



6th cycle draft Housing Element

Background / Project Team

- Housing Element's are updated every 8 years
- Plan for a share of the region's housing need
- Carmel's share is 349 new housing units
- 231 of those units must be affordable to lower income households
- Housing Ad-Hoc Committee members include Mayor Pro Tem Bobby Richards and Councilmember Karen Ferlito
- Consulting partner is EMC Planning Group



6th cycle draft Housing Element

Why we are here tonight?

- 6th cycle draft Housing Element submitted: August 2, 2023
- HCD comments received: November 1, 2023
- Update the Council and the public on document revisions
- Discuss any policy-level changes based on HCD comment letter
- Receive feedback from the Council and the public, as needed



6th cycle draft Housing Element

November 13th Housing Ad-Hoc Committee meeting

- Mid-review revisions discussion
 - 3 new programs added: Religious Institution Affiliated Housing, Unlicensed Residential Care Facilities, Single Room Occupancy Units
 - Mid-review revisions Reader's Guide dated October 17, 2023 summarizes the revisions
 - Revisions also posted on the City's website
- Review of HCD letter dated November 1, 2023
 - Comments grouped in three categories
 - Housing types, housing sites, and potential barriers (to housing)



6th cycle draft Housing Element

Affirmatively Furthering Fair Housing

- More robust analysis on fair housing issues
- Responding to fair housing complaints
- Historic patterns of integration/segregation
- Disparities in access to transportation
- Substandard housing
- **Housing programs are developed to address any deficiencies**





6th cycle draft Housing Element

Regional Housing Needs Allocation (RHNA, ree-nuh)

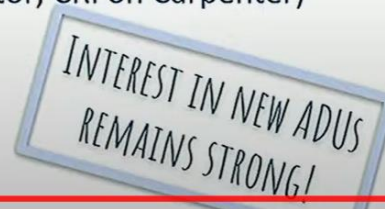
- Meeting our allocation of 349 units through:
 - Minimum density of 33 du/acre: 302 units
 - Accessory Dwelling Units (ADUs): 34 units
 - Hospitality Employee Housing: 31 units
 - Transfer of Development Rights (TDRs): 33 units
- No Net Loss Provision:
 - Must maintain adequate sites to accommodate the RHNA throughout the entire planning period.



6th cycle draft Housing Element

Pipeline projects

- Planning period is **July 1, 2023-December 15, 2031**
- Pipeline projects are those approved in the **6-month period** between July 1, 2023 and December 31, 2023
- All new units approved count towards our RHNA:
 - 17 new housing units (Ulrika Plaza, Scandia Lopez, CRI on Carpenter)
 - 10 new housing units under review (JB Pastor, CRI on Carpenter)
 - 4 ADUs issued certificates of occupancy
 - 13 ADUs under construction
 - 5 ADUs received building permits
- ~~Total Units: 49 (300 to go!)~~





6th cycle draft Housing Element

Policy-level decisions

- Elimination of story poles
- Rezoning commercial property to R-4

Other Modifications

- **Added Program 3.3.A:** amend CMC to address state requirements for transitional/supportive housing
- **Added Program 1.3.J:** amend CMC to address state requirements for emergency shelters
- **Added Program 1.3.F:** amend CMC to address employee (group) housing (including farmworkers)
- **Revised Program 1.4.A:** eliminate use permit for multi-family housing and community care facilities



6th cycle draft Housing Element

Timeline

- January 16th: Post revised document online for 7 day public review
- January 24th: Submit revised document to HCD for 60-day review
- March 24th: Receive response from HCD
- April 2nd: Adopt Housing Element
- April 5th: Submit adopted Housing Element to HCD
- April 15th: 120-day grace period ends
- 2024-2031: Implementation and annual progress reporting to City Council and HCD