



# CITY OF CARMEL-BY-THE-SEA

## **General Plan Housing Element 2023-2031**

Outreach to Identify Alternatives to City-Owned Sites

City Council Meeting

May 7, 2024



# Background

- April 8, 2023 special meeting of the City Council to consider adoption of the 6th cycle Housing Element
- Concerns regarding the potential for affordable housing on city-owned parking lots including Sunset Center and Vista Lobos
- Concerns with concentrating affordable housing and the scale of buildings needed to accommodate new housing units
- Council passed a motion to place an item on the May 7th agenda to discuss finding alternative sites
- Make a good faith effort over the next year to conduct outreach to downtown business owners and church representatives



# Regional Housing Needs Allocation (RHNA)

- Plan for **349** new units between 2023 and 2031
- **231** of the 349 units must be affordable
- Remaining **118** units can be market-rate
- **149** of the 231 affordable units are proposed on three city-owned parking lots
  - Sunset Center north, south, and Vista Lobos
- Remaining **82** affordable units would be provided through ADU's and hospitality employee housing
- The sites identified in Table C-3 of the Housing Element meet the State's criteria
- This does not preclude other sites from providing new housing
- **ALL NEW HOUSING UNITS** will count towards the RHNA



# Identifying Housing Sites

- The State sets forth the criteria for the designation of potential housing sites and the number of units planned for those sites
- State position: Small sites are generally not viable for affordable housing
- The State defines a small site as being less than one-half (0.5) acre (26,730 SF)
- Carmel's commercial district is comprised mostly of small sites
- The sites identified on Table C-3 are designated as market rate units
- The City also needs 118 market rate units, so these sites still matter!



# Identifying Housing Sites

- City-owned sites meet the State's criteria for affordable housing and the City can control what happens on them
- The City does not have the same level of control over private property
- Without property owner interest/buy-in the City was unable to designate commercial sites for affordable housing **AND** get the Housing Element certified
- Lack of interest *may* have been due, in part, to a lack of water resources among other reasons
- One of the Housing Element implementation programs is to create incentives for the development of affordable housing



# Religious/Faith-Based Properties

- State law allows a religious institution to redevelop their parking lots with affordable housing and precludes cities from requiring that the parking be replaced
- The **First Church of Christ Scientist** is **included** in the Housing Element
  - Zoned R-1 (SB 10\* site)
  - Has three contiguous sites that contain parking lots
  - Expressed interest in constructing housing during development of the Housing Element

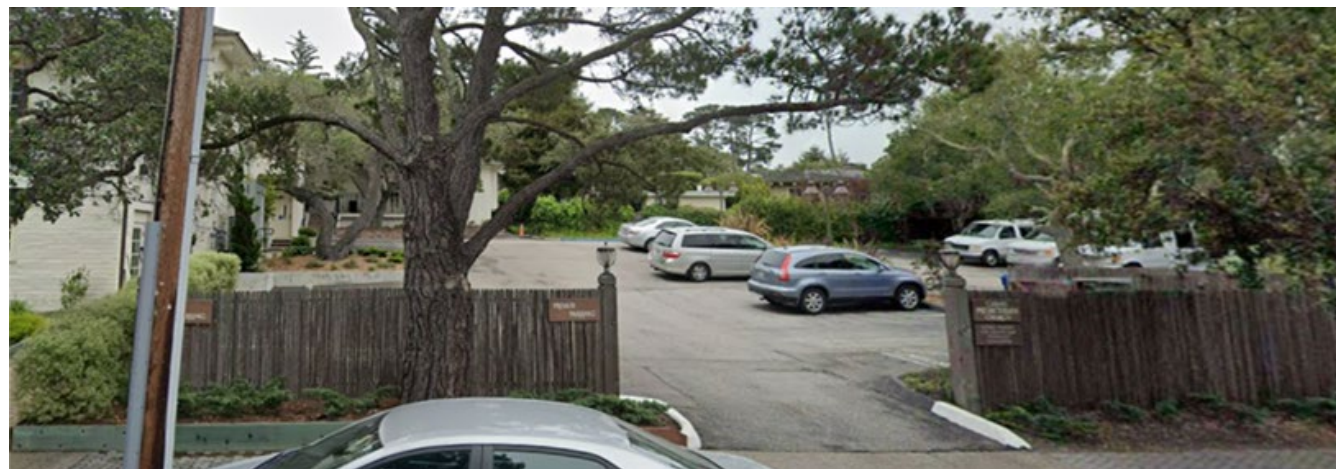


\*SB 10 allows for the development of housing without having to rezone a property.



# Religious/Faith-Based Properties

- The **Carmel Presbyterian Church** was **excluded** from the Housing Element
  - Zoned R-1
  - Has two contiguous sites that contain parking lots
  - Did not express interest in constructing housing when contacted during development of Housing Element





# Religious/Faith-Based Properties

- The **Carmel Mission Basilica** was **excluded** from the Housing Element
  - Zoned R-1
  - Lack of contiguous parking area
  - Highly sensitive archaeological site
  - Potential flood hazard area







# Other Properties

- **Rio Park** was **excluded** because it is not within the city limits
  - Would not get credit for any units constructed on this parcel
- **Larsen Field** was **excluded** because of flood hazard potential
  - Site also constrained by an underground culvert (blue line)
- These sites are within a highly sensitive archaeological area





# Other Properties

- The **American Legion** is **included** in the Housing Element
  - Zoned R-1 (SB 10 site)
  - Expressed interest in constructing **affordable** veterans housing
  - Lot size too small to designate for **affordable housing** according to HCD\*
  - Site included for market-rate units



\*Property Owners **can still choose** to build affordable housing and it COUNTS!



# Other Properties

- The **Red Cross** site is **included** in the Housing Element
  - Zoned R-1 (SB 10 site)
  - Property was for sale during the housing element update process
  - Lot size too small to designate for **affordable** housing according to HCD\*
  - Site included for market-rate units



\*Property Owners **can still choose** to build affordable housing and it COUNTS!



# Summary

- All new housing units count towards the RHNA of 349 units. Examples include,
  - Second floor office conversions (e.g. Minnich Building, Schultz Building)
  - Accessory Dwelling Units (e.g. 26 new units currently being processed)
  - 2nd floor additions (e.g. Percy Parkes Building)
  - New construction (e.g. Ulrika Plaza, JB Pastor Building)
- Commitments from private property owners to provide **affordable housing** is lacking
- An annual report will be submitted to the State on the progress implementing the Housing Element programs



# Summary

- Outreach to property owners and faith based organizations was conducted during the development of the Housing Element
- Additional outreach is included in the implementation of the Housing Element programs
- Seeking direction from the City Council on additional outreach efforts staff should engage in



# Housing Element Next Steps

- 8 year planning cycle started January 1, 2023
- 6.5 years to implement the adopted programs
- Programs include,
  - Additional/Ongoing outreach to property owners
    - Reconnect with previous contacts
  - Objective Design and Development Standards (ODDS)
  - Zoning Code amendments (numerous)
  - Water Allocation Policy
  - Incentives to develop affordable housing
  - Employee Housing Program, and much more!

*Outreach*

*Engagement*

*Ideas*