



CITY OF CARMEL-BY-THE-SEA

Housing Element Update 2023-2031



Housing Ad Hoc Committee Community Meeting
Joint City Council / Planning Commission Special Meeting
Thursday, June 15, 2023
Sunset Center, Carpenter Hall, 5:30-7:30 pm



Agenda

- Introductions
- General Plan and RHNA (ree-nuh) Overview
- Public Review Draft of the 6th Cycle 2023-2031 Housing Element
- Housing Sites Mapping Tool
- Stakeholder Survey
- Next Steps

**Housing
Opportunities
Made
Easier** 

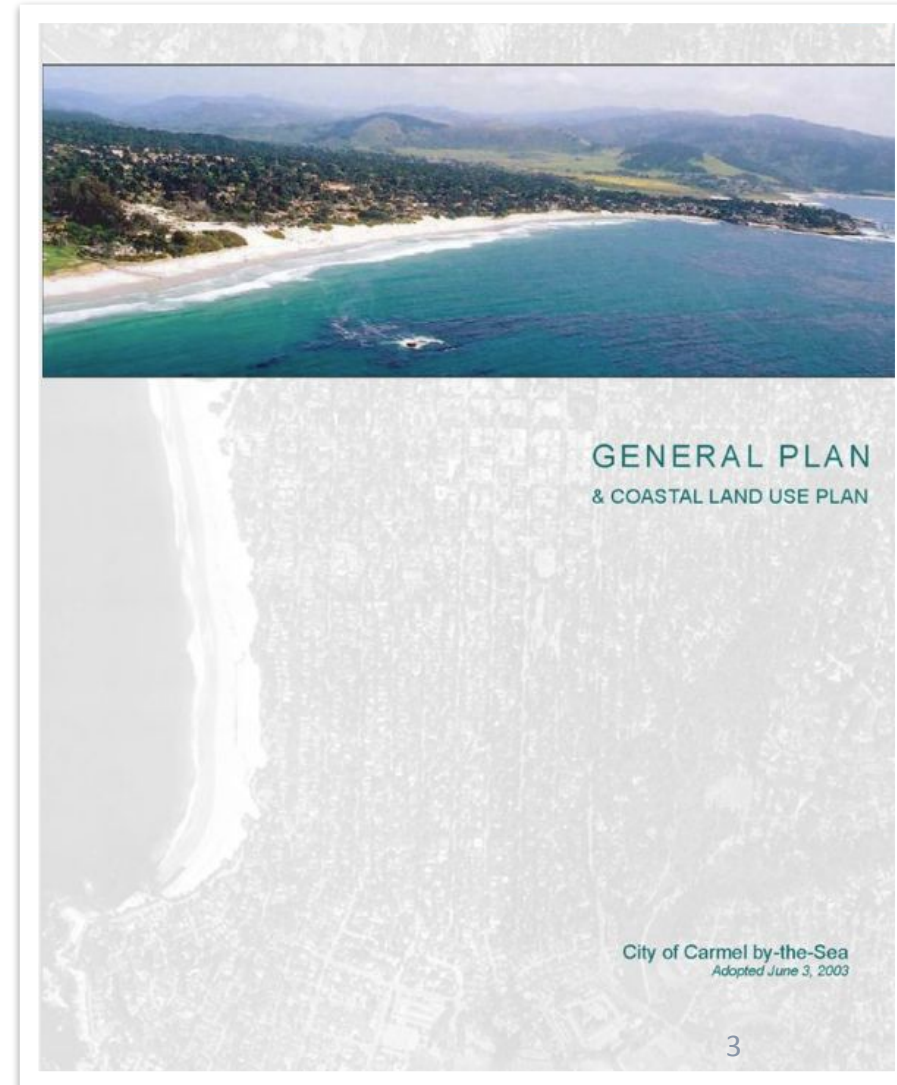


Housing Element Overview

The **Housing Element** is part of the General Plan

1. Land Use* and Community Character
2. Circulation*
3. **Housing***
4. Coastal Access and Recreation Element
5. Coastal Resource Management
6. Public Facilities and Services
7. Open Space* and Conservation*
8. Environmental Safety*
9. Noise*

* State mandated elements





Housing Element Process

- Needs assessment
 - Demographics
 - Housing characteristics
 - Accomplishments
 - Constraints
- Informs the policies, programs, and actions over the next 8 years
- Review by the public and the State
- Adoption by the City, certification by the State
- Implementation
- Annual progress reporting
- Regional Housing Needs Allocation (RHNA ree-nuh) is a critical component of the housing element



State > Regional > Local Housing Needs



California Department of
Housing and Community Development



**2.5 MILLION
HOMES
NEEDED**

Very Low Income
643,352

Low Income
384,910

Moderate Income
420,814

Above Moderate Income
1,051,177



State > Regional > Local Housing Needs



ASSOCIATION OF MONTEREY BAY AREA GOVERNMENTS

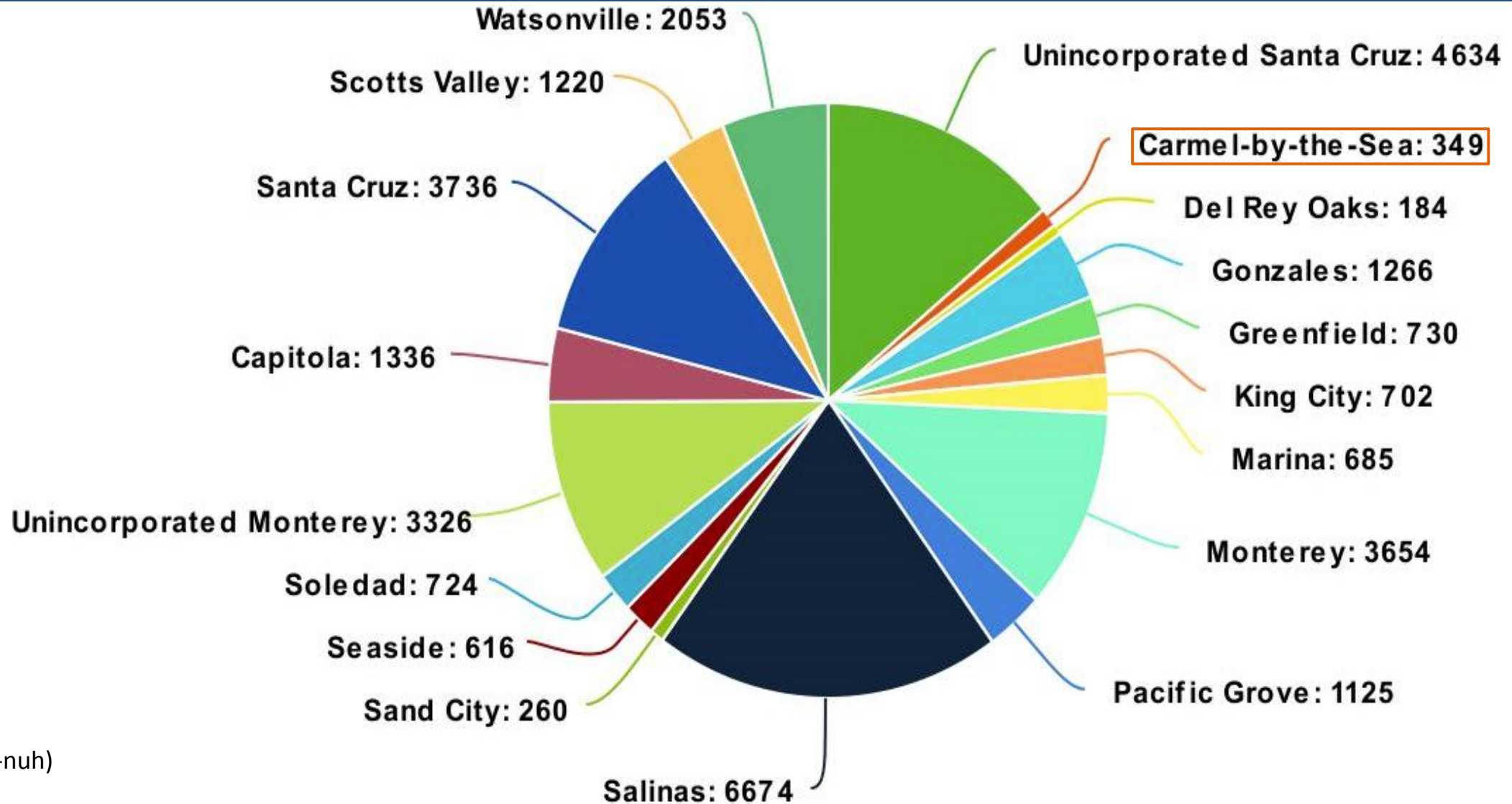
State allocates housing units to regional Council of Government (COG) who then allocates the regional share of housing to individual cities, towns, and counties.

The **Association of Monterey Bay Area Governments (AMBAG)** is the COG for our region which has an RHNA of **33,274 housing units**.





State > Regional > Local Housing Needs





H.O.M.E Carmel-By-The-Sea



Housing Opportunities Made Easier

<https://homecarmelbythesea.com/>



H.O.M.E Carmel-By-The-Sea

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.

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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.

The Initial Public Review Draft Housing Element is now available for 30 days of public comment. The public comment period will end on July 6, 2023.

This is a required step in the process of reaching HCD approval, providing community members the opportunity to review and comment on the Draft. For more information on this process and to comment on the document, please click the button below.

[Read the Public Review Draft](#)

30-Day Public Review Period

According to California Housing and Community Development (HCD), the Housing Element must undergo a draft process subject to a 30-day public comment period, and if comments are received, an additional 10-day consideration and revision period prior to HCD submittal for preliminary review.

The 30-day Public review Period began on Monday, June 5, 2023 and will end on Thursday, July 6, 2023 at 5PM PST.

To access a full PDF version of the Initial Public Review Draft Housing Element, please click the button to the right.

To view individual chapters of the Initial Public Review Draft Housing Element, click the chapter of your choice below.

To view individual appendices, click the button below.

A Summary/Reader's Guide to the Initial Public Review Draft is provided in the menu to the right.





H.O.M.E Carmel-By-The-Sea

Housing Sites Inventory Interactive Mapping Tool

Join the housing sites conversation!

Community members, service providers, property owners, developers and others are encouraged to provide input on potential new housing sites to meet the City's 349 RHNA.

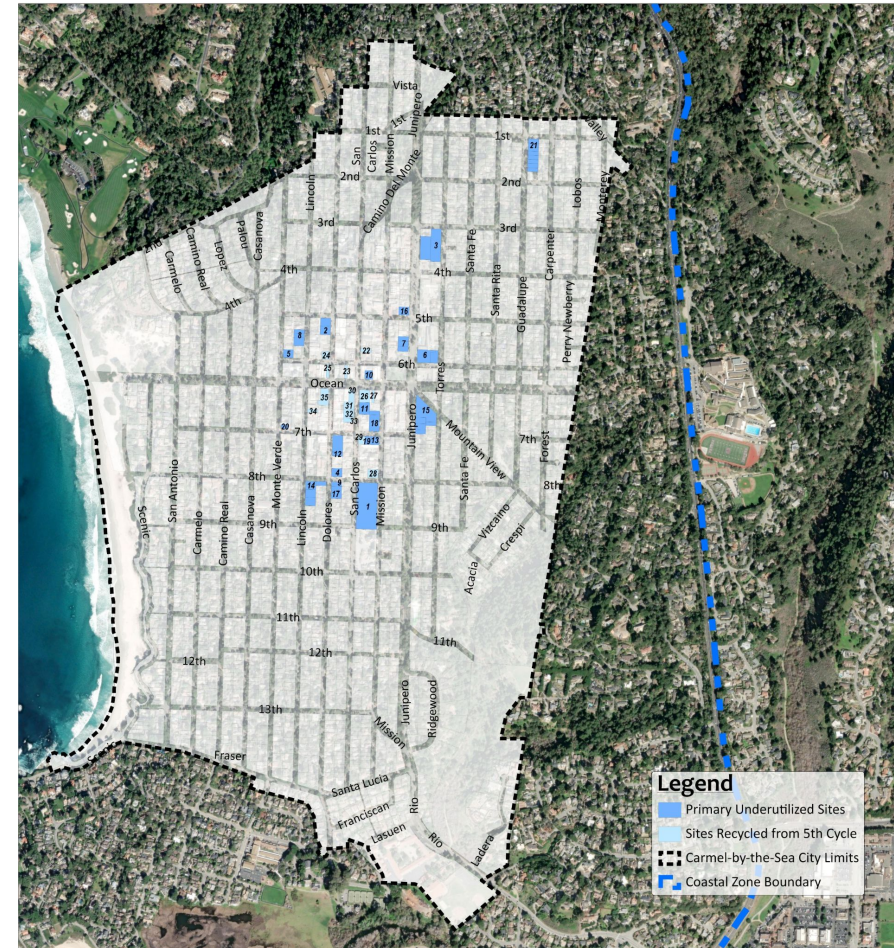
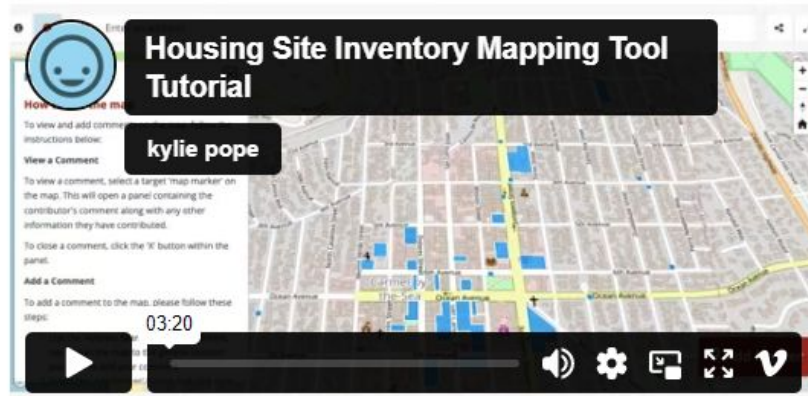
[Give feedback](#)

The screenshot shows a map interface with a blue callout box overlaid on the left side. The map displays a street grid with 'Ocean Avenue' and 'Juniper Avenue' labeled. A red dashed rectangle highlights a specific area on the map. Other labels include 'Carmel Village Inn' and 'Church of the Monte Verde'. A blue button with the text 'Give feedback' is positioned at the bottom of the callout box.



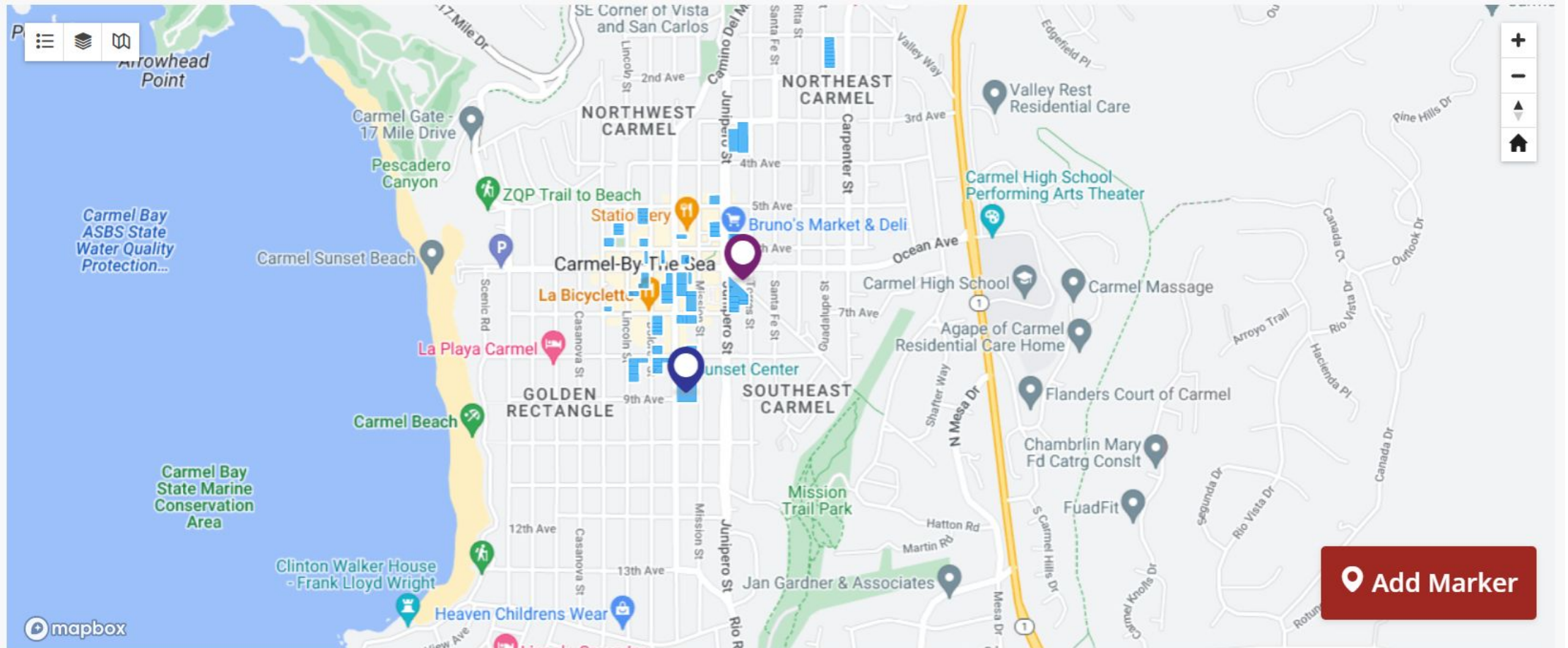
H.O.M.E Carmel-By-The-Sea

How to use the Housing Site Inventory Mapping Tool Tutorial





H.O.M.E Carmel-By-The-Sea





H.O.M.E Carmel-By-The-Sea

Stakeholder Survey

Encuesta de partes interesadas en español

Realice una encuesta de 10 minutos para informar las políticas y programas en el plan de vivienda.



Stakeholder Survey in English

Take a 10 minute survey to inform the policies and programs in the updated housing plan.





Reader's Guide

Housing Element Update 2023-2031 Public Review Draft Summary / Reader's Guide June 9, 2023

The City is progressing with its 2023-2031 Housing Element update project, with a public review draft released on June 5, 2023. Below you will find key project dates and a high-level overview of the 5 chapters plus appendices A-F that comprise the 2023-2031 Draft Housing Element.

Key Project Dates (updated)

- June 5th: Public Review Draft published on [H.O.M.E. website](#) ("Housing Opportunities Made Easier")
- June 6th: Draft release advertised via City's Constant Contact Listserv and on the [City website](#) homepage
- June 15th: **Joint City Council/Planning Commission Workshop** (Sunset Center, Carpenter Hall @ 5:30 pm and via Zoom) to discuss the Public Review Draft
- July 6th: **Public comment period closes**
- July 11th: City Council meeting to review public comments
- Aug 1st: City Council meeting to review revised draft Housing Element (NEW)
- Aug 2nd: Submit draft Housing Element to the State Department of Housing and Community Development (HCD) for a 90-day review period (updated)
- Oct 31st: Receive comments from HCD (updated)

Overview of Draft 2023-2031 Housing Element (6th cycle)

Chapter 1 - Introduction (15 pages)

- **5th Cycle: 18 above moderate** (market-rate) housing units were constructed during the eight-year 2015-2023 5th cycle Regional Housing Needs Allocation (RHNA), which equals **58%** of the 5th cycle RHNA goal of **31 units**.
- **6th Cycle:** The 6th cycle RHNA goal is **349 units** constructed over the eight-year period from July 2023 to June 2031.

Chapter 2 - Goals, Policies, and Programs (25 pages)

- State law requires that each program have a "**quantified objective**." This is a goal for the City to work towards and a metric to report annually to HCD on progress.
- At this time, there are no penalties for not reaching the objective. Programs that are unsuccessful in reaching the objective will be re-evaluated in the 7th cycle.
- Each program description is followed by a note specifying if the program is new or carried over from the 5th cycle.
- Some of the proposed programs would require a **Zoning Code Amendment** if adopted. The proposed amendments are summarized below.
 - Revise existing parking standards for new housing units;
 - Establish a 33 dwelling unit per acre (du/ac) minimum density for new housing projects (Note: This results in 3 units on a 4,000-square-foot lot);
 - Adopt a housing overlay zoning district with objective design and development standards for qualifying projects;

- Adopt an Accessory Dwelling Unit (ADU) ordinance (in progress);
- Incentivize onsite hotel employee housing;
- Establish design and development standards for the A-2 zoning district (Sunset Center) for senior housing, which is already a permitted use;
- Allow manufactured homes in the R-1 district (required per State law);
- Eliminate the Use Permit requirement for multi-family development;
- Increase the floor area bonus from 15% to 25% for projects that include affordable housing; and
- Allow a low-barrier navigation center (required per state law).
- Establish an Affordable Housing Trust Fund (funding and use to be determined by City Council): goal to **raise \$1 million in 8 years**

Chapter 3 - Housing Needs and Constraints (20 pages)

- Summary of Carmel-by-the-Sea demographic data (population, employment, housing, etc.); note that Pacific Grove and Del Rey Oaks were used as a comparison to Carmel.
- Overview of governmental constraints affecting housing production. For details, see Appendix B.

Chapter 4 - Sites Inventory (6 pages)

- High-level Sites Inventory summary. For details, see Appendix C.

Chapter 5 - Energy and Resource Conservation (9 pages)

- Incorporates information from the City's Climate Action & Adaptation Plans.
- PG&E Programs and Incentives for energy efficiency.
- MPWMD rebates for water conservation.
- Federal and State financial assistance programs.

Appendix A - Housing Needs and Fair Housing Report (89 pages)

- Introduction with an explanation of "Affirmatively Furthering Fair Housing" or "AFFH" requirements per Gov. Code, § 8899.50, subd. (a)(1).
- Population, employment, and household characteristics.
- Disproportionate housing needs.
- Special needs groups.
- Access to opportunity.
- Housing stock characteristics.
- Fair housing enforcement and outreach capacity.
- Fair housing recommendations.

Appendix B - Housing Constraints (47 pages)

- Overview of Governmental and Non-Governmental constraints to housing development, including but not limited to:
 - Lengthy design review process;
 - Fees are financially prohibitive to lower-income households;
 - Two-story building height limit;

- Use Permit requirements for new residential projects;
- Subjective design standards which create uncertainty for developers;
- Protection of historic resources;
- Coastal Zone regulations;
- Outdated Accessory Dwelling Unit (ADU) ordinance;
- Lack of development standards in the A-2 district (Sunset Center); and
- Lack of water due to State Water Resources Control Board Order 95-10 and the 2008 Cease-and-Desist Order.

Appendix C - Vacant and Available Sites (38 pages)

- 35 identified sites that could accommodate 283 housing units.
 - Sites zoned R-1 that would require a rezone if retained in the sites inventory list:
 - Pine Inn parking lot (6 units)
 - First Church of Christ (9 units)
 - Red Cross (6 units)
 - American Legion (5 units)
 - Carmel Presbyterian (36 units)
 - Options for rezoning could include A-2 (senior housing) or R-4 (multi-family).
 - An alternative to rezoning (open for discussion): eliminate one or more of these sites and replace them with other properties that do not require rezoning.
- 46 units attributed to potential onsite hotel employee housing units
- 72 units attributed to potential accessory dwelling units
- Grand Total: 401 units (52 surplus units over our 349 RHNA goal = 15% buffer) *Note: A buffer is necessary due to the likelihood HCD will reject some of our proposed sites.*

Appendix D - Review of Previous Housing Element (9 pages)

- Effectiveness of 5th cycle (2015-2023) Housing Element; progress in implementation; and appropriateness of Goals, Objectives, and Policies.

Appendix E - List of Contacted Organizations (11 pages)

- Summary of outreach efforts to date.

Appendix F - ECONorthwest Feasibility Study (37 pages)

- Feasibility Study prepared by consultant ECONorthwest and received by the City Council on February 7, 2023.



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Chapter 3: Housing Needs and Constraints

Chapter 4: Sites Inventory

Chapter 5: Energy Resource and Conservation

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Appendix B: Housing Constraints

Appendix C: Vacant and Available Sites

Appendix D: Review of Previous Housing Element

Appendix E: List of Contacted Organizations

Appendix F: ECONorthwest Feasibility Study

**Housing
Opportunities
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Chapter 2: Goals & Programs

Goal HE-1:

Facilitate Housing Construction

Goal HE-2:

Protect Affordable Housing and Improve the Housing Stock

Goal HE-3:

Provide Opportunities for New Affordable and Other Special Needs Housing

Goal HE-4:

Exemplify Sustainable Development and Energy Conservation

Goal HE-5:

Publicize Housing Needs and Resources



Chapter 2: Goals & Programs

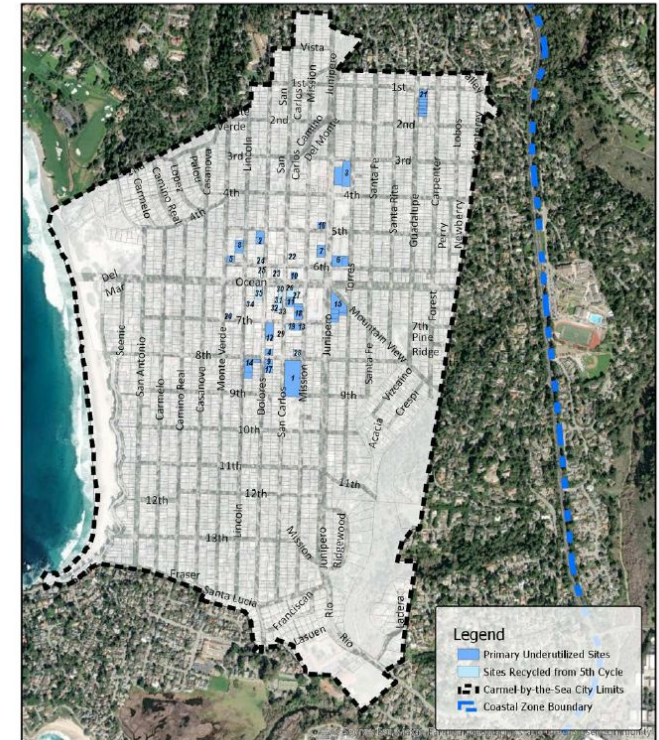
- Water distribution policy
- Pre-approved ADU plans
- Hospitality employee housing on hotel sites
- Process improvements
- Affordable housing trust fund
- Second floor residential uses in the commercial district
- Reduced parking requirements
- Minimum density of 33 du/acre in the commercial district
- Objective design and development standards



Chapter 4: Sites Inventory

- Plan for an additional 349 housing units over 8 years (2023-2031)
- 35 potential housing sites identified
- Online interactive mapping tool
- Comment on potential sites
- Suggest different sites
- Are you a property owner interested in being part of the housing solution?

Figure C-1 Potential Sites Inventory Map



Source: East, Moxer, Eaststar Geographics, and EMC Planning Group

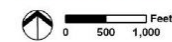


Figure C-1



Housing Sites Inventory
Carmel-by-the-Sea
6th Cycle Housing Element



Property Owner Interest Form

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[Read the Public Review Draft](#)

Quick Links

[Housing Element Basics](#)

[Resources](#)

[Initial Public Review Draft Summary/Reader's Guide](#)

[Property Owner Interest Form](#)

[Glossary of Housing Element Terms](#)

Property Owner Interest Form: Carmel-by-the-Sea Housing Element Update

Please scroll down to fill out the form.

mwaffle@ci.carmel.ca.us [Switch account](#)

Not shared





Stakeholder Survey

City of Carmel-by-the-Sea
Stakeholder Survey



Cuidad de Carmel-by-the-Sea
Encuesta de Partes Interesadas





Next Steps

July 6, 2023	30 day public review period ends, stakeholder survey closes
July 7 - July 20	10 working day (min.) response to comments period
July 11, 2023	City Council meeting - summary of public comments
Aug. 1, 2023	City Council meeting - revised Housing Element
Aug. 2 - Oct. 31	HCD 90 day review
Aug. 2, 2023	Begin Environmental Review (CEQA) with Project Description
Oct. 31, 2023	Receive substantial compliance letter from HCD <u>or</u> request for revisions
TBD	Adopt <u>or</u> Revise Housing Element
TBD	Submit to HCD for certification <u>or</u> Resubmit for 60 day review



Housing Ad Hoc Committee



Councilmember Karen Ferlito

kferlito@cbts.us



Mayor Pro Tem Bobby Richards

brichards@cbts.us

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

<https://homecarmelbythesea.com/>



CITY OF CARMEL-BY-THE-SEA

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Katherine Wallace

Associate Planner: kwallace@cbts.us



Stay Involved!

- Sign up for the “Housing” email listserv
- Look for future meeting announcements in the City Administrator’s “Friday Letter” and the *Carmel Pine Cone*
- Slides from this presentation will be posted on the City website at <https://ci.carmel.ca.us/post/long-range-planning-initiatives> and on our dedicated Housing Element Update website at <https://homecarmelbythesea.com/>
- Take the Community Housing Stakeholder Survey!



Stay Involved!

**Thank you for participating in the
2023-2013 Housing Element update process!**

**Housing
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Easier** 



THE END

Housing
Opportunities
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