



# CITY OF CARMEL-BY-THE-SEA

## **Housing Element 2023-2031**

Update on Resolution No. 2024-062  
Amendment to adopted 6<sup>th</sup> Cycle Element

City Council Meeting  
December 3, 2024



# Background

- April 8, 2023 - City Council adopts the 6th cycle Housing Element
  - Prevents Builder's Remedy and other punitive measures
  - Concerns regarding use of city-owned parking lots at Sunset Center and Vista Lobos
  - Concerns with concentrating affordable housing and the scale of buildings
- July - Council provides direction to explore alternative sites and amendment
  - Direction given to return with periodic updates on progress
- Effort ongoing to find viable alternatives to relocate affordable units
  - **GOAL**: create alternatives for **149 affordable units** of housing to replace City sites
  - Working hand in hand with Affordable Housing Alternatives or "AHA" group



# Productive Meetings – Ongoing

- Regular weekly meetings with AHA and City Staff since July
- Housing consultant Veronica Tam added to regular meetings
  - Providing narrative and data that is meaningful to HCD - increased **VIABILITY**
- Broadened outreach to share refined programs and get interest
  - Increases **VIABILITY**
    - Hotel operators
    - Affordable housing developers
    - Churches
    - ADU owners
    - Affordable housing administrators (Carmel Foundation)



# Amendment Focus

## Still four main areas of focus for amendment:

1. ADUs
  2. Hotel Conversion
  3. Church Sites
  4. Downtown Properties
- Strong interest in ALL four programs
  - All efforts focused on **VIABILITY** of each area
    - Collaborative effort between City Staff and AHA
    - All work towards goal of 149 affordable units



# ADUs

- Adopted Housing Element already projects 34 ADUs
- Survey of ADU owners launching mid December
  - How ADUs are currently used (rental or not)
  - What could be done to increase their use as housing
- Anticipating increase of 15-30 total units pending survey results
- Encouraging current statistics
  - 48% of existing ADUs are under 500 square feet
  - 50% of ADUs have been conversion of existing structure
- ADU ordinance in process
  - Streamline smaller ADUs
  - Harmonize development with LCP



# Hotels

- Two existing programs in adopted Housing Element - Supercharging
  - Affordable employee units
  - Development credit transfer – Conversion to affordable housing
- Meetings with multiple developers and hotel operators
  - Strong interest – **VIABILITY**
- Reviewing draft amendment with HCD in December
  - Language refines program, and makes more **VIABLE**
- Adopted Housing Element projects 31 units for employee program
  - HCD did not give credit for conversion program
  - Anticipating credit for 50+ new affordable units



# Churches

- Adopted Housing Element only credits one (1) church site
- November 19 community meeting
  - Church representatives
  - Architects
  - Developers
  - Land use experts
- Useful resources being created because of meeting feedback
  - Guides to navigate legal and land use challenges
- Interest from churches when given resources – **VIABILITY**



# Downtown

- Adopted Element credits zero affordable units to downtown site
  - All above moderate
  - No interest letters received in first round
- Compiling detailed property characteristics to show **VIABILITY**
  - HCD recognizes certain property traits as markers for potential development
  - Includes walking survey to collect real data
- Also using AHA local connections to meet with building owners
  - Looking to get interest = **VIABILITY**





# Next Steps

- Complete drafts and begin adoption process
- Milestone amendment timeline:
  - February, 2024 – First full draft completed. Public review at joint PC/CC workshop
  - March, 2024 – HCD Review of first draft (PC/Council/Public comments incorporated)
  - April, 2024 – HCD comments received, City responds
  - May, 2024 – Final draft completed based on all comments
  - June, 2024 – Planning Commission review/recommendation hearing
  - July, 2024 – City Council “intent to adopt” hearing
  - August, 2024 – HCD formally certifies
  - September, 2024 – City Council formally adopts



# 6<sup>th</sup> Cycle Housing Element Amendment

Questions?