



CITY OF CARMEL-BY-THE-SEA

General Plan Housing Element 2023-2031

Alternatives to City-Owned Sites

City Council Meeting

July 8, 2024



Background

- April 8, 2023 - City Council adopts the 6th cycle Housing Element
 - Prevents Builder's Remedy and other punitive measures
 - Concerns raised 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
- May 7th Council agenda item to discuss finding alternative sites
 - Direction given to return with periodic updates on progress
- Continued community interest in finding viable alternative sites and programs to produce affordable units
 - Could allow for amendment of Housing Element to remove City owned sites
 - Would need to produce at least 149 units of affordable housing to replace City sites
 - Resident group, Affordable Housing Alternatives or "AHA" created



Resolution Overview

- Formalizes Council direction to allocate staff time to a specific effort
 - Goal: Keep opportunities for development of affordable housing (231 total affordable units)
 - Goal: Replace City owned sites in the Housing Element with other sites (149 affordable units)
- Explore and develop viable alternatives to produce 149+ different affordable units
 - New sites
 - New or refined programs
 - Other?
- DO NOT lose State certification of Housing Element
- Move quickly
- Utilize community resources and connections where possible



Next Steps – If Directed to Proceed

- Begin work and then return to Council
 - September, 2024 – Update on progress
 - October, 2024 – Direction based on “rough draft” presented to Council
- “Rough Draft” in October means:
 - Detailed bullet format, or short outline paragraphs
 - Proof of vetted sites and programs and why they are **viable**
 - Letters from property owners, calculations, other jurisdictions, etc.
 - Explain to Council the reality/possibility for HCD to approve an amendment
- “Rough Draft” in October does not mean:
 - A fully re-formatted Housing Element ready to submit to the State
 - All maps, tables, and charts created
 - All community engagement completed



Direction

- Consider directing staff to explore and develop alternative affordable housing sites and programs, with the goal of submitting a formal General Plan Housing Element Amendment to the State which removes the 149 affordable housing units at The Sunset Center and Vista Lobos properties and replaces them with 149 affordable units elsewhere in the City as part of the 6th Cycle Housing Element
- Consider directing staff to return to Council no later than the September, 2024 meeting with an update on progress, and no later than the October, 2024 meeting with a “rough draft” of an amendment.