it is possible for local government policies to result in displacement, the AI finds that all of the definitions used by San Diego jurisdictions, including Carlsbad, are consistent with the Fair Housing Act and are not considered an impediment. Moreover, specific to the Village-Barrio area, there are no planned re-zones in the neighborhood, which help avoid increases in land and home prices, at least due to City actions. The City's inclusionary housing program has also been very effective (see "Inclusionary Housing Ordinance" subsection under Section 10.4) in developing affordable housing all over the city.

In summary, while forces outside of the City's control may still potentially cause displacement in the community, the combination of the City's efforts (e.g., consistency with the Fair Housing Act, avoiding re-zones in sensitive areas that would lead to increased prices, and running a successful inclusionary housing program) in addition to all policies and programs under Housing Implementation which work to provide a wide range of housing types for using different tools and initiatives. Tools include density bonuses (Program 2.3), land banking (Program 2.5), Housing Trust Fund (Program 2.6). Initiatives include assistance for special needs populations (Program 2.9), senior housing

(Program 2.10) housing for large families (Program 2.12), as well as AFFH-related programs under the Fair Housing goal and policies in Section 10.7 and addressing displacement risk for those experiencing disproportionate burdens (Program 4.6). These tools and initiatives show that the City is actively working to prevent displacement of its residents by actively procuring methods of assistance, finding different ways to fund and incentivize housing development, and working to create even more opportunities to improve housing choices for persons who are experiencing high-cost burden through implementing mixed income strategies. Additional programs for housing implementation will also help to develop housing that is more affordable.

Based on a comparison of regional data of race and income (see Tables 10-25 and 10-26), Carlsbad is a relatively more affluent neighborhood to live in. If regional displacement were to occur, it would be more likely for residents at high risk of displacement, as discussed in this sub-section, to move out of Carlsbad and into neighboring communities with lower reported median incomes and higher percentages of minority groups. Program 4.6 works to minimize the occurrence of displacement, especially of those within groups facing disproportionate housing needs, including but not limited to those with lower incomes. Lower-income groups can also include minority groups, seniors, and persons with disabilities.

Opportunity

Having access to quality jobs and effective public transportation helps facilitate a good quality of life and improved life outcomes. Other factors such as access to good education, distance to workplace, and linguistic isolation also contribute to access to resources and opportunities, including to safe, sanitary, and affordable housing.

Access to Transit

Access to public transit is of paramount importance to households affected by low incomes and rising housing prices. Persons who depend on public transit may have limited choices regarding places to live. Additionally, public transit that provides a link between job opportunities, public services, and affordable housing helps to ensure that transit-dependent residents have adequate opportunity to access housing, services, and jobs. In Carlsbad, the AI found that a three-person single-parent family with income at 50 percent of the median income for renters for the region, even accounting for race/ethnicity and income, is likely to use public transit. The AI also found that public transit providers serve large portions of the western side of the county. In particular, transit use is higher in parts of the region where the greatest investment in transit service has been made: the north coastal (which includes Carlsbad), central and south bay regions of the county. The two primary agencies are responsible for transit operations and services in San Diego County are Metropolitan Transit System (MTS) and

the North County Transit District (NCTD), which both offer many features to improve accessibility to customers.

Transit Accessibility through MTS and NCTD

MTS operates fixed route bus and light rail trolley services. Not only does MTS provide reduced fare prices to seniors, persons living with disability, youth, and persons on Medicare, but all MTS buses and trolleys are also equipped with features that provide system accessibility, including, but not limited to, low floor easy to board buses and trolleys, audio announcements, enhanced signage, and handrails. The MTS website also provides extensive information about how to navigate their services for persons with limited mobility, persons who are blind or visually impaired, as well as persons who are deaf or hard of hearing. Finally, for customers with disabilities who are functionally unable to use the MTS fixed route bus and trolley services, MTS also provides a paratransit operation call MTS Access.

One of NCTD's top priorities is to provide mobility and access for all customers. All BREEZE, FLEX, and LIFT buses are equipped with ADA-compliant wheelchair ramps or lifts to make boarding easier for persons who use wheelchairs or mobility devices, or for anyone who may have difficulty walking up steps. All SPRINTER rail cars provide level boarding with no steps required to board. COASTER rail cars currently provide ADA-accessible level boarding to the first car through the use of a bridge plate. NCTD buses and rail vehicles have priority seating available near the front of the vehicle as an added convenience for individuals with limited mobility. Operator and automatic announcements, large print, and visual display boards for persons with hearing impairments provide accessible information throughout NCTD bus and rail services. Additionally, upon request, NCTD will furnish appropriate auxiliary aids and services where necessary to afford an individual with a disability an equal opportunity to participate in, and enjoy the benefits of, any program, service, or activity conducted by NCTD. **NCTD also has a reduced fare program for seniors, persons with disabilities, college students, youth, and Medicare recipients.**

Based on AI findings and the efforts of MTS and NCTD to provide for all customers, Carlsbad residents are relatively well-served by public transit. Finally, about 1 percent of Carlsbad working-age residents do not have access to any vehicle, according to 2018 ACS 5-Year estimates. Figure 10-9 shows that areas of the city with higher percentages of residents without access to a car are located along the west side of the city, which is also where the Amtrak Pacific Surfliner runs through. Other areas with slightly higher rates of persons without access to a car include the north side, and central-east side. However, NCTD has bus lines that run throughout the city, including the areas where there are higher percentages of persons without access to a car.

Access to Employment

Major employers, organizations with the largest number of employees, are mostly located throughout the Central Coastal and South Bay sub-regions of San Diego County. The AI did not identify any major employers located in Carlsbad. According to 2018 ACS 5-Year estimates, 43 percent of Carlsbad residents commuted 30 minutes or more to work, compared to 37.4 percent countywide; the mean commute time for Carlsbad residents was 28.2 minutes, which was slightly higher than San Diego County (26.0 minutes) but slightly lower than the state (29.3 minutes). Within Carlsbad, the commute times across the community ranged from 20.2 to 32.5 – a 12.3-minute difference.

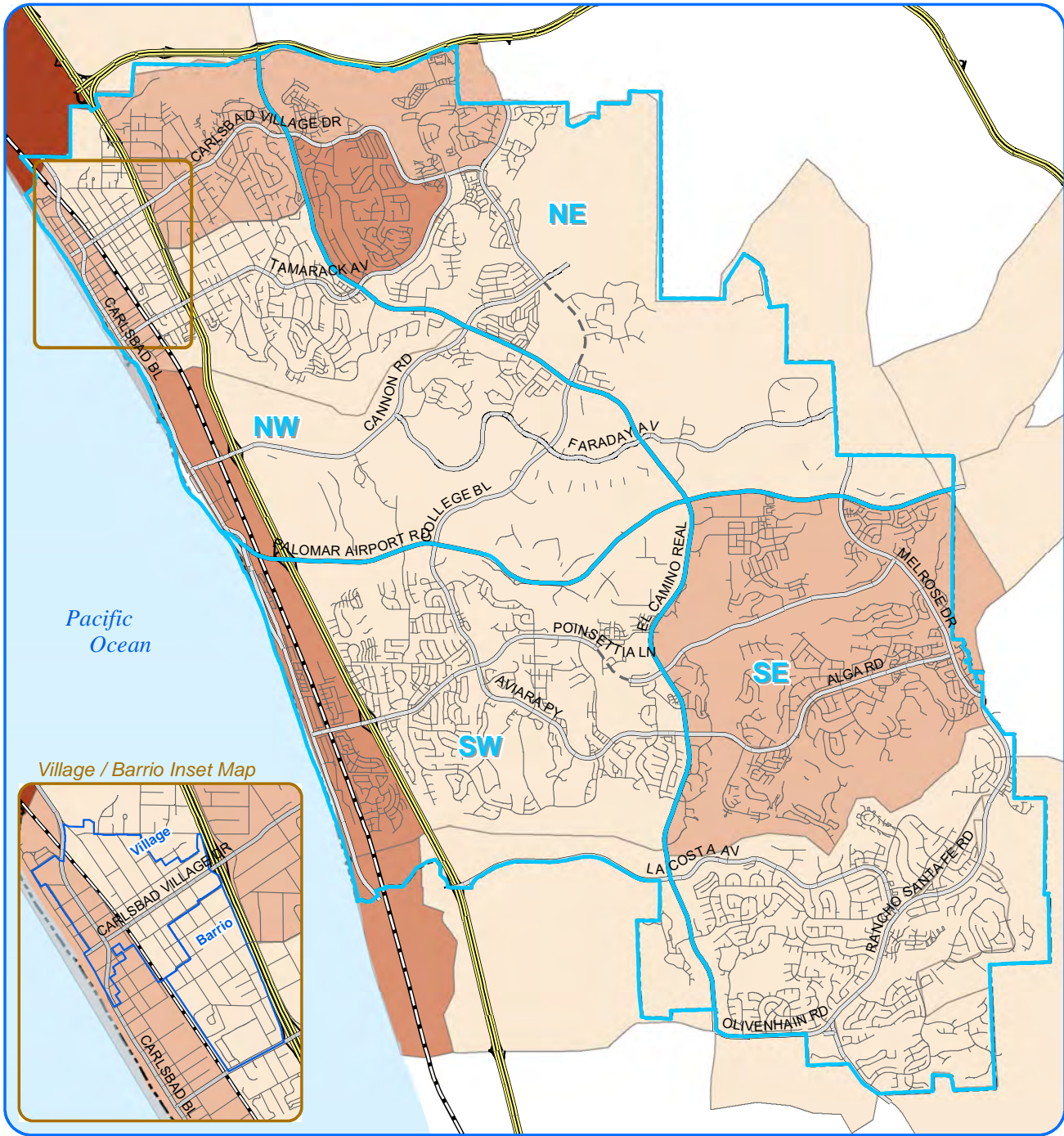
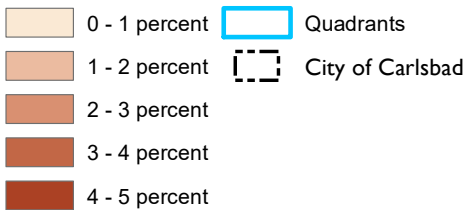


Figure 10-9: Persons Without Access to a Car, 2018



Sources: City of Carlsbad, 2020; Mintier Hamish 2020; Regional Opportunity Index, 2014
Revised: 12/24/2020

Access to Quality Education

Carlsbad residents have access to very good schools. According to the Public School Review for the 2020-2021 school year, the Carlsbad Unified School District (CUSD) has one of the highest concentrations of top-ranked schools in California. CUSD's graduation rate has been 95 percent over the last five school years.

Although Carlsbad is a relatively affluent community, some of its residents still benefit from additional support in the form of a Title I school. A Title I designation provides financial assistance to states and school districts to meet the needs of educationally at-risk students. To qualify as a Title I school, a campus typically must have around 40 percent or more of its students coming from families who are low-income. The goal of Title I is to provide extra instructional services and activities which support students identified as failing or most at risk of failing the state's challenging performance standards in mathematics, reading, and writing. Figure 17 of the AI maps Title I schools in San Diego. There are five Title I schools in Carlsbad: four located in the northwest area of the city (including but not limited to the Village-Barrio neighborhood) and one located northeast area of the city.

Linguistic Isolation

Persons who are linguistically isolated may experience trouble accessing services, information, and housing. Linguistic isolation is often identified in ACS data as persons who speak another language other than English at home and speak English "less than very well." In Carlsbad, 5.1 percent of residents speak English less than very well, which is much lower than San Diego County, where 13.7 percent of residents speak English less than very well. Figure 10-10 shows that the central and northern areas of the city have higher percentages of linguistically isolated residents than the citywide percentage (e.g., greater than 5.1 percent), which includes the Village-Barrio area.

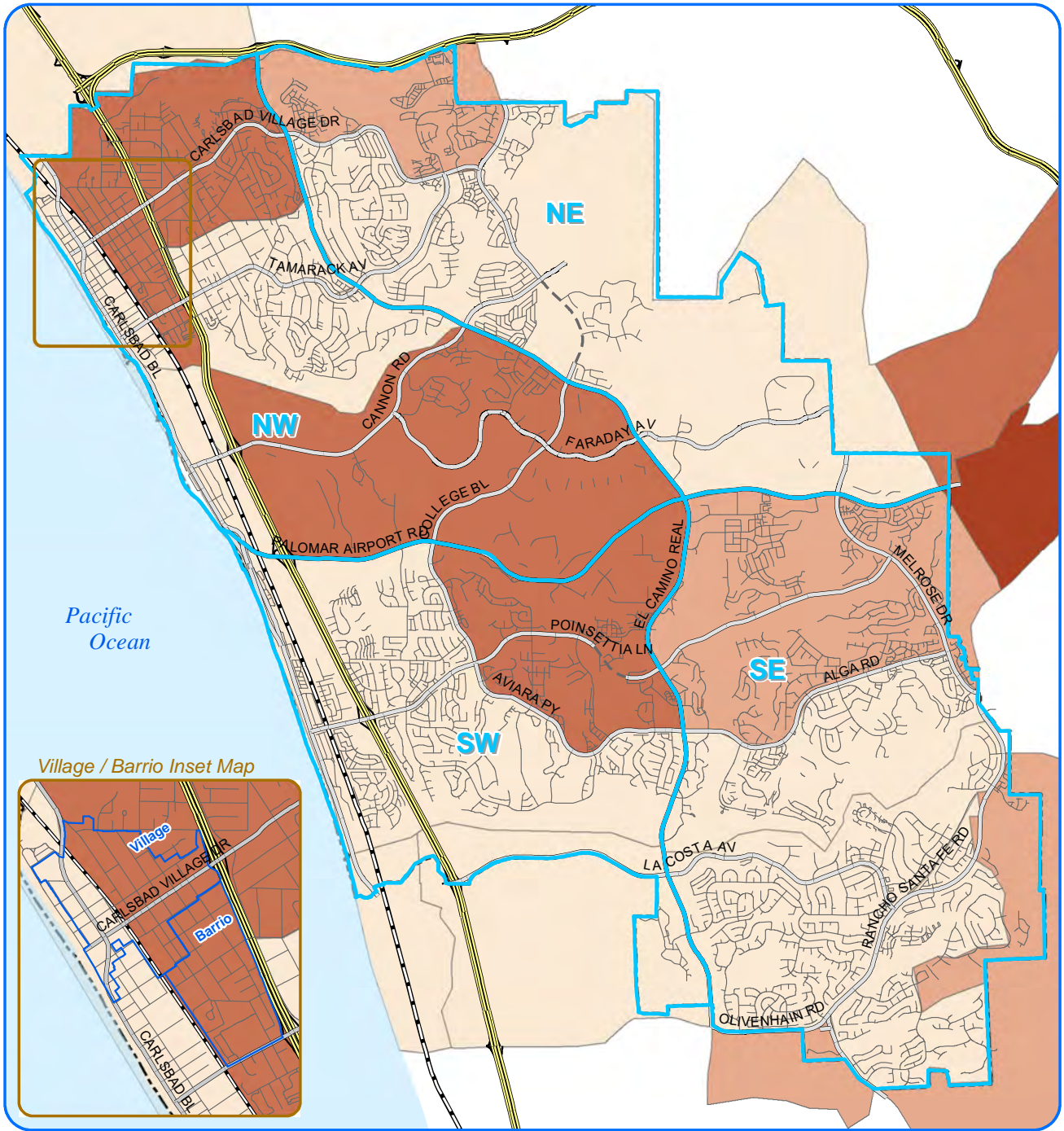
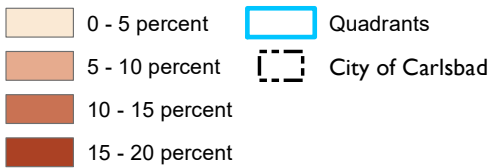


Figure 10-10: Persons Who are Linguistically Isolated, 2018



Sources: City of Carlsbad, 2020; Mintier Hamish 2020; Regional Opportunity Index, 2014
Revised: 12/24/2020

Regional Opportunity Index

The Regional Opportunity Index (ROI), developed by the UC Davis Center for Regional Change, takes an even more comprehensive approach to identifying areas of opportunity. 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. For detailed information about how the ROI was developed and the dozens of indicators used in the analysis, please refer to the Regional Opportunity Index Overview.



https://interact.regionalchange.ucdavis.edu/roi/Download_Data/ROI%20Metadata.pdf

Generally, communities with higher ROI 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 10-11), 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 10-12), 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 were the reasons for a relatively lower score in this census tract for ROI-Place. In both the ROI-People and ROI-Place scores, poor housing opportunity and air quality (PM 2.5) lowered overall scores. Overall, the ROI shows that Carlsbad is a place of very high opportunity. Regionally, Carlsbad fares much better than its neighbors. According to the ROI, areas to the north and east of Carlsbad all report lower opportunities for both ROI-place and ROI-people, especially the cities of Oceanside, Vista, San Marcos and Escondido. The City of Encinitas has about the same amount of opportunity as Carlsbad.



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

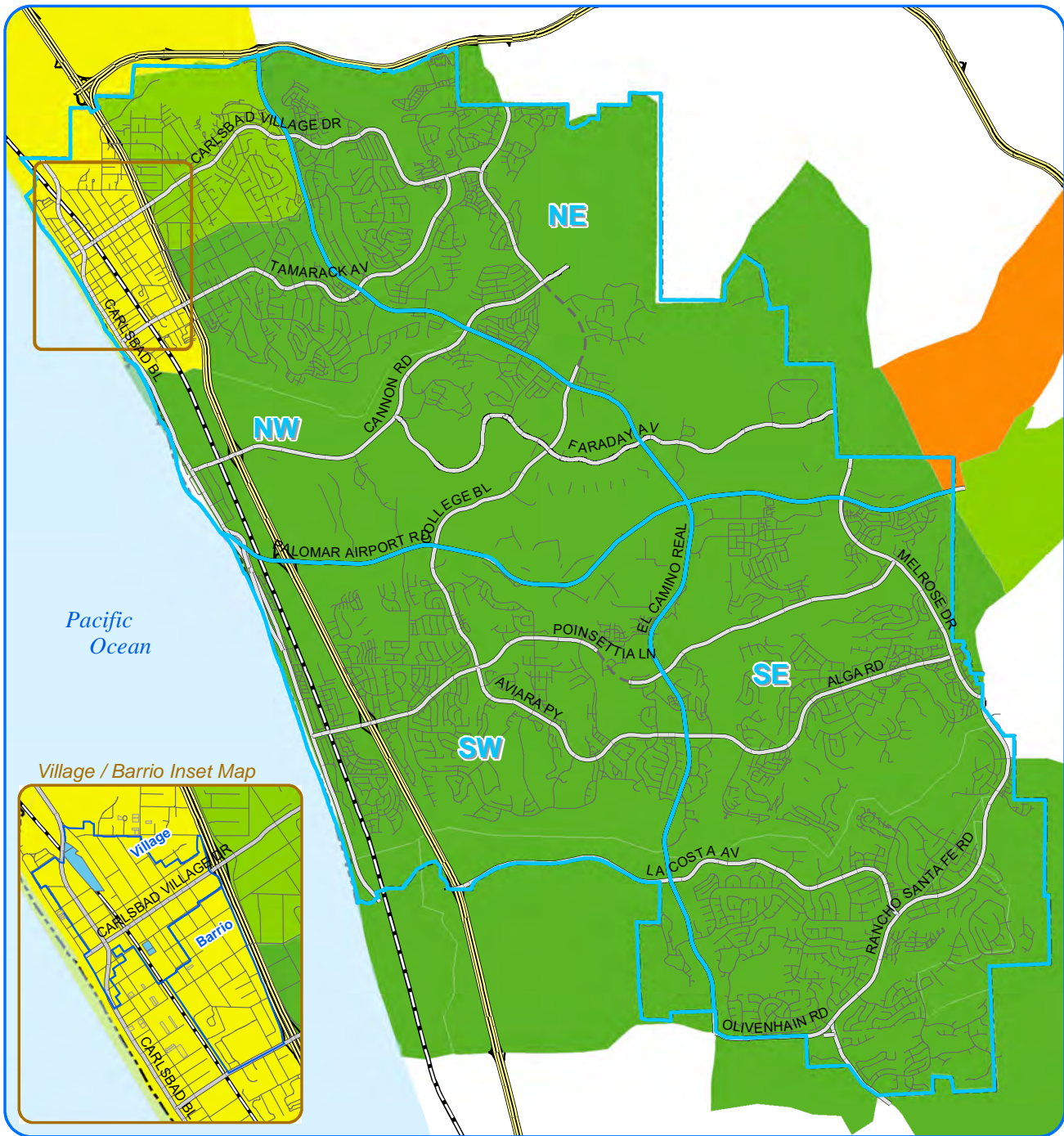
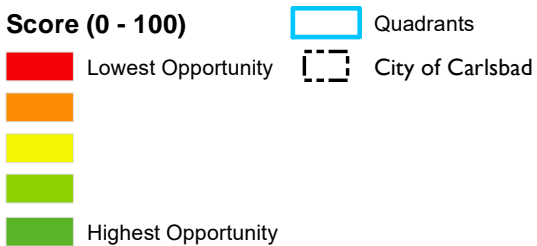


Figure 10-11: Regional Opportunity Index: People



Sources: City of Carlsbad, 2020; Mintier Hamish 2020; Regional Opportunity Index, 2014
Revised: 12/24/2020

10
Housing

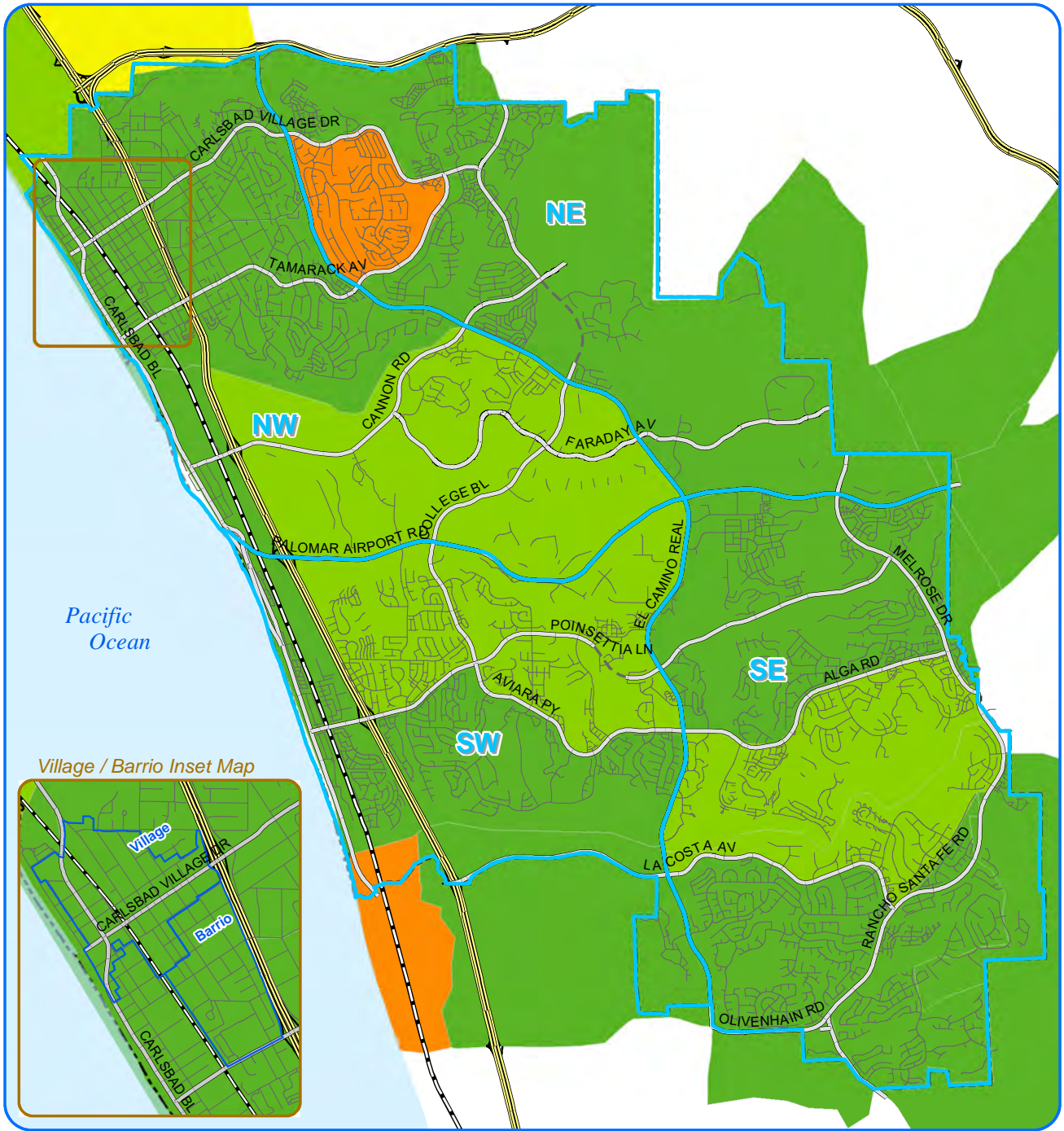
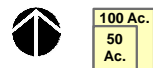


Figure 10-12: Regional Opportunity Index: Place



Sources: City of Carlsbad, 2020; Mintier Hamish 2020; Regional Opportunity Index, 2014
Revised: 12/24/2020

Summary of Opportunity Issues

NCTD is the only provider that has bus lines running throughout the city. Although transit routes do not equally serve all parts of Carlsbad, regional train and bus routes do at least service areas with residents that have less access to cars on the west side of the city. For persons living with disabilities, NCTD provides accommodations for those with disabilities related to mobility, hearing, and/or visual impairment as part of its regularly operated services. For customers with disabilities who are functionally unable to use the NCTD fixed route bus services, NCTD also provides a paratransit operation. NCTD also provide reduced fares to seniors, persons living with disability, youths, college students, and persons on Medicare, improving access to persons who may have limited income to spend on transportation costs. While transit service can always be improved, this Housing Element finds that transit access in Carlsbad is adequate and is able to serve segments of the population who are likely to need it more.

Carlsbad is located near many major employment centers. However, compared to countywide trends, more Carlsbad residents travel over 30 minutes to work, and Carlsbad residents tend to have slightly longer commutes. While there may be limited opportunity to attract major employers to Carlsbad that also match the types of jobs held by Carlsbad residents, Carlsbad can support the efforts of and encourage the development of connection points between major employers and transportation providers. Improving transportation connectivity as well as transportation demand programs would help improve employment access for residents. Program 4.3 states that the City will update its General Plan to include programs that improve transportation connectivity to employment centers.

Carlsbad youth have access to one of the best school districts in California. While the City has no direct control over CUSD, the City will continue to offer its support when and where it can to support CUSD efforts. The City can, however, work to ensure youth are able to safely access their schools. These efforts to maintain and improve safety and access to educational facilities can be addressed in the General Plan. Program 4.3 states that the City will ensure that its General Plan includes programs related to Safe Routes to School initiatives or an equivalent program, especially for youth who walk or bike to school.

Although the majority of Carlsbad residents are White and speak and understand English fluently, in some areas, over 10 percent of residents have trouble with English fluency. This has implications for accessing information, which may be overlooked or misunderstood if not provided in a language that residents are fluent in. Program 4.1 addresses the need to prioritize providing housing services in Spanish and to provide training and outreach to community-based organizations to affirmatively further fair housing practices.

Finally, in terms of both ROI-People and ROI-Place, Carlsbad is a place of very high opportunity, with areas of lower opportunity found around the Village-Barrio area and in the census tract bounded by El Camino Real, Carlsbad Village

Drive, and Tamarack Avenue (northeast corner of the city). Program 4.2 promotes the establishment of a method to measure the progress of fair housing practices, which includes the use of the ROI and its findings of where lower opportunity areas are located (including but not limited to the Village-Barrio area) to inform where the city can focus its programming.

Fair Housing Complaints

If a Carlsbad resident (client) wishes to file a complaint, they call LASSD. LASSD will then determine if there is a fair housing claim and whether there is sufficient evidence to show that a violation occurred. If yes, LASSD will talk to the client about their goals, which will determine how LASSD will enforce. Some clients or situations (like reasonable accommodations) lend themselves to the conciliation process before deciding to proceed with a U.S. Department of Housing and Urban Development (HUD) or California Department of Fair Employment and Housing (DFEH) complaint. In the conciliation process LASSD will let the landlord or property manager know that they believe laws have been violated, explain why, and then invite them to discuss possible solutions (e.g., granting reasonable accommodation) to end the dispute quickly and efficiently. If a landlord/property management does not want to conciliate, refuses to answer LASSD letter/requests, or cannot reach an agreement, LASSD will explore filing a lawsuit or HUD/DFEH complaint depending on client's goals and the strength of the case.

Other situations do not lend themselves well to the conciliation process (e.g., sexual harassment). In those situations, LASSD begins an investigation and tries to find additional evidence to assist in determining the strength of the case before discussing the various enforcement options with the client (e.g., lawsuit, HUD/DFEH complaint). For all enforcement options (lawsuit, DFEH/HUD) LASSD represents the client until there is a settlement or a finding by the Court or Administrative agency.

If a fair housing test results in a finding, then LASSD will retest the site to determine if enforcement may be needed. If LASSD finds a violation, they will send a letter outlining the violations and ask the landlord/property management to correct those violations, for which LASSD will provide training/education. If the landlord/property manager does not respond or denies the violations, then LASSD has the option to file a lawsuit with DFEH/HUD.

In 2019, Carlsbad tested for disability only focused on emotional support animal denials. There were five tests that were tested once. The Legal Aid Society San Diego (LASSD) re-tests where discrimination was found to determine whether further local enforcement is needed. Of the five sites tested, one showed unequal treatment. Between 2016-2018, Carlsbad tested for discrimination on the basis of disability, familial status, sexual orientation, and race (see Table 10-28). Of the 47 sites tested, four showed unequal treatment to the potential renter – three on the basis of disability (reasonable accommodation) and one on the basis of sexual

orientation. Four test sites were inconclusive and 39 found no differential treatment.

TABLE 10-28: FAIR HOUSING AUDIT TESTING FOR RENTAL PROPERTIES, FY 2016-2018

FISCAL YEAR	TEST VARIABLE	TOTAL # OF SITES	FINDINGS					
			DIFFERENTIAL TREATMENT		INCONCLUSIVE		NO DIFFERENTIAL TREATMENT	
			TOTAL	%	TOTAL	%	TOTAL	%
2017	Discrimination-Reasonable Accommodation	15	1	4%	1	4%	13	54%
2017	Familial Status	1	0	0%	0	0%	1	4%
2017	Sexual Orientation	8	1	4%	0	0%	7	29%
2018	Discrimination-Reasonable Accommodation	15	2	9%	3	13%	10	43%
2018	Discrimination-Reasonable Modification	1	0	0%	0	0%	1	4%
2018	Race	7	0	0%	0	0%	7	30%
Total		47	4	9%	4	9%	39	83%

Source: San Diego Regional Analysis of Impediments to Fair Housing, May 2020; LASSD, February 2020; CSA San Diego, May 2020

According to city staff, the majority of calls between 2018 and 2019 came from zip codes 92008 (78 percent) and 92009 (66 percent) (see Table 10-29). Zip code 92008 encompasses the northwest quadrant of the city, while zip code 92009 encompasses the southeast quadrant. In 2018, 95 percent of calls came from residents with incomes less than 80 percent of FPL (see Table 10-30). In 2019, 99 percent came from residents with incomes less than 80 percent of FPL. In 2018, 19 percent of calls were from residents that identified as Hispanic (see Table 10-31). In 2019, 9 percent of calls were from Hispanic residents. In both years, over 80 percent of calls were from White residents (including those identifying as Hispanic).

TABLE 10-29: CALLS BY ZIP CODE

	2018		2019	
TOTAL CALLS	136		93	
ZIP CODE	% OF TOTAL	% RELATED TO FAIR HOUSING	% OF TOTAL	% RELATED TO FAIR HOUSING
92008	50%	8%	35%	5%
92009	28%	5%	31%	7%
92010	12%	3%	21%	6%
92011	0%	0%	11%	3%
92013	9%	0%	0%	0%
92018	0%	0%	2%	0%

Source: City of Carlsbad, 2020

TABLE 10-30: CALLS BY INCOME GROUP

INCOME LEVELS	2018	2019
Extremely Low Income (<30%)	58%	76%
Very Low Income (>30-50%)	27%	15%
Low Income (>50-80%)	10%	8%
Other Income (>80%)	5%	1%

Source: City of Carlsbad, 2020

TABLE 10-31: CALLS BY RACE AND ETHNICITY

	2018	2019
RACE		
White	83%	86%
Black	8%	7%
Asian	1%	3%
Other	8%	4%
ETHNICITY¹		
Hispanic	19%	9%

Source: City of Carlsbad, 2020

¹ HUD's collection of racial data treats ethnicity as a separate category from race. The percentage of those that indicated Hispanic as their ethnicity is a total percentage across the four racial categories.

Protected Classes and Opportunity

The Federal Fair Housing Act prohibits discrimination in housing practices because of race, color, national origin, religion, sex, familial status, and disability, which are considered to be legally protected classes of people (“protected classes”). California goes a little further by also prohibiting discriminatory practices by housing providers based on citizenship/immigration status, primary language, age, sexual orientation, gender identity, genetic information, marital status, source of income, and military or veteran status. In Carlsbad, residents, including those within protected classes, who experience discrimination in

housing practices have the opportunity to file complaints, as described in the section above. The data presented in Tables 10-28 through 10-31 were the only data available for analyzing trends in unfair treatment related to housing. Data related to discrimination claims against certain protected classes not included in the section above was not included due to lack of available data.

How the City Carries out Fair Housing Laws

State and federal laws prohibit the City from treating people with mental illnesses and those experiencing homelessness differently from anyone else. In accordance with these laws, the City does not publish public notices with respect to the sale or rental of a dwelling that indicates any preference, limitation, or discrimination based on disability, mental illness, or housing status (e.g., persons experiencing homelessness).

Moreover, under California state law and the City of Carlsbad zoning ordinance, supportive housing that assists groups like veterans and disabled persons is a residential use, and not a business or commercial use. Such housing must be treated the same way as any housing under the city's land-use and zoning rules and assures that units will be available to persons who may require housing assistance.

City Efforts

In an effort to promote fair housing practices and to hold accountable those who do not honor it, the City has put together a flyer on Fair Housing Rights and Responsibilities. On this flyer, the City shares a broad overview of fair housing laws, and state that property owners, landlords and their agents can be held legally responsible for discriminatory actions. The flyer also provides contact information to the State or Federal government housing departments if residents want to file a complaint, as well as contact information to CSA San Diego County if residents desire to seek legal counsel on fair housing related issues. Additionally, the City's website provides contact information to LASSD who also provide legal counsel to residents in San Diego County. Finally, the City participates in the San Diego Regional Analysis of Impediments to Fair Housing efforts every five years, which provides an overview of fair housing challenges faced by the city as well as other cities within San Diego County.



<https://www.carlsbadca.gov/civicax/filebank/blobdload.aspx?BlobID=23520>

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 expand 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.

10.2.7 Local Impediments to Fair Housing

In addition to the 10 statewide impediments and those regional and Carlsbad land use policy impediments identified in the AI, further analysis at the local level reveals several other contributing factors impeding fair housing choice in the city. Provided below are these factors and the solutions to address them as identified in the Housing Element.

Contributing Factor: Outreach

Issue: Lack of Language Access – According to the Census, approximately 13.9% of the city's population identified as Hispanic. This has implications for accessing information, which may be overlooked or misunderstood if not provided in a language that residents are fluent in.

Solutions – Although most Carlsbad residents speak and understand English fluently, in some areas, over 10 percent of residents have trouble with English fluency. Program 4.1 addresses the need to provide housing information in Spanish and to provide training and outreach to community-based organizations to affirmatively further fair housing

practices. Further, the Carlsbad City Library Learning Center provides a Spanish/English and bilingual library collection for all ages and provides literacy tutoring in Spanish. The Learning Center is convenient to the Barrio, where most of the city's Hispanic population resides. Furthermore, the city contains policies and a program specifically on community engagement on housing resources (see Section 10.7.5). Policy 10-P.36 gets to the heart of the matter by calling on the city to "collaborate with community-based organizations and partners to build and strengthen historically marginalized communities' capacity to participate in local planning, governmental affairs, and policy decision-making through which they can advocate for equitable, diverse, and just actions, especially as it relates to the provision and access to fair and affordable housing."

Contributing Factor: Segregation and Integration

Issue: Location and Type of Affordable Housing – The location of affordable housing is key to overcoming potential patterns of segregation, promoting fair housing choice, and providing access to opportunities, including education, recreation, and employment. While Carlsbad shares constraints with neighboring jurisdictions in terms of high land prices due to its coastal location and favorable climate, other aspects unique to the city can limit affordable housing. For example, federal regulations related to the operation of McClellan-Palomar Airport restrict or prohibit residential development in a large area of the city surrounding the airport. In turn, these limitations contribute to a significant amount of non-residential land; the Carlsbad Palomar Airport area ranks as the fifth largest employment center in San Diego County, and combined with two other employment centers in Carlsbad, Carlsbad has the most employment centers and employees among the cities in North San Diego County. This creates a high jobs to housing ratio, impacts price of land and housing in proximity to those jobs, and, while this creates a need for housing, creation of affordable homes, without government intervention, has been difficult to achieve. Furthermore, much of the city is set aside as permanent open space to protect sensitive habitat and lagoons, which adds to the city's desirability and, at the same time, land values.

Solutions – Despite apparent limitations, through its inclusionary requirements, the city has successfully produced over 2,000 affordable housing units throughout Carlsbad, including coastal locations west of Interstate 5 and near the city's employment center. The city has also successfully leveraged its Affordable Housing Trust Fund to support completion of non-inclusionary affordable units. These affordable units provide a diversity of housing types – apartments, condominiums, and accessory dwelling units – in 100 percent affordable and mixed income projects throughout Carlsbad as evidenced by figures 10-1 and 10-21.

Program 1.1 does not commit the city to any particular property to meet its RHNA share, the location of potential sites identified (Figure 10-23) does demonstrate the city's commitment to provide housing, including affordable housing, throughout Carlsbad. Integration of a variety of housing types, tenures, and affordability in a variety of locations will continue through implementation of policies and programs, including:

- Policy 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.
- Program 1.1: Provide adequate sites to accommodate the RHNA
- 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.
- Program 2.1: Inclusionary Housing Program (continued implementation)
- Program 2.6: Housing Trust Fund (continued implementation)

Contributing Factor: Community Opposition

Issue: Opposition to Affordable Housing – Similar to many communities, change can add an unknown that is often perceived as a threat to the qualities of a neighborhood. This change can often be associated with adding housing at higher densities into areas that have predominantly been developed for single family homes.

Solutions – Carlsbad has a long history of housing integration that is attributable to the city's Inclusionary Housing Ordinance. Under this ordinance, 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. Over six units, developers must include 15 percent of housing as affordable and to maintain that affordability for a period of 55 years. The city's Inclusionary Housing Ordinance is responsible for producing 1,708 of Carlsbad's affordable housing units. Under this program, housing for lower-income families, have successfully been developed and distributed throughout the city. This familiarity with successful housing mixes goes a long way to helping to offset community opposition.

But, opposition can still occurs due to the concerns of change in a given neighborhood or area. Program 4.2 discusses actions to enhance community information and understanding of fair housing provisions. Program 4.3 provides actions designed to reduce housing segregation.

Section 10.7.5 contains Goal 10-G.5 concerning the promotion of meaningful dialogue and collaboration to enhance community engagement and acceptance of change as a positive component of Carlsbad.

Contributing Factor: Limitations on Housing Mobility

Issue: Limitations on Moving into or Within the Community. This issue does not relate to transportation, but rather the ability of households to relocate. This can include limitations on moving into Carlsbad, limitations on moving within the community, and limitations on options to move to housing with different affordability or size.

Solutions: Section 1.3.9, Financial Resources, describes the range of programs available to assist in meeting the housing needs of lower-income households. Relative to housing mobility, the city’s Housing Choice Voucher Program (Section 8) has adopted a mutual agreement with the other San Diego area housing authorities that allows the transfer of applications from those on a waitlist for another housing authority in San Diego County 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 barriers when applying for Section 8 vouchers due to the lengthy application process and documentation requirements. This supports moving lower-income households into Carlsbad to be closer to work in Carlsbad.

As described above in the Segregation/Integration discussion, the city supports affordable housing to meet lower-income household needs throughout the community. This allows movement within the community to find housing that better meets their needs. To help meet those needs, programs are in place to support or require the development of housing for seniors, persons with disabilities, large households, and persons experiencing homelessness.

The community also provides moderate-income housing locations throughout the community as well, allowing households that are benefiting from an increase in household incomes to find housing at different affordability ranges.

 To assist families in finding affordable housing, the city maintains an online resource of all affordable rental housing in the community <https://ccmaps.carlsbadca.gov/housing/index.htm>

Contributing Factor: Land Use and Zoning Laws

Issue: Local policies and regulations can affect the price and availability of housing. For the past 30 years, the city’s voter-initiated Growth Management Plan has played a large role in regulating residential development throughout the city. While its provisions ensure availability of adequate public facilities and services to serve all new development, the provisions can act as a potential and actual government constraint to the maintenance, development, and improvement of housing. For example, the Growth Management Plan caps the ultimate number of housing units that could be built in the city. Further, passage of recent state housing law, such as SB 330 in 2019, limits the ability to enforce aspects of the plan.

Solutions: As discussed in Program 2.2, the city is addressing conflicts between state law and the city’s housing caps. This program includes an objective to propose changes to the Growth Management Plan and other appropriate planning documents so the documents “do not create caps or other limits that constrain the community’s ability to meet housing obligations, under California law, at all income levels and in keeping with Carlsbad’s RHNA.” The program also notes that it (the program) may not be required if the City Council adopts preemption findings related to the housing cap requirements contained in the Growth Management Plan.

10.3 Resources Available

Abbreviations and acronyms used in this section:

ACMF	Agricultural Conversion Mitigation Fee
AHSC	Affordable Housing and Sustainable Communities Program
ALUCP	Airport Land Use Compatibility Plan
BIA	Building Industry Association
CALGREEN	California Building Code and the Green Building Standards Code
CAP	Climate Action Plan
CHAS	Comprehensive Housing Affordability Strategy
CNEL	Community Noise Equivalent Level
dBA	Decibels (A-weighted scale)
DPCCA	Down Payment and Closing Assistance Program
DU	Dwelling Unit
FEMA	Federal Emergency Management Agency
FHSZ	Fire Hazard Severity Zone
FY	Fiscal Year
GHG	Greenhouse Gas
GMCP	Growth Management Control Point
HAP	Homeless Housing Assistance and Prevention Grant Program
HCD	California Department of Housing and Community Development
HEARTH	Homeless Emergency Assistance and Rapid Transition to Housing
HEAC	Housing Element Advisory Committee
HOME	Home Investment Partnerships Program
HPIF	Homeless Prevention and Intervention Funds
HUD	Federal Department of Housing and Urban Development
LCP	Local Coastal Program
Ldn	Day Evening Night Sound Level
LFMP	Local Facilities Management Plan
MPRRP	State Mobilehome Park Rehabilitation and Resident Ownership Program
NOFA	Notice of Funding Availability
PLHA	Permanent Local Housing Allocation
RHNA	Regional Housing Needs Allocation
SANDAG	San Diego Association of Governments
VHFHSZ	Very High Fire Hazard Severity Zone
VHHP	Veterans Housing and Homelessness Prevention Program

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.

10.3.1 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.

10.3.2 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:

- 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)

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.

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

[†]Very low and low-income units are either required to be deed restricted affordable units through the Inclusionary Housing Ordinance (CMC 21.85) or the Density Bonus Ordinance (CMC 21.86) or are determined through developer surveys that identify rental rates as affordable to households in these income categories.

Source: City of Carlsbad, 2020.

10.3.3 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 categories and General Plan and zoning designations (and associated allowed density), environmental constraints, site size, and infrastructure availability.

Relative to capacity, a key factor in reaching a reasonable capacity assessment is the city’s use of minimum densities. Excluding physical site constraints, and except under limited circumstances, the city does not allow projects to be submitted at a density below that stated in the General Plan Land Use and Community Design Element (see Policy 2-P.7). To enhance capacity further, the city has included, under Program 1.1, an increase in minimum densities allowed in the community.

Site Categories / 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. **These sites, depending on uses, can be referred to as underutilized or non-vacant sites. In this element, the term underutilized is used for both.**

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.

Underutilized sites identify parcels within the community that could support additional development. As part of this Housing Element, the city has identified these locations and included policies and programs that will support reuse and intensification. As redevelopment of these sites can be more subjective, the number of residential units that could be achieved with UND sites was calculated, but these units were not counted towards reaching the RHNA goals established for the city.

- 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 Owned (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. See Section 10.7.1 and Program 2.4 for further information.

- **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 within the first three years of the planning period (by April 2024). See “Enhanced Residential Designations,” below for additional information relative to these changes.
- **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. Each of these designations allow between 35 and 40 feet in building height, which would allow for a three-story structure. 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 10-13 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 10-14 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 a range of restrictions on density, height, and occupancy on parcels within these zones. Only one parcel (APN 2132621700, an industrially designated site proposed for residential) is within one of these zones and was counted as moderate-income potential under an R-23 designation. About ½ acre (or 23 percent of the site) is within Zone 5, which only allows 4 du/ac. In review of the site, the city feels that airport protections can be achieved through site design that would place parking and open space areas within this corner of the site. This area would have density limited to some restrictions on density. All other sites within the sites inventory are in Zone 6, where residential at any density is considered to be a compatible use.

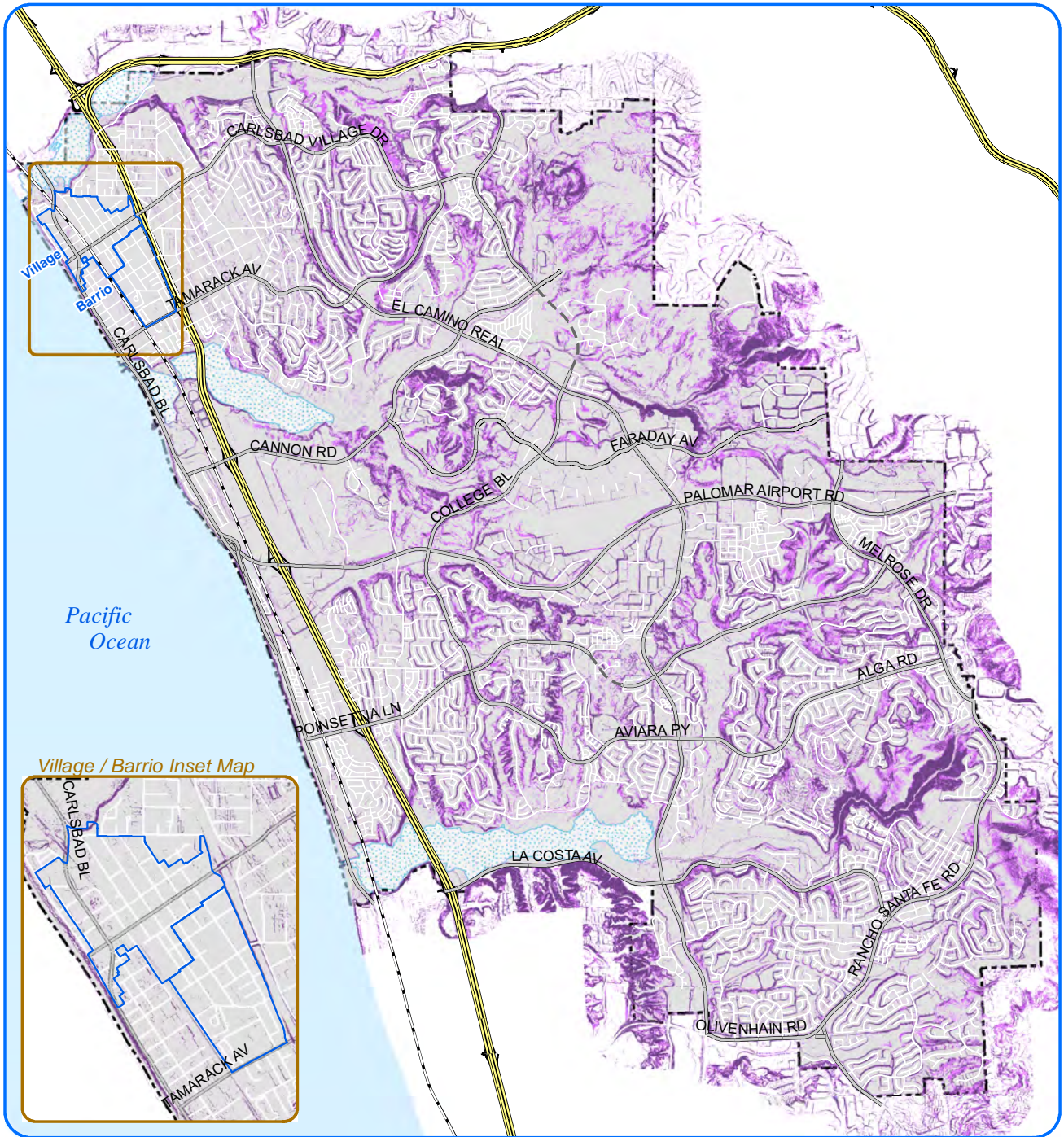
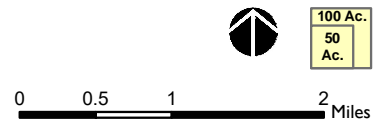


Figure 10-13: Potential Slope Constraints

- 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



Sources: City of Carlsbad, 2020; Mintier Hamish 2020
Revised: 12/24/2020

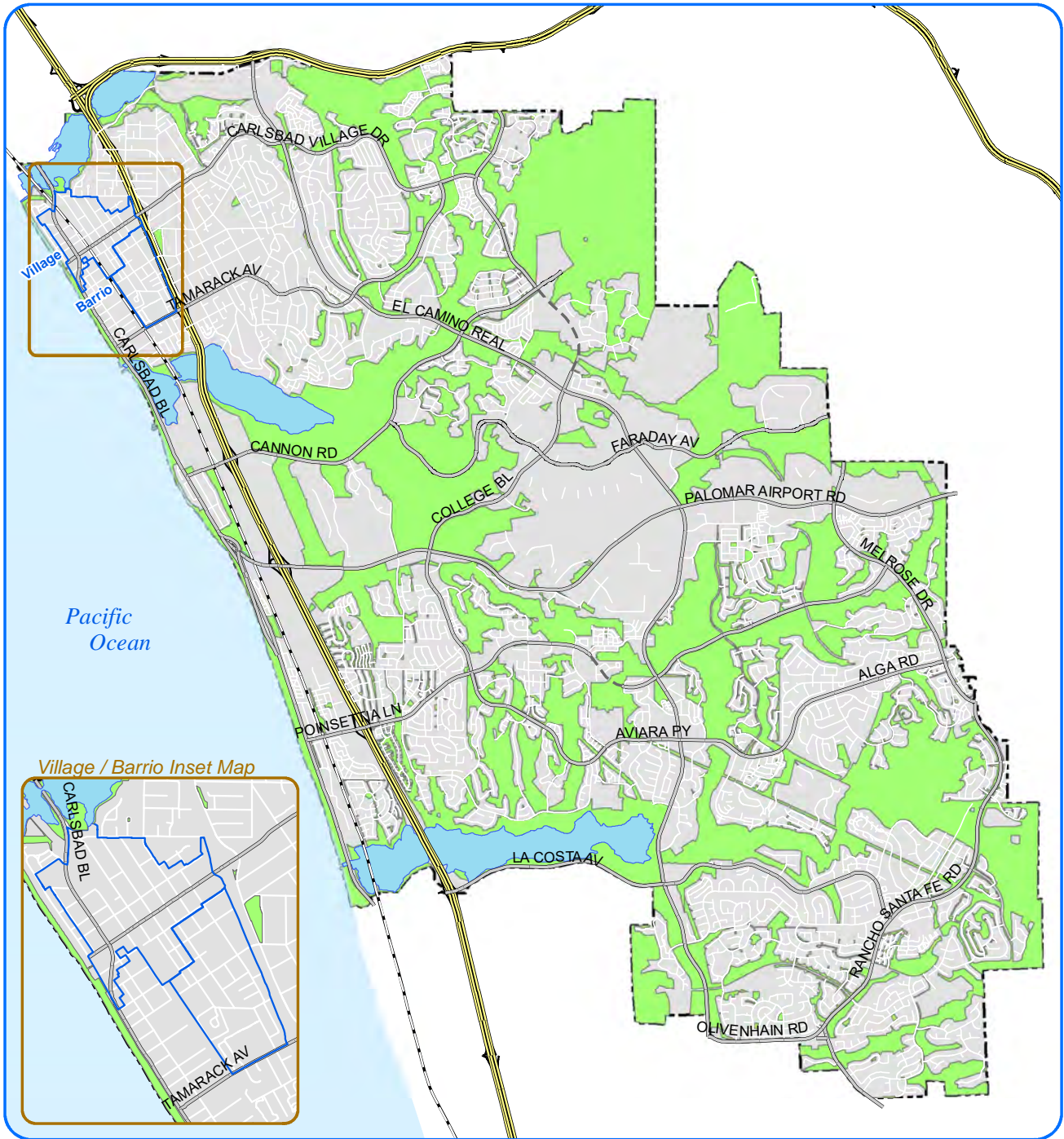


Figure 10-14: Open Space Lands

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



Sources: City of Carlsbad, 2020; Mintier Hamish 2020
Revised: 12/24/2020

Relative to height restrictions, the ALUCP is based upon the Federal Aviation Regulation Part 77 and illustrated on Exhibit III-3, Compatibility Policy Map in the ALUCP. Using a base airport elevation of 331 feet above mean sea level (MSL), the map shows the height that the top of structures can reach (in addition to the elevation of the ground at the facility location) in the areas around the airport. For the vast majority of the city, allowed elevations significantly exceed any allowed structure height, and are not a constraint to development. As with airport safety, housing site APN 2132621700 lies close to the airport and will have some height limits, but the maximum elevation in the R-23 designation is 35 feet. Given other development near this site at that height, it is not expected that building height in this range will be a constraint. Two other industrial to residential sites included in the siting analysis (APNs 2132631900 and 2132632000) are proposed for use as R-40 residential sites, which could have a maximum elevation up to 50 feet (up to a 5 story building). Based on the ALUCP maps, these sites have MSL maximums of between 437 and 481 MSL, which yields an increase of at least 106 feet above the airfield's base elevation. Therefore, not constraint due to building height is expected.

The other **potential** land use compatibility issue associated with the airport relates 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 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 10-15.

As no housing sites included in meeting the city's RHNA obligation are inside the 65 dB LDN contour of the airport, no sites are impacted by airport noise, and this is therefore not a constraint on development.

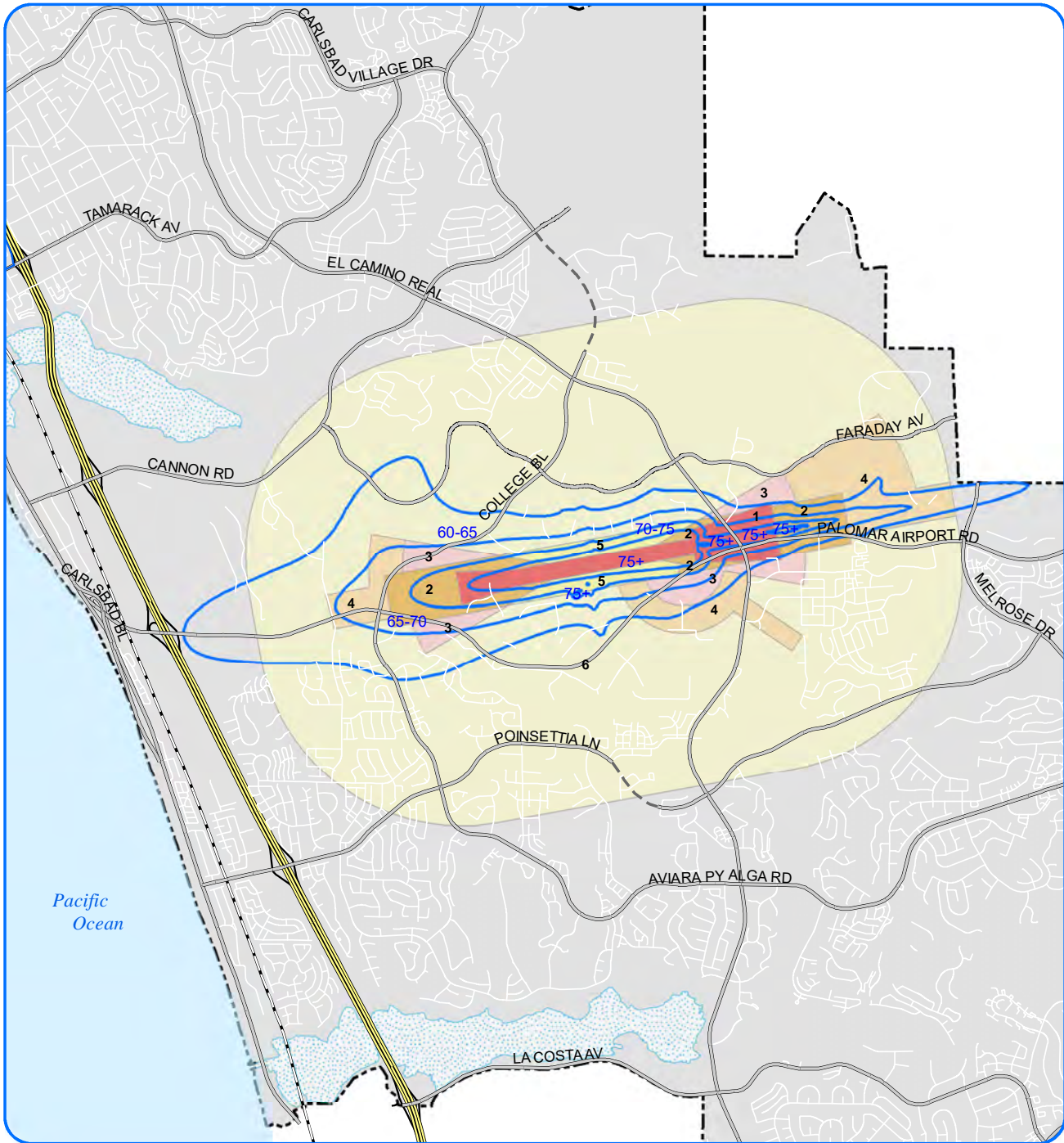
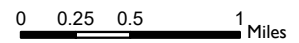


Figure 10-15: Airport Noise and Safety Zones



Sources: City of Carlsbad, 2020; Mintier Hamish 2020
Revised: 12/24/2020

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 10-16)

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.

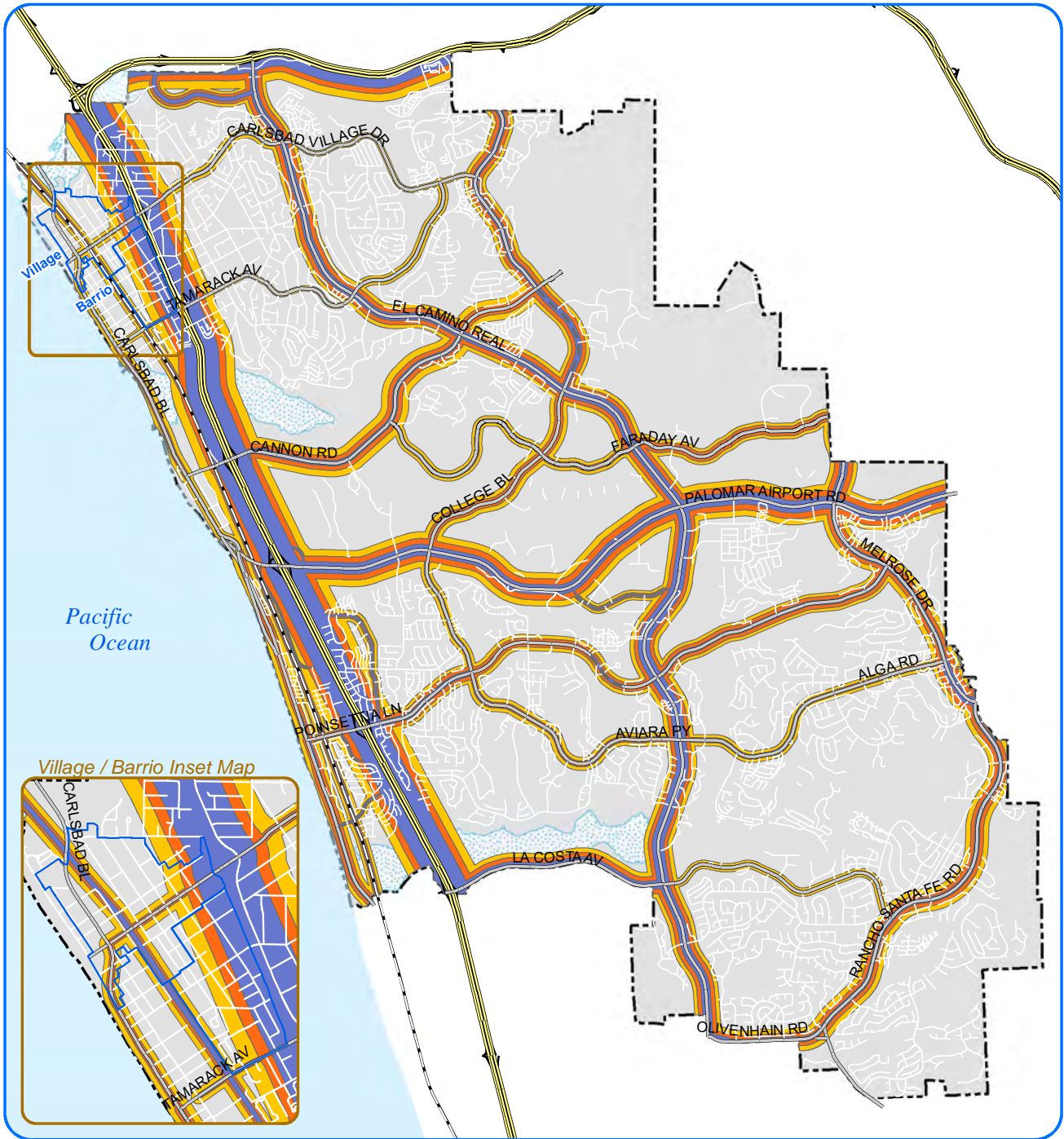
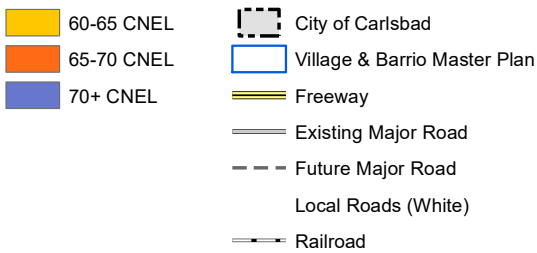


Figure 10-16: Future Roadway and Rail Noise (2035)



Sources: City of Carlsbad, 2020; Mintier Hamish 2020
Revised: 12/24/2020

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 10-17 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. 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. These zones have varying degrees of fire hazard (i.e., moderate, high, and very high). In Carlsbad, the siting evaluation looked at areas that fall within the Very High Fire Hazard Safety Zone (VHFHSZ). Figure 10-18 shows the VHFHSZ within the city. Based on location of the VHFHSZ in the city, only one property counted towards the city's lower-income RHNA falls within this zone. Parcel 2090607200 is a 9.8 acres site located near the north corner of El Camino Real and Campus Boulevard. This site is proposed to be upzoned to a R-30/OS designation. Given that 50 percent of the site will be used for open space, buffers in the open space area and onsite parking will mitigate the potential impact and will not cause a loss in unit potential. Through implementation of site design features required as part of the Carlsbad Municipal Code Title 17 and the city's adoption of the 2019 California Fire Code, Title 24, Part 9, this will not be a constraint to housing production.

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 10-19 shows the transmission corridors within the city.

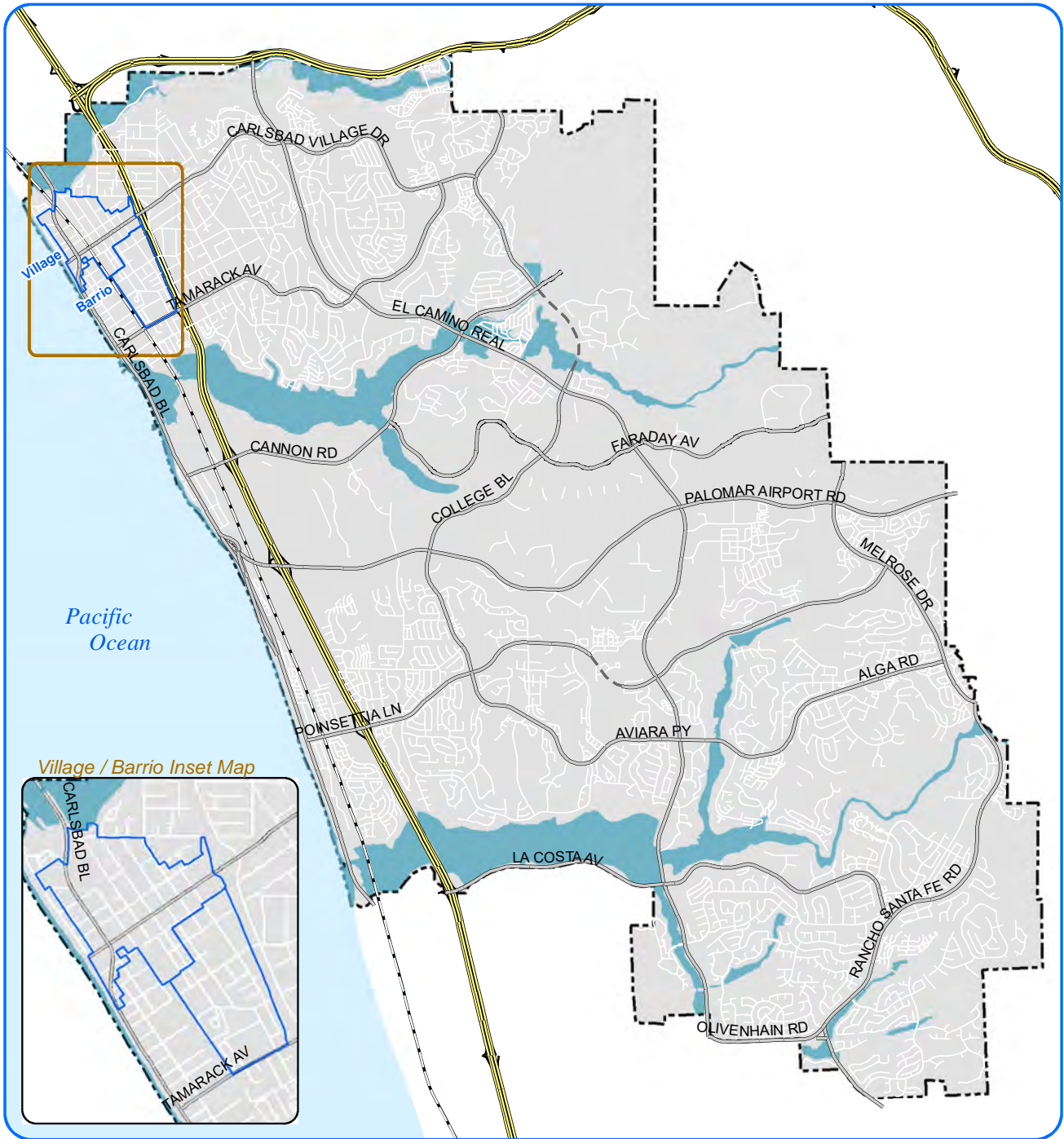


Figure 10-17: Potential for Flooding (100 year)

- 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: 12/24/2020

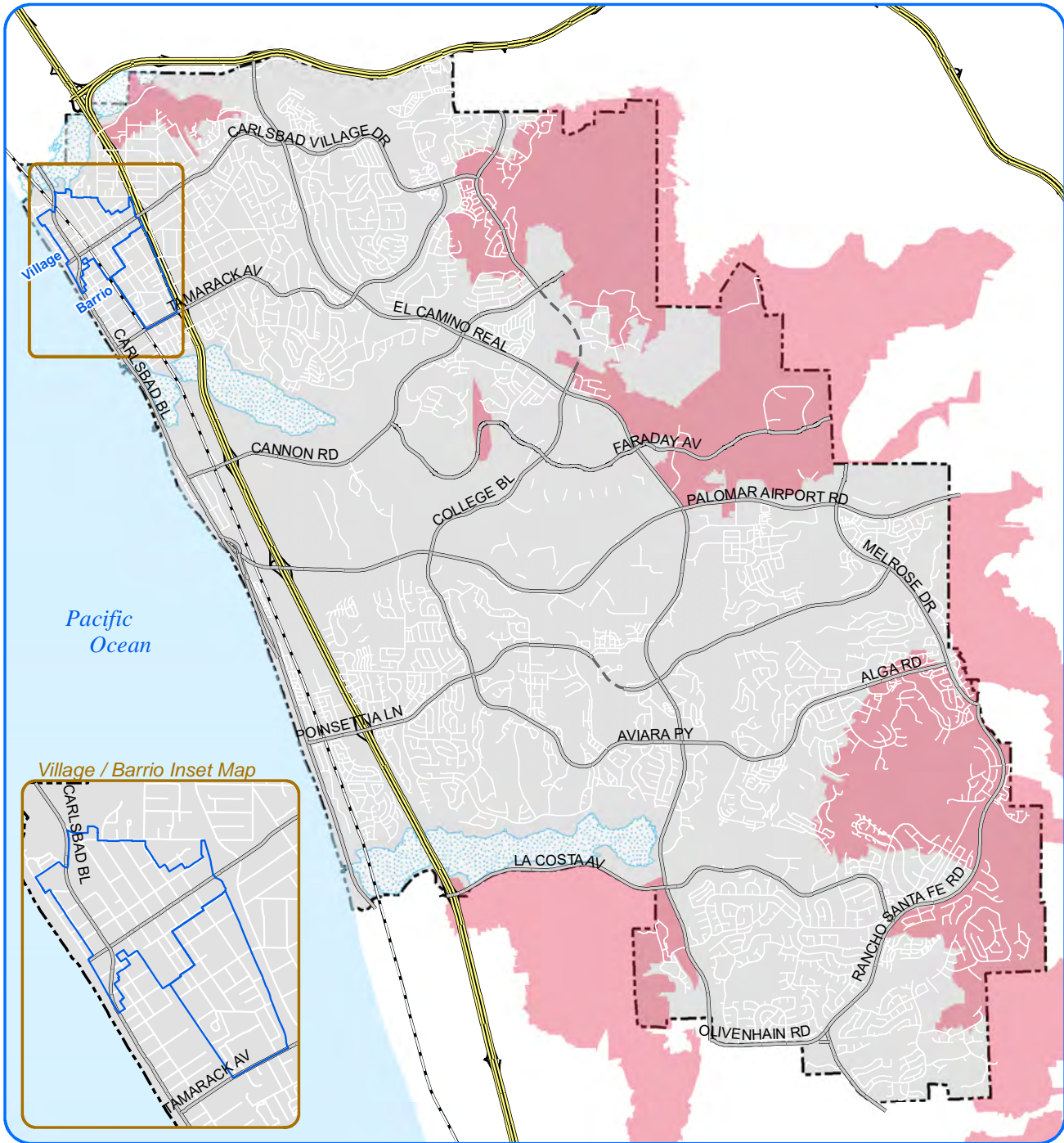


Figure 10-18: Wildfire Constraints

- 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



Sources: City of Carlsbad, 2020; Mintier Hamish 2020
Revised: 12/24/2020

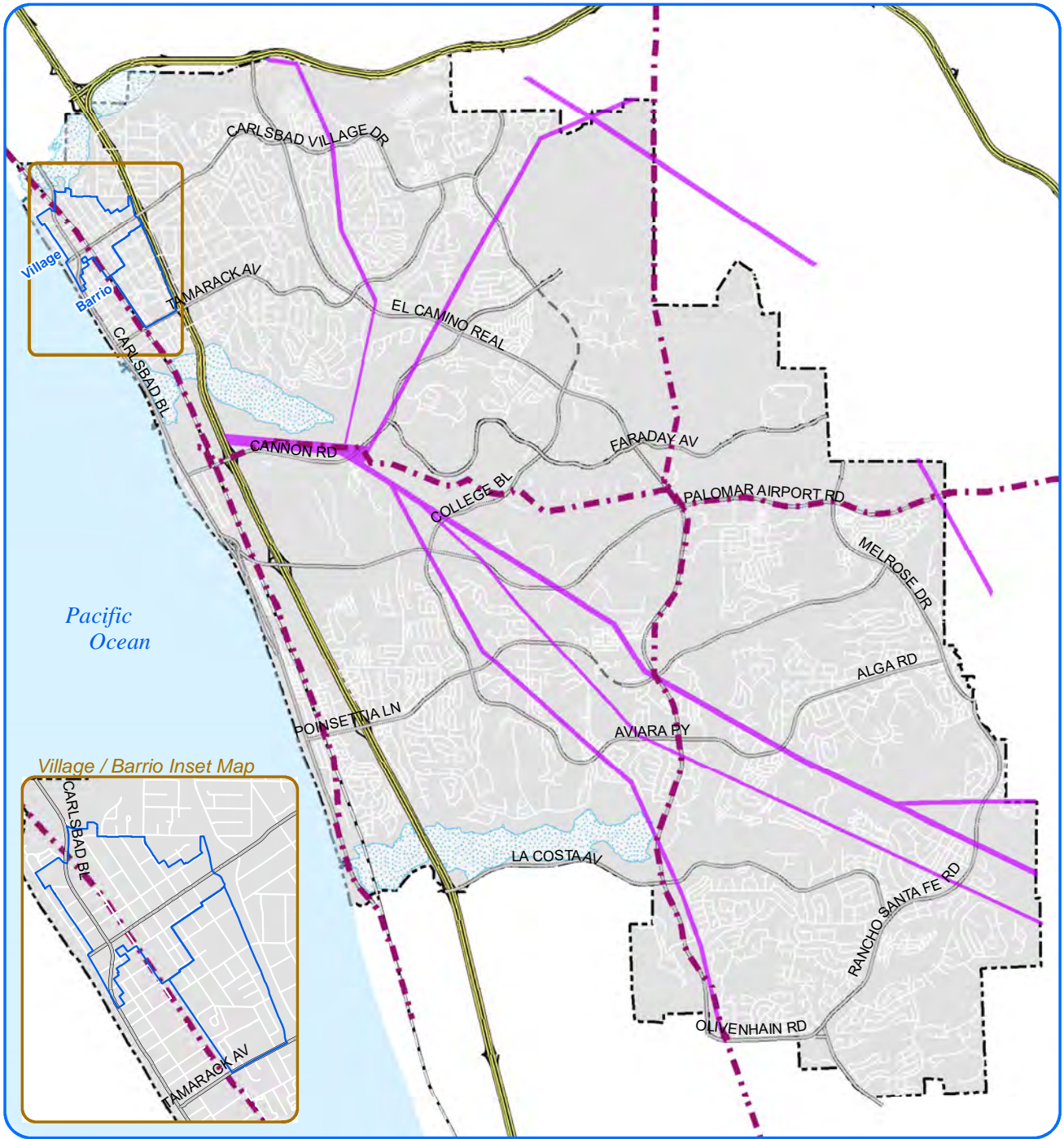


Figure 10-19: Transmission Corridors

- 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



Sources: City of Carlsbad, 2020; Mintier Hamish 2020
Revised: 12/24/2020

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 “vertical” mixed-use development, meaning the residential uses must occur above a commercial first floor. 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. These properties encompass most of the mall’s parking lots. Another exception discussed in the inventory as well (in the “Proposed Projects with Rezone (PR2)” category) is a privately-initiated application to redevelop a portion of an existing shopping center – North County Plaza – by demolishing commercial space and constructing 242 apartments and

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.

new retail uses. Both The Shoppes @ Carlsbad and North County Plaza currently have R, Regional Commercial, designations. Further information on each mixed-use site is also contained in Appendix B (Tables B-5 and B-9) and Appendix C (Fact Sheets 1 and 2).

The city proposes a two-fold approach to increase potential residential development at shopping center sites. First, and with regards to the North County Plaza and The Shoppes sites, the city proposes each could be redesignated with a split R/R-40 designation. 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 each shopping center as a regional commercial use and at the same time permit high density residential. The proposed R-40 designation would require a minimum 37.5 du/ac and would permit a greater number of residential units than could be achieved under current standards due to the higher density requirement on property designated only for residential use and the elimination of the constraint that residential units must be above a commercial first floor.

Unit yields estimated for The Shoppes (see appendices B and C) are based on the proposed split designation of R/R-40. Potential yield from the R portion is based on the current standards for residential development in commercial areas. The unit yield estimated for North County Plaza is based on the submitted development application and does not factor additional residential development that could occur under a split residential/commercial designation.

Program 1.1 contemplates changing property land use and zoning designations as needed to meet the city’s RHNA obligations. As noted in the program, redesignation of The Shoppes and proposed redevelopment of North County Plaza could help meet the obligations.

The second half of the two-fold approach is described in Program 1.8, Mixed Use. The introduction to the program describes its purpose:

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.

One program objective is to “update Zoning Ordinance to define and allow both horizontal and vertical mixed-use projects.” The city anticipates permitting both types of mixed-use development would increase residential development potential at commercial centers as compared to current standards.

Infrastructure Availability

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

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.

10.3.4 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.

10.3.5 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.

10.3.6 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.

10.3.7 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 have 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 AND LOCATION ¹	NUMBER OF AFFORDABLE UNITS	STATUS	PROJECT DENSITY (DU/AC) ²	AFFORDABILITY	AVERAGE SUBSIDY/UNIT (AB/RESOLUTION#) ³
Seagrove (State Street Townhomes) 2503 – 2599 State St.	6	Completed 2019	24.9	13% Low/87% Market	Inclusionary
Portola Senior and Montecito Apartments (Robertson Ranch Planning Areas 7 and 8) 2600 Gage Drive and 2510 W. Ranch St.	157	Completed 2018	18.8 and 22.7	36% Moderate, 64% Low	Inclusionary
Juniper at the Preserve (Quarry Creek Planning Area R-1) 2965 Luiseno Way	64	Completed 2017	20.2	Low-income	\$20,000 (AB 22,248)
The Lofts at Carlsbad Village 1040 Carlsbad Village Dr.	16	Approved 2017	47.5	20% Low/80% Market	Density Bonus/Inclusionary
Pacific Wind Harding St. and Carol Pl.	87	Approved 2017	21.5	100% Low	\$85,149 (AB 21,028)
Jefferson Luxury Apartments 3039 Jefferson St.	2	Approved 2018	34.4	15% Low/85% Market	Inclusionary
Lanai II (Miles Buena Vista) Southwest of Buena Vista Way and Crest Dr.	2	Completed 2019	3.2	15% Low/85% Market	Inclusionary
12 Pacific (Yada Farm) Southeast of Buena Vista Way and Valley St.	2	Completed 2019	2.8	15% Low/85% Market	Inclusionary
Beachwalk at Roosevelt 2675 – 2711 Roosevelt St.	2	Under construction	22.9	15% Low/85% Market	Inclusionary

PROJECT ¹	NUMBER OF AFFORDABLE UNITS	STATUS	PROJECT DENSITY (DU/AC) ²	AFFORDABILITY	AVERAGE SUBSIDY/UNIT (AB/RESOLUTION#) ³
Windsor Pointe (Harding St. site) 3606 Harding St.	26	Approved 2019	48	100% Very Low and Extremely Low	\$165,868 (Res. 2020-032)
Windsor Pointe (Oak Av. site) 965 Oak Ave.	24	Approved 2019	55	100% Very Low and Extremely Low	\$165,868 (Res. 2020-032)
Seascape Northeast of Black Rail Rd & Avena Ct E	2	Completed 2019	4.3	15% Low/85% Market	Inclusionary
Afton Way 3103 – 3114 Afton Way	1	Completed 2019	1.9	15% Low/85% Market	Inclusionary
Casa Aldea(Cannon Road Senior Housing) 2615 Cannon Rd.	20	Approved 2019	15	20% Low/80% Market	Inclusionary
Kensington at the Square (Uptown Bressi Ranch) 6002 Colt Pl.	17	Approved 2019	11.6	20% Low/80% Market	Inclusionary
Highland View Homes 3794 Highland Dr.	1	Completed 2020	4	15% Low/85% Market	Inclusionary
Ashton (Magnolia-Brady) 1631 – 1657 Brady Cr.	1	Completed 2020	4	15% Low/85% Market	Inclusionary
Treviso (Poinsettia 61) 1641 Artemisia Ct.	15	Under construction	6.1	15% Low/85% Market	Inclusionary
Resort View Apartments West of Vieja Castilla Way, between Navarra Dr. and Pirineos Way	4	Approved 2020	30	20%Low/80% Market	Density Bonus/Inclusionary
Carlsbad Station Between Roosevelt St. and State St., north of Grand Ave. and south of Beech Ave.	12	Approved 2020	44.9	20% Low/80% Market	Density Bonus/Inclusionary
Romeria Point Apartments Southwest of Romeria St. and Gibraltar St.	3	Approved 2020	31.9	15% Very Low/85% Market	Density Bonus/Inclusionary
TOTAL	464				

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.

10.3.8 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 10-20 and described in detail in Appendix B. The sites inventory is divided into 10 categories and summarized in Table 10-29.

Small Lot Exclusion

Relative to site size constraints, the HCD considers sites smaller than 0.5 acres and larger than 10 acres to be typically not effective in providing for lower income housing (use of these smaller or larger sites for moderate- or above moderate-income housing were considered appropriate). For this Housing Element, the city did not count any sites smaller than 0.5 acres towards meeting its RHNA obligations for lower-income units. For sites over 10 acres, most of these sites have constraints, other land use designations, or constraints that reduce the usable area for residential to less than 10 acres in size, and therefore, can be included for lower-income housing production. The inventory does include five parcels larger than 10 acres that are associated with lower-income units. See Appendix B for details on these sites.

Sites Used in Previous Housing Element Cycles

Per AB 1397, 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. The following are the sites that fit these parameters. The use of sites in previous elements is shown in the last to columns on the tables in Appendix B.

Vacant Sites

For vacant sites (VAC), 112 parcels were counted as vacant in the 4th Cycle, though none of these sites were counted towards meeting lower-income housing needs for the city’s RHNA during those cycles.

Other categories include the use of vacant property, but none of these sites were included as vacant sites in the 4th Cycle Housing Element.

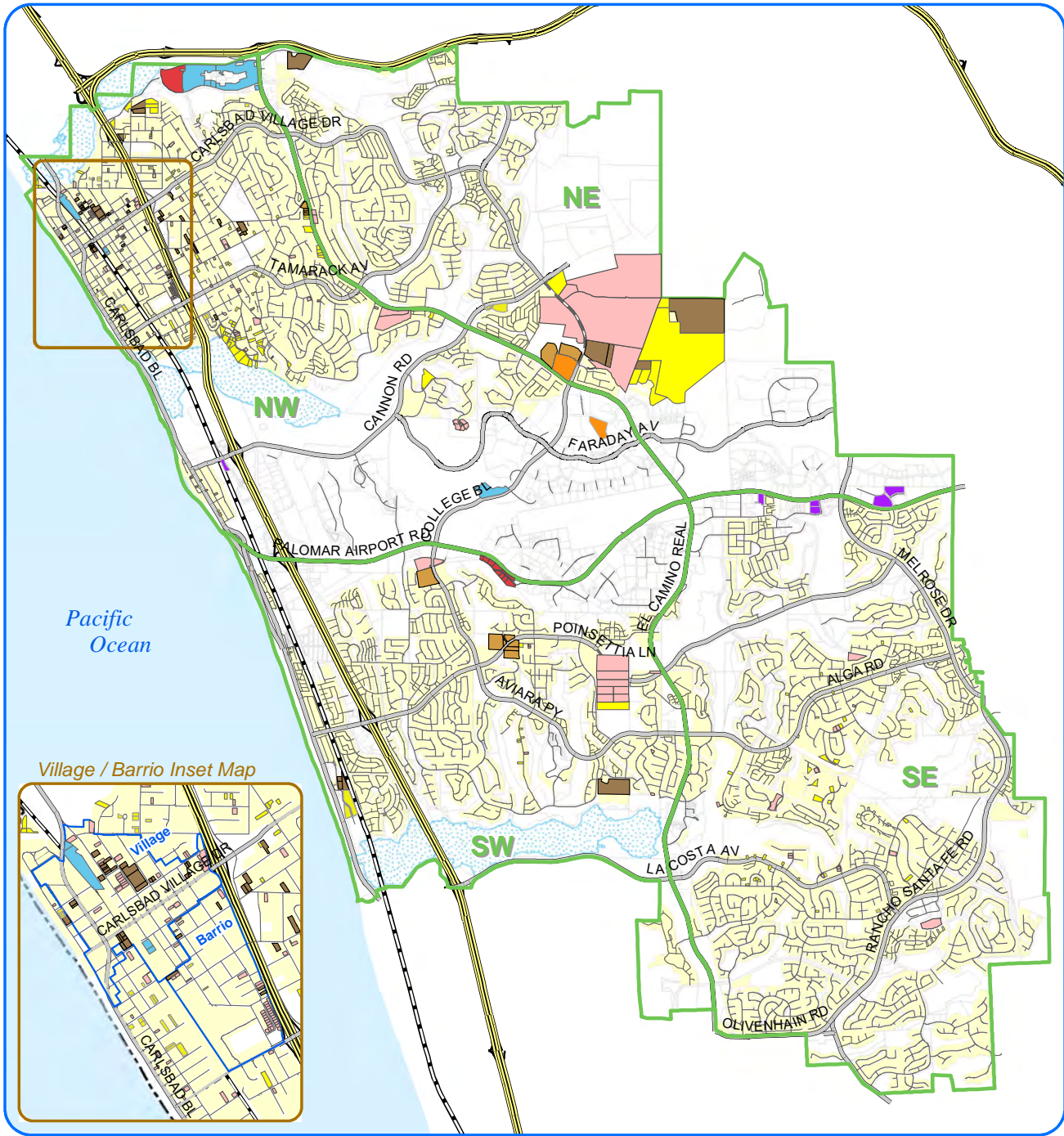
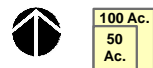
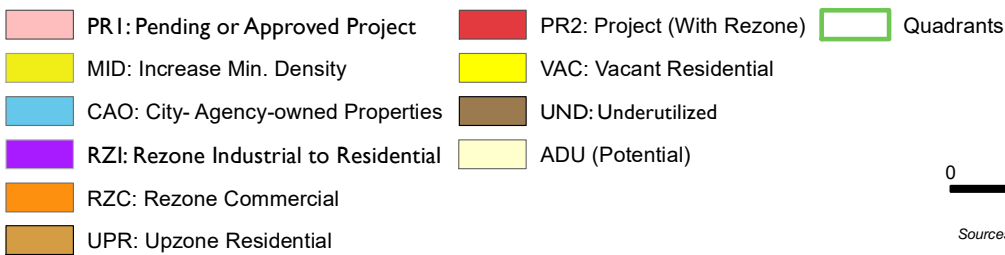


Figure 10-20: Potential Housing Element Sites



0 0.5 1 2 Miles

Sources: City of Carlsbad, 2020; Mintier Hamish 2020
Revised: 12/24/2020

Underutilized Sites (UND)

As stated earlier, the city is not counting any underutilized or non-vacant sites towards meeting the city’s RHNA obligation. These sites have been identified to show locations with potential for housing development, which could benefit the community if redevelopment of these properties is undertaken.

No underutilized sites used to meet 4th Cycle RHNA obligations are included in the sites listed in this Housing Element. A total of 48 sites used to meet 5th Cycle RHNA obligations were used again in this Housing Element (see Appendix B, Table B-2).

By-Right Provisions to Address

See Program 1.10 for by-right provisions used to address these property types.

TABLE 10-29: HOUSING SITES INVENTORY SUMMARY

TYPE	LOWER	MODERATE	ABOVE MODERATE	TOTAL
RHNA	2,095	749	1,029	3,873
Vacant (VAC)	155	160	315	630
Underutilized (UND)	150	208	107	465
Pending and Approved Projects (PR1)	343	21	1,411	1,775
ADUs (ADU)	149	361	-	510
Midrange Density (MD)				-
City / Agency (CAO)	1,039	252	-	1,291
Rezone Industrial (RZI)	708	49	-	757
Rezone Commercial (RZC)	259	212	-	471
Upzone Residential (UPR)	697	178	-	875
Proposed Projects (PR2)	79	-	355	434
TOTAL	3,579	1,441	2,188	7,208
RHNA Excess	+ 1,484	+ 692	+ 1,159	+ 3,335

Source: City of Carlsbad, 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	3,579	1,441	2,188	7,208
Completed or Under Construction After June 30, 2020 ²	163	40	617	820
RHNA Remaining	1,932	709	412	3,053
Surplus	+ 1,647	+ 653	+ 1,916	+6,068

¹Per Table 10-29

²Per Table 10-25

Source: City of Carlsbad, 2020.

10.3.9 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 (DPCCA) 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. Currently, 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 that allows the transfer of applications from those on a waitlist for another housing authority in San Diego County 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 (MPRRP)

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.

10.3.10 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

2020-2025 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 Developer names in italics indicate those that have worked or are working in Carlsbad. Affirmed Housing, for example, is currently processing the Windsor Pointe project. Solutions for Change acquired an apartment complex in the Barrio as part of its program to solve family homelessness.:

- *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.

10.3.11 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 amendments made to the building codes implement this direction; however, the amendments are not expected to limit the availability of affordable housing. Rather, the energy efficiencies and renewable energy provisions that were adopted have been shown to be cost effective and will help reduce housing utility costs over the long haul.

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.

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10.4 Constraints and Mitigating Opportunities

Abbreviations and acronyms used in this section:

ACMF	Agricultural Conversion Mitigation Fee
ADA	Federal Americans with Disabilities Act
ADU	Accessory Dwelling Unit
BIA	Building Industry Association
CDBG	Community Development Block Grant
CMC	Carlsbad Municipal Code
CMWD	Carlsbad Municipal Water District
CNEL	Community Noise Equivalent Level
CUP	Conditional Use Permit
DPCCA	Down Payment and Closing Cost Assistance Program
FHA	Federal Housing Administration
FHSZ	Fire Hazard Severity Zone
FSA/RHS	Farm Service Agency/Rural Housing Services
GMCP	Growth Management Control Point
GPA	General Plan Amendment
HMDA	Home Mortgage Disclosure Act
HMP	Habitat Management Plan
HOME	Home Investment Partnerships Program
HPIF	Homeless Prevention and Intervention Funds
HUD	Federal Department of Housing and Urban Development
LCP	Local Coastal Program
MSA	Metropolitan Statistical Area
PUD	Planned Unit Development
RHNA	Regional Housing Needs Allocation
SANDAG	San Diego Association of Governments
SB	State Senate Bill
SDCRAA	San Diego County Regional Airport Authority
SDCWA	San Diego County Water Authority
SDP	Site Development Plan
SDRS	San Diego Regional Standard
SRO	Single Room Occupancy Unit
SSMP	Carlsbad Sewer System Management Plan
UWMP	Urban Water Management Plan
VA	Department of Veterans Affairs
VHFSZ	Very High Fire Hazard Severity Zone

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 factors that may facilitate development. Section 10.7 includes programs designed to reduce or remove these constraints. 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.

10.4.1 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. Non-governmental market constraints include short-term rentals that are allowed in the city’s Coastal Zone, as required by the California Coastal Commission. Except for a developed portion of the La Costa Resort master plan area, short-term rentals are not allowed in other areas of the city. The allowance of short-term rentals in the Coastal Zone could have a negative impact on the supply of housing available for long term rentals in this area. Conversely, the restriction on short-term rentals in other parts of the city eliminates competition for rentals from short-term visitors, enhancing overall access to long-term rentals.

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, OCTOBER 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

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.

percent, were approved. The approval rate for Carlsbad was similar, at 76 percent, for the San Diego-Carlsbad MSA as a whole in 2018.

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).

Assisting Extremely Low-Income Families

As noted in Section 10.2, at least 734 units should be available for extremely low-income families in Carlsbad, which may include seniors, individuals experiencing homelessness, and farmworkers. Carlsbad has a proven track record of providing housing for and assisting lower-income households, which includes those with extremely low-incomes. Previous and current efforts include:

- In 1999, the city approved the purchase of Tyler Court, which provides 37 units to extremely low-income seniors.
- In 2011, the city approved the Tavarua Senior project. The complete project includes 10 extremely low-income units.
- In 2012, the city implemented a program in its 2005-2012 Housing Element by amending its land use standards to permit managed living units in the city's downtown. MLUs are intended for daily, weekly or longer tenancy for one or two persons and may have partial kitchens. MLUs range in size from 150 to 350 square feet.
- The City regularly awards Community Development Block Grant (CDBG) funds to provide supportive services such as food for lower income persons. In 2014, the city awarded CDBG and Housing Trust Funds to Solutions for Change to acquire an existing apartment complex for graduates of its academy that helps homeless families find permanent housing.
- The city continues to implement its Accessory Dwelling Unit Ordinance, permitting 163 ADUs between 2013 and 2019.
- As noted earlier in this section, Carlsbad has approved nearly \$8.3 million in Housing Trust Fund financial assistance for the Windsor Pointe project, which when completed will include extremely low- and very low-income housing for homeless and lower income veteran families and people experiencing homelessness with Severe Mental Illness (SMI).

Further, programs from past housing elements (with revised objectives) have been carried forward that provide assistance to extremely low-income persons. This includes Program 1.3 (Alternative Housing), Program 2.7 (rental assistance through the Section 8 Housing Choice Voucher Program), and Program 2.10 (Senior Housing). In addition, the Housing Element proposes as part of Program 1.1 the creation of the R-35 and R-40 land use designations, which may

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.

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 (see programs in Section 10.7), 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.

10.4.2 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. As discussed in Program 2.2, the City is addressing conflicts between state law and the city's housing caps. The city has already adopted preemption findings related to the city's moratorium regulations, as outlined in Resolution Nos. 2020-104, 2020-105, 2020-106, and 2020-208. More specifically, "The city finds that Gov. Code § 65863(a) (SB 166 [2017]) and Gov. Code § 66300(b)(1)(B)(i) (SB 330 [2019]) preempt the city from implementing a moratorium pursuant to Carlsbad Municipal Code §§ 21.90.080 and 21.90.130 and GMP regulations."

Changes to the text of Proposition E may necessitate a majority vote of the Carlsbad electorate. See Policy P-10.15 and Program 2.2 in Section 10.7.

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.

Absent a program to require higher minimum densities, choices by the market and project applicants exists as a non-governmental constraint. Implementation of Program 1.1 will increase the minimum density required for the R-30 designation, an existing designation included to meet the lower income RHNA, and establish new, high density designations (R-35 and R-40), also included to meet the lower-income RHNA. The changes in minimum density and establishment of the new designations will be coordinated with Program 2.2 to replace or modify the Growth Management Plan. Program 1.1 density increases are consistent with the range of densities allowed by Government Code 65583.2(c)(3) to allow densities at a range of higher density for lower income units in the sites inventory. The Carlsbad RHNA and implementation of Program 1.1 will result in Carlsbad meeting or exceeding requirements and exclude projects from applying at lower densities. Additionally, 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 (Program 2.2) 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. Further, if fewer units are developed at the affordability levels than are identified in the Housing Element, the city must make either make certain findings demonstrating continued ability to meet the RHNA for that affordability level or must identify additional site that can accommodate those units. There must also be no net loss in residential unit capacity at each required affordability level.

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. Current regulations treat Residential Care Facilities of six or fewer uses the same as single family housing, but it is not clearly articulated that Employee housing is allowed consistent with Health and Safety Code Sections 17021.5 and 17021.6. Additionally, current requirements for parking of Residential Care Facilities with less than 6 persons will be reviewed and made consistent with requirements for Single Family Dwelling Units (defined as One-family dwellings). Included in Program 1.3 are proposed amendments to the Carlsbad Zoning Ordinance (Title 20 of the Carlsbad Municipal Code) to review, add and/or amend if necessary definitions of Employee Housing, Residential care facilities, Group Homes and/or Boardinghouses.

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	

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.

Junior accessory dwelling units (JADU) are contained entirely within existing or proposed single-family homes. They may be cheaper to construct than ADUs built as separate structures. Consistent with state legislation, the city allows JADUs in any zone permitting single-family homes. They are also not subject to zoning and development standards, including parking, but are subject to building code and health and safety requirements.

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.

ADUs are another tool in addressing the integration of lower- and moderate housing within all areas of the community. Figure 10-21 shows the distribution of ADUs within the community.

10
Housing

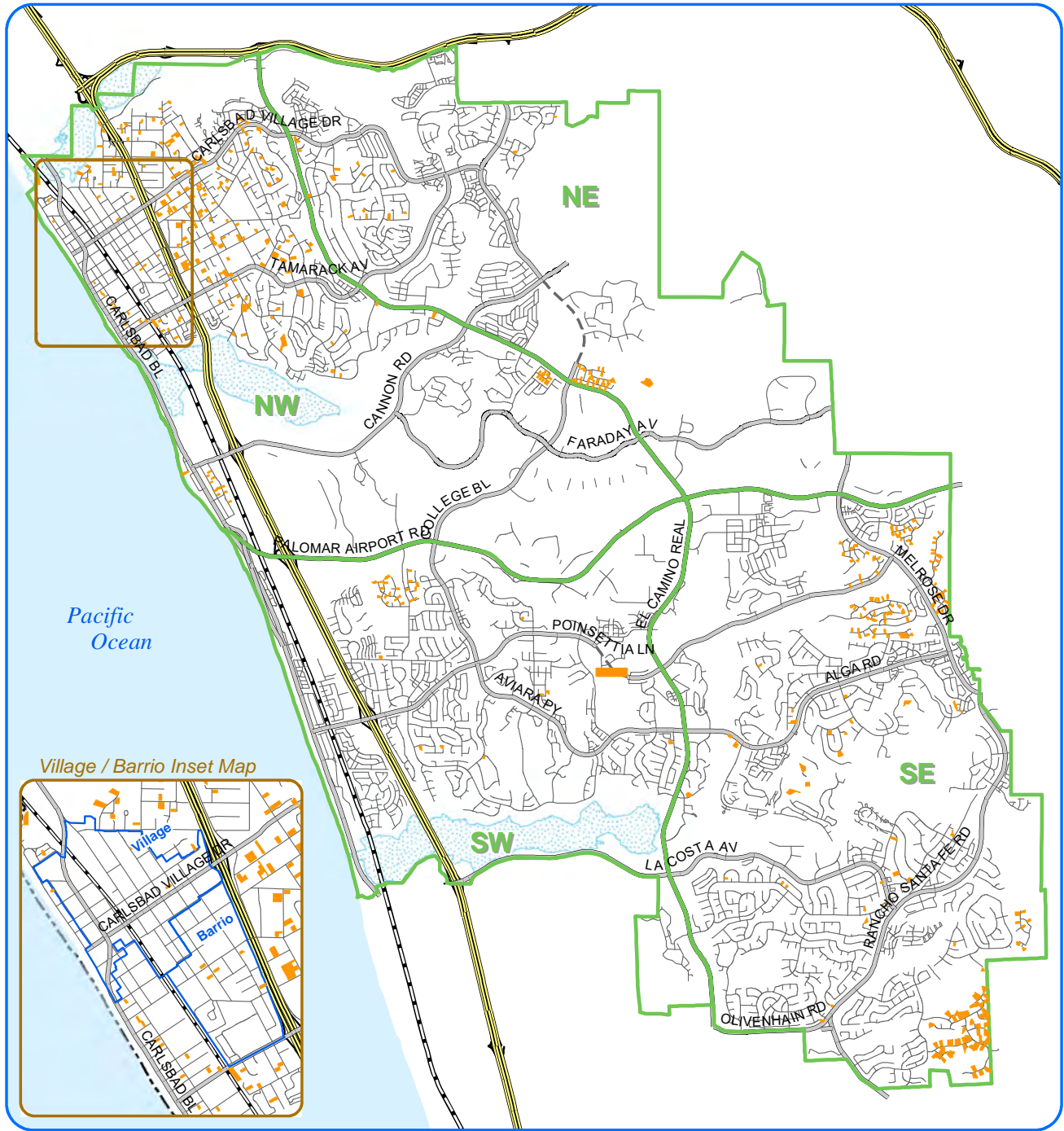


Figure 10-21: Distribution of Existing ADUs in City

- Parcels with Existing ADU
- Quadrants



100 Ac.
50 Ac.
Ac.



Sources: City of Carlsbad, 2020; Mintier Hamish 2020
Revised: 12/24/2020

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. **Of the 50 vacant acres, the several sites identified as potential emergency shelter locations are flat, range in size from about 2 to 7 acres, and are scattered about the city's business parks.**

Further, none of the sites are identified for **other** residential uses **by** the programs in this Housing Element.

In addition, Carlsbad's industrial areas, whether in the P-M or Industrial (M) zones, are primarily light industrial in nature. Some of the areas as well are in master planned developments that prohibit heavy industrial uses that would be inconsistent with housing or homeless shelters. Further, along with compliance with federal, state, and local regulations regarding the handling, storage, use and transport of hazardous materials, a General Plan policy places a high priority on ensuring compatibility of residential and non-residential uses such as through buffering and transitional methods (Land Use and Community Design Element Policy 2-P.41).

Overall, this land area and their locations are sufficient and appropriate to meet the land needs for future emergency shelters and adequate to meet demand for both seasonal and year-round accommodations.

In addition, following a period of significant industrial construction in the early 2000s, 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 require additional building requirements. It is not possible to determine if such conditions exist until a specific site is identified. However, Program 2.13 was included to require that shelters not be placed in areas unsuitable for single-family housing:

Program 2.13: Housing for Persons Experiencing Homelessness, Objective k. Facilities for persons experiencing homelessness, both temporary and long-term, shall not be placed in environments that would not be suitable for single-family housing.

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.

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.

North County Action Committee

The North County Action Committee was formed in the fall of 2019 with the other North County cities to address the issue of regional homelessness. The purpose of the group was to discuss current practices, identify gaps in services and resources, and create actionable goals to develop a regional plan.

The committee started their work by conducting a comprehensive needs assessment on the number of individuals who were homeless from North County based on the 2019 Point-in-Time Count data, which is an annual count conducted across the country to help cities identify their local unduplicated homeless count. The assessment looked at the number of emergency shelter beds that are available in North County, the shelter's program outcomes, and permanent supportive housing resources.

From their research they identified that the number of people experiencing homelessness outnumber the supply of available shelter beds. In 2019, the Point-in-Time data showed 1,540 men, women, and children were homeless (964 of whom were unsheltered without housing), but there were only 144 year-round emergency shelter beds available. In North County, there are only three permanent emergency shelters: Haven House (which accepts single men and single women), Operation HOPE (which accepts single women and families) and La Posada (which accepts single men). It is also important to note that the Point-in-Time Count is a mere "snapshot" of the minimum number of people experiencing homelessness on a single night on a single day in a year. During that same year in 2019, the City of Carlsbad's Homeless Outreach Team engaged with 433 unduplicated individuals who were unsheltered in Carlsbad.

The committee next looked at the placement rates of individuals leaving the emergency shelter system into permanent housing. They learned that 33% of resident exited into permanent housing, 26% found temporary housing systems, and 41% returned to homelessness. The cities evaluated existing housing resources in the community and recognized that in order to help move people out of their state of homelessness, there needs to be a continuum of resources to facilitate that transition process.

Based on the information gathered and presented above, the North County Action Committee met and voted on three regional goals aimed at reducing the unsheltered street homelessness population by 50 percent by January 2022, increasing short-term housing options needed for people experiencing homelessness, and increasing long-term housing options to end homelessness for people. The committee solicited feedback from each city on the needs they saw in their community and gaps in services.

The City of Carlsbad identified the gaps in services such as the lack of shelter beds for single women which make up 30% of the homeless population and the high number of seniors experiencing homelessness at 47% who are 50 years or older. Some of the other challenges identified were the "high barriers" in the shelter system such as identification requirements, term limits, substance use and mental health limitations that prevent many of the unsheltered community from being served.

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 pilot 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 and Other Special Needs Groups

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. Examples of a reasonable accommodation include allowing walls to exceed maximum permitted heights and buildings or other improvements to be in required setbacks.

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. Following approval, the city developed an application to enable requests to be submitted, reviewed, and approved. Among other things, the application requires an explanation of the requested accommodation and proof of applicable disability from a medical doctor or other third-party professional documentation. Information the applicant identifies as confidential is retained in a manner to protect privacy rights. The application form is available on the city's website, does not require a filing fee, and is reviewed and approved by staff.

Since 2013, the city has received three reasonable accommodation requests. To grant a request, the city must make the following findings:

- A. The housing, which is the subject of the request for reasonable accommodation, will be occupied by an individual with a disability protected under fair housing laws;
- B. The requested accommodation is necessary to make housing available to an individual with a disability protected under the fair housing laws;
- C. The requested accommodation would not impose an undue financial or administrative burden on the city;
- D. The requested accommodation would not require a fundamental alteration in the nature of the city's land use and zoning and building

regulations, policies, practices, and procedures, and for housing in the coastal zone, the city's local coastal program.

These findings, and other applicable requirements of the approved ordinance, are provided in Chapter 21.87 of the Carlsbad Municipal Code. 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.

For information on the city's Reasonable Accommodation provisions, please see the following. The findings described earlier are in Section 21.87.060.



http://www.qcode.us/codes/carlsbad/view.php?topic=21-21_87&showAll=1&frames=on

For the city's definition of "family," please see the following:

http://www.qcode.us/codes/carlsbad/view.php?topic=21-21_04-21_04_145&frames=on

Other Special Needs Groups

In addition to the population groups outlined above, the housing element is also required to address housing for large families, female head of households, 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. 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 (see Program 2.13).

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 (see Program 1.6).

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

1 The 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 constrain residential development in a way that is atypical for the region.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.

Emergency shelter parking requirements are determined by the city based on shelter operating characteristics such as number of employees and beds as well as service deliveries. La Posada de Guadalupe, a 110-bed shelter in the M Zone, features 10 parking spaces. This is fewer spaces than would be required for a comparable industrial building of similar size (approximately 13,800 square feet). Nevertheless, objective h. of Program 2.13 requires emergency shelter provisions to comply with recent state law changes, which may affect parking or other requirements.

Regarding residential care facilities and other types of alternative housing such as employee housing, group homes, and boardinghouses, Program 1.3 Objective g. commits the city to review and amend the Zoning Ordinance regarding these uses and allowance for them, including parking to ensure consistency with state law.

See Program 1.9 for plans to further reduce parking requirements.

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 manager'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 (four if the project is entirely affordable) financial incentives or regulatory concessions and potential waivers of development standards. 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 streetlights, mailboxes, fire hydrants, etc. Sidewalks around curb returns shall be widened on all collector and above designated arterials to provide for future traffic signals, streetlights 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 **minimum** 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 design standards (ODS) for multifamily housing** 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). **With subjective review eliminated, the SDP process will be used to allow the Planning Commission to provide flexibility in how projects are developed and sited, providing a potential benefit to multifamily development.**

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.

Post-approval Processing: Time between Application Approval and Building Permit Issuance

After the city approves a project, such as at Planning Commission or City Council hearing, it generally becomes the applicant's responsibility to initiate the steps to secure building permits and construct the project. These steps include obtaining additional city clearances and paying fees as outlined in a project's conditions of approval. Other necessary actions include:

- Completing construction drawings
- Recording subdivision (final) maps (applies to ownership projects)
- Retaining contractors
- Obtaining utility approvals, required easements and rights of entry

Few of the bulleted items, such as the construction drawings, require city review to building permit. Most post-approval tasks do not, and the length of time between a project's approval and building permit issuance in many cases is determined by the applicant.

The city analyzed how long it takes between project approval and building permit issuance for three types of residential development: detached single-family homes, condominiums (attached single-family or multi-family homes), and apartments. Projects were reviewed over a five-year period (Jan. 2015 to Dec. 2020) and each project had at least five units. The length of time was determined either from when the project received its approval from Planning Commission or City Council or from the project's most recent time extension of that initial approval. The analysis revealed the following post-approval processing times:

- Detached single-family homes: 19 months
- Condominiums: 20.6 months
- Apartments: 19 months

Also passed in 2019, SB 330, prohibits 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 9,243 acres and includes three lagoons. The Coastal Zone covers about 37 percent of the city (total city area is 25,028 acres). 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 an 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.

On Nov. 12, 2019 (Item #8), the City Council adopted certain local amendments to the state building code. Under the city's Climate Action Plan, which is mandated and consistent with state law, the city is required to adopt local regulations related to energy efficiency, renewable energy, alternative water heating and electric vehicle charging infrastructure. The amendments made to the building codes implement this direction; however, the amendments are not expected to limit the availability of affordable housing. Rather, the energy efficiencies and renewable energy provisions that were adopted have been shown to be cost effective and will help reduce housing utility costs over the long haul.

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	

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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	
Single Family Detached	\$6,251/unit
Multi-family	\$2,807/unit

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

Source: 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.

Furthermore, the processing time of projects following Planning Commission or City Council approval does not overly constrain development. As noted, many of the post-approval tasks, like securing construction financing, lie with the applicant and are beyond the city's purview. Nevertheless, the city takes steps to assist project's secure building permits. For example, Carlsbad maintains open lines of communication with the BIA, which resulted in the development impact fee deferral program discussed above. In addition, application forms and submittal requirements for residential construction are provided online. Another example can be found in a developer's ability to pull building permits before recording a final map. The city permits this for some projects that have adequately met conditions of approval and paid necessary fees. This allowance enabled several residential projects from 2015-2020 to pull building permits up to five months ahead of recording the final map. This compares to the typical time between recording a final map recording and pulling building permits of just under four months.

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.

10.4.3 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 10-13 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 10-14 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 **specific** restrictions to residential development within certain airport's safety zones **located in close proximity to the airfield** 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 10-15 shows the airport safety zones and noise levels surrounding the McClellan-Palomar Airport.

Airport Constraints Findings

Sites included in this Housing Element's sites inventory were found to not be constrained relative to residential development proposed. Each site was found to be appropriate relative to airport safety zone land use restrictions, building height regulations, and exposure to noise.

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. Only Highway 5 and Highway 78 have notable areas in excess of 70 dB. Noise associated with major transportation routes is shown on Figure 10-16.

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, projects can reduce noise through site design, placement of structures and walls, and placement of openings (windows and vents) on each structure. Sites within the 70 dB Ldn noise contour are typically in the underutilized category (which are not included in the city's approach to meeting RHNA obligations) and limited areas at the Shoppes @ Carlsbad. Relative to the Shoppes @ Carlsbad, the city will ensure this mixed-use project places residential areas in location not exposed to high noise levels. Given the size of this project site and the mix of commercial and residential land uses, this site is not considered constrained by traffic noise for residential use.

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 10-17 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 evaluated as part of the sites inventory. Figure 10-18 shows the fire safety zones within the city.

Fire Safety Zones Constraints Findings

In Carlsbad, the siting evaluation looked at areas that fall within the VHFHSZ. Only one property counted towards the city's lower-income RHNA falls within this zone. Parcel 2090607200 is a 9.8 acres site located near the north corner of El Camino Real and College Boulevard. This site is being considered for upzoning to a R-30/OS designation. Through implementation of site design

features required as part of the Carlsbad Municipal Code Title 17 and the city's adoption of the 2019 California Fire Code, Title 24, Part 9, this will not be a constraint to housing production.

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 10-19 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, Sewer Supply, and Dry Utilities

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.

"Dry" utilities, such as natural gas, telephone and data services, electricity, and cable television are serviced by contracted providers within the city. Providers include, but are not limited to, San Diego Gas & Electric, AT&T, Spectrum, and Cox Communications.

Water Sewer Constraints, and Dry Utilities 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.

There is enough water and sewer capacity to provide for the full RHNA. The Carlsbad Municipal Water District provides portions of the water and sewer in the city, with the remainder provided by the Olivenhain Municipal Water District, Leucadia Wastewater District or Vallecitos Water District. Copies of this housing element will be provided to the various utility providers serving Carlsbad per Program 1.1.

10.5 Review of Housing Programs

Abbreviations and acronyms used in this section:

AMI	Area Median Income
CDBG	Community Development Block Grant
RHNA	Regional Housing Needs Allocation

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.

10.5.1 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 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	35			7					44	868
	Non-Deed Restricted							2			
Low	Deed Restricted	27	6	9	163	8	4	47		272	421
	Non-Deed Restricted	2	1			2	1	2			
Moderate	Deed Restricted				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 (including through the end of December 2019).

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 previous RHNA cycles since July 1991. 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.

TABLE 10-41: COASTAL ZONE RESIDENTIAL DEVELOPMENT

DATE ¹	SINGLE-FAMILY		MULTIFAMILY		MOBILE HOMES	TOTAL	DEMOLITIONS	AFFORDABLE UNITS
	ATTACHED	DETACHED	2-4 UNITS	5+ UNITS				
1991-1999 (July 1, 1991 to June 30, 1999)	134	2,041	307	366	0	2,848	16	344
1999-2005 (July 1, 1999 to June 30, 2005)	60	2,381	305	4,837	0	7,583	8	456 ²
2005-2012 (July 1, 2005 to December 31, 2012)	367	12	82	226	0	687	13	25
2013-2019 (January 1, 2013 to December 31, 2019)	163 ³	170	61	21	0	415	0	16 ⁴

¹ Data on residential demolition in the Coastal Zone is incomplete from July 1, 1991 to June 30, 1993; data on construction, demolition, and affordability in the Coastal Zone prior to 1991 is incomplete.

² Includes 17 accessory dwelling units

³ Includes 72 accessory dwelling units

⁴ All are accessory dwelling units. Only includes deed restricted units required to be affordable through inclusionary housing or density bonus requirements.

Source: City and 1994 Carlsbad General Plan; Housing Element Annual Progress Report (7/94-6/95); Carlsbad 2017 Housing Element Update; Housing Element Annual Reports 2016-2019.

10.5.2 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

Abbreviations and acronyms used in this section:

Please see Section 10.6.3 “Designing Housing Programs”, below.

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.

10.6.1 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.

10.6.2 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. This framework is divided into six categories:

- Housing opportunities
- Housing implementation
- Preservation
- Affirmatively Furthering Fair Housing
- Community Engagement on Housing Resources
- Environmental Justice

Each category is briefly described and then its goals, policies, and programs are identified. The programs outlined 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.

Section 10.7 contains six goals, one for each of the four categories:

Housing Opportunities

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).

Housing Implementation

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.

Preservation

10-G.3 Carlsbad’s existing housing stock preserved, rehabilitated, and improved with special attention to housing affordable to lower- and moderate-income households.

Affirmatively Furthering Fair Housing

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.

Community Engagement on Housing Resources

10-G.5 Promote meaningful dialogue, collaboration and exchange of ideas and information between residents, property owners and community-based organizations designed to facilitate better access to information on housing opportunities for current and future residents.

Environmental Justice

10-G.6 Ensure that land use decisions do not create a disproportionate burden to any neighborhood based on location, income, race, color, national origin, or another demographic feature.

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.

10.6.3 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										
<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. 										
Lead Agency										
<ul style="list-style-type: none"> Indicates the agency, department, division, or authority responsible for the program. When more than one agency is listed it is to be a joint or cooperative effort. The City Council functions as the Housing Authority in carrying out various housing programs. 										
Objectives	Time Frame (Years/Months)									
<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 total quantification (“Quantified Objective”) for all objectives under a given program.</p>	21	22	23	24	25	26	27	28	29	APR
Quantified Objectives	<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>									

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. For one program, the acronym “**san**” is used for objectives that are semi-annual.

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.

Abbreviations and acronyms used in this section:

AB	State Assembly Bill
ADU	Accessory Dwelling Unit
AHSC	Affordable Housing and Sustainable Communities
AMI	Area Median Income
APR	Annual Housing Element Progress Report
CDBG	Community Development Block Grant
DPCCA	Down Payment and Closing Cost Assistance Program
GIS	Geographic Information System
GMP	Growth Management Plan
HCD	State Department of Housing and Community Development
HOME	Home Investments Partnership Program
HUD	Federal Department of Housing and Urban Development
LCP	Local Coastal Program
MPRROP	State Mobilehome Park Rehabilitation and Restoration Ownership Program
NCTD	North County Transit District
OPR	California Office of Planning and Research
PLHA	Permanent Local Housing Allocation
RHNA	Regional Housing Needs Allocation
SANDAG	San Diego Association of Governments
SB	State Senate Bill
SDP	Site Development Plan
SD RAFFH	San Diego Reginal Alliance for Fair Housing

10.7.1 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.

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 income 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 the analysis, only the existing General Plan designations of R-30 (densities from 23 to 30 du/ac) and V-B (densities from 28 to 35 du/ac) were used for the estimate of lower-income potential. Note that this program includes an objective to change the minimum density of R-30 to 26.5 du/ac by April 2024. The city is also proposing to develop two new designations, R-35 and R-40, which will also support development of lower-income housing.

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 sites to address any future net loss of units as housing projects develop, the city has 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-loss issues.

INCOME GROUP	CARLSBAD	
	RHNA	POTENTIAL UNIT PRODUCTION
Lower-Income	2,095	3,365
Moderate-Income	749	1,021
Above Moderate-Income	1,029	2,086
TOTAL (towards RHNA)	3,873	6,472
Underutilized Sites (UND)¹	465	

¹ UND sites are available for development but are not counted towards meeting the city's RHNA obligation.

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 categories, 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 three site categories that could be constructed under the City’s current zoning. These sites are shown on Figure 10-22 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. The end of this table provides the number of units that could be produced on underutilized / non-vacant sites. While not counted towards the city’s RHNA obligation, these are sites that could produce housing for the community.

On Table 10-42, the row labeled “RHNA Remaining Need” reflects the number of units that the city will need to provide additional sites by use of rezoning to a designation that supports lower-income housing (R-30, R-35, R-40, V-B). This rezoning program is specified as Objective b under Program 1.1.

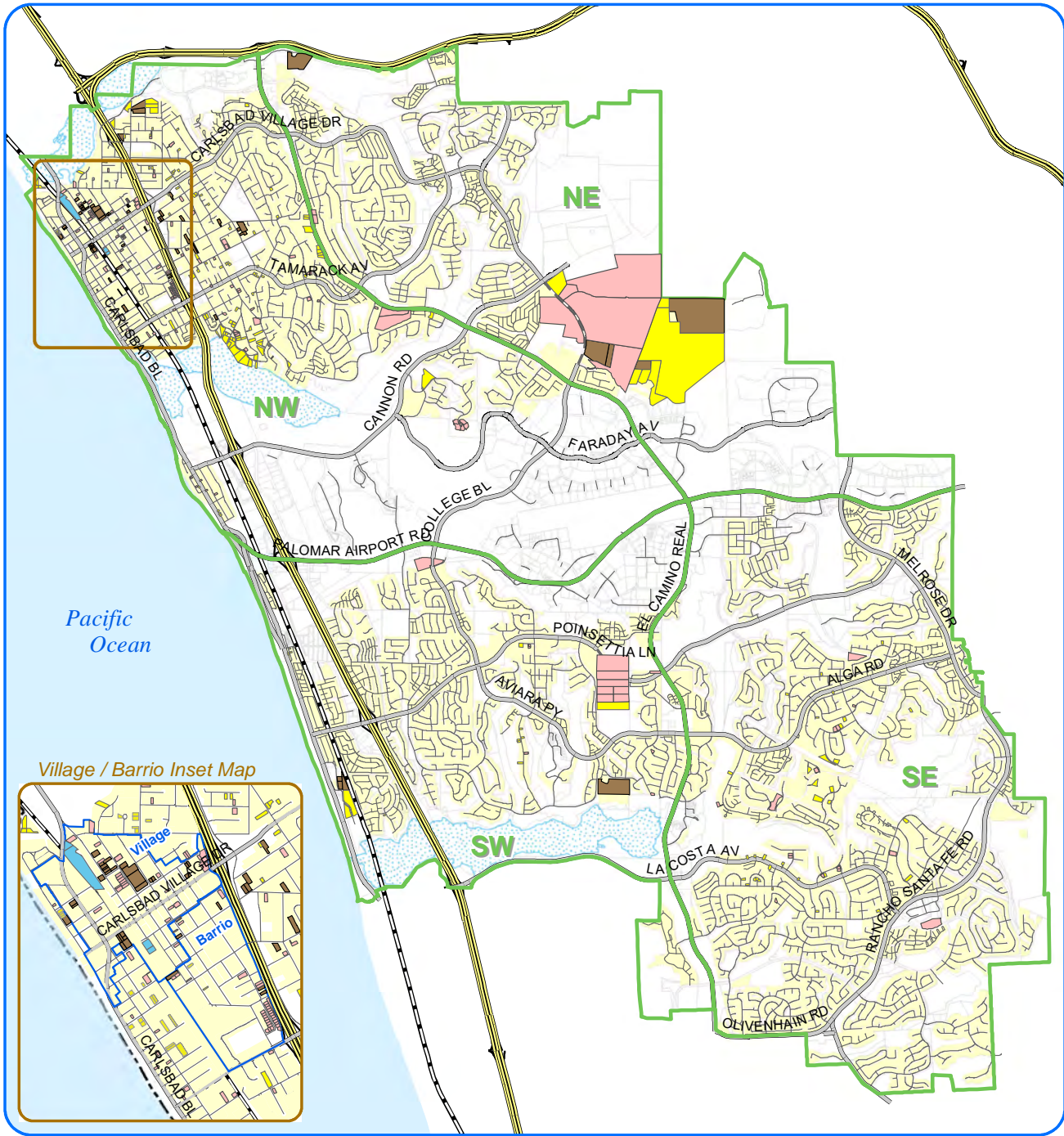


Figure 10-22: Sites Requiring No Zone Change

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



Sources: City of Carlsbad, 2020; Mintier Hamish 2020
Revised: 12/24/2020

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

	LOWER	MODERATE	ABOVE MODERATE ¹	TOTAL
RHNA	2,095	749	1,029	3,873
Vacant (VAC)	155	160	315	630
Approved Projects (PR1) ²	402	21	1,398	1,821
ADUs (ADU)	141	361	-	502
RHNA Remaining Need	1,397	207	0	n/a
Underutilized (UND) ³	150	208	107	465

¹ Lower-income units (very low and low-income units) are either required to be deed restricted affordable units through the Inclusionary Housing Ordinance (CMC 21.85), the Density Bonus Ordinance (CMC 21.86), project approvals, or specific affordable housing requirements applied to certain properties as provided by Planning Commission Resolution 7114 (approved by City Council Resolution 2015-243 for the 2015 General Plan Update).

² Does not include Above Moderate income surplus (units above RHNA needs).

³ UND sites are available for development but are not counted towards meeting the city's RHNA obligation.

n/a = Not applicable. Total is not appropriate as RHNA numbers are evaluated by income category.

- **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 166 vacant parcels in Carlsbad totaling 333.5 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 100 projects included on this list (February 2021), which combined, are approved to produce 1,821 units, including 59 units of very low-income housing and 343 units for low-income housing.
- **Accessory Dwelling Units (ADU).** Based on discussions with HCD, the City looked at ADU production in 2013 through 2016 as representing production before notable changes in state law and assumed three times that number would be produced in the future. For this period, an average of 19 ADUs were produced each year, with 29 percent of the units being for low-income households and 71 percent for moderate income households. With a multiplier of three, with implementation in this Housing Element to encourage ADU development, each year is assumed to generate 57 ADUs (16 lower-income and 41 moderate income). See Program 1.2 for details.

As shown on the Table 10-42, using the three housing categories

that do not require rezones results in a remaining need for lower- and moderate-income housing sites to meet the city's RHNA obligation, but that the RHNA housing needs for above-moderate income can be met using only currently zoned properties.

- **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 62 parcels in the city identified as underutilized/non-vacant. Total acreage in this type is 167 acres.

Underutilized and non-vacant sites identify parcels within the community that could support additional development. As part of this Housing Element, the city has identified these locations and included policies and programs that will support reuse and intensification. As redevelopment of these sites can be more subjective, the number of residential units that could be achieved with UND sites was calculated, but these units were not counted towards reaching the RHNA goals established for the city.

Site Categories Requiring Rezoning

The sites analysis included six site categories 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 10-23 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: POTENTIAL SITES AVAILABLE TO MEET RHNA OBLIGATIONS (REQUIRING REZONE)

	LOWER	MODERATE	ABOVE MODERATE	TOTAL
RHNA Remaining (from Table 10-42)	1,397	207	0	n/a
Midrange Density (MID)	Included ¹	Included ¹	Included ¹	Included ¹
City / Agency-Owned Properties (CAO)	1,039	252	-	1,291
Rezone Industrial (RZI)	708	49	-	757
Rezone Commercial (RZC)	471	-	-	471
Upzone Residential (UPR)	429	178	18	625
Projects (w/Rezone) (PR2)	79	-	355	434
RHNA Surplus	(1,329)	(272)	0	n/a

¹ Increases to minimum densities to mid-range densities are assumed under the other categories.

² Does not include Above Moderate income surplus (units above RHNA needs).

() = Parenthesis are used to denote where RHNA goals have been exceeded and by how much.

n/a = Not applicable. Total is not appropriate as RHNA numbers are evaluated by income category.

- 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 category, this 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. See Program 1.1 for requirement to change minimum density.

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

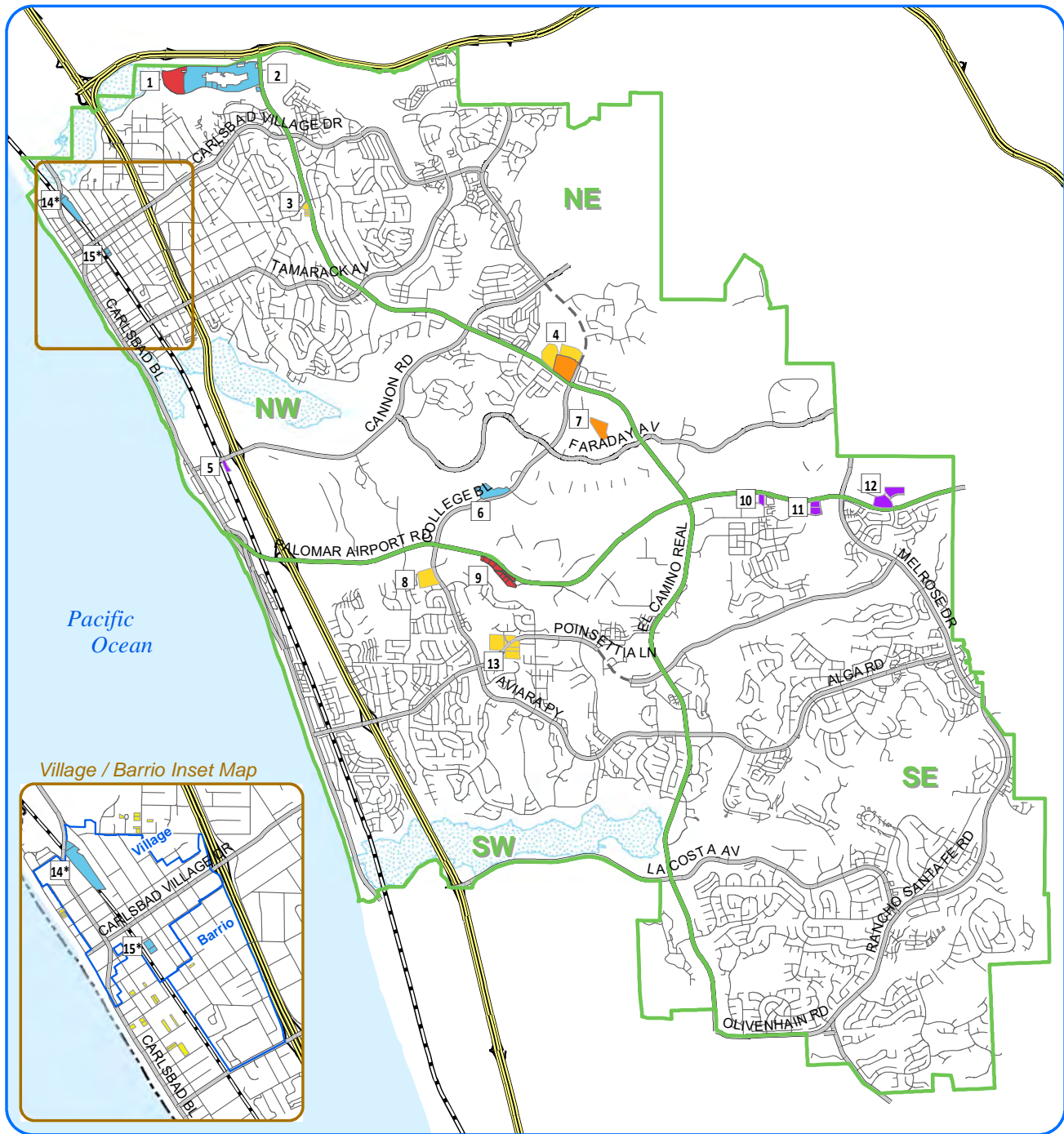


Figure 10-23: Sites with Designation Change and Other CAO Sites

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



* 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.

Sources: City of Carlsbad, 2020; Mintier Hamish 2020
Revised: 12/24/2020

- **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. Both NCTD and the city anticipate long term leases of these properties. The properties are:
 - NCTD owns 7.8 acres of property (on two parcels) in the Village area encompassing a surface parking lot and outdoor storage. Concept is for a parking garage to be built with residential incorporated onto the site. See Fact Sheet 14 in Appendix C for details.
 - The city Public Works yard, which is planned to move from this site during this planning period, is comprised of two parcels totaling 1.3 acres in the Village area. See Fact Sheet 15 in Appendix C for details.
 - The city owns approximately 57 acres of land currently used for parking Shoppes @ Carlsbad center. The shopping center development has an agreement with the city to use this land for parking. Redevelopment of the center as a mixed-use project is being pursued for this location with the current owner of the shopping center, so reuse of the property is not constrained. See Fact Sheet 2 in Appendix C for details.
 - Crossings Golf Course, Lot 5 contains 11.4 acres of land on one parcel that can be used for residential development. See Fact Sheet 6 in Appendix C for details.
- **Rezone Industrial (RZI).** The city identified six vacant light industrial sites that are proposed to be redesignated to one of several multi-family residential designations at densities that will support moderate- and lower-income housing. One site will be designated R-23 (moderate-income) and the others will be designated one of three designations (R-30, R-35, and R-40), all of which support lower-income housing densities. 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. See Fact Sheets 5, 10, 11, and 12 in Appendix C for details.
- **Rezone Commercial (RZC).** The city includes two commercial sites that can be used for residential development if redesignated. See Fact Sheets 4 and 7 in Appendix C for details.

- **Upzone Residential (UPR).** A subset of the vacant residential sites included 13 R-4 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. See Fact Sheets 3, 4, 8, and 13 in Appendix C for details.
- **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. See Fact Sheets 1 and 9 in Appendix C for details.

Enhanced Residential Designations

While not a separate category, for some City/Agency sites and Rezoned Industrial 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 these categories. 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

Meeting Changing Needs

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 																					
Time Frame (Years/Months)																					
Objectives	21	22	23	24	25	26	27	28	29												
a. Maintain adequate residential sites to accommodate the 2021-2029 RHNA.	og	og	og	og	og	og	og	og	og												
<p>b. The city will identify and rezone properties (General Plan and Zoning) from the list of potential sites listed under the categories CAO, RZI, RZC, UPR, and PR2 in Appendix B, Tables B-5 through B-9, as necessary to meet the RHNA Remaining Need identified on Table 10-42. Sites needed are:</p> <ul style="list-style-type: none"> 1,397 lower-income units 207 moderate-income units <p>These sites will allow residential use by right for housing developments containing a minimum of 20 percent affordability to lower-income households as required by Government Code section 65583(c)(1) and 65583.2(h) and (i).</p>				APR																	
c. Develop and adopt a new R-35 and R-40 General Plan and Zoning designation. Minimum density for new R-35 designation shall be at least 32.5 du/ac and at least 37.5 du/ac for R-40. These designations shall also increase building height to 50 feet.				APR																	
d. Modify the minimum density standards required under the following General Plan designations as follows:				APR																	
<table border="1"> <thead> <tr> <th>DESIGNATION</th> <th>CURRENT MINIMUM (DU/AC)</th> <th>NEW MINIMUM (DU/AC)</th> </tr> </thead> <tbody> <tr> <td>R-15</td> <td>8.0</td> <td>11.5</td> </tr> <tr> <td>R-23</td> <td>15.0</td> <td>19.0</td> </tr> <tr> <td>R-30</td> <td>23.0</td> <td>26.5</td> </tr> </tbody> </table>	DESIGNATION	CURRENT MINIMUM (DU/AC)	NEW MINIMUM (DU/AC)	R-15	8.0	11.5	R-23	15.0	19.0	R-30	23.0	26.5				APR					
DESIGNATION	CURRENT MINIMUM (DU/AC)	NEW MINIMUM (DU/AC)																			
R-15	8.0	11.5																			
R-23	15.0	19.0																			
R-30	23.0	26.5																			
The Zoning designation for these areas will remain RDM, though General Plan consistency will require these minimums to be applied.																					
e. Amend the city's Real Estate Strategic Plan, as necessary, to enable residential development on city-owned sites.				APR																	

Objectives	Time Frame (Years/Months)								
	21	22	23	24	25	26	27	28	29
f. Upon amendment of the city's Real Estate Strategic Plan (see Objective e), develop and implement a program to promote the residential development of city-owned sites within the planning period that is consistent with the strategic plan and that incorporates a high level of affordable housing (at least 20% of residential units). For city-owned properties at The Shoppes at Carlsbad, work collaboratively with The Shoppes' owner to facilitate a mixed-use development consistent with this objective.				DEC	og	og	og	og	og
g. Work collaboratively with North County Transit District on the redevelopment of Carlsbad Village Station within the planning period and that includes construction of market rate and affordable housing units adjacent to transit services. As part of the redevelopment, seek a high level of affordable housing.	og	og	og	og	og	og	og	og	og
h. Integrate the 6 th Cycle sites inventory into the City's GIS.	DEC								
i. Develop online GIS of sites inventory for public access.		APR	og	og	og	og	og	og	og
j. Post the complete evaluation of constraints (including Fire Hazard Severity Zone, hazards, utilities, etc.) and the inventory of vacant and underutilized properties identified in the Housing Element (Figure 10-1 and Appendix B) on the city's website or in a public notification area of the city's Planning Division and maintain annually.		JUL	og	og	og	og	og	og	og
k. The City will actively promote sites available for lower- and moderate-income housing development to potential developers, private and non-profit organizations, and other interested persons and organizations.	on	on	on	on	on	on	on	on	on
l. Coordinate with water and sewer providers (Carlsbad Municipal Water District, Vallecitos Water District, Olivenhain Municipal Water District and Leucadia Wastewater District) and other utility (including Dry Utility providers) serving the City of Carlsbad to ensure infrastructure is available in a timely manner to serve residential needs.	DEC								
m. Provide copies of the Housing Element and to all utility providers serving the City of Carlsbad.	DEC								
n. Evaluate and revise, as appropriate, the determination of density (density definition) for non-density bonus projects (pursuant to CMC 21.53.230) to ensure no constraints on the ability to achieve the maximum of the applicable density range. This evaluation will include a report to the Planning Commission explaining the potential constraint and recommending any necessary amendments.			APR						

10
Housing

Objectives	Time Frame (Years/Months)								
	21	22	23	24	25	26	27	28	29
o. Establish written procedures to grant priority to developments with units affordable to lower-income households if availability of sewer service is limited.		DEC							
Quantified Objectives	Zone changes will be completed, as needed, by April 2024, to maintain appropriately zoned sites to meet the city's RHNA obligation.								

LEGEND

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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.	APR								
f. Monitor ADU production and affordability on an annual basis to ensure that ADUs are used to satisfy the lower- and moderate-income housing targets included to meet RHNA obligations. Reporting findings annually with the Housing Element Annual Progress Report.	APR an	APR an	APR an	APR an	APR an	APR an	APR an	APR an	APR an
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. Over the Planning Period, this will yield 141 low-income units and 361 moderate-income units (total of 502 units).									

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Program 1.3: Alternative Housing

Under this program, the city will continue to support alternative types of housing, such as managed living units or “micro-units,” to accommodate extremely-low-income households.

Funding											
<ul style="list-style-type: none"> Departmental Budgets 											
Lead Agency											
<ul style="list-style-type: none"> Planning Division Housing Services Division 		Time Frame (Years/Months)									
Objectives		21	22	23	24	25	26	27	28	29	
a.	Continue to annually monitor underutilized properties and sites on in the community that have potential for alternative housing options and offer the information to interested developers on an on-going basis.	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. This will be done with the RHNA updates on or before April 2024 and then annually as opportunities arise.			APR	og	og	og	og	og	og	
c.	Develop, as part of a zoning ordinance update, measures that encourage affordability by design (e.g., smaller, more efficient and flexibly-design living spaces).			APR							
d.	Where appropriate, utilize the city’s regulatory powers (e.g., land use and fees) to encourage development of alternative housing.			APR							
e.	Evaluate and implement, as appropriate, a development fee structure for these units based on a per square foot basis rather than per unit basis.			APR							
f.	Encourage innovative housing structures, such as micro-unit housing and new shared and intergenerational housing models to help meet the housing needs of aging adults, students, and lower-income individuals citywide. This will be accomplished on an on-going basis through the other objectives listed here as well as part of the implementation of the city’s Inclusionary Ordinance and use of the city’s Housing Trust Fund.	og	og	og	og	og	og	og	og	og	
g.	Review and amend the Carlsbad Zoning Ordinance to review and amend definitions and allowances of uses for the definition of family, Employee Housing, Residential care facilities, Group Homes and/or Boardinghouses to review regulations to be consistent with California Law for six or fewer residents including but not limited to Health and Safety Code Sections 17021.5 and 17021.6. Additionally, review and revise, as appropriate, requirements to allow group homes and residential care facilities in all residential zones for seven or more residents and ensure no constraint to housing for persons with disabilities.			APR							

Quantified Objectives

Over the planning period, support the development of 16 extremely low-income units.

LEGEND

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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 		Time Frame (Years/Months)									
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	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 on an on-going basis.		og	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.									

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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		Time Frame (Years/Months)											
■ Departmental Budget		21	22	23	24	25	26	27	28	29			
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. This will be assessed and reported annually with the Housing Element Annual Progress Report.		APR an	APR an	APR an	APR an	APR an	APR an	APR an	APR an	APR an	APR an		
Quantified Objectives		Continue to offer flexibility in development standards below that required through application of ODS to facilitate the development of 15 lower- and 10 moderate-income, and senior households per year, subject to available resources, developer interest, and market conditions.											

LEGEND

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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									
Time Frame (Years/Months)									
Objectives	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
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
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
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								
g. Evaluate and recommend changes to guidance for Site Development Plans to the Planning Commission and City Council related to all housing projects and remove requirements that could reduce allowed density and uncertainty. Amend requirements for affordable housing requirements accordingly.									
	APR								
Quantified Objectives	Support production of 30 lower-income units over planning period related to streamlined permitting requirements and time to develop.								

LEGEND

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Program 1.7: 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. While no underutilized/non-vacant sites were counted by the city towards its RHNA obligation, the city did include 112 vacant sites that were counted in the previous two housing element cycles (identified in Appendix B, Table B-1). This program was included to address the by-right requirement for vacant sites included in two previous housing elements.

Funding									
<ul style="list-style-type: none"> Departmental Budget 									
Lead Agency									
<ul style="list-style-type: none"> Planning Division 									
Time Frame (Years/Months)									
Objectives	21	22	23	24	25	26	27	28	29
<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>									
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>								

LEGEND

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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		Time Frame (Years/Months)								
<ul style="list-style-type: none"> General Fund Departmental Budget 		21	22	23	24	25	26	27	28	29
Lead Agency		Planning Division								
Objectives										
a.	Periodically review, as part of a Semi-Annual Zoning Code Update Review, development standards and incentives that would encourage mixed-use developments and make city-sponsored changes to development standards as needed.	DEC san	DEC san	DEC san	DEC san	DEC san	DEC san	DEC san	DEC san	DEC san
b.	Periodically identify, as part of a Semi-Annual Zoning Code Update Review, areas and properties with potential for mixed-use development and provide information to interested developers on an on-going basis.	DEC san	DEC san	DEC san	DEC san	DEC san	DEC san	DEC san	DEC san	DEC san
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 (25 extremely low-income, 75 very low-income, and 400 low-income), subject to available resources, developer interest, and market conditions.								

LEGEND

san = semi-annual JAN (January) | FEB (February) | MAR (March) | APR (April) | MAY (May) | JUN (June),
 og = on-going JUL (July) | AUG (August) | SEP (September) | OCT (October) | NOV (November) | DEC (December)

Program 1.9: Parking Standards

As part of any development project, the amount of land devoted to parking can have a big impact on development density and ultimate affordability. State Density Bonus Law allows lower parking standards for projects eligible for a density bonus, whether or not a density bonus is requested. Any project of seven units or more that provides on-site affordable housing in compliance with the City's Inclusionary Housing Ordinance is eligible for the reduced parking standards provided by State Density Bonus Law.

Funding										
■ Departmental Budget										
Lead Agency										
■ Planning Division										
Time Frame (Years/Months)										
Objectives	21	22	23	24	25	26	27	28	29	
a. Update city parking requirements to allow parking reductions based on a survey of higher density housing development in the city.										APR
b. Consider reductions for mixed-use projects, projects near transit facilities, and projects that are able to demonstrate a reduced parking need.										APR
Quantified Objectives	Additional land for development will provide for 30 lower-income units over planning period.									

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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	
■ Departmental Budget	
■ Housing Trust Fund	
Lead Agency	
■ Planning Division	
■ Building Division	
■ Housing Services Division	
Objectives	Time Frame (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	og og og og og og og og og
Quantified Objectives	Additional development potential in Village and Barrio areas will provide for 30 lower-income units over planning period.

LEGEND

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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) and LEAP Grant 										
Lead Agency										
<ul style="list-style-type: none"> Planning Division 										
Objectives										
Time Frame (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.		SEP								
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								
Quantified Objectives										
ODS will support production of 30 lower-income units over planning period related to reduced permitting requirements and time to develop.										

LEGEND

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10.7.2 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									
Time Frame (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, or linkage fee, and revise the ordinance as necessary to maximize production of affordable units without adversely affecting market-rate development.									
APR									
c. For those specific properties identified in Table A of Planning Commission Resolution 7114 (approved by City Council Resolution 2015-243 for the 2015 General Plan Update), provide affordable housing in excess of inclusionary housing ordinance requirements as indicated in Resolution 7114.									
og og og og og og og og og									
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.									

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Program 2.2: Propose Replacement or Modification to Growth Management Plan (GMP)

As noted in the previous sections, the city currently implements a voter-initiated Growth Management Plan (Proposition 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 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.

Furthermore, the city has a RHNA allocation of 3,873 units, that are required to be accommodated in an inventory [Gov. Code 65583(a)(3)] throughout the sixth housing element cycle (2021-2029). 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 [Gov. Code, § 66300(b)(1)(B)(i)] was active (it has a sunset date of January 1, 2025); HCD also stated the GMP unit caps could not prevent consistency with the inventory [Gov. Code 65583(a)(3)] and SB 166 [Gov. Code § 65863(a)]. While SB 330 will sunset during the planning period for this Housing Element, HCD is requiring that the city prepare and propose amendments for modification or replacement to the GMP to allow conformance with local housing needs and to meet the RHNA numbers provided. Program 2.2 may not be required if the City Council adopts preemption findings related to the housing cap requirements contained in the Growth Management Plan (Proposition E).

Funding									
<ul style="list-style-type: none"> General Fund 									
Lead Agency									
<ul style="list-style-type: none"> City Manager's Office Planning Division 									
Objectives									
Time Frame (Years/Months)									
	21	22	23	24	25	26	27	28	29
a. Develop an alternative solution that will replace or modify the City's Growth Management Plan (GMP).				DEC					
b. Provide guidance on infrastructure planning and finance as part of the revised Growth Management Plan that emphasizes infrastructure priorities based on housing location for lower-income households.				DEC					
c. Propose changes in the Growth Management Plan into other appropriate planning documents, including the General Plan, so that these are consistent with the updated Plan and do not create caps or other limits that constrain the community's ability to meet housing obligations, under California law, at all income levels and in keeping with Carlsbad's RHNA.				DEC					
d. Replace or modify City Council Policy Statement 43 to align with new Growth Management Plan.				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.				

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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 currently 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. The city is current with all existing legislation related to density bonuses passed prior to 2020. The requirements of AB 2345 will be incorporated, as appropriate, by the city in 2021 (per Objective "a," below). 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 (per Objective "a," below).

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									
	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 future changes in State Density Bonus Law, including update to reflect the requirements of AB 2345 (2020).	Within one year of State changes								
b. Apply the city's Density Bonus Ordinance, consistent with State law.	og	og	og	og	og	og	og	og	og
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.	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.									

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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).

The city has not committed to re-designate city-owned properties to help meet its RHNA, per Program 1.1. Should this occur, objectives are in place under this program to promote their residential development, actively work with development partners, and use the city's ownership as leverage to negotiate a higher percentage of lower income units than would be required under current city code. Should the sites not be used for RHNA, Programs 1.1 and 2.4 will still be evaluated for residential use and be made available if appropriate. Following that evaluation, the schedule for development, outreach, providing financial contributions (land, funding, etc.) will be finalized during the objective time period. See Program 1.1 for additional information.

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									
Time Frame (Years/Months)									
21	22	23	24	25	26	27	28	29	
a. Actively work on an on-going basis with developers with interest in city-owned properties to negotiate residential or mixed-use development.	og	og	og	og	og	og	og	og	og
b. Modify existing programs and develop new programs and funding sources to provide city incentives to enhance the production of housing for lower-income households.	FEB	og	og	og	og	og	og	og	og
c. Actively work with development partners to pursue development of rental and for sale housing on sites and included the RHNA after Program 1.1 is implemented. Sites are included in this Element and listed on Table B-5 in Appendix B. To support this effort, the city will:									
<ul style="list-style-type: none"> Pursue funding to support development of these sites, including necessary infrastructure improvements. Actively pursue the relocation of the city's Public Works Yard to its new location and conduct site preparation needed to create a site ready for development. Work closely with the owner of the Shoppes @ Carlsbad to move forward on the redevelopment of this site to a mixed-use format center that includes a mix of residential income units, including units for very low- and low-income households. Work closely with the owner of the Shoppes @ Carlsbad to evaluate the inclusion of alternative housing concepts, such as micro-units. 									DEC

Objectives	Time Frame (Years/Months)								
	21	22	23	24	25	26	27	28	29
d. If the sites are included in the final RHNA determination, actively pursue activities such as preparing and issuing Requests for Proposals (RFP) for residential development of the city's Public Works Yard and the Crossings Golf Course.				DEC					
e. For properties where the city has an ownership interest, the city will leverage this ownership to negotiate a higher percentage of lower-income units than would be required under current city code. On projects over 30 units, this will also include units for very low-income and special needs households.				DEC	og	og	og	og	og
Quantified Objectives	<p>Work with 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>Assist in the development of 160 units affordable to lower-income households.</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 1.8.</p>								

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Housing

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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 and provide notice to the list of developers maintained by HCD. 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									
Time Frame (Years/Months)									
21	22	23	24	25	26	27	28	29	
<p>a. Solicit nonprofit developers when city-owned or acquired property becomes available for affordable housing and provide notice to the list of developers maintained by HCD. This will be assessed and reported annually with the Housing Element Annual Progress Report.</p>									
an	an	an	an	an	an	an	an	an	an
<p>b. Utilize, where feasible, private-public partnerships for development of affordable housing.</p>									
og	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.									

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Program 2.6: Housing Trust Fund

On December 8, 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



<http://edocs.carlsbadca.gov/HPRMWebDrawer/RecordHTML/594652>

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 									
Time Frame (Years/Months)									
Objectives	21	22	23	24	25	26	27	28	29
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. .	og	og	og	og	og	og	og	og	og
b. The city will explore additional revenue opportunities to contribute to the Housing Trust Fund, reviewing the process on an annual basis as part of the Housing Element Annual Progress Report.	APR an	APR an	APR an	APR an	APR an	APR an	APR an	APR an	APR an
Quantified Objectives	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.								

LEGEND

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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										
Time Frame (Years/Months)										
Objectives	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	og
b. Apply for additional Housing Choice Vouchers when made available by HUD.	og	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	og
Quantified Objectives	Continue to provide rental assistance to approximately 550 extremely low- and very low-income households									

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Program 2.8: Assistance for Homebuyer Down Payment & Closing Cost

The city will continue to collaborate with the San Diego County HOME Consortium in providing local housing programs to low-income residents. San Diego County is the lead agency administering the Down Payment and Closing Cost Assistance Program (DPCCA) on behalf of the consortium member cities. The homebuyer assistance program is intended for low-income, first-time homebuyers who qualify for a low-interest, deferred payment loan of up to 17% of the purchase price for down payment assistance and 4%, up to \$10,000 in closing costs assistance.

The city will periodically review other programs such as the city’s Affordable Housing Resale Program to pair and jointly promote both programs to homebuyers.

Funding									
<ul style="list-style-type: none"> HOME CDBG 									
Lead Agency									
<ul style="list-style-type: none"> San Diego County Housing Services Division 									
Objectives									
a. Continue participation of the HOME Consortium Down Payment and Closing Cost Program to provide loans for approximately six low-income households.									
	21	22	23	24	25	26	27	28	29
	og	og	og	og	og	og	og	og	og
Quantified Objectives									
Provide loans for approximately six low-income households.									

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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, female head of 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	Time Frame (Years/Months)									
	21	22	23	24	25	26	27	28	29	
<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 										
Objectives										
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.	an	an	an	an	an	an	an	an	an	an
b. The City shall provide an Informational Guide in print form and on the City's website regarding reasonable accommodations by January 2022. This guide will be updated on an on-going basis, as needed, to reflect changing regulations and requirements.	JAN	an	an	an	an	an	an	an	an	an
c. In order to assist in the housing needs for special needs populations, the city will: <ul style="list-style-type: none"> engage with housing advocates on the identification of needs and new solutions, encourage housing developers, through the city's Inclusionary Housing Ordinance requirements, to designate a portion of new affordable housing units for special needs populations, and the city will pursue funding sources designated for housing for special needs groups. progress, activities, and issues will be assessed and reported annually with the Housing Element Annual Progress Report and addressed as part of the Semi-Annual Zoning Code Update Review starting in December 2023. 	an	an	DEC an	an	an	an	an	an	an	an
d. The city will assess and monitor, as data is available, the needs for farmworker housing within the community.	og	og	og	og	og	og	og	og	og	og
e. Facilitate and support efforts of individuals, private organizations, and public agencies to provide safe and adequate housing for farmworkers in agriculturally-zoned areas.	og	og	og	og	og	og	og	og	og	og
Quantified Objectives	Support 50 housing units for lower-income and special needs populations.									

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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									
	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.	og	og	og	og	og	og	og	og	og
c. Evaluate to success of the city’s one-year seniors home share matching pilot program launched in 2019. Extend and expand program as appropriate to assist additional seniors. This shall be done on an annual basis and reported with the city’s Housing Element Annual Progress Report.	APR an	APR an	APR an	APR an	APR an	APR an	APR an	APR an	APR an
Quantified Objectives									
Support development of at least 50 units of senior low-income housing during the planning period.									

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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	<ul style="list-style-type: none"> Departmental Budget 									
Lead Agency	<ul style="list-style-type: none"> Planning Division 									
Objectives	Time Frame (Years/Months)									
	21	22	23	24	25	26	27	28	29	
a. Evaluate the use and effectiveness of the reasonable accommodation ordinance through the Housing Element Annual Progress Report.	APR an	APR an	APR an	APR an	APR an	APR an	APR an	APR an	APR an	APR an
b. Continue to provide opportunities for the development of affordable housing for seniors and persons with disabilities. This includes encouraging housing developers, through the city’s Inclusionary Housing Ordinance requirements, to designate a portion of new affordable housing units to include accommodations for disabled households.	og	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 can be provided as needed to support these households.	og	og	og	og	og	og	og	og	og	og
d. The city shall continue to streamline city procedures related to accessibility and adaptability of housing for persons with disabilities in accordance with the Reasonable Accommodation Ordinance.	og	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.									

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Program 2.12: Housing for Large Households

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.

Funding									
<ul style="list-style-type: none"> Departmental Budget 									
Lead Agency									
<ul style="list-style-type: none"> Planning Division Housing Services Division 									
Time Frame (Years/Months)									
Objectives	21	22	23	24	25	26	27	28	29
a. Continue to implement this requirement as part of the Inclusionary Housing Ordinance.	og	og	og	og	og	og	og	og	og
b. The city shall encourage housing designs that meet the needs of extended, multigenerational, and/or large families.	og	og	og	og	og	og	og	og	og
Quantified Objectives	Achieve the construction of 32 dwellings that can accommodate lower-income large families. Counted under Program 2.1.								

LEGEND

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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 	Time Frame (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. This will be done on an on-going basis based with listed organizations.	og	og	og	og	og	og	og	og	og
b. Support the expansion of Catholic Charities’ La Posada Emergency Shelter. Work with 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
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 on an annual basis.	an	an	an	an	an	an	an	an	an
d. Assist local non-profits and charitable organizations in securing state and federal funding for the acquisition, construction, and management of shelters on an on-going basis. Work with organizations annually to assess needs and plan for grant requests.	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, emergency shelters, and supportive housing provisions to comply with recent changes to state law [Government Code 65651 and Government Code 65583(a)(4)] and amend the zoning ordinance and other documents as necessary to comply.									OCT

Objectives	Time Frame (Years/Months)								
	21	22	23	24	25	26	27	28	29
i. Identify data sources or procedures to quantify the homelessness population for emergency shelters per AB 139.		OCT							
j. Evaluate the potential to allow for emergency shelter or other temporary housing on properties owned by religious institutions. Implementation would be through appropriate updates to the city Zoning Ordinance.			ARP						
k. Facilities for persons experiencing homelessness, both temporary and long-term, shall not be placed in environments that would not be suitable for single-family housing.	og	og	og	og	og	og	og	og	og
Quantified Objectives	Through this program, support emergency shelter for 100 persons and permanent housing for 45 persons experiencing homelessness on an annual basis.								

LEGEND

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 og = on-going JUL (July) | AUG (August) | SEP (September) | OCT (October) | NOV (November) | DEC (December)

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										
■ Departmental Budget										
Lead Agency										
■ Housing Services Division										
Time Frame (Years/Months)										
Objectives	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.	og	og	og	og	og	og	og	og	og	og
b. The City will annually provide to local military and student housing offices information about the availability of low-income housing in Carlsbad.	an	an	an	an	an	an	an	an	an	an
Quantified Objectives	Supportive program for meeting city's RHNA obligations.									

LEGEND

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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									
Time Frame (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.									

LEGEND

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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										
Time Frame (Years/Months)										
	21	22	23	24	25	26	27	28	29	
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).	an APR	an APR	an APR	an APR	an APR	an APR	an APR	an APR	an APR	an APR
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 .	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.									

LEGEND

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10.7.3 Preservation of Existing Housing

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 or multi-family 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 	Time Frame (Years/Months)									
Objectives	21	22	23	24	25	26	27	28	29	
<p>a. On an annual basis (timing will vary depending on the grant source), review available grant funding for housing or housing services. Pursue applicable funding or support other agencies and organizations in obtaining funding that benefits Carlsbad households.</p>	an	an	an	an	an	an	an	an	an	an
<p>b. Obtain funding sources to implement the programs contained in the Housing Element.</p>	og	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.									

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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									
Time Frame (Years/Months)									
	21	22	23	24	25	26	27	28	29
a. Continue implementation of the Inclusionary Housing Ordinance and impose inclusionary housing requirements on condominium conversions.	og	og	og	og	og	og	og	og	og
Quantified Objectives	Supportive program for meeting city’s RHNA obligations.								

LEGEND

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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										
■ Housing Trust Fund, state grants and loans (such as MPRROP)										
Lead Agency										
■ Planning Division										
■ Housing Services Division										
Objectives	Time Frame (Years/Months)									
	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.									

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Program 3.4: Acquisition/Rehabilitation/Retention 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										
Housing Services Division, Building Division										
Objectives	Time Frame (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	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	og
c. Allow dwellings to be rehabilitated that do not meet current lot size, setback, or other current zoning standards so long as the non-conformity is not increased and there is no threat to public health and/or safety.	og	og	og	og	og	og	og	og	og	og
d. Only allow the demolition of existing multi-family rental units serving lower- and moderate-income households when: <ul style="list-style-type: none"> a structure is found to be substandard and unsuitable for rehabilitation, or Is part of a project to replace existing units with an increase in overall units, as permitted by density, including a proportionate number that will be affordable, and/or the action adheres to State law requiring tenant notice and landlord relocation assistance in cases of demolition of multi-family housing. 	og	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.									

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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									
Time Frame (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
c. Allow dwellings to be rehabilitated that do not meet current lot size, setback, or other current zoning standards so long as the non-conformity is not increased and there is no threat to public health and/or safety.	og	og	og	og	og	og	og	og	og
Quantified Objectives					Provide forgivable loans to up to five low-income households per year to help improve their single-family homes. Over the planning period, this would provide assistance to 40 households.				

LEGEND

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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										
Housing Services Division										
Time Frame (Years/Months)										
Objectives	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	og
Quantified Objectives	Preserve five units per year during the planning period for lower-income households.									

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10.7.4 Affirmatively Furthering 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.29 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.30 Support ongoing efforts of federal, State, regional, and local efforts to affirmatively further fair housing.
- 10-P.31 Educate residents, landlords, decision-makers and city staff on fair housing laws and practices through the distribution of written materials and workshops.
- 10-P.32 Contract with a fair housing service provider to monitor and respond to complaints of discrimination in housing.
- 10-P.33 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.34 Periodically review city policies, ordinances, and development standards, and modify, as necessary, to accommodate housing for persons with disabilities.
- 10-P.35 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. 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 	Time Frame (Years/Months)									
Objectives	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	an
b. Participate in regional efforts to mitigate impediments to fair housing choice.	og	og	og	og	og	og	og	og	og	og
c. Distribute educational materials to property owners, apartment managers, and tenants relative to fair housing requirements, regulations, and services.	og	og	og	og	og	og	og	og	og	og
d. Make public announcements, via different media (e.g., social media, newspaper ads, and public service announcements at local radio and television channels) related to fair housing programs and opportunities.	og	og	og	og	og	og	og	og	og	og
e. Conduct workshops and training with different community-based organizations.	og	og	og	og	og	og	og	og	og	og
f. Conduct fair housing workshops and training in Spanish.	og	og	og	og	og	og	og	og	og	og
g. Hold diversity awareness events and programs at a variety of locations throughout the city.	og	og	og	og	og	og	og	og	og	og
h. Outreach targeted and related to home financing opportunities.	og	og	og	og	og	og	og	og	og	og

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Objectives	Time Frame (Years/Months)								
	21	22	23	24	25	26	27	28	29
i. Monitor and respond to complaints of discrimination (i.e. intaking, investigation of complaints, and resolution)	og	og	og	og	og	og	og	og	og
j. Referring services to appropriate agencies.	og	og	og	og	og	og	og	og	og
k. Conduct fair housing testing at random sites to measure compliance and remove any such impediments through fair housing law enforcement.	og	og	og	og	og	og	og	og	og
l. 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.	og	og	og	og	og	og	og	og	og
m. Take affirmative actions to further fair housing choice in the city, and implement the solutions developed in the Regional Analysis of Impediments to Fair Housing Choice to mitigate and / or remove fair housing impediments.	og	og	og	og	og	og	og	og	og
o. Target housing creation or mixed income strategies (e.g., funding, incentives, policies and programs, density bonuses, land banks, housing trust funds) and market opportunities in all parts of the community	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.								

LEGEND

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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										
<ul style="list-style-type: none"> ■ CDBG ■ Housing Trust Fund 										
Lead Agency										
<ul style="list-style-type: none"> ■ Housing Services Division 	Time Frame (Years/Months)									
Objectives	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 through use of the city's Inclusionary Housing Ordinance, Housing Trust Funds, development of city-owned properties, and use of grant funding for housing.	og	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 through use of the city's Inclusionary Housing Ordinance, Housing Trust Funds, development of city-owned properties, and use of grant funding for housing.	og	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. Report the findings of these metrics as part of the city's Housing Element Annual Progress Report each April.	JUN	APR an	APR an	APR an	APR an	APR an	APR an	APR an	APR an	APR an
d. The city will use the information collected from Program 4.2c to proactively adjust and target community outreach.		on	on	on	on	on	on	on	on	on
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						

Objectives	Time Frame (Years/Months)								
	21	22	23	24	25	26	27	28	29
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.								

LEGEND

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Program 4.3: Anti-Segregation in Housing Implementation

Despite the repeal of explicitly racist and discriminatory housing laws, there remains a lasting legacy of segregation and resources disparities. Housing choice is often limited for persons of protected classes, including communities of color, to segregated concentrated areas of poverty. Programs under this goal are designed to affirmatively reduce barriers to housing, including but not limited to racial inequities, high housing costs, and public awareness of existing resources.

Funding											
<ul style="list-style-type: none"> Housing Trust Fund Department Budget 											
Lead Agency		Time Frame (Years/Months)									
<ul style="list-style-type: none"> Planning Division Housing Services Division 		21	22	23	24	25	26	27	28	29	
Objectives		21	22	23	24	25	26	27	28	29	
a. Continue to use the city's Inclusionary Ordinance and Housing Trust fund to proactively reduce segregation and promote an equitable distribution of all housing types in the city.		og	og	og	og	og	og	og	og	og	
b. As part of the Housing Element Annual Report, describe how programs have assisted in desegregation of housing to serve the entire population.		og	og	og	og	og	og	og	og	og	
c. Implement a placemaking program for the Village-Barrio Master Plan with the Village and Barrio Master Plan that includes activities such as:											
<ul style="list-style-type: none"> Culture mapping in historically underserved neighborhoods. Community development pilot program to enhance walkability, bicycling, and transit access consistent with mobility improvements identified in Chapter 4 of the adopted Village and Barrio Master Plan. Best practices in design and architecture to ensure building types promote cohesion across neighborhoods. Evaluate Village and Barrio Master Plan policies and standards as to their effectiveness to protect existing residents from displacement. Based on this evaluation, add provisions, as necessary, and as part of the placemaking program to be developed. 							APR				
d. Target housing creation or mixed income strategies (e.g., funding, incentives, policies and programs, density bonuses, land banks, Housing Trust Funds) and market opportunities in all part of the community.		og	og	og	og	og	og	og	og	og	

Objectives	Time Frame (Years/Months)									
	21	22	23	24	25	26	27	28	29	
e. Implement General Plan Mobility Element policies regarding Safe Routes to School for pedestrians and bicyclists					og	og	og	og	og	og
Quantified Objectives	Supportive program for meeting city's RHNA obligations.									

LEGEND

an = annual JAN (January) | FEB (February) | MAR (March) | APR (April) | MAY (May) | JUN (June),
og = on-going JUL (July) | AUG (August) | SEP (September) | OCT (October) | NOV (November) | DEC (December)

10.7.5 Community Engagement on Housing Resources

Equal access to housing information and access to the public decision-making process is critical for the improvement of and enhancement of a fair and equal housing market. The city is committed to ensuring all current and future residents have equal access.

Goal

- 10-G.5 Promote meaningful dialogue, collaboration, and exchange of ideas and information among residents, property owners, and community-based organizations designed to facilitate better access to information on housing opportunities for current and future residents.

Policies

- 10-P.36 Collaborate with community-based organizations and partners to build and strengthen historically marginalized communities' capacity to participate in local planning, governmental affairs, and policy decision-making through which they can advocate for equitable, diverse, and just actions, especially as it relates to the provision and access to fair and affordable housing.
- 10-P.37 Continue to educate community-based organizations of the services available relative to rental housing, homeownership, rehabilitation/maintenance services, and protection of resident's rights.
- 10-P.38 Support efforts that raise awareness of the importance of affordable housing in the community and facilitate a culture of inclusion, compassion, acceptance, and unity.
- 10-P.39 Coordinate with community-based organizations to expand public services and public awareness campaigns.
- 10-P.40 Facilitate transparent decision-making processes through public engagement and participation, supported by the development of clear and inclusive outreach materials, and the expanded and innovative use of a variety of public engagement tools.
- 10-P.41 Strive to expand opportunities for all members of the public to participate in city governance and decision-making process.

Program 5.1: Access to Information

Community outreach is a key component to developing a comprehensive and inclusive housing market in the city. It is critical to engage local community groups and stakeholders from all sectors of the community in order to educate and provide inclusive housing opportunities. The goal of this program is to provide community groups that are affected by restrictions to fair and equitable housing greater opportunities for becoming informed and engaged in the City’s housing and overall planning process.



Current city online resources for affordable housing:
<https://www.carlsbadca.gov/services/depts/housing/default.asp>

Funding										
<ul style="list-style-type: none"> ■ Departmental Budgets 										
Lead Agency										
<ul style="list-style-type: none"> ■ Communications & Engagement ■ Planning Division ■ Housing Services Division 										
Objectives	Time Frame (Years/Months)									
	21	22	23	24	25	26	27	28	29	
a. Improve and promote services on the city’s existing housing website by expanding the inventory of available multi-family housing facilities located within the City of Carlsbad, to include housing for all income levels. Update and maintain the list as necessary.	og	og	og	og	og	og	og	og	og	og
b. Promote general public awareness of lower-income housing availability by providing the location, type, and contact information of housing developments located throughout the city. This list shall be available in a printed format and published on the city’s website.	og	og	og	og	og	og	og	og	og	og
c. Develop, with support of Carlsbad Housing Commission, an awareness campaign to garner community support for affordable housing within all areas of the city.	og	og	og	og	og	og	og	og	og	og
d. Develop, with support of SD RAFFH, on-going outreach activities on fair housing challenges, programs, and solutions.	og	og	og	og	og	og	og	og	og	og
e. Develop, maintain, and distribute public announcements/information on housing through a variety of mediums such as flyers, E-blasts, website updates, news media, printed handouts, and social media.	og	og	og	og	og	og	og	og	og	og

LEGEND

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og = on-going JUL (July) | AUG (August) | SEP (September) | OCT (October) | NOV (November) | DEC (December)

Objectives	Time Frame (Years/Months)									
	21	22	23	24	25	26	27	28	29	
f. Meetings are conducted at suitable times, accessible to people with disabilities and public transit needs, and with resources, as feasible and appropriate, allocated for food, childcare, interpretation, and translation services.	og	og	og	og	og	og	og	og	og	og
g. Programs that include activities around eviction prevention, outreach programs that engage community members before any proposed neighborhood changes, etc.,	og	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.									

10 Housing

LEGEND

an = annual JAN (January) | FEB (February) | MAR (March) | APR (April) | MAY (May) | JUN (June),
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10.7.6 Environmental Justice

"Environmental Justice" is defined in California law as the fair treatment of people of all races, cultures, and incomes with respect to the development, adoption, implementation, and enforcement of environmental laws, regulations, and policies. (Cal. Gov. Code, § 65040.12, subd. (e).)



Environmental justice topics relate directly to the provision of fair housing within the community. Please also see the goal, policies, and programs under the section "Affirmatively Furthering Fair Housing."

CalEnviroScreen 3.0 is a screening tool developed and maintained by the State that evaluates the burden of pollution from multiple sources on communities and their populations. CalEnviroScreen ranks census tracts in California based on potential exposures to pollutants, adverse environmental conditions, socioeconomic factors, and prevalence of certain health conditions. CalEnviroScreen indicates that Carlsbad does not have any areas of the community that are disproportionately burdened by, or vulnerable to, multiple sources of pollution. The city, however, is committed to improving the well-being of all current and future residents and strives to ensure residential development is sited to minimize environmental exposures.

Goal

- 10-G.6 Ensure that land use decisions do not create a disproportionate burden to any neighborhood based on location, income, race, color, national origin, or another demographic feature.

Policies

- 10-P.42 Consider potential adverse health and safety impacts associated with land use decisions to reduce negative impacts upon residents from hazardous materials, industrial activities, agricultural operations using pesticides applied by spray techniques, facility locations, design features, and other aspects that may negatively impact health or quality of life for affected residents.
- 10-P.43 Prohibit the introduction of new incompatible land uses and environmental hazards into existing residential areas.
- 10-P.44 Reduce negative impacts associated with environmental hazards, including but not limited to industrial operations and roadway, railway, and airplane generated air and noise pollution through the enforcement of additional project specific mitigations for all development.
- 10.P.45 Promote active living and community health, particularly in multi-family developments.

Program 6.1: Environmental Justice

Environmental justice objectives seek to reduce the unique or compounded health risks in disadvantaged communities through strategies such as reducing pollution exposure, improving air quality, and promoting better access to public facilities, healthy food, and safe and sanitary homes.

Funding										
<ul style="list-style-type: none"> ■ Departmental budget ■ General Fund ■ CDBG and other federal, state, and local funding and grants 										
Lead Agency										
<ul style="list-style-type: none"> ■ Building and Code Enforcement Division ■ Planning Division ■ Housing Services Division 										
Objectives	Time Frame (Years/Months)									
	21	22	23	24	25	26	27	28	29	
a. Consider environmental justice issues as they relate to the equitable provision of public facilities and services such as parks, recreational facilities, community gardens, public safety facilities, and other beneficial uses that improve the overall quality of life.	og	og	og	og	og	og	og	og	og	og
b. Coordinate with utility providers in the siting, site layout, and design of gas, electric, and other wet and dry utilities, including changes to existing facilities, to minimize environmental, aesthetic, and safety impacts on existing and future residents.	og	og	og	og	og	og	og	og	og	og
c. Ensure the Zoning Ordinance and other city regulations allow for increased access to healthy foods by residents (e.g., healthy food retail outlets, community gardens, farmers markets).	og	og	og	og	og	og	og	og	og	og
d. Identify gaps between disadvantaged neighborhoods and commercial service areas, community facilities (e.g., hiking trails, parks, beaches, open space trails, sidewalks, and bikeways), and institutional and medical services and develop plans and programs to enhance these connections to encourage the incorporation of physical activity in everyday travel.										DEC
e. Continue to enforce municipal code violations that compromise the safety of homes and the health of its residents.	og	og	og	og	og	og	og	og	og	og
f. Conduct outreach and provide information (including updates to the municipal codes and penalties for code violations) to residential landowners in the city to ensure all homes are safe and sanitary.	og	og	og	og	og	og	og	og	og	og

LEGEND

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og = on-going JUL (July) | AUG (August) | SEP (September) | OCT (October) | NOV (November) | DEC (December)

Objectives	Time Frame (Years/Months)								
	21	22	23	24	25	26	27	28	29
g. Actively seek a variety of funding opportunities for neighborhoods of concentrated poverty such as rehabilitation, parks, transit and active transportation	og	og	og	og	og	og	og	og	og
h. Collaborate with high performing school districts to promote a diversity of students and staff to serve lower income students	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.								

LEGEND

an = annual JAN (January) | FEB (February) | MAR (March) | APR (April) | MAY (May) | JUN (June),
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10.8 Quantified Objectives

10.8.1 Quantified Objectives by Income

The following Table 10-44 summarizes the city’s quantified objectives for the 2021-2029 RHNA period, by income group.

TABLE 10-44: SUMMARY OF QUANTIFIED OBJECTIVES, 2021-2029

TYPE	EXTREMELY LOW	VERY LOW	LOW	MODERATE	ABOVE MODERATE	TOTAL
New Construction (NC) ¹	41	75	2,995	578	0	3,689
Rehabilitation (RE)	0	0	90	0	0	90
Conservations/Preservation (CP)	145	0	561	0	0	706
TOTAL	186	75	3,646	578	0	4,485
Homeless Sheltering (beds)	145	0	0	0	0	145

¹ New Construction includes quantification from Program 1.1 to rezone sites at 30 units per acre as densities deemed appropriate in Government Code 65583.2(c)(2)(3)(B) for 1,446 low income units and 207 moderate income units. See Table 10-45 for additional information.

Sources: City of Carlsbad, 2021

Table 10-45 provides a breakout of quantified objectives by program. The “Type” column relates to the types specified on Table 10-44.

TABLE 10-45: QUANTIFIED OBJECTIVES, BY PROGRAM, 2021-2029

PROGRAM	STATUS	EXTREMELY LOW	VERY LOW	LOW	MODERATE	ABOVE MODERATE	TOTAL
Program 1.1: Provide Adequate Sites to Accommodate the RHNA ¹	NC	0	0	1,397	207	0	1,604
Program 1.2: Promote the Development of Accessory Dwelling Units (ADUs) ¹	NC	0	0	141	361	0	502
Program 1.3: Alternative Housing ²	NC	16	0	0	0	0	16
Program 1.4: Lot Consolidation ²	NC	0	0	20	0	0	20
Program 1.5: Flexibility in Development Standards ²	NC	0	0	15	10	0	25
Program 1.6: Development Streamlining ²	NC	0	0	30	0	0	30
Program 1.7: Sites Used in Previous Planning Periods Housing Elements	NC	0	0	0	0	0	0
Program 1.8: Mixed Use ²	NC	25	75	400	0	0	500
Program 1.9: Parking Standards ²	NC	0	0	30	0	0	30
Program 1.10: Energy Conservation ²	NC	0	0	30	0	0	30
Program 1.11: Objective Design Standards ²	NC	0	0	30	0	0	30
Program 2.1: Inclusionary Housing Ordinance	NC	0	0	140	0	0	140
Program 2.2: Replace or Modify Growth Management Plan (GMP)	--	0	0	0	0	0	0
Program 2.3: Density Bonus	--	0	0	0	0	0	0
Program 2.4: City-Initiated Development ²	NC	0	0	230	0	0	230
Program 2.5: Land Banking ²	NC	0	0	272	0	0	272
Program 2.6: Housing Trust Fund ²	NC	0	0	160	0	0	160
Program 2.7: Section 8 Housing Choice Vouchers and Similar Housing Cost Offsets	CP	0	0	550	0	0	550
Program 2.8: Assistance for Homebuyer Down Payment & Closing Cost	CP	0	0	6	0	0	6
Program 2.9: Assistance for Special Needs Populations ²	NC	0	0	50	0	0	50
Program 2.10: Senior Housing ²	NC	0	0	50	0	0	50
Program 2.11: Housing for Persons with Disabilities	--	0	0	0	0	0	0
Program 2.12: Housing for Large Families	--	0	0	0	0	0	0
Program 2.13: Housing for Persons Experiencing Homelessness	CP	145	0	0	0	0	145
Program 2.14: Military and Student Referrals	--	0	0	0	0	0	0
Program 2.15: Coastal Housing Monitoring	--	0	0	0	0	0	0
Program 2.16: Housing Element Annual Progress Report	--	0	0	0	0	0	0

10
Housing

PROGRAM	TYPE	EXTREMELY LOW	VERY LOW	LOW	MODERATE	ABOVE MODERATE	TOTAL
Program 3.1: Pursue State and Federal Funding	NC	0	0	0	0	0	0
Program 3.2: Condominium Conversion	NC	0	0	0	0	0	0
Program 3.3: Mobilehome Park Preservation	NC	0	0	0	0	0	0
Program 3.4: Acquisition / Rehabilitation of Rental Housing	RE	0	0	50	0	0	50
Program 3.5: Rehabilitation of Owner-Occupied Housing	RE	0	0	40	0	0	40
Program 3.6: Affordable Housing Resale	CP	0	0	5	0	0	5
Program 4.1: Fair Housing Services	NC	0	0	0	0	0	0
Program 4.2: Affirmatively Furthering Fair Housing	NC	0	0	0	0	0	0
Program 4.3: Enhance Mobility	NC	0	0	0	0	0	0
Program 4.4: Protect Properties	NC	0	0	0	0	0	0
Program 4.5: Create Additional Housing Opportunities	NC	0	0	0	0	0	0
Program 4.6: Disproportionate Need and Displacement Risk	NC	0	0	0	0	0	0
578		186	75	3,646	578	0	4,485

NC = New Construction (units) RE = Rehabilitation (Units) CP = Conservations/Preservation (Units)

1 - Program supports and is directly used to implement the potential RNHA Sites Inventory Capacity reflected in Tables 10-42 or 10-43

2 - Program supports development or change in regulations that is not directly used to implement the potential RHNA but it is used to support development of units that can meet the needs of lower-income and moderate-income households, and is calculated as new construction in Table 10-44.

Sources: City of Carlsbad, 2021

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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:	
O	Ongoing	= Completed program, but one that requires recurring activity	B –	Building Division
D	Delete	= Program that may no longer be necessary or relevant due to another program, changed circumstances, or policy change	HS –	Housing Services Division
			P –	Planning Division
			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 23 units. 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, HS	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.	

<p>1.3</p>	<p>Acquisition/ Rehabilitation of Rental Housing</p>	<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.</p> <p>Objective of assisting 44 rental housing units.</p>	<p>O</p>	<p>HS, B</p>	<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>	<p>Requests for acquisition/rehabilitation of rental properties will continue to be considered on a case by case basis.</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	
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 in order to 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	O	HS	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	D	HS	<p>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.</p> <p>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.</p>	<p>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.</p> <p>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.</p> <p>The city also provides Section 8 rental assistance to maintain housing affordability for these residents.</p>	There are no longer any at-risk rental housing units, therefore this program will be removed.

<p>2.1</p>	<p>Adequate Sites to Accommodate the RHNA</p>	<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>	<p>O</p>	<p>P, HS</p>	<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	<p>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.</p>	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. 	<p>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.</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
2.2 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>	

<p>2.3</p>	<p>Mixed Use</p>	<p>Encourage mixed-use developments that include a residential component. Major commercial centers should incorporate, where appropriate, mixed commercial/residential uses.</p>	<p>O</p>	<p>P</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"> • CT 13-05 Seagrove (State Street Townhomes) – 47 units • CT 14-01 State Street Mixed Use 30 – 14 units • CT 15-06 The Wave – 8 units • CT 15-04 Grand Madison – 4 units • RP 16-05 Carlsbad Village Lofts – 106 units • CT 16-03 Beach Village Life 1 – 10 units • CT2016-0002 Townhouse – 3 units • CT 2017-0004 Six on Madison – 6 units • RP 15-16 4 Plus 1 Luxury Living – 4 units • SDP 2019-0015 Jefferson Street Apartments – 15 units • CT 2018-0008 Grand Jefferson – 6 units • CT 2019-0003 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"> • EIR 15-01 Uptown Bressi – 125 units • EIR 2017-0001 Marja Acres – 294 units • EIR 2018-0004 North County Plaza – 272 units 	<p>The city will continue to consider mixed-use projects on a case-by-case basis.</p>
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2.4	Energy Conservation	<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. 	O	P, B	<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>	The city will continue to implement this program.
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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	<p>Energy Conservation (continued)</p> <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>	

3.1	Inclusionary Housing Ordinance	<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>	O	P, HS	<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"> • CT 02-17 Blackstone Ranch/Shelley Property • CT 12-07 Valley 17 • CT 06-13 Tabata 10 • CT 13-01 Buena Vista 11 • CT 12-01 Lanai/Miles Pacific Subdivision • EIR 11-02 Quarry Creek Master Plan • GPA 13-02 Robertson Ranch Master Plan • CT 13-05 Seagrove (State Street Townhomes) • GPA 05-11 Seascape • CT 14-06 Afton Way • CT 16-04 Highland View Homes • CT 14-04 Lanai II/Miles Buena Vista 	<p>Inclusionary housing 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)			<ul style="list-style-type: none"> • CT 15-11 Yada Farm • EIR 15-01 Uptown Bressi Ranch • EIR 15-03 Poinsettia 61 • MP 02-03H Casa Aldea • CT 14-07 Beachwalk at Roosevelt 	

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)	<p>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>			<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"> • CT 12-05 La Costa Residential • CT 03-06 Tabata/Blackrail 16 • CT 13-02 Coastal Living 10 • CT 13-06 La Costa Villas • CT 12-03 Walnut Townhomes • CT 08-03 La Costa Town Square Residential/Artero • CT 04-10A Poinsettia Place • CT 05-12 Ocean St. Condos • CT 11-02 La Costa Vista • CT 04-08 Carlsbad La Costa Collection • CT 13-05 State Street Townhomes • CT 14-05 Magnolia Townhomes • CT 15-04A The Grand Madison • CT 16-19 800 Grand Avenue • EIR 15-03 Poinsettia 61 • CT 2018-0001 Walnut Beach Homes • CT 2017-0002 Tyler Street Residences • CT 2017-0004 Six on Madison • CT 2018-0005 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>	D	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	<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	P, HS	<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"> • RP 16-05 Carlsbad Village Lofts • SDP 2018-0004 Romeria Pointe Apartments • SDP 2018-0022 Resort View Apartments • SDP 2019-0015 Jefferson Street Apartments • CT 2019-0003 Carlsbad Station • EIR 2017-0001 Marja Acres • EIR 2018-0004 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>	<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.</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	<p>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.</p>			<p>The city continues to provide information and work with developers to assist them in creating additional housing opportunities for lower income households.</p>	
3.4	<p>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.</p>	O	P, HS	<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>	<p>The city will continue to provide information and work with developers to assist them in creating additional housing opportunities for lower 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
3.5 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, HS, 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	HS	<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	HS, 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>	<p>The city will continue to collect and distribute funds from the Housing Trust Fund to support the development and maintenance of 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
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	HS	<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.	D	HS	No Mortgage Credit Certificates issued during the planning period and was discontinued.	This program has been discontinued.

<p>3.10</p>	<p>Senior Housing</p>	<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>	<p>O</p>	<p>P, HS</p>	<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 complex, of which 20 units will be restricted to low income residents. Construction is expected to be completed in late 2020.</p> <p>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>	<p>The city will continue to encourage senior housing opportunities through financial assistance and regulatory incentives.</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
3.11 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.</p> <p>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, three reasonable accommodation requests were 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.

<p>3.13</p>	<p>Housing for the Homeless</p>	<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 • Continuing to provide funding for local and sub-regional homeless service providers that operate temporary and emergency shelters. 	<p>O</p>	<p>HS</p>	<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> <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; 	<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
3.13	Housing for the Homeless (continued)			<p>3. Encourage collaboration within the city, community partnerships and residents; and</p> <p>4. Retain, protect and increase the supply of housing.</p> <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	HS	<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 operating 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>	<p>The city will continue to support the development of housing and supportive services for homeless and other special needs groups.</p>

<p>3.15</p>	<p>Alternative Housing</p>	<p>Continue to implement its Accessory 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</p>	<p>O</p>	<p>P, HS</p>	<p>The city continues to implement the Accessory 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 pilot program was launched in 2019. Seven residents were matched to a home provider during the year.</p> <p>No proposals for managed living units were received during the planning period.</p>	<p>The city will continue to facilitate development of accessory dwelling units, and will continue to evaluate opportunities for alternative housing, and make information available to interested developers.</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
3.16 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	HS	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"> The number of housing units approved for construction, conversion or demolition within the coastal zone after January 1, 1982. 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. 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. 	O	P	<p>During the reporting period:</p> <ol style="list-style-type: none"> 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). Building permits were issued for 20 dwelling units required to be affordable through inclusionary or Density Bonus requirements in the Coastal Zone (all were ADUs). There were no applicable demolitions. 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>	<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.</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
3.18 Housing Element Annual Progress Report and Mid-Planning Period Housing Element Update (continued)	<p>The city will build on the annual review process to develop a mid-planning period (four-year) Housing Element update that includes the following:</p> <ul style="list-style-type: none"> • Review program implementation and revision of programs and policies, as needed; • Analysis of progress in meeting the RHNA and updates to the sites inventory as needed; • Outcomes from a study session that will be held with the Planning Commission to discuss mid-period accomplishments and take public comment on the progress of implementation. The city will invite service providers and housing developers to participate. 				

Table A-1: Housing Programs Review and Accomplishments (Jan. 2013-June 2020)					
Program	Description	Status	Dept. Responsible	Progress and Effectiveness in Meeting Objectives	Appropriateness
4.1 Fair Housing Services	<p>With assistance from outside fair housing agencies, continue to offer fair housing services to its residents and property owners. Services include:</p> <ul style="list-style-type: none"> • Distributing educational materials to property owners, apartment managers, and tenants; • Making public announcements via different media (e.g. newspaper ads and public service announcements at local radio and television channels); • Conducting public presentations with different community groups; • Monitoring and responding to complaints of discrimination (i.e. intaking, investigation of complaints, and resolution); and • Referring services to appropriate agencies. 	O	HS	<p>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.</p>	<p>The city will continue to support fair housing services through information dissemination, monitoring, and partnerships with fair housing service providers.</p>

2021-2029 Housing Element

Appendix B: 2021-2029 Potential Housing Sites

Please see the next page.

Appendix B provides details on the potential housing sites included the city's 6th Cycle Housing Element. The tables in this appendix provide details about each site, which varies some depending on the type of site. Information on these tables typically includes the following:

- Assessor's Parcel Number (APN);
- Current General Plan (GP) and Zoning designations;
- Future GP and Zoning for categories that have potential changes proposed;
- Identification of which district the parcel is located and if it is in either the Village or Barrio area;
- Parcel acreage;
- Percent of the site assumed for residential use;
- Infrastructure constraints;
- Other constraints (fire hazard, slope, flood, airport constraints, easements and corridors) with open space areas excluded (a blank entry means no constraints identified);
- Percent available after constraints considered (represents the percent of the site unencumbered);
- Units by income; and
- Whether the parcel was utilized in meeting the city's RHNA obligation in the previous 4th or 5th Housing Element cycle ("V" for used as vacant, and "U" for used as underutilized site).

The sites identified fall into the following categories.

- **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, pending, or approved projects (see "Pending and Approved Projects" and "Proposed Projects with Rezone," below, for these sites).

See Figure B-1 and Table B-1 for locations and information on these sites, respectively.

- **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 their improvement value was less than their land value, with values as determined by the San Diego County Assessor. Following this step, each additional site was assessed with City staff based on aerial photography and staff's knowledge of the community.

See Figure B-2 and Table B-2 for locations and information on these sites, respectively.

Underutilized sites identify parcels within the community that could support additional development. As part of this Housing Element, the city has identified these locations and included policies and programs that will support reuse and intensification. As redevelopment of these sites can be more subjective, the number of residential units that could be achieved with UND sites was calculated, but **these units were not counted towards reaching the RHNA goals established for the city.**

- **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.

See Figure B-3 and Table B-3 for locations and information on these sites, respectively.

- **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 2013 through 2016 as representing production before notable changes in state law and assumed three times that number would be produced in the future. For this period, an average of 19 ADUs were produced each year, with 29 percent of the units being for low-income households and 71 percent for moderate income households. With a multiplier of three, each year is assumed to generate 57 ADUs (16 lower-income and 41 moderate income).

See Figure B-4 for the residential areas that can accommodate ADUs and Table B-4 for the calculations and data used in this analysis.

- **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	8.0	11.5
R-23	15.0	19.0
R-30	23.0	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 are 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. Additionally, some city-owned sites would have a new land use designation of R-40 to allow higher density residential in appropriate locations.

See Figure B-5 and Table B-5 for locations and information on these sites, respectively.

- **Rezone Industrial (RZI).** The city contains several, mostly vacant light industrial sites 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. While one location would use the existing R-23 designation, the other sites would have designations of R-35 or R-40, which do not currently exist in the Zoning Ordinance, to allow higher density residential in appropriate locations.

See Figure B-6 and Table B-6 for locations and information on these sites, respectively.

- **Rezone Commercial (RZC).** The city included two commercial sites that are proposed for redesignation to a residential use. Their redesignation is proposed as part of Housing Element Program 1.1.

See Figure B-7 and Table B-7 for locations and information on these sites, respectively.

- **Upzone Residential (UPR).** A subset of the vacant residential sites designated R-4 that could be upzoned to a higher designation that would support multi-family housing and production of units for lower income households were included. This Housing Element includes a program (Program 1.1) to redesignate the selected sites to higher density multi-family.

See Figure B-8 and Table B-8 for locations and information on these sites, respectively.

- **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. Further, the site proposed for one of the two projects, North County Plaza, is also proposed by the city to include a new land use designation of R-40. This designation would permit higher density residential and would be in addition to the site's commercial designation.

See Figure B-9 and Table B-9 for locations and information on these sites, respectively.

Additional Housing Element Sites Analysis Requirements:

Complying with 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 (described as "underutilized" sites in this Housing Element) 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, additional analysis of infrastructure capacity, and place size restrictions on all sites used.

Relative to site size constraints, the California Department of Housing and Community Development (HCD) considers sites smaller than 0.5 acres and larger than 10 acres to be typically not effective in providing for lower income housing (use of these smaller or larger sites for moderate- or above moderate-income housing were considered appropriate). For this Housing Element, the city did not count any sites smaller than 0.5 acres towards meeting its RHNA obligations for lower-income units. For sites over 10 acres, most of these sites have constraints, other land use designations, or constraints that reduce the usable area for residential

to less than 10 acres in size, and therefore, can be included for lower-income housing production. The inventory does include five parcels larger than 10 acres that are associated with lower-income units.

- **Parcel 1563011100, 23.6 acres, 11.1 acres proposed for lower- and moderate-income housing, CAO site**
This parcel is a parking lot owned by the city at the Shoppes @ Carlsbad regional mall location. In the Housing Element, this site is assumed for reuse. Of the total site, 9.0 acres would be redesignated to R-40 and counted as lower-income housing potential. The balance of the site (2.1 acres) would be designated R-23, which was counted as moderate-income. As the city owns the property, the larger site is supportable due to the city’s involvement in using the site to meet lower-and moderate-income housing needs. See Key Site Fact Sheet 2 in Appendix C for details.
- **Parcel 1563023500, 29.8 acres, 14.9 acres proposed for lower- and moderate-income housing, CAO site**
This parcel is a parking lot owned by the city at the Shoppes @ Carlsbad regional mall location. In the Housing Element, this site is assumed for reuse. Of the total site, 9.0 acres would be redesignated to R-40 and counted as lower-income housing potential. The balance of the site (5.9 acres) would be designated R-23, which was counted as moderate-income. As the city owns the property, the larger site is supportable due to the city’s involvement in using the site to meet lower-and moderate-income housing needs. See Key Site Fact Sheet 2 in Appendix C for details.
- **Parcel 2122700500, 11.4 acres, 6.8 acres proposed for lower-income housing, CAO site**
This parcel is a portion of the Crossings Golf Course (Lot 5) owned by the city. While the overall site is 11.4 acres, much of the lot is steep hillside that drops to the golf course and open space. The developable part of the lot is only 6.8 acres. See Key Site Fact Sheet 6 in Appendix C for details.
- **Parcel 2090901100, 17.9 acres, 8.0 acres proposed for lower-income housing, RZC site**
This site is on the north corner of El Camino Real and Collage Boulevard. The portion currently designated for R-15 housing would remain as designated. The 8.0-acre portion of the site designated for Local Commercial would be redesignated for R-30 residential. Therefore, this portion proposed for lower-income housing (8.0 acres of R-30) is under the limits set by HCD. See Key Site Fact Sheet 4 in Appendix C for details.
- **Parcel 2090604800, 11.6 acres, 5.8 acres proposed for lower-income housing, UPR site**
This site is located just northwest of the corner of El Camino Real and Collage Boulevard. While the area is over 10 acres in size, only half of the site (5.8 acres) would be upzoned to R-30 and counted as lower-income. This site has excellent proximity to regional transportation and shopping resources and available infrastructure makes it a suitable location. See Key Site Fact Sheet 4 in Appendix C for details.

For each of the housing categories listed above (excluding ADU, Midrange Density, Pending and Approved Projects, and Proposed Projects with Rezone), at the end of each table are two columns that show if the site was included in the RHNA sites counted in either of the two previous housing element cycles (Cycle 4 or 5). These columns are used as follows:

- If the site was counted in that cycle as Vacant (designated with a “V”) or Underutilized (designated with a “U”), the cell shows a letter designating how the site was counted. A blank cell means that site was not included/counted in that cycle.
- A green background color means the site can be counted in this Housing Element update without additional requirements. This would apply to vacant sites used in Cycle 5.
- A light orange background means a vacant site was counted in Cycles 4 and 5 or it was used as an underutilized site in either cycle. These sites would be subject to the additional requirements specified in Program 1.7 addressing by-right requirements for use of these sites.

As noted in the text box on page B-1, the city has calculated the unit yields that non-vacant (underutilized) sites could achieve if redeveloped, but these sites are not depended upon in meeting the city’s RHNA obligations.

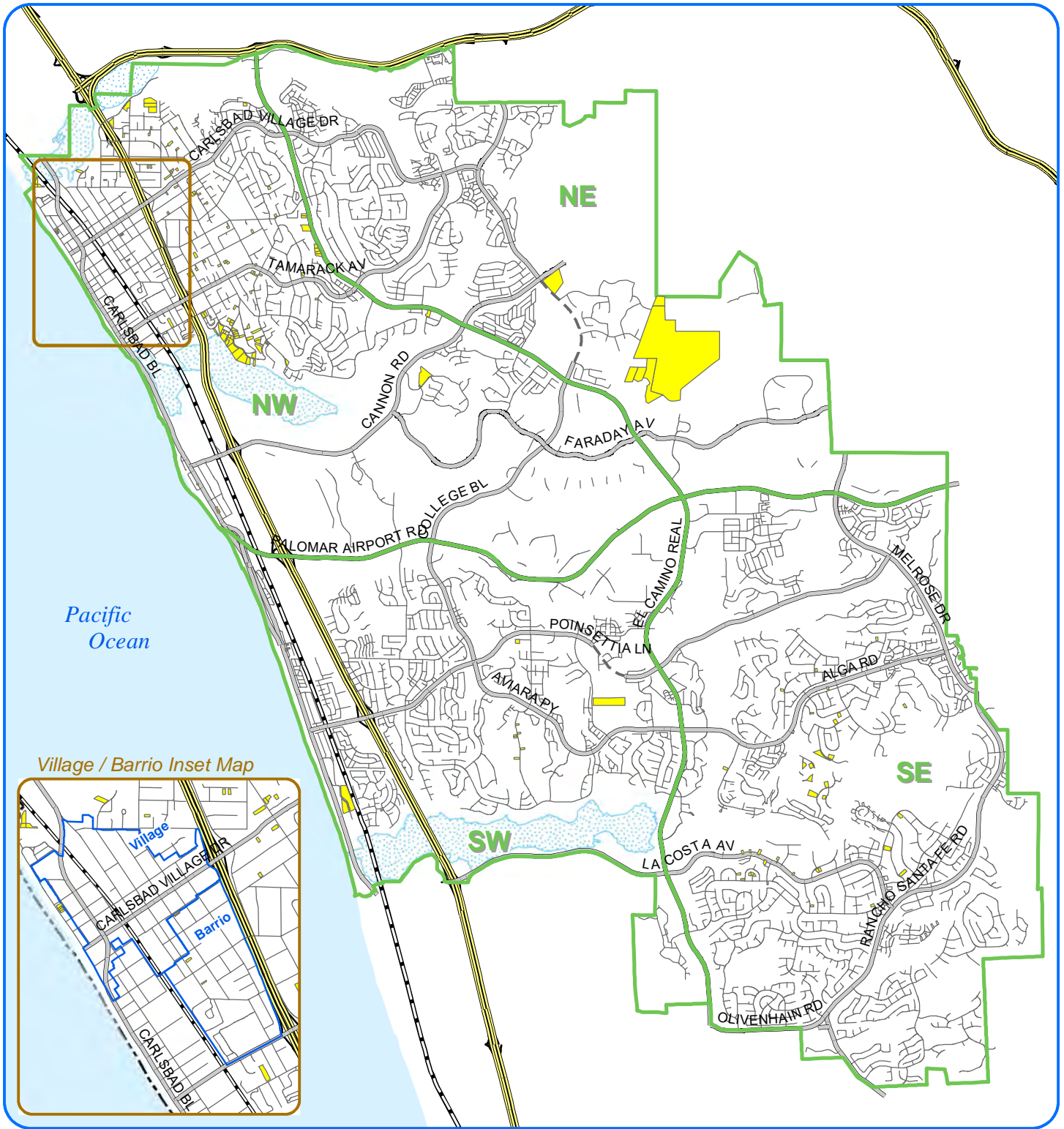
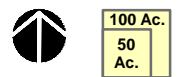


Figure B-1: Vacant Sites

- VAC: Vacant Residential
- Quadrants



0 0.5 1 2 Miles

Sources: City of Carlsbad, 2020; Mintier Hamish 2020

Revised: 12/23/2020

TABLE B-1: VACANT RESIDENTIAL SITES (VAC)

APN	CURRENT GP	CURRENT ZONE	DISTRICT	VILLAGE	BARRIO	ACRES	RES PERCENT	DENSITY	CONSTRAINTS			AVAIL.	UNITS	UNIT CAPACITY BY HOUSEHOLD INCOME			Cycle	
									INFRA	OTHER				LOWER	MODERATE	ABOVE	4	5
1551016700	R-1.5	R-1-30000	NW	NO	NO	0.59	100%	1	None		100%	1			1			
1551016800	R-1.5	R-1-30000	NW	NO	NO	0.28	100%	1	None		100%	1			1		V	
1551901600	R-1.5	R-1-30000	NW	NO	NO	0.41	100%	1	None		100%	1			1		V	
2090700300	R-1.5	R-A-10000	NE	NO	NO	4.1	100%	1	None	Fire,	100%	4			4		V	
2154001100	R-1.5	R-1-15000	SE	NO	NO	0.56	100%	1	None	Slope	50%	1			1		V	
2154001500	R-1.5	R-1-15000	SE	NO	NO	0.63	100%	1	None	Slope	50%	1			1		V	
2154401300	R-1.5	R-1-15000	SE	NO	NO	0.86	100%	1	None	Fire, Slope	50%	1			1		V	
2154401900	R-1.5	R-1-15000	SE	NO	NO	1.7	100%	1	None	Slope	50%	1			1		V	
2154910900	R-1.5	P-C	SE	NO	NO	0.77	100%	1	None		100%	1			1		V	
2154911200	R-1.5	P-C	SE	NO	NO	0.78	100%	1	None		100%	1			1		V	
2154915000	R-1.5	P-C	SE	NO	NO	1.06	100%	1	None	Slope	50%	1			1		V	
2154931400	R-1.5	P-C	SE	NO	NO	1.94	100%	1	None	Slope	50%	1			1		V	
2154931800	R-1.5	P-C	SE	NO	NO	0.88	100%	1	None	Fire, Slope	50%	1			1		V	
2154942200	R-1.5	P-C	SE	NO	NO	0.49	100%	1	None	Fire,	100%	1			1		V	
2237920000	R-1.5	P-C	SE	NO	NO	0.33	100%	1	None	Fire,	100%	1			1		V	
2090700700	R-1.5/OS	R-E	NE	NO	NO	184.65	50%	1	None		100%	92			92		V	
1552712100	R-15	R-3	NW	NO	NO	0.16	100%	11.5	None		100%	1			1		V	
1672503500	R-15	P-C	NW	NO	NO	0.45	100%	11.5	None	Slope	0%	1			1			
2031440400	R-15	R-3	NW	NO	NO	0.21	100%	11.5	None		100%	2			2			
2031440500	R-15	R-3	NW	NO	NO	0.11	100%	11.5	None		100%	1			1			
2031440600	R-15	R-3	NW	NO	NO	0.11	100%	11.5	None		100%	1			1			
2031440700	R-15	R-3	NW	NO	NO	0.11	100%	11.5	None		100%	1			1			
2040920400	R-15	RD-M	NW	NO	YES	0.16	100%	11.5	None		100%	1			1		U	
2061200100	R-15	RD-M-Q	NW	NO	NO	0.48	100%	11.5	None		100%	5			5		V	
2061200200	R-15	RD-M-Q	NW	NO	NO	0.5	100%	11.5	None		100%	5			5		V	
2100620900	R-15	RD-M	NW	NO	NO	0.14	100%	11.5	None		100%	1			1		V	
2231706500	R-15	RD-M-Q	SE	NO	NO	0.44	100%	11.5	None		100%	5			5		V	
2071500100	R-23	R-W	NW	NO	NO	0.13	100%	19	None		100%	2			2		V	
2071500200	R-23	R-W	NW	NO	NO	0.1	100%	19	None		100%	1			1		V	
2071500300	R-23	R-W	NW	NO	NO	0.11	100%	19	None		100%	2			2		V	
2163000500	R-23	RD-M	SE	NO	NO	0.4	100%	19	None	Slope	50%	3			3		V	
2163000600	R-23	RD-M	SE	NO	NO	0.4	100%	19	None	Slope	50%	3			3		V	
2161404300	R-23/GC	P-C	SW	NO	NO	9.45	67%	19	None		100%	120			120		V	
2040310100	V-B	V-B	NW	NO	YES	0.1	100%	23	None		100%	2			2		V	
2040310200	V-B	V-B	NW	NO	YES	0.09	100%	23	None		100%	2			2		V	
1680503600	R-30/OS	RD-M/OS	NE	NO	NO	11.74	50%	26.5	None		100%	155			155		V	
1552210500	R-4	R-1-10000	NW	NO	NO	0.62	100%	3.2	None	Slope	50%	1			1		V	

TABLE B-1: VACANT RESIDENTIAL SITES (VAC)

APN	CURRENT GP	CURRENT ZONE	DISTRICT	VILLAGE	BARRIO	ACRES	RES PERCENT	DENSITY	CONSTRAINTS			AVAIL.	UNITS	UNIT CAPACITY BY HOUSEHOLD INCOME			Cycle	
									INFRA	OTHER				LOWER	MODERATE	ABOVE	4	5
1560511900	R-4	R-1	NW	NO	NO	2.02	100%	3.2	None	Fire,	100%	6				6	V	V
1560512300	R-4	R-1	NW	NO	NO	2.03	100%	3.2	None	Fire,	100%	6				6	V	V
1560521200	R-4	R-1	NW	NO	NO	0.17	100%	3.2	None		100%	1				1	V	V
1561108300	R-4	R-1	NW	NO	NO	0.24	100%	3.2	None		100%	1				1	V	V
1561425100	R-4	R-1	NW	NO	NO	0.2	100%	3.2	None		100%	1				1	V	V
1561425600	R-4	R-1	NW	NO	NO	0.65	100%	3.2	None		100%	2				2	V	V
1561523700	R-4	R-1-9500	NW	NO	NO	0.17	100%	3.2	None		100%	1				1	V	V
1561901100	R-4	R-1-10000	NW	NO	NO	0.51	100%	3.2	None		100%	1				1	V	V
1561902400	R-4	R-1	NW	NO	NO	0.15	100%	3.2	None		100%	1				1	V	V
1561903400	R-4	R-1-10000	NW	NO	NO	0.28	100%	3.2	None		100%	1				1	U	
1562002900	R-4	R-1-10000	NW	NO	NO	0.2	100%	3.2	None		100%	1				1	V	V
1562003100	R-4	R-1-10000	NW	NO	NO	0.24	100%	3.2	None		100%	1				1	V	V
1562003200	R-4	R-1-10000	NW	NO	NO	0.22	100%	3.2	None		100%	1				1	V	V
1562122500	R-4	R-1	NW	NO	NO	0.18	100%	3.2	None		100%	1				1	V	V
1562125400	R-4	R-1-10000	NW	NO	NO	0.43	100%	3.2	None		100%	1				1		
1562125500	R-4	R-1-10000	NW	NO	NO	0.3	100%	3.2	None		100%	1				1	V	V
1562314800	R-4	R-1	NW	NO	NO	0.2	100%	3.2	None		100%	1				1	V	V
1562317000	R-4	R-1	NW	NO	NO	0.18	100%	3.2	None		100%	1				1	V	V
1563511900	R-4	R-1	NW	NO	NO	0.37	100%	3.2	None	Fire,	100%	1				1	V	V
1670701200	R-4	R-A-10000	NW	NO	NO	0.26	100%	3.2	None		100%	1				1	V	V
1670803500	R-4	R-1-10000	NW	NO	NO	0.52	100%	3.2	None		100%	1				1	V	V
1670803600	R-4	R-1-10000	NW	NO	NO	0.54	100%	3.2	None		100%	1				1	V	V
1671241000	R-4	R-A-10000	NW	NO	NO	0.28	100%	3.2	None		100%	1				1	V	V
2050604200	R-4	R-1	NW	NO	NO	0.26	100%	3.2	None		100%	1				1	V	V
2052102100	R-4	R-1	NW	NO	NO	0.55	100%	3.2	None		100%	1				1	V	V
2052208600	R-4	R-1	NW	NO	NO	0.32	100%	3.2	None		100%	1				1	V	V
2052303400	R-4	R-1	NW	NO	NO	0.27	100%	3.2	None		100%	1				1	V	V
2052701300	R-4	R-1	NW	NO	NO	0.98	100%	3.2	None		100%	3				3	U	
2052803200	R-4	R-1-10000	NW	NO	NO	0.24	100%	3.2	None		100%	1				1	V	V
2052805600	R-4	R-1	NW	NO	NO	0.2	100%	3.2	None		100%	1				1	V	V
2052807400	R-4	R-1	NW	NO	NO	0.27	100%	3.2	None		100%	1				1	V	V
2054500500	R-4	R-1-10000	NW	NO	NO	0.23	100%	3.2	None	Slope	50%	1				1		
2054500600	R-4	R-1-10000	NW	NO	NO	0.18	100%	3.2	None	Slope	50%	1				1		
2054500700	R-4	R-1-10000	NW	NO	NO	0.18	100%	3.2	None	Slope	50%	1				1		
2060422800	R-4	R-1	NW	NO	NO	0.92	100%	3.2	None		100%	2				2	U	
2061201600	R-4	R-1-15000	NW	NO	NO	1.45	100%	3.2	None	Slope	50%	2				2	V	V
2061502600	R-4	R-1-15000	NW	NO	NO	0.38	100%	3.2	None		100%	1				1	V	V

TABLE B-1: VACANT RESIDENTIAL SITES (VAC)

APN	CURRENT GP	CURRENT ZONE	DISTRICT	VILLAGE	BARRIO	ACRES	RES PERCENT	DENSITY	CONSTRAINTS			AVAIL.	UNITS	UNIT CAPACITY BY HOUSEHOLD INCOME			Cycle	
									INFRA	OTHER				LOWER	MODERATE	ABOVE	4	5
2061502800	R-4	R-1-15000	NW	NO	NO	0.38	100%	3.2	None			100%	1			1		
2061502900	R-4	R-1-15000	NW	NO	NO	0.38	100%	3.2	None			100%	1			1		
2061503000	R-4	R-1-15000	NW	NO	NO	0.53	100%	3.2	None			100%	1			1		
2061710300	R-4	R-1-15000	NW	NO	NO	1.42	100%	3.2	None	Slope		50%	2			2		V
2061710800	R-4	R-1-15000	NW	NO	NO	0.4	100%	3.2	None			100%	1			1		V
2061710900	R-4	R-1-15000	NW	NO	NO	0.49	100%	3.2	None	Slope		50%	1			1		V
2061720300	R-4	R-1-15000	NW	NO	NO	1.27	100%	3.2	None	Slope		50%	2			2		V
2061720400	R-4	R-1-15000	NW	NO	NO	0.67	100%	3.2	None	Flood, Slope		0%	1			1		V
2061720500	R-4	R-1-15000	NW	NO	NO	2.51	100%	3.2	None	Slope		50%	4			4		V
2061720600	R-4	R-1-15000	NW	NO	NO	3.27	100%	3.2	None	Slope		50%	5			5		V
2061720700	R-4	R-1-15000	NW	NO	NO	2.65	100%	3.2	None	Slope		50%	4			4		V
2061721000	R-4	R-1-15000	NW	NO	NO	0.35	100%	3.2	None			100%	1			1		
2061721100	R-4	R-1-15000	NW	NO	NO	0.36	100%	3.2	None			100%	1			1		
2061805000	R-4	R-1-15000	NW	NO	NO	0.44	100%	3.2	None			100%	1			1		V
2061805100	R-4	R-1-15000	NW	NO	NO	0.46	100%	3.2	None			100%	1			1		V
2061805300	R-4	R-1-15000	NW	NO	NO	0.39	100%	3.2	None			100%	1			1		
2061805500	R-4	R-1-15000	NW	NO	NO	0.37	100%	3.2	None	Slope		50%	1			1		
2061805600	R-4	R-1-15000	NW	NO	NO	0.36	100%	3.2	None	Slope		50%	1			1		
2061805700	R-4	R-1-15000	NW	NO	NO	0.38	100%	3.2	None	Slope		50%	1			1		
2061920700	R-4	R-1-15000	NW	NO	NO	0.88	100%	3.2	None			100%	2			2		V
2061921400	R-4	R-1-15000	NW	NO	NO	0.76	100%	3.2	None			100%	2			2		V
2061923100	R-4	R-1-15000	NW	NO	NO	0.42	100%	3.2	None			100%	1			1		V
2061923800	R-4	R-1-15000	NW	NO	NO	0.67	100%	3.2	None	Slope		0%	1			1		V
2061924100	R-4	R-1-15000	NW	NO	NO	1.39	100%	3.2	None	Slope		0%	1			1		V
2061924800	R-4	R-1-15000	NW	NO	NO	0.82	100%	3.2	None	Slope		0%	1			1		V
2061924900	R-4	R-1-15000	NW	NO	NO	0.79	100%	3.2	None	Slope		0%	1			1		V
2062000100	R-4	R-1-15000	NW	NO	NO	1.06	100%	3.2	None	Slope		50%	1			1		V
2062000400	R-4	R-1-15000	NW	NO	NO	0.49	100%	3.2	None	Slope		0%	1			1		V
2070226700	R-4	R-1	NW	NO	NO	0.26	100%	3.2	None			100%	1			1		V
2070730600	R-4	R-1-15000	NW	NO	NO	0.35	100%	3.2	None			100%	1			1		V
2071206800	R-4	R-1	NW	NO	NO	0.18	100%	3.2	None			100%	1			1		V
2071207000	R-4	R-1	NW	NO	NO	0.26	100%	3.2	None			100%	1			1		V
2071207100	R-4	R-1	NW	NO	NO	0.26	100%	3.2	None			100%	1			1		V
2071207300	R-4	R-1	NW	NO	NO	0.18	100%	3.2	None			100%	1			1		V
2071505700	R-4	R-1-15000	NW	NO	NO	0.53	100%	3.2	None	Slope		0%	1			1		V
2071800800	R-4	R-1-15000	NW	NO	NO	0.53	100%	3.2	None	Slope		50%	1			1		V
2071800900	R-4	R-1-15000	NW	NO	NO	0.64	100%	3.2	None	Slope		0%	1			1		V

TABLE B-1: VACANT RESIDENTIAL SITES (VAC)

APN	CURRENT GP	CURRENT ZONE	DISTRICT	VILLAGE	BARRIO	ACRES	RES PERCENT	DENSITY	CONSTRAINTS			AVAIL.	UNITS	UNIT CAPACITY BY HOUSEHOLD INCOME			Cycle	
									INFRA	OTHER				LOWER	MODERATE	ABOVE	4	5
2071801000	R-4	R-1-15000	NW	NO	NO	0.52	100%	3.2	None	Slope	0%	1			1	V	V	
2071801200	R-4	R-1-15000	NW	NO	NO	0.63	100%	3.2	None	Slope	50%	1			1	V	V	
2072607700	R-4	R-1	NW	NO	NO	0.18	100%	3.2	None		100%	1			1	V	V	
2073852000	R-4	R-A-10000	NW	NO	NO	0.18	100%	3.2	None		100%	1			1	V	V	
2080401200	R-4	R-A-10000	NW	NO	NO	0.91	100%	3.2	None		100%	2			2	V	V	
2090400200	R-4	L-C	NE	NO	NO	4.78	100%	3.2	None	Slope	60%	9			9	V	V	
2090402700	R-4	R-A-2.5	NE	NO	NO	5.19	100%	3.2	None	Slope	50%	8			8	V	V	
2101150800	R-4	R-1	NW	NO	NO	0.16	100%	3.2	None		100%	1			1	V	V	
2101150900	R-4	R-1	NW	NO	NO	0.16	100%	3.2	None		100%	1			1	V	V	
2101151900	R-4	R-1	NW	NO	NO	0.16	100%	3.2	None		100%	1			1	V	V	
2150702300	R-4	R-1	SW	NO	NO	0.74	100%	3.2	None		100%	2			2	V	V	
2152202400	R-4	R-1-10000	SE	NO	NO	0.53	100%	3.2	None		100%	1			1	V	V	
2152700400	R-4	R-1	SE	NO	NO	0.3	100%	3.2	None		100%	1			1	V	V	
2153504800	R-4	R-1	SE	NO	NO	0.29	100%	3.2	None		100%	1			1	V	V	
2153903500	R-4	R-1	SE	NO	NO	0.33	100%	3.2	None		100%	1			1	V	V	
2156100600	R-4	P-C	SW	NO	NO	0.22	100%	3.2	None	Slope	50%	1			1	V	V	
2156101100	R-4	P-C	SW	NO	NO	0.23	100%	3.2	None	Slope	50%	1			1	V	V	
2156102000	R-4	P-C	SW	NO	NO	0.36	100%	3.2	None		100%	1			1	V	V	
2156102800	R-4	P-C	SW	NO	NO	0.25	100%	3.2	None		100%	1			1	V	V	
2156102900	R-4	P-C	SW	NO	NO	0.24	100%	3.2	None		100%	1			1	V	V	
2156112500	R-4	P-C	SW	NO	NO	0.44	100%	3.2	None	Slope	0%	1			1	V	V	
2161600500	R-4	R-1	SE	NO	NO	0.3	100%	3.2	None	Slope	50%	1			1	V	V	
2161601000	R-4	R-1	SE	NO	NO	0.24	100%	3.2	None	Slope	50%	1			1	V	V	
2161601800	R-4	R-1	SE	NO	NO	0.54	100%	3.2	None	Slope	50%	1			1	V	V	
2161602300	R-4	R-1	SE	NO	NO	0.44	100%	3.2	None	Slope	50%	1			1	V	V	
2161900100	R-4	R-1	SE	NO	NO	0.21	100%	3.2	None		100%	1			1	V	V	
2162306200	R-4	R-1	SE	NO	NO	0.27	100%	3.2	None		100%	1			1	V	V	
2162801200	R-4	R-1	SE	NO	NO	0.24	100%	3.2	None		100%	1			1	V	V	
2163600900	R-4	R-1	SE	NO	NO	0.3	100%	3.2	None	Slope	50%	1			1	V	V	
2232211300	R-4	P-C	SE	NO	NO	0.7	100%	3.2	None	Slope	90%	2			2	V	V	
2232501200	R-4	P-C	SE	NO	NO	1.06	100%	3.2	None	Slope	50%	1			1	V	V	
2232601100	R-4	P-C	SE	NO	NO	1.19	100%	3.2	None	Slope	50%	1			1	V	V	
1560511800	R-4/OS	R-1/OS	NW	NO	NO	2.38	50%	3.2	None	Fire,	100%	3			3	V	V	
1563500100	R-4/OS	R-1/OS	NW	NO	NO	1.55	50%	3.2	None	Fire, Slope	0%	1			1	V	V	
1563510100	R-4/OS	R-1/OS	NW	NO	NO	1.08	50%	3.2	None	Fire,	100%	1			1	V	V	
2070902000	R-4/OS	R-1-10000/OS	NW	NO	NO	1.94	50%	3.2	None	Slope	50%	1			1	V	V	

TABLE B-1: VACANT RESIDENTIAL SITES (VAC)

APN	CURRENT GP	CURRENT ZONE	DISTRICT	VILLAGE	BARRIO	ACRES	RES PERCENT	DENSITY	CONSTRAINTS			UNITS	UNIT CAPACITY BY HOUSEHOLD INCOME			Cycle	
									INFRA	OTHER	AVAIL.		LOWER	MODERATE	ABOVE	4	5
2090404400	R-4/OS	R-A-10000/R-A-2.5/OS	NE	NO	NO	14.9	50%	3.2	None	Slope	90%	21					
2150501200	R-4/OS	R-1/OS	SW	NO	NO	10.17	50%	3.2	None	Slope	50%	8			V	V	
2050205700	R-8	R-1	NW	NO	NO	0.17	100%	4	None		100%	1					
2061201800	R-8	RD-M	NW	NO	NO	0.45	100%	4	None	Slope	50%	1			V	V	
2081840900	R-8	RD-M-Q	NW	NO	NO	5.65	100%	4	None	Slope	0%	1			V	V	
2140210400	R-8	R-1	SW	NO	NO	0.11	100%	4	None		100%	1			V	V	
2140211100	R-8	R-1	SW	NO	NO	0.11	100%	4	None		100%	1			V	V	
2140220100	R-8	R-1	SW	NO	NO	0.11	100%	4	None	Slope	50%	1			V	V	
2140220400	R-8	R-1	SW	NO	NO	0.11	100%	4	None	Slope	50%	1			V	V	
2140231300	R-8	R-1	SW	NO	NO	0.1	100%	4	None		100%	1			V	V	
2153004000	R-8	R-2	SE	NO	NO	0.18	100%	4	None	Slope	50%	1			V	V	
2153100500	R-8	R-2	SE	NO	NO	0.25	100%	4	None		100%	1			V	V	
2161902000	R-8	R-2	SE	NO	NO	0.3	100%	4	None		100%	1			V	V	
2161902100	R-8	R-2	SE	NO	NO	0.29	100%	4	None		100%	1			V	V	
2161902200	R-8	R-2	SE	NO	NO	0.26	100%	4	None		100%	1			V	V	
2161903900	R-8	R-2	SE	NO	NO	0.26	100%	4	None		100%	1			V	V	
2162401800	R-8	R-2	SE	NO	NO	0.31	100%	4	None		100%	1			V	V	
2164204100	R-8	P-C	SW	NO	NO	0.13	100%	4	None		100%	1			V	V	
2041723500	V-B	V-B	NW	NO	YES	0.08	100%	18	None		100%	1	1				
TOTAL				0	4	333.54						630	155	160			315

Adjusted manually to reflect site circumstances

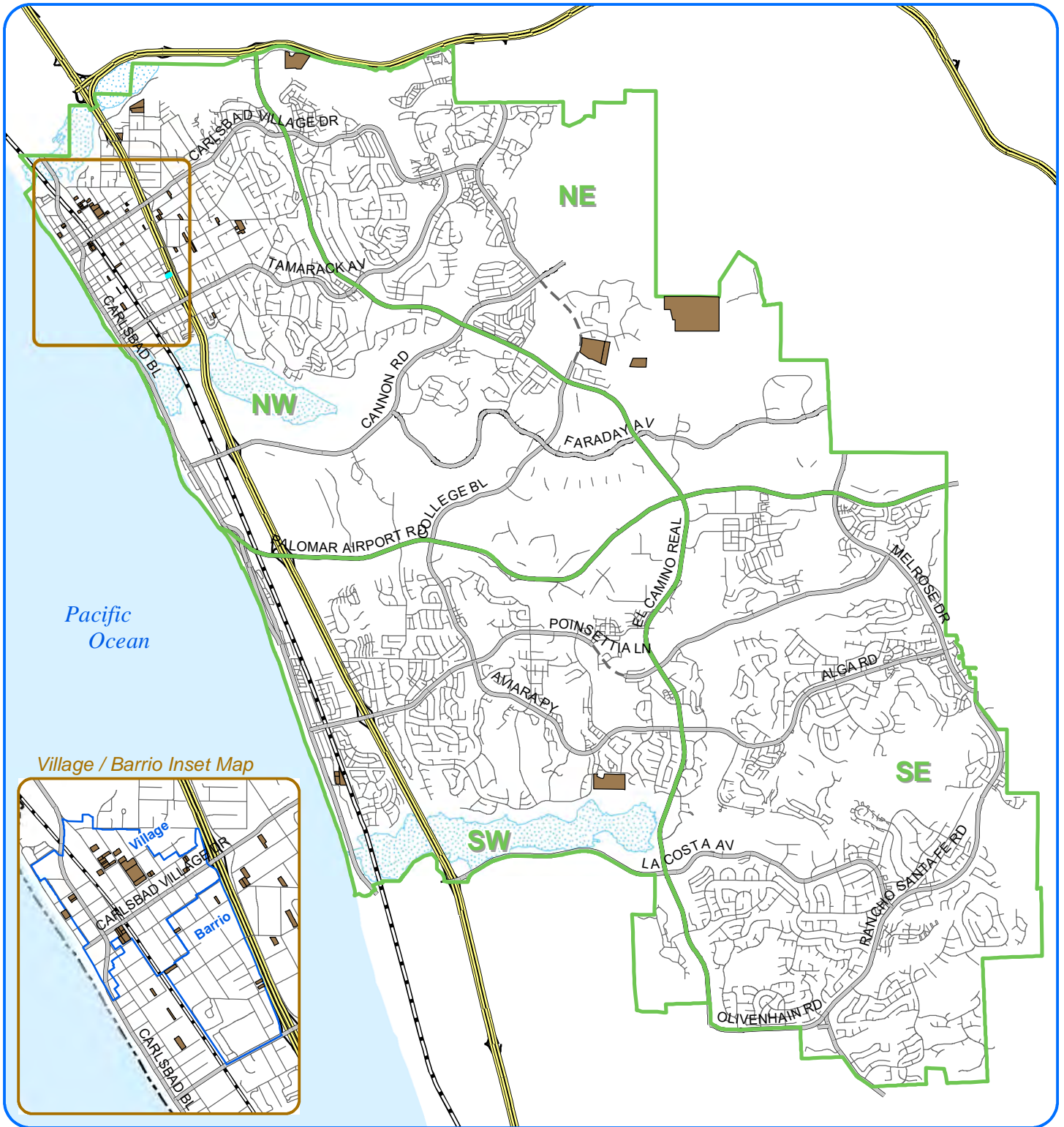
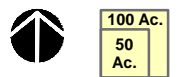


Figure B-2: Underutilized Sites

- UND: Underutilized
- Quadrants



0 0.5 1 2 Miles

Sources: City of Carlsbad, 2020; Mintier Hamish 2020

Revised: 12/23/2020

TABLE B-2: UNDERUTILIZED SITES (UND)

APN	Existing Use	CURRENT / PROPOSED			DISTRICT	VILLAGE	BARRIO	ACRES	RES PERCENTAGE	DENSITY	CONSTRAINTS			AVAIL.	POTENTIAL UNITS	EXISTING UNITS	ADDED UNITS (NET NEW)	UNIT CAPACITY BY HOUSEHOLD INCOME			Cycle
		GP	ZONE	PROPOSED							INFRA	OTHER	LOWER					Moderate	Above		
2052103100	Vacant Residential	R-4	R-1	NW	NO	NO	0.45	100%	3.2	None	None	None	100%	1	0	1	1	1	1	1	V
2052300400	Vacant Residential	R-4	R-1	NW	NO	NO	0.39	100%	3.2	None	None	None	100%	1	0	1	1	1	1	1	V
2061200700	Single Family Residence	R-4	R-1	NW	NO	NO	0.5	100%	3.2	None	None	Slope	100%	1	1	0	0	0	0	0	U
2150510400	Multiple Family Residence (2 to 4 Units or 2 Houses)	R-4/OS	P-C	SW	NO	NO	18.65	50%	3.2	None	None	None	50%	14	2	12	12	12	12	12	U
1561903200	Single Family Residence	R-4	R-1	NW	NO	NO	0.68	100%	3.2	None	None	None	100%	2	1	1	1	1	1	1	U
2031440300	Hotel, Motel	R-15	R-3	NW	NO	NO	0.62	100%	11.5	None	None	None	100%	7	0	7	7	7	7	7	U
2090602300	Single Family Residence	R-4/OS	L-C	NE	NO	NO	4.96	50%	3.2	None	Fire,	None	100%	7	1	6	6	6	6	6	U
2050202700	Single Family Residence	R-8	R-1	NW	NO	NO	0.64	100%	4	None	None	None	100%	2	1	1	1	1	1	1	U
2041920700	Single Family Residence	V-B	V-B	NW	NO	YES	0.25	100%	23	None	None	None	100%	5	1	4	4	4	4	4	U
2052301400	Single Family Residence	R-4	R-1	NW	NO	NO	0.72	100%	3.2	None	None	None	100%	2	1	1	1	1	1	1	U
2051900600	Single Family Residence	R-4	R-1	NW	NO	NO	0.49	100%	3.2	None	None	None	100%	1	1	0	0	0	0	0	U
2041920900	Single Family Residence	V-B	V-B	NW	NO	YES	0.22	100%	23	None	None	None	100%	5	1	4	4	4	4	4	U
2051201800	Single Family Residence	R-4	R-1	NW	NO	NO	1.02	100%	3.2	None	None	None	100%	3	1	2	2	2	2	2	U
1670307300	Golf Course	R-8/OS	RD-M/OS	NE	NO	NO	12.97	50%	4	None	Flood, Slope	None	25%	6	1	5	5	5	5	5	U
2040840800	Single Family Residence	V-B	V-B	NW	NO	YES	0.24	100%	23	None	None	None	100%	5	1	4	4	4	4	4	U
2041320500	Single Family Residence	R-23	R-3	NW	NO	NO	0.25	100%	19	None	None	None	100%	4	1	3	3	3	3	3	U
2040700900	Multiple Family Residence (2 to 4 Units or 2 Houses)	V-B	V-B	NW	NO	YES	0.54	100%	23	None	None	None	100%	12	4	8	8	8	8	8	U
2090701600	Irrigated Crops Misc.	R-1.5/OS	R-A-10000/L-C	NE	NO	NO	70.99	50%	1	None	None	None	100%	35	0	35	35	35	35	35	U
2042402200	Single Family Residence	R-23	R-3	NW	NO	NO	0.9	100%	19	None	None	None	100%	17	1	16	16	16	16	16	U
2052103000	Single Family Residence	R-4	R-1	NW	NO	NO	0.91	100%	3.2	None	None	None	100%	2	1	1	1	1	1	1	U
2041501700	Multiple Family Residence (2 to 4 Units or 2 Houses)	R-23	R-3	NW	NO	NO	0.3	100%	19	None	None	None	100%	5	2	3	3	3	3	3	U
2050203200	Single Family Residence	R-8	RD-M-Q	NW	NO	NO	0.44	100%	4	None	None	None	100%	1	1	0	0	0	0	0	U
2041115100	Single Family Residence	V-B	V-B	NW	NO	YES	0.2	100%	23	None	None	None	100%	4	1	3	3	3	3	3	U
2051302100	Single Family Residence	R-4	R-1	NW	NO	NO	0.74	100%	3.2	None	None	None	100%	2	1	1	1	1	1	1	U
2050520800	Single Family Residence	R-4	R-1	NW	NO	NO	0.56	100%	3.2	None	None	None	100%	1	1	0	0	0	0	0	U
2050203300	Single Family Residence	R-8	RD-M-Q	NW	NO	NO	0.44	100%	4	None	None	None	100%	1	1	0	0	0	0	0	U
1563511300	Single Family Residence	R-4	R-1	NW	NO	NO	1.09	100%	3.2	None	None	Fire,	100%	3	1	2	2	2	2	2	U
2031750702	Multiple Family Residence (2 to 4 Units or 2 Houses)	V-B	V-B	NW	YES	NO	0.25	100%	28	None	None	None	100%	7	1	6	6	6	6	6	U
2033010500	RESTAURANT	V-B	V-B	NW	YES	NO	0.7	100%	28	None	None	None	100%	19	0	19	19	19	19	19	U
2033020200	RESTAURANT	V-B	V-B	NW	YES	NO	0.18	100%	28	None	None	None	100%	5	0	5	5	5	5	5	U
2031010300	1 to 3 Story Misc. Store Buildings	V-B	V-B	NW	YES	NO	0.15	100%	28	None	None	None	100%	4	1	3	3	3	3	3	U
2031750802	Warehouse-Processing/Storage	V-B	V-B	NW	YES	NO	0.16	100%	28	None	None	None	100%	4	1	3	3	3	3	3	U
2031010100	Automotive Garages (Small)	V-B	V-B	NW	YES	NO	0.29	100%	28	None	None	None	100%	8	0	8	8	8	8	8	U
2031011800	Single Family Residence	V-B	V-B	NW	YES	NO	0.33	100%	18	None	None	None	100%	5	1	4	4	4	4	4	U
2030542700	1 to 3 Story Misc. Store Buildings	V-B	V-B	NW	YES	NO	0.35	100%	28	None	None	None	100%	9	1	8	8	8	8	8	U
2031021500	Office/Medical, Dental, Veterinary	V-B	V-B	NW	YES	NO	0.43	100%	18	None	None	None	100%	7	1	6	6	6	6	6	U
2031012400	CAR WASH	V-B	V-B	NW	YES	NO	0.47	100%	28	None	None	None	100%	13	0	13	13	13	13	13	U
2031020500	1 to 3 Story Misc. Store Buildings	V-B	V-B	NW	YES	NO	0.43	100%	28	None	None	None	100%	12	5	7	7	7	7	7	U
2090606500	VACANT LAND (11-40 Acres)	R-4/OS	L-C	NE	NO	NO	17.82	50%	3.2	None	Slope	None	50%	14	0	14	14	14	14	14	V
2031011400	1 to 3 Story Misc. Store Buildings	V-B	V-B	NW	YES	NO	0.2	100%	18	None	None	None	100%	3	2	1	1	1	1	1	U
2033020100	GARAGE/PARKING LOT	V-B	V-B	NW	YES	NO	0.15	100%	28	None	None	None	100%	4	0	4	4	4	4	4	U
2031750500	Single Family Residence	V-B	V-B	NW	YES	NO	0.23	100%	28	None	None	None	100%	6	1	5	5	5	5	5	U
2032610300	Single Family Residence	V-B	V-B	NW	YES	NO	0.34	100%	28	None	None	None	100%	9	1	8	8	8	8	8	U
2032610700	1 to 3 Story Misc. Store Buildings	V-B	V-B	NW	YES	NO	0.66	100%	28	None	None	None	100%	18	0	18	18	18	18	18	U
2031010400	Factory/Light Manufacturing	V-B	V-B	NW	YES	NO	0.26	100%	28	None	None	None	100%	7	0	7	7	7	7	7	U
2031430200	1 to 3 Story Misc. Store Buildings	V-B	V-B	NW	YES	NO	0.18	100%	28	None	None	None	100%	5	0	5	5	5	5	5	U
2033550400	RESTAURANT	V-B	V-B	NW	YES	NO	0.32	100%	28	None	None	None	100%	8	1	7	7	7	7	7	U
2031820800	Public Buildings (School, Firehouse, Library)	V-B	V-B	NW	YES	NO	1.43	100%	28	None	None	None	100%	40	0	40	40	40	40	40	U
2031750600	RESTAURANT	V-B	V-B	NW	YES	NO	0.23	100%	28	None	None	None	100%	6	1	5	5	5	5	5	U
2031011500	1 to 3 Story Misc. Store Buildings	V-B	V-B	NW	YES	NO	0.19	100%	28	None	None	None	100%	5	0	5	5	5	5	5	U
2031820400	Neighborhood Shopping Center	V-B	V-B	NW	YES	NO	2.36	100%	28	None	None	None	100%	66	1	65	65	65	65	65	U
2031011900	1 to 3 Story Misc. Store Buildings	V-B	V-B	NW	YES	NO	0.2	100%	28	None	None	None	100%	5	0	5	5	5	5	5	U

TABLE B-2: UNDERUTILIZED SITES (UND)

APN	Existing Use	CURRENT / PROPOSED		DISTRICT	VILLAGE	BARRIO	ACRES	RES PERCENT	DENSITY	CONSTRAINTS		AVAIL.	POTENTIAL UNITS	EXISTING UNITS	ADDED UNITS (NET NEW)	UNIT CAPACITY BY HOUSEHOLD INCOME			Cycle
		GP	ZONE							INFRA	OTHER					LOWER	Moderate	ABOVE	
2031430100	1 to 3 Story Misc. Store Buildings	V-B	V-B	NW	YES	NO	0.35	100%	18	None	None	100%	6	0	6	6			U
1560310800	Single Family Residence	R-4	R-1	NW	NO	NO	2.6	100%	3.2	None	Fire,	100%	8	1	7				7
1560310900	Multiple Family Residence (2 to 4 Units or 2 Houses)	R-4/OS	R-1/OS	NW	NO	NO	2.67	50%	3.2	None	Fire,	100%	4	3	1				1
2052300600	GREENHOUSE	R-4	R-1	NW	NO	NO	2.54	100%	3.2	None	None	100%	8	1	7				7
2090402800	Single Family Residence	R-4	R-A-2.5	NE	NO	NO	5.55	100%	3.2	None	Slope	60%	10	1	9				9
2141602500	Storage-Bulk (Tanks, Etc.)	R-15/VC	RD-M-Q/C-T-Q	SW	NO	NO	1.5	50%	11.5	None	None	100%	8	1	7				7
2141711100	Miscellaneous/Special	R-15	RD-M-Q	SW	NO	NO	2.38	100%	11.5	None	None	100%	27	0	27				27
2141602800	Radio Station/Bank/Misc.	R-15/VC	RD-M-Q/C-T-Q	SW	NO	NO	0.92	50%	11.5	None	None	100%	5	0	5				5
2033200200	Single Family Residence	V-B	V-B	NW	YES	NO	0.16	* 100%	28	None	None	100%	4	1	3				3
2033202000	Duplex	V-B	V-B	NW	YES	NO	0.14	* 100%	28	None	None	100%	3	2	1				1
0					In Village	In Barrio													
TOTAL					27	5	167.28						521	56	465	150	208	107	

* For acreage followed by an "*" the parcel was considered too small to support low-income development (< 0.5 acres), and was therefore counted under moderate-income. Adjusted manually to reflect site circumstances

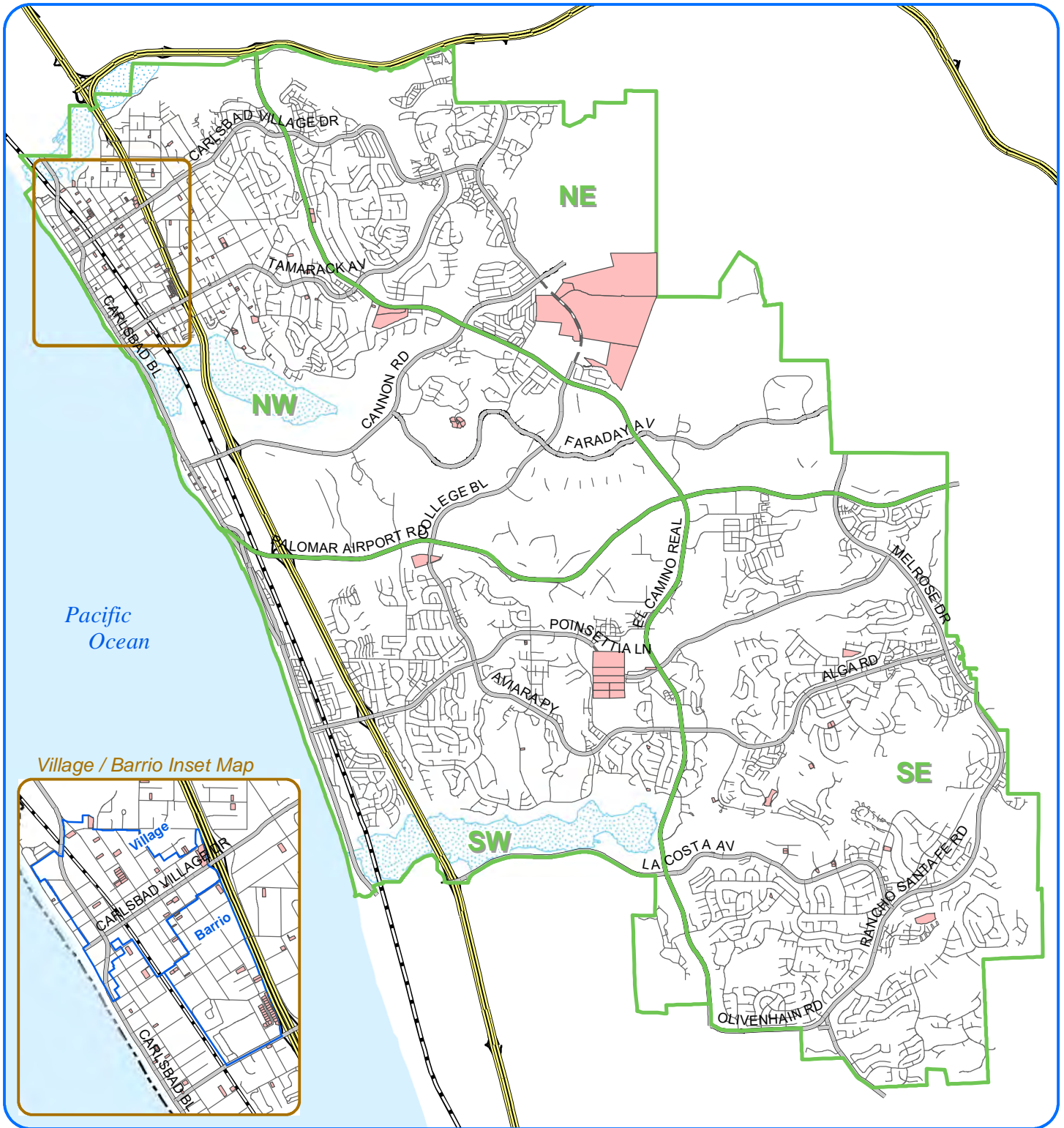
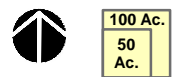


Figure B-3: Pending and Approved Projects

- PR1: Pending or Approved Project
- Quadrants



0 0.5 1 2 Miles

Sources: City of Carlsbad, 2020; Mintier Hamish 2020

Revised: 12/23/2020

TABLE B-3: PENDING AND APPROVED PROJECTS (PR1)

PROJECT	REFERENCE APN	DISTRICT	VILLAGE	BARRIO	TOTAL UNITS	INCOME ¹			
						VERY LOW	LOW	MOD	ABOVE MOD
Ocean Condos	1552001000	NW	YES	NO	17	0	0	0	17
Laguna Drive Subdivision	1552211200	NW	YES	NO	13	0	0	0	13
Goforth Adu	1552512000	NW	NO	NO	1	0	0	1	0
968 Knowles Avenue	1552514300	NW	NO	NO	1	0	0	1	0
Newby - Puzo Residence	1561108400	NW	NO	NO	1	0	0	0	1
Lin Residence	1561425600	NW	NO	NO	1	0	0	0	1
Hulsebusch Residence	1561641300	NW	NO	NO	1	0	0	0	1
Ferri Residence	1562313600	NW	NO	NO	1	0	0	0	1
El Camino Lot Split	1672302400	NE	NO	NO	4	0	0	0	4
Holly Springs	1680505700	NE	NO	NO	43	0	0	0	43
Encinas Creek Apartment Homes	1680506000	NE	NO	NO	127	0	63	0	64
The Seaglass	2031012000	NW	YES	NO	8	0	0	0	8
Roosevelt Townhomes	2031013500	NW	YES	NO	5	0	0	0	5
2690 Roosevelt	2031021500	NW	YES	NO	10	0	0	0	10
Grand West	2031302500	NW	NO	NO	6	0	0	0	6
Ocean Street Residence	2031411000	NW	NO	NO	1	0	0	0	1
Beach Village Life 1 Mixed Use	2031730200	NW	YES	NO	9	0	0	0	9
Carlsbad Station	2031811600	NW	YES	NO	79	0	8	0	71
Village Walk	2032600500	NW	NO	NO	8	0	0	0	8
Grand Jefferson	2033020400	NW	YES	NO	6	0	0	0	6
2975 Jefferson St	2033031600	NW	YES	NO	1	0	0	0	1
Six On Madison	2033051000	NW	YES	NO	6	0	0	0	6
Carlsbad Village Lofts	2033203200	NW	YES	NO	106	0	16	0	90
4 Plus 1 Luxury Living	2033510300	NW	YES	NO	4	0	0	0	4
Jefferson Luxury Apartments	2033511200	NW	YES	NO	15	2	0	0	13
Madison Five	2040310100	NW	NO	YES	5	0	0	0	5
Madison St Apartments	2040310400	NW	NO	YES	4	0	0	0	4
Tyler Street Residences	2040701100	NW	NO	YES	8	0	0	0	8
635 Pine Ave Condos	2040820100	NW	NO	YES	4	0	0	0	4
Gomez Renovation	2040840500	NW	NO	YES	1	0	0	0	1

TABLE B-3: PENDING AND APPROVED PROJECTS (PR1)

PROJECT	REFERENCE APN	DISTRICT	VILLAGE	BARRIO	TOTAL UNITS	INCOME ¹			
						VERY LOW	LOW	MOD	ABOVE MOD
540 Chestnut Sfr	2040911300	NW	NO	YES	2	0	0	1	1
Carlsbad Veterans Housing	2041110200	NW	NO	YES	24	24	0	0	0
Lavin Home	2041221000	NW	NO	NO	1	0	0	0	1
Walnut Beach Homes	2041321700	NW	NO	NO	11	0	0	0	11
Garfield St Adu	2041502600	NW	NO	NO	1	0	0	1	0
Carlsbad Veterans Housing	2041920500	NW	NO	YES	26	26	0	0	0
Harding And Palm Townhouse	2042100300	NW	NO	YES	6	0	0	0	6
Three On Cherry	2042310700	NW	NO	NO	3	0	0	0	3
Hernandez Residence	2042320400	NW	NO	NO	1	0	0	0	1
Breakers View Beach Homes	2042321200	NW	NO	NO	2	0	0	0	2
Redwood Beach Homes	2042530100	NW	NO	NO	4	0	0	0	4
148 Tamarack Avenue	2042530700	NW	NO	NO	2	0	0	1	1
Pacific Wind	2042921200	NW	NO	YES	87	0	87	0	0
Oak Avenue Parcel Map	2050201800	NW	NO	NO	1	0	0	0	1
3291 Highland Dr	2050511100	NW	NO	NO	1	0	0	0	1
Basswood Avenue Residence	2051123400	NW	NO	NO	1	0	0	0	1
Thirkell Adu	2051900900	NW	NO	NO	1	0	0	1	0
Naylor Jordan Tpm	2052102200	NW	NO	NO	1	0	0	0	1
Chestnut Avenue Residence	2052109600	NW	NO	NO	1	0	0	0	1
Magnolia-Brady	2052201600	NW	NO	NO	8	0	1	0	7
1369 Magnolia Av Parcel Map	2052808000	NW	NO	NO	1	0	0	1	0
Ekerling Addition	2054302100	NW	NO	NO	1	0	0	1	0
330 Chinquapin Av	2060201100	NW	NO	NO	7	0	1	0	6
Jones Residence	2060202400	NW	NO	NO	1	0	0	1	0
Hammer Second Dwelling Unit	2060411400	NW	NO	NO	1	0	0	1	0
Bodine Adu	2061011500	NW	NO	NO	1	0	0	1	0
Hallberg Adu	2061400800	NW	NO	NO	1	0	0	1	0
Murray Residences	2061601300	NW	NO	NO	3	0	0	0	3
Klovanish Residence	2061804100	NW	NO	NO	1	0	0	0	1
Carlsbad Oceanview Estates	2061805500	NW	NO	NO	3	0	0	0	3

TABLE B-3: PENDING AND APPROVED PROJECTS (PR1)

PROJECT	REFERENCE APN	DISTRICT	VILLAGE	BARRIO	TOTAL UNITS	INCOME ¹				ABOVE MOD
						VERY LOW	LOW	MOD	MOD	
Tsoukatos Addition And Sdu	2062624500	NW	NO	NO	1	0	0	1	0	0
Hillside Drive Residential	2070221100	NW	NO	NO	2	0	0	1	1	1
Slowik Adu	2070640200	NW	NO	NO	1	0	0	1	0	0
Thompson Geesbreght Adu	2070731000	NW	NO	NO	1	0	0	1	0	0
Ciarmoli Residence	2070840900	NW	NO	NO	1	0	0	1	0	0
Marja Acres	2071013500	NW	NO	NO	294	0	46	0	0	248
Highland James	2071307900	NW	NO	NO	1	0	0	0	0	1
Highland James	2071308000	NW	NO	NO	1	0	0	0	0	1
Cove Dr Condos	2071501500	NW	NO	NO	2	0	0	0	0	2
Hoover Lee	2072304600	NW	NO	NO	1	0	0	1	0	0
Telescope House: Build New Sfr	2073852000	NW	NO	NO	1	0	0	0	0	1
Rancho Milagro	2090606100	NE	NO	NO	19	0	0	0	0	19
Cantarini Ranch	2090701300	NE	NO	NO	105	0	0	0	0	105
Pritchard Residence	2100320100	NW	NO	NO	1	0	0	0	0	1
Lincoln Residence	2100620300	NW	NO	NO	1	0	0	0	0	1
Allanson-Selvidge Carlsbad Res	2100630100	NW	NO	NO	1	0	0	0	0	1
Akin Residence	2100630900	NW	NO	NO	1	0	0	0	0	1
Stainback Residence	2101120400	NW	NO	NO	1	0	0	0	0	1
Aviara Apartments	2120405600	SW	NO	NO	329	0	82	0	0	247
Ocean View Point	2122720100	NW	NO	NO	13	0	0	0	0	13
Poinsettia 61	2150504700	SW	NO	NO	138	0	15	0	0	123
Snyder Residence	2150505700	SW	NO	NO	1	0	0	0	0	1
Francis Residence	2150705100	SW	NO	NO	1	0	0	0	0	1
Raum House	2150705200	SW	NO	NO	1	0	0	0	0	1
Baum Custom Estate Home	2152311200	SE	NO	NO	1	0	0	0	0	1
Cascada Verde	2152403600	SE	NO	NO	35	0	5	0	0	30
Cazadero Dr Condo Project	2153203600	SE	NO	NO	2	0	0	0	0	2
El Fuerte View Sfr	2153702800	SE	NO	NO	3	0	0	0	0	3
Webster Residence	2154600500	SE	NO	NO	1	0	0	0	0	1
Abedi Moghaddam Family Res	2154600600	SE	NO	NO	1	0	0	0	0	1

TABLE B-3: PENDING AND APPROVED PROJECTS (PR1)

PROJECT	REFERENCE APN	DISTRICT	VILLAGE	BARRIO	TOTAL UNITS	INCOME ¹			
						VERY LOW	LOW	MOD	ABOVE MOD
Goertzen Residence	2154910900	SE	NO	NO	2	0	0	1	1
Lewiston Adu	2155022000	SW	NO	NO	1	0	0	1	0
Selhay Adu	2155503800	SW	NO	NO	1	0	0	1	0
Canham Residence	2156102000	SW	NO	NO	1	0	0	0	1
Resort View Apartments	2161701400	SE	NO	NO	26	4	0	0	22
Kenny Residence	2162506300	SE	NO	NO	1	0	0	0	1
La Costa Villas North	2163000500	SE	NO	NO	9	0	0	0	9
Romeria Pointe Apartments	2163001300	SE	NO	NO	23	3	0	0	20
La Costa Town Square Parcel 3 Res	2230507300	SE	NO	NO	95	0	19	0	76
Sfr Lot 474 Cadencia	2232601100	SE	NO	NO	1	0	0	0	1
TOTAL					1,821	59	343	21	1,398

¹ Assignment of units to the very low and low income categories is based on project approvals.

Source: City of Carlsbad, 2020

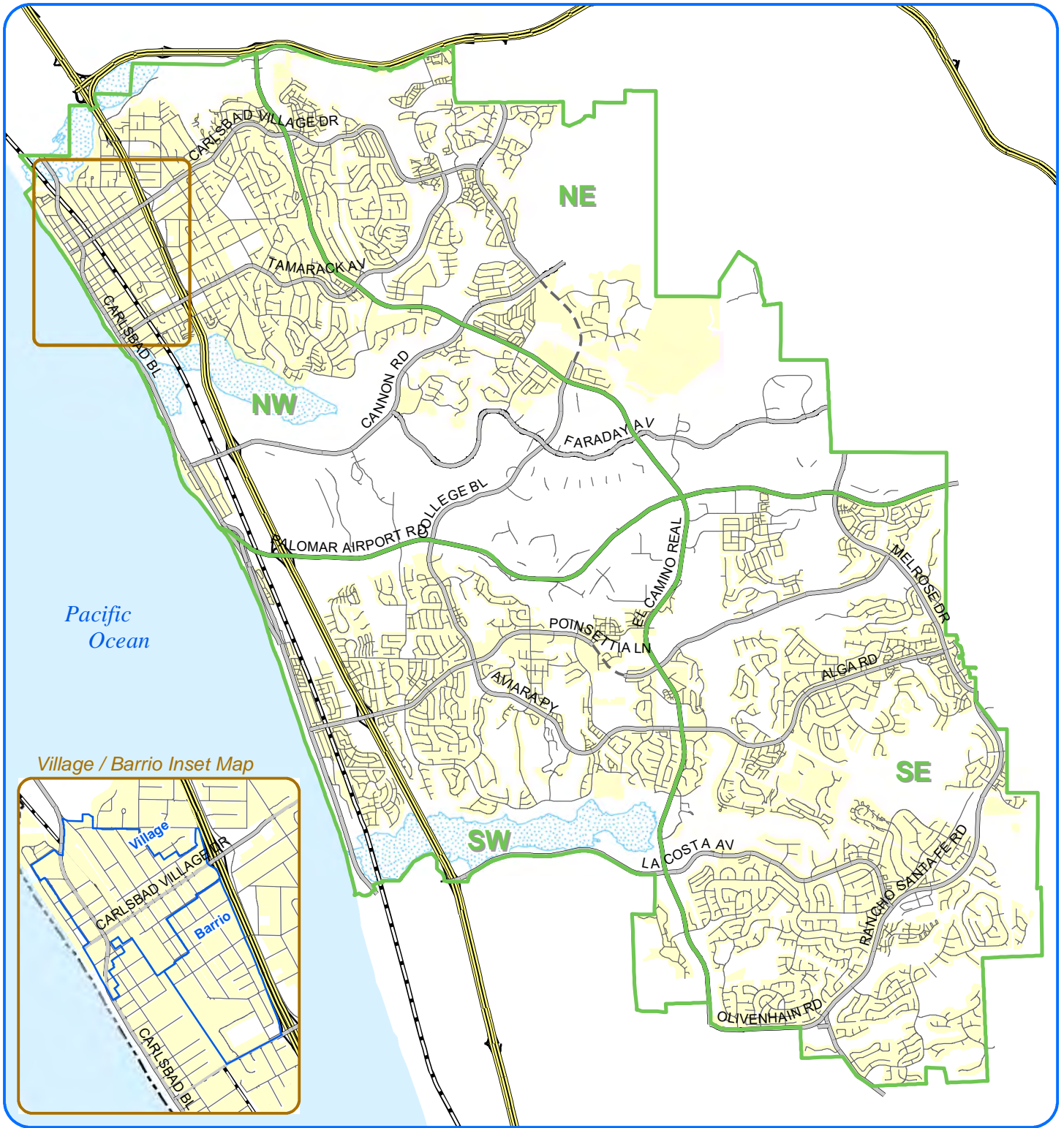
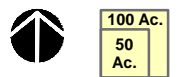


Figure B-4: ADU Sites

- ADU (Potential)
- Quadrants



0 0.5 1 2 Miles

Sources: City of Carlsbad, 2020; Mintier Hamish 2020

Revised: 12/23/2020

TABLE B-4: ACCESSORY DWELLING UNITS (ADU)

YEAR	ADUs/ YEAR	INCOME	
		LOW	MOD
2020	28	8	20
2021	57	16	41
2022	57	16	41
2023	57	16	41
2024	57	16	41
2025	57	16	41
2026	57	16	41
2027	57	16	41
2028	57	16	41
2029	18	5	13
TOTAL	502	141	361

Projection period June 30, 2020 - April 15, 2029

ADUs/year based on actual 2015 and 2016 permits

Source: City of Carlsbad, 2020

PRODUCTION PRIOR TO ADU LAW CHANGES*				3X	3X
Year	ADUs	Low	Mod	Low	Mod
2013	6	1	5		
2014	20	7	13		
2015	27	9	18		
2016	23	5	18		
Average	19	6	14	16	41
		29%	71%		

* See description on Page B-2

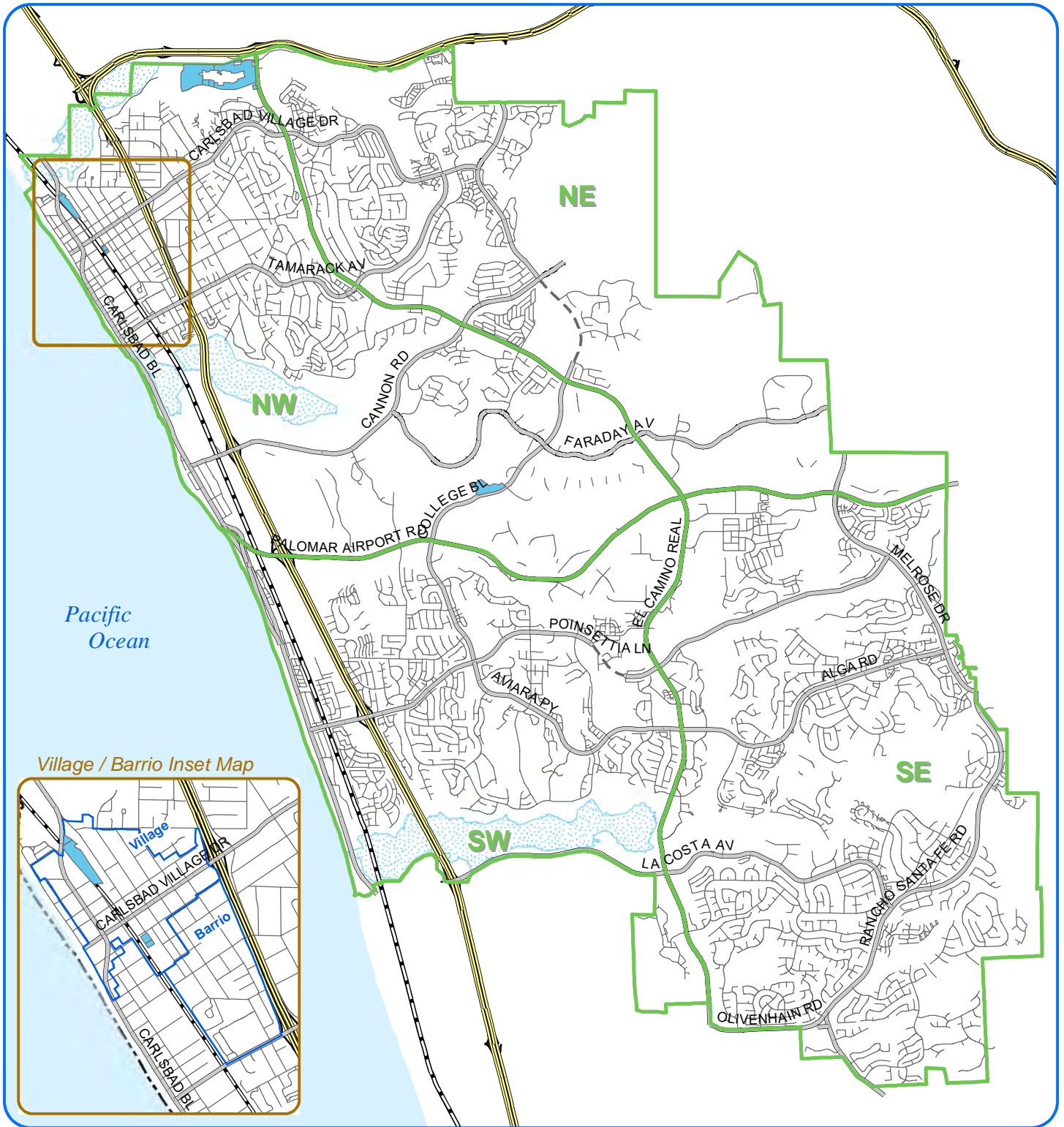


Figure B-5: City/Agency Owned Sites

- CAO: City- Agency-owned Properties
- Quadrants



0 0.5 1 2 Miles

Sources: City of Carlsbad, 2020; Mintier Hamish 2020

Revised: 12/23/2020

TABLE B-5: CITY / AGENCY SITE (CAO)

APN	NAME	Existing Use	CURRENT	PROPOSED		DISTRICT	VILLAGE	BARRIO	ACRES	RES PERCENT	DENSITY	CONSTRAINTS		AVAIL.	UNITS	UNIT CAPACITY BY HOUSEHOLD INCOME			Cycle
				GP	ZONE							INFRA	OTHER			LOWER	MODERATE	ABOVE	
1552001200	Transit Property	Non-vacant, outdoor storage	V-B	V-B	V-B	NW	YES	NO	0.59	50%	28	None		100%	8	0	0	0	
1563010600	SHOPPES @ CARLSBAD	Parking for mall	R	R-40/R	RD-M/C-2	NW	NO	NO	1.45	50%	37.5	None		100%	27	0	0	0	U
1563011000	SHOPPES @ CARLSBAD	Parking for mall	R	R-40/R	RD-M/C-2	NW	NO	NO	1.43	50%	37.5	None		100%	26	0	0	0	U
1563011100	SHOPPES @ CARLSBAD	Parking for mall	R/OS	R-40/R-23/R/OS	RD-M/C-2/OS	NW	NO	NO	23.6	47%	mix	None		100%	422	85	0	0	U
1563022300	SHOPPES @ CARLSBAD	Parking for mall	R	R-40/R	RD-M/C-2	NW	NO	NO	0.77	50%	37.5	None		100%	14	0	0	0	
1563023500	SHOPPES @ CARLSBAD	Parking for mall	R	R-40/R-23	RD-M/C-2	NW	NO	NO	29.81	50%	37.5/19	None		100%	504	337	167	0	
2040100500	Public Works Yard	Public Works Yard	V-B	V-B	V-B	NW	YES	NO	0.84	100%	18	None		100%	15	0	0	0	
2040100600	Public Works Yard	Public Works Yard	V-B	V-B	V-B	NW	YES	NO	0.5	100%	18	None		100%	9	0	0	0	
2122700500	Crossings Golf Course	Vacant	PI/O	R-30	RD-M	NW	NO	NO	11.39	100%	26.5	None		60%	181	0	0	0	
7601663700	Transit Property	Parking for transit facility	V-B	V-B	V-B	NW	YES	NO	7.16	50%	28	None	Rail ROW	85%	85	85	0	0	
TOTAL									77.54						1291	1039	252	0	

* Numbers correspond to fact sheets in Appendix C. Adjusted manually to reflect site circumstances

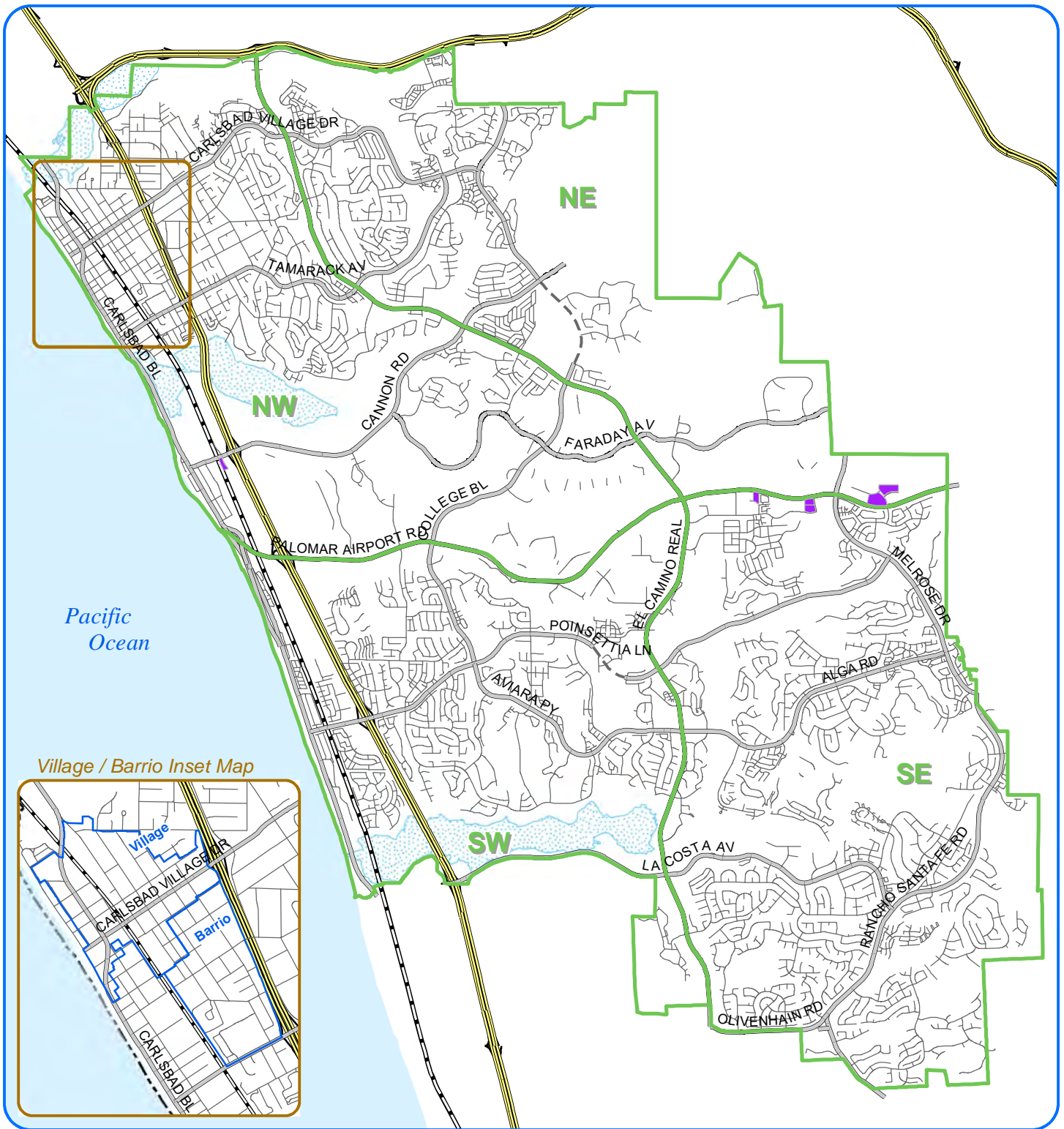


Figure B-6: Rezone Industrial Sites

- RZI: Rezone Industrial to Residential
- Quadrants



0 0.5 1 2 Miles

Sources: City of Carlsbad, 2020; Mintier Hamish 2020

Revised: 12/23/2020

TABLE B-6: REZONE INDUSTRIAL (RZI)

APN	Existing Use Fact Sheet*	CURRENT			PROPOSED			DISTRICT	VILLAGE	BARRIO	ACRES	RES PERCENT	DENSITY	CONSTRAINTS		AVAIL.	UNITS	UNIT CAPACITY BY HOUSEHOLD INCOME			Cycle
		GP	ZONE		GP	ZONE								INFRA	OTHER			LOWER	MODERATE	ABOVE	
2100902400	5	PI	P-M		R-30	RD-M	NW	NO	NO	2.01	100%	26.5	None		100%	53	0	0	0		
2132621700	10	PI	P-C		R-23	RD-M	SE	NO	NO	2.63	100%	19	None	Airport,	100%	49	0	49	0		
2132631900	11	PI	P-C		R-40	RD-M	SE	NO	NO	2.36	100%	37.5	None		100%	88	0	0	0		
2132632000	11	PI	P-C		R-40	RD-M	SE	NO	NO	2.96	100%	37.5	None		100%	111	0	0	0		
2210140300	12	PI	P-M		R-35	RD-M	NE	NO	NO	8.11	100%	32.5	None		100%	263	0	0	0		
2210150800	12	PI	P-M		R-35	RD-M	NE	NO	NO	5.94	100%	32.5	None		100%	193	0	0	0		
TOTAL										24.01						757	708	49	0		

* Numbers correspond to fact sheets in Appendix C.

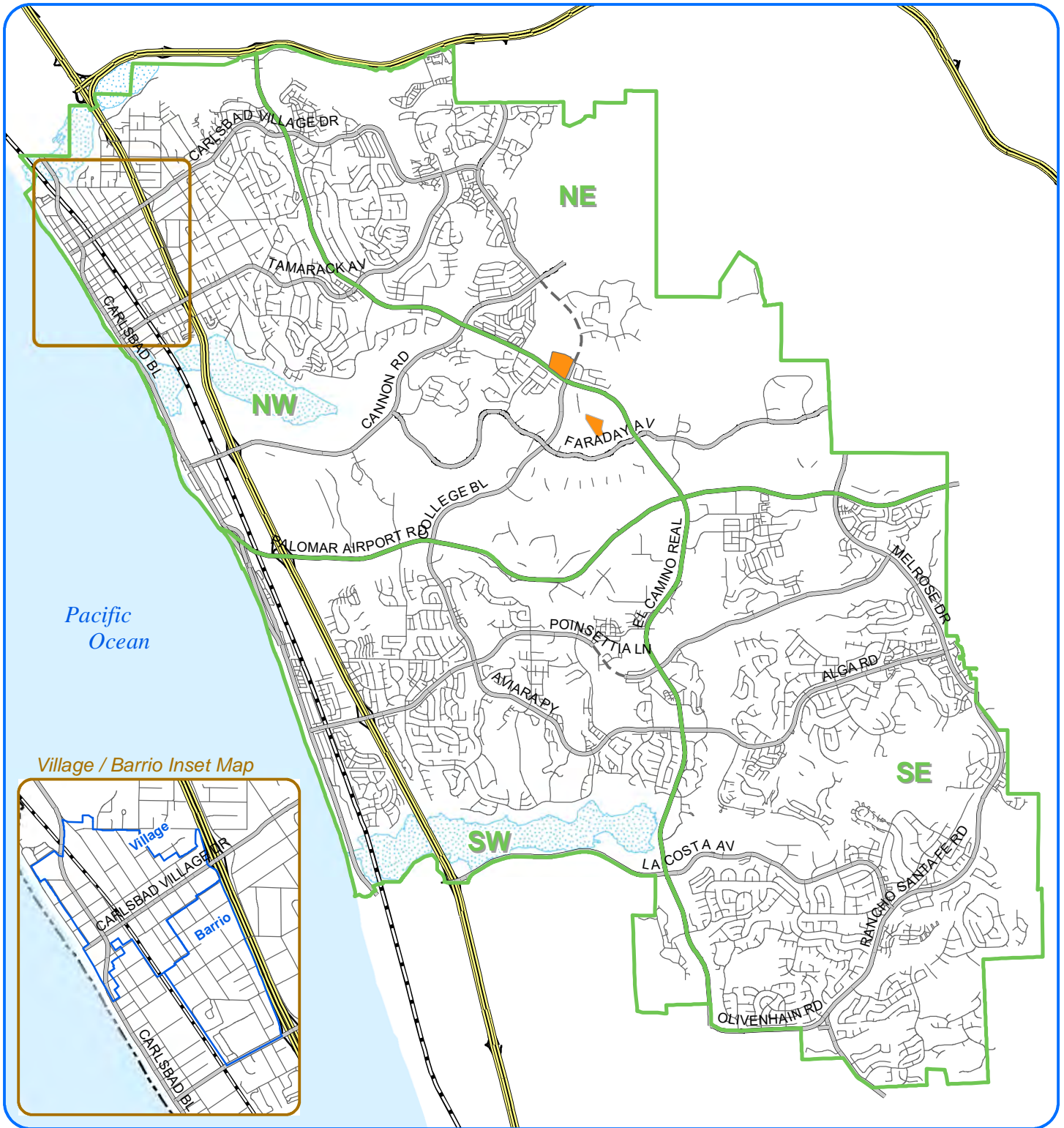


Figure B-7: Rezone Commercial Sites

- RZC: Rezone Commercial
- Quadrants



0 0.5 1 2 Miles

Sources: City of Carlsbad, 2020; Mintier Hamish 2020

Revised: 1/19/2021

TABLE B-7: REZONE COMMERCIAL (RZC)

APN	Fact Sheet*	CURRENT		PROPOSED		DISTRICT	VILLAGE	BARRIO	ACRES	RES PERCENT	DENSITY	CONSTRAINTS		AVAIL.	UNITS	UNIT CAPACITY BY HOUSEHOLD INCOME			Cycle	
		GP	ZONE	GP	ZONE							INFRA	OTHER			LOWER	MODERATE	ABOVE		
2120210400	Existing Use	GP	O	R-30	RD-M	NW	NO	NO	9.79	100%	26.5	None		100%	259	259	0			
2090901100	Vacant	R-15/L	RD-M/C-L	R-15/R-30	RD-M	NE	NO	NO	17.86	45%	26.5	None		100%	212	212	0			
	Non-vacant, RV Storage Lot																			
TOTAL									27.65						471	471	0	0		

* Numbers correspond to fact sheets in Appendix C.
 Adjusted manually to reflect site circumstances

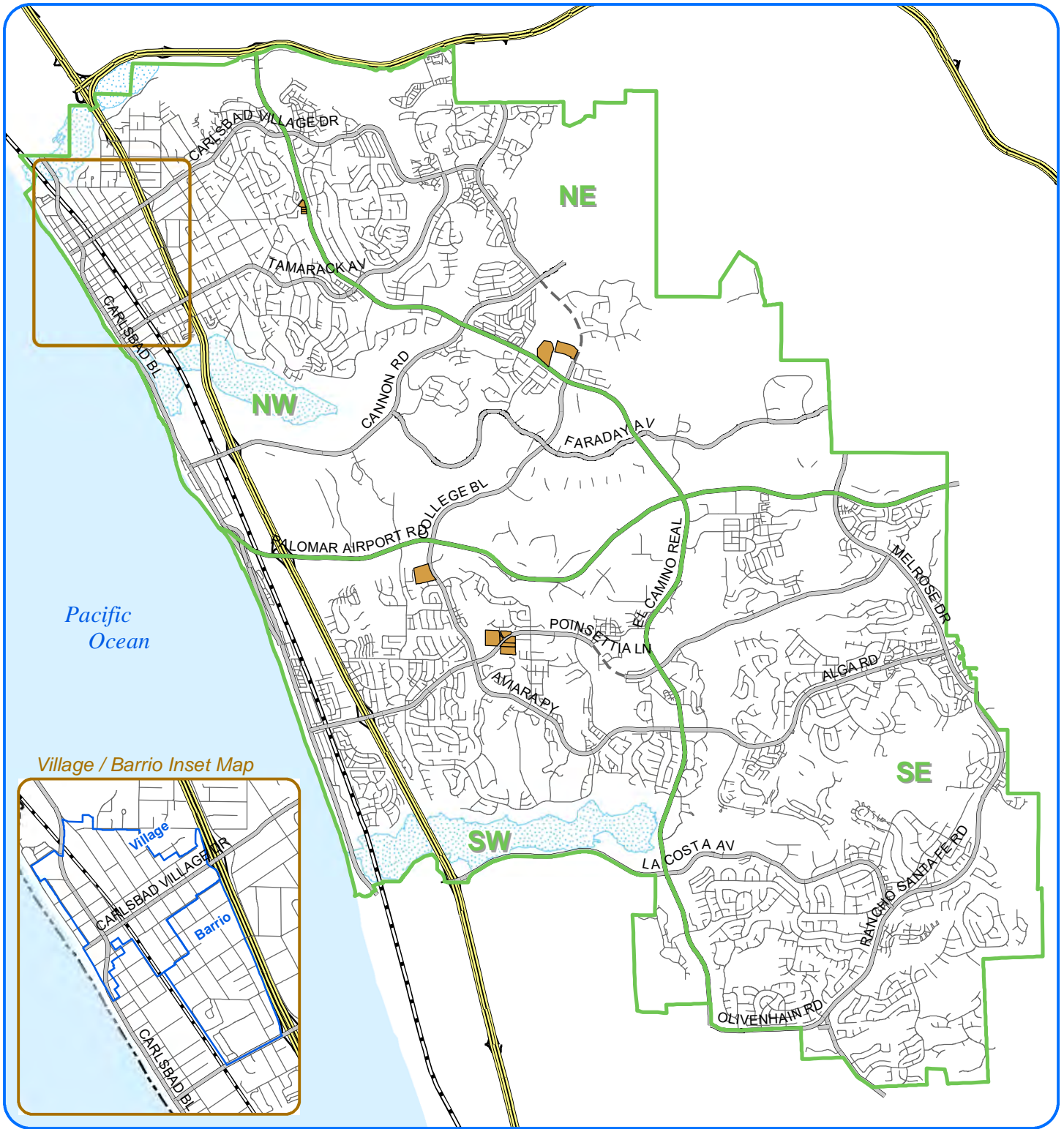
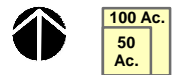


Figure B-8: Upzone Residential Sites

- UPR: Upzone Residential
- Quadrants



0 0.5 1 2 Miles

Sources: City of Carlsbad, 2020; Mintier Hamish 2020

Revised: 1/19/2020

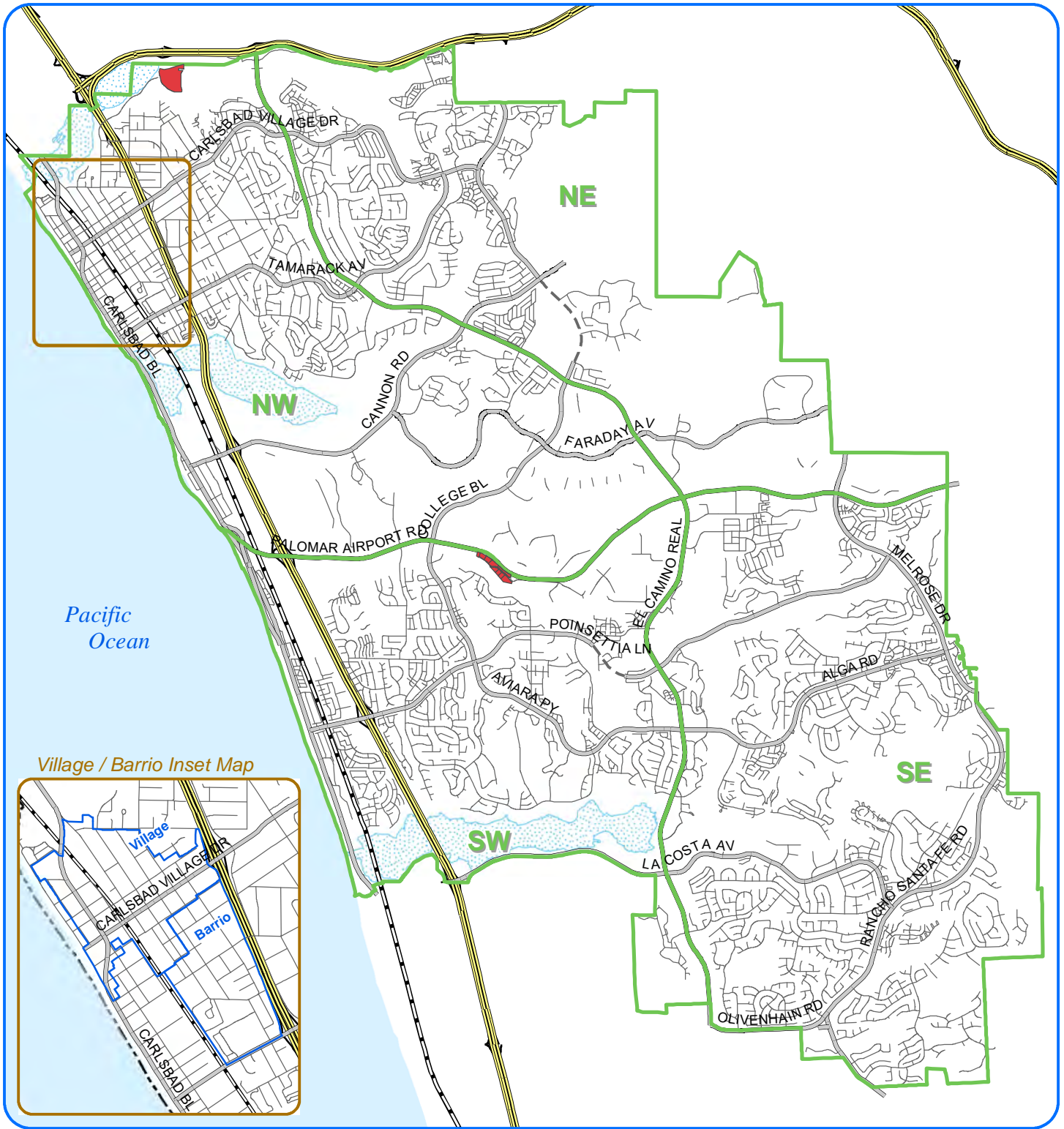


Figure B-9: Proposed Projects with Rezone

- PR2: Project (With Rezone)
- Quadrants



0 0.5 1 2 Miles

Sources: City of Carlsbad, 2020; Mintier Hamish 2020

Revised: 12/23/2020

TABLE B-9: PROPOSED PROJECTS WITH REZONE (PR2)

PROJECT	Fact Sheet*	REFERENCE APN	DISTRICT	VILLAGE	BARRIO	TOTAL UNITS	INCOME			
							VERY LOW	LOW	MOD	ABOVE MOD
NORTH COUNTY PLAZA MU REDEV	1	1563011600	NW	NO	NO	242	0	37	0	205
WEST OAKS	9	2120402600 2121100100 2121100200 2121100300 2121100400 2121100500 2121100600 2121100700 2121100800	SW	NO	NO	192	0	42	0	150
TOTAL						434	0	79	0	355

* Numbers correspond to fact sheets in Appendix C.

Source: City of Carlsbad, 2020

2021-2029 Housing Element

Appendix C: Key Site Fact Sheets

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. These potential housing sites are not in addition to but instead are a subset of the sites presented in Appendix B. On sites 1 – 13, the city is proposing a change in General Plan land use 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 Oak Avenue Public Works Yard, which is planned for relocation. These properties, both of which are in the Village, 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, Growth Management Plan Quadrant, parcel size, proposed General Plan designation, current and proposed residential opportunities (expressed as number of units), and income category of the units)

Figure C-1 shows the location of each site.

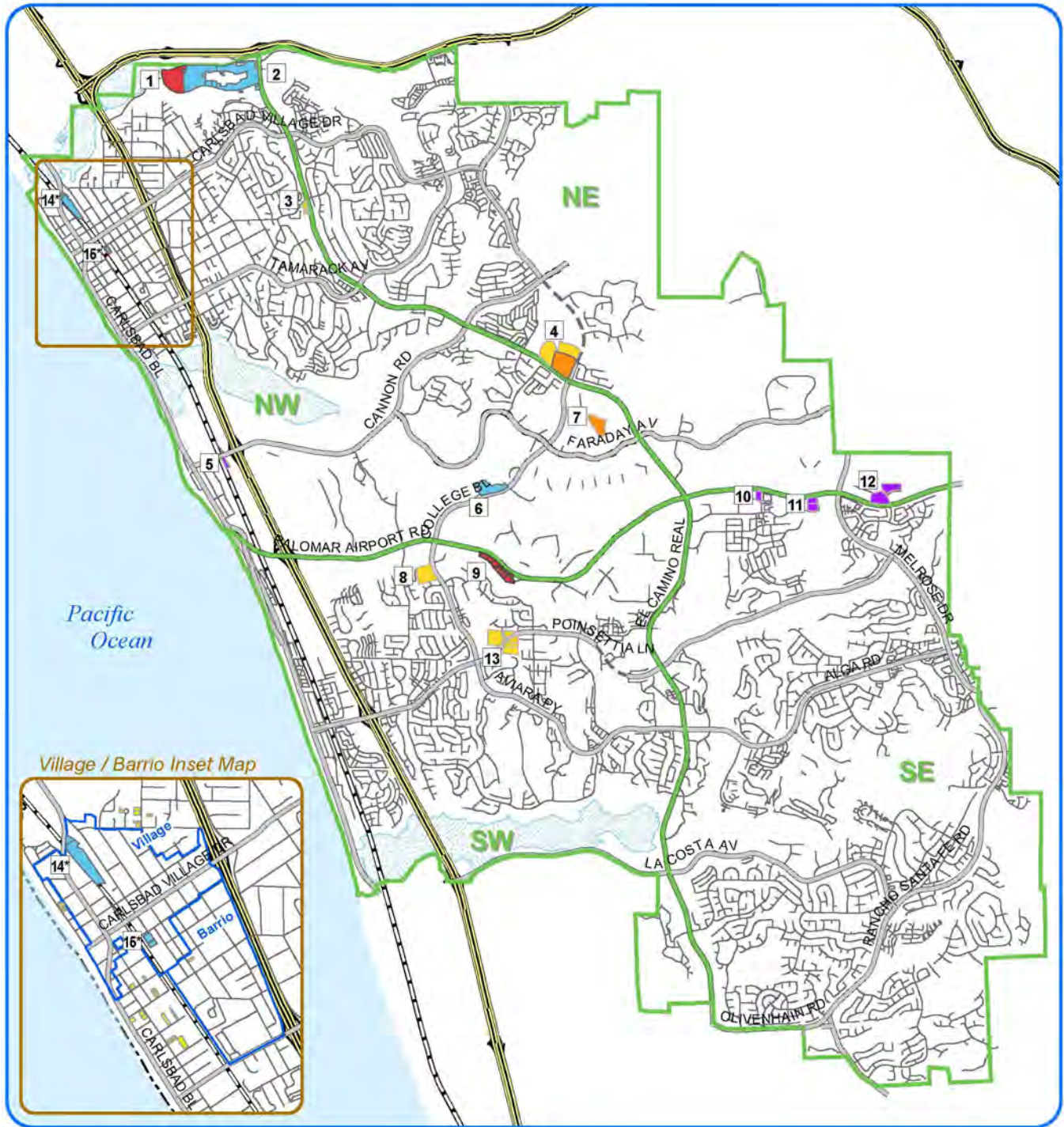


Figure C-1: Key Sites for the Production of Housing

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



* Sites 14 and 15 are not proposed for a designation change.

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

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 (EIR2018-0004 and others) 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 242 apartment units and 1,900 square feet of new retail uses. It is anticipated 37 of the units will be affordable to lower income families. The application is active and currently under review. The attached letter to the city from Kimco Realty Corporation, the project applicant, expresses support for a mixed use, high density residential project at North County Plaza. The shopping center owner and operator, PK 1 North County Plaza, is a subsidiary of Kimco.

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, which is more than the current application proposes. This yield is based on assuming half the developable property acreage (about 8.75 acres) would develop residentially while the other half would continue to be used or would develop commercially. The approximately two-acre area designated open space (Buena Vista Creek) 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.

The table below summarizes site information.

Parcels Number	156-301-16	GMP Quadrant	Northwest
Ownership	Private (single ownership)	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	242 apartments (based on submitted project)
Income category of units	205 above moderate-income units, 37 lower-income units (based on submitted project)		



August 25, 2020

Ms. Carolyn Luna
Housing Element Advisory Committee (HEAC) Chair
CITY OF CARLSBAD
Housing Element Advisory Committee
1635 Faraday Ave.
Carlsbad, CA 92008

RE: NORTH COUNTY PLAZA MIXED-USE DEVELOPMENT

Dear Ms. Luna:

The North County Plaza (NCP) shopping center located at the corner of Jefferson Street and Marron Road in Carlsbad is owned and operated by PK 1 North County Plaza, L.P. (Owner) a subsidiary of Kimco Realty Corp. (Kimco). As a "Stakeholder" observing the Housing Element Advisory Committee's (HEAC or Committee) work, Kimco is presently in process as a "Current Planning Project" in the City Planner's mapping of potential properties for consideration to meet California's Regional Housing Needs Allocation (RHNA) requirements. We would like to take this opportunity to provide you and the Committee with additional background information about our shopping center and our proposal to transform it into a mixed-use redevelopment.

North County Plaza is identified on SANDAG's North County Smart Growth Concept Map as a "Potential Town Center" site (western portion of Area CB-2), thus encouraging compact, efficient and environmentally-sensitive, transit-oriented urban development, in locations close to employment, services and public transportation. Site CB-2 is described in the SANDAG plan as encouraging "multi-family and mixed-use development". You will recall that the North County Transit District (NCTD) operates their Plaza Camino Real Transit Center directly adjacent to our shopping center.

The North County Plaza shopping center was built in 1984 and is now over 35 years old. Our brick-and-mortar retailers have struggled with competition from on-line retailers, a consolidating retail industry and most recently with government mandated store closures to reduce the spread of the COVID-19 Corona virus. In an effort to positively support the State of California's effort to increase the amount of affordable housing, and to reposition the shopping center to mixed-use, Kimco is planning to replace several vacant and underperforming retail buildings with a modern, attractive apartment project. Our plan will result in a more-urban, mixed-use development of residential, retail and commercial uses, in line with SANDAG's smart growth plans.

Kimco proposes to demolish approximately 46,000 square feet of existing retail buildings on the northern section of the shopping center, and replace them with a 240-unit, high-density apartment project and parking structure, all within a three (3) minute walk to the Transit Center. We believe North County Plaza is a particularly good location for mixed-use redevelopment, because it will complement the adjacent Shoppes at Carlsbad regional mall to the east and the proposed Inns at Buena Vista Creek hotel development to the north. We also believe there would not be significant neighborhood opposition to our proposed mixed-use redevelopment since there are no residential neighborhoods adjacent to our shopping center that could be impacted by our project.

We would like to inform you and the Committee that Kimco and the Owner of the shopping center are very supportive of land use policies which would designate high-density residential land uses and

allocate dwelling units to North County Plaza so as to allow us to create an exciting, mixed-use development which would significant assist the City of Carlsbad to meet California's RHNA requirements. I would be happy to provide your Committee with more information on our plans if requested.

Sincerely,

A handwritten signature in blue ink that reads "Mark Wendel". The signature is written in a cursive, flowing style.

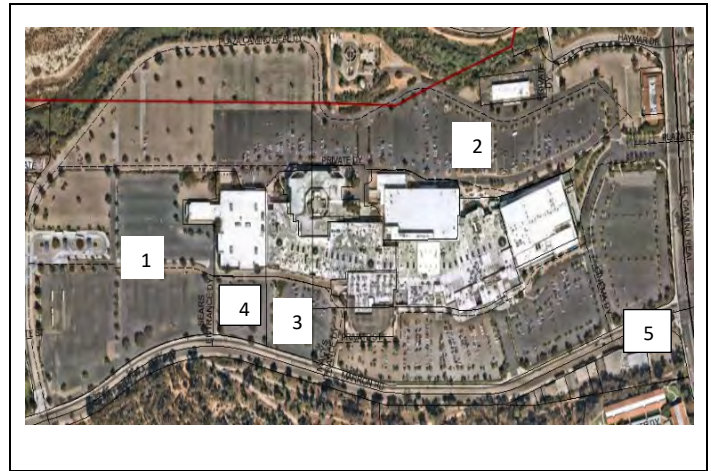
Mark Wendel
KIMCO REALTY CORP.
Director of Development | Western Region

cc: Don Neu, Carlsbad City Planner
Paul Klukas, Planning Systems

SITE DESCRIPTION

The site is an underutilized, multi-parcel property off Marron Road (a four-lane employment/transit connector street) west of El Camino Real. The parcels are numbered on the map to the right. The site encompasses the parking lots for The Shoppes at Carlsbad mall and a North County Transit District transit station. It does not include mall buildings. One parcel (5) is at the southwest corner of El Camino Real and Marron Road, opposite the rest of the parcels. The parcels range in size from approximately 0.75 to nearly 30 acres and total 57 acres.

The City of Carlsbad is the site owner.



SITE FEATURES

- Mall parking lot
- City owned
- Minimal site constraints
- Utilities accessible
- Buena Vista Creek
- Includes transit hub; close to services

SITE OPPORTUNITY

The very northwest corner of the site, part of parcel 1 on the map, 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 at the site's west end is expected to remain. The northernmost portion of the mall parking lot, beyond parcel 1 and 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. Brookfield Properties, owner of The Shoppes at Carlsbad, supports redevelopment of the parking lot with homes and other uses. Please see the attached letter.

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/R-23; R-40 is a proposed residential designation that would permit densities from 37.5 to 40 dwelling units per acre (du/ac). R-23 is an existing residential designation that permits densities from 15 to 23 du/ac. Housing Element Program 1.1 proposes to increase the minimum of the R-23 density range from 15 to 19 du/ac.

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. In addition, the R-40 designation would result in housing densities considered by the state to be affordable to lower income households. The R-23 designation would result in densities considered affordable to moderate income households. Likewise, units anticipated under the R designation would be at a density of 15 du/ac are also considered affordable to moderate income families.

The split designation would further include the OS, Open Space, designation as appropriate to recognize the creek.

Characteristic of the densities that would be permitted by the R-40 designation are four and five story apartment buildings. For the R-23, two- and three-story apartments and condominiums would be typical.

Based on the minimum densities of each designation (R, 15 du/ac; R-23, 19 du/ac; R-40, 37.5 du/ac), the table below lists potential unit yields for each parking lot parcel. Parcel acreages are divided equally between the commercial and residential designations; for parcel 2, for example, this means approximately 15 acres are assigned to the R designation and 15 acres are assigned to the R-40/R-23 designations. Further, for parcels 1 and 2 only, 9 acres of the residential portion is proposed for the R-40 designation with the balance devoted to the R-23 designation.

Map No.	Assessor's Parcel No.	Acreage	Status	Current designation	Proposed designation	Existing/potential unit yield*
1	156-301-11	22.6*	Parking lot, small part of creek	R/OS	R/R-40/R-23/OS	R: 42 units (existing) R-23: 43 units (proposed) R-40: 337 units (proposed) 422 total units
2	156-302-35	29.81	Parking lot	R	R/R-40/R-23	R: 55 units (existing) R-23: 112 units (proposed) R-40: 337 units (proposed) 504 total units
3	156-301-06	1.45	Parking lot	R	R/R-40	R-40: 27 units (potential)
4	156-301-10	1.43	Parking lot	R	R/R-40	R-40: 26 units (potential)
5	156-302-23	0.77	Parking lot	R	R/R-40	R-40: 14 units (potential)
Total						993 units
*Parcel 1 acreage reduced by one acre to reflect portion of property designated Open Space.						

The city's adopted 2017 Real Estate Strategic Plan notes the city's general preference is to retain ownership of its properties and lease them long-term, rather than sell a particular property. Regarding The Shoppes parking lot parcels, the plan recommends "that the city should initiate exploration of options for entering into a long-term lease agreement for the parking lot properties with Rouse Properties." At the time, Rouse Properties was the mall owner and operator. Presently, the mall owner is Brookfield Homes. The plan makes no recommendation on the property's future use and it does not include mixed use, including residential, redevelopment

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.

The table on the following page provides summary information about the parking lot parcels, including details about the affordability (income category) of the units that could be developed based on current and planned densities.

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/R-23 (Regional Commercial/Residential 37.5 to 40 du/ac/Residential 19 to 23 du/ac); R/R-40/R-23/OS ("OS" indicating Open Space); or R/R-40
Current Residential Opportunity	Approximately 210 units	Proposed Residential Opportunity	Approximately 993 units
Income category of units (based on minimum density)	Lower: 741 units Moderate: 222 units		

Brookfield Properties

September 23, 2020

Mr. Jeff Murphy
Director of Community Development
City of Carlsbad
1635 Faraday Ave
Carlsbad, CA 92008

RE: THE SHOPPES AT CARLSBAD

Dear Jeff,

On behalf of Brookfield Properties, I wanted to take the opportunity to follow up with you after the City Council special meeting on housing on August 27th of this year.

As you know, Brookfield Properties owns The Shoppes at Carlsbad property. As I mentioned in my comments at the special meeting, we have an active interest in reimagining the property to transform the area into a premier mixed use destination that would be a vibrant center of community life where residents and visitors could shop, work, live, and play.

Brookfield would like to work with the City of Carlsbad (the City owns just over 59 acres currently paved for parking on the mall site) to include market rate housing, housing for low- and very low-income households and repositioned commercial uses on this site. The Shoppes property is ideally located next to the 78 freeway and has an existing transit hub, making the site ideal for housing because of the easy freeway and transit access. Our hope is that a mix of uses that adds housing and new commercial would greatly reduce vehicle miles traveled (VMT) and start to create the behavior change the City is seeking to meet its Climate Action goals as well as create long-term economic and operational viability of the site.

Additionally, as part of this redevelopment, Brookfield will look into the potential for developing on-site parking garages that would support the diverse commercial and residential uses.

We look forward to working with both the City of Carlsbad and the community to develop a comprehensive mixed use plan for the Shoppes that meets the City's goals, exemplifies the spirit of the community, and provides adequate housing options for those in need.

Sincerely,



Ted Lohman
Sr. Director, Development
Brookfield Properties

April 6, 2021

SAN DIEGO
733 8th Avenue, San Diego, CA 92101
T +1 619 321 1111 F +1 619 321 1234 brookfieldproperties.com

Item #6

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SITE DESCRIPTION

The site is a group of four vacant properties under the same ownership at the southwest corner of El Camino Real and Chestnut Avenue. The parcels range from about 0.5 to over 1 acre. 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. It is the intention of the property owner to combine the parcels and develop them as one project.

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.

The property owner has indicated support for the designation change. The owner has already submitted a preliminary review application to the city as an informal, early step in the development application process.

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.

The table below summarizes site information.

Parcels Numbers	167-080-33, 34, 41 and 42	GMP Quadrant	Northwest
Ownership	Private (single ownership)	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
Income category of units (based on minimum density)	Moderate		

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. The properties are centrally located, close to jobs, and along a bus route.

As numbered on the map to the right, the three properties contain a couple of single-family homes and some outbuildings on 11.55 acres (1), an equestrian facility on 9.81 acres (2), and an RV storage lot on 17.86 acres (3). Each property is separately owned and could also develop separately. Together, the parcels total nearly 40 acres.

The properties feature a mix of constraints to development, including sensitive biological resources and flood zones.

Street improvements along El Camino Real likely will be a requirement of development of parcels 1 and 3 on the map.



Based on their current General Plan land use designations, the properties could develop with approximately 167 homes. This includes about 30 potential units in a mixed-use format on the commercially-designated portion of property 3 on the map, but excludes any units from property 2 with the equestrian facility as this property is entirely in a flood zone. The flood zone also encompasses small parts of property 1 and a larger portion of property 3.

SITE FEATURES

- Mostly vacant
- Sensitive biological resources
- Flood zone impacts
- Very High Fire Hazard Zone
- Currently designated for residential and commercial uses
- Requires road improvements

SITE OPPORTUNITY

Under consideration is a change of a portion 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 proposed designation is typical of apartments and condominiums, including those up to two or three stories. The proposed changes are identified in the table that follows:

Map No.	Assessor's Parcel No.	Acreage	Status	Current designation	Proposed designation	Existing/potential unit yield*
1	209-060-48	11.55	Two homes, outbuildings	R-4	R-4/R-30	R-4: 18 units (existing) R-30: 134 units (potential) 152 total units
2	209-060-72	9.81	Equestrian facility	R-4/OS	R-30/OS	0
3	209-090-11	17.86	R.V. storage	R-15/L	R-15/R-30	R-15: 110 units (existing) R-30: 212 units (potential) 322 total units
Total						474 units

Table Notes:
L: Local Shopping Center
OS: Open Space
R-4: Residential, 0-4 du/ac
R-15: Residential, 11.5-15 du/ac (11.5 du/ac is proposed minimum density; 8 du/ac is existing minimum density)
R-30: Residential, 26.5-30 du/ac (26.5 du/ac is proposed minimum density; 23 du/ac is existing minimum density)

*For property 1, site acreage is divided equally for both designations, resulting in two, approximately 5.775 acre sites. For property 2, no unit yield is realized due to flood constraints. For property 3, yields are based on 9.6 acres for the existing R-15 portion and 8 acres for the proposed R-30 portion. These acreages are consistent with assumptions in the General Plan; see Policy 2-P.86 of the Land Use and Community Design Element. Constraints identified by site specific analysis may reduce densities. For all properties, potential yields reflect the increase in units over existing permitted densities.

The designation change proposed for property 3 would result in the loss of a minimum eight acres currently designated for local shopping center development. The remainder of the parcel acreage, 9.6 acres, is already designated R-15. As proposed, the R-30 would have a density range of 26.5 to 30 dwelling units per acre (du/ac). Note that before development could occur, flood zone issues would need to be addressed. Proposed and existing designations are at densities considered suitable for lower, moderate and above-moderate income housing.

The city has approved part of property 2 as a biological mitigation site for the future extension of College Boulevard, but a portion of it remains available for residential use. As noted, due to the flood zone over the entire property, the city is not counting potential units from the property to help meet its Regional Housing Needs Assessment. Redesignating the current R-4 portion of the property to higher density, however, may incentivize its development.

The city has received a letter of support regarding property 3 and its proposed designation changes. The letter, attached, is from the Barclay Group, which is in the process of the purchasing the property. The current property owner, Walmart, concurs with the designation changes. Further, the letter provides details on how the property could develop based on its existing (R-15) and proposed (R-30) designations.

The table below summarizes site information, including the affordability (income category) of units that would be produced at existing and proposed densities.

Parcels Numbers	209-060-48, 209-090-11, 209-060-72	GMP Quadrant	Northeast
Ownership	Private (each with separate ownership)	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 167 units (at 3.2, 11.5 and 15 du/ac)	Proposed Residential Opportunity	Approximately 474 units (@ 3.2, 15 and 26.5 du/ac)
Income category of units (based on minimum density)	Lower: 346 units Moderate: 110 units Above moderate: 18 units		

November 17, 2020

Scott Chadwick, City Manager
City of Carlsbad
1200 Carlsbad Village Drive
Carlsbad, CA 92008

SUBJECT: Request for Residential Land Use Designation on the Sunny Creek Commercial site (aka the Walmart site).

Dear Mr. Chadwick:

We are in the process of purchasing the 17.6 acres of vacant land located on the northeastern corner of El Camino Real and College Blvd (aka the Walmart Site) from Walmart. We are also the applicant of PRE2020-0028 submittal dated October 6, 2020. We are highly supportive of including this property as a candidate site for additional inclusionary residential housing within the proposed Housing Element, however we have some modifications to the R-30 land use designation being proposed by the Housing Element Advisory Committee (HEAC) for the entire site.

There is currently both a residential designation (9.6 acres) on the property and a commercial designation (8 acres). We are making requests for both portions of the property. For the current residential portion, we are actively working with Taylor Morrison as our home builder partner. Taylor Morrison is currently planning the property with a product type that meets current market demand and feasibility. Based on momentum with Taylor Morrison we are making the following requests for the 9.6 acre residential portion:

- Maintain the current land use designation of R-15
- Increase the existing unit count with a 35% density bonus to yield a total number of approximately 155 dwelling units.

For the Commercial portion of the property, as mentioned in our PRE2020-0028 application, the 8 acres could be considered a potential housing element site; therefore, we are requesting the following:

- Change the General Plan land use designation from L to R-30.
- Based on the minimum of 26.5 du's per acre for R-30, our preliminary projected total unit count would yield approximately 212 units.
- We would propose approximately 170 market rate units (80%) and approximately 42 affordable units (20%), subject to final design.
- Given the constraints with El Camino Real Corridor Development Standards, the project would require waivers and deviations from certain standards, such as height and building setbacks, to achieve the necessary density to comply with the new zoning.

We agree that there are many reasons why this site makes sense for an all residential designation including but not limited to the following:

- This is an ideal site to provide housing choices for the citizens of Carlsbad.
- The property is close to public transportation. The site is on the corner of two major circulation element roadways: College Blvd and El Camino Real. The NCTD BREEZE bus route 309 is readily available to carry passengers to employment centers, Shoppes at Carlsbad and the Poinsettia Coaster station.
- The property is located conveniently to major commercial centers to both the north and south of the site within the city of Carlsbad. These centers contain markets, restaurants and other retail facilities that are within easy commuting distance from this location.
- The property is nearby the city's central industrial core comprised of major employment centers. The businesses within this immediate area provide employment for all income levels and are within reasonable walking and biking distance from this site. The site will provide more affordable housing for Carlsbad's employment base.
- The site is conveniently located to nearby public and private schools.

Even though our proposal does not meet the desired designation of R-30 for the entire 17.6 acres, we feel that this mix of R-15 and R-30 would provide additional affordable units to help meet the current Regional Housing Needs Assessment (RHNA) for the City of Carlsbad. Given that Taylor Morrison is ready to move forward on this project, these units could be delivered in the near term in its current configuration. We will continue to review and study the potential for a denser product, but we wanted to outline what we believe to be the most feasible solution.

Thank you for your consideration of my request and please feel free to call me if you have any questions or need additional information.

Sincerely,



Colby Finchar
Executive Vice President

Cc: Gary Barberio, Deputy City Manager Community Services
Jeff Murphy, Director of Community Development
Don Neu, City Planner
Scott Donnell, Senior Planner
Scott Greear, Walmart
Matthew Wilcox, Gresham Savage Nolan & Tilden, PC
Brent McManigal, Gresham Savage Nolan & Tilden, PC

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. Airport noise is not a constraint. Additionally, the site is within easy walking distance to the beach (under one-half mile) and employment opportunities along Avenida Encinas.

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 47 residences could be built on the site.

The General Plan Noise Element does not permit residential construction where noise levels are “normally unacceptable,” such as along Interstate 5, if alternative sites are available. However, the element also recognizes where projected noise exposure is other than “normally acceptable,” construction may occur subject to appropriate noise analysis and measures to reduce exterior and interior noise to levels allowable for residential use. As such, new multi-family building in Carlsbad does occur adjacent to the freeway and railroad.

Based on the Reginal Housing Needs Assessment, Carlsbad has a significant need for sites at densities considered appropriate for lower income households (see discussion beginning in Section 10.3). At the proposed 26.5 du/ac, this site would be considered to have such an appropriate density. Until these sites are finally determined, it is appropriate to continue to consider this property.

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.

The table below summarizes information about the site.

Parcels Numbers	210-090-24	GMP Quadrant	Northwest
Ownership	Private	Parcel Size	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 53 units (at 26.5 du/ac)
Income category of units (based on minimum density)	Lower		

SITE DESCRIPTION

The site is a vacant, city-owned 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. While the overall site is 11.4 acres, much of the lot is steep hillside that drops to the golf course and open space. The developable part of the lot is only 6.8 acres.



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 developable 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.)

The table below summarizes site information.

Parcel Number	212-270-05	GMP Quadrant	Northwest
Ownership	Public (City of Carlsbad)	Parcel Size	11.4 acres (6.8 acres developable)
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	Approximately 180 units (@ 26.5 du/ac)
Income category of units (based on minimum density)	Lower		

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.

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, approximately 259 residences could be built on the nearly 10-acre site. Manufactured slopes along the property perimeter are counted in determining density calculations and unit yields.

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.

The table below summarizes the information about the site.



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 259 units (at 26.5 du/ac)
Income category of units (based on minimum density)	Lower		



March 3, 2021

Carolyn Luna, Chair of the Housing Element Advisory Committee
Scott Donnell, Senior Planner
City of Carlsbad
1635 Faraday Avenue
Carlsbad, CA 92008

RE: Site Number 7 – Salk Avenue Parcel - 2021 Housing Element Update to the General Plan

Dear Ms. Luna and Mr. Donnell,

Scripps Health is the owner of the above referenced parcel ("Site 7"). Based on the October 20, 2020 Staff Report to the Housing Element Advisory Committee, Site 7 is identified as a potential site for future multi-family residential development as part of the City's Housing Needs Assessment. The property is currently zoned for Office development.

Scripps would like to express its support for Site 7 to remain on the list of potential sites for future multi-family residential development. However, Scripps would also like to maintain flexibility. As such, we agree the site is appropriate for residential development. For that reason, Scripps Health supports the City's consideration to rezone the site to residential. However, there is ongoing internal analysis to determine the highest and best use for this property. Weighing the needs of the community includes providing healthcare. While Scripps Health would like to leave this site on the list of potential residential sites, we would also like to keep the option of future healthcare use as well.

Please feel free to contact Richard McKeown, Corporate Vice President, Corporate Treasurer at 760-579-1231 or mckeown.richard@scrippshealth.org, should you have any questions.

Sincerely,

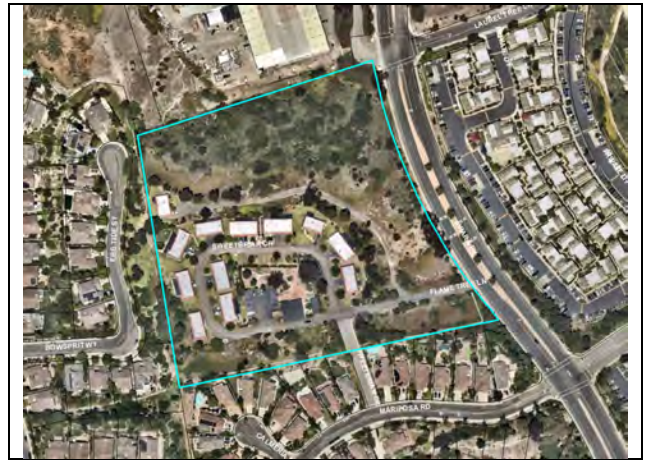
A handwritten signature in blue ink, appearing to read 'Richard Rothberger'.

Richard Rothberger
Corporate Executive Vice President, CFO

cc Richard McKeown

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 24 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 126 units more than on the site currently. Steep slopes would likely be protected as open space.

The property owner has indicated support for the designation change.

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.

The table below provides summary information about the site.

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)
Income category of units (based on minimum density)	Moderate		

SITE DESCRIPTION

The site consists of nine separate but adjacent parcels 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 Planning Commission recommended approval of the project on January 20, 2021. Review of the project by the City Council is anticipated in spring 2021.



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. In addition to the Planning Commission’s review of the project in January 2021, designation changes would also require City Council and California Coastal Commission approval.

The table below provides summary information about the site and West Oaks project.

Parcels Numbers	212-040-26 and 212-110-01 to -08	GMP Quadrant	Southwest
Ownership	Private (single ownership)	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)
Income category of units (based on project proposal)	Lower: 42 units Above moderate: 150 units		

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 allows only low-density residential development. This portion can count toward determining the site’s density but cannot itself be developed with any dwelling units at the density proposed. 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 potentially yield approximately 50 units.

The property owner is supportive of the designation change from PI to R-23, and a letter is attached.

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.

The table below summarizes information about the site.

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 50 units (at 19 du/ac)
Income category of units (based on minimum density)	Moderate		



September 15, 2020

Don Neu, City Planner
City of Carlsbad – Planning Department
1635 Faraday Avenue,
Carlsbad, CA 92008

SUBJECT: Housing Element Update – Additional Site for Housing – Bressi Ranch – APN 213-262-17

Mr. Neu,

The purpose of this letter is to formally request that the Carlsbad Housing Element Advisory Committee and the Planning Department Staff consider an additional site for housing within the Bressi Ranch Master Plan area.

The requested site is located at the end of Colt Place on a vacant 2.6 acre parcel (APN 213-262-17) located between the existing Staybridge Suites hotel to the west and the Uptown Bressi residential project built by Shea Homes to the east. The proposed site location would be appropriate for high density residential.

The proposed project site meets many of the general plan goals, smart growth guidelines, comments made by the City Council and comments provided by the public.

Carlsbad General Plan - Land Use and Community Design

Goal 2 -G.1 – Promotes the “arrangement of varied uses that serve to protect and enhance the character and image of the city” by providing additional housing adjacent to existing high-density housing within a Master Planned Community already containing varied uses.

Goal 2 – G.2 – Promotes “a diversity of compatible land uses throughout the city to enable people to live close to job locations, adequate and convenient commercial services and public support systems such as transit, parks school and utilities”. This project achieves all of these by being located within the Bressi Ranch Master Plan and adjacent to Palomar Airport Road.

Goal 2 – G.3 – Promotes “infill development that makes efficient use of limited land supply”. The proposed site is one of the last remaining vacant properties in Bressi Ranch and would continue to enhance the Bressi Ranch overall all theme of a walkable community.

Goal 2 – G.4 – “Provide balanced neighborhoods with a variety of housing types and density ranges.” The proposed density at an R-30 level would provide for a new higher density that further enhances the workforce housing desperately needed in this are of the City of Carlsbad.

Goals 2 – G.5 – “Protect the neighborhood atmosphere and identity of existing residential area.” This site is located within the Bressi Ranch Master Plan and the master owner’s association would help ensure the protection of the neighborhood atmosphere.

Smart Growth -

According to SANDAG, “Smart growth is a compact, efficient, and environmentally-sensitive urban development pattern. It focuses future growth and infill development close to jobs, services, and public facilities to maximize the use of existing infrastructure and preserve open space and natural resources. Smart growth is characterized by more compact, higher density development in urbanized areas throughout the region. These areas are walkable, bike-friendly, near public transit, and promote good community design, resulting in housing and transportation choices for those who live and work in these areas.” This project site fits near perfectly into this definition. The location as specified previously is close to jobs, services and shopping. It is walkable, bike friendly and near public transportation and is adjacent to a major transit corridor.

City Council –

Provision of Workforce Housing – Similar to the General Plan Goal 2-G.2, the proposed site is located in very close proximity to many employment opportunities and the price point at the higher density should provide for more affordable type workforce housing.

Housing for Hospitality Sector – This proposed site would be located adjacent to two hotels.

Housing Along Transit Corridors – This proposed site is adjacent to Palomar Airport Road.

Public Comments –

Desire for Affordable Housing – Many comments expressed a desire for housing that is more affordable. This site proposes housing at a higher density and would therefore be more affordable.

Support for Housing in Industrial Areas – As a part of the survey questions, the highest-ranking location for new housing was “At vacant industrial sites that have been converted to residential use”.

The current owner of this property also owns the hotels to the west and would like to provide the opportunity for his employees to live, work and shop in close proximity to the hotels. Additionally, this would also provide another opportunity for local employers to encourage their employees to live closer to their places of work. This will provide the ability to decrease VMTs and reduce carbon emissions. We believe support for such housing would be high within the Bressi Ranch employment centers.

Please include this location as a part of the list of properties to be reviewed by the Housing Element Advisory Committee. We appreciate your consideration of this request and look forward to working with the Housing Committee and City Staff on this effort. If you have any questions, please feel free to contact me.

Sincerely,

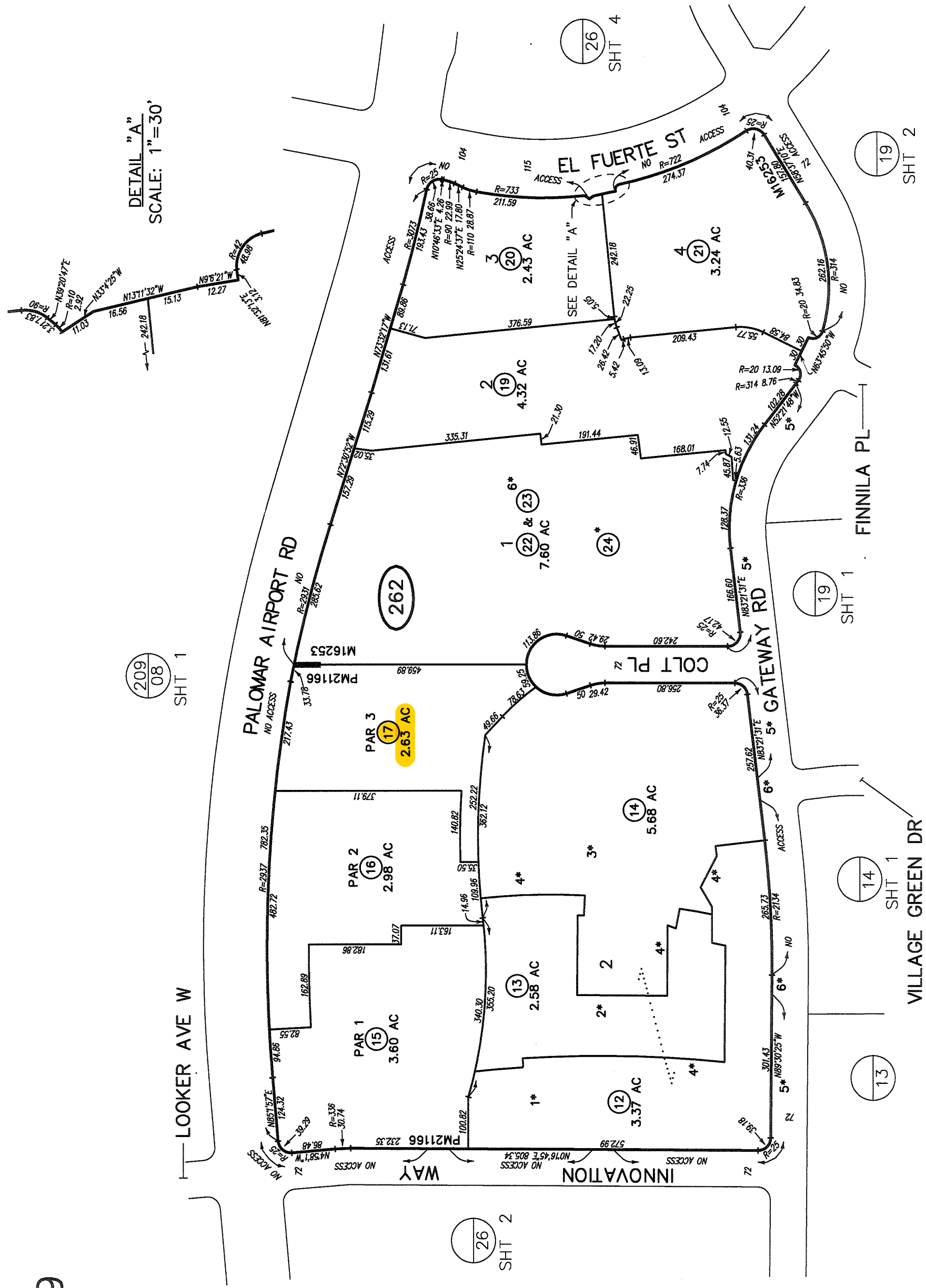


Stan Weiler, AICP
HWL - President

CHANGES

BLK	PRIOR APN	NEW APN	YR	CUT NO.
262		01 THRU 09	06	17
		10	07	1653
		11, 12, 13, 14 & CONDO	08	749
		15 THRU 17	15	1144
		06, 08, & 09 18 THRU 21	19	3
		07 & 18	22	1285
		22	22, 23, SIDS & 24	20 562

- * COMMON AREA
- 1* CONDO
THE TOWERS AT BRESSI RANCH
PHASE I
DOC2007-0660041
(SEE SHT 5)
- 2* CONDO
THE TOWERS AT BRESSI RANCH
PHASE II
DOC2007-0667829
(SEE SHT 5)
- 3* CONDO
THE TOWERS AT BRESSI RANCH
PHASE III
DOC2007-0667830
(SEE SHT 5)
- 4* SEE CONDO PLANS FOR
BRGS & DIST
- 5* NO ACCESS
- 6* CONDO
KENSINGTON AT THE SQUARE
DOC2019-0230474
(SEE SHT 6)



MAP 16253 - CARLSBAD TCT NO. 14-09 UPTOWN BRESSI RANCH
 MAP 15630 - CARLSBAD TCT CT 06-20 THE TOWERS AT BRESSI RANCH
 MAP 14960 - CARLSBAD TCT CT 02-15

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.

The property owner is supportive of the designation change from PI to R-40.

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.

The table below summarizes information about the site, including affordability of the units that could yield from the site’s development.

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)
Income category of units (based on minimum density)	Lower		

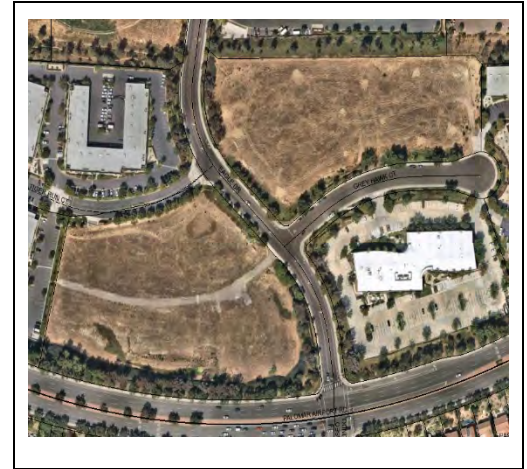
SITE DESCRIPTION

The site consists of two properties north of Palomar Airport Road and east of Melrose Drive, each designated for industrial use. The vacant parcels (5.94 and 8.11 acres) are situated on either side of Eagle Drive and total about 14 acres. Each site is graded and ready for development. The properties likely would be developed separately.

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.

The smaller of the two vacant parcels (nearly six acres, 221-015-08) is owned by Greystar, a large operator of multi-family housing across the country and developer of apartments in San Diego County. The company has submitted a letter (attached) indicating the property will be encumbered by a 5-year deed restriction prohibiting residential occupancy and developed with a surface parking lot for an industrial tenant. Upon expiration of the restriction, the letter indicates Greystar is committed to develop the property residentially. Additionally, the letter indicates a near-term surface parking lot with no vertical improvements will facilitate the property’s eventual conversion into multi-family housing.

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.

The table below summarizes information about the site.

Parcels Numbers	221-015-08, 221-014-03	GMP Quadrant	Northeast
Ownership	Private (separate ownership)	Parcel Size	5.94 and 8.11 acres
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	221-015-08: 193 units 221-014-03: 263 units 456 units (at 32.5 du/ac)
Income category of units (based on minimum density)	Lower		

December 21, 2020

Scott Donnell, Senior Planner
City of Carlsbad
760-602-4618
scott.donnell@carlsbadca.gov

RE: Letter of Consideration for Inclusion in the 2021-2029 Carlsbad Housing Element.

Dear Mr. Scott Donnell:

We appreciate our discussion of the property we own located at 5980 Eagle Drive, Carlsbad CA. We understand that the City has an interest in considering our 5.94-acre site for the 2021-2029 Carlsbad Housing Element ("HEU"). As discussed in your letter (referenced as Exhibit A), R35 zoning is being considered for this property to satisfy the RHNA requirements as stipulated by California State Law and enforced by the Department of Housing and Community Development ("HCD").

Being the largest operator of multifamily housing in the country, with over 660,000 apartment homes under management, and an active developer of apartment communities across San Diego County, Greystar has a strong desire for this property to be included in the 2021-2029 HEU for R35 zoning. As you know, our property will be encumbered by a 5-year deed restriction prohibiting residential occupancy, thus restricting our ability to develop and occupy the site for multifamily in the near-term. As such, Greystar will be developing the site as a surface parking lot for an industrial tenant. The lease is still being negotiated, but Greystar is committed to developing this property upon the expiration of the encumbrances. The City and HCD should find comfort in the fact that our near-term development plans contemplate a surface-parking lot, with no vertical improvements, which will facilitate the eventual conversion into multifamily housing.

To conclude, we appreciate your time and consideration of our property in the HEU. We believe that changing the zoning to allow for multifamily development on our property can be a win-win for all parties. The City and HCD can rely on the fact that the site is owned by one of the region's most active developers of apartment housing and that the site can be easily redeveloped upon expiration of the encumbrances. In the near term, the site will be put to productive use as a parking lot consistent with applicable zoning.

Thank you for your consideration.

Bob LaFever, Managing Director
Greystar Development West, LLC



By: _____

Date: December 21, 2020

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. The lots range from about three-quarters of an acre up to nine acres. Together, they total about 21 acres.

As numbered on the map to the right, the two parcels southeast of Poinsettia Lane contain a single-family dwelling (5) and a greenhouse (6); the remaining parcels (1 – 4) are vacant. The three parcels clustered around the Poinsettia Lane/Brigantine Drive intersection and on both sides of Poinsettia Lane (2, 3, and 4) are under the same ownership.



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. Street improvements along both Poinsettia Lane and Brigantine Drive will be a requirement of development.

Based on their current General Plan land use designation, the properties could potentially develop with 50 homes total.

SITE FEATURES

- Mostly vacant (14 of the 21 acres)
- In the Coastal Zone
- Steep slopes
- Sensitive biological resources
- SDG&E powerline easement
- 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.

The parcels could develop individually. Development of the southernmost of the six properties (6, with the greenhouse) may require access across the two parcels to the north to gain access to Triton Street. Alternatively, opportunities exist for joint development, which could reduce costs through infrastructure savings, for example.

As proposed, the R-23 would apply only to the vacant, two-acre property (2) at the northeast corner of Poinsettia Lane and Brigantine Drive. R-23 would permit a density range of 19 to 23 dwelling units per acre (du/ac). The remaining parcels (1, 3 – 6) would be designated R-30, which would permit a density range of 26.5 to 30 du/ac.

Based on the minimum densities of each designation (R-23, 19 du/ac; R-30, 26.5 du/ac), potential unit yields for each parcel follows:

Map No.	Assessor's Parcel No.	Acreage	Status	Proposed designation	Potential unit yield*
1	215-070-38	9.04	Vacant	R-30	105
2	215-070-43	2.06	Vacant	R-23	32
3	215-070-44	0.73	Vacant	R-30	17
4	215-070-45	2.40	Vacant	R-30	27
5	215-070-37	2.15	Home	R-30	45
6	215-070-04	4.83	Greenhouse	R-30	101
Total					327 units
*For properties 1, 4 – 6, unit yields are reduced due to slope constraints. Other constraints identified by site specific analysis may further reduce densities. For all properties, yields reflect the increase in units over existing permitted densities.					

Property owner letter of support to increase density on property 6 is attached. Additionally, the owner of property 1 has also indicated support for the proposed density increase.

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.

The table below summarizes the information about the Zone 20 cluster site, including the affordability (income category) of units based on minimum densities proposed.

Parcels Numbers	215-070-43, 215-070-44, 215-070-45, 215-070-38, 215-070-04, 215-070-37	GMP Quadrant	Southwest
Ownership	Private (215-070-43, 44, and 45: same ownership; all other parcels are uniquely owned)	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	32 units (at 19 du/ac) or 295 units (at 26.5 du/ac), 327 units total
Income category of units (based on minimum density)	Lower (R-30) Moderate (R-23)		

September 24, 2020

Scott Donnell, Sr. Planner
& Carolyn Luna, Chair of the Housing Element Advisory Committee
City of Carlsbad
1635 Faraday Avenue
Carlsbad, CA 92008

Via Email: scott.donnell@carlsbadca.gov & carolyn.luna@carlsbadca.gov

RE: Subject Property: 6595 Black Rail Road, Carlsbad, CA 92011, APN # 215-070-04
**Request that you consider property for the 2021 Housing Element Update to the
General Plan**

Dear Mr. Donnell & Ms. Luna:

I am the property owner of the above-referenced site. We understand the site has been identified as a "Potential Residential Site for an Up Zone in Density" in the City of Carlsbad Housing Element Presentation dated August 11, 2020.

The 5.03 acre parcel is located in the southwest quadrant along Poinsettia Lane, southwest of the Poinsettia Lane and Black Rail Road intersection. The existing use is for a nursery growing orchids by Rudvalis Orchids. The site is located between multiple residential developments. The site is also located just south of Fairfield Inn & Suites and Courtyard Marriott as well as nearby Bressi Ranch, creating an opportunity to provide workforce housing for the areas employment centers.

The current zoning is single-family residential (R1) and General Plan Land Use Designation is R-4. Our client is willing to work with the City to up zone the property to R-30 in order to provide the highest opportunity for a density increase to assist the City in meeting the Affordable housing numbers required by the State. If a lesser increase was more in line with the City's needs or vision, we would also be agreeable to an increase to R-23, R-15 or R-8 designations.

Please let us know if there is anything we can assist the City with in order for this parcel to be considered and ultimately approved for the change. Thank you.

Sincerely,


Barbara Rudvalis

Cc: Gary Barbario, Assistant City Manager - Gary.Barberio@carlsbadca.gov

Property Aerial

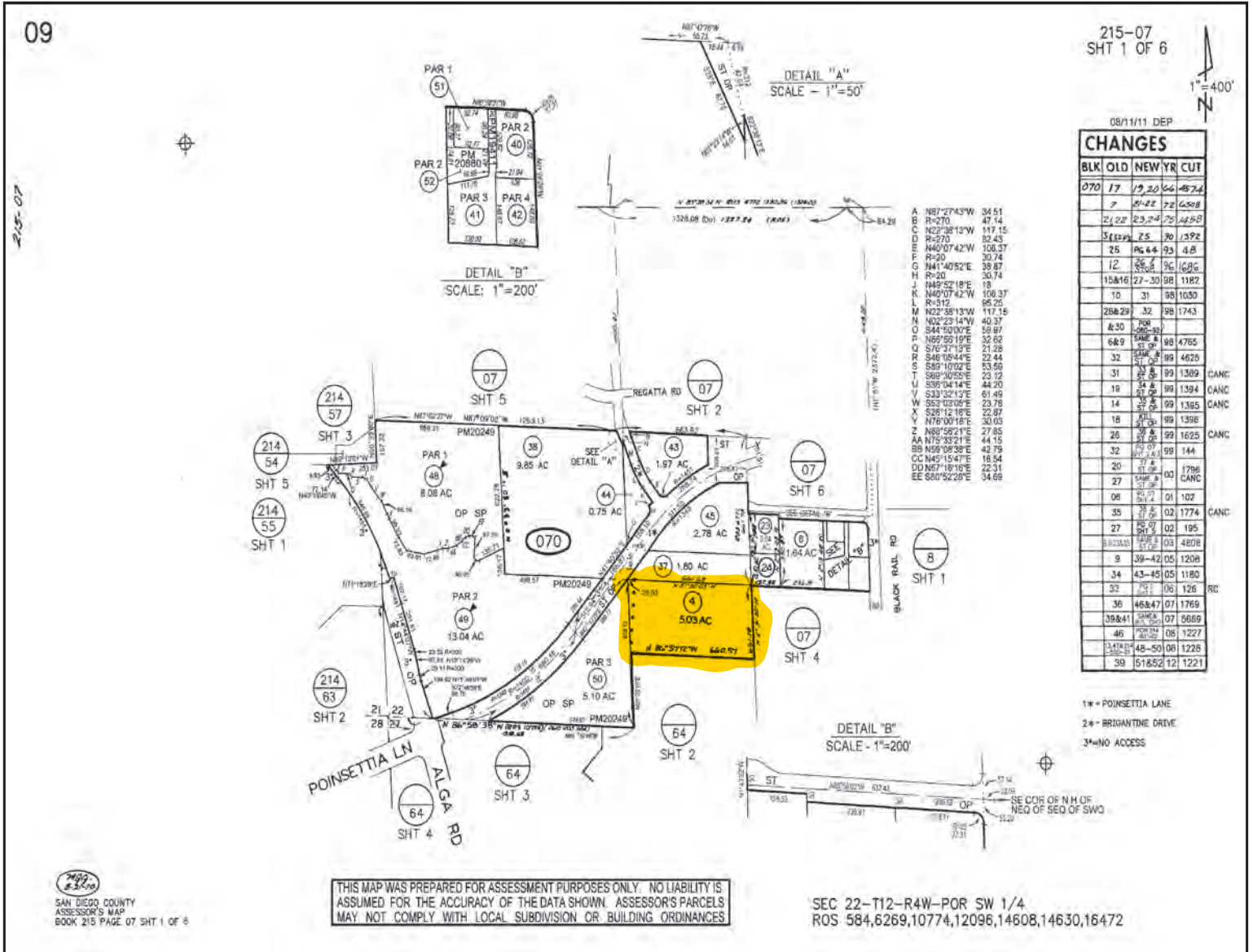




First American

myFirstAm® Tax Map

6595 Black Rail Rd, Carlsbad, CA 92011



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 (see attached letter of support). A parking garage could be constructed to accommodate transit users.

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. About one acre of the 7.7 acre site, encompassing the railroad tracks, is considered undevelopable and not considered in density calculations.

For this NCTD property, a unit yield of 94 units has been estimated based on the minimum of the density range (28 du/ac) and on only 50 percent of the developable site area. 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. NCTD anticipates a request for proposal (RFP) to initiate site development. Release of the RFP is anticipated by 2022 with site availability for development anticipated by 2025. A long-term ground lease is planned. A summary of site information follows:

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 94 units (based on 50% of the site area) at 28 du/ac.	Proposed Residential Opportunity	No change
Income category of units (based on minimum density)	Lower		

810 Mission Avenue
Oceanside, CA 92054
(760) 966-6500
(760) 967-2001 (fax)
GoNCTD.com

December 24, 2020

Mr. Jeff Murphy
Director
Community Development
City of Carlsbad
1635 Faraday Ave
Carlsbad, CA 92008
Sent Via Electronic Mail: Jeff.murphy@carlsbadca.gov

Re: Carlsbad Village Station Redevelopment Opportunity

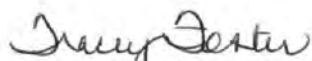
Dear Mr. Murphy:

The North County Transit District (NCTD) and the City of Carlsbad (City) have worked closely over the years, achieving a variety of successes that have benefited the City and NCTD. NCTD seeks to continue working collaboratively with our city partners to collaborate on opportunities that positively impact the communities we serve. NCTD recognizes the housing issues that our communities face and is committed to supporting City initiatives through exploring opportunities for transit-oriented developments.

NCTD is preparing to study the Carlsbad Village site in preparation for issuance of a Redevelopment Request for Proposal in Fiscal Year 2022. NCTD supports the inclusion of the Carlsbad Village Station in the 2021 Housing Element update and agrees that the site possesses great redevelopment potential.

Should you have any questions, please feel free to contact me directly at (760) 966-6674 or tfoster@nctd.org or Jeff Ryan, Senior Planner, at (760) 967-2850 or jryan@nctd.org.

Sincerely,



Tracey Foster
Chief Development Officer

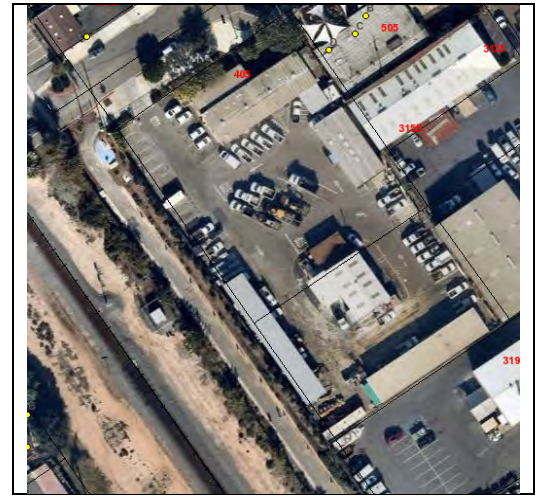
cc: Don Neu, City Planner, City of Carlsbad
Scott Donnell, Senior Planner, City of Carlsbad
Jeff Ryan, Senior Planner, NCTD

SITE DESCRIPTION

This 1.3-acre city-owned site presently serves as a public works maintenance and operations yard. It is located where the west end of Oak Avenue 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 planning 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 city’s large 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. Project design and discretionary permitting are underway, and the estimated construction completion date of the new center is the end of 2023. At that time, the Oak Yard property would no longer be needed for its current purpose.

The city’s adopted 2017 Real Estate Strategic Plan provides guidance on the disposition of the Oak Yard when it is no longer needed for its current use due to the completion of the new maintenance and operations center. The plan recommends the city release a competitive Request for Proposals (RFP) and enter a long-term land lease of the property. The plan does not make a recommendation on the property’s future use.

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, consisting of adjacent 0.84- and 0.5-acre parcels, 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 24 to 30 units.

As a public works yard, there may be the presence of above and below ground contaminants, such as from oil, fuel and lubricants. Completion of the Orion Center by the end of 2023 will ensure adequate time for site clean-up and development of housing within the planning period. A proposal to develop the site would require City Council approval.

The table below summarizes the information about the site, including the affordability (income category) of units based on minimum densities proposed.

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	24 units (at 18 du/ac, the density range minimum)	Proposed Residential Opportunity	No change
Income category of units (based on minimum density)	Moderate		

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RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARLSBAD, CALIFORNIA, IMPLEMENTING UPDATED HOUSING ELEMENT PROGRAM 2.2, BY FINDING THE CITY'S RESIDENTIAL HOUSING CAPS CONTAINED IN THE GENERAL PLAN, GROWTH MANAGEMENT PLAN (PROPOSITION E), CITY COUNCIL POLICY STATEMENT NO. 43, AND THE CITY'S MUNICIPAL CODE (TITLE 21 CHAPTER 90) ARE PREEMPTED BY STATE LAW AND UNENFORCEABLE

WHEREAS, in 1986 the voters of the City of Carlsbad, California adopted Proposition E, which has become known as the Growth Management Plan (GMP); and

WHEREAS, the GMP amended the city's General Plan by adding the following:

The City of Carlsbad in implementing its public facilities element and growth management plan has made an estimate of the number of dwelling units that will be built as a result of the application of the density ranges in the Land Use Element to individual projects. The City's Capital Improvement Budget, growth management plan, and public facilities plans are based on this estimate. In order to ensure that all necessary public facilities will be available concurrent with need to serve new development it is necessary to limit the number of residential dwelling units which can be constructed in the city to that estimate. For that purpose, the city has been divided into four quadrants along El Camino Real and Palomar Airport Road. The maximum number of residential dwelling units to be constructed or approved in the city after November 4, 1986 is as follows: Northwest quadrant 5,844; Northeast quadrant 6,166; Southwest quadrant 10,667; Southeast quadrant 10,801; and

The total number of residential dwelling units at build out was limited to 54,599; and,

WHEREAS, for the sixth housing cycle, the city was assigned a total RHNA of 3,873 housing units, and as of February 28, 2021, only 1,953 residential dwelling units remain available to reach the 54,599 citywide cap. This number includes the 1,353 units that were removed by the City Council in 2002. The 1,953 total units that remain available are distributed among the quadrants as follows: 417 residential dwelling units in the Northwest quadrant, 102 in the Northeast quadrant, 1,127 in the Southwest quadrant and 307 in the Southeast quadrant for a total of 1,953; and

WHEREAS, Proposition E also established Growth Management Control Points for General Plan Density Ranges in order to ensure that growth caps would not be exceeded. When a project is approved with fewer dwelling units than would be allowed by the Growth Management Control Point, excess dwelling units are created. These units are "deposited" in the Excess Dwelling Unit Bank (EDUB). The City Council enacted City Council Policy No. 43 in part to create a process to allocate these excess units

to future projects. City Council Policy No. 43 can act as a cap on development to the extent that units are available in the EDUB; and

WHEREAS, the City's General Plan Land Use and Community Design (LUCD) Element also incorporates the residential caps and control points from Proposition E, including Table 2-3 and Section 2.6, Policy 2-P.8(a) and (b), Policy 2-P.16(d), Policy 2-P.57;

WHEREAS, the City's Municipal Code contains a number of provisions which also implement the GMP housing caps, including but not limited to CMC §§ 21.90.030 (b), 21.90.045 and 21.90.185;

WHEREAS, in 2017 the California Legislature passed SB 166 which amended the Housing Element law (Gov. Code § 65863(a)) to require the City to ensure that its Housing Element is capable of accommodating the remaining Regional Housing Needs Allocation (RHNA) "at all times;" and

WHEREAS, in 2019 the California Legislature passed the Housing Crisis Act of 2019 (SB 330) which added 66300 to the Government Code. It states that California is experiencing a housing shortage of crisis historic proportions. To address the crisis, the Legislature has declared a statewide housing emergency until 2025 and suspended certain restrictions on development of new housing during the emergency. Among other things, the Legislature has suspended the ability of cities to establish or implement any provision that:

- (i) Limits the Number of land use approvals or permits necessary for the approval and construction of housing that will be issued or allocated within all or a portion of the affected county or affected city,
- (ii) Acts as a cap on the number of housing units that can be approved or constructed either annually or for some other time period, or
- (iii) Limits the population of the affected county or affected city. Government Code 66300 (b)(1)(D); and

WHEREAS, on February 23, 2021 the City of Carlsbad received an opinion from HCD (Attachment A) which states:

The City's GMP appears to be designed to assure that housing development in the City and the provision of public services are closely aligned (City of Carlsbad Mun. Code, § 21.09.010.) However, the City's GMP establishes growth cap numbers City-wide and by quadrant. Moreover, the City's GMP mandates that the City shall not approve any General Plan amendment, zone change, tentative subdivision map or other discretionary approval for a development which could result in the development above the limit in any quadrant. The establishment of such growths caps and development restrictions contradicts Government Code section 66300, subdivision (b)(1)(D). Accordingly, HCD is of the opinion that such a growth cap under the GMP cannot permissibly be implemented consistent with Government Code section 66300.

WHEREAS, additional communication with HCD explained the GMP residential unit caps could not prevent consistency with the Housing Element inventory [Gov. Code 65583(a)(3)] and SB 166 [Gov. Code § 65863(a)];

WHEREAS, if the City of Carlsbad does not address HCD's concerns and refuses to certify the City housing element in compliance with state law, the City would lose the ability to control residential development. More specifically, the Government Code places the burden on a city to deny housing development projects, and requires a city to adopt specific findings for denial or a reduction in residential density. (Gov. Code, §§ 65589.5(d) and (j), 65863.) This includes findings that (A) a city has adopted a housing element in substantial compliance with state law, (B) a city has met or exceeded its RHNA allocation, and (C) that denial of a housing project is consistent with a city's general plan, including the housing element. (Gov. Code, §§ 65589.5(d)(1).) If these findings cannot be made, a city is generally required to approve a housing project. (Id.) The City is also explicitly precluded for relying upon a land use inconsistency as grounds for denial of a housing project where it does not have a certified housing element. (Gov. Code, § 65589.5(d)(5)(B).);

WHEREAS, Under the California Constitution article XI, section 7 a city may not enact local laws that conflict with "general" or state laws. Local legislation that conflicts with the general laws of the state is void, including Growth Management Plans; *California Building Industry Assoc. v. City of Oceanside* (1994) 27 Cal.App.4th 744, 760-761. *Cohen v. Board of Supervisors* (1985) 40 Cal 3d 277, 290; similarly, previously valid laws which become inconsistent with state law are also void and unenforceable. *Friends of Lagoon Valley v. City of Vacaville* (2007) 154 Cal.App.4th 807, 830; and

WHEREAS, Pursuant to Public Resources Code Section 21065, the City's preemption findings which simply recognize controlling state law do not constitute a "project" within the meaning of the California Environmental Quality Act (CEQA) in that it has no potential to cause either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment, and therefore does not require environmental review.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Carlsbad, California, as follows:

1. That the above recitations are true and correct and are incorporated herein by reference to include Attachment A as findings set forth in full.

2. Consistent with Updated Housing Element Program 2.2, the City Council finds that Government Code Sections 65583(a)(3) and 65863(a) (SB 166 [2017]) and Government Code Section 66300(b)(1)(D) (SB 330 [2019]) preempt the city from implementing residential growth management plan caps, residential quadrant limits, and residential control points. Consequently, the City finds that it cannot and will not enforce these residential caps, quadrant limits, and control points, including but not limited to those contained in the General Plan (including, but not limited to the Land Use and Community Design Element Table 2-3, Section 2.6, Policy 2-P.8(a) and (b), Policy 2-P.16(d), and Policy 2-P.57), Growth Management Plan (Proposition E); City Council Policy Statement No. 43, Carlsbad Municipal Code Chapter 21.90 including but not limited to CMC §§ 21.90.030 (b), 21.90.045 and 21.90.185.
3. If any section, subsection, sentence, clause, or phrase of this resolution is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of the resolution. The City Council hereby declares that it would have passed this resolution and each section, subsection, sentence, clause, and phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses, or phrases be declared invalid or unconstitutional.

PASSED, APPROVED AND ADOPTED at a Regular Meeting of the City Council of the City of Carlsbad on the ___ day of _____, 2021, by the following vote, to wit:

AYES:

NAYS:

ABSENT:

MATT HALL, Mayor

BARBARA ENGLESON, City Clerk

(SEAL)

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT**DIVISION OF HOUSING POLICY DEVELOPMENT**

2020 W. El Camino Avenue, Suite 500

Sacramento, CA 95833

(916) 263-2911 / FAX (916) 263-7453

www.hcd.ca.gov

February 23, 2021

Celia A. Brewer, City Attorney
Office of the City Attorney
City of Carlsbad
1200 Carlsbad Village Drive
Carlsbad, CA 92008

Dear Celia Brewer:

**RE: Request for HCD Opinion on Enforceability of City's Growth Cap
Letter of Technical Assistance**

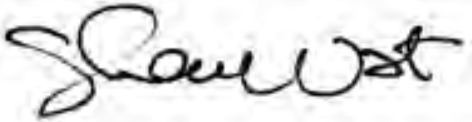
This letter is to assist the City of Carlsbad (City) in the implementation of Government Code 66300, part of the Housing Crisis Act (Senate Bill 330) of 2019, as requested in the City's letter dated August 04, 2020. The City's letter requested the opinion of the California Department of Housing and Community Development (HCD) as to the enforceability of the City's growth cap provisions within the Growth Management Program (Proposition E or GMP). For the reasons explained below, HCD finds that the City's growth cap provisions to be impermissible under Government Code section 66300, subdivision (b)(1)(D).

HCD's opinion is based on the mandatory criteria established by the Legislature with the passage of SB 330 in 2019, also known as the Housing Crisis Act of 2019, which added section 66300 to the Government Code. The State of California is experiencing a housing supply shortage of crisis proportions. To address this crisis, the Legislature declared a statewide housing emergency until 2025 and suspended certain restrictions on development of new housing during the emergency period. (Housing Crisis Act of 2019, Chapter 654, Statutes of 2019, section 2(b).) Among other things, the Legislature suspended the ability of cities and counties to establish or implement any provision that: (i) "Limits the number of land use approvals or permits necessary for the approval and construction of housing that will be issued or allocated within all or a portion of the affected county or affected city," (ii) "Acts as a cap on the number of housing units that can be approved or constructed either annually or for some other time period," or (iii) "Limits the population of the affected county or affected city." (Gov. Code, § 66300, subd. (b)(1)(D).

The City's GMP appears to be designed to assure that housing development in the City and the provision of public services are closely aligned (City of Carlsbad Mun. Code, § 21.09.010.) However, the City's GMP establishes growth cap numbers City-wide and by quadrant. Moreover, the City's GMP mandates that the City shall not approve any General Plan amendment, zone change, tentative subdivision map or other discretionary approval for a development which could result in the development above the limit in any quadrant. The establishment of such growths caps and development restrictions contradicts Government Code section 66300, subdivision (b)(1)(D). Accordingly, HCD is of the opinion that such a growth cap under the GMP cannot permissibly be implemented consistent with Government Code section 66300.

Thank you for reaching out to HCD for this guidance. Please contact Melinda Coy of our staff, at Melinda.Coy@hcd.ca.gov, with any questions.

Sincerely,

A handwritten signature in black ink that reads "Shannan West". The signature is written in a cursive, flowing style.

Shannan West
Land Use and Planning Chief

[Planning Commission Resolution No. 7410](#)

(on file in the Office of the City Clerk)

[Housing Commission Resolution No. 2021-003](#)

(on file in the Office of the City Clerk)

[Planning Commission staff report dated March 3, 2021](#)

(on file in the Office of the City Clerk)



March 3, 2021

CALL TO ORDER: 3:18 p.m.

ROLL CALL: Kamenjarin, Lafferty, Luna, Meenes, Merz, Sabellico, and Stine

APPROVAL OF MINUTES:

None

PUBLIC COMMENTS ON ITEMS NOT LISTED ON THE AGENDA:

None

PLANNING COMMISSION PUBLIC HEARING:

Chair Meenes directed everyone's attention to the slide on the screen to review the procedures the Commission would be following for that evening's public hearing.

Chair Meenes opened the public hearing for Item 1.

1. **GPA 2019-0003 (PUB 2019-0009) – HOUSING ELEMENT UPDATE 2021-2029** – Request for a recommendation of approval of an addendum to Environmental Impact Report EIR 13-02 and an amendment to the General Plan to revise the city's General Plan Housing Element.

City Planner Neu introduced Agenda Item 1 and stated Senior Planner Donnell would make the staff presentation (on file in the Planning Division).

STAFF QUESTIONS:

Commissioner Lafferty asked if the proposed affordable housing units would be spread throughout the city in each district. She stated she would like to see a comparison of the existing and proposed affordable units within the city.

Senior Planner Donnell stated the city is trying to spread the identified sites throughout the city, and ultimately will depend on what sites are approved in the housing element.

Commissioner Sabellico asked if any property within the city would need to be rezoned to meet the RHNA allocation.

Senior Planner Donnell stated that the city currently has a shortfall of about 1,600 units and would need to rezone some land.

PUBLIC COMMENTS:

Chair Meenes asked if there were any members of the public who wished to speak on the project. He opened public testimony at 4 p.m.

Residents David Waldman, Jenene and Michael McGonigal, Robert and Donna Billmeyer, Michael Thornton, Chris Malek, John Kuznik, and M. Sue Davis, submitted comments regarding parcels designated as Site Number: 13 – Zone 20 cluster. They are concerned the proposed zoning change will cause obstructed views, increased noise, increased street parking and more congestion to the surrounding neighborhood. They state there is a lack of public transportation and the area is not walkable. They are all in strong opposition to any proposed rezoning and would like the parcels removed from the Housing Plan.

Howard Krausz, North County Advocates President, submitted comments supporting Measure E citizen's initiative, Growth Management Plan. He stated the GMP cannot be modified without another vote of the citizen's and stated standards in the GMP are not being met to include traffic circulation. He requested the references to modifying or eliminating the GMP be removed from the HEU or delaying action on its objectives.

Chair Meenes asked if there were any additional members of the public who would like to speak on the project. Seeing none, he closed public testimony at 4:27 p.m.

COMMISSION DISCUSSION:

City Planner Neu commented that the list of sites in the housing element is tentative and that further analysis needs to be done before removing any.

Assistant City Attorney Kemp commented that state law would trump any local law in relation to growth management whether it was adopted by the voters or enacted by council.

Commissioner Stine asked if the Housing Element Advisory Committee received correspondence on site 13.

Senior Planner Donnell commented that the Housing Element Advisory Committee did receive some comments on site 13 and that they ultimately decided to keep it in the inventory.

Goal 1: Housing Opportunities

Commissioner Stine suggested additional verbiage be added to explain that the sites are spread throughout the city with the intention that the affordable housing being shared in a way that is fair and equitable.

Rick Rust, consultant with Mintier Harnish, stated some general policy statement about the distribution can be added. He stated there are some areas of the city, specifically the south east, where there are slope and environmental constraints. He stated the proposed sites are not a perfect distribution.

Community Development Director, Jeff Murphy, stated the language Commissioner Stine is suggesting is already included in previous chapters.

Commissioner Lafferty asked if a developer proposed a housing project with 20% being deed restricted, would that project be reviewed by the planning commission or council. She stated she is concerned that larger lots could build high density projects without being reviewed by the commission or council as well as the affordable units being equally spread through the quadrants.

Principal Planner Lardy stated a project that proposed 20% deed restricted units would be by right and would not have discretionary permits.

City Planner Neu stated developing Objective Design Standards will assist in proving the quality of the design at a minimal level when a project is by right and that is an item in the housing element.

Motion by Commissioner Lafferty, seconded by Commissioner Sabellico, to recommend adding a program in 1.8, Objective d, to add an expansion of live work zoning allowances citywide.

Goal 2: Housing Implementation

Commissioner Stine asked for clarification on what changes need to be made to policy 43 as mentioned in the element.

City Planner Neu stated that the policy may need to be modified or eliminated as it may not be in line with some of the state requirements related to growth management that have more recently been enacted.

Goal 3: Preservation of Existing Housing

Chair Meenes asked for additional information on conversions from apartments to condos.

Senior Planner Donnell stated the policy is intended to continue discouraging and or restricting condominium conversions to prevent any loss of affordable housing and if a conversion did occur, the project would be subject to the city's inclusionary housing ordinance.

Commissioner Lafferty asked for additional information on the policy that covers rehabilitation assistance, specifically if in identifying those properties would there be any recognition or component of historical relation. She stated she would like to see a historical designation added.

Housing Services Manager De Cordova, stated that a survey to identify substandard and deteriorating housing may range anywhere from what is called a windshield survey, driving by and or exterior observation, to more in depth surveys through code enforcement action or investigation. He stated the policy does not include assessing any historical resource value of a particular unit or property. He stated there are other policies outside the housing element that covers historic preservation.

Community Development Director Murphy stated he would recommend not to add a historical designation requirement to this policy as staff has stated that historical elements already exist in the general plan. He stated this policy is intended to specifically address inhabited structures that are substandard for living conditions and they be assessed and get improved.

Senior Planner Donnell added that the state may see any historic preservation language related to housing as a potential constraint to providing lower income housing.

Commissioner Luna stated that as the Chair of the Housing Element Advisory Committee they did discuss any historic preservation related to housing and felt it was not appropriate to add it into the housing element to avoid concerns from the state as well as historic preservation is addressed in other elements, such as the general plan.

Goal 4: Affirmatively Furthering Fair Housing

Senior Planner Donnell provided a brief overview of the goal, there were no comments from the commission.

Goal 5: Community Engagement on Housing Resources

Senior Planner Donnell provided a brief overview of the goal, there were no comments from the commission.

Goal 6: Environmental Justice

Commissioner Lafferty stated concern with circulation in the Barrio area with ingress and egress and asked if that is addressed in the policy.

Senior Planner Donnell stated circulation is not directly addressed in this policy. He stated there are other projects outside of the housing element that will improve circulation in the Village and Barrio area. He stated the widening of the underpass at Chestnut and the potential relocation of the railroad tracks to be below grade are a few projects that would directly impact circulation in the area she mentioned.

ACTION:

Motion by Commissioner Luna, seconded by Commissioner Sabellico, to adopt Resolution No. 7410 as amended to include the errata. Motion carried, 7/0.

PLANNING COMMISSION REPORTS/COMMENTS:

Commissioner Lafferty gave a brief update on the Historic Preservation Committee's meeting where she serves as an ex-officio member.

Commissioner Luna stated Senior Planner Donnell did an exceptional job developing the draft housing element document and leading the advisory committee.

CITY PLANNER REPORTS:

None

CITY ATTORNEY REPORTS:

None

ADJOURNMENT:

Chair Meenes adjourned the duly noticed meeting at 6:35 p.m.

Melissa Flores - Minutes Clerk

[Housing Commission staff report dated March 4, 2021](#)

(on file in the Office of the City Clerk)



HOUSING COMMISSION

Minutes

MEETING OF: HOUSING COMMISSION (Special Meeting)
DATE OF MEETING: MARCH 4, 2021
TIME OF MEETING: 6:00 P.M.
PLACE OF MEETING: VIA ZOOM

CALL TO ORDER: Chairperson John Nguyen-Cleary called the Meeting to order at 6:00 p.m.

ROLL CALL was taken as follows:

Present: Shirley Cole
 Marissa Cortes-Torres
 Joy Evans
 Allen Manzano
 John Nguyen-Cleary
Absent: None

APPROVAL OF MINUTES:

On motion by Commissioner Manzano and seconded by Commissioner Cortes-Torres the minutes of the following meeting was unanimously approved:

Minutes of the Regular Meeting held on Jan. 14, 2021.

PUBLIC COMMENTS:

There were no public comments on non-agenda items.

PUBLIC HEARINGS:

1. **2021-2029 Housing Element Update (GPA 2019-0003, PUB 2019-0009)** - Request for a recommendation of approval of an amendment to the General Plan Housing Element.

Scott Donnell, Senior Planner, and Eric Lardy, Principal Planner, presented the 2021-2029 Housing Element Update to the Housing Commission. Mr. Lardy explained the contents of the Errata Memorandum dated March 4, 2021 that was distributed to the Housing Commission. The purpose of the Errata Memorandum was to provide the Feb. 22, 2021 Housing Element review letter received from the

California Housing and Community Development Department, staff's analysis of HCD's comments, responses and proposed revisions to the Housing Element for the Housing Commission's consideration.

Following the presentation, housing commissioners asked clarifying questions about what happens after adoption of the Housing Element regarding program implementation and land use changes necessary to meet future housing needs. Staff clarified that within three years following Housing Element adoption, the city will undertake a public and formal process to re-designate (or rezone) specific housing sites at densities required by state law. Community members will have opportunities to provide input during this process.

The public hearing was opened and the following individuals provided comments to the Housing Commission which were read into the record :

Kim Hampson
David Waldman
Jenene and Michael McGonigal
Robert and Donna Billmeyer
Maria Rodriguez
Charles and Michele Lehr
Michael T. Thornton
Segovia-Krause Family
John Kuznik
Jackson
Howard Krausz, NCA President
Jaclyn Pampel

Most of the public testimony related to concerns about the inclusion of Site 13 ("Zone 20 Cluster") in the Housing Element sites inventory, citing various reasons why the site was not appropriate for increased density.

After the staff presentation and public testimony, Chairperson Nguyen-Cleary closed the public hearing and the Housing Commission engaged in questions and answers and commissioner discussion:

- Staff reiterated that adoption of the Housing Element does not change land uses, but identifies where potential land uses could occur to meet the city's housing needs.
- Residents will have additional opportunities for input on re-designating specific sites for housing.
- A draft of the full Housing Element was presented to the Housing Commission for comment at their Dec. 3, 2020 meeting.
- A housing commissioner inquired about the city's Growth Management Program (GMP) and how it is affected by SB330. Staff responded that SB330 prohibits local measures and actions that impose a moratorium on housing

- development, and that the state (HCD) issued a letter to the city opining that enforcement of GMP housing caps is impermissible under state law. Staff stated that they anticipate the City Council will discuss the GMP as part of their annual goal-setting.
- In response to a question, staff explained the permit streamlining provisions afforded developers under SB 35, and the conditions under which they may be invoked in Carlsbad. To date no developer has requested SB 35 streamlining in Carlsbad.
 - A question was raised as to why the land use rezoning program is scheduled to be completed in three years. Staff explained that three years is the deadline by state law, but that staff intends to initiate the program within the first year following Housing Element adoption. Staff further explained that sites would likely be re-designated as a package rather than incrementally, while acknowledging that individual developers may prefer to proceed with their development plans on their own timeline.
 - Chairpersons Nguyen-Cleary raised concerns about how the quantified objectives are presented in Table 10-44, finding that the data were confusing and potentially misleading. Ideas were discussed about how the information could be re-formatted to be clearer. Staff indicated the project team will discuss ways to clarify the data in the final document.
 - In response to a question about what happens to the Housing Element document once it's adopted, staff stated that it will be used as a reference tool by builders and planning staff, and also to guide implementation of the programs it contains. Staff will develop simple hand-outs to explain what the Housing Element is and how it is used. A commissioner commented that while the Housing Element is comprehensive in its scope, it does not preclude the possibility of considering additional ideas about housing policy or program implementation.

Staff Recommendation: Approve.

ACTION: On a motion by Commissioner Evans and seconded by Commissioner Cole, the Housing Commission of the City of Carlsbad, California, adopted Resolution No. 2021-003, recommending that the City Council approve an amendment to the General Plan Housing Element for the 2021-2029 housing cycle, with incorporation of the revisions presented in the Errata Memorandum dated March 4, 2021.

AYES: COLE, CORTES-TORRES, EVANS, MANZANO AND NGUYEN-CLEARY.

NAYS: NONE

ABSENT: NONE

DRAFT

DEPARTMENTAL REPORTS:

None.

HOUSING COMMISSIONER COMMENTS:

None.

HOUSING SERVICES MANAGER COMMENTS:

Housing Services Manager de Cordova stated that there will be no Housing Commission meeting on March 11, and that the next regular Housing Commission meeting will be held on April 8, 2021.

ADJOURNMENT:

By proper motion, the Special Meeting of the Housing Commission was adjourned at 8:02 p.m.

David de Cordova
Housing Services Manager

PATTI CRESCENTI, Minutes Clerk

MINUTES ARE ALSO RECORDED AND KEPT ON FILE UNTIL THE WRITTEN MINUTES ARE APPROVED.

What's allowed under the HOUSING AFFORDABILITY ACT?

California Senate Bill 35, the Housing Accountability and Affordability Act, was signed by Governor Jerry Brown on Sept. 29, 2017, and became effective Jan. 1, 2018. Under state housing law, the State Department of Housing and Community Development assigns each jurisdiction housing production goals for different income categories; this is referred to as the Regional Housing Needs Allocation goals.

Every year cities and counties are required to report to HCD their housing production (by income category) according to the number of building permits issued within the jurisdiction. If HCD finds that a jurisdiction's RHNA goals are not being satisfied, SB 35 requires cities and counties to streamline the review and approval process of certain affordable housing projects.



For the current housing cycle (2013-2021), Carlsbad was assigned the following housing production goals.

Income Category	RHNA Assigned	RHNA Permitted ¹
Very Low	912 units	44 units
Low	693 units	272 units
Moderate	1,062 units	316 units
Above Moderate	2,332 units	3,056 units

¹As of Dec. 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% of the units in the project are proposed for lower income families.

STREAMLINED MINISTERIAL APPROVAL

SB 35 requires cities and counties to streamline review and approval of eligible affordable housing projects by providing a ministerial approval process, exempting such projects from environmental review under the California Environmental Quality Act.

This process does not allow public hearings; only design review or public oversight is allowed, which must be objective and strictly focused on assessing compliance with criteria required for streamlined projects as well as objective design review of the project.

Depending upon the number of housing units proposed in the project, the city has a short timeframe to review the application to determine if it is eligible for processing under SB 35. If it is determined that the project is eligible, SB 35 specifies the timeframes within which the city must make a final decision on the application.

ELIGIBILITY CRITERIA

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

Minimum Affordable Units

- 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 75% 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 with-in 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

DEMOLITION OF EXISTING RESIDENTIAL UNITS

Development cannot demolish any existing housing units that meet one of the following:

- Occupied by tenants in the last 10 years
- Subject to any form of rent or price control
- Subject to a local law that restricts rental prices to levels affordable to persons and families of moderate, low or very low incomes.

Historic Buildings

Development cannot demolish a historic structure that is currently listed on a national, state or local historic register at the time of application submittal.

Consistent with Objective Planning Standards

Development must meet all objective general plan, zoning and design review standards in effect at the time the application is submitted, except for density bonus (see section on SB35 and density bonus).

Note: SB 35 defines objective standards as those standards that involve no personal or subjective judgment 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 or proponent and the public official prior to submittal.

Prevailing Wages

All construction workers employed in the execution of the development must be paid at least the general prevailing rate of per diem wages for the type of work and geographic area. Public work projects as defined in Government Code Section 65913.4(a)(8)(A), are exempt.

Skilled and Trained Workforce Provisions

A skilled and trained workforce, as defined in Government Code Section 65913.4(a)(8)(B)iii, must complete the development if the project consists of 75 or more units that are not 100% subsidized affordable housing.

Subdivisions

Does not involve a subdivision, unless the development:

- Receives a low income housing tax credit and is subject to the requirement that prevailing wages be paid; or,
- Subject to requirements to pay prevailing wages and use a skilled/trained workforce.

Parking

Must provide at least one parking space/unit, however, no parking may be required under the following:

- The project is located within:
 - » Half mile of a public transit stop
 - » Architecturally or historically significant historic district
 - » One block of a car-share station
- On-street parking permits are required but not offered to the development occupants.

SB 35 AND DENSITY BONUS

SB 35 projects can utilize all the benefits offered under the State Density Bonus Law, which includes density bonus and the granting of concessions, incentives and waivers of development standards to housing developments.

APPROVAL TIMELINE

Projects that elect to take advantage of this process must 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 or fewer units, and 90 days for projects with more than 150 units.

Thereafter, project design review and consideration of any information requested of the applicant for ministerial review must be completed with a final approval in 90 days from project application submittal for projects with 150 or fewer units and 180 days from project submittal for projects with more than 150 units.

PUBLIC HEARING REQUIREMENTS

SB 35 projects are ministerial, which do not require public hearings. SB 35 allows “design review or public oversight” to occur if a city so chooses. This process may be conducted by the Planning Commission or an equivalent board or commission responsible for review and approval of development projects, or the City Council.

Design review or public oversight must be objective and strictly focused on assessing compliance with criteria required for streamlined projects, as well as any reasonable objective design standards that were in effect before the application was submitted. This process may not in any way “inhibit, chill, or preclude the ministerial approval” allowed by SB 35.

ENVIRONMENTAL/IMPACT REVIEW

SB 35 projects are considered ministerial and therefore not subject to CEQA. As such, the city cannot require applicants to prepare any studies that would be required under CEQA (i.e., traffic, air quality, noise).

The city can only require an applicant to abide by objective planning standards that were in effect at the time the SB 35 application was submitted. If an objective planning standard requires certain studies to be performed and there are objective standards to address the preparation and results of those studies, then the applicant would be required to prepare and implement those requirements.

APPROVAL EXPIRATION

The expiration dates for projects approved under SB 35 are as follows:

- Projects will not expire where 50% of the units are affordable to households making below 80% of the area median income (below moderate income levels).
- Projects that do not include housing noted in the bullet above automatically expire after three years.
- Projects shall remain valid for three years and shall remain in effect as long as vertical construction has begun and is in progress. A one year extension to the original three year period may be granted if making progress toward construction.

Impacts of SB 166 and SB 330 on the Growth Management Plan

Certain government code sections affecting housing laws, which the state legislature recently changed, have been used by the California Department of Housing & Community Development (HCD) to support their position that certain elements of the city's Growth Management Plan (GMP) are preempted by state law and unenforceable. Below is an overview.

A. The Growth Management Plan

The GMP, a component of the City's General Plan, was passed by voters in 1986 as Proposition E. The GMP sets forth standards and requirements for how growth is to occur in the city. The ideology behind the plan is to ensure that new development does not outpace the performance standards established for public facilities such as roads, open space, parks and emergency services. New development must be measured against the plan's standards and show that they comply with the requirements before being approved.

- Citywide and Quadrant Housing Unit Caps

Among other things, the GMP establishes the maximum number of homes that can be built in the city, referred to as the "growth cap." To ensure even distribution of housing development, the city was divided into quadrants with each quadrant assigned a portion of the city's growth cap, referred to as "quadrant caps." Under the plan, once a quadrant reaches its assigned cap, the city is precluded from approving any further housing development in that quadrant.

- Allocation from the Excess Dwelling Unit Bank

In April 2005, the City Council approved Council Policy #43, the Excess Dwelling Unit Bank. Excess dwelling units become available as a result of residential projects being approved and constructed with fewer dwelling units than would have been allowed by the GMP growth management control points. A development project in any quadrant wishing to exceed its growth management control points may do so by withdrawing units from the Excess Dwelling Unit Bank, so long as the required findings are made, and the number of dwelling units does not exceed the quadrant cap.

- Moratorium when Performance Standards Exceeded

Under the GMP implementing regulations, when an established performance standard was exceeded, the city previously had the authority to implement a moratorium on new development pursuant to CMC §21.90.080 and §21.90.130, until the property owners within the affected Local Facilities Management Zone implement a financing plan to address the deficiencies.

B. State Law Changes Impacting GMP

- SB 330 – Housing Crisis Act of 2019

This bill prohibits the city from applying the aforementioned control limits on residential development (unit caps, bank allocation, moratorium). Senate Bill 330, the Housing Crisis Act of 2019, states that where housing is an allowable use, the City is prohibited from enacting a “development policy, standard or condition” that would have the effect of “imposing a moratorium or similar restriction or limitation on housing development...other than to specifically protect against an imminent threat to the health and safety of persons residing in, or within the immediate vicinity of, the area subject to the moratorium...,” and any moratorium adopted pursuant to such an exemption would require approval from HCD (Government Code Section 66300(b)(1)(B)(i) and (ii)).

SB 330 also prohibits enactment of a law "establishing or implementing any provision that: (i) limits the number of land use approvals or permits necessary for the approval and construction of housing that will be issued or allocated within all or a portion of the ... city," (ii) *“acts as a cap on the number of housing units that can be approved or constructed either annually or for some other time period,”* or (iii) limits the population of the affected city. (Emphasis added; Gov. Code, § 66300(b)(1)(D).)

This bill is due to expire on Jan. 1, 2025. On Jan. 21, 2020, an overview of the impacts of SB 330 were provided at a joint special meeting of the City Council, Planning Commission, Housing Commission, Traffic & Mobility Commission, and Housing Element Advisory Committee.

- SB 166 – Residential Density and Affordability Act

Among other changes, Senate Bill 166 changed state housing law (Government Code §65863) to require that a jurisdiction’s housing element must accommodate, at all times throughout the planning period, its share of the state’s regional housing need (Government Code §65584).

For the sixth housing cycle, the city was assigned a total of 3,873 housing units. As the chart below reflects, only 1,953¹ housing units remain available to reach the 54,599 citywide cap as set forth in the GMP. Rezoning to accommodate 1,604 of the 3,873 units will be necessary. While rezoning will not exceed the units remaining, ongoing compliance with SB 166 after the rezoning and through the remainder of the housing cycle will be precluded should the city enforce the GMP cap and/or moratorium. This is in direct violation of SB166 and §65584. Unlike SB330, SB166 will not sunset.

¹ This number includes the 1,353 units that were removed by the City Council in 2002. The actual number of units available is as follows: Village – 417 units, NW Quadrant outside of the Village – 0 units, remaining quadrants (NE, SW and SE) – 183 units.

Additionally, SB 166 includes provisions that could require additional units be made available as changes occur during the planning period. While the Housing Element is only required to rezone 1,604 units to meet the requirements for a rezone program, the city is required to maintain this capacity throughout the entire eight-year planning cycle. It is highly likely that through the planning cycle, units assumed to be lower income due to density, a requirement of California law, will be constructed at market rate. For this case, the city must either have additional sites in the inventory to provide for a 'buffer', or concurrently identify or rezone adequate sites and amend the sites inventory. Any development limitations or downzone will also need to be monitored for this requirement.

DESCRIPTION	NORTHWEST QUADRANT			NORTHEAST QUADRANT	SOUTHWEST QUADRANT	SOUTHEAST QUADRANT	CITYWIDE TOTAL
	Outside Village	Village	Total NW				
Units built	11,863	663	12,526	7,309	10,220	16,464	46,519
Units planned	2,123	304	2,427	1,631	1,512	557	6,127
Total built/planned	13,986	967	14,953	8,940	11,732	17,021	52,646
GMP unit caps	---	---	15,370	9,042	12,859	17,328	54,599
Remaining	0	417	417	102	1,127	307	1,953

Figures as of February 28, 2021

April 6, 2021

Housing Element

Under California Law, all cities within the region are required to adopt a housing plan, called the Housing Element. The plan is a policy document that provides an analysis of the city's housing needs for all income levels, and strategies and programs that will be implemented to respond and provide for those housing needs for the next eight years. Housing Element updates are due on April 15, 2021 or there is a risk of penalties from the State.

The Housing Element itself is part of the city's General Plan and includes the following components:

- An assessment of the demographics and housing needs in the city;
- Review of accomplishments from the previous housing element;
- An inventory and analysis of possible sites that could accommodate the RHNA;
- Analysis of potential constraints on housing; and,
- A listing of policies and programs to be implemented to meet required housing obligations.

Regional Housing Needs Assessment (RHNA) Allocation

Among other responsibilities as part of the housing plan, the California Department of Housing & Community Development (HCD) is accountable for developing state housing production goals. These goals represent the total number of housing units to be built within an eight-year housing cycle for varying income groups. The process of developing and assigning these housing units to local jurisdictions is referred to as the Regional Housing Needs Assessment (RHNA). The RHNA for the city is 3,873 units for this cycle.

As required under state law, jurisdictions throughout the state have begun updating their respective Housing Elements to show how they intend to accommodate their housing obligations for the upcoming housing cycle. For the San Diego region, the housing cycle is April 2021 through April 2029. California Law, in Government Code 65583(c)(1)(A), allows a city to adopt a Housing Element prior to the deadline, but include a program that would evaluate and rezone enough sites to comply with the RHNA within three years.

Public Outreach and Policy Options

During the Public Review there have been comments received from individuals and other public agencies. The following are a summary of comments that are requesting specific changes to the draft Housing Element, including requests from the Planning and Housing Commissions. Included with each comment are options that exist for consideration and direction from the City Council.

Item #6

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Proposed Policy Amendments and Options

Proposed Program Element	Source	City Council Option																				
<p>Non-Smoking Program</p>	<p>Public Comments</p>	<p>The County Public Health Officer and some public commenters asked for inclusion of a Smoke Free Policy. Should the City Council wish to include this recommendation staff has provided new program language below:</p> <p><i>Program 1.12: Smoke-free ordinance for multi-family housing</i></p> <p>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.</p> <div data-bbox="625 808 1112 1501" style="border: 1px solid black; padding: 5px;"> <p>Funding</p> <ul style="list-style-type: none"> ■ Departmental Budget ■ General Fund <p>Lead Agency</p> <ul style="list-style-type: none"> ■ City Manager <p>Objectives</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 10%;"></th> <th style="width: 10%;">21</th> <th style="width: 10%;">22</th> <th style="width: 10%;">23</th> <th style="width: 10%;">24</th> <th style="width: 10%;">25</th> <th style="width: 10%;">26</th> <th style="width: 10%;">27</th> <th style="width: 10%;">28</th> <th style="width: 10%;">29</th> </tr> </thead> <tbody> <tr> <td>a. Consider adopting a smoke free ordinance for multi-family housing.</td> <td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td> </tr> </tbody> </table> <p>Quantified Objectives</p> <p>a. Consider adopting a smoke free ordinance for multi-family housing. DEC</p> <p>This is a program supportive of healthy living environments.</p> <p><u>LEGEND</u></p> <p>an = annual JAN (January) FEB (February) MAR (March) APR (April) MAY (May) JUN (June), og = on-going JUL (July) AUG (August) SEP (September) OCT (October) NOV (November) DEC (December)</p> </div>		21	22	23	24	25	26	27	28	29	a. Consider adopting a smoke free ordinance for multi-family housing.									
	21	22	23	24	25	26	27	28	29													
a. Consider adopting a smoke free ordinance for multi-family housing.																						

<p>Site Number: 13 – Zone 20 cluster</p>	<p>Public Comments</p>	<p>Approximately 95 percent of the public comments received were from residents in the vicinity of the “Potential Housing Site” designated Site Number 13 – Zone 20 cluster. While no rezones are proposed as part of the proposed draft Housing Element action, there are a number of sites listed as “Potential Housing Sites.” The draft Housing Element proposes Program 1.1 that would evaluate this list of potential sites as a separate project to comply with the RHNA allocation to the city. Such final decisions would not be made until the city conducts environmental review under the California Environmental Quality Act, and completes a public outreach process required for such amendments; this will include outreach, public review of proposed changes and environmental documents, and separate hearings at the Planning Commission and City Council. During this process sites could be removed, added, or modified.</p> <p>However, should the City Council wish to remove this site, the City Council can direct staff to remove references to Site Number: 13 – Zone 20 cluster from Appendix B: Potential Housing Sites, Appendix C: Key Site Fact Sheets, Table 10-43, and any other location in the draft Housing Element.</p> <p>Note: Removal of this site, a group of six properties, would necessitate ensuring that the 327 potential units (295 units for lower income housing and 32 units for moderate income housing) are accommodated in other locations. Removal of this site would not preclude the property owners from pursuing development or rezoning of the properties independent of the city.</p>
<p>Ponto Property</p>	<p>Public Comments</p>	<p>On Jan. 26, 2021, the City Council received an informational presentation on Planning Area F of the Poinsettia Shores Master Plan and Ponto Property. The City Council took action directing staff to bring back an item within the next six months with viable strategies regarding Planning Area F and other coastal properties to preserve open space and recreation. Public comments were received about the residential designation for the Ponto Property and its inclusion in the RHNA inventory as a moderate-income development with 120 units.</p> <p>However, should the City Council wish to direct removal of this site, the City Council can direct staff to remove references to the site from Appendix B: Potential Housing Sites, remove 120 vacant moderate-income units from Table 10-42, update Table 10-43 to reflect the new remaining RHNA need, and any other location in the draft Housing Element.</p> <p>Note: Removal of the Ponto Property from the RHNA as a moderate-income site, accommodating 120 units will not change the existing zoning on the property. This would remove these units from the Sites Inventory and reduce the available units by 120, therefore increasing the remaining RHNA need. Removal of this site would not preclude the property owner from pursuing development of the property for residential purposes because the current General Plan land use designation (R-23/GC) allows for housing development. Future changes could look at modifying the designation in the General Plan and Zoning Code which would implicate Senate Bill 330, which generally precludes amending zoning to less intense use in comparison to regulations in place on January 1, 2018 unless concurrently adopted changes are enacted to ensure no net loss in residential capacity.</p>

Live / Work Zoning	Planning Commission	<p>The Planning Commission took action to add an objective to consider Live/work units as both a residential and commercial component. Typically, the commercial portion is limited to low traffic uses such as offices. Presently, they are conditionally permitted in some Village and Barrio Master Plan districts and permitted in the Poinsettia Properties Specific Plan near the Poinsettia Transit Station.</p> <p>The City Council could approve or reject the addition of the objective or clarify its application. While the proposed objective does not commit the city to any course of action or than to “evaluate” and “consider,” the City Council could clarify the program to apply only to certain shopping centers types, such as local shopping centers (e.g., Plaza Paseo Real at El Camino Real and Aviara Parkway) as opposed to regional centers (e.g., The Forum, Car Country Carlsbad). The addition or deletion of the program is not anticipated to affect the state’s review of the city’s Housing Element. Should the City council want to add this objective to Program 1.8, recommended language (see proposed objective d.) is underlined below:</p> <p><i>Program 1.8: Mixed Use</i></p> <p>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.</p> <p>Major commercial centers should incorporate, where appropriate, mixed commercial/residential uses, with a focus on the production of lower-income units.</p>
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Funding		Time Frame (Years/Months)												
General Fund		21	22	23	24	25	26	27	28	29				
Departmental Budget														
Lead Agency														
Planning Division														
Objectives														
a.	Periodically review, as part of a Semi-Annual Zoning Code Update Review, development standards and incentives that would encourage mixed-use developments and make city-sponsored changes to development standards as needed.			DEC	DEC	DEC	DEC	DEC	DEC	DEC	san	san	san	san
b.	Periodically identify, as part of a Semi-Annual Zoning Code Update Review, areas and properties with potential for mixed-use development and provide information to interested developers on an on-going basis.			DEC	DEC	DEC	DEC	DEC	DEC	DEC	san	san	san	san
c.	Update Zoning Ordinance to define and allow both horizontal and vertical mixed-use projects.													
d.	Evaluate and consider the expansion of Live Work Zoning allowances citywide.													
Quantified Objectives														
Apply mixed-used development principles, standards, and incentives to facilitate development of 500 lower-income dwelling units (25 extremely low-income, 75 very low-income, and 400 low-income), subject to available resources, developer interest, and market conditions.														

LEGEND

san = semi-annual JAN (January) | FEB (February) | MAR (March) | APR (April) | MAY (May) | JUN (June),
og = on-going JUL (July) | AUG (August) | SEP (September) | OCT (October) | NOV (November) | DEC (December)

Public comments received following Planning
Commission staff report publication up to 1 p.m.
on April 1, 2021

(on file in the Office of the City Clerk)

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN to you, because your interest may be affected, that the City Council of the City of Carlsbad will hold a public hearing at the Council Chamber, 1200 Carlsbad Village Drive, Carlsbad, California, at 3:00 p.m. on Tues., April 6, 2021, to consider approving an amendment to the Carlsbad General Plan updating the Housing Element for the 2021-2029 housing cycle as required by the California Government Code Section 65588 and an addendum to Environmental Impact Report EIR 13-02 and to consider suspending the implementation of residential housing growth caps established by Proposition E and suspending the implementation of Council Policy Statement 43.

Whereas, on March 3, 2021 the City of Carlsbad Planning Commission voted 7/0 to recommend approval of a General Plan Amendment to revise the city's General Plan Housing Element and to recommend approval of an addendum to certified Environmental Impact Report EIR 13-02. Further, on March 4, 2021, the City of Carlsbad Housing Commission voted 5/0 to also recommend approval of the General Plan Amendment to revise the Housing Element. The Housing Element Update provides the city with a housing plan or strategy for promoting the production of safe, decent and affordable housing for varying income-levels, including policies and programs on how it will accommodate its share of residential growth estimates. Approval of the Housing Element Update will not result in any development or changes to land uses or city codes. Any such changes or development will need separate and subsequent actions. The proposed action to approve an addendum is based on findings that (1) the General Plan EIR is of continuing informational value, and (2) the city has prepared an addendum to the previously certified EIR because only minor changes or additions are necessary and none of the conditions described in CEQA Guidelines Section 15162 calling for preparation of subsequent or supplemental environmental review has occurred.

Copies of the staff report will be available on and after April 2, 2021. If you have any questions, please contact Scott Donnell in the Planning Division at (760) 602-4618 or Scott.Donnell@carlsbadca.gov.

Per 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 City Council and other public meetings online only. All public meetings will comply with public noticing requirements in the Brown Act and will be made accessible electronically to all members of the public seeking to observe and address the City Council. You may participate by phone or in writing. Participation by phone: sign up at <https://www.carlsbadca.gov/cityhall/clerk/meetings/default.asp> by 2 p.m. the day of the meeting to provide comments live by phone. You will receive a confirmation email with instructions about how to call in. Participation in writing: email comments to clerk@carlsbadca.gov. Comments received by 2 p.m. the day of the meeting will be shared with the City Council prior to the meeting. When e-mailing comments, please identify in the subject line the agenda item to which your comments relate. All comments received will be included as part of the official record. Written comments will not be read out loud.

If you challenge the General Plan Amendment or addendum in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice or in written correspondence delivered to the City of Carlsbad, Attn: City Clerk's Office, 1200 Carlsbad Village Drive, Carlsbad, CA 92008, at or prior to the public hearing.

CASE FILE: GPA 2019-0003 (PUB 2019-0009)
CASE NAME: HOUSING ELEMENT UPDATE 2021-2029
PUBLISH: March 26, 2021
CITY OF CARLSBAD | CITY COUNCIL

[Informational draft Housing Element dated
March 18, 2021, with revisions highlighted](#)
(on file in the Office of the City Clerk)