



CITY OF CARMEL-BY-THE-SEA

Housing Element Update 2023-2031



Housing Ad Hoc Committee Community Meeting

April 6, 2023

City Hall Council Chambers, 5:30 – 7:30pm



Tonight's Agenda

- Introductory remarks from Ad Hoc Committee
- Housing Element “explainer” video
- Recap: What have we accomplished to date?
- Timeline Review
- What we have heard to date
- New website: H.O.M.E Carmel-by-the-Sea
- Review 5th cycle goals, policies, and programs
- Public Comment

**Housing
Opportunities
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Easier**





Housing Ad Hoc Committee Mission Statement

Mayor Pro Tem Bobby Richards & Councilmember Karen Ferlito

“The mission of the Housing Ad Hoc Committee is to provide guidance as the City updates the Housing Element of its General Plan. The Committee will participate in public outreach and education; consider opportunities and incentives for the development of affordable housing; and explore creative, tailored solutions to meet the City’s workforce and range of other housing needs while preserving the character of Carmel by-the-Sea.”

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Housing Element Overview

<https://hcd.wistia.com/medias/9mr2gli886>

A video player interface showing a title card. The word "HOUSING" is written in large, stylized letters where each letter is a different house or building. Below it, the word "ELEMENT" is written in large, bold, yellow capital letters. A dark teal play button is centered over the "O" in "HOUSING". At the bottom of the player, there is a progress bar showing 6:10, and icons for closed captions, volume, settings, and full screen. The Wistia logo is in the bottom right corner of the player area.

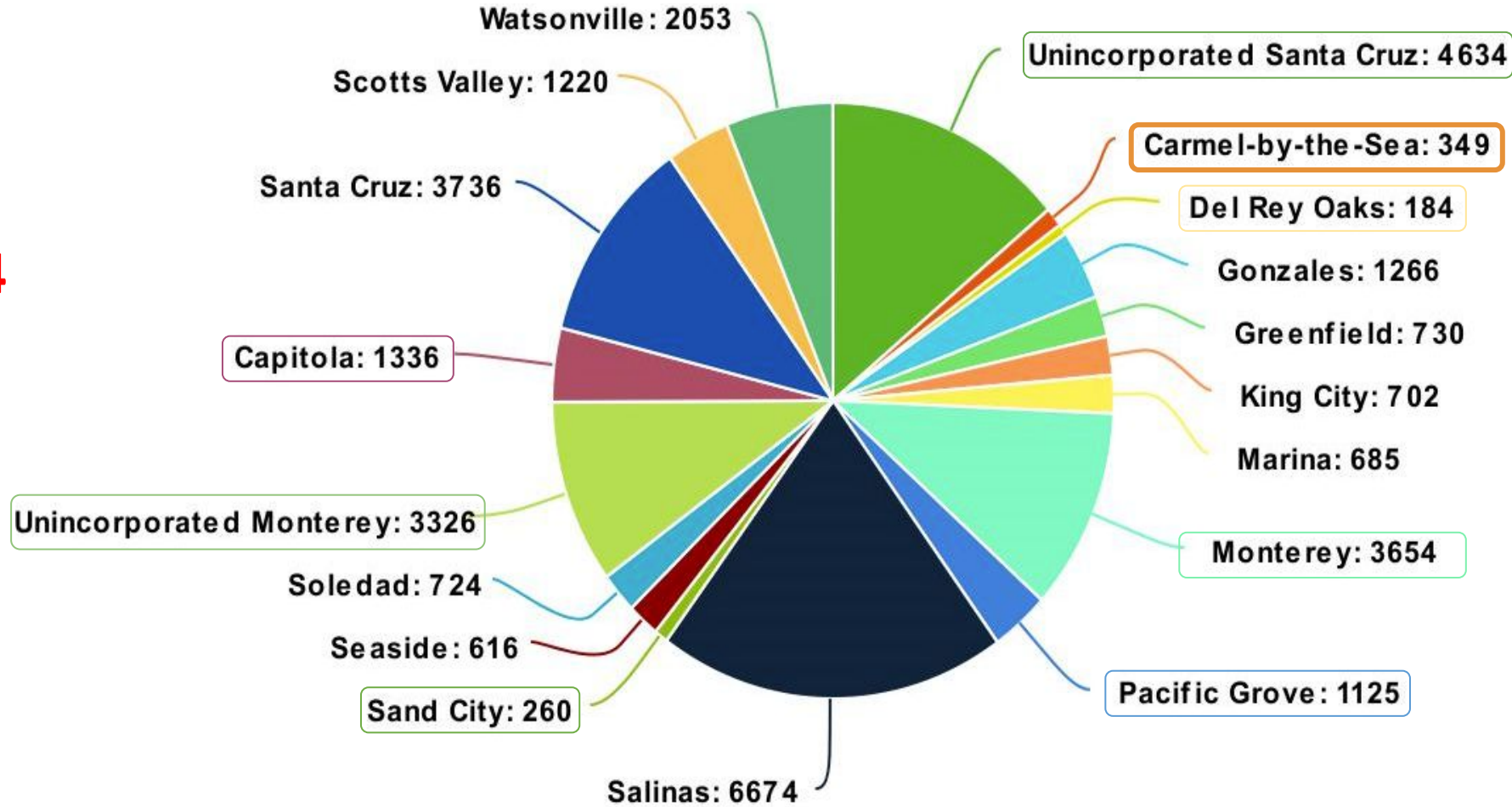


6th Cycle Regional Housing Needs Allocation (RHNA)

2.5 million homes needed statewide.

AMBAG allocated a regional share of **33,274** units to the 2 counties and 16 cities in our region.

Carmel-by-the-Sea is planning for **349** new housing units between 2023 and 2031.





LOOKING AHEAD to the 7th CYCLE

NOW is the time to get involved with next (7th) RHNA cycle. The allocation process can be improved with your input.

Take HCD's 10-minute [survey](#) on "California's Housing Future 2040" before May 5th, 2023!



HCD ANNOUNCEMENT

California's Housing Future 2040
The Next Regional Housing Needs Allocation

Take the California's Housing Future 2040 survey to inform the 7th cycle Regional Housing Needs Allocation

The California Department of Housing and Community Development (HCD) is soliciting ideas and input from the public for ways to continue to improve the 7th cycle Regional Housing Needs Allocation (RHNA) process and address California's housing shortage. This survey is a component of HCD's broader stakeholder engagement for the California's Housing Future 2040: The Next RHNA initiative.



Back to the 6th cycle...

What have we accomplished to date?

- Formed the Housing Ad Hoc Committee
- Completed the ECONorthwest Feasibility Study
- Entered into a Consulting Services Agreement with EMC Planning Group
- Conducted two community meetings with robust outreach
- Developed a dedicated project website

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What efforts are currently underway?

- Reviewing 5th cycle goals, policies and programs.
- Building on the feasibility study to identify sites that can accommodate new housing units.
- Planning for the next community meeting (tent. May).
- Exploring possible Zoning Code updates.

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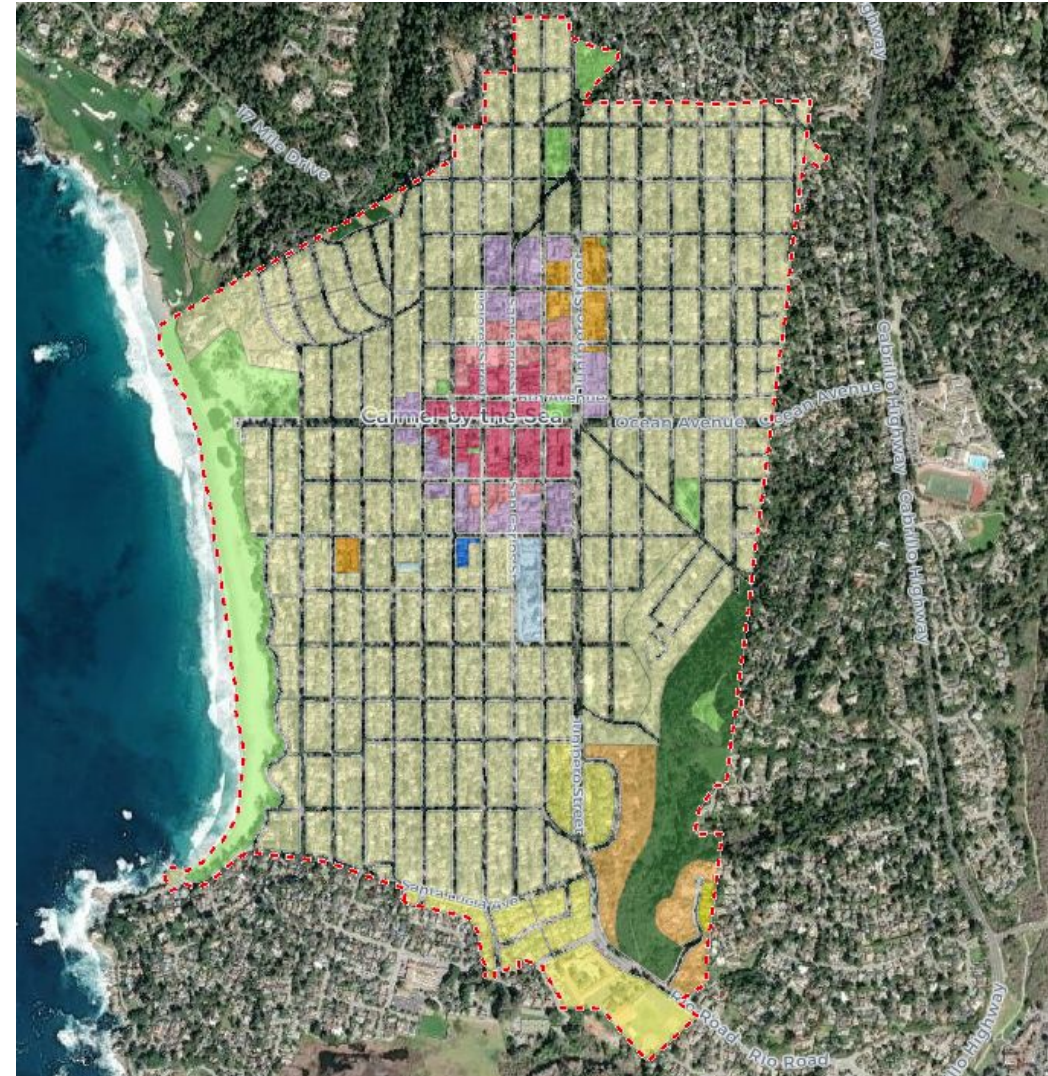


Zoning Code Updates vs Rezoning?

What's the difference?

Rezoning changes the land use designation of a parcel of land. Think of it as changing the colors on the Zoning Map.

That is a different action than updating the Zoning Code, which may involve reducing parking requirements or setbacks, increasing floor area, or adding incentives for the development of affordable housing.





The Housing Element Update Process

We have 8 months to PLAN for BIG housing goals.

Great Opportunity:

- Housing Element certification with inspired Carmel-by-the-Sea solutions
- Maintain local control and provide new development opportunities
- Direct growth to enhance Carmel by-the-Sea charm

Necessary for Success:

- Radical transparency throughout the process
- Courageous creativity
- Timely engagement and responsiveness
- Objective reception of required data & analysis
- Affirmatively Furthering Fair Housing (AFFH)

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2023-2031 Housing Element Timeline

Winter/Spring

- ✓ Housing Feasibility Study
- ✓ Consultant contract
 - Community outreach
 - Program development
 - Collaborate with HCD
- Housing Element Update
- Environmental Review (CEQA)

Summer

- 30 day public review period+joint PC/CC mtg
- 2 week response to comments period
- Submit Draft Housing Element to HCD for 90-day review period
- Complete CEQA documents
- Update Safety Element

Fall

- Respond/incorporate HCD comments
- Planning Commission review hearing
- City Council adoption hearing
- Resubmit to HCD by December 15



What we Heard at Community Meeting #1

- Can we appeal the RHNA and join a class action lawsuit?
- The City shouldn't dedicate a lot of time to this
- "Incentives" may benefit the wealthy
- Perceived challenges for low-income residents (lack of services)
- Desire to preserve the character of the residential zones
- Growth is limited without water
- Concern about more cars in Carmel
- Concern about loss of character
- Concern about lot subdivisions
- Concern about increases to the existing 2-story height limit





What we Heard at Community Meeting #1

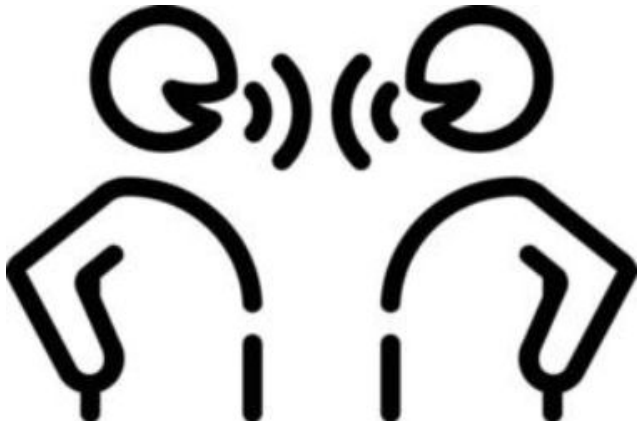
- No one is being “forced” to build anything
- Paid parking revenue could fund underground parking
- Encourage ADUs/JADUs
- Focus on studio apartments and even micro units (<350 sf)
- Add 2nd story units to existing 1-story downtown buildings
- Convert vacant 2nd-story offices to residential
- Retrofit hotel rooms
- Consider Sunset Center, Vista Lobos, Larsen Field, AT&T switching center
- The abundance of second homes is a newer phenomenon; Carmel has supported many more full-time residents in the past





What we Heard at Community Meeting #1

- Post a list of all ideas (rejected and under consideration) online
- Consider impact of Design Guidelines update
- Increase fees for new builds to start an affordable housing fund
- Rezone to meet these goals
- Opportunity to be compassionate and creative
- Carmel Foundation program has been successful
- Many workers spend more time in this community than homeowners
- No power to require ADUs to be rentals
- To control the outcome we can't combat the State
- We have talented designers in this community





What we Heard at Community Meeting #2

- Move the Housing Element update forward in parallel with ballot measures
- Consider sites such as 3rd floor of Carmel Plaza, the Junipero Serra School, Mission Basilica School, hotels, Larsen Field, 7th and Dolores, the Post Office, the AT&T site, and Sunset Center
- Consider transfer of development rights/use permits for hotels
- Our architecture attracts visitors and residents and brings a tax base; if we dramatically alter our look and feel we risk losing that economic base
- We welcome all races and economic backgrounds; affordable housing and shorter commutes are great goals
- The cost of housing has increased dramatically
- Maintain the current design review process
- Maintain two-story height limit / Evaluate where height limits could be lifted



What we Heard at Community Meeting #2

- Encourage development of new ADUs / convert existing studios and guesthouses
- Concern about higher RHNA #s in the 7th Cycle
- We have existing examples of affordable units that “fit in”
- Consider role of Short Term Rentals as an incentive
- Preserve our residential character
- Consider increased density downtown
- Consider tax abatements
- Our current zoning allows far more development than currently exists; one-story buildings should be increased to two stories
- Avoid big housing projects; encourage units sprinkled throughout





www.HOMEcarmelbythesea.com “Housing Opportunities Made Easier”

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Housing Opportunities Made Easier (H.O.M.E.)

Welcome to H.O.M.E. Carmel-by-the-Sea, the City's online community forum to engage in the 2023-2031 6th Cycle Housing Element Update. The housing element update presents the community with an opportunity to help shape the future of Carmel-by-the-Sea.

This website will be regularly updated to keep you informed on the 6th Cycle Housing Element Update planning process. You may expect information including public meetings, community engagement events, surveys, and find key documents posted here. Please register to participate or subscribe to stay informed and receive the latest information on the update process.

The City of Carmel-by-the-Sea is required to plan for 349 new housing units between 2023-2031. Please take the time to better understand the challenges we face as a City and lend your thoughts and voices to help find the best solutions.

To learn more about the 6th Cycle Housing Element Update process, click the button below.

[Housing Element Basics](#)



www.HOMEcarmelbythesea.com

“Housing Opportunities Made Easier”

[Home](#) / [Community Ideas Board](#)

Community Ideas Board



What We've Heard From the Community

The following are ideas we've heard from the community during community meetings or submitted via email to the City.

Feel free to send ideas by clicking the desired email in the column to the right if you'd like to see your ideas posted here, or post directly using the "Share your ideas" forum at the bottom of the page.



Ideas








Share your ideas!

about 22 hours ago

The purpose of this board is to act as an online forum for members of the public to share creative and unique ways for Carmel-by-the-Sea to meet its allocated 349 new housing units.

Help us gain an understanding of what you'd like to see in your community. Ideas can be short and sweet... Think of it as pinning virtual sticky notes for fellow and future neighbors to see and relate to!

 Add your idea	 Marnie about 14 hours ago Creative solutions! <hr/> 0 Comment 	 pope about 19 hours ago test <hr/> 0 Comment 
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[View All Ideas](#)



5th Cycle Goals, Policies, and Programs



City of Carmel-by-the-Sea 2015-2023 Housing Element
Section 3: Goals, Policies and Programs

3 GOALS, POLICIES AND PROGRAMS



The City of Carmel-by-the-Sea has always been proud of its residential character and heritage. All of the General Plan Elements and the Housing Element in particular, strive to preserve, promote, and strengthen this unique residential character. This section of the Housing Element contains goals, objectives, policies and programs intended to meet the following objectives: 1) Conserve and improve existing housing and maintain the character and stability of Carmel's residential neighborhoods; 2) Identify adequate sites for a range of housing opportunities; 3) Assist in the development of affordable housing; 4) Promote housing opportunities for all persons and provide housing and services for special needs groups; and 5) Address constraints to meeting the City's housing needs.

3.1 Goals, Policies and Programs

Goal G3-1: Preserve the existing housing stock.

Policy P3-1.1: Continue and expand programs to assist homeowners in maintaining and improving existing housing units.

Program 3-1.1.a: Housing Rehabilitation Information. To increase awareness and use of housing rehabilitation programs and funds and City Residential Inspection Services, the City will continue to distribute information on the Inspection Services and Housing Rehabilitation programs available through Monterey County, and alternative ways of financing home repairs. Information will be provided to housing providers, community groups, homeowners and the building trades. The City will continue to disseminate housing assistance informational materials in public buildings (City Hall, Libraries, Post Office) and on the City's website. Information may also be disseminated through workshops and public service announcements.

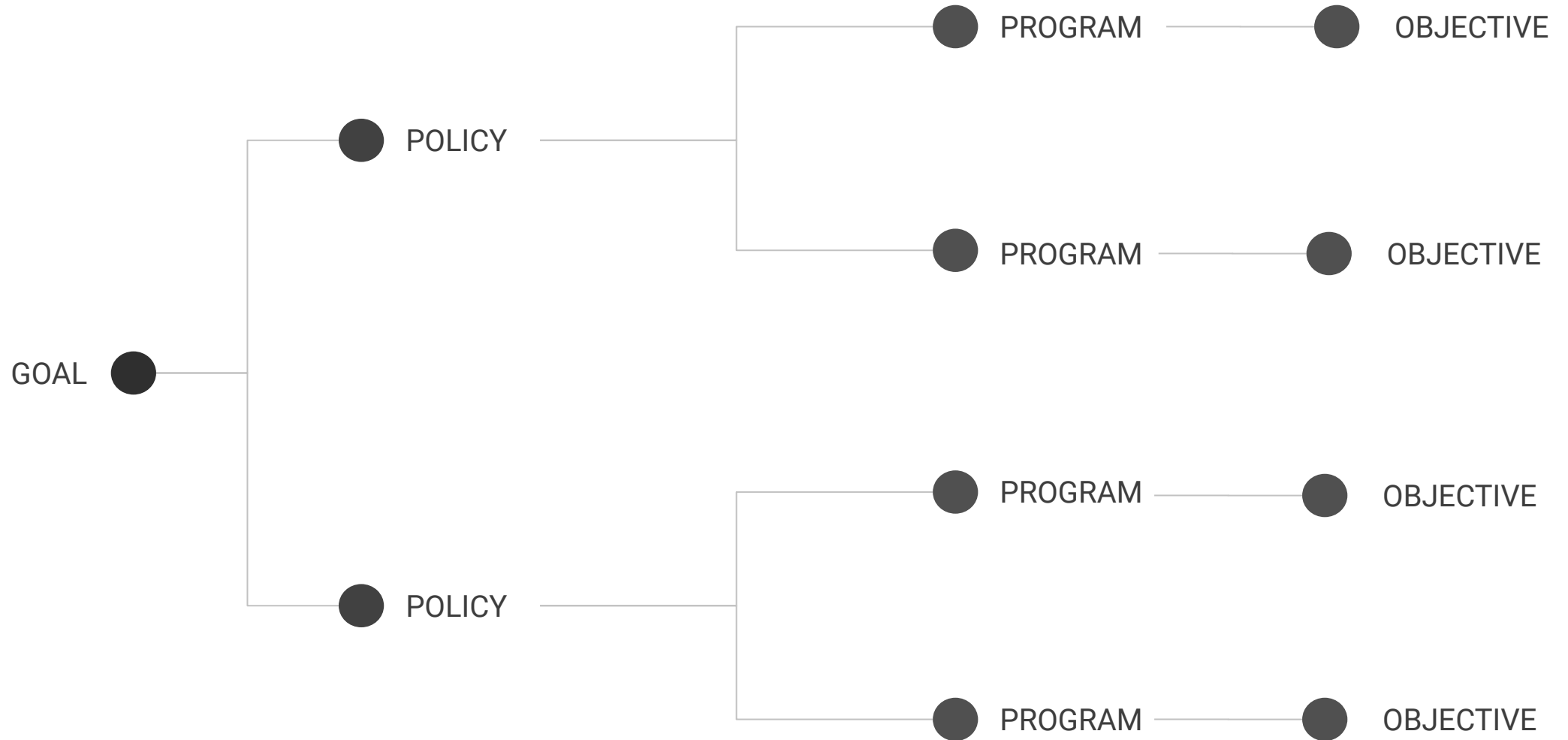
Objective: Provide information on rehabilitation programs, inspection services and home repair financing on a continuous basis in City Hall and other public offices

Responsible Party: Department of Community Planning and Building

The Housing Element contains Goals, Policies, Programs, and Objectives covering a wide range of housing topics *beyond the RHNA.*



5th Cycle Goals, Policies, and Programs





6th Cycle Expectations for Goals, Policies, & Programs

- Programs must include:
 - The agency or department responsible for implementation
 - The timeframe to carry out the program
 - The funding source of the program
 - A quantified objective
 - A performance metric

Programs	
Goal H2: Maintain and Enhance the Quality of Existing Housing Stock	
2.1 Enforce Condominium Conversion Ordinance AFFH Continue to apply the Condominium Conversion Ordinance, which was adopted by the City in 1983, and regulate the conversion of rental housing to for-sale condominiums.	Implementation Policies Policy H2.1 Condominium Conversions Policy H2.2 Protection of Existing Affordable Housing Policy H2.3 Protection of Existing Rental Housing Policy H2.4 Housing Rehabilitation Responsible Department/Review Authority Planning Department; City Attorney Timeframe Review and report annually Funding Source Staff time Quantified Objective Preservation of rental housing stock Performance Metric(s) # of condominiums converted



5th Cycle Goals, Policies, and Programs

Goal G3-2: Preserve existing residential units and encourage the development of new multi-family housing in the Commercial and R-4 Districts.

Policy P3-2.1: Continue to encourage mixed-use developments (second-floor housing over first-floor commercial uses) as a preferred development form contributing to the village character in all Commercial Districts.

Program 3-2.1.b: Preserve and Increase Second Floor Residential Uses. To prevent the loss of existing residential units in mixed-use buildings, the City will continue to prohibit the conversion of existing second-floor residential floor space to commercial use. The City will also continue to require newly constructed floor space at the second floor to be used as residential units.

Objective:	Preserve and increase second floor residential uses (5 units)
Responsible Party:	Department of Community Planning and Building
Implementation Timeline:	Ongoing, project based



5th Cycle Goals, Policies, and Programs

How did we meet this objective?

CMC Section 17.14.050.A: No existing residential dwelling unit shall be converted or demolished unless replacement housing is provided.

CMC Section 17.14.050.F: All newly constructed second story floor area, including new area in new buildings, remodeled buildings and replacement, rebuilt or reconstructed buildings shall be occupied by residential dwellings only.

CMC 17.14.050.G: No existing residential dwelling unit occupying floor space at any level above the first story in any structure shall be converted to any commercial use.



5th Cycle Goals, Policies, and Programs

How did we meet this objective?

- Review building permit applications for interior remodels of commercial buildings.
- Verify occupancy of existing second floor space using permit records and inspections.
- Encourage the creation of second floor apartments.
- Work cooperatively with building owners to establish apartment units.
- Educate building owners on preservation of existing housing units.



5th Cycle Goals, Policies, and Programs

How did we meet this objective?

- Brosche building on Dolores added an apartment unit.
- Der Ling building on Ocean added an apartment unit.
- Hakim building on Dolores approved for 3 apartments.
- Goodhue-Fink building on Dolores added a condominium unit.
- Great Valley Holdings on 5th Avenue added two apartments.

Goal: Preserve or increase 5 units.

Success: 5 units constructed + additional 3 units entitled = 8 units total.



5th Cycle Goals, Policies, and Programs

- G3-1: Preserve the existing housing stock.
 - Policy: Expand programs to assist homeowners in maintaining and improving existing housing.
 - Program: Housing Rehabilitation Information
 - Program: Residential Inspection Services
 - Program: Housing Maintenance Information





5th Cycle Goals, Policies, and Programs

- G3-2: Preserve existing residential units and encourage the development of new multi-family housing in the Commercial and R-4 Districts.
 - Policy: Encourage mixed-use development.
 - Program: Incentives for Mixed-Use Development
 - Program: Preserve and Increase Second Floor Residential Uses
 - Program: Incentives for Mixed Use Affordable Housing
 - Program: Multi-Family Residential Development Review





5th Cycle Goals, Policies, and Programs

- G3-3: Provide adequate sites for the development of a wide range of housing types for all citizens.
 - Policy: Provide adequate sites for housing.
 - Program: Adequate Sites
 - Program: Surplus Sites
 - Program: Development on Small Sites
 - Policy: Prioritize water allocation for affordable housing.
 - Program: Address Infrastructure Constraints





5th Cycle Goals, Policies, and Programs

- G3-4: Protect the stability of residential neighborhoods by promoting year-round occupancy and neighborhood enhancement.
 - Policy: Encourage year-round occupancy.
 - Program: Permanent Housing
 - Program: Conversion of R-1 Motels
 - Policy: Protect neighborhood character.
 - Program: Neighborhood Compatibility
 - Policy: Promote the village history and culture.
 - Program: Neighborhood Preservation Educational Programs





5th Cycle Goals, Policies, and Programs

- G3-5: Preserve and increase the supply of housing for lower- and moderate-income households, senior citizens and other special needs groups. Prohibit discrimination in the sale or rental of housing.
 - Policy: Accommodate persons with special needs.
 - Program: Reasonable Accommodation Procedures
 - Policy: Promote housing for seniors.
 - Program: Shared Housing Information
 - Policy: Preserve existing rental housing.
 - Program: Condominium Conversions
 - Program: Section 8 Rental Assistance
 - Program: Subordinate Units
 - Program: Monitor Affordable Housing Stock





5th Cycle Goals, Policies, and Programs

- G3-5: Preserve and increase the supply of housing for lower- and moderate-income households, senior citizens and other special needs groups. Prohibit discrimination in the sale or rental of housing.
 - Policy: Encourage private sector development.
 - Program: Density Bonus
 - Program: Housing for Extremely-Low Income Households
 - Policy: Reduce government constraints.
 - Program: Reduced Entitlement and Development Fees
 - Program: Reduced Parking Requirements





5th Cycle Goals, Policies, and Programs

- G3-5: Preserve and increase the supply of housing for lower- and moderate-income households, senior citizens and other special needs groups. Prohibit discrimination in the sale or rental of housing.
 - Policy: Support energy and water conservation.
 - Program: Energy Conservation and Green Building
 - Program: Water Conservation
 - Policy: Support and enforce fair housing laws.
 - Program: Fair Housing Services
 - Policy: Facilitate transitional and supportive housing.
 - Program: Zoning for Transitional and Supportive Housing





6th Cycle Expectations for Goals, Policies, & Programs

- Programs must include:
 - The agency or department responsible for implementation
 - The timeframe to carry out the program
 - The funding source of the program
 - A quantified objective
 - A performance metric

Programs		
Goal H2: Maintain and Enhance the Quality of Existing Housing Stock		
2.1	Enforce Condominium Conversion Ordinance	Implementation Policies
AFFH	Continue to apply the Condominium Conversion Ordinance, which was adopted by the City in 1983, and regulate the conversion of rental housing to for-sale condominiums.	Policy H2.1 Condominium Conversions Policy H2.2 Protection of Existing Affordable Housing Policy H2.3 Protection of Existing Rental Housing Policy H2.4 Housing Rehabilitation
		Responsible Department/Review Authority
		Planning Department; City Attorney
		Timeframe
		Review and report annually
		Funding Source
		Staff time
		Quantified Objective
		Preservation of rental housing stock
		Performance Metric(s)
		# of condominiums converted



We Want to Know:

- Thoughts on Goals, Policies, and Programs?
- Questions?





Ad Hoc Committee Contact Info



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www.HOMECarmelbytheSea.com
<https://ci.carmel.ca.us/post/long-range-planning-initiatives>



Thank you for attending!

- Check out www.HOMECarmelbytheSea.com
- Sign up for the “Housing” email listserv
- Future meetings published in the “Friday Letter” + *Carmel Pine Cone*
- Slides from this presentation will be posted on the City website:
<https://ci.carmel.ca.us/post/long-range-planning-initiatives>

GET
INVOLVED!