



Housing Element Advisory Committee Meeting

October 14, 2020

Agenda

1. Sites Inventory
2. Housing Plan Programs and Policies
3. HEAC Calendar

1. Sites Inventory

Overview - Ranking

- HEAC ranked the site selection strategies for housing at the July and August HEAC meetings
- City Staff and the general public (via online survey) also ranked the site selection strategies
- Rankings were presented to City Council in August 2020
- Results were shared with the HEAC at September meeting

Current Housing Sites Inventory

- Rankings from the HEAC members, City staff, and the public have shaped the overall housing sites inventory
- Maps that follow only show the types (categories) that are needed to meet the low income RHNA number

City of Carlsbad
HOUSING SITES MODEL SETTINGS










		Density				Maximum Permitted FAR	Low Income Potential
		Minimum	Maximum	Control Point	Housing Element		
Land Use Designation	Label						
<i>Residential Potential</i>							
General Commercial	GC	15	30		15	0.5	0
Local Shopping Center	L	15	30		15	0.5	0
Office	O	0	0	0	0	0.6	0
Open Space	OS	0	0	0	0		0
Planned Industrial	PI	0	0	0	0	0.5	0
Regional Commercial	R	15	30		15	0.5	0
R-1.5 Residential	R-1.5	0	1.5	1	1		0
R-4 Residential	R-4	0	4	3.2	3.2		0
R-8 Residential	R-8	4	8	6	4		0
R-15 Residential	R-15	8	15	11.5	11.5		0
R-23 Residential	R-23	15	23	19	19		0
R-30 Residential	R-30	23	30	25	26.5		1
R-35 Residential	R-35	32.5	35		32.5		1
R-40 Residential	R-40	37.5	40		37.5		1
Village	V	18	23		18	0.5	0
Village Barrio	V-B	28	35		28	1.2	1
Visitor Commercial	VC	15	30		15	1.23	0

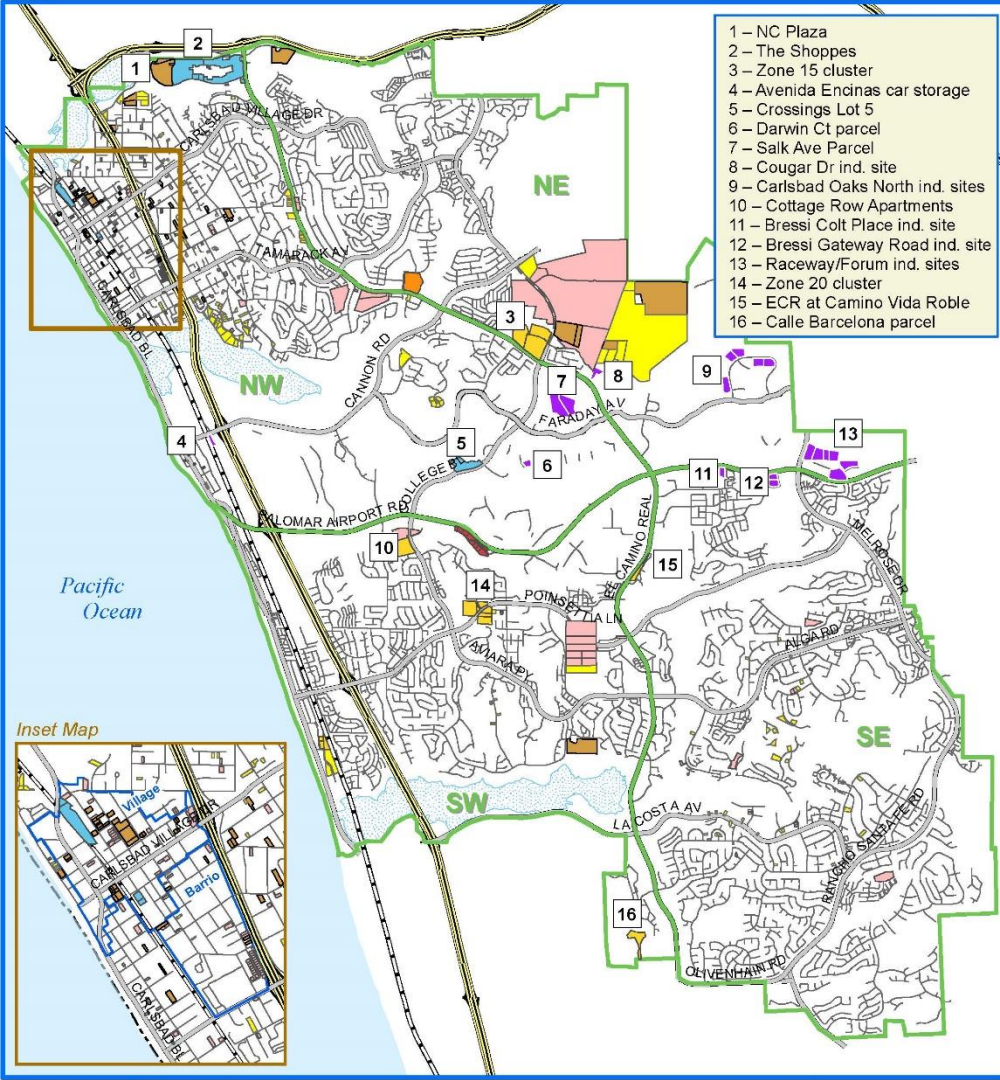
Assumptions



All Potential Sites

- 1 – NC Plaza
- 2 – The Shoppes
- 3 – Zone 15 cluster
- 4 – Avenida Encinas car storage
- 5 – Crossings Lot 5
- 6 – Darwin Ct parcel
- 7 – Salk Ave Parcel
- 8 – Cougar Dr ind. site
- 9 – Carlsbad Oaks North ind. sites
- 10 – Cottage Row Apartments
- 11 – Bressi Colt Place ind. site
- 12 – Bressi Gateway Road ind. site
- 13 – Raceway/Forum ind. sites
- 14 – Zone 20 cluster
- 15 – ECR at Camino Vida Roble
- 16 – Calle Barcelona parcel

-  UR: Upzone Residential
-  VA: Vacant Residential
-  UN: Underutilized
-  PI: Project (No Rezone)
-  P2: Project (With Rezone)
-  CA: Rezone City- Agency-owned Properties
-  RC: Rezone Commercial to Residential
-  RI: Rezone Industrial to Residential
-  Quadrants



Reading Alternative Tables

RHNA Progress -- Units by Type

Public Priority	Code	Income	Lower	Moderate	Above Moderate	Subtotal	RHNA Remaining
		RHNA Goal	2,095	749	1,029		3,873
	30%	RHNA Goal (w/buffer)	2,724	974	1,338		5,035
1	VA	Vacant	160	226	366	752	4,283
2	UN	Underutilized	28	592	822	1,442	2,841
3	P1	Projects (no rezone)	343	21	1,398	1,762	1,079
4	AD	ADUs	185	476	-	661	418
5		Assume Midrange				-	418
6	RI	Rezone Ind	2,408	-	-	2,408	(1,990)
7	RC	Rezone Comm	287	-	-	287	(2,277)
8	CA	City/Agency	1,558	24	-	1,582	(3,859)
9	UR	Upzone Residential	777	208	-	985	(4,844)
	P2	Projects (w/rezone)	78	-	354	432	(5,276)
TOTAL			5,824	1,547	2,940	10,311	(5,276)

RHNA Progress -- Running Totals (Remaining)

Lower	Moderate	Above Moderate	Subtotal
2,095	749	1,029	
2,724	974	1,338	
2,564	748	972	4,283
2,536	156	150	2,841
2,193	135	(1,248)	1,079
2,008	(341)	(1,248)	418
2,008	(341)	(1,248)	418
(401)	(341)	(1,248)	(1,990)
(688)	(341)	(1,248)	(2,277)
(2,246)	(365)	(1,248)	(3,859)
(3,023)	(573)	(1,248)	(4,844)
(3,101)	(573)	(1,602)	(5,276)

HEAC Priorities

RHNA Progress -- Units by Type

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4	AD	ADUs	185	476	-	661	418
5		Assume Midrange				-	418
6	CA	City/Agency	1,558	24	-	1,582	(1,164)
7	RC	Rezone Comm	287	-	-	287	(1,451)
8	P2	Projects (w/rezone)	78	-	354	432	(1,883)
9	UR	Upzone Residential	777	208	-	985	(2,868)
10	RI	Rezone Ind	2,408	-	-	2,408	(5,276)
		TOTAL	5,824	1,547	2,940	10,311	(5,276)

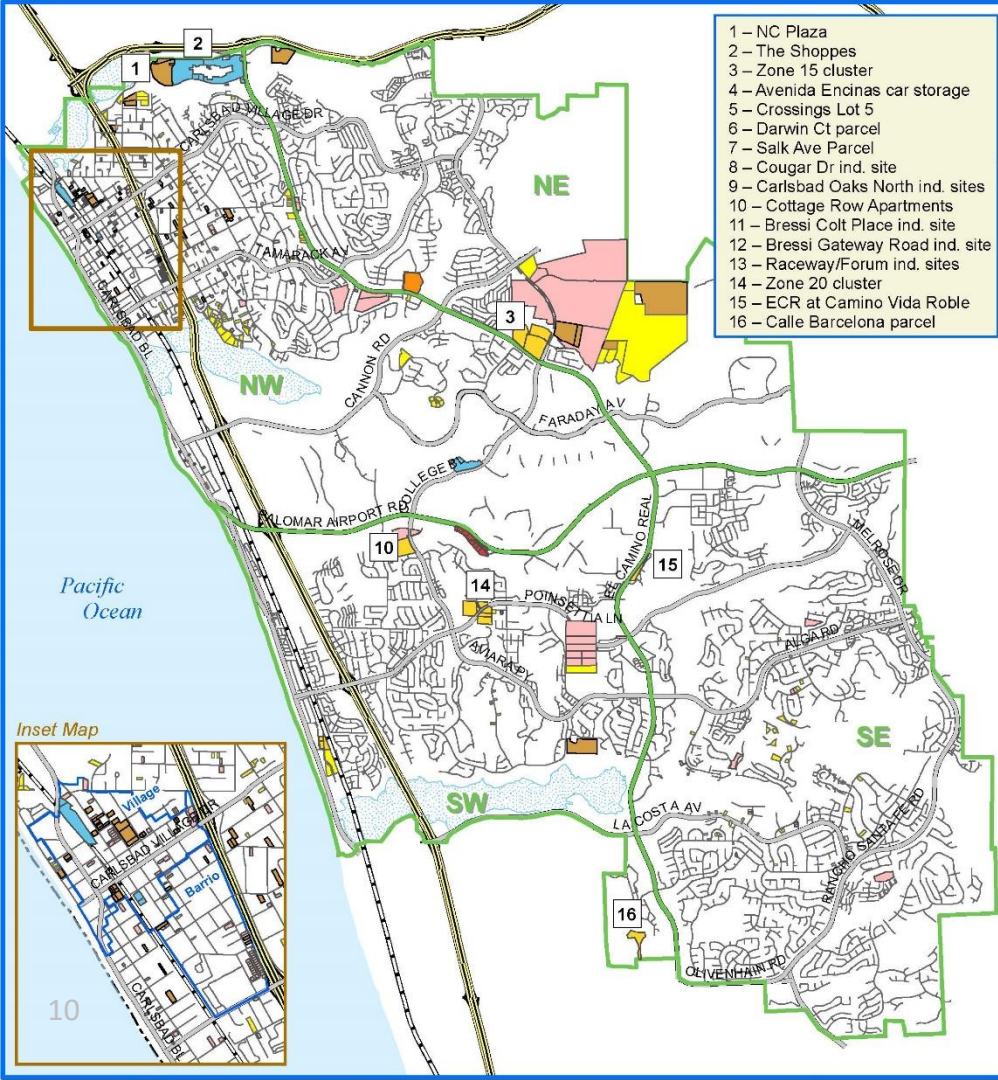
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2,008	(341)	(1,248)	418
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450	(365)	(1,248)	(1,164)
163	(365)	(1,248)	(1,451)
85	(365)	(1,602)	(1,883)
(693)	(573)	(1,602)	(2,868)
(3,101)	(573)	(1,602)	(5,276)

HEAC Sites by Type

- 1 – NC Plaza
- 2 – The Shoppes
- 3 – Zone 15 cluster
- 4 – Avenida Encinas car storage
- 5 – Crossings Lot 5
- 6 – Darwin Ct parcel
- 7 – Salk Ave Parcel
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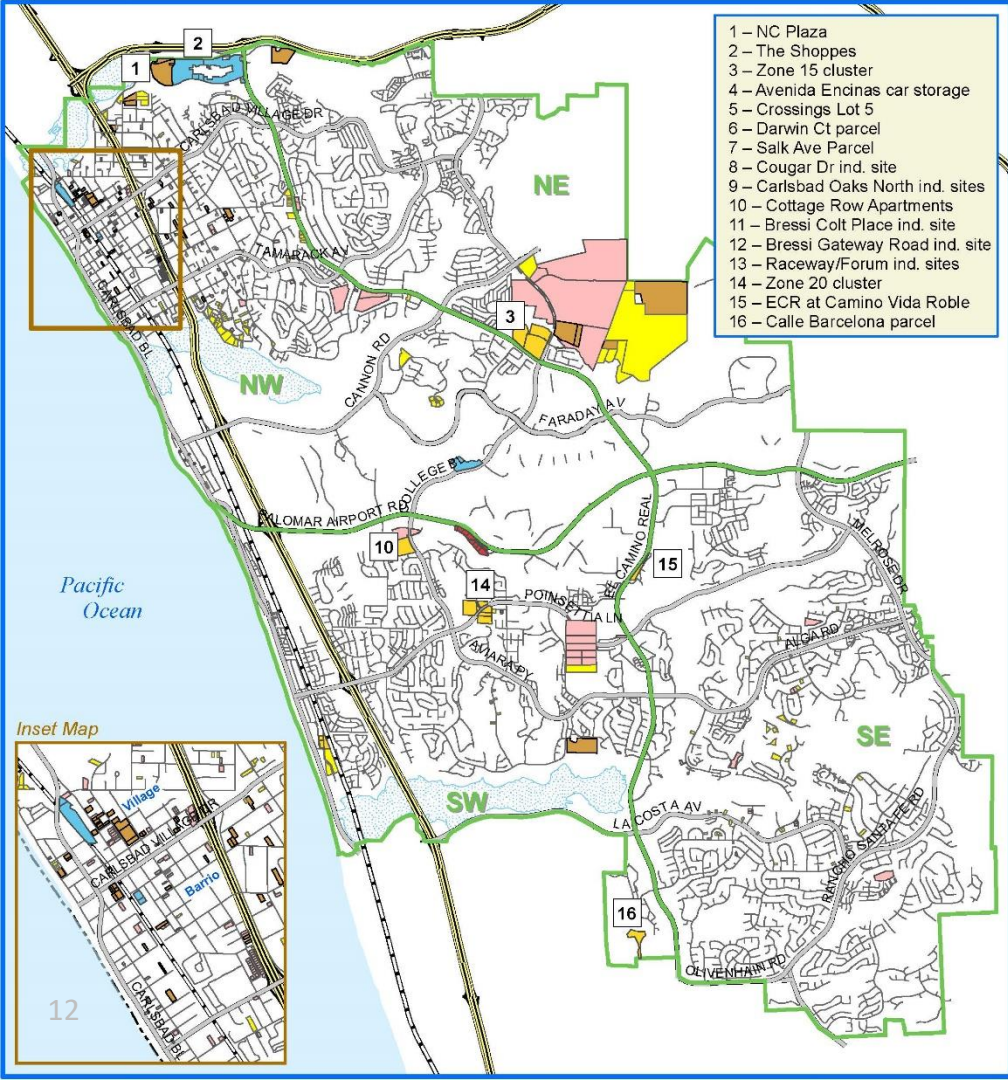
Staff Priorities

RHNA Progress -- Units by Type

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8	CA	City/Agency	1,558	24	-	1,582	(2,581)
9	RC	Rezone Comm	287	-	-	287	(2,868)
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2,008	(341)	(1,248)	418
2,008	(341)	(1,248)	418
1,231	(549)	(1,248)	(567)
1,153	(549)	(1,602)	(999)
(406)	(573)	(1,602)	(2,581)
(693)	(573)	(1,602)	(2,868)
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Public Priorities

RHNA Progress -- Units by Type







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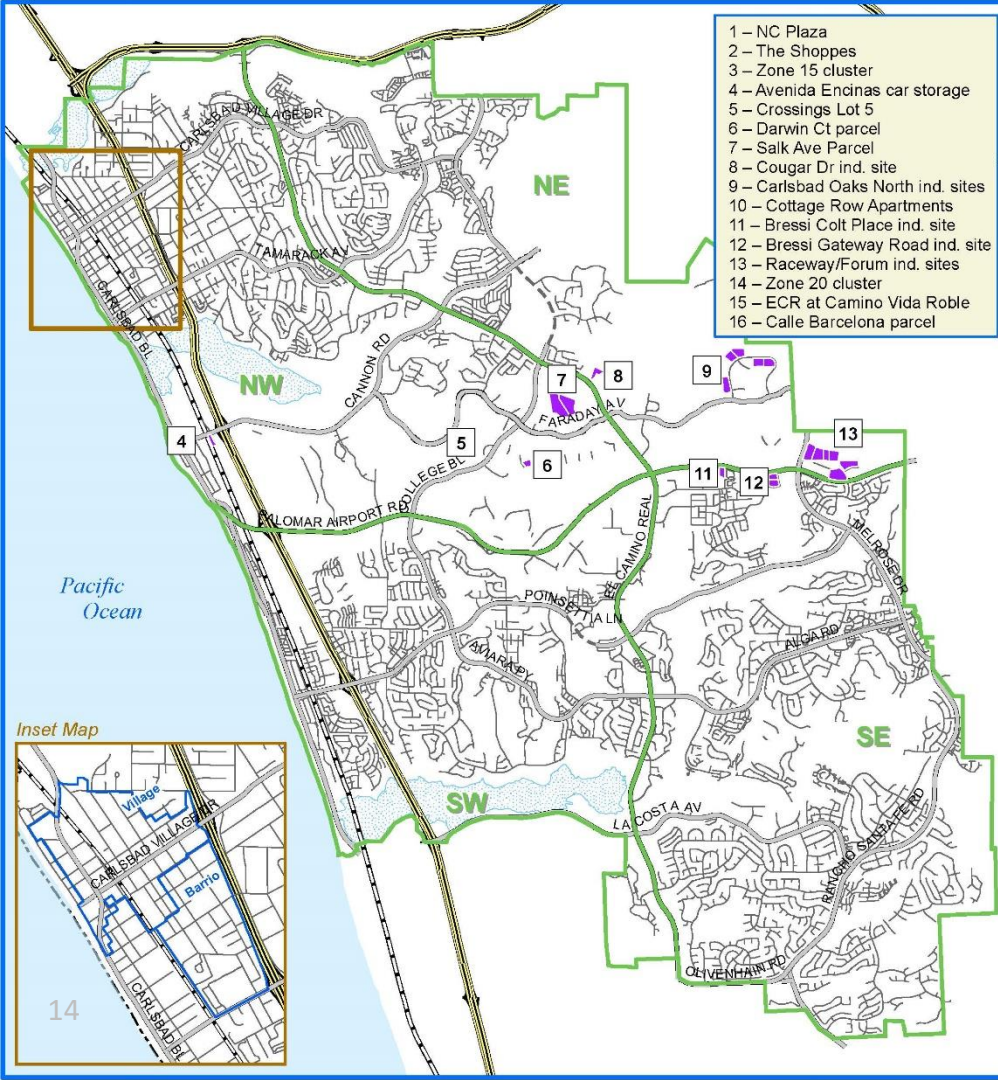
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Next Steps

- HEAC discussion on site selection for Housing Element
 - Can select to include/exclude specific sites, not just accept by type
- Develop Housing Element document
- Community outreach
- Present draft Housing Element to HCD

2. Housing Plan Programs and Policies

Current Housing Policies & Programs

- To ensure that identified housing sites are in keeping with the General Plan, goals and policies can guide housing sites inventory
- Currently, the City identifies four main goals:
 - Preservation
 - Housing Opportunities
 - Housing Implementation
 - Fair Housing

Goal 1: Preservation

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



Goal 2: Housing Opportunities

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



Goal 3: Housing Implementation

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



Goal 4: Fair Housing

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



Potential Changes to Policies/Programs

- City Staff have begun to identify potential changes to be made to the current housing policies/programs, including:
 - At-risk housing
 - Repairs to owner-occupied homes
 - Inclusionary policies and fees
 - Affordable Housing Trust Fund

Recent Legislation

- Housing legislation has been passed since the adoption of the current HE which may change current policies or necessitate the need for new policies/programs
 - Environmental Justice
 - “By Right” housing
 - No Net Loss procedures

ADU Promotion

- What can City do to make ADU estimates a reality

3. HEAC Calendar

Upcoming Meetings

NOVEMBER 2020						
SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30					

Holidays and Observances: 3: Election Day, 11: Veterans Day, 26: Thanksgiving Day, 27: Black Friday www.vicalendar.com

DECEMBER 2020						
SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
		1	2	3	4	5
	6	7	8	9	10	11
	12	13	14	15	16	17
	18	19	20	21	22	23
	24	25	26	27	28	29
	30	31				

Holidays and Observances: 21: Winter Begins, 24: Christmas Eve, 25: Christmas Day, 31: New Year's Eve www.vicalendar.com