



# Housing Element Advisory Committee Meeting

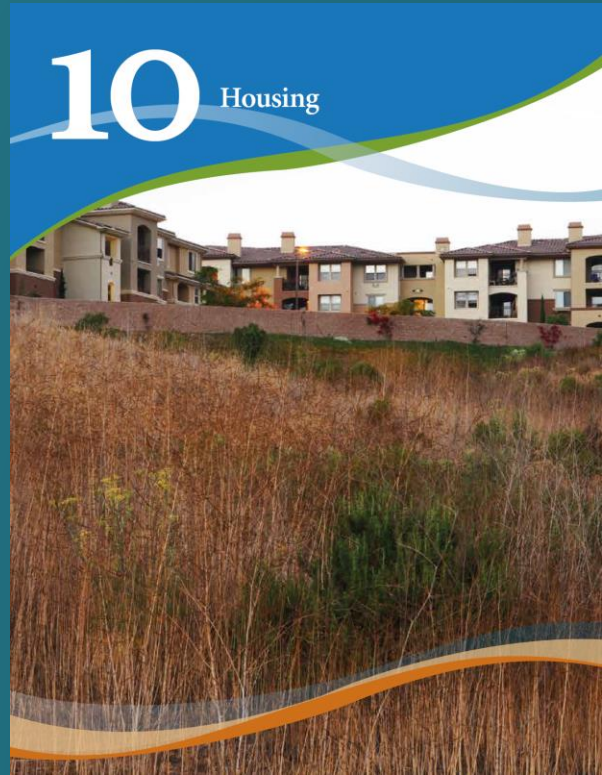
June 22, 2020

# Housing Sites and Production

1. RHNA Overview
2. Housing Site Inventory
  - a) Site Suitability (Constraints)
  - b) Land Use Designations for Residential
  - c) HEAC Draft Sites Inventory and Development Potential
3. HEAC Sites Discussion, Addressing Remaining Needs

# 1. RHNA Overview

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



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



# RHNA by Income Categories

**SANDAG**

171,685

Income Categories	%	Units
Very Low	24.7%	42,332
Low	15.5%	26,627
Moderate	17.3%	29,734
Above Moderate	42.5%	72,992
<b>TOTAL</b>	<b>100.0%</b>	<b>171,685</b>

**Carlsbad**

3,873

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

# Income Levels (Family of Four)

2020 Area Median Income (AMI)

\$92,700

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

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

# Housing Affordability

Assuming 30% of income towards housing:

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



## 2. Housing Site Inventory



## 2. Housing Site Inventory

### a) Site Suitability



# Site Suitability

Two basic groups of constraints considered:

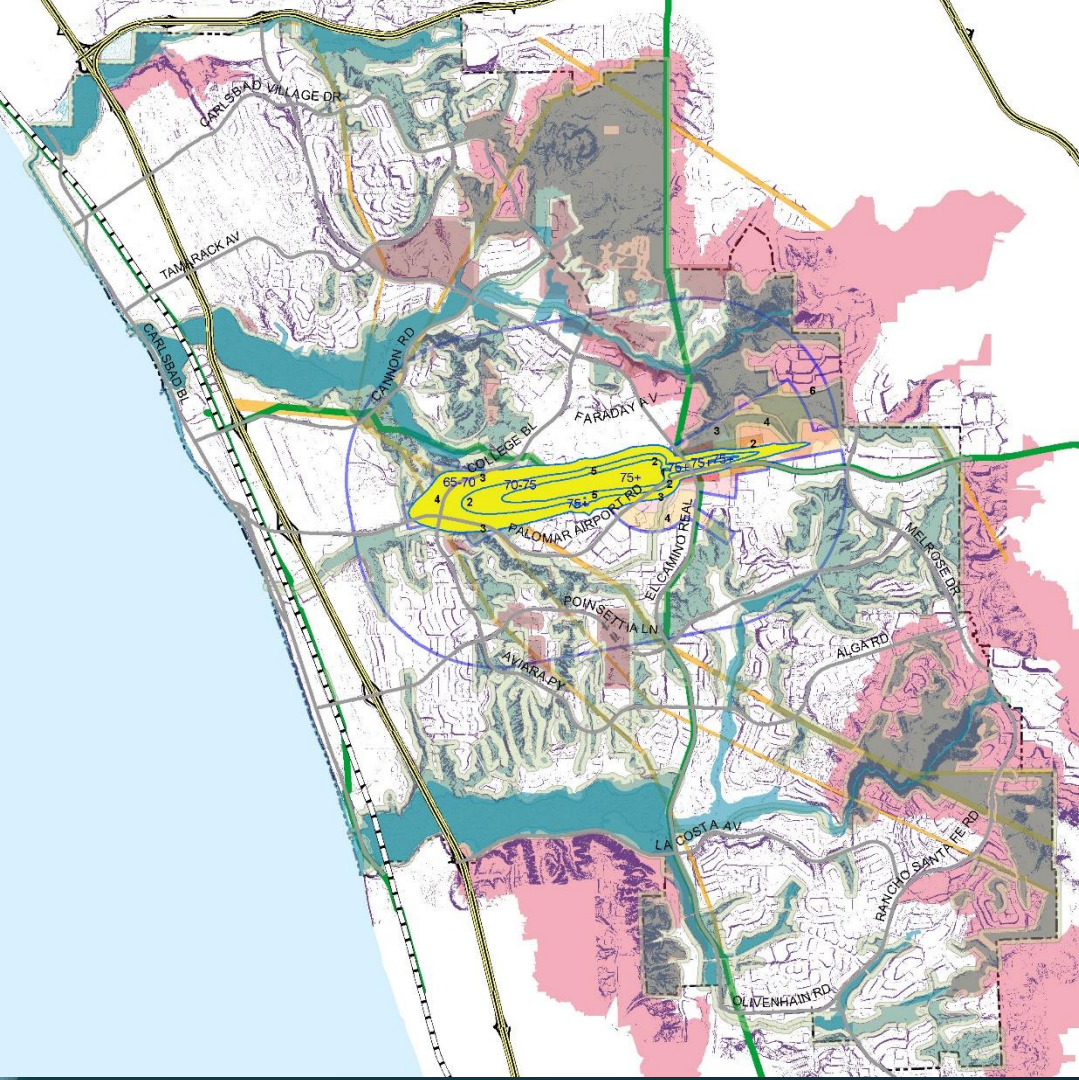
- Physical constraints
- Jurisdictional constraints

# Physical Constraints

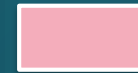
- These include:
  - Steep slopes
  - Very High Fire Risk
  - Transmission Corridors
  - Flood Zones
  - Airport Land Use Compatibility Zones
  - Airport Noise
  - Natural Resources



# Physical Constraints Composite



Slope > 40%



Very High Fire Risk



Natural Gas Pipeline



Transmission Corridor



100-Year Floodway



OK for all housing types



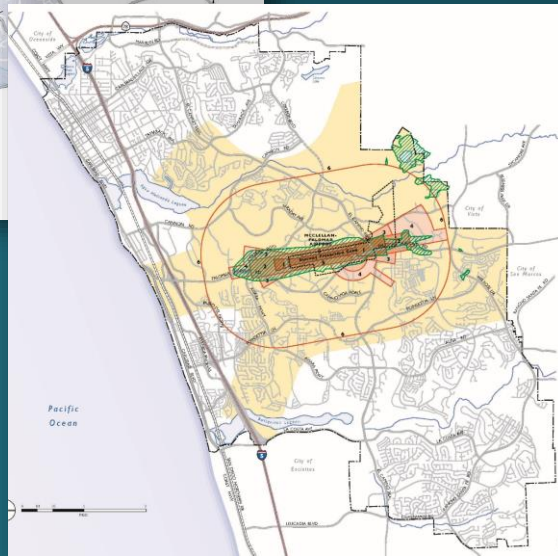
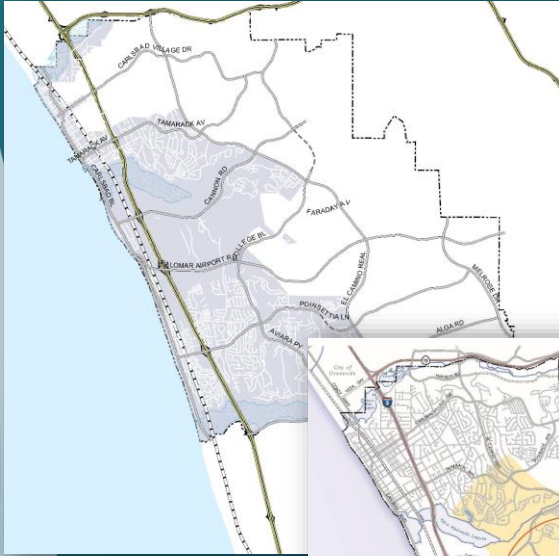
> 65 dB



Natural Resources

# Jurisdictional Constraints

- Local Costal Program
- ALUCP



# Other Constraints

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



## 2. Housing Site Inventory

### b) Land Use Designations for Residential

# Density

- Allowed density is based on the General Plan land use designation (zoning also considered)
- Existing Housing Element used **minimum density**  
*For instance, R-30 assumed 23 du/ac*
- As part of 2021 Housing Element, will consider use of a **typical (assumed) density**  
*For instance, R-30, looking at potential to use 26 du/ac for R-30*

# Residential

- R-1.5 Residential 0 – 1.5 du/ac
  - R-4 Residential 0 – 4 du/ac
  - R-8 Residential 4 – 8 du/ac
  - R-15 Residential 8 – 15 du/ac
  - R-23 Residential 15 – 23 du/ac
  - R-30 Residential 23 – 30 du/ac
- Potential:  
**Moderate Income**  
**Low Income**

# Non-Residential

Several non-residential designations also allow residential

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

Potential:

**Low Income**

Residential  
secondary to  
commercial use

# Extending Density Limits

## Site Development Plan (SDP)

Section 21.53.120 of the Zoning Ordinance requires that a Site Development Plan (SDP) be processed for an affordable housing project. The SDP for affordable housing projects may allow less restrictive development standards than specified in the underlying zone or elsewhere, provided that the project is in conformity with the General Plan...



# Extending Density Limits

## Density Bonus

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

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

# What Does Higher Density Look Like?

## Carlsbad Village Lofts

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



Under Construction

## 2. Housing Site Inventory

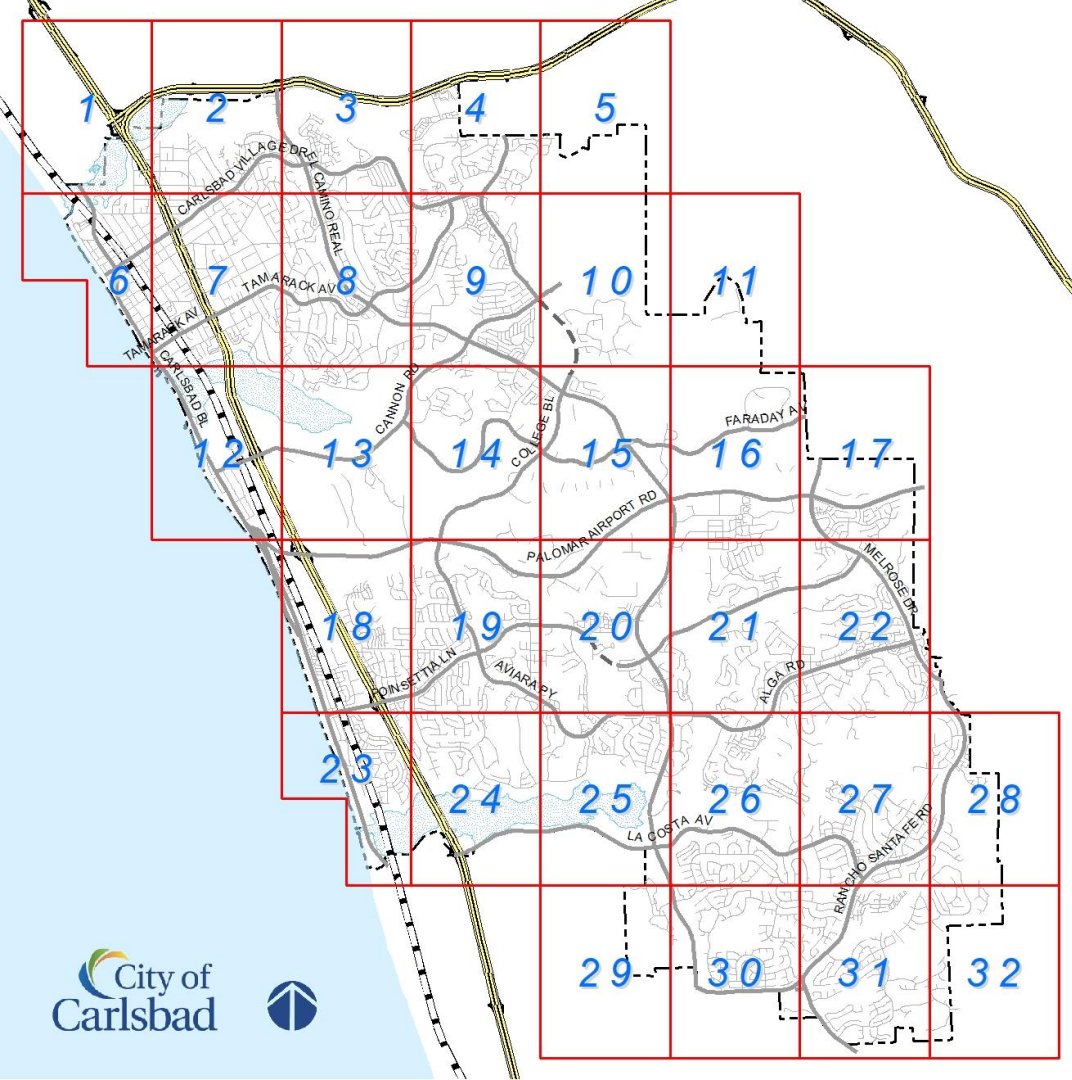
### c) HEAC Draft Sites Inventory and Development Potential

# DRAFT Housing Sites and Potential



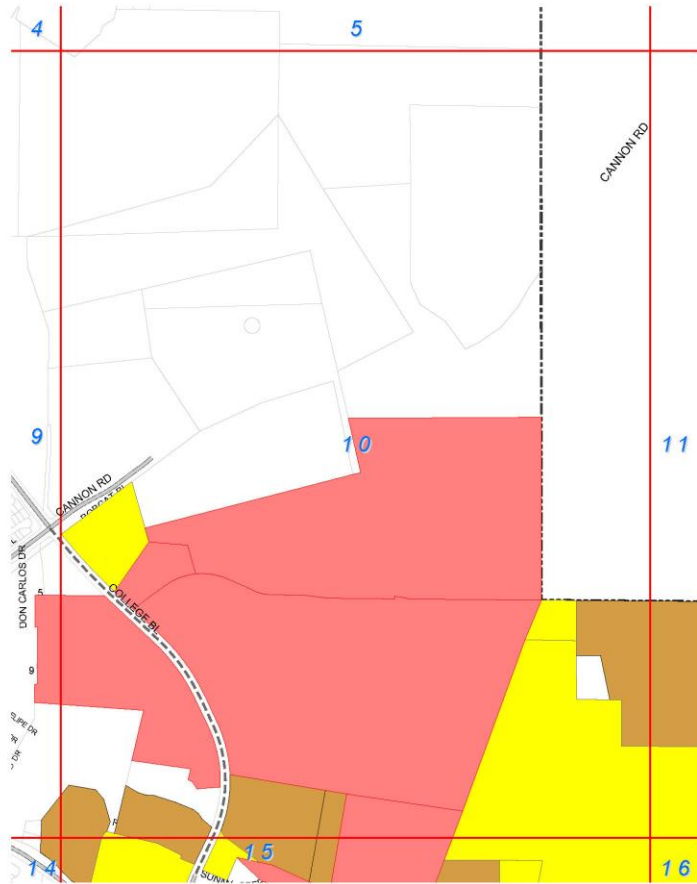
- All locations and potential housing yields are still DRAFT
- Looking for inputs from HEAC tonight to help refine
- Staff is also refining sites and assumptions
- Some variation due to rounding down

# Sites Map Book





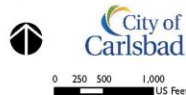
# Sites Map Book



- Current Planning Projects
- Vacant (Residential)
- Underutilized
- Commercial -> Residential
- Industrial/Other -> Residential

Sources: City of Carlsbad, 2020; Minber Harnish 2020

**DRAFT**



**Map 10**



Current Planning Projects



Vacant (Residential)



Underutilized



Commercial -> Residential



Industrial/Other -> Residential

# Six Housing Unit Sources

- 1 Current Planning Projects** indicates sites on which the city is processing or has approved proposals to develop property. Some may be partially under construction.
- 2 ADUs** includes both Accessory Dwelling Units (ADUs) and Junior ADUs (JADUs)
- 3 Vacant (Residential)** indicates undeveloped, residentially-designated sites.

# Six Housing Unit Sources

- 4 Redesignation: Industrial/Other -> Residential** indicates generally undeveloped sites with an industrial or other nonresidential designation that could be considered for residential development.
- 5 Redesignation: Commercial -> Residential** indicates undeveloped, commercially-designated sites that could include some residential development or be changed to a residential designation.

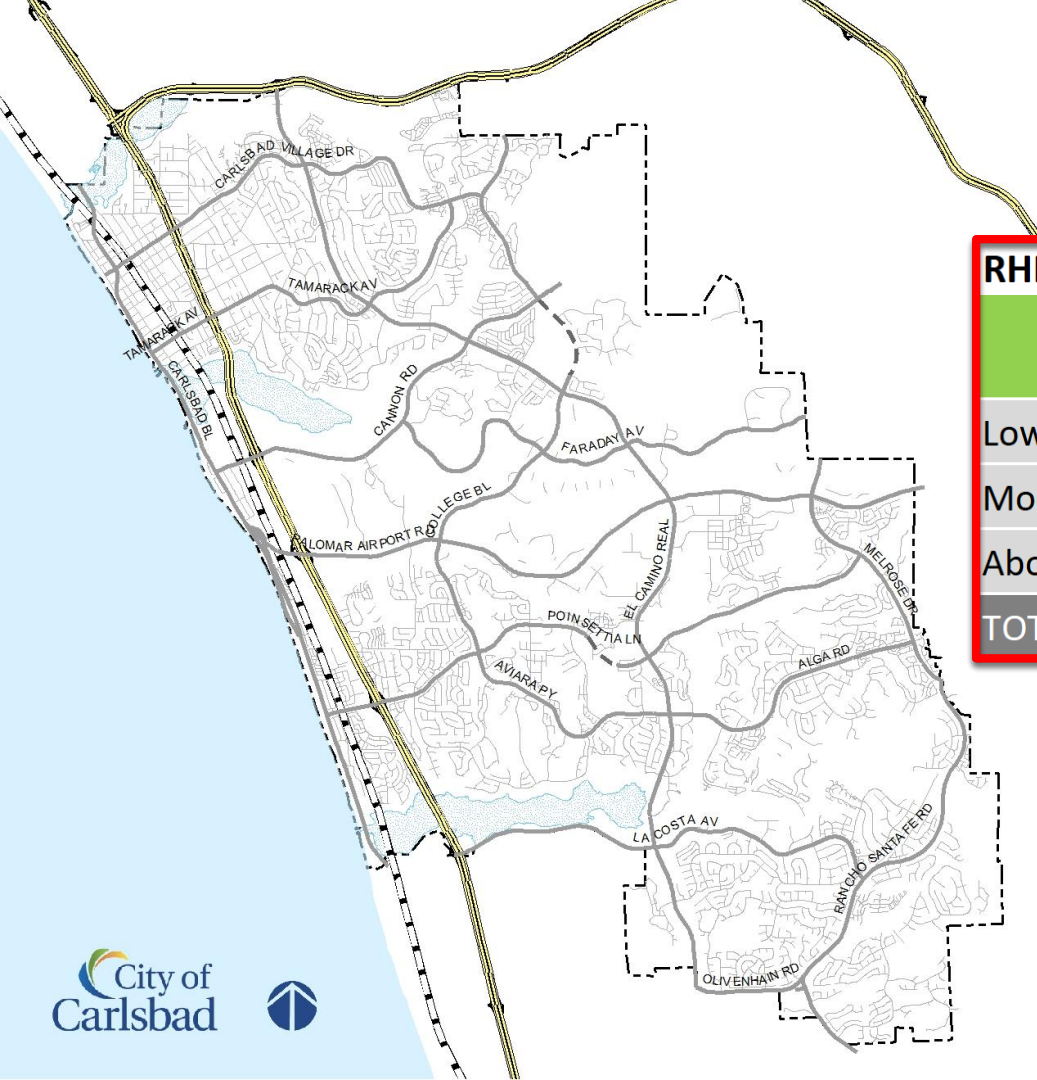
# Six Housing Unit Sources

- 6 Underutilized** describes a site that has a land use designation that allows residential development and is capable of being developed at a higher density (for residential sites) or for residential use (currently not used for residential)

In the new Housing Element, will need to describe and explain the factors that make developing residential units feasible:

- Viability
- Ability within the planning period

# Meeting RHNA

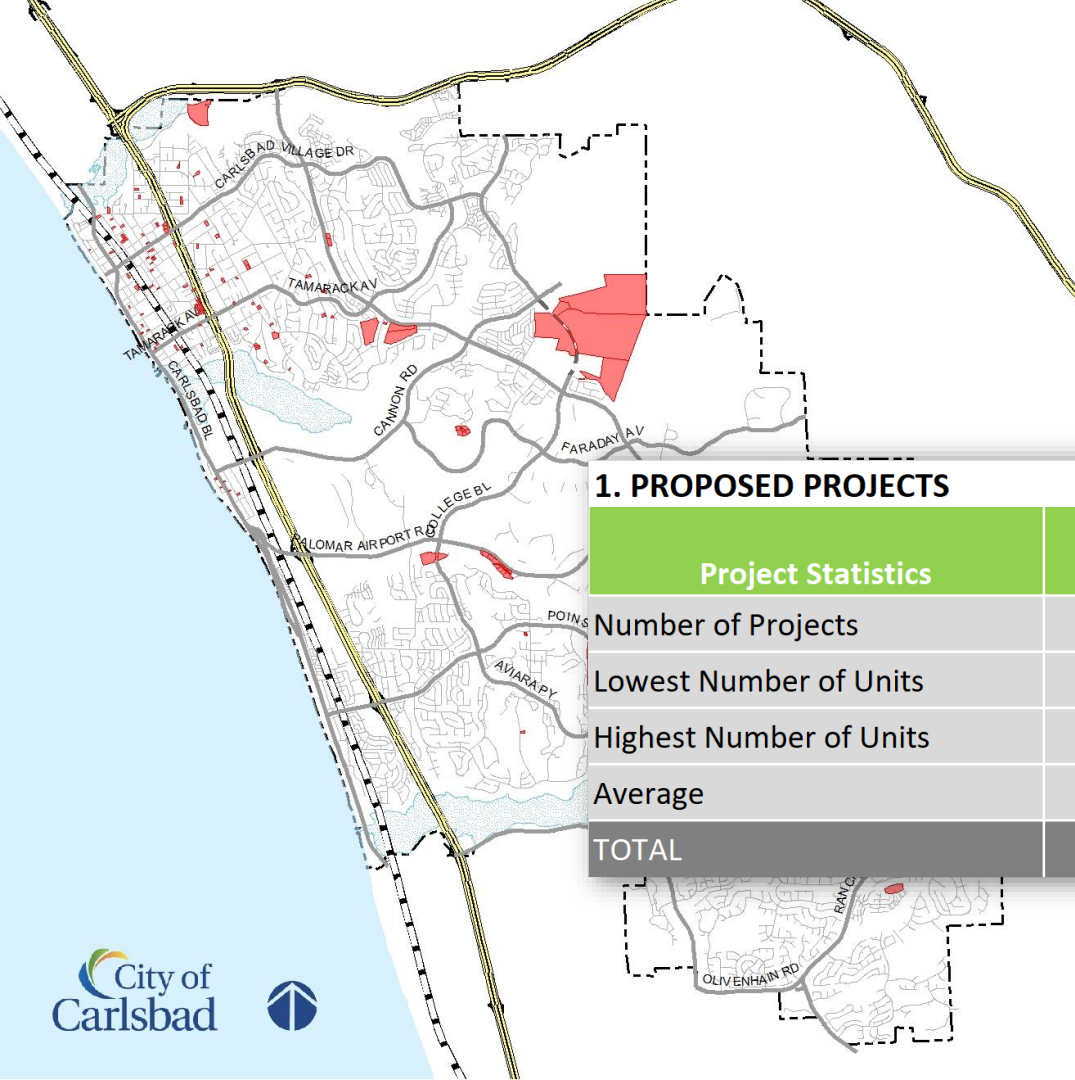


RHNA Goal	Starting RHNA	Potential	Remaining RHNA
Income			
Lower	2,095	-	2,095
Moderate	749	-	749
Above Moderate	1,029	-	1,029
<b>TOTAL</b>	<b>3,873</b>	<b>-</b>	<b>3,873</b>

Starting RHNA – Potential  
= Remaining RHNA

# 1 Proposed Projects

103 proposed projects



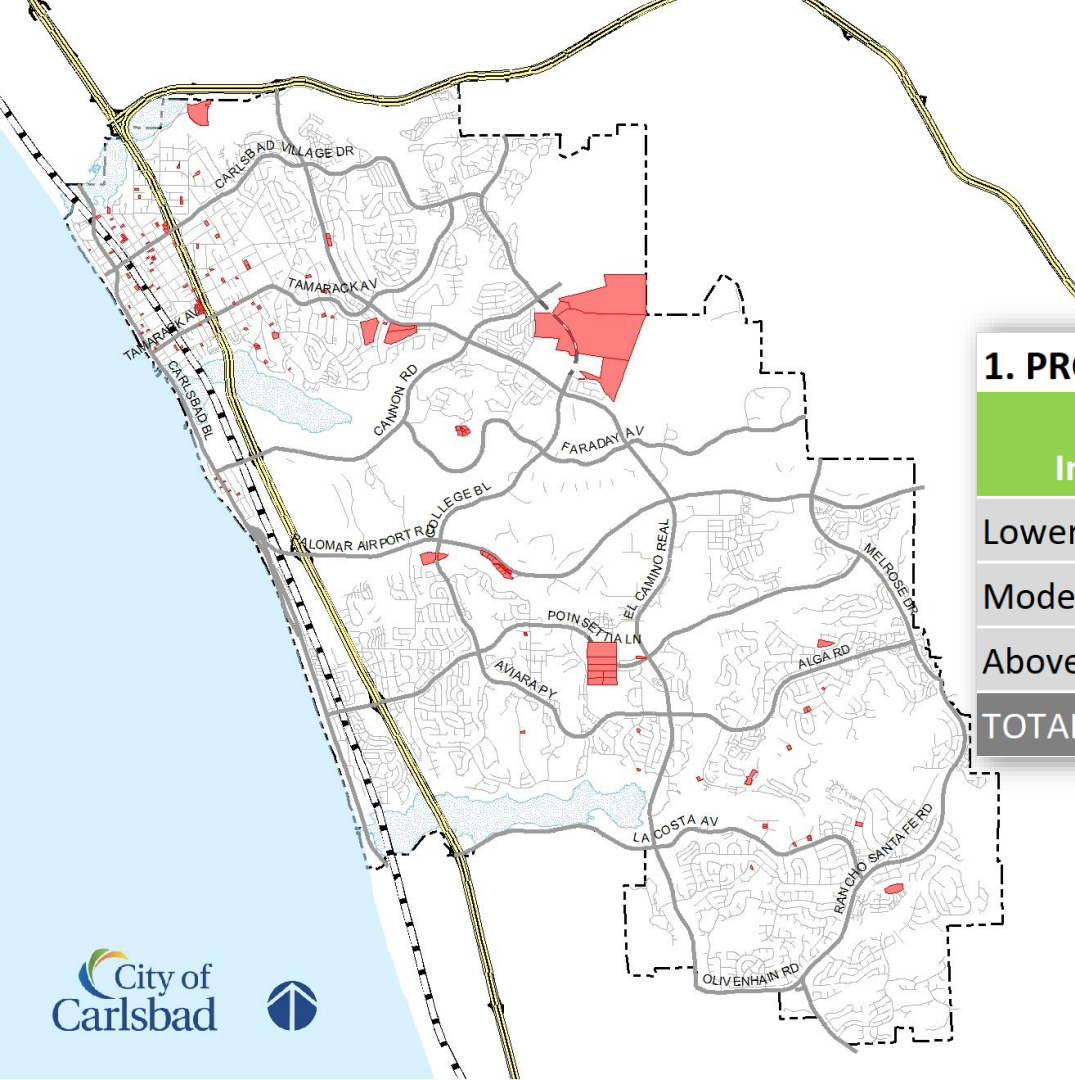
## 1. PROPOSED PROJECTS

Project Statistics	Units	Very Low	Low	Moderate	Above Moderate
Number of Projects	103	5	14	21	83
Lowest Number of Units	1	-	-	-	-
Highest Number of Units	329	26	87	1	248
Average	22	1	4	0	17
<b>TOTAL</b>	<b>2,266</b>	<b>59</b>	<b>423</b>	<b>21</b>	<b>1,763</b>

482 Units



# 1 Proposed Projects



## 1. PROPOSED PROJECTS

Income	Starting RHNA	Projects	Remaining RHNA
Lower	2,095	482	1,613
Moderate	749	21	728
Above Moderate	1,029	1,763	(734)
<b>TOTAL</b>	<b>3,873</b>	<b>2,266</b>	<b>1,607</b>

## 2 ADUs

**Accessory Dwelling Units (ADUs)** have been known by many names: granny flats, in-law units, backyard cottages, secondary units and more. No matter what you call them, ADUs are an innovative, affordable, effective option for adding much-needed housing in California.

*[hcd.ca.gov/policy-research/AccessoryDwellingUnits.shtml](http://hcd.ca.gov/policy-research/AccessoryDwellingUnits.shtml)*



## 2 JADUs

**Junior Accessory Dwelling Units (JADUs)** are allowed to be created within the walls of a proposed or existing single-family residence and shall contain no more than 500 square feet.

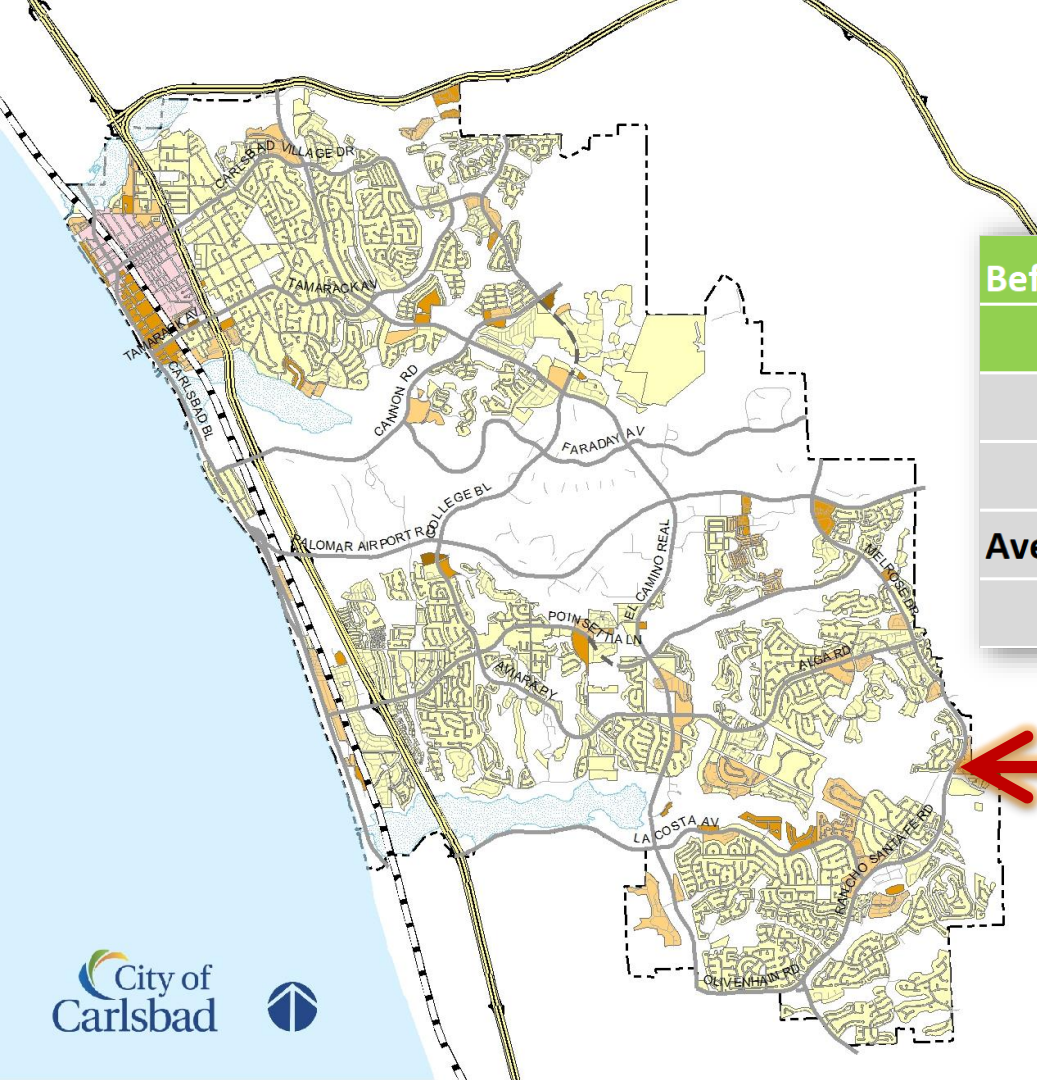
*[hcd.ca.gov/policy-research/AccessoryDwellingUnits.shtml](http://hcd.ca.gov/policy-research/AccessoryDwellingUnits.shtml)*

- Owner occupancy in structure
- Exterior access
- Efficiency kitchen required but share sanitation allowed

# New laws effective January 1, 2020

- Allows both an ADU and JADU on a property
- Allowed in all single-family and multifamily districts
- Modified utility fees
- Reduced parking requirements
- Bringing non-permitted ADUs into compliance

# 2 ADUs



Before ADU law changes				3X	3X
Year	ADUs	Low	Mod	Low	Mod
2015	27	9	18		
2016	23	5	18		
<b>Average</b>	<b>25</b>	<b>7</b>	<b>18</b>	<b>21</b>	<b>54</b>
		<b>28%</b>	<b>72%</b>		

Allowed in all residential designations

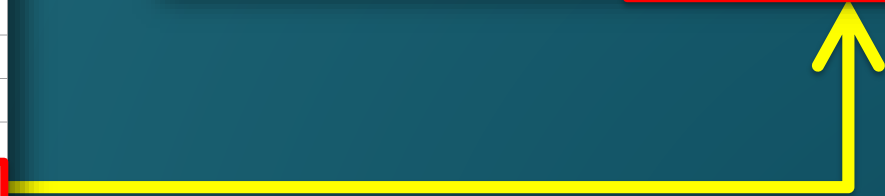
# Projection based on past performance

## 2 ADUs

ACCESSORY DWELLING UNITS			
YEAR	ADUs/ YEAR	INCOME	
		LOW	MOD
2020	38	11	27
2021	75	21	54
2022	75	21	54
2023	75	21	54
2024	75	21	54
2025	75	21	54
2026	75	21	54
2027	75	21	54
2028	75	21	54
2029	75	21	54
<b>TOTAL</b>	<b>713</b>	<b>200</b>	<b>513</b>

*Projection period June 30, 2020 - April 15, 2029*  
*ADUs/year based on actual 2015 and 2016 permits*  
*Source: City of Carlsbad, 2020*

Income	Starting RHNA	Potential	Remaining RHNA
Lower	1,613	200	1,413
Moderate	728	513	215
Above Moderate	(734)		(734)
<b>TOTAL</b>	<b>1,607</b>	<b>713</b>	<b>894</b>



### 3 Vacant Land

- Residential designations:

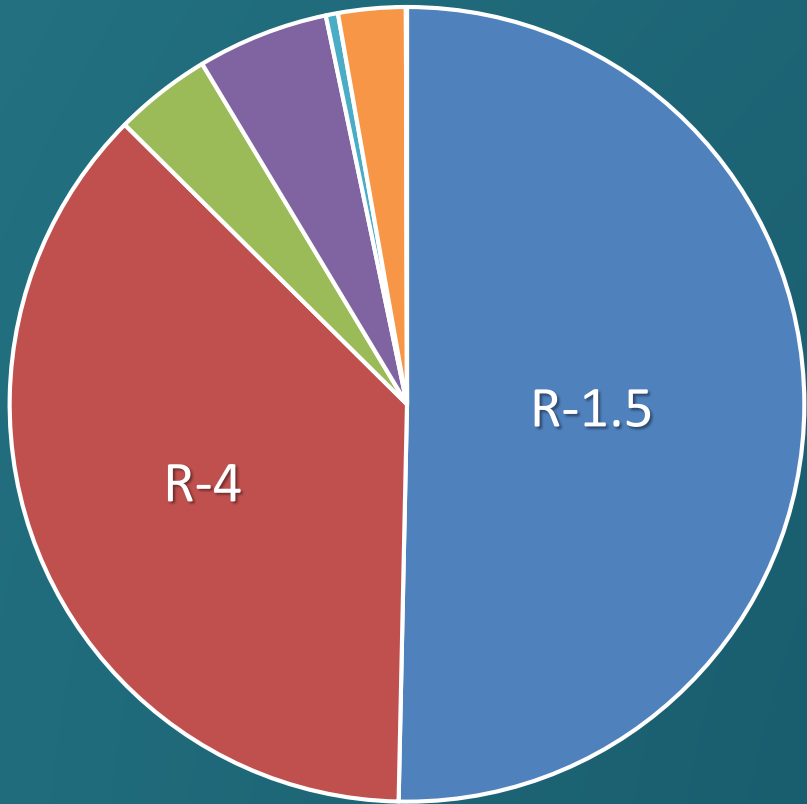
338.2 acres

- Reducing for split designations (e.g., R4/OS):

**222.4 acres**

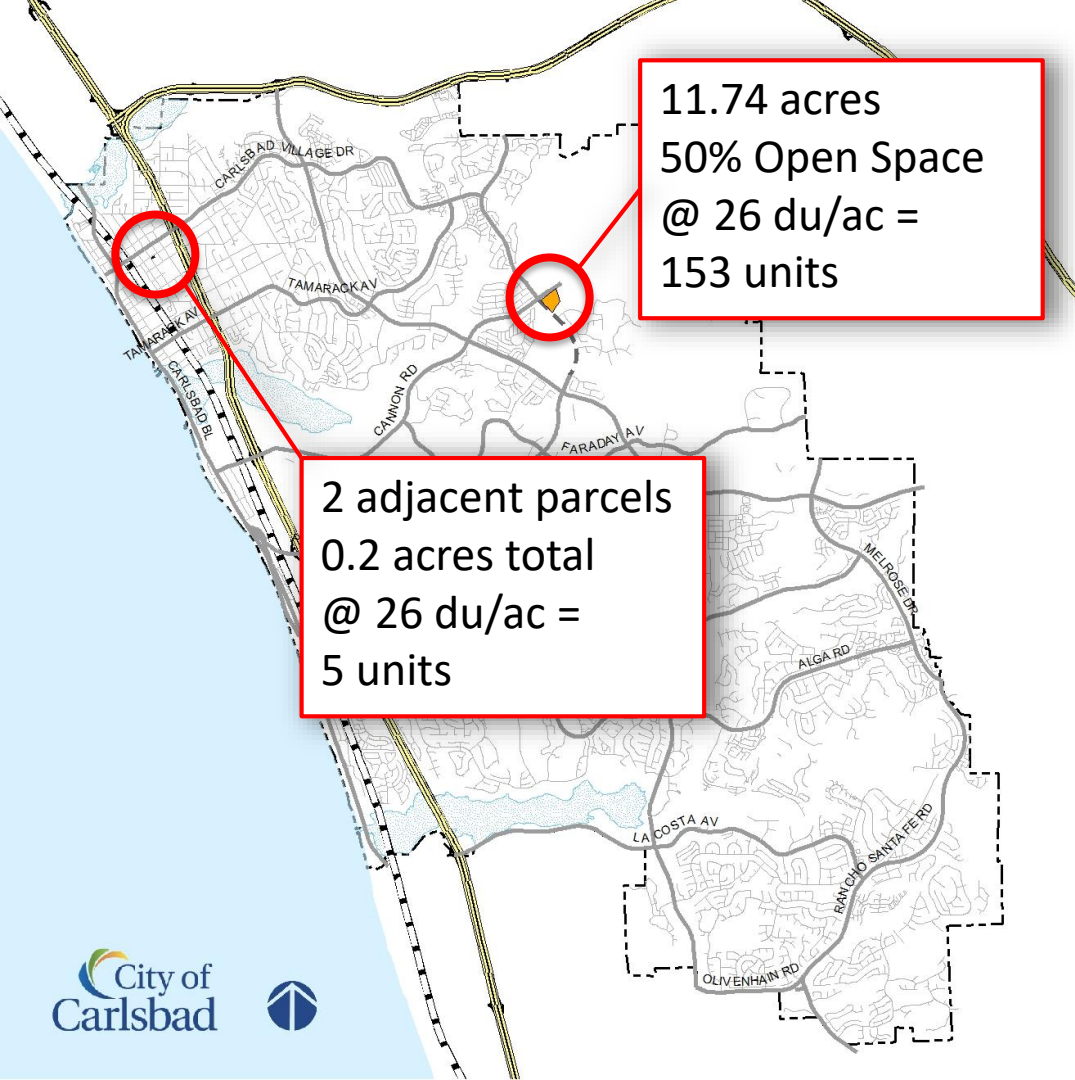


### 3 Vacant Land



• R-1.5	112.1	50%
• R-4	82.3	37%
• R-8	8.8	4%
• R-15	11.9	5%
• R-23	1.1	<1%
• R-30	6.1	3%
• V-B	0.1	<1%
<b>TOTAL</b>	<b>222.4</b>	



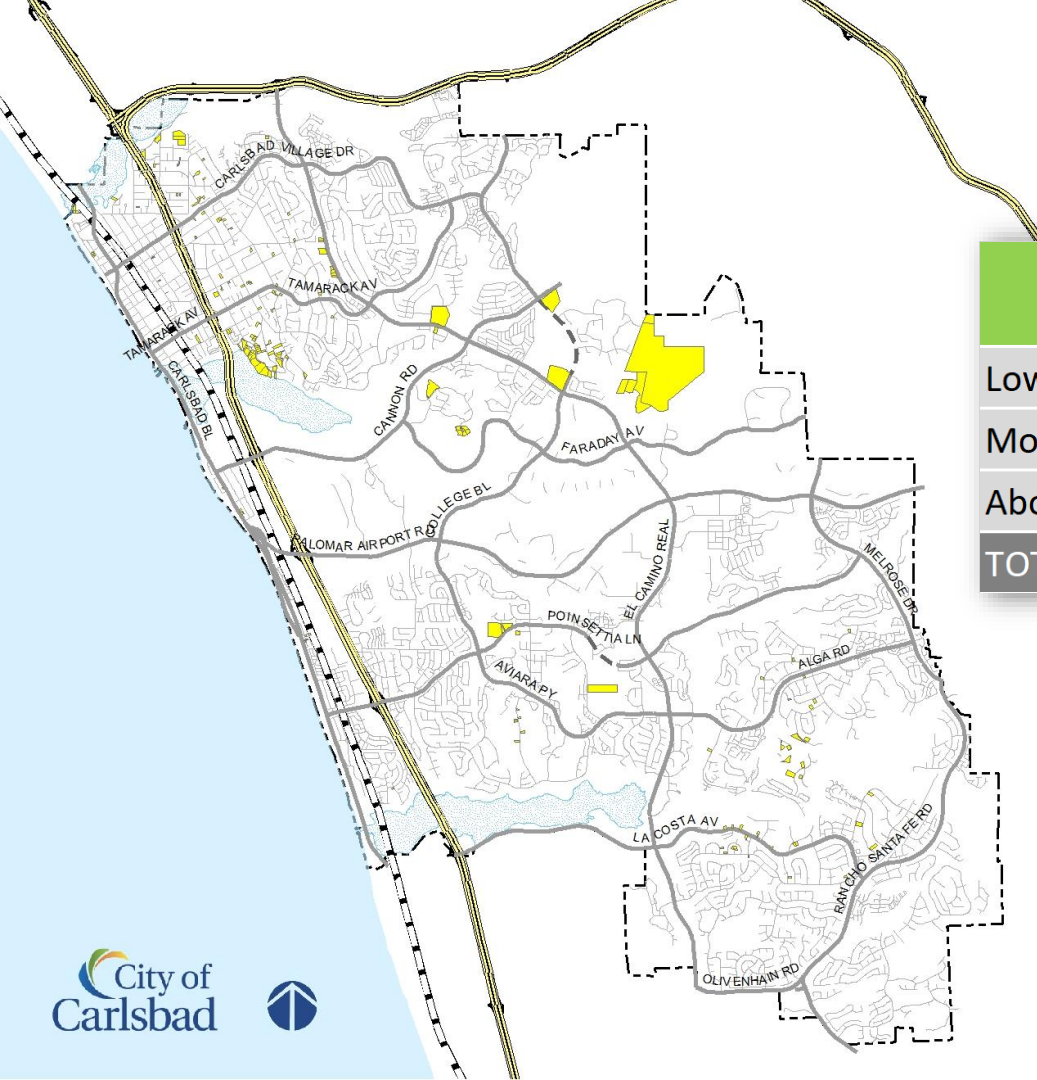


### 3 Vacant Land

Today, limited vacant sites suitable for producing low income housing (R-30 designation)

- *26 du/ac is an estimated typical density*
- *Does not include land within proposed projects*

# 3 Vacant Land



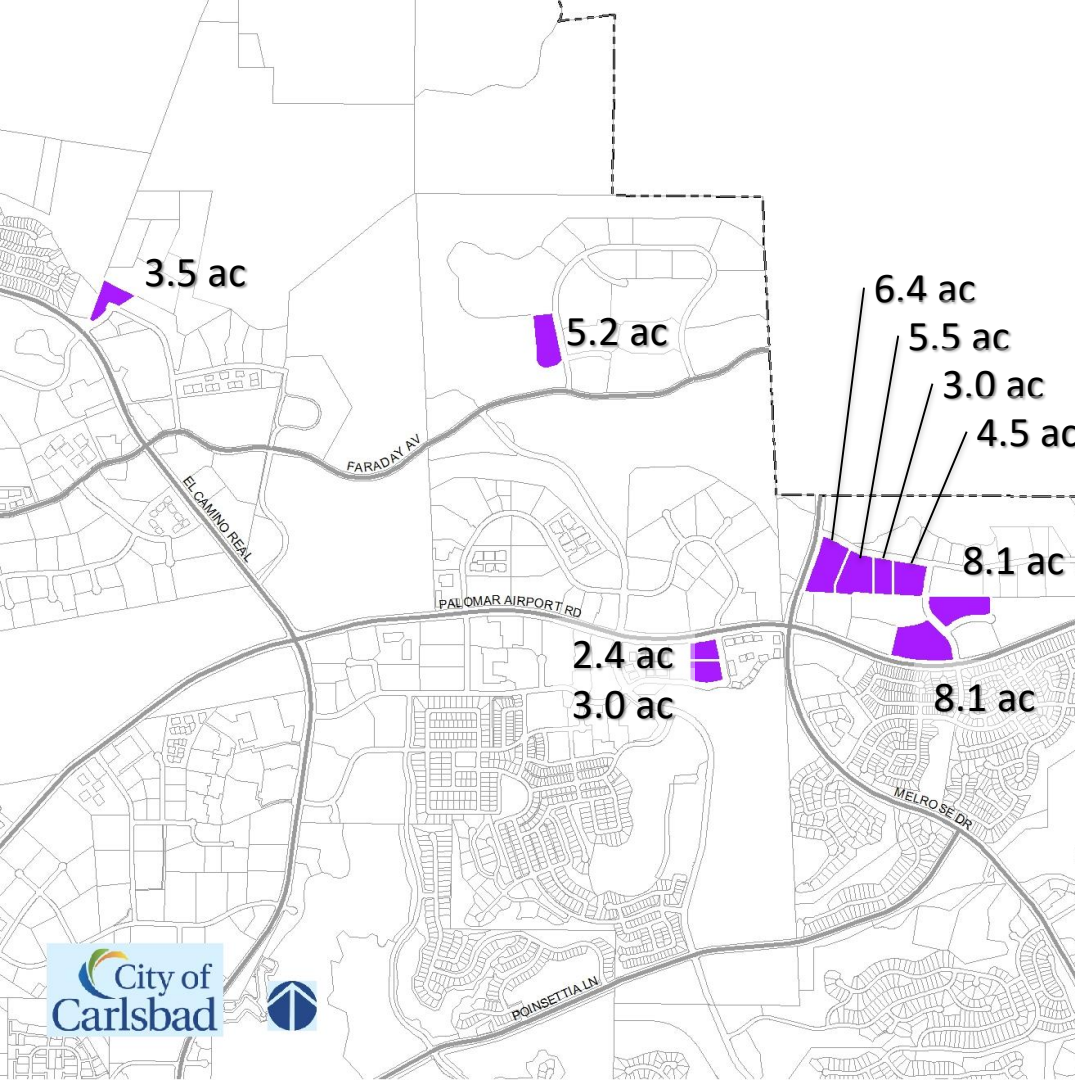
Income	Starting RHNA	Potential	Remaining RHNA
Lower	1,413	160	1,253
Moderate	215	50	165
Above Moderate	(734)	513	(1,247)
<b>TOTAL</b>	<b>894</b>	<b>722</b>	<b>172</b>

## 4 Industrial -> R-30

- Vacant Planned Industrial (PI) land was reviewed for potential
- 47.4 acres



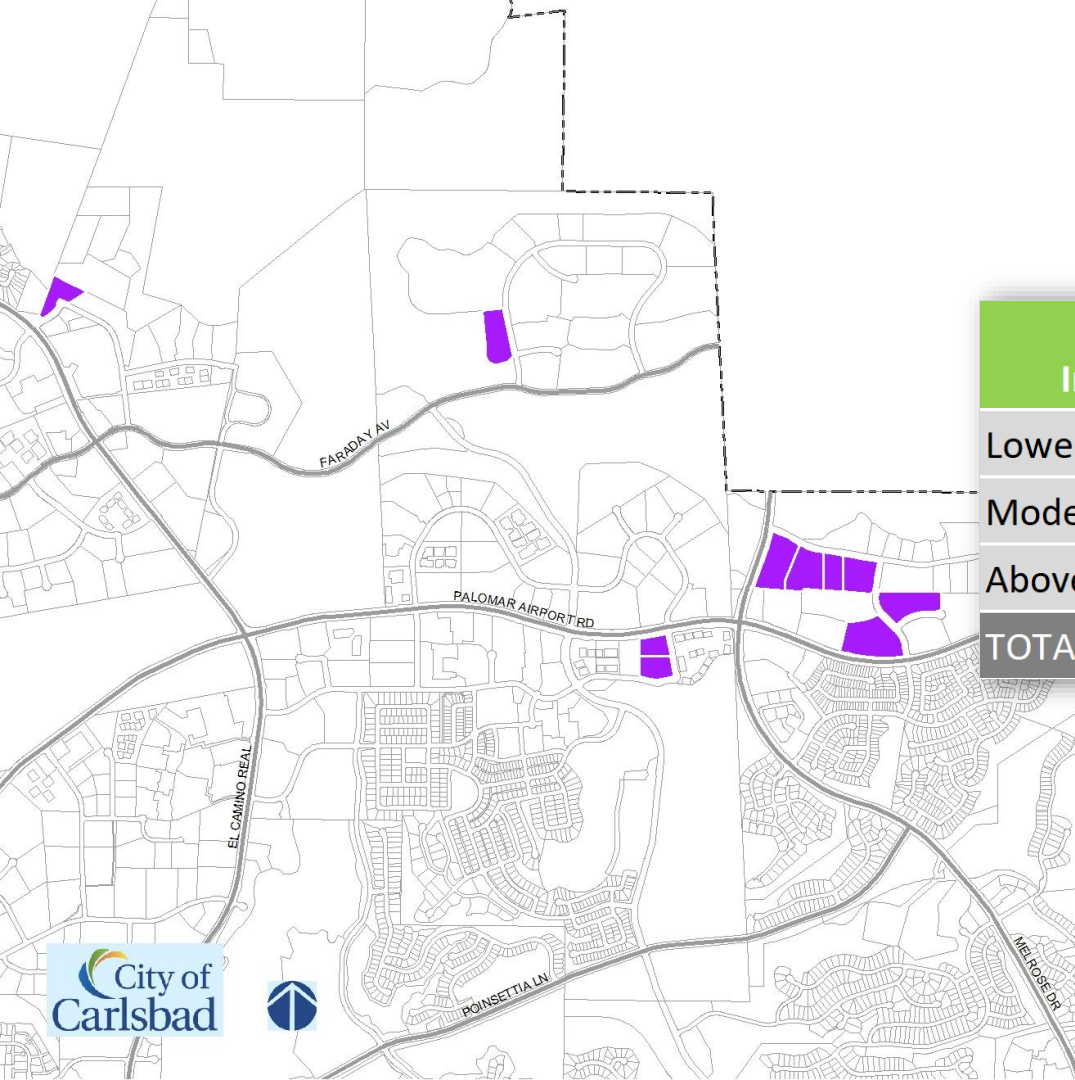
# 4 Industrial -> R-30



- Vacant Planned Industrial (PI) land was reviewed for potential
- 47.4 acres



# 4 Industrial -> R-30

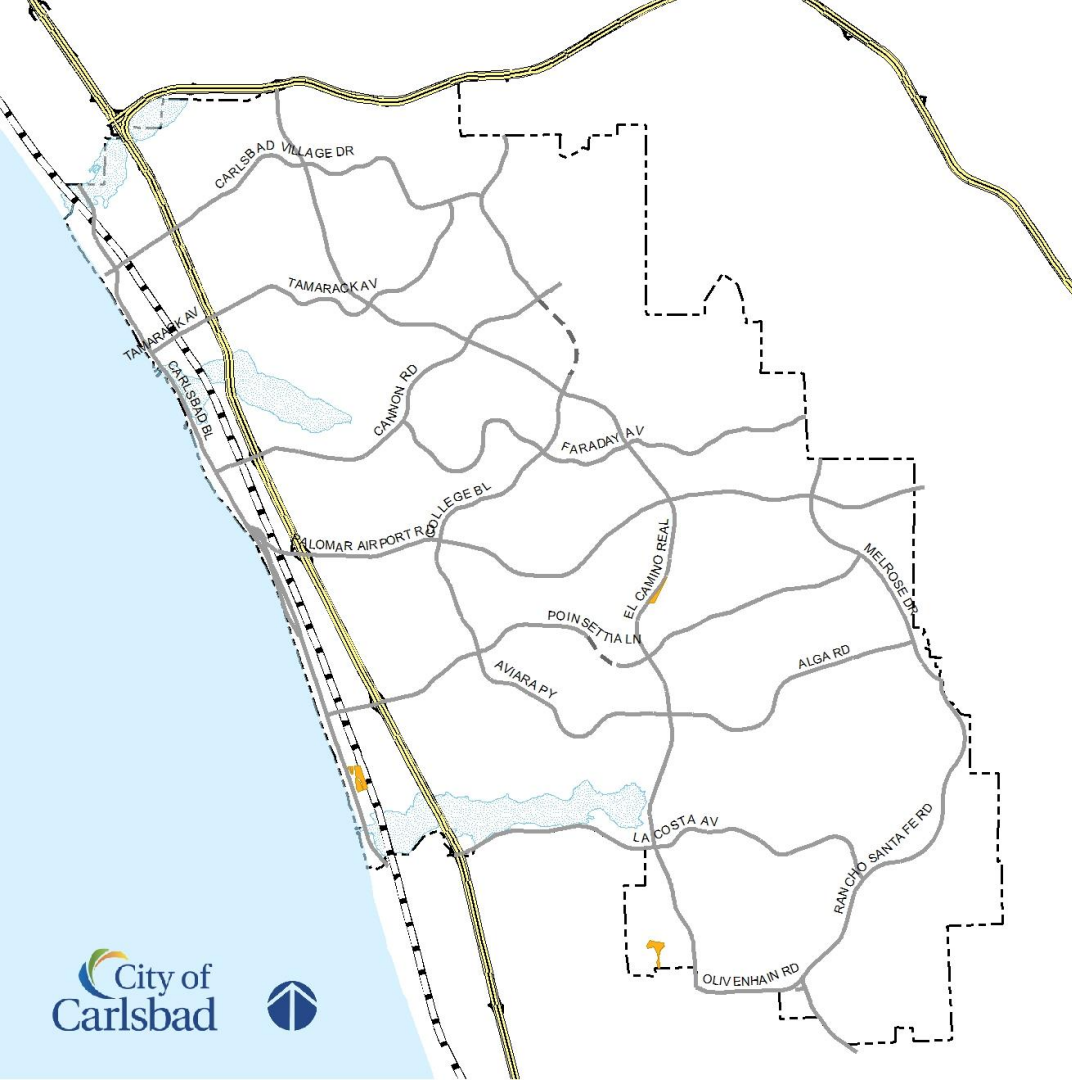


Income	Starting RHNA	Potential	Remaining RHNA
Lower	1,253	1,181	72
Moderate	165	-	165
Above Moderate	(1,247)	-	(1,247)
<b>TOTAL</b>	<b>172</b>	<b>1,181</b>	<b>(1,009)</b>

**Estimated @ 26 du/ac**

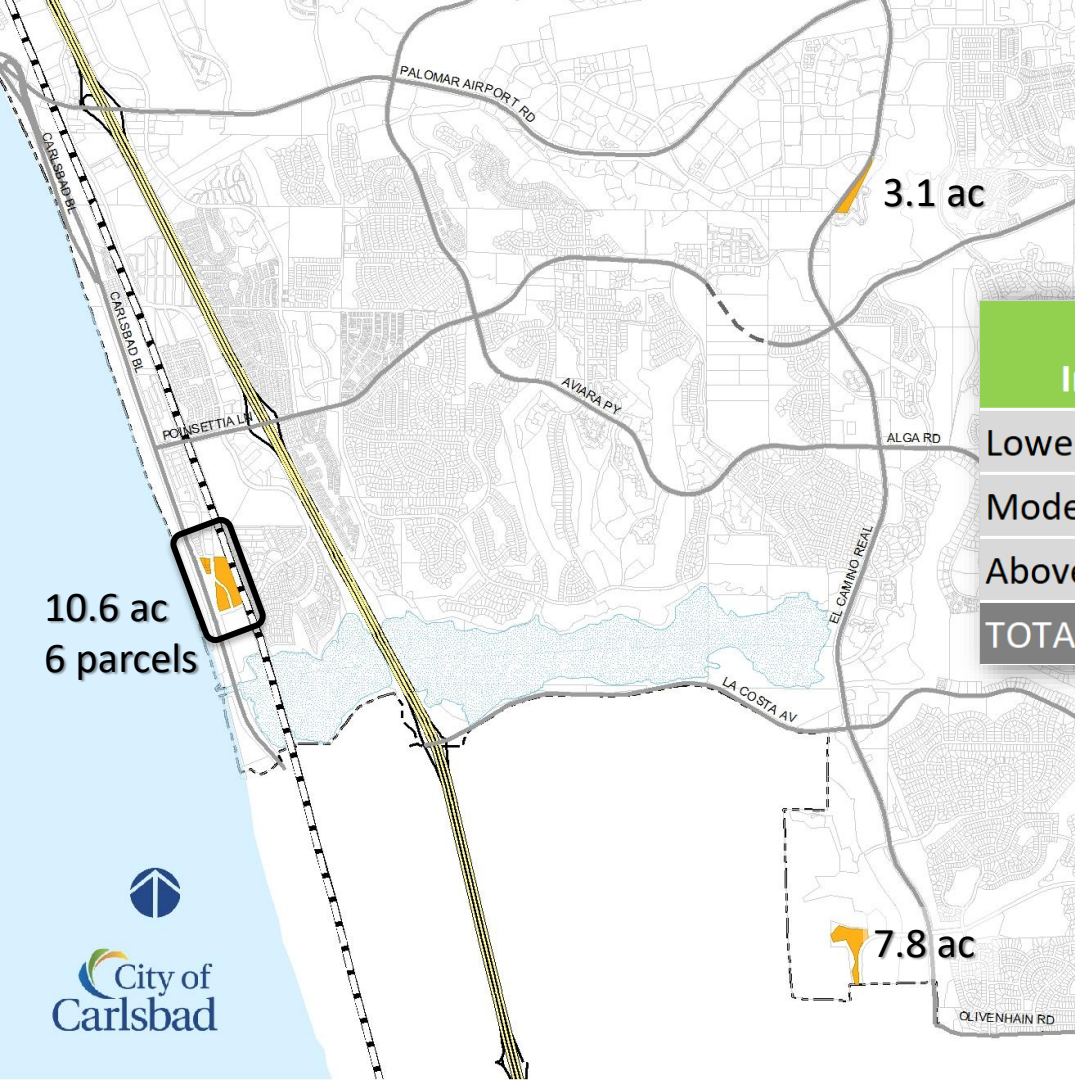
## 5 Commercial/ Other -> R/30

- Included **some** parcels designated:
  - R-4
  - R-23/GC
  - R and R/OS
  - GC
- 21.5 acres





# 5 Commercial/ Other -> R/30



Income	Starting RHNA	Potential	Remaining RHNA
Lower	72	66	6
Moderate	165	68	97
Above Moderate	(1,247)	202	(1,449)
<b>TOTAL</b>	<b>(1,009)</b>	<b>336</b>	<b>(1,345)</b>

**Estimated @ 26 du/ac**

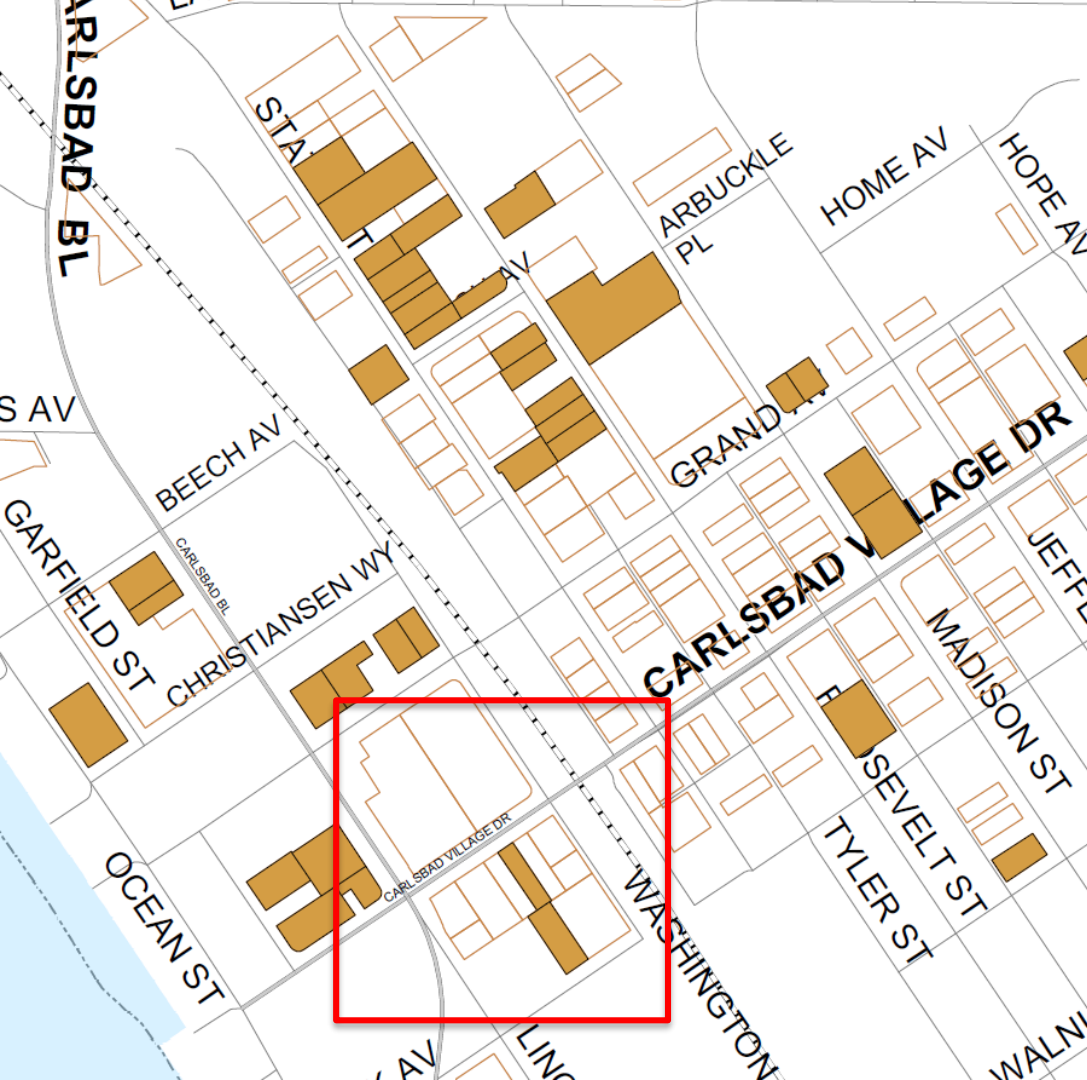
# 6 Underutilized

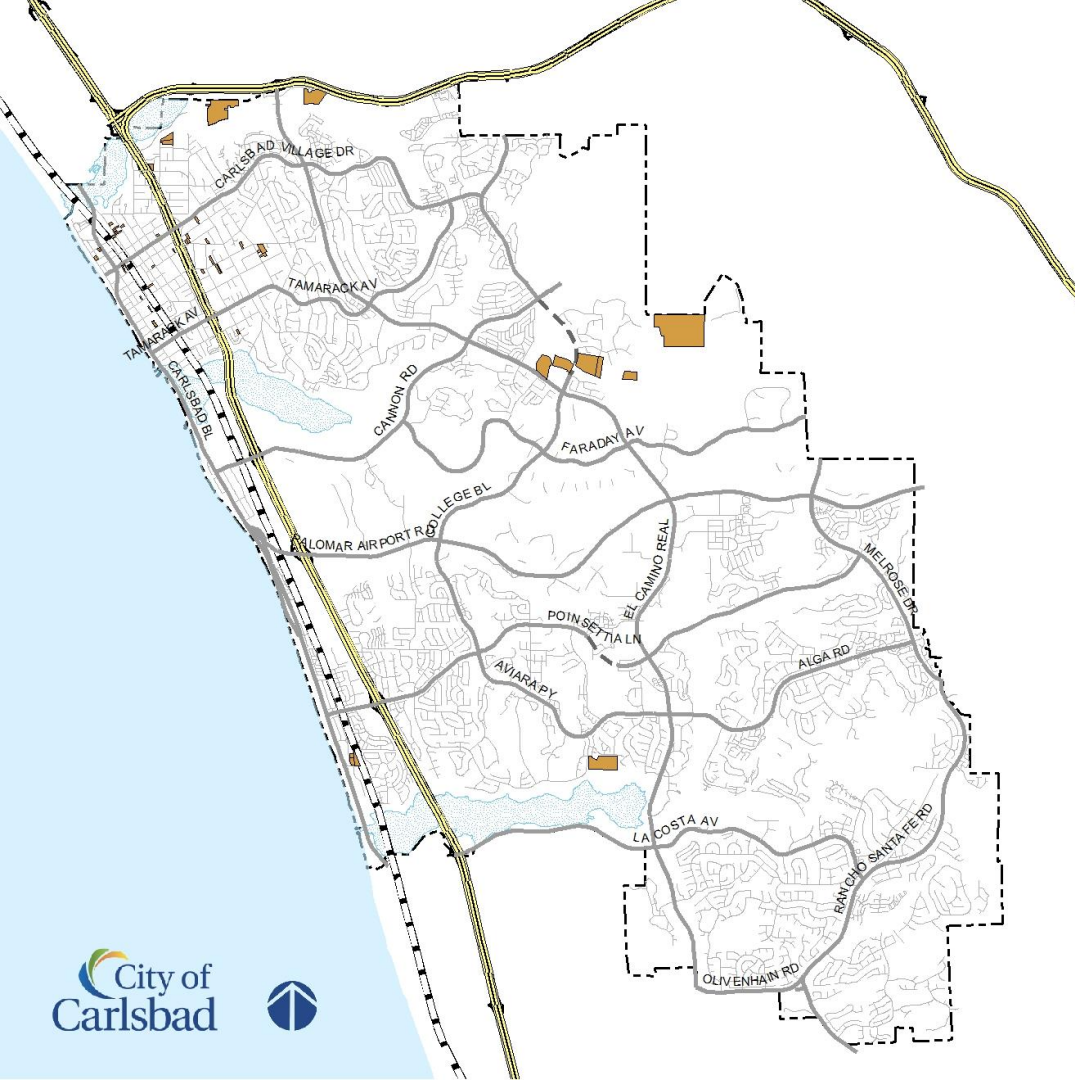


Existing Housing Element



Housing Element Update





## 6 Underutilized

R	23.9	12%
R-1.5	71.0	35%
R-4	83.7	41%
R-8	14.5	7%
R-15	5.4	3%
R-23	1.4	1%
R-30	1.0	<1%
V	4.5	2%

**TOTAL 205.4 ac**



## 6 Underutilized

- Underutilized sites may also offer opportunities for redesignation
- Looking for HEAC inputs



# 3. HEAC Sites Discussion Addressing Remaining Needs

# So, Where Are We on RHNA?

Source	Total	Income Levels		
		Lower	Moderate	Above Moderate
<b>RHNA Total</b>	<b>3,873</b>	<b>2,095</b>	<b>749</b>	<b>1,029</b>
<b>1. Planned Projects</b>	2,266	482	21	1,763
<b>2. ADUs (@ 5x current)</b>	713	200	513	-
<b>3. Vacant Lands</b>	722	160	50	513
<b>4. Redesignation (Ind)</b>	1,181	1,181	-	-
<b>5. Redesignation (Other)</b>	336	66	68	202
<b>5. Underutilized Lands</b>	304	304		
<b>Remaining Need</b>	<b>(1,649)</b>	<b>(298)</b>	<b>97</b>	<b>(1,449)</b>



# Committee Questions / Discussion on Sites Identification Process

## Committee Discussion on Meeting RHNA