



# 6th Cycle 2023-2031 Housing Element Update

## HCD 90-day Response to Comments

### Reader's Guide

January 9, 2024

The City is progressing with its Housing Element update project, with a Draft 6th Cycle 2023-2031 Housing Element submitted to the State Department of Housing and Community Development (HCD) on August 3, 2023. On November 2, 2023, HCD provided the city with a comment letter. Below are key project dates and a high-level overview of the city's response to HCD.

### Key Project Dates

- Aug. 3, 2023: Submitted Draft Housing Element to the State Department of Housing and Community Development (HCD) for a 90-day review period
- Nov. 2, 2023: 90-day review letter received from HCD
- Jan. 16, 2024: Revised Housing Element posted online at [www.HOMECarmelByTheSea.com](http://www.HOMECarmelByTheSea.com) for 7-day public review
- Jan. 24, 2024: Revised Housing Element submitted to HCD

### Overview of the revised 6th Cycle 2023-2031 Housing Element

#### Chapter 1: Introduction

#### Chapter 2: Goals, Policies, and Programs

- Commit to soliciting developers for the Sunset Center parking lot sites by Fall 2024 and approve land use entitlements by Winter 2026
- Invest \$2.065 million in drainage improvements and \$6.7 million in street improvements by December 2026
- Require onsite housing for hotel employees if the voluntary program is not successful
- Added Program 1.3.F Employee Housing – Farmworker Housing to define employee housing, regulate it as a single-family use, and provide education on resources available to farmworkers
- Added Program 1.3.J Emergency Shelters to define emergency shelters and establish clear regulations for permitting them
- Replaced the Housing Priority Overlay Zone with implementation procedures and monitoring of minimum 33 du/acre density.
- Added mid-cycle objectives for the Overnight Visitor Accommodation sites and alternatives should there be a lack of interest in the program.
- Programs added to meet state requirements for employee housing, transitional/supportive housing, and emergency shelter requirements.
- Program added to eliminate CUP for multi-family housing and community care facilities.

#### Appendix A: Housing Needs and Fair Housing Report

- Expanded analysis of special needs households to include employee and farmworker housing.

#### Appendix B: Housing Constraints

- Revised to address transitional/supportive housing.

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- Revised to address the suitability of emergency shelters in the city.
- More robust analysis of reasonable accommodation procedures.

#### Appendix C: Vacant and Available Sites

- Housing units permitted between June 30, 2023, and December 31, 2023, were added. An additional six new ADUs were also permitted during this time period. These pipeline projects contribute 23 new housing units towards the city's RHNA of 349 units.
- A more robust analysis of proposed future housing sites has been completed.
- Additional information regarding sites that developed with housing units during the 5<sup>th</sup> cycle has also been included to show that redevelopment is realistic.

#### Appendix D: Review of Previous Housing Element – No Changes

#### Appendix E: List of Contacted Organizations - No Changes

#### Appendix F: ECONorthwest Feasibility Study - No Changes

#### Appendix G: Energy and Resource Conservation - No Changes

#### Appendix H: Stakeholder Survey - No Changes