

Exploring Affordable Housing Alternatives

Community Workshop
August 21, 2024



WELCOME!

- Housekeeping Items
- Introductions
 - City Staff
 - AHA Team

Your Role Today and Tomorrow - Get Involved!

- Today's workshop
 - Presentations on Village tailored strategies
 - Enhanced existing programs
 - Questions and answers
 - Worksheets and feedback
- After today
 - Reach out to neighbors
 - Connect with City and AHA
 - Future participation
 - Upcoming City Council and future Community Meetings
 - Share ideas



BACKGROUND

- Why Are We Here?
- Where Are We Going?

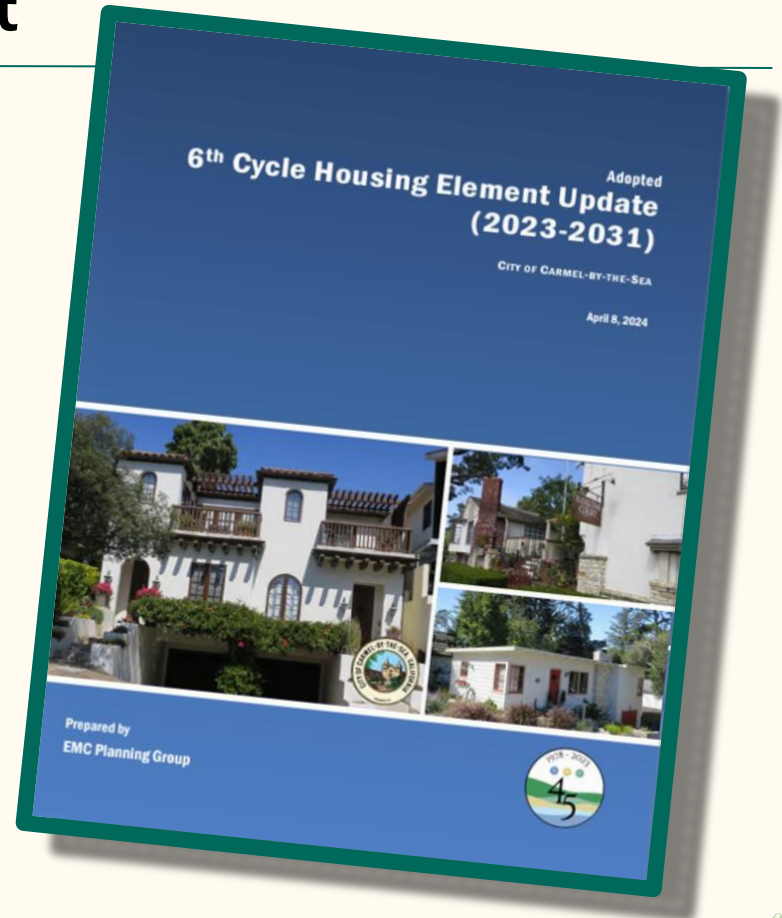
Why Are We Here?

- Housing Element adopted April, 2024
- Sunset Center & Vista Lobos - **149 affordable units**
 - Meet **State deadline**
- Community pushback & Council response
 - Issue with developing City sites
- Council Resolution to amend Housing Element
 - Remove and replace City sites
 - **Urgency** = 2025 RFP deadline
- Need to find **replacement sites/units**
- State will need to re-certify our Housing Element
- Get **creative** to get State credit for 149 potential affordable units

This is where YOU come in!

Overview of the Housing Element

- What is a Housing Element?
 - **Planning Document**
 - Credit for units vs. construction
- Sites Inventory list
 - **Potential** for development
- Programs
 - **Incentivize** development
- Process to adopt and amend
 - City Council
 - State Housing Department (HCD)



State Considers “Viability”

Difficult task to convince HCD



Constraints

- Water = 18+ months?
- 2-Story height limit
- Community Character
- No intensification of R-1 District
- 0.5 acre parcel HCD preference
- High bar for non vacant parcels
- Small parcel size
- Cost of development
- Poor past performance

How Do We Get There?

- Developing **viable** alternatives & strategies
 - ADUs
 - Hotels
 - Downtown Sites
 - Church Sites
 - Other?
- Tapping into the **Community**
 - Q&A
 - Worksheets
 - Other Thoughts



STRATEGIES

- ADUs
- Hotels
- Downtown Sites
- Church Sites

Accessory Dwelling Units - Defined

Note: as presented on 8/21 “no kitchen” was required for JADU’s. However newer legislation has stipulated an “efficiency kitchen” is now required.

- **ADU** (Accessory Dwelling Unit) - Bedroom, kitchen, bathroom, separate entry
- **J-ADU** (Junior ADU) - Existing bedroom with exterior entrance with an “efficiency kitchen”, no bathroom is required (access shared with main house)

Background

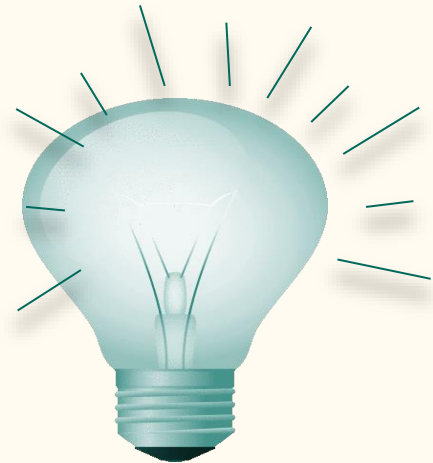
- 2019 State ADU legislation removed local control. Now ministerial approval: no local design guidelines, no local zoning, no Planning Commission or public oversight.
- Water credits a constraint, but may be taken from main house - no new meter required
- Approx 70 ADU applications received since 2019
- City ADU ordinance (in draft) to provide local control via objective design guidelines
- New ADUs apply to city ‘RHNA’ numbers (349) - 30/30/30/10 split, for now
- Good news, they count... however, they may proliferate

Accessory Dwelling Units - Strategies

1. **New ADUs** - New structures
2. **Garage conversions** - Existing structure
3. **Guest House conversions** - Existing structure. Add missing bathroom or kitchen.
4. **J-ADUs** - Many opportunities exist. No water credits needed. Minimal construction.

Ideas

- Incentives (reduced fees, water credits) for reuse of existing structures
- “Amnesty” for existing non-conforming structures
- What are your thoughts?



Hotels

Enhance Existing Hotel to Residential Redevelopment Program

- Housing Element Program 1.3.B
- Older and smaller hotel **building remodeled** to multifamily/affordable housing
 - Existing developed site
 - **Lower intensity** - residential vs. commercial
 - Transient to full time neighbor
- Hotel is **converted** to mixed-income multifamily residential units
- Hotel rights would be sold to an existing hotel or hotel developer
 - Hotel developed in **appropriate Zoning District**

Making this work for you?

- Conversion of small existing hotels to multi-family residences
- Hotel room rights shift to locations in the Commercial District



Downtown Sites

- This is an exercise in **getting credit for projected units**.
 - The goal is to identify sites that check the boxes
 - There's no commitment to redevelop; these are privately owned sites
- **Challenge #1: The 0.5 acre rule**
 - For low or very low-income credit, site needs to be 21,780 sq. ft. or larger
 - Can list multiple, contiguous parcels as single site
- **Challenge #2: A high bar to get credit for “non vacant” sites**
 - Need “substantial evidence” existing use is likely to be discontinued.

Another strategy: Units added to existing downtown buildings

- We may be able to get projected credit for potential addition of ~2-3 affordable units to an existing downtown building.
- Property owner interest letter will be required - **Here's how you can help!**

Church Sites - Explained

- **Why are church sites **included in our Housing Element?****
- State encouragement for religious site building through SB4, AB1851, and AB224
- Streamlined permitting for qualifying properties
- **Current programs related to church sites in our Housing Element**
- Program 1.1.D (Chapter 2, Page 7)
- Rezoning church sites by December 2026



Church Sites - Strategy

- **Carmel church sites - we have **five in our one square mile!****
 - First Church of Christ Scientist - 0.63 acres (Lincoln, between 5th and 6th)
 - Church of the Wayfarer - 0.36 acres (Lincoln, between Ocean and 7th)
 - Carmel Presbyterian - 0.89 acres (Corner of Junipero and Ocean)
 - All Saints' Episcopal Church - 0.80 acres (Corner of Dolores and 9th)
 - Carmel Mission - 12.42 acres (Rio Rd)
- **Progress so far, and some roadblocks**

Where we need your help...

- **Connections** to Carmel church leaders to relay available incentives which may be beneficial to religious institutions
- **Letters** of interest

Q&A



- **ADUs & JADUs**
 - New ADUs
 - Garage Conversions
 - Guesthouse Conversions
 - JADUs
- **Hotels**
 - Conversion & transfer
- **Downtown Sites**
- **Church Sites**

- Yellow Worksheets
- Other Thoughts?

FEEDBACK

**THANK
YOU**