



# AFFORDABLE HOUSING ALTERNATIVES (AHA!)

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# **MEMBERS**

Our goal is to remove the City-owned sites from the Housing Element by identifying alternative means of satisfying our RHNA quota.

## **Steering committee members include:**

- Victoria Beach
- Kristi Reimers
- Graeme Robertson
- Nancy Twomey
- Tim Twomey
- Dale Byrne
- Bob Delves
- Susan Prest
- Mark Watson
- Rich Pepe
- Hans Buder

## **UPDATE ON OUR WORK**

Through our own research and through consultation with City staff, we have identified five primary areas of focus.

### **Areas of Focus**

- ADUs
- Church sites
- Hotels
- Downtown
- Alternative “safe harbor” sites

## ADUs

Most comparable small towns rely primarily on ADUs to satisfy their low and very low-income RHNA requirements.

### ADUs as a Percentage of Total RHNA Quota

	ADUs Credited	Total RHNA	ADU % of RHNA
Atherton	280	348	80%
Hillsborough	400	554	72%
Ross	80	111	72%
Portola Valley	102	253	40%
Woodside	120	328	37%
Piedmont	160	587	27%
Mill Valley	168	865	19%
Tiburon	72	639	11%
Carmel	34	349	10%
Orinda	80	1359	6%
Beverly Hills	150	3,104	5%
<b>Average</b>	<b>150</b>	<b>772</b>	<b>35%</b>

# ADUs

One reason the state only gave Carmel credit for a projected 34 ADUs is a reporting issue that undercounted historical ADU production.

## Underreported Production

- ADUs are particularly valuable because the state uses a formula to allocate ADUs across income categories:
  - 30% very low-income
  - 30% low income
  - 30% moderate income
  - 10% market rate
- The state creates an estimate for how many ADUs a city will produce over the 8 year planning period by using the following formula:
  - (Average number of ADUs produced each year going back to 2018) X 8
- In annual reports, Carmel underreported the total number of ADUs constructed between 2018 and 2023, so we got credit for fewer ADUs in the Housing Element than we should have.

## “SAFE HARBOR SITES”

In our quest to leave no stone unturned, we are reviewing all 450+ non-single family parcels in Carmel.

- Finding sites for low and very low-income credit is the key challenge
  - As a general rule, with some exceptions, the state will only give a site credit for low and very low-income units if it is at least half an acre.
  - Carmel only has 41 sites larger than 20,000 square feet.
- Our next area of research is looking for contiguous sites with common ownership that add up to 0.5 acres

Parcels Larger than 0.5 Acres	
Site Category	Number of Parcels
City of Carmel	19
Hotel	12
Church	4
TBD	2
Vacant Lot	2
Commercial	1
Government	1
<b>Grand Total</b>	<b>41</b>

## **GET INVOLVED**

If you are interested in getting updates on our work and/or volunteering to support this effort, please get in touch.

### **Ways to Get in Touch**

- Please add your name to the sign-up sheet if you are in attendance tonight
- E-mail us at [citysitealternatives@gmail.com](mailto:citysitealternatives@gmail.com)

### **Ongoing Communication**

- We will be launching a website in the next 1-2 weeks
- We will provide an update on our progress each month at the City Council meeting