

To the members of the:
CITY COUNCIL
Date 7/1/21 CA CC
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Council Memorandum

July 1, 2021

To: Honorable Mayor Hall and Members of the City Council
From: Gary Barberio, Deputy City Manager, Community Services
Jeff Murphy, Community Development Director
Don Neu, City Planner
Via: Geoff Patnoe, Assistant City Manager
Re: **Housing Element and Program 1.1 Update: Provide Adequate Sites to Accommodate the RHNA (Districts – All)**

This memorandum provides an update to the Housing Element and Program 1.1: Provide Adequate Sites to Accommodate the Regional Housing Needs Allocation (RHNA), as well as the return to City Council with options to implement the program.

Background

On April 6, 2021, the City Council adopted amendments to the Housing Element to cover the period between 2021 and 2029. The city was assigned an overall RHNA of 3,873 dwelling units. Through approved projects, existing vacant sites, and assumptions for Accessory Dwelling Units, the city can accommodate all but 1,724 units (1,397 lower-income and 327 moderate-income). A program within the Housing Element, Program 1.1, requires that the city rezone enough property to accommodate the shortfall of units at densities for lower income, at least 26.5 units per acre, and moderate income, at least 11.5 units per acre, within three years (by April 2024).

Program 1.1 was included in the adopted amendments to the Housing Element, submitted to the California Department of Housing and Community Development (Department), who is currently reviewing the Housing Element for compliance with California Housing Laws. The Housing Element was submitted on April 14, 2020, and the Department has 90 days (by July 13, 2021) to review and respond to the city. Additionally, since other provisions in California Law require that the entire number of units be maintained until 2029, the Department recommends an additional 15% to 30% of the total RHNA units be provided as a buffer.

Discussion

At the April 7, 2021, City Council Public Hearing, the City Council took two actions that impact implementation of Program 1.1. First, the City Council directed one moderate-income property (Ponto property) that accommodated 120 units be removed from the inventory. Second, the City Council directed that the six Site 13 properties listed as potential residential (a combination of 295 lower-income and 32 moderate-income units) be designated as a low priority site and for staff to look for a suitable alternative site within the same quadrant, if needed.

Community Services Branch

Community Development Department

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Next Steps

To implement City Council’s direction, and prior to obtaining additional public outreach on Program 1.1, staff will return to the City Council in August 2021 and present two mapping options showing ways how to accommodate the required units. The City Council will be requested to review these options, the public outreach plan, and provide any additional direction prior to the public outreach that will be conducted in the subsequent two months. It is anticipated that these two options will not include either the Ponto properties or Site 13. Staff anticipates providing additional options for City Council’s consideration, including to either reduce the available buffer or add a few alternate sites.

Following the public outreach, staff will return to the City Council in Winter 2021/2022 requesting the City Council to endorse options prior to the preparation of a draft Environmental Impact Report and further processing of any rezone program.

Staff will also report on any findings from the Department and if any changes from that response impact the ability to implement this or any other program. The adopted Housing Element and any project updates will continue to be posted on the city website at:

<https://www.carlsbadca.gov/departments/community-development/planning/housing-plan-update>

- cc: Scott Chadwick, City Manager
- Celia Brewer, City Attorney
- Ron Kemp, Assistant City Attorney
- Eric Lardy, Principal Planner
- Scott Donnell, Senior Planner