To the members of the:
CITY COUNCIL
Date 8/27/20 CA ✓ CC ✓
CM ✓ ACM ✓ DCM (3) ✓

City of Carlsbad

Council Memorandum

Aug. 27, 2020

To: Honorable Mayor Hall and Members of the City Council
From: Gary Barberio, Deputy City Manager, Community Services
Scott Donnell, Senior Planner
Via: Geoff Patnoe, Assistant City Manager GP
Re: **Additional Materials Related to Staff Report Item No. 1: Our Home Our Future – Proposed Methodologies for Choosing Locations for Future Housing in Carlsbad, as Part of Required Update to Housing Element of the General Plan**

The purpose of this memorandum is to transmit a draft of the public input survey (survey) report related to the Housing Element update. The survey closed Aug. 24, 2020, which was after the agenda packet for this item had been published. The survey results will be addressed during staff's presentation.

Attachment: A. Housing Element Update Public Input Survey Summary Report, Aug. 26, 2020

cc: Scott Chadwick, City Manager
Celia Brewer, City Attorney
Jeff Murphy, Community Services Director
Kristina Ray, Communication & Engagement Director

City Hall
Communication & Engagement Department
1200 Carlsbad Village Drive | Carlsbad, CA 92008-1949 | 760-434-2957 t

DRAFT

Attachment A

Housing Element Update
Public Input Survey

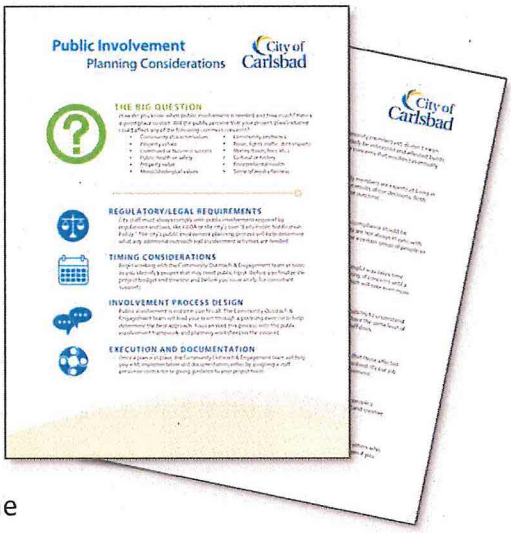
Summary Report

Aug. 26, 2020

City of Carlsbad

Introduction

The City of Carlsbad is committed to involving the public in the city decision making process, based on several key principles:



- Members of the public have a right to be involved in decisions affecting their lives.
- Adequate time and resources are provided to allow for meaningful public involvement.
- The public involvement planning process is begun at the earliest stages of decision-making.
- Opportunities for public involvement are clearly defined, including the decision or decisions to be made, the decision-making process and how the public has influenced the decision.
- It is the city's responsibility to seek out and facilitate the involvement of those interested in or affected by a decision. The city errs on the side of reaching out to people who might not be interested, rather than potentially missing people who are.
- Diverse participation helps ensure a broad range of perspectives is considered.
- Public involvement processes are designed to enable members of the public to participate in ways comfortable and convenient for them.
- City staff provide balanced and factual information to the public and do not engage in advocacy.
- Public dialogue strives for a focus on values over interests and positions.
- Members of the public do not need to have technical expertise to provide valuable input. Their everyday experiences as members of the community have intrinsic value to even the most complex and technical decisions.
- Public involvement planning is coordinated across all city departments to ensure consistency and avoid process fatigue.

Housing Element Update

Since 1969, California law has required that all cities and counties demonstrate how they will meet the housing needs of everyone in the community. The state forecasts the need for housing based on population projections, and then each region must show how it will accommodate that need. When these forecasts are updated, housing plans, known as housing elements, must be updated too.

To help ensure the community's values, needs and priorities are reflected in the updated housing element, the city has developed several ways to gather input. This report includes the feedback from the first stage of this public input gathering process.

Online survey

The housing element online survey provided an opportunity for members of the public to provide input at a time convenient to them.

Data gathering:	Aug. 7 – Aug. 24
4,252	Respondents

About the findings

By providing multiple ways for the public to provide input, decision makers can hear from a larger and more diverse group of community members. Respondents were asked to disclose where they live, and the system prevented more than two responses per computer IP address (a computer's unique address). However, unlike a scientific survey, the findings of this process cannot be generalized to the entire Carlsbad population within a defined level of confidence. Other limitations of an online survey include:

- Little opportunity to provide context and background on issues.
- Not as accessible for those without access to a computer or mobile device.
- Not as accessible for those who are not comfortable using technology or did not find the survey format user friendly.
- Limited ability to identify explanatory information, such as the "why" behind the answers.
- Difficulty providing an accurate summary of verbatim comments without losing nuances.

That's why the input in this report should be considered with a similar weight as other qualitative forms of feedback that have always been part of the city's decision-making process, such as comments made at City Council meeting or emails sent to the city expressing an opinion.

Topics and questions

The topics and questions in the survey were developed by staff based on the input most critical to the specific decisions that must be made related to the housing element update. To encourage broad participation, the survey length was limited, which also required focusing questions only on certain topics.

An open ended question was included for those who wanted to share feedback on topics not included in the closed-ended questions. The verbatim responses are included in this report.

Housing Element Public Input Survey Questionnaire

The City of Carlsbad is updating its housing plan, something required by state law to ensure the city is meeting the housing needs of all members of the community. This includes updating city housing policies and designating space for about 3,900 new housing units by 2029, of which about 2,100 units need to be affordable for people with very low to moderate incomes.

To put this in perspective, the city currently has about 54,000 housing units. Housing units could include single family homes, apartments, condos and accessory dwelling units (also known as granny flats).

If you'd like to learn more about the city's housing plan before taking this survey, watch this video.

Please answer the questions below to help the city develop a plan that best reflects our community's needs, values and priorities when it comes to housing.

Which best describes your current housing situation?

a. Own
b. Rent
c. Live with friends/family, do not own or pay rent
d. Do not currently have a permanent home

Which best describes your current living situation:

a. Accessory dwelling unit (granny flat/guest house)
b. Apartment
c. Condominium/townhome
d. Single family home
e. Mobile home
f. Group home/assisted living
g. Do not currently have a permanent home

Please tell us what part of town you live in.

Which best describes your household composition:

a. Single, living alone
b. Single, living with roommates
c. Couple living together, no children
d. Living with children under 18 at home
e. Multiple generations living together (adult children, parents, grandparents, etc.)

Please rank the ideas below based on what you think are the best locations in Carlsbad overall for new housing (order randomized).
Housing should be located:

a. In areas that are already developed but could be made denser by increasing the number of housing units allowed on each piece of property.
b. On vacant land that is zoned for housing development, but not yet developed.
c. On existing single-family properties as accessory dwelling units (granny flats).
d. At vacant industrial sites that have been converted to residential use.
e. Near commercial locations, creating "live-work" neighborhoods.
f. On lots that are underutilized (i.e., older buildings that have additional potential).

There are a number of trade offs associated with different approaches to providing more housing in Carlsbad. Please rank the following statements from most important to least important (order randomized).

a. New housing should be located where it will have the least impact on traffic in Carlsbad.
b. New housing should be located where it will have the least impact on the environment overall.
c. New housing should be located in areas that are already developed.
d. New housing should be spread evenly across all parts of the city.
e. New housing should be concentrated in smart growth areas (areas where transit, shops and services already exist).
f. New housing should blend in with the character of surrounding neighborhoods.

Next, please rank the following programs and strategies that could address the city's future housing needs (order randomized):

a. Financial assistance programs for people who cannot afford housing, such as subsidized rent and down payment loans.
b. Incentives for developers to build more affordable housing.
c. Programs that help people experiencing homelessness find permanent housing.

What types of programs would make you consider adding an accessory dwelling unit (granny flat) to your property? Please select all that apply.

a. Easy permitting process
b. Inexpensive permitting process
c. Pre-approved building plans provided by the city
d. Help with financing
e. Rent would be a new source of income
f. If it would increase the property value of my home
g. It could make buying a home in Carlsbad attainable for me
h. Not interested/doesn't apply to me

What is your age group?

a. 18 to 29
b. 30 to 49
c. 50 to 64
d. 65 and older

Which best describes your annual gross household income?

a. Below $25,000
b. $25,000 - $50,000
c. $50,000 - $100,000
d. $100,000 - $200,000
e. More than $200,000

What else would you like us to consider when updating Carlsbad's housing plan? (open ended)

If you'd like us to keep you informed about Carlsbad's housing plan update, please enter your email here.

That's it. The next step is for city staff to review all the input and share it with the Housing Element Advisory Committee and City Council (this is expected in late August/early September). In the meantime, you can learn more about the housing plan update by visiting the city's website.

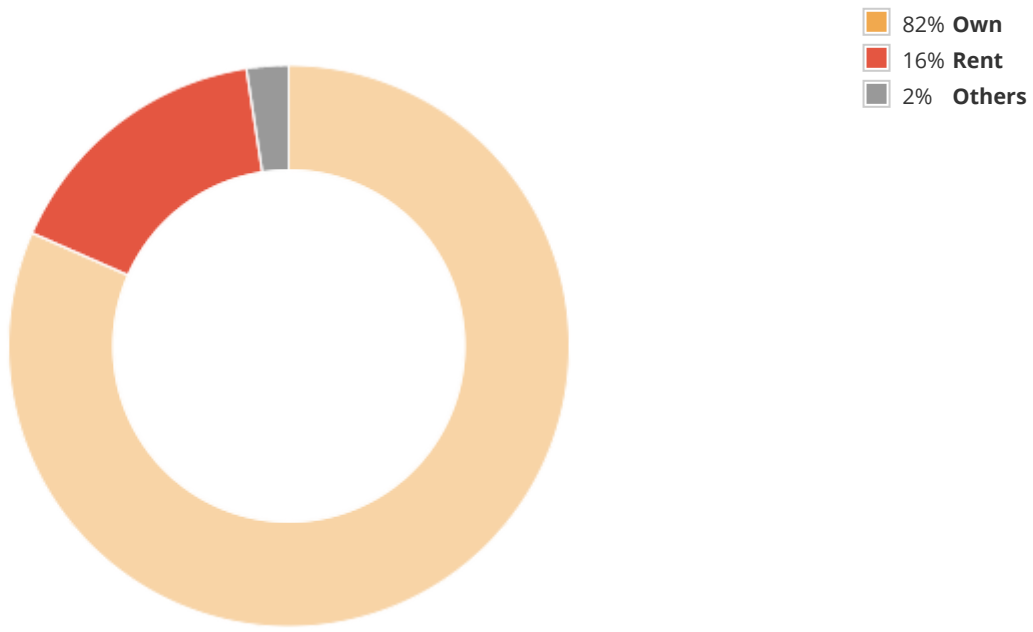
Housing Plan Update

Project Engagement

VIEWS	PARTICIPANTS	RESPONSES	COMMENTS	SUBSCRIBERS
7,432	4,252	56,183	3,671	1

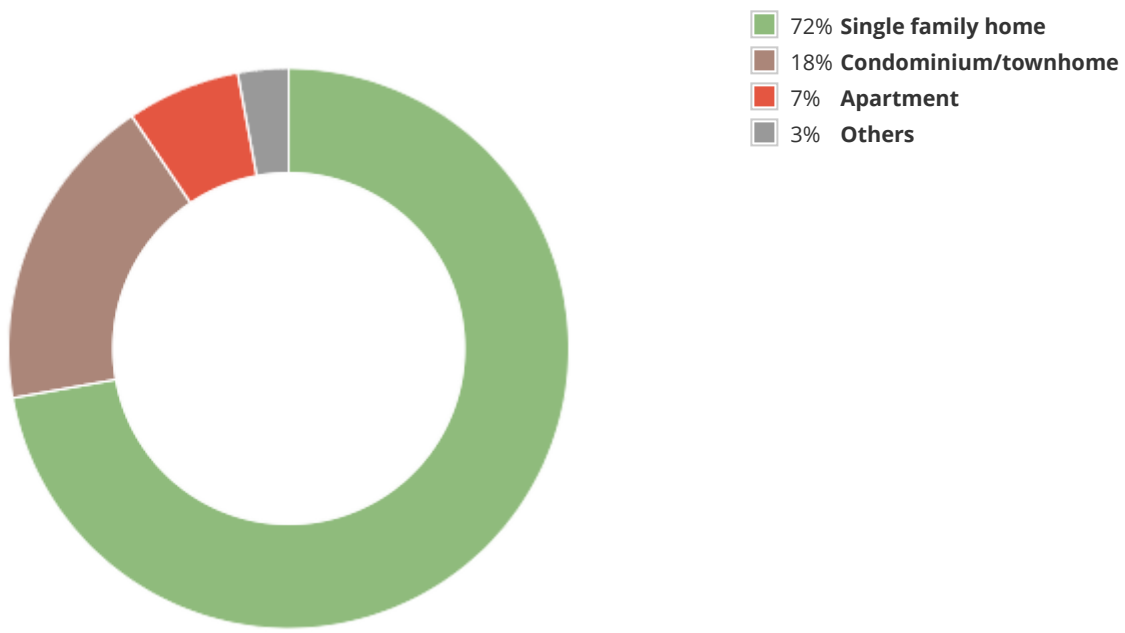
Please answer the questions below to help the city develop a plan that best reflects our community's needs, values and priorities when it comes to housing.

Which best describes your current housing situation?



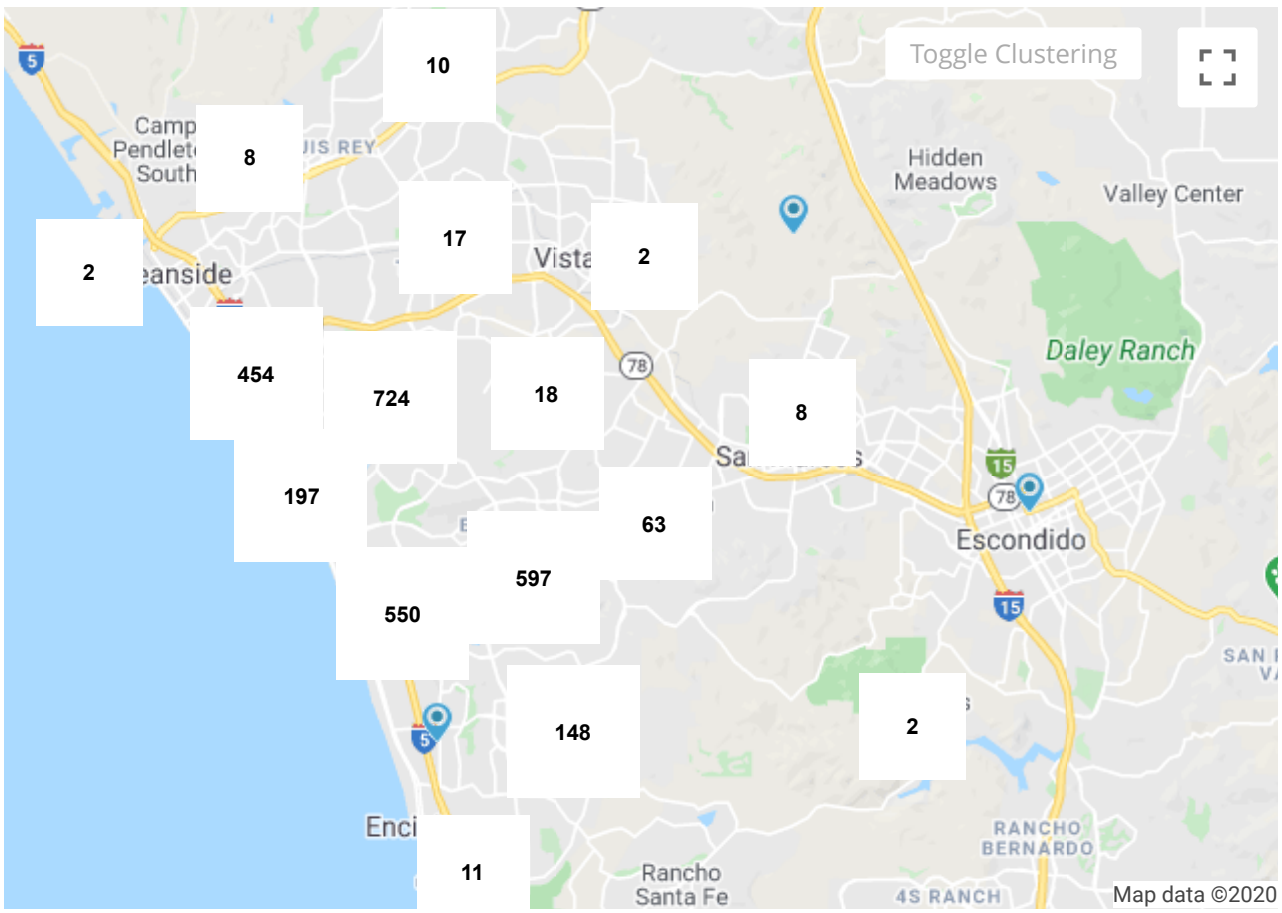
4,208 respondents

Which best describes your current living situation?

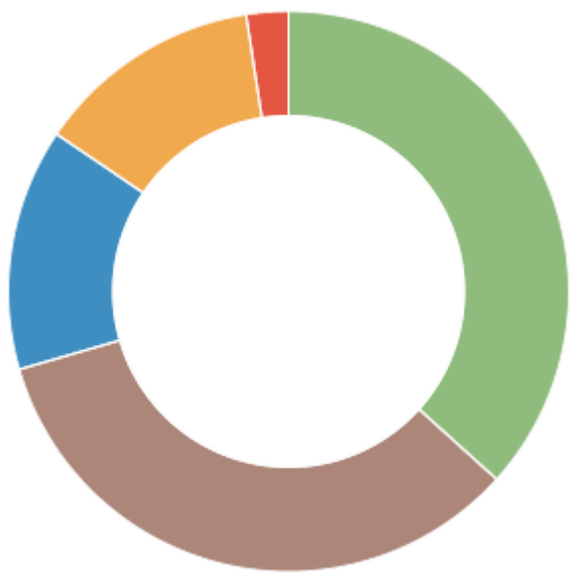


4,179 respondents

Please let us know in which area you live.



Which best describes your household composition:



- 37% **Living with children under 18 at home**
- 34% **Couple living together, no children**
- 14% **Multiple generations living together (adult children, parents, grandparents, etc.)**
- 13% **Single, living alone**
- 2% **Single, living with roommates**

3,958 respondents

Please rank the ideas below based on what you think are the best locations in Carlsbad overall for new housing. Housing should be located:

76%	At vacant industrial sites that have been converted to residential use.	Rank: 2.50	2030 ✔
73%	Near commercial locations, creating "live-work" neighborhoods.	Rank: 2.63	1962 ✔
72%	On lots that are underutilized (i.e., older buildings that have additional potential).	Rank: 2.70	1929 ✔
74%	On vacant land that is zoned for housing development, but not yet developed.	Rank: 2.88	1972 ✔
66%	On existing single-family properties as accessory dwelling units (granny flats).	Rank: 4.07	1758 ✔
61%	In areas that are already developed but could be made denser by increasing the number of housing units allowed on each piece of property.	Rank: 4.63	1640 ✔

2,681 Respondents

There are a number of trade offs associated with different approaches to providing more housing in Carlsbad.

75%	New housing should be located where it will have the least impact on the environment overall.	Rank: 2.66	1882 ✔
74%	New housing should be concentrated in smart growth areas (areas where transit, shops and services already exist).	Rank: 2.79	1853 ✔
77%	New housing should be located where it will have the least impact on traffic in Carlsbad.	Rank: 2.79	1920 ✔
74%	New housing should blend in with the character of surrounding neighborhoods.	Rank: 3.08	1853 ✔
68%	New housing should be spread evenly across all parts of the city.	Rank: 4.01	1708 ✔
66%	New housing should be located in areas that are already developed.	Rank: 4.08	1649 ✔

2,505 Respondents

Next, please rank the following programs and strategies that could address the city's future housing needs:

79%	Financial assistance programs for people who cannot afford housing, such as subsidized rent and down payment loans.	Rank: 1.76	1819 ✔
81%	Incentives for developers to build more affordable housing.	Rank: 1.87	1885 ✔
77%	Programs that help people experiencing homelessness find permanent housing.	Rank: 1.95	1793 ✔

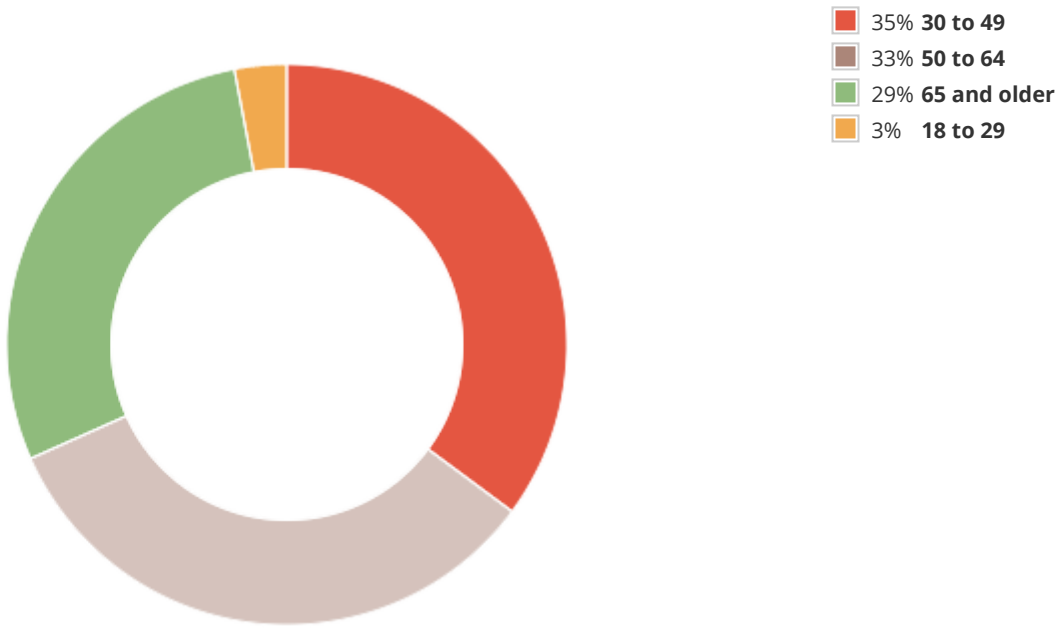
2,315 Respondents

What types of programs would make you consider adding an accessory dwelling unit (granny flat) to your property? Please select all that apply.

55%	Not interested/doesn't apply to me	1659 ✔
36%	Easy permitting process	1082 ✔
33%	Inexpensive permitting process	1003 ✔
26%	Pre-approved building plans provided by the city	769 ✔
24%	If it would increase the property value of my home	729 ✔
23%	Rent would be a new source of income	682 ✔
20%	Help with financing	589 ✔
9%	It could make buying a home in Carlsbad attainable for me	260 ✔

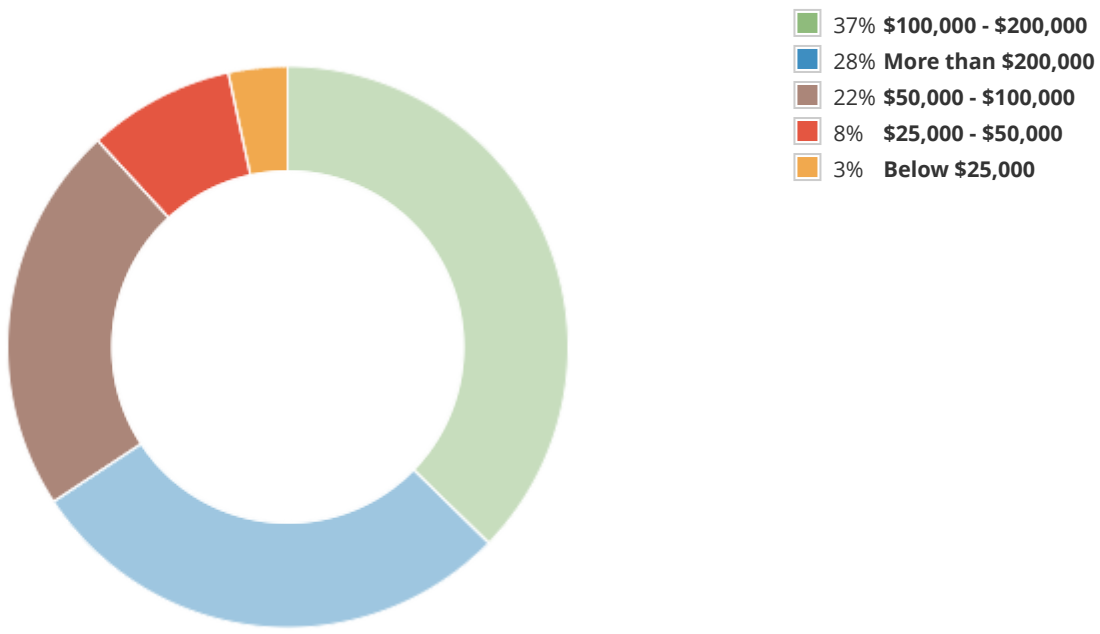
2,998 Respondents

What is your age group?



3,331 respondents

Which best describes your annual gross household income?



3,197 respondents

What else would you like us to consider when updating Carlsbad's housing plan?

Pongan los apartamentos cerca de las escuelas o con rutas de bus publico porque he tenido que pasar de mudarme a apartamento con renta subsidiada porque no hay camiones para llevar a los hijos a la escuela y todo esta muy lejos. A donde yo vivo los ninos pueden caminar a la escuela e ir a sus extracurriculares sin que yo tenga que salirme de mi trabajo.

2 hours ago

Traffic issues and ease of congestion.

yesterday

Preserving natural open space

yesterday

There should be areas favoring senior housing, which shouldn't have to pay for school fees and should be near bus routes. Overall traffic impacts should be kept to a min. for new developments. Developments should have incentives to keep the sales cost lower. Provide more parking for beach visitors.

yesterday

The wildlife that has already been pushed out of there habitat because of development in areas that they resided.

yesterday

Allowing higher density development in the downtown Village area

yesterday

Mas opciones de 3 recamaras que sean baratas y cerca de las escuelas. Si aqui trabajamos queremos vivir cerca de nuestro trabajo para que no haya tanto trafico. Queremos vivir en lugares seguros y con buenas escuelas.

yesterday

Construir casas baratas y departamentos baratos cerca de escuelas para que los estudiantes puedan caminar y los papas no se estresen sobre como llevar a los ninos a la escuela todos los dias cuando uno trabaja dos trabajos y no hay quien los recoja o los lleve a deportes.

yesterday

Please don't make the traffic any worse than what it is.....

2 days ago

We'd like to see more/new live-work neighborhoods, not just making existing ones denser, if possible. Open space/green space is also important to us.

2 days ago

Smart growth makes a lot of sense but should have the balance of people being able to interact with open space, parks, and nature interspersed (which Carlsbad excels at and should maintain), and also the infrastructure to support, such as public transit, walkable paths, etc. (which Carlsbad is challenged with few exceptions such as Carlsbad Village).

2 days ago

New housing should be located so the occupants can work close by. Work in the community. Should be affordable.

2 days ago

Dense lower-income housing should be in or very near the Village and village Coaster Station. Buildings should be in keeping with the old town Bavarian/Tudor look of the village. Buildings no taller than 3 stories. No 4 story & up modern-looking apartment buildings. Under-used buildings in & near Village should be made into work/live units.

2 days ago

Need more new housing.

2 days ago

Avoid adding more density to downtown Carlsbad. It is changing the concept of a “village.” Feels more like Orange County and not in a good way.

2 days ago

Let's try to keep our open spaces and develop in areas that are already ripe for increased development - let's lean on the free market to build the housing we need NOT spending money and increasing our taxes.

Our property taxes here are already high enough.

2 days ago

Is Carlsbad's General Plan limiting and/or in conflict with SB330 - when it comes to incentivizing the development of accessory dwelling units (ADU), on single family lots?

- Please clarify if the following is correct:

- Properties adding an ADU currently pay in-lieu inclusionary housing fees.

Properties adding more than double the square footage on existing single family homes are not required to pay fees to provide inclusionary housing.

This seems contradictory to State law requiring our City to provide affordable housing.

Should the development requirements be reversed?

- Could home owners developing an existing single family home, (adding more than 750 square feet with no ADU included), be required to pay in-lieu inclusionary housing fees?

- Due to the change in State law, could home owners developing ADU's not be required to pay in-lieu inclusionary housing fees?

Carlsbad needs the ability to negotiate with developers to respond to state requirements and allow projects to respond to our community needs. (i.e. Possibly requesting an increase in the number of affordable housing units in developments that request a variance from adopted standards).

Thanks for making this survey available.

2 days ago

Increasing density in established single family home neighborhoods is not desirable. Keeping property values and neighborhood character is important and will ensure a stable tax base.

2 days ago

Traffic studies are important. Please continue to make communities safe for pedestrians and cyclists.

2 days ago

Our highest priority is helping the homeless get into affordable housing and creating more affordable housing in general. Carlsbad is an affluent area but I think that sometimes creates a NIMBY attitude toward those with limited or no means. Carlsbad, California and the US are only as successful as the least of us.

2 days ago

Please don’t bring trash in Carlsbad the whole point of living here is the fact that its more of a rich community that is safe to raise our children. You start bringing in the trash there will be more crime and property values will drop drastically.

2 days ago

The accessory dwelling unit should be similar or exactly the same as the City of Encinitas which I believe has three already approved over-the-counter ADU plans and permits that require necessary set-backs. The City of Carlsbad is behind in this effort, but can quickly catch by emulating other more progressive cities.

2 days ago

I think the City should consider permitting Tiny Homes Parks similar to a Mobile Home Park.

2 days ago

Affordable housing for the working class.

2 days ago

Real affordable housing for real working class people. I'm a Carlsbad native and business owner in the Village and cannot afford to purchase a home in my own community. I would like to see that as a real option.

2 days ago

Incentives for first time home buyers and priority for people who already work in Carlsbad and have kids.

2 days ago

Please consider the unique and diverse needs of people experiencing homelessness. There are many reasons people become homeless and a one size fits all solution does not exist.

2 days ago

Keep the over all feeling of the village. It give the feeling of a small town and makes Carlsbed a special place to live.

2 days ago

Stop using a 1990-2010 mentality when attempting to deal with low income housing, especially with regard to homelessness. Although the homeless have one thing in common (i.e., homelessness), there is no common cause or solution. Uninformed compassion can do more harm than good. Whether peanut butter on multi-grain bread or a free place to live, acting without understanding is a short-term feel-good effort helps about as much a band-aid on a broken leg.

2 days ago

More affordable housing units and transitional housing for homeless with wrap around services.

2 days ago

Is housing density becoming too large in Carlsbad's beach area ? Will low income housing downtown area , cause an increase of crime ?

2 days ago

n/a

2 days ago

Time to do something different. More of the same that isn't working makes no sense.

2 days ago

I'm worried that some members of our city council do not have the residents and Carlsbads best interests. They seem to have a developers philosophy and that worries me. Let's grow smart ànd as little as possible and make it so some of our family and friends can afford to stay and buy here and not some investor from who knows where that does not care about our community.

2 days ago

Should build next to mass transit and commercial/retail to create walkable communities and non-vehicle-based commutes.

2 days ago

Increase restaurants as well!
Ask builders to build parks and add money to schools where those new residents would live.

2 days ago

No thoughts.

2 days ago

parking at dense housing locations; impact to traffic volume & patterns

2 days ago

It needs to be equitable meaning people that work in jobs such as service industry need to be able to live here and cut down on their commuting. We should build communities that is a mix of single family homes, townhomes, condos etc. We also need to make sure there is enough senior housing.

2 days ago

na

2 days ago

Do not create more "low income" housing. That only benefits the very low income while our children who have been raised here can not afford to live in this city.

2 days ago

Carlsbad Village is an attractive destination for tourists and locals because of its charm. The “luxury” properties developers are building ruin that charm. It also attracts nonCalifornia buyers.

2 days ago

Open Spaces and Parks - Not Enough Parks currently in Southwest Carlsbad. Ponto is a great location for a park.

2 days ago

Don't decrease the value of existing homes.

2 days ago

There is already too much traffic in and around Carlsbad. It is becoming quite dense all around the village with too many new condominiums.

2 days ago

None.

2 days ago

That it does not impact the environment!

2 days ago

Please start looking into putting more restrictions on VRBO's Long term tenants that add to our community are being replaced by landlords looking only out for the additional profit in their property and not for the safety of the neighborhood

2 days ago

Please do not destroy the character of "old" downtown Carlsbad near the beach by allowing too many multi-story multi-unit buildings!

3 days ago

Keep traffic down. Roads are already over crowded. Preserve open areas, agriculture, beaches, parks and nature preserves. Build more sports parks to accommodate the increase in population from all these new homes.

3 days ago

Parking! Fighting for parking ruins the thought of shopping or a day at the beach.
Open space. We moved here for the "village" feel and know that our leaders are capable of maintaining that!

3 days ago

Requiring developers to have 30-40% of "affordable" units mixed in with market rate housing is much better than having affordable housing separate from others for many reasons.

3 days ago

My husband moved from Massachusetts and bought our home in 1990 shortly after accepting employment in Carlsbad. He bought what he could afford. Building low income housing in areas where people can't afford the cost of living makes no sense.

3 days ago

please stop building -- it is taking away from the beauty of this city, in which i've lived in since the 1990's. The more you build, the least attractive this city becomes, please stop the greed and stop building.

3 days ago

I moved here in 1992 from Ohio. Because I choose to work to make my own way while they choose to play all day; many of my friends moved back to Ohio because they couldn't afford to live in California. What is the purpose of public transit? It's to bring low income workers into the communities where jobs exist and allow them to reside in a neighborhood where they can afford. STOP THE NONSENSE! Create affordable housing in areas where it's affordable for low-income earners to live.

3 days ago

It's unsettling that the state is dictating what cities need to build. Quality of life should be a priority. At some point we over-tax roads, and utilities. Carlsbad has been well planned and the state should not force changing the planning that has made Carlsbad desirable.

3 days ago

Affordable housing should be a priority, as well as curbing the over- zealous development that is taking place in the village and elsewhere. The mayor cozies up with wealthy developers and has made decisions regarding hotels and restaurants that line his own pockets while destroying the charm of Carlsbad.

3 days ago

Near Publix's Transporation

3 days ago

Make high density living like Bresse Ranch. A community

3 days ago

Don't Do it!!! Fight it! This plan will not benefit Carlsbad = More Crime and Congestion....It's time for a building moratorium!

3 days ago

The massive parking lot at west end of Westfield Mall is underutilized.... affordable housing with transit access there seems logical.

3 days ago

Maintaining current property values and desirability of location

3 days ago

Need more affordable housing options

3 days ago

Only renovate existing/old structures. I think new housing will only increase traffic and congestion in Carlsbad.

3 days ago

In general, increased density causes many problems such as developers buying out of parking requirements.

3 days ago

Preserving the uniqueness and charm of Olde Carlsbad, preserving open natural areas, making public transit more accessible,

3 days ago

We are considering an ADU on our empty side lot. I hope you make it easier and limit the cost of permit fees. I have heard getting plans approved can be a lot of time, can you have a faster turnaround time.

3 days ago

Low income housing should be farthest from the beach and should be built on the least expensive property. Property inland is usually a little more reasonable. If you can't afford coastal, move inland a little, rent is more reasonable.

3 days ago

I do not want mixed development within single-family zoned areas. STOP IT.

3 days ago

Parking, Not building on unstable geology!, Aesthetic consideration, reasonable SCALE, no humongous buildings! Traffic, Security.

4 days ago

really would like to see Carlsbad not be too condensed ....I like open spaces and not so much on top of each other

4 days ago

The ability to support a diverse workforce, particularly younger individuals with no children.

4 days ago

My wife and I are a bit dejected regarding the current housing situation in North County. I always wanted to live in Carlsbad and thought I'd be able to own a home here by now. Unfortunately home prices are about twice as what we could afford. I'm not sure if anything can be done from a city standpoint, but it would be great to have more inventory to drive prices down.

4 days ago

Tiny houses should be an option as stand alone or granny flats. Even tiny house communities would be more affordable and better for the environment. May not be an option for my self since we have 5 in our family.

4 days ago

Do not want "affordable" housing near us. Would much prefer it be concentrated in an industrial area that impacts the rest of the community the least.

4 days ago

With Mass Exodus of Californians, an updated plan needs to be in place at the State level before trickling down to the City level. We may NOT need all the housing units as originally planned.
Infrastructure must be in place before housing plan. Especially 54% of the new housing will be affordable, do we have the resources not to just subsidize housing but healthcare, school lunches etc? Do we have enough schools, parks, hospitals to accommodate the density of housing, populations and ALL their needs. IF you build it, they will come. If you reward it, they will keep asking for more.

HOA is the biggest barrier of ADUs, it should NOT duplicate city functions, ie, inspections, permits,fees, etc. City should set clear rules for HOA approval timeline, acceptance of City pre-approved contractors, floor plans, etc.

4 days ago

With Mass Exodus of Californians, an updated plan needs to be in place at the State level before trickling down to the City level. We may NOT need all the housing units as originally planned.
Infrastructure must be in place before housing plan. Especially 54% of the new housing will be affordable, do we have the resources not to just subsidize housing but healthcare, school lunches etc? Do we have enough schools, parks, hospitals to accommodate the density of housing, populations and ALL their needs. IF you build it, they will come. If you reward it, they will keep asking for more.

HOA is the biggest barrier of ADUs, it should NOT duplicate city functions, ie, inspections, permits,fees, etc. City should set clear rules for overreaching HOAs or few ADUs will be built and more units will have to be built somewhere else.

4 days ago

I don’t even know how people are finding out about low income developments and I would like to be informed.

4 days ago

Advertising low income housing. I often never hear about developements until it too late and they are full or sold.

4 days ago

Helping people of color enjoy this amazing community via affordable, non discriminatory housing availability should be at the top of our housing priority list.

4 days ago

I would support more housing, if there were a better trail and open space system throughout Carlsbad, and the homeless population does not take over the public spaces, so my family can utilize it without fear.

4 days ago

Affordable housing should be in one area of the city, not spread out all over city.

4 days ago

In light of COVID and the potential for vacant spaces where businesses have no plans to reopen, take a careful look at using existing and now-vacant commercial property by converting existing dwellings into inexpensive residential dwellings.

4 days ago

I think Carlsbad has too many houses already. It needs to slow down its growth and preserve its open spaces! It feels like the city only wants more housing so it can generate more income.

4 days ago

Get your plans out of the way. I believe developers are good at building communities, and the plans office has good intentions with unforeseen negatives. Planning board, get our of the developers way please. They will improve upon what is already a beautiful community

4 days ago

Do not add high density housing in historically single family neighborhoods

4 days ago

Geographic location has a population capacity. I reject the idea that every area need accommodate every financial demographic.

4 days ago

More affordable housing please

4 days ago

Please don't turn the Carlsbad beach area into another sterile Orange County. Keep the Wild, rustic areas as they are.

4 days ago

Create more jobs to reduce unemployment.

4 days ago

I think the small cities should join together to get Sacramento to stop interfering in city planning. This blanket rules should not be applied to all cities. This is legislation that lets Sacramento force cities to change the neighborhoods against the will of the people who live in these cities

4 days ago

Consider services for children as top priority, such as maintaining or building more local libraries, playgrounds or fields to exercise, enabling businesses that help parents with children explore services such as child-care, learning/development programs. Carlsbad is a family centric community, so focus on enabling better and brighter children even if housing plans are improved to enable affordable housing. In addition, I would like to see more restaurants and encourage small businesses in restaurant industry to grow so the residential communities don't have to drive so far (downtown) to get a diverse set of eateries, this is missing in Carlsbad.

4 days ago

...

4 days ago

Honestly, I don't believe in subsidizing affordable housing. Either way, the financially capable consumers end up paying for these subsidies in the long run. The developers will pass the costs to us who are already paying high mortgages. Life isn't fair. As a first-generation immigrant family who achieved all we have without governmental help, I don't have empathy for those who are too lazy or not intelligent enough to compete in this predatory capitalism. And how is it my problem that others cannot afford to live in Carlsbad, CA. I care about retaining the value of my house for resale. Again, life isn't fair, so perhaps some people will just have to commute longer and farther to get to/from work/home. That's just life. I don't believe in any form of socialism. If you cannot afford Carlsbad, then please, move elsewhere.

4 days ago

Carlsbad and San Diego County are already becoming overcrowded so I think new housing should be more limited than you are proposing through 2029.

4 days ago

PARKING (or lack thereof)

4 days ago

Affordable housing is available in Vista & Escondido. Carlsbad's population is already at it's peak. What happened to "Small beach town feel" every city councilman promised??

4 days ago

This survey is ridiculous and to a degree insulting. These question come with “optional” answers, with the most important option not available: I don’t want any government dictating where and what “housing” (using your terminology). Those decisions are best for the potential buyers. As far as “low income” there is a reason why many homeowners want to come to Carlsbad, and it definitely isn’t low income housing. How has the addition/incorporation of low income housing affected every single American city, here is a factoid the surrounding communities decreased in value and crime went up.....and you are bringing that to Carlsbad!!! Furthermore your threat of having state politicians make housing decisions for our city and/or lawsuits, thank god this is America and me, you, and us were given a gift back in 1776 called the US Supreme Court so the fear mongering isn’t necessary

4 days ago

Avoid coastal areas. It cannot absorb more vehicles and traffic

4 days ago

Infrastructure cannot sustain current housing (electricity and water); why more?
Rooms have limits on number of occupants; why not cities?
When does the housing requirement stop? When it's like New York? Yuck..polluted mess.
Finally, get rid of gas powered blowers like Encinitas and Del Mar.

4 days ago

Please do not overbuild Carlsbad, the open spaces makes our city so very special, there's enough traffic and the resources would only be taxed even more. We do not need more boxes on the hillsides.

4 days ago

Please do not destroy habitats and try to limit the number of new housing units overall (including limiting number of new expensive housing units in order to make room for affordable housing if required by law while avoiding new developments by building on areas such as abandoned homes or businesses in order to preserve open space and prevent overcrowding and traffic)

4 days ago

Please do not allow building on any open space areas!!!!

4 days ago

Stop overbuilding. Parking at the beach.

4 days ago

I’m most concerned with traffic and crime. Carlsbad is such a great place to live right now with great public spaces. I don’t want to sacrifice our beautiful parks.

4 days ago

Need more open space in Carlsbad. It’s becoming suburban Hell.

4 days ago

Question: What if we just ignored the state and made up any losses in state funds ourselves?

4 days ago

Stop building in the Village. It is ruining the character of our beloved Carlsbad. Change the 4 story height limit to no more than two stories. Carlsbad is a beach town that is not affordable for everyone. We pay a lot to live here. We don’t need affordable housing. The city council must stop catering to developers.

4 days ago

I’ve lived in Carlsbad 2/3 of my life. It saddens me to watch it get more and more crowded with more and more traffic, noise, no parking. However I know nothing stays the same and change is part of life. My hope would be that neighborhoods that are already existing even with empty lots would not be overcrowded with duplexes and apartments. The village is jampacked. Any more will take away what’s left of the quaintness and quality
Of living here. I believe everyone should have a chance at living in a decent place. I think wherever you build the folks should have the same opportunities as other neighborhoods, with areas to walk and play, some Greenbelt etc.Thank you for giving me the opportunity to voice my opinion.

4 days ago

Extreme mental illness housing should be located in areas where it won’t be a concern to the neighborhood and children.

4 days ago

Transportation is key. It’s ok to use prime property for the less fortunate. The Coronado Shores should have low income housing for example.

4 days ago

Traffic patterns, environment

4 days ago

Remove 5g cell towers from neighborhoods and schools . Encinitas does not allow 5g towers.

4 days ago

There needs to be some help for the middle class as well as low income

4 days ago

Please consider increased traffic and population density when planning for new housing.

4 days ago

We need to preserve the neighborhoods in Carlsbad - specifically "olde Carlsbad" and not allow developers to knock down 1 home on a large property to build multiple homes. The benefit of living in Carlsbad in the neighborhoods are the beautiful large lots with old-growth vegetation. The more we continue to pack in homes, the quicker we're turn into an Orange County neighborhood.

We also should think about spaces that exist and are partially unused (e.g. the Carlsbad Mall/Olive Garden area) for low income housing and not continue to overburden the Village with so many more homes/apartments/condos. It's very hectic with traffic because the city continues to allow building to happen there. We have a lot of space that is underutilized as commercial spaces that can be turned into live/work spaces, without having to overburden the Village.

4 days ago

affordable housing with ample closed in parking and bigger play areas, also doggie areas with trash and disposable bags to keep other areas clean and sanitary from doggie waste.

I would love to have washer and dryers in the apartment instead of having to use washers and dryers with hundreds of others who are not always clean!!!

4 days ago

not doing this at all I think Californians are pretty much crazy to bow down to a government that wants to destroy America and turn it into a socialist/communist nation. global warming and catering to all these people who did not earn it nor deserve it is wrong. go build your low income housing somewhere else

5 days ago

Please build more parking space around the coastal and village areas. It is so hard even to drive on the street where I live, even in this pandemic period. Please solve the traffic problem before you consider increase the houses.

5 days ago

All new housing needs the area schools to have reasonable room for increased capacity or the ability to build new schools, easy access to grocery shopping, transit to beach (beach should be accessible to all), dedicated green space, and safe distance from high tension power lines.

5 days ago

The old developed areas are so congested. If you can't improve the traffic please don't build more houses. You need to develop the infrastructure first. Isn't it what the city planning and developments are for?

5 days ago

Please do not put sober living, and rehab houses in neighborhoods where there are schools and parks nearby and lots of young children and families. We are seeing more and more pop up around the city and it is definitely a safety concern,

5 days ago

I would like to see NO MORE $1m+ condos being built in and around the village, nor do we need any more "planned communities" on postage stamp parcels with $1m+ homes on them (McCauley and Buena Vista Way). Almost noone can afford these units and they either sit vacant, or eventually get used as overpriced rental units. I've been a homeowner in Carlsbad for 15 years, and I am continually disappointed at the development I see going on. None of it exhibits a priority to build affordable housing; none of it exhibits a concern over traffic and natural space preservation. Please make better choices.

5 days ago

WE NEED LESS TRAFFIC AND THE NOISE LEVELS DOWN TO LIVE IN PEACEFUL BEAUTIFUL PLACES TO SURVIVE AND TO KEEP THE GREEN WITH TREES PLATED, NATIVE PLANTS AND RECYCLE THE USE OF WATER AND INCENTIVES TO OWNERS WHO WANT TO REUSE THEIR WATER IN THEIR HOMES.

5 days ago

Renovate all neglected neighborhood with new homes at affordable prices. Tear down ugly abandoned places rather than sprawling. Keep more areas along the rivers safe and clean allowing nature to keep its course so the beauty of the place can be preserved and make it more attractive. DO NOT FILL UP RIVER COURSES WITH BUILDINGS AND DESTROY THE NATURAL AREAS OF SAN DIEGO. IMPROVE THE OLD ONES AND DO NOT SPRAWL ANY MORE. WE NEED PUBLIC ELECTRIC SOLAR TRANSPORTATION URGENTLY!

5 days ago

You need to rebuilt in neglected areas rather than sprawling. Conservation of water incentives, solar energy less trash, pollution and less traffic. Also water conservation from rain and recycle education and reduction of utilities to those who save. It is hypocritical to charge higher water fees to senior neighborhoods and use that water for expensive golf courses. Sustainability has to be demanded from all business, as well as investment and education at all levels in this field to be able to keep San Diego beautiful and desirable.
I am in and out of San Diego, comparing locations .San Diego, nation Wide is a better option but the traffic, lack of water abusive over construction with greedy builders has made it "a little hell" and natives like us, are tired of all greed and taxes for everything.
Safe the beauty and the desirability to make it more affordable to younger generations with good jobs. Encinitas is an example of educated people who try to protect and invest in better ideas to keep San Diego desirable and attractive to innovators who believe in sustainabilityDO NOT INCREASE TAXES LIKE THE EAST COAST. THAT IS DETRIMENTAL AND STOPS DEVELOPMENT AND STOPS KEEPING INFRAESTRUCTURE, creating "slumlandlords" sucking the juices of every young professional and not allowing progress. DO NOT FOLLOW NEW YORK OR ANY EAST COAST STATES EXAMPLE PLEASE KEEP CALIFORNIA BEAUTIFUL AMEN!

5 days ago

1. No more building near Sage Creek High School (Roberson Ranch, Foothills, Calavera Hills, etc.) until College Blvd. is connected. Cannon is a nightmare with residents from Oceanside cutting through to I-5 from the 78. It is extremely difficult to get in and out of these neighborhoods during morning and evening commutes.

2. Please focus on the infrastructure required for new housing and build it in a timely manner. We bought our home 9+ years ago (new construction in the Foothills) and the city plan at the time had a park at the corner of Cannon and El Camino to be completed by 2020. That park is no longer on a plan and Veterans Park is years delayed (the only two city parks that could be within walking distance). I am extremely dissappointed my kids will never get use the parks our taxes and mello-ruse were supposed to pay for. By the time these parks get built my children, who were toddlers when we moved here, will be in high school or college. Please, please, please build the city infrastructure (roads, lights, parks, transit) required for new housing before building. Taking tax dollars and not building it afterwards is wrong!

5 days ago

Parking, beach access, traffic flow for wildfire and tsunami evacuation, RV/boat parking and storage.

5 days ago

Please leave at least SOME vacant land for the natural wildlife, and for the love of god, please no more "McMansions". I've lived in Carlsbad my entire life, I grew up here and intend to stay here forever, but the way the land has been developed for the last 15 years is so disheartening. You see troves of brand-new homes, packed into communities so tightly you can practically touch the house next door. Connected townhomes/apartments save space and come at a cheaper price point than a 4-bedroom, $850k home that very few locals could actually afford. I've seen a massive boon in Carlsbad locals moving away because living here has become something only $100,000+ wage earners can afford - unless you're renting, in which case rent increases annually, and becomes unsustainable in the long-term. It's sad. We're losing the local flavor that makes this city great. The barrio is mostly gone. We need more diversity and to protect the open land we still have left.

5 days ago

I've lived in successful Planned Unit Developments that included single-family and multi-family housing in the same neighborhood. But the success depends on good planning from the START so that everyone can live amicably. Architectural design is key to making a house a home and a neighborhood a community. Trying to intermix multifamily units in a single-family development will turn a once vibrant neighborhood into a community of distrustful strangers. An example of good design: PUDs I have lived in placed the neighborhood park next to the multi-family unit because they didn't have yards. Thoughtful. Shoving an apartment building into the center of a neighborhood... not so thoughtful and a sure way to reduce home values. (But the real estate agents and contractors will be cracking open the champagne.) Greater density homes should be placed in such a way so as not to destroy the less-dense ambiance of single family neighborhoods.

5 days ago

The county property tax structure adds to the lack of affordability. It is simply not fair that our previous owner paid $2,500 on the house she bought in 1999, and we pay $11,800 for buying it in 2018. In Missouri all property is reassessed every two years and everyone pays their fare share. This also stops people from not moving so they can hold onto their low property tax forever. This would make more property available, thus increasing competition and reducing the absurd prices of basic houses.

5 days ago

None

5 days ago

R 2 zoning is a good thing.

5 days ago

Don’t add any more! We are crowded already!!!

5 days ago

State's Social Engineering gives cities no options, but to deal with their isolated white tower madness. We recently moved to Carlsbad to get away from the low income areas that were bring in crime and destroying the community.
CA insanity has no boundaries, all will suffer and be rolled under their "good intentions" machine.

5 days ago

Consider the increase in crime rates and negative affect on property values from nearby affordable housing!

5 days ago

I moved to Carlsbad from Los Angels to escape the negative consequences of "affordable housing"!

5 days ago

Traffic is main concern

5 days ago

I don't have an issue with the density of Carlsbad Village and other in-fill projects, but most of the architectural designs are terrible. Cookie cutter "stick and stucco" isn't good enough. Other cities do better. See Bend, OR or even Encinitas along the coast hwy.

You're never going to subsidize enough affordable housing at $500k/unit to get people off the streets. Those projects are oversubscribed by about 10 or 15 to one, so the lucky few get cheap, new housing but the other 9 - 14 don't.

"Affordable housing" is the old apartment stock that may be available for $250k/unit where you don't have to go through the arduous affordable housing tax credit process. Market rate apartments will cater to the affluent out of financial necessity, but that allows for the chain of "move up" where people move from lower cost apartments to new, nicer and more expensive ones as their incomes allow. As long as you're adding as much supply as possible (find a way to meet CEQA faster and cheaper + add density) you're making housing more affordable to more people.

New housing isn't the answer for homeless. The only way to truly get lots of people off the streets in any kind of affordable manner is with a "barracks" style approach which won't be PC but will at least provide an alternative and allow for more enforcement of vagrancy.

5 days ago

no ADHU

5 days ago

Prioritize preservation of open space and keeping traffic volume minimal.

5 days ago

Ponto park development

5 days ago

As a lifelong resident of North County, my greatest concern is environmental impact. Overcrowded residential areas, scarcity of water, and growing wildfire threats in California are a perfect recipe for disaster (loss of life, property destruction, economic toll) as we have seen repeatedly over recent years. If not mindful of controlling growth, we will destroy the very environment that attracts so many to this community.

5 days ago

It is not right that only one person/family gets a benefit from the below market assignment of a living situation, and then only they profit from it when they sell.

5 days ago

Get rid of the homeless problem and no low income housing! Our city is already overpopulated and the roads suck! Traffic is horrible with all the new development already. Leave whats left of the open land open for the animals. I know tons of people who are
moving Carlsbad because of all the homeless BS!

5 days ago

Safe routes to school. Don’t build live/work in the Village. The Village belongs to ALL Carlsbad residents

5 days ago

Please ignore the NIMBY (Not In My BackYard) folks. I live in the Barrio neighborhood where people are vehemently opposed to the Windsor Pointe project. They specifically state they support helping the homeless, just not *here*. Continue down the path of supporting those who have lived here for generations and are being pushed out by increasing rental prices, and those who are struggling to stay "homed" in this time of joblessness and uncertainty. Prioritizing the backwards thought process of monied white constituents who believe that building housing for the homeless vets who have served the county equates to "devaluing the safety of neighborhood children and property values" over assisting the rest of the community is the worst possible way to plan future housing. I urge you to value everyone's living experience in Carlsbad - not just those who feel entitled to not having to deal with the realities of life for those less fortunate than themselves.

5 days ago

Creating affordable housing! It’s so crazy how expensive it has become to live here. Building million dollar condos in the village isn’t helping anyone. We need to consider the homeless, marginalized groups of people, and the residents who have grown up here but can barely afford to stay! Carlsbad should be accesible to all people - not just millionaires and billionaires. Also - let’s consider keeping our open spaces and the environment! Building on or near lagoons and beaches is disgusting and presents a clear lack of regard and respect for nature and the entire reason we all love living here in the first place. Carlsbad is NOT Orange County... lets keep it accessible and natural as possible.

5 days ago

Plan just preserve Open space in the City and preserve the culture of the City.

5 days ago

Ensuring adequate resources, e.g., power, water are available to support additional housing.

5 days ago

current housing laws regarding short term vacation rentals should be fully enforced so that long term rental prospects increase for individuals and families looking to live and work in Carlsbad. am currently surrounded by unlawful short term rentals.

5 days ago

Please stop changing zoning. When we bought, we made decisions based on zoning. The field behind us was 1 acre lots. Now that same area is approved for 40 plus homes. The zoning is now 4 homes per acre. This is not cool. On top of that, they wanted to build up the lots so they would be towering over us. And the city said it was okay???? I can not tell you how disappointing your practices have been.

5 days ago

I am not an expert in this field, so my opinions don't matter. I would like to have the input of experts in this area that can focus on improving diversity in our city, improving traffic congestion, and evidence based principals to support affordability (ie don't use rent control, but instead use stipends to improve affordability). I do not want our housing plan to line the pockets of developers. We already have too many poorly built track homes that are unbelievably expensive. Please continue to increase green space.

5 days ago

I don't believe housing is helpful to the majority of our homeless residents without precursor programs like those found at Solutions for Change. Our church (The Mission Church) would love to be helpful in providing some basic life skills to help people steward what they have been given.

5 days ago

Maintaining existing wildlife corridors and native plant species.

5 days ago

Clean up what has started. Think about need over money. No hotels on Jefferson

5 days ago

I think it’s powerful to locate housing near public transportation. Please consider future plans for public transportation when considering future plans for affordable housing.

5 days ago

I think the size and location of new housing developments needs to be a priority. Overly large developments concentrated in one are, such as Roberston Ranch, for example, lead to serious problems with traffic. Thought needs to be given to how to integrate new development into a complete vision of the city with an eye towards density, regular and easy public transit and transit alternatives (walking, biking, etc.), and existing services access. Access to PUBLIC space (real public parks, wider sidewalks, separated bike lanes and promenades) is also critical. as is the nature of this space (Is it actually usable?) I am concerned about the declining access to parks and fields in neighborhoods as determined in the general plan and by city law, in particular the hardening of fencing and enclosure of what used to be land for public use. Also VERY concerned about the effective privatization of parks through the ways in which private clubs dominate park use during key hours.

5 days ago

Always, always, consider the effect on the environment.

5 days ago

I am unaware of the specifics of the existing housing plan - BUT open space and pedestrian pathways that allow for movement on foot and bike are a priority to our family.

5 days ago

PARKS GREEN-SPACE AND RAIL TRAIL

5 days ago

Place housing near old sears at the mall. Has freeway access and you don’t infringe on current housing

5 days ago

New housing developments should be concentrated in areas in east Carlsbad (east of El Camino Real).

5 days ago

FO NOT BUILD FREE HOUSING, SUCH AS WINDSOR POINTE, FOR ACTIVE USING ADDICTS , ALCOHOLICS AND CRIMINALS IN CURRENT RESIDENTIAL AREAS.

5 days ago

Please! No more McMansions!

5 days ago

I would like to see more affordable housing st the 65 and 70% AMI. I have worked very hard to get a Master's Degree and become a Licensed Marriage and Family Therapist but still can only afford to live in affordable apartments at the 60% level. I am in management for the nonprofit that I work for and attempt to give back to my community by working for a nonprofit. I am saddened that through all of this education that the prices to even rent a 3 bedroom affordable apartment at the 80% level is too expensive but there are no alternative 65 or 70 or 75 % options. So for years my son continues to sleep on the couch (I have a 17 yr girl and 14 yr old boy). I really would of thought with education I would be able to improve my family's circumstances. The school loan payments I make take away my ability to put toward the higher rents. If there were 65 or 70% affordable apartments then people who have incentive for continued upward mobility.

5 days ago

N/a

5 days ago

We need high density, affordable housing that is near transit and should have built in business on the bottom floor with residential above. These should be modestly sized condos, not big luxury condos. And we don't have time to wait for all your surveys and paying big companies to do research studies, etc. etc. Pick some places near transit and get the job done.

5 days ago

I will remember to vote against anybody who thinks that government should be zoning the city based on income disparity. The reason people live in suburbs is to move away from housing projects.

5 days ago

traffic flow, keep public access to beach areas and waterways, don't junk up the area with overpopulation.

5 days ago

Housing development should not adversely affect property values which is directly connected to the education system that draws people to this area.

5 days ago

Maintain the character and natural beauty of this city

5 days ago

Not happy about all the housing units going in on El Camino Real (By Bobby's Restaurant) and the traffic this will cause.

5 days ago

Stop building!

5 days ago

Adequate parking needs to be on the properties being developed; new housing units should not lead to more cars parked on the street.

5 days ago

Leave open space open!!! We don't want to be Orange County.

5 days ago

More walkable areas to grocery stores, dining, etc.

5 days ago

I would really love to purchase a single family home here in Carlsbad close to my jobs and school. I've been saving up for the past few years unfortunately what I have saved up has not been enough for a down payment. Being a single mom with 2 jobs

5 days ago

Stop building high rises & truly keep downtown Carlsbad a village

5 days ago

I'm a single parent living in Carlsbad. No one helps me. I work hard and cannot get ahead because I'm paying for other people who have made bad choices in their life. I live in Carlsbad for a reason, because I work for it. Tell that to our fabulous State Government forcing us to put affordable housing in. If there weren't too many people in this world, we wouldn't have this issue. I find this "forced" housing quite disturbing.

5 days ago

Affordable housing for our young adults. Many of our young citizens must leave the area because they can not afford the rent or buy a home in the city they were raised.

5 days ago

Offer financial aid for low income families so we do not have large populations of low income housing all together. Making developers include housing in their new developments is the best.

5 days ago

Keep our quality of life and the village feel!

5 days ago

Stop building in North Carlsbad!
Increase density in South Carlsbad and Aviara area! The roads are unable to move the traffic passing by Cannon/ College and El Camino as it is... no more new builds in this area, PLEASE!

5 days ago

This is really hard to use on cellphones

5 days ago

Share how to apply for assistance in purchasing a home.

5 days ago

I realize that some of my answers within a category and between categories may seem somewhat contradictory, but I had a hard time deciding between what, for me, seemed like several almost-equal priorities... so I'm sorry if my survey isn't very helpful. I do think that an intelligent and appropriately regulated but simple and affordable opportunity for granny flats could provide some awesome, efficient low-hanging fruit.

5 days ago

Encourage residents to use public transportation. Make sure you leave open areas for recreation and walking paths and bicycle areas.

5 days ago

High density housing simply cannot be built without increasing traffic and parking congestion. If Carlsbad builds too many high density rental developments it will change this town. It will change it in ways most resident do not want. Examples are easy to find. Go to coastal towns in Orange county or anywhere in Los Angles. If that's the goal I believe it is a mistake.

5 days ago

Please reach out to marginalized communities and intentionally listen to what they need. Not just listening to the vocal people who would normally respond to a survey like this.

5 days ago

How about building this nonsense in LA or South of San Diego?

5 days ago

That’s it thx!

5 days ago

That it is very worrisome that the state is mandating such density in our city ! We have worked hard to live in such a beautiful city and don’t want our city to be impacted negatively .

5 days ago

I don’t think Carlsbad should be forced to make more housing or affordable housing!

5 days ago

Leave all open spaces protected and untouched. E.g. carlsbad preserve, recreational areas)

5 days ago

Modify the Carlsbad golf course into a smaller more-affordable course (e.g. 9 holes), and utilize resulting vacant land for required future housing needs.

5 days ago

Against additional low income housing

5 days ago

Services need to be provided to the homeless possibly through institutions. Housing by itself is not enough.

5 days ago

Do not put mentally challenged people next to elementary school families in the Barrio of downtown Carlsbad! There is plenty of vacant buildings in Carlsbad already that should be turned into residents. The value of Olde Carlsbad as a tourist area should be enhanced as its potential is tremendous. Could be the next La Jolla or Carmel if you are careful with your choices on development.

5 days ago

Maintain property values.

5 days ago

Keep as much open land as possible

5 days ago

Increase the supply of studios and 1 bedrooms affordable housing units at 30% AMI or below. Fair market value for a studio in Carlsbad $1854 and $2070 for a one bedroom. Many unsheltered residents have limited funds and receive SSI at $943 per month for 2020.

5 days ago

Parking, Traffic, character of the city

5 days ago

Keep all lagoons / open space / beach access. Not a fan of the ponto beach project

5 days ago

We should not be designating such a large portion of new building to affordable housing. If I read the email correctly 2/3 would be affordable housing which is way too much. We shouldn't have to subsidize that much to support low income.

5 days ago

We need more affordable 3 bed/2 bath houses or apartments. We are currently 6 in a 2 bd/1 ba because our fourth was recently born. We are looking to move but hate to leave the area we call home, including Jefferson Elementary.

5 days ago

Not building new housing disproportionately in favor of low and moderate income people! We worked hard to live in a nice community and have for over 30 years. Don't ruin it!

5 days ago

No low income housing near the ocean.

5 days ago

Assure robust public input and vetting of any proposed changes. Transparency is key.

5 days ago

make it extremely easy and FAST NOT SLOW permitting process for developers. BUILD 4000 AFFORDABLE HOUSING UNITS IN TWO YEARS TWO YEARS NOT 8 YEARS!!!! FAST FAST FAST LETS GO YOU CAN DO IT!!!!! TWO YEARS

5 days ago

Remove the ability to keep livestock.

5 days ago

No subsidies for rents or down payments, that just fosters irresponsibility. Reduce governmental regulations and labor union demands that are a barrier to development and increase the cost.

6 days ago

Stop destroying the barrio. By making all the property in the barrio multi use, you are forcing large LatinoX families to sell their family homes and move else where. People argue, they are getting more money for their property. However, these long time important Carlsbad families are losing their culture and their place. And it's name is not South Carlsbad. It is the Barrio and these families have worked and developed Carlsbad. They are part of our foundation. They ARE OUR diversity.

6 days ago

However and wherever the additional housing is built it needs to fit in with the character and feel of the community.

6 days ago

Please put common sense before politics. Affordable housing should not be beach front, people work their whole lives to be able to live there.

6 days ago

How about increasing height limits in places where taller buildings would not be particularly noticeable. The southeast corner of Lionshead Avenue and S. Melrose would appear to be a location better suited to tall apartments /. Condos than more huge warehouses. 5 or 6 story or taller buildings would not even be noticeable there. Also more like locations along Faraday. What is the point of more industrial and warehouse buildings if the people to work in those places must live in Escondido or Temecula?

6 days ago

Whatever happened to our water conservation concerns? Building in Carlsbad has already greatly increased since we all had to limit our water usage. Where is the water coming from for all the new development desired? This year it's been the pandemic...water shortage will be our future crisis, especially if no planning occurs. Apparently those in Sacramento believe it will somehow work out!

6 days ago

I would love to be able to afford a home in the Carlsbad area. My husband and I have rented a home for over 10 years with our two sons. We can't afford to buy in Carlsbad but would hate to relocate our children in the school system. I would appreciate the opportunity to buy in Carlsbad.

6 days ago

Traffic, traffic, and traffic

6 days ago

my thoughts below need to be corrected...homeless people housing needs are the last thing to be addressed...addiction and mental illness need to be addressed first.
then their housing needs can be addressed

6 days ago

Do not let sober living, rehab, halfway homes in family neighborhoods!

6 days ago

homeless people is the last thing to consider
they need to be helped with their addiction problem
mental illness has to be addressed

6 days ago

Here is an idea... I worked in LA for 12+ years commuting to live here. I also spent 2+ years commuting coast-to-coast to live here. And all the other years I worked as a consultant traveling to live here. In other words, I sacrificed so much of my life to live here because it is so great a place. I have been in CA sine the 80s as a personal choice. No one made it so I could live here beyond my means. In other words, maybe we should fight this as I know this sounds like I am entitled but if you cannot afford to live hear why should one expect to be made so one can? I would love to live in La Jolla but I cannot afford it, same with Del Mar, nor those houses on the beach in North Carlsbad. Again sounds entitled but as a person who had been homeless twice and moved around to be where I could afford it not sure why this generation cannot do the same.

6 days ago

Limit the number of new housing units, so as to lessen the impact on schools, parks, streets and noise

6 days ago

Carlsbad need more affordable apartments and housing

6 days ago

There is a cost to all decisions. The challenge is to decide what benefits the community as a whole instead of special interest groups.

6 days ago

Vertical buildings look like La La Land and Orange Couty. Thumbs down!

6 days ago

na

6 days ago

When did it become a "right" to live by the beach? It took me 23 years to afford to buy in Carlsbad. It's an "aspirational" city like La Jolla or Beverly Hills. That keeps our property values up.

6 days ago

Traffic is a major concern, particularly on El Camino when schools are open. We also need to hold developers accountable. For example, Robertson's Ranch promised a new grocery store, shops, etc. and the developer built nothing. Where is the accountability? All these people moving to Carlsbad need places to shop, eat, etc. and the existing infrastructure can't handle it.

6 days ago

Water resources. Environmental protection. Height limitations. Traffic control.

6 days ago

More safe roads with speed bumps and speed reductions where children can ride their bikes and play outside since lots and yards are too small when new communities are built

6 days ago

How about NOT building anymore

6 days ago

Something like Bressi Ranch with access to public transportation (bus & train) would be great.

6 days ago

make sure the infrastructure is more than sufficient first. Plan it well, don't dig up the same streets multiple times.

6 days ago

make sure HOA does not get in the way since its approval precede the request for city permits. ENSURE HOA does not duplicate the city inspections and use authorization certificate process.
HOA should not be a barrier of the city in anyway for building ADUs.

6 days ago

Density

6 days ago

Manage vehicle parking plans hand in hand with the housing plans. Vehicles need to be parked in a carport or a garage. Street parking is unsightly and promotes numerous problems including crime.

6 days ago

Please don't over-develop. The charm and beauty of Carlsbad makes it a special place for visitors AND residents.

6 days ago

Concerns over traffic congestion

6 days ago

Stop short term rentals in district 2

6 days ago

If this is an agenda being pushed by the left-liberal members of the City Council, they need to spend more time on services that would help the existing members of their community instead of pushing their liberal agenda on the city.

6 days ago

Why does the city need to have 54% of the housing be for low income? Does the existing population of Carlsbad meet that percentage? When public transportation is almost non-existent in north county, why is this the best location for low income individuals? Does the city have the necessary other services to support low-income individuals?

6 days ago

Give incentives to single parents and offer affordable mortgage rates to be able to afford buying a house

6 days ago

Nothing in the way of the ocean views

6 days ago

I do not want multiple units in residential areas... especially Old Carlsbad. There is an eye sore on Oak Avenue near Pio Pico... stacked units like that should not be allowed in areas with residential homes. It should be in areas with other apartments.

6 days ago

Not having it concentrated in one area as it has been in the past. I worked hard to afford a home in Carlsbad and while I appreciate the need to provide affordable housing, I don't want Carlsbad to go the way of neighboring cities like Oceanside and Vista where poor city planning is obvious. Please consider the impact you have on existing neighborhoods like mine where there are already several low income developments.

6 days ago

Make small pockets of residences with Business, Like the Bressi Ranch area. This will eliminate people driving to by food or services. Bressi Ranch is a great example of how a small community can exist, Its okay to have Carlsbad develop its own area. La Costa people stay in there area, Bressi Ranch, Calavera hills.

6 days ago

none

6 days ago

I'd like to keep the character of the village in tact. No buildings that tower over State Street.

6 days ago

Please try to leave at least some part of this beautiful city undeveloped. It is horrible to see all of the natural areas disappearing to profit developers.

6 days ago

Retain and maintain open space.

6 days ago

Over crowding. Low income housing in high value neighborhoods is a huge mistake.

6 days ago

Stop bringing chain restaurants and big business to the village. Support local small business owners! Stop overdeveloping the coastal area. No more high density housing west of the 5.

6 days ago

53% of housing required to be very low to moderate low income? DOES NOT MAKE SENSE! If you can't afford to live here, you should not. Inclusion does not work. We lived near low income apartments and had trouble with the residents and belongings stolen from our property. When I asked the young man why he stole from us, his response was " i just want what you have" I explained we worked hard for what we have... he should too. Low income housing brings low value and riffraff.

6 days ago

Minimize new housing. Save our open space and quality of life.

6 days ago

At many affordable housing projects, tenants are parking on the street. There should be enough parking so people are not parking on the street. They should have to move their cars at least once a week for street cleaning.

6 days ago

We have too many people already do not need more people moving into the City is packed

6 days ago

Housing should consider available open space an protection of the space bicycle and walking paths safe from traffic should be included in all development

6 days ago

How does adding 3,900 more units coincide with the City's COMMUNITY VALUE of "small town feel, beach community character"? Affordable housing in Carlsbad- if I don't make a ton of money, can I shop at Nordstroms and ask them to lower their prices for me? No, I use my brain and shop at Target.

6 days ago

I do not think adding more housing is a necessary thing. There is plenty of land inland, why crowd such a quaint beautiful coastal community. Please stop the over developing of this town. It is not necessary to have a building, home or complex on every open space. And for the love of God, please do not build up. No one wants to look at tall buildings.

6 days ago

Fight this Communist mandate from the Alinskyites in Sacramento! Let them sue! Get tough and we will win!

6 days ago

Did I just waste my time filling this out?

6 days ago

There should be a "Submit" button at the end of this survey. So I just close this page and it automatically gets sent to you? That makes now sense!

6 days ago

na

6 days ago

n/a

6 days ago

Don't let this happen! It will ruin Carlsbad, The State government in California is inept and corrupt.

6 days ago

communicate with the community, make the information available to all regarding development and changes in our community

6 days ago

At what point an the city say we. Are built out. The county has locations that are more affordable and could provide for more housing units at a lower,affordable cost. The cost of land is so high here not many units can be built at an affordable cost.

6 days ago

na

6 days ago

be aware of the impact on the environment, traffic congestion and not congest all low income housing in one area of the city

6 days ago

Try to leave the open land, open. Thanks

6 days ago

Add the least number of houses in Carlsbad and leave as many trails, canyons, and parks as possible.

6 days ago

Think smart rather than thinking money!!!

6 days ago

All new construction must be electrically self sufficient and have gray water systems and the highest priority for zero landscaping CA native plants leaning toward edible / medicinal plants and trees.

6 days ago

experience in other locations suggest giving incentives to developers does not really work. there has to be some teeth in order to get them to build or include affordable housing in developments

6 days ago

I don't know how to articulate this best, but I make a little over a 100k and I can't afford to buy even a small home in Carlsbad. Building apartments or condos that are then going to be subsidized is skipping the entire population of people in my zone. You will have people belonging to high middle income to wealthy and then low income to moderate. There is still no space for peeps in the middle.

6 days ago

Where are all our connected safe biking trails? After 40 years of development and allowing big companies to buildout area after area, there are no comprehensive "class one bike and walking trails connecting all of us". That is a trail with NO car traffic!
A bike trail is not a painted line on the road that has traffic that exceeds 25mph!! Every year people lose their lives on such so called bike paths. Look around the world and many places in the US. There are great examples of planning for long term approaches to good, safe urban trails that actually increase the values and safety of the entire area.
Poor quality, builder incentive high density homes, hurt everybody 10 years in the future by creating a growing low value neighborhood in any area. High density does not work in the long run unless it is really designed well for the durability of homes, services, PARKING. Just consider; would you want to be in or next to that high density neighborhood 5- 10 years out? All you have to do is look at past examples....
Those who live in older neighborhoods with an open feeling see their area change with the allowing of flag lots which do not allow for all the cars that any one home now has, resulting in overcrowded street parking, lower lot values for surrounding homes, and an overcrowded devalued area. It's true that all properties have increased in value across the board, but just walk or ride a bike slowly around any older neighborhood and see what holds up to time with value and pride of ownership.

6 days ago

If possible, slowly add the additional dwellings. Without the pandemic the I-5 is a nightmare.

6 days ago

No housing above 3 stories

6 days ago

I

6 days ago

Do not squander precious coastal land for any type of housing. So little left and there are other areas. Use some of the proposed Veterans Patk land for housing/affordable housing

6 days ago

Smart density with access to open space and transportation. Improved tree lined sidewalks as open space and connective tissue of urban space with pocket parks and stormwater treatment incorporated.

6 days ago

I think affordable housing is baloney. The market should decide who can live where.

6 days ago

Don't put one in Carlsbad. what comes with public housing is LOTS OF PROBLEMS. We pay a lot to live in this city, put it somewhere else!!

6 days ago

Please make the environment and consideration if every decision.

6 days ago

There is a large chunk of land in between College and Faraday, west of El Camino Real. I think it is zoned commercial and residential for 1/2 to 1 acre lots which indicates they are for the ultra rich, change to a more moderate density like Robertson Ranch. Add a shopping center for nice groceries (like Von's at Rancho Santa Fe/La Costa), pharmacy, Starbuck's, some nice small restaurants.

6 days ago

consider a moratorium on new developments and build on to existing businesses. Use business zones were developed as multi use areas. We need to preserve our open space in Carlsbad. We do not need more large developments that are all look the same. I'm particularly concernedAbout developers in city government being allowed to make decisions for growth. These developers should add a good conscience recuse themselves from any of these decisions. We do not need a new mall. we do not need new large shopping areas which increase traffic. We need to provide housing in existing business areas so that people can walk or bike to businesses. Emeryville California is a very good example of creating housing in a very much commercial business area. When people live in work in these areas restaurants, coffee shops, small grocery stores are able to survive and provide a wonderful sense of community.Allowing such already commercial buildings to provide loft, one bedrooms, two bedrooms. The smaller units allow affordable units for people to rent or own.

6 days ago

Keep up the good work

6 days ago

Traffic is the biggest issue we face decreasing enjoyment in our community

6 days ago

To remove antiquated restrictions for participants to equally access resources.

6 days ago

Nothing else to add

6 days ago

1st building the infrastructure (schools, wider lanes, traffic flows) then build the homes. Too many times cities want to put the buggy before the horse.

6 days ago

Infrastructure should not be an afterthought when expanding the housing. It should be done before or concurrently with the housing units. Keep parks, trails, outdoor activities, etc. If we must build and expand we need to keep from becoming too dense and in any newly developed areas there should outdoor space incorporated into the development plan.

6 days ago

Consider how the recent development of high density condos in the Village has already negatively impacted the feel of our community. Consider that Carlsbad brands itself as a charming beach and bike friendly community. High density development contradicts those attributes.

6 days ago

We don't need more density. This plan is ridiculous and will destroy our community. What about middle class? You subsidize drug addicts and penalize middle class working families who can't qualify for you're "special programs". So push out the middle class and bring in density, crime, disease? We need more single family homes for working middle class families not non-working or wealthy. Who are the very low income and what are they doing for that income? We need more answers before you create urban squalor in a city we have worked hard to maintain as a decent place to live. Where are the jobs? Where will they work? What about the pandemic? Lower density is the only thing that has saved us. The state has no right to dictate how we build our communities. Build the low income and section 8 housing somewhere else: like Rancho Santa Fe, or DEL Mar. We elected you all to protect our rights not destroy our way of life. With no jobs here, the increase in housing is unsustainable and unacceptable.

6 days ago

Resist the temptation to pimp out the village to every business interest and fight to keep it livable

6 days ago

Think of the existing home owners and how to improve their value of there home and making the community safe!

6 days ago

City staff are generally priced out of the Carlsbad housing market, although many would prefer to live in the city in which they work as public servants, dedicated to the community.

6 days ago

I like this interface. I would like to see the aggregated data before analysis and then have the City explain the conclusions for the stats firm we hire. More than anything, keeping our City government accessible and transparency is the key to the continued success or our City.

6 days ago

Traffic and parking. Open spaces

6 days ago

More housing for the homeless

6 days ago

More access to public transit, no more sprawl.

6 days ago

We need the supporting infrastructure for any new housing that is planned - schools, roads, etc.

6 days ago

More homes like Gen X by Trevisio

6 days ago

Please, please, please do *NOT* disrupt existing neighborhoods and ruin our wonderful Carlsbad living!

6 days ago

Much higher density zoning across the City to address affordable housing needs.

6 days ago

Stop the overdevelopment of downtown for the benefit of Mayor Hall & his wife. The original “Village by the Sea” plan has been bastardized by short sighted, money hungry interests and NOT for the future of our children & grandkids.

6 days ago

TRAFFIC TRAFFIC TRAFFIC!!! NO TO MARJA ACRES!!!

6 days ago

More opportunities for low income families

6 days ago

Low income housing for more opportunities to own a house

6 days ago

Potential Crime impact and lowering of property values based on actions taken. Less focus and money spent on bike riding lanes.

6 days ago

Many of the existing track homes do not have sufficient land for a granny flat

6 days ago

Traffic, Crime, Density

6 days ago

Keep rent affordable and/or purchase price of homes at a minimum to help the buyers from ending up in foreclosure.

6 days ago

We need to adhere to the City's Open Space requirements. We need neighborhood parks that are within walking distance. We need a park in South West Carlsbad.

6 days ago

The more housing you build the more people will come, more businesses will be needex therefore more workers needed, therefore more housing needed abd it goes on and on. Stop building dense cuties please. Do not let our city become too attractive to homeless. The more dense you build, the more attractive to homeless and crime will increase.
It is best to bring services to a new area than to pile up more housing in a developed busy zone. We don’t want that. It will defeat the reason we gave moved from a dense city to Carlsbad. The attractiveness of Carlsbad is that its nit dense and we can do life activities without the multitude of people. We want to keep it flowing without traffic.

6 days ago

Stop considering housing for homeless people as those are on the street because they are sick on drugs and other vices. Instead of housing units provide institutions and educate them to become citizens with pride. Too many Free services builds laziness and attracts more people to come. Thats how you deteriorate a wonderful cuty (look at L A and S F) please stop being so Socialist as that will lead the country to caos.

6 days ago

Stop building in Carlsbad, it's already dense. I live in a community with an affordable housing apartment complex nearby and the police are frequent visitors there due to illegal activities. Our neighborhood has been plagued with car break ins and property theft for years.

6 days ago

Revitalize existing buildings instead of building new ones.

6 days ago

I selected an option about a granny flat being a way to make owning more affordable. But California laws are very much in favor of the tenant, it may have me reconsider being a landlord here. I own property in another state and rent it out. Being a landlord in California looks challenging.

6 days ago

I do not want affordable living homes near the beautiful areas in Carlsbad because you will ruin the city. These areas always turn into hot spots for crime and ruin. Many people are leaving Ca, by the 100s! You won't have anyone left to foot the bill if you go too far with this. I worked really hard to leave a poor neighborhood to come here where it was clean and beautiful. If you destroy it by adding a bunch of affordable living apartments I will leave.

6 days ago

Don't need anymore housing. There is already too much in Carlsbad! It's affecting the environment and wildlife.

6 days ago

All plans should apply evenly for HOAs as well.

6 days ago

Allow 2 story ADU's with reviews of course on smaller lots. A 1 story ADU would take up most of our entire backyard at our home and most other homes nearer to the coast with smaller lot sizes.
Architectural review of all new development - especially in historical areas like the NW area with many older homes and buildings. The new McMansions and 3 story boxes look very ugly next to the older homes and buildings.
Olde Carlsbad and The Village are losing a lot of their character and historical legacy with new developments.
The reason cities such as Santa Barbara, Laguna Beach, La Jolla and others are so desirable are they follow architectural and design standards.

6 days ago

.

6 days ago

Impact to surrounding property values.

6 days ago

The houses do not need to be so big, too many huge million dollar houses around, need more houses near 2000 sq ft.

6 days ago

not destroying currently undeveloped land. re-purpose land that is already developed. stop allowing wealthy folks to use land selfishy, like blasting an aquafor and flooding less pricey homes below. grrr.

6 days ago

Like see some of the new mixed residential and commercial housing as long as it has enough parking

6 days ago

I'd like you to consider building more schools to accommodate more families in Carlsbad.

6 days ago

minimal disruption to existing residential areas

6 days ago

Thank you

6 days ago

More attainable transportation for the outer skirts of Carlsbad.

6 days ago

Environment impact is the most important. Not destroying habitats or generating more carbon emissions.

6 days ago

Nothing

6 days ago

Don't destroy the city with utopian ideas that we can solve the affordability of housing in California.

6 days ago

Keep empty lots open. We need space to just BE. Do not do what Oceanside did and build HUGE building in front of the ocean. Have more respect then them for the beauty of nature. I get we need more houses but more isn't always more...

6 days ago

Stop w/ the new banks, etc., we need places of live/shop/walk-ability. Traffic is already bad, why are u building more??

6 days ago

Access to Public transit necessary for lower income households.

6 days ago

Not focusing on affordable housing

6 days ago

Any additional affordable housing should be in North Carlsbaf

6 days ago

Give the people who are U.S. Citizens top priority

6 days ago

Keeping the Village quaint and charming is very important. Once Carlsbad loses it's charm with all the tri-level modern buildings, you won't be able to get it back.

6 days ago

Rent control and incentives for property managers and owners to provide City authorized discounts on rent for military, veterans, first responders, medical professionals, and teachers

6 days ago

Enforce enough on-site parking. No overnight parking. Don't let the developers and new construction, new business assume they can count on street parking. New development should have at least 2-3 car space per unit plus plenty of guest parking. It's ugly to park in Carlsbad Village. Height restrictions should be created. My neighborhood is full of big overcrowded condos and townhomes.

6 days ago

More parks

6 days ago

Environment & traffic

6 days ago

Preserve as much natural space as possible. Break the dependency on the car by promoting walking and cycling

6 days ago

We need more affordable housing. The waiting lists are closed on must communities.

6 days ago

Housing Dept. needs to develop lists of affordable housing and an application process to sign up for available housing within the City of Carlsbad for current residents.

6 days ago

Stop the building

6 days ago

Square cottage size 2,400-3000 SqFt with bigger lots.

6 days ago

That’s too many Jones planned for the city.

6 days ago

The current affordable housing assistance is flawed. The bressi ranch townhomes had a number of units for sale as "affordable". I was on the list! I was told I would need 75k dollars down for a down payment. I don't think anyone has looked at the spreadsheet. How does a family who is below the qualifed income limits have 75k dollars to put towards a townhouse? The income limit for a family of 5 was roughly 90k a year. The program makes no sense.

6 days ago

There should be an option for those of us who believe that we are already at housing capacity. To purposely omit this option is disingenuous. Have you visited the beach off of Carlsbad Village Drive lately? It's a mad house!! Building home on top of home on top of home is not the answer.

6 days ago

The old El Camino Real Mall Sears store should be turned into apartments/condos. Plenty of parking and in walking distance to many stores, and near transit. Room to build a parking garage if needed.

6 days ago

I live near a new development (Robertson's Ranch) and one upcoming (Marja Acres). I don't know why the city approved the addition of so many new units at one intersection in a high traffic area, so I was concerned that the "best locations" section above didn't address access/traffic congestion. I see those are in the next section as a "trade off" but that and environmental impact seem more important to me.

6 days ago

This city is getting way too busy! STOP BUILDING! There’s plenty of land inland! Not everyone needs to live in a Coastal city! It took me many dumpy homes and a lot of work to be able to afford to live in a City like Carlsbad!

6 days ago

Also, please spread out apartment and condo building around all parts of Carlsbad. We like single family homes or duplexes with some apartments but mix them in around the city, near buses, shopping centers and businesses.

6 days ago

Preserve as much of our current open space as possible.

6 days ago

Do not increase traffic, please.

6 days ago

Realize there is a water shortage and reduce new building. Reduce new building to a very small percentage each year. The city should not build on open areas. Carlsbad will become like New York city if you keep building it up. Reduce the charge for water and services.

6 days ago

Please, please stop putting so many condo's in the Village! It will become an Orange County town not our wonderful, homey village. Too many condos changes it from a healthy mix of single family homes or duplexes and a few condos to a deluge of condos on every single street. It makes it too urban rather than a nice mix of single families living in and near the Village. It is so important to preserve our Village. It's why people move here and love it here. If it switches over to condos and mostly urban living, it will be filled with the people who can live that way but not families. This is a family town. Please make it zoned for fewer condos downtown and keep the number of single or duplex units higher. Please preserve our homey town so it's not only a tourist attraction, "cute city" for retirees and young professionals but includes families, families, and regular families.

6 days ago

No comment

6 days ago

We need specific housing for the homeless! It’s outrageous that California has so many homeless. The priority should be the homeless population first and foremost

6 days ago

Only asking potential renters for 2x the amount of rent when qualifying instead of 3x.

6 days ago

A program like in LA called United Dwelling where the company takes care of the process of building an ADU and helping with finding a tenant

6 days ago

Would like to see housing added to the Parking lots of the Shoppes of Carlsbad.

6 days ago

Please consider the affect that it will have on the homeowners that have paid a lot of money for their property

6 days ago

Density is crucial to consider so as not to ov3bjrden areas, and also to make sure that ecological issues are considered. Affordable housing is very important, but it needs to not be subsumed by and for developer making a boatload of money. All of the issues need to be considered, not rushing into a project because a developer wants to make money...and the city would yield a couple of affordable housing units out of the deal. Surely the City wants to make sure that solving one problem doesn’t cause multiple others. There is a way to do this as a win-win for all.

6 days ago

I live near a new development (Robertson's Ranch) and one upcoming (Marja Acres). I don't know why the city approved the addition of this many new units at one intersection in a high traffic area. If there is enough access to future developments and peop

6 days ago

stop destroying the few remaining open and natural areas. I have lived here for almost 40 years and I am saddened and appalled what it has turned into. It's gone from a quiet little beach town to one step away from being Los Angeles. Traffic is awful, prices are sky-high, mom and pop shops are being pushed out, city council members are bought off by billionaire developers to ruin the natural beauty of this area. Reading this, that thousands of more homes will continue to go in breaks my heart.

6 days ago

LOVE the more dense downtown!!
HATE lot line to lot line development in single family areas.
We need a view preservation ordinance
Important to keep the character of a neighborhood visually. Many ways that can be done while increasing density. Sticking multi story structures in single family home areas not cool. Limit height to 2-3 stories and don’t crowd lot lines. Like that monstrosity at 2637 Garfield.

6 days ago

All new building has to be carbon neutral or carbon negative. Incentives should be put forth to enable retrofitting existing structures to become carbon neutral.

6 days ago

Just because we're NIMBYs doesn't mean we're wrong.

6 days ago

Think about the people already here and what they have save and sacrificed to live here.

6 days ago

Spread the low income housing around the city. Don't only put it in lower income areas!

6 days ago

Personally I don't believe there can be an affordable home built for low income and homeless people. Not here on the coast. Perhaps in the desert somewhere, but not here. Just not possible.

6 days ago

Don't change the character of existing neighborhoods first and foremost. I strongly disagree with the whole affordable fair housing social justice non sense. I know the progressives on the city council love this stuff and don't give a damn as to how there actions affect existing neighborhoods. We and many others moved to Carlsbad because of its nice residential neighborhoods, and it being a well run city. Focusing on infrastructure maintenance, public safety, solid police and fire were priorities. Smart growth and attracting business by past leaders have made the city great. Imagine getting a desalinization plant approved and constructed by the progressives in power, it would never happen. If these people in charge insist on "there" coming here, here will soon become there. I worked hard to afford to live here. Don't see paying more taxes to subsidize others so they can live here. Vista, Escondido and San Marcos are very nice cities. For what my opinion is worth.

6 days ago

Can you find out how Del Mar, La Jolla and Fairbanks Ranch are handling this dictate?

6 days ago

Low density. Leave / more open space. Built-in transportation hubs. More walking amenities (grocery stores, post office, etc.) for new communities.

6 days ago

nothing else at this time

6 days ago

Please keep some areas green and add granny flats or refurbish buildings for low income families.

6 days ago

Our neighborhood pays a Mel Roos that built the alga Norte park
These were supposed to be temporary but we still pay we don't want higher taxes for new housing development when we are still paying for community center developers left land but we pay for ot

6 days ago

Horrendous architectural disasters: the village new buildings are void of creativity, innovation, charm, and style.
Carlsbad has been defaced by the ugliest, cheapest looking, poorly designed building you could possibly imagine. Russia cold war era design...big boxes with a little marble, metal, glass and fake whatever tiles to look "contemporary" and put some lipstick on a pig.

6 days ago

Despite the ongoing trend for densely packed housing near public transit, consider the current environment in which people are eschewing both in favor of safer options for their health. Also, please consider turning the large, ocean view lot north of Avenida Encinas and east of Coast Highway into a park so that all residents can enjoy an ocean-view park. Thanks!

6 days ago

I lived in Lemon Grove when it was a nice middle-class town. A large low-income complex was built, which began a rapid and steady decline in the quality of living accompanied by increased crime. Lemon Grove is now a dump. Learn from that town's experience!

6 days ago

keep remaining open space. Don't count schools property that doesn't have public access as open space. more fields for sports and more trails.

6 days ago

Some kind of assistance for people who live in carlsbad to help them buy a condo or house.

6 days ago

Parking availability and traffic congestion.

6 days ago

Are you thinking at all about funding home modifications or making the housing more supportive to older adults who are aging in place? Accessory units are fine but lots are really not big enough. People want to stay in their own homes - as far as I know, Carlsbad has no home modification program for older adults.

6 days ago

should not add to housing unit

6 days ago

Consider developing the village and surrounding areas to be more denser, with less vehicle traffic and more pedestrian, bicycle and scooter friendly. Housing also needs to include better transit options that can leverage the coaster and public transport.

6 days ago

Slow growth or no growth is preferred with mini-mansions discouraged. Roundabouts should be avoided as impractical and dangerous.

6 days ago

We would be interested in single family new homes in the La Costa area between 2,000 to 3,000 square feet in the $800,000 to $1,100,000. This seems to be very difficult to find (in the new home market) throughout South Carlsbad/ La Costa.

6 days ago

Sensesable approach to housing with no special interest

6 days ago

Many of us can't afford to stay in their homes in Carlsbad because of low income and disability but we want to to stay home in Carlsbad.

6 days ago

The need for very low income housing for those over 55 years old that is not a nursing facility.

6 days ago

Traffic planning to minimize any increase in traffic.

6 days ago

Please provide more traditional single family residences, as opposed to more condos or townhomes.

6 days ago

Do not consider building anything without parking. Cars will be parked in front of other peoples homes. Everyone needs a garage or car port to put bikes, kayaks, surfboards, motorcycles, etc.

6 days ago

No comments

6 days ago

Do not allow properties whose appearance would detract from the ambiance of Carlsbad.

6 days ago

I believe the suggested amount which HAS to be for very low income families is too high.

6 days ago

Please do not build on protected areas. Also, hopefully by adding homes will not make the quality of the schooling (i.e. teacher to student ratio and quality of teachers) worse

6 days ago

Easier approval process to allow building of granny flats so that I may house and care for my elderly parents versus use of an age assist d facility.

6 days ago

Keep the greenery as much as possible. Develop infrastructure, roads are getting very busy.

6 days ago

No rent control and full enforcement and protection of owner rights and eviction procedures.

6 days ago

Get rid of Cori Schumacher, stop allowing the homeless and vagrants to carry-on openly on the benches and port-a-johns around residences. To include right here in the heart of the village.

6 days ago

Another thing, stop the ridiculous destruction of the village. Stop allowing developers to ruin the uniqueness that makes Carlsbad Village what it is. Don't turn it into Huntington Beach or Oceanside. Get the city's government's hands out of the developers pockets.

6 days ago

Stop the bullshit expansion and over inflated pricing. Housing is not affordable here for any normal person. So unless you're wealthy or on government assistance, regular people are squeezed and really can't afford to buy anymore. Start helping the middle class before giving out more freebies.

6 days ago

Upgrade Bicycle paths not on roadways but connects communities. This will help lead to less local traffic. Connect with Rail Trail - North/South and connect with paths east to west.

6 days ago

I am blessed to live in Mulberry at Bressi Ranch. Its very scary that the city of Carlsbad holds a silent second, what I understand is at 30 years we must pay that or be thrown out. It would be nice if after 30;years we can pay the silent second when we move out. I stress about that all the time and wonder if I am going to be homeless.

6 days ago

Only plans that will increase property values, not decrease them!

6 days ago

New housing should be more affordable and modest dwellings under 2000 square feet.

6 days ago

Facilities for poor, homeless, mentally ill need to be close to medical facilities where the attention needed for these individuals can be provided. We are too close to an airport and military bases where munitions testing and jet engines can act as a trigger to these folks.

6 days ago

I live in low income housing now. It's very scary that at 30 years the silent second is due immediately.

6 days ago

Expansion of public transit in areas that will be densely zones

6 days ago

Thanks for the opportunity to provide my perspective:)

6 days ago

Immediate needs first, address inequity in affordable housing much more aggressively. Make it the priority to build a truly inclusive community.

6 days ago

Develop low income housing right next to the police department because crime is going to be an issue!!!!

6 days ago

free market considerations - supply & demand -
less state involvement in local housing issues

6 days ago

We recently moved from another City that allowed for an innovative small/mini-lot subdivision projects. This allowed for infill projects to produce more units, but retain fee simple ownership. It was a great solution for parcels that are so large like many in Carlsbad, but would not justify a tear down due to high initial land costs (it splits the land costs against multiple subdivided lots)

6 days ago

Need to include in the decision other variables that are lacking. For example, there is no park in South Carlsbad. Next to Ponto there is an open lot and that could be a park. No need to have tons of homes with no parks nearby. There is a lack of park in Carlsbad and this is a perfect spot to have one.

6 days ago

Please DO NOT approve developers that only care about profit before our quality of life.
Consider fire danger and access roads to safety should our community catch on fire.

Bad call on approving the developement at South Ponto. It was such a small piece of sanity for so many of us. This HUGE hotel which was sold as a boutique hotel is horrific and doesn't fit in the area. The beach has always been packed in the summer and now we will have to contend with visitors for the same small amount of sand. Bad decision that was not in the best interest of our community and our future.

6 days ago

Affordable housing for young families with children who want to stay in Carlsbad.

6 days ago

Aggressively engineer infrastructure and relax zoning. YIMBY! YIMBY! YIMBY!

6 days ago

I would like the process to be easy for the home owner and not over burden the owner with unnecessary building requirements that are expensive and delays the building process.

6 days ago

Would it add to traffic congestion (and air pollution) that will take away the nice small town feel in Carlsbad? Will it cause more overcapacity at the schools (elementary, middle, and high school), larger class sizes to a fault? Would it make Carlsbad less safe to live (crime-wise) with more low income housing? How will it affect the growing aging population? Will they be able to also afford housing and live safely with more people attracted to new housing available in Carlsbad?

6 days ago

Other countries (i.e. Germany) have responded to the same problem by mandating that on any given lot or any larger Condo project there is a mix of units. Not just luxury, not just mid income, not just affordable and low cost, but a percentage of these groups reflecting the need of either one. With incentive from municipalities to make it profitable for development.

6 days ago

Tax incentives for property owners who are willing to build granny flats.

6 days ago

Hight of dwelling

6 days ago

Help building more affordable housing

6 days ago

The city should have more oversight on individuals renting out their home/homes to look out for slumlords/ price gouging. ie: chinquapin and Garfield. Poorly cared for homes with “affordable” rent as a result. Borderline unsanitary.

6 days ago

HOA restrictions prevent additions of accessory dwellings

6 days ago

Looking at cleaning up and improving run down neighborhoods by building new homes or mixed use to encourage people to move into existing neighborhoods

6 days ago

I don't like how big all the houses are now. I really like the Barrio section of Carlsbad. It's now longer the small city I moved into
32 years ago.

6 days ago

I would love to live in a community that works hard to move towards having a range of affordability option and a caring and proactive plan for dealing with the realties of homelessness. Also anything that could be done about having one small beach in our town that is dog-friendly. We pay a huge premium to live in a coastal town and have no ability to take our dogs to a beach in our community. And yet other neighboring communities have found a way to be dog-friendly... this would make me consider living elsewhere in the future.

6 days ago

The impact on traffic on surrounding areas - not just Carlsbad.

6 days ago

Do not include subsidies or low cost/rent housing for those who cannot earn their way into a Carlsbad neighborhood. Everyone living here worked and saved for the opportunity to buy a home here. There isn't a one-size-fits-all housing market. People with low incomes have the opportunity to better themselves through education, skill training and just plain hard work. That's what made Carlsbad what it is. Nothing was handed to anyone here and it wasn't luck that gave them their homes. It is not to be insensitive to low income because I once was,, but I worked hard for many years to move out of lower income areas so my kids could attend better schools in safer neighborhoods. I am against subsidized housing in Carlsbad.

6 days ago

Consider the crime that comes with the residents of low income housing. Consider the property values and how low income housing does not make the next-door property an appealing home to purchase. Homelessness is already an issue in Carlsbad costing property owners money in higher insurance as well as replacing our stolen items. Focus on putting these homeless people inside an existing shelter before building more housing. The problem is not a lack of low income housing it is people on drugs who refuse to follow the law. I have been a resident of Carlsbad for 42 years. I am embarrassed and saddened at what is happening to my city. Shame on our city Council!

6 days ago

Require builders to build on larger lots and not cram as many houses with no yards into their development/community

6 days ago

reasonable rent control across the entire City, rents has become ridiculously high and the rent control passed still allows Owners to raise every year resulting in a major increase overall after just a few years

6 days ago

New housing buildings downtown do not match character of downtown area. Would be nice to see the new money for homeless outreach program get the homeless off the street. We have been here for 6 years and homeless is far far worse now. This area is very costly to own a home why should it be ok to reside in your car and not pay property taxes.

6 days ago

I'm very concerned about placing at risk individuals with severe mental disorders close to schools - and where children play and live- especially without proper vetting to ensure sex offenders and current drug addicts are not admitted. I'm talking specifically about the Windsor Point development. Please protect our children by ensuring any project that is built in dense neighborhoods (or really any neighborhood) will not put our families at risk. Housing for at risk individuals needs to be strategically located so we aren't risking our kids' safety to house these people. Maybe in commercial areas or more rural locations. Thanks for asking for our input.

6 days ago

I think Carlsbad should have a housing lock and not be building anymore housing due to traffic and freeway congestion.

6 days ago

Require that all units in new buildings Be highly soundproof for noise going in and outside

6 days ago

There are so many vacant buildings/business park areas. Please consider building there. Not in the little open spaces that we have left.

6 days ago

Nothing to share

6 days ago

We need to preserve our beaches and the area around our beaches. The beaches and the family oriented community is the draw to Carlsbad. With the building of hotels etc, we the citizens and tax payers of Carlsbad, barely have access to the beaches. Do NOT build more housing near the beach. Build it near where people work.

6 days ago

Create incentives for developers not quotas, policy requirements, or mandates for affordable housing.

6 days ago

40% open space commitment

6 days ago

I totally disagree the housing mandates forced on you by the Sacramento crowd. Carlsbad should be able to control it’s own housing development. Why don’t you and other cities fight these ridiculous requirements.

6 days ago

Please be aware of all the projects that the city has going on and where the construction workers are parking as that takes away from where citizens can park. Also quality of life for all involved. Communication is the key with anything and resolves any rumors being formed.

6 days ago

Please consider the proximity of schools to any new development with homelessness. Please take into consideration that vacation rentals and rehabilitation homes take away from first time home buyers. I think Carlsbad has done a good job with affordable housing in all quadrants of the city.

6 days ago

Creating a plan to forces HOAs to allow ADAs. HOAs shouldn’t have the ability to veto or create unreasonably restrictive policies regarding building an ADA.

6 days ago

Do not allow / stop overbuilding in Village, Barrio.

6 days ago

Middle class people don't seem to get get any preference. The only reason I can live in the village is I live in a trailer.

6 days ago

Tell the state to go to hell!...Keep Carlsbad the way it is! We left Inglewood for a reason!

6 days ago

I truly think we need to accelerate solutions to help with the growing homeless population before looking to add new housing.

6 days ago

Carlsbad should be livable and accessible for people in diverse economic situations!

6 days ago

Build units in currently undeveloped sites and group all low cost housing together at the same site.

6 days ago

Please respect our open space. Don't build on vacant land.

6 days ago

na

6 days ago

If you're going to put affordable housing in areas, please also supply the necessary staffing in the city to KEEP IT CLEAN! We live with an affordable apartment complex across the street and the adjacent streets (Estrella de Mar & Dove Lane) are consistently trashed. We pay 2 different HOAs an obscene amount of money only to be told "it's not our responsibility, it's the city's." The affordable housing doesn't adequately supply enough parking for residents so street parking is allowed and it only adds to the problem of having trash just thrown all over, and no one from the city cleans it up. It will stay there for months at time...broken glass beer bottles, used condoms, tampons, medicine bottles and fast food containers/wrappers. It's a shame that for an area as beautiful as Carlsbad, the city can't take responsibility for keeping it's areas near the affordable housing neighborhoods clean. Add more trash cans and weekly clean up, or current residents will be resentful of any new housing destroying the beauty of their neighborhoods, the cleanliness of their streets and the health of individuals and the environment.

6 days ago

Don't build any more in Olde Carlsbad - especially over two-stories!

6 days ago

Must not adversely impact existing property values of nearby homes. So type of low income housing and subsidies for tenants need to be carefully considered.

6 days ago

I think Carlsbad is already over-built; if there has to be more housing, it should be in South-East Carlsbad where there is more open land

6 days ago

That there are families and individuals residing in hotels such as our family since we moved here in 2018. In our case, we have been residing at the Extended Stay America here in Carlsbad and my children are well established in the corresponding schools presenting challenges for us to move out of the area as well as find an affordable home given my income of around $70,000 per year as head of household and single parent of 6, including 4 children under the age of 18.

6 days ago

Make it really affordable to low and middle class income families

6 days ago

Please do not come up with more creative ways to rezone open spaces so that you can build on them. Maintaining open spaces free from any construction is one of my highest priorities. I believe we can achieve all we need and keep 40% of our land open!

6 days ago

most concerned about additional traffic and environmental impacts

6 days ago

Impact on grammar and high schools; impact on emergency services

6 days ago

Please ensure that the infrastructure of the area for proposed new housing is capable of supporting the new units without creating traffic congestion or negative impacts on the environment. The new houses on El Camino Real near Tamarack Rd. created a traffic nightmare on El Camino because these issues were not properly addressed. Let's not repeat that disaster--build the supporting infrastructure first!

6 days ago

Parking

6 days ago

Proactive Inclusiveness, so everyone’s voice is heard

6 days ago

The housing units that are now being built adjacent to the shopping centers in Bressi Ranch are gorgeous, close to shopping and dining, and they blend in beautifully. If they are also affordable, I think more housing like this should be a very high priority for Carlsbad. If not, use this model for constructing new affordable housing!

7 days ago

Stop tearing down the barrio for new housing plans. Why not put new housing in LaCosta? You clearly are going after the lesser income families.

7 days ago

Try to maintain the character of Carlsbad.

7 days ago

Nothing at this time.

7 days ago

Less buildings in Carlsbad. The roads aren't able to keep up with any kind of building

7 days ago

Consider in planning the need for land to place train tracks under road crossings in downtown

7 days ago

Preserve open space, trails, and beach areas

7 days ago

Consider choosing builders who will use local contractors, vendors and buy material within the community to boost the local economy.

7 days ago

Realistic apartment and condos gear toward the median income. Not luxury, there are to many already that sit vacant.

7 days ago

Pick builders who would consider using local
contractors which will boost the employment and business income to build the houses.

7 days ago

Incremental el numero de viviendas para que un grand numero de familias podamos acceder a ellas.

7 days ago

Schools, schools, schools

7 days ago

Please do not further develop Carlsbad. You have destroyed much of the environment already, and the rest of it should be preserved.

7 days ago

City wide internet access to all residents.

7 days ago

Keep as much open space as possible and development away from coastal area. We need open green spaces to maintain a quality of life that Carlsbad currently affords. Also for new developments, integrated open spaces and/or trail/park networks should be mandatory and at the expense of the builder

7 days ago

Account for development of affordable housing.

7 days ago

We who own our home for years in Carlsbad and have seen our property taxes and utility costs increased over and over, should have decreased taxes for contributing to the growth of this city over the years. People from Inland areas will just move to the coast, if affordable housing is available. Who will pay their water, electric, property taxes, etc.? What about schools? Will we see more bond issues on our tax bills? Can we in Carlsbad move to La Jolla or Coronado Island with the same deals? These benefits should only be given to American citizens to qualify. Is this an attempt to attract people to move to California to offset all the people who have moved out of this state because they have been taxed to death!! Will other services be increased? Police, Fire , Teachers, Medical, etc..... Who is making this requirement? Sacramento??? How can they have so much say into our town of Carlsbad. How about Legoland build lego houses on their land!!!

7 days ago

sooo many regulations that it has strangled affordable housing and it needs to stop !!! Rental spaces is a wonderful way to allow homeowners to supplement their income while allowing renters to live in this great area !!

7 days ago

I'm one of those adult kids that's going to struggle to stay in Carlsbad. I'm currently 24, make a low-six figure salary, and live with my parents.

I love Carlsbad and have been condo hunting for over a year; but, unfortunately it seems like most condos are still far too expensive. As far as I can tell, there's not really a good balance between "low income" housing and "pretty darn wealthy" housing. I'm not rich; but, I'm doing pretty well. I don't mean that as a brag; but, simply to illustrate a point.

I'd love to see affordable housing so that I can continue to live here; otherwise, I fear I may be priced out.

Additionally; it would be great if Carlsbad could put together a program for helping adult children like me figure out what our options are. Unfortunately, there isn't really enough information available online for me to understand what other folks in similar financial situations as me have done or are currently doing to stay in Carlsbad. Either way, having a definitive sense of whether or not I can afford to stay here would be helpful.

Some other ideas:
I've fallen in love with the idea of mixed-use housing and would love to see more of it in Carlsbad. Carlsbad doesn't have a lot of young people; but, I would like to see more. I really like the idea of micro-apartments; just enough room to sleep and work. Most young people will spend more of their time enjoying our beautiful weather and beaches anyway.

7 days ago

Protect open areas - make sure growth doesn't erode the branding of Carlsbad -- particularly in beach/tourist areas. People travel here and spend money here because it's beachy, low key, charming and beautiful. Put housing development in areas of Carlsbad that have shopping, offices near by and near schools to avoid sprawl and traffic issues. Provide housing that young families can afford with a decent entry-level job.

7 days ago

Affordability and environmental considerations

7 days ago

Sq footage mandated usage. Ie, no individual is allowed more than 500 sq ft. so a couple can have no more than 1000 sq ft of living space.. no matter how much you can afford to pay if you have more than the allotted sq footage then the government can require you to take in rent free boarders. low income foreign undocumented individuals would be first on the list. A couple with a 5000 sq ft house would have 4000 surplus sq feet and be mandated to take in 8 rent free boarders. Laugh all you want, that is the direction our fearless leaders in Sacramento are heading and you know it.

7 days ago

I do not like the idea of low income housing going in down by the Shops at Carlsbad. I think the developer did an excellent job at Mirasol on Marron. Apartments are unattractive to anyone who owns a home and I wish we would see more Townhouse/Row House type structures. Maybe even smaller single family homes.....

7 days ago

Best to keep Carlsbad as it is, people who cant afford to live here can move to cheaper areas.

7 days ago

keep home values increasing YOY

7 days ago

Please don't allow traffic to get even worse.

7 days ago

The residents who live in the area you propose to impact.

7 days ago

Spacious and affordable

7 days ago

Consider the sizes of homes being built. They can be smaller, so more families can afford an actual house instead of only affording apartments and condos.

7 days ago

allocate more room for green space and bicycle paths

7 days ago

Keep to the Carlsbad charter of agreed to total open space. Do not feel compelled to build low income housing in areas where higher income housing exist. Do not build low income housing that affects property values in areas of Carlsbad.

7 days ago

More housing for the average working class.

7 days ago

not everyone can afford to live here even though everyone wants to. Would Carlsbad rather be like Solana Beach (less affordable units) or San Diego City (more “affordable housing” units). Private ADUs is the way to go as long as the homeowners maintain control

7 days ago

Please stay the hell out of the housing market -- the government at all levels only creates more problems for everyone. If someone has made bad choices in life and can not afford a house in Carlsbad that is just too bad, but why should everyone who did the right things and bought a house here suffer with hight density housing and the crime and traffic associated with it? Sorry for sounding harsh, but governmental interference in the housing market will result in Carlsbad being a less desirable place to live.

7 days ago

I would like Carlsbad to maintain its ambiance. I would like single family neighborhoods to be restricted as to how many family units can live together in 1 SFR. I would like ADU's to be restricted to one or at the most 2 on lots zoned as SFR's.

7 days ago

The vast majority of Carlsbad's residents live here due to the generally well-organized, neat and consistent neighborhoods and beach culture. High density developments, unless very carefully positioned relative to existing communities and amenities, can have significant negative impacts on everything from the cultural feel of our city, to traffic, to property values, and the very quality of life that attracted many to Carlsbad from the start.

7 days ago

Blend homes into the environment that already exists. No new development just redevelopment

7 days ago

Impact in schools and other community services

7 days ago

Putting grocery stores near housing

7 days ago

We pay a lot to live here and to benefit from the schools. Offering too much low income housing does not seem fair to the rest of us.

7 days ago

Development areas and specific development projects need to carefully consider potential/likely impact on values and marketability of existing residential real estate.

7 days ago

Please stop building on open land as it takes away from the overall feel and charm of carlsbad. We moved from the more densely populated San Diego area to enjoy more open space. Please stop Building high building in the village as there is no where to park anymore and doesn’t match the rest of the buildings.

7 days ago

Continue to make California inhospitable to business and personal income so more people will leave.

7 days ago

Why eligible people will get preferred treatment than those who work harder and make more?
Create equal opportunities and stop playing in socialism, please.
And please, stop using tax money for "affordable" housing. Decrease taxes, permit cost, government spending and let the free market regulate the housing.
It is getting ridiculously irrational here in Carlsbad lately. Response to coronavirus is a clear example.

7 days ago

If I can rank each of these priorities as last, I would. None of these ideas, programs, trade-offs, or concerns are good. I would recommend pushing back against this requirement to provide affordable housing. This is a very nice area to live in—good views, good amenities, etc. a bar tender or barista doesn't need to be able to afford living here; commuting or living with roommates are just a couple of options that I used while working up to afford to live in an area such as this.

7 days ago

Impact on schools & neighborhood safety

7 days ago

Carlsbad used to be such a great city and incredibly well run. Carlsbad has sold out.

7 days ago

stop all of the pensions so that we do not have to keep building houses to support an elite few people that are lucky enough to live the rest of their lives on our backs while the others of us have to figure out how to survive and stay in our homes in Carlsbad on fixed incomes. Not fair that they continue to get paid when they do not work anymore. Bad system that all serves only politicians and city workers.

7 days ago

Increased density has been source of increased transmission of COVID. In addition to increased traffic, another reason to not increase population.

7 days ago

Traffic and density.

7 days ago

Educating public in investing in HUD housing.

7 days ago

Services for mental illness is crucial, which include access to hospital facilities with trained staff. TriCity closed down which has had a negatively impacted rose in need of help.

7 days ago

When residents acquire property in a neighborhood they do so with the expectation that the vision for how that property (and the surrounding community) will develop over time and it doesn't include a desire for a radical change in use. I would strongly suggest not to disturb that, e.g., owners of single family homes in general do not want accessory units and density popping up all around them in a previously established neighborhood. Please contain that approach as much as possible and only allow it in places that are primarily new owners without established expectations for their home, e.g., new development. Radical zoning changes are not equitable to all owners.

7 days ago

Primary concern would be to place affordable housing where public transit is available as well as necessary services. These affordable units need to be net zero energy since the added housing units will add to our GHG emissions. I think ADU size should be increased to at least 1000 ft sq. I believe it was scaled back to 650?
You don't have a submit button for the survey. Did this go through?

7 days ago

Common areas in communities being available to low income families in the foothills community so much racist situations have happened at the pool that should not have happened. Just because Individuals live in "affordable" communities does not mean they are any less than those around them. They charge to much and are still discriminated against make common areas free to those that live in those communities

7 days ago

Options for first time buyers

7 days ago

3 stories high

7 days ago

B

7 days ago

Higher density in transit hubs, exceeding the 3 story high restriction within a half mile of transit station. Can we add mass transit in our community that we would actually want to use (ie. not a bus)?

7 days ago

dump Matt Hall

7 days ago

Don't want to increase traffic, so developing areas that are currently underdeveloped or creating a more walkable live/work environment could be a good way to avoid that

7 days ago

QUIT WASTING MONEY ON HOMELESS SHIP THE TO SAN FRANSICO

7 days ago

Ease in locating and applying for affordable housing, and financing.

7 days ago

I am doubtful I will still be alive when your plans come to fruition.

7 days ago

Affordable housing needs to stay affordable when the areas median income goes up its for the individuals whom have good paying jobs and mostly two parent households. The goal is to move out of affordable housing but how can we if rent continues to go up, single parent households suffer tremendously when this happens and a lot of us are on waitlist for Section8 for over 12yrs. Their needs to be a plan for more funding for Section8 and affordable housing that will actually go by 30% of your actual income. Not only are the parents suffering but so are our kids we can barley pay anything on time work multiple jobs kids not able to do sports, or other programs to help them gain further knowledge and become future leaders and upstanding citizens because they have no means to do so. It's a broken system that needs to be changed.

7 days ago

More space per lot so houses aren't so close together!!

7 days ago

Most important is impact of any development on traffic... which is getting to be a horrendous issue near El Camino Real and Cannon Rd.

7 days ago

Any new developments NEED to take into consideration: current property owner opinions (what's best for them since there is already a firm financial investment in the community), traffic congestion, current property values, current property aesthetics, children and school safety, etc

7 days ago

improve transit opportunities and maintain streets

7 days ago

Keep Carlsbad's unique character in place. Don't over develop the village/downtown area. Any new construction should match current style, building heights, etc.

7 days ago

Carlsbad is already too crowded

7 days ago

Incentives for putting a granny flat on property of existing single family home

7 days ago

lets please not use undeveloped land and keep the undisturbed rural beauty intact.

7 days ago

We are family that makes decent money and there are literally no single family homes to buy under $1M. It would be great if we could have some new developments that are single family homes in the high $800s-$1M.

7 days ago

Carlsbad has a good plan for growth. Consider the mistakes some of the adjoining cities are making such as Encinitas. Visitors and residents view Carlsbad as a well planned City, with appealing residential developments, coastal access, older neighborhoods, regional malls and vibrant downtown Carlsbad opportunities. The schools, parks, and public agencies are well developed and appealing. Even Legoland blends in with the overall pleasing views.

7 days ago

Preserve open space

7 days ago

N/A

7 days ago

I cannot think of a piece of property in the city of Carlsbad that is suitable for for high occupancy. When I spent my hard earned life time savings to move to Carlsbad one of the reasons was the promise of open land that never would be developed. Please do not tell me that you are going back on your word .

7 days ago

More single women, black and Latino homeowners. Everyone needs to be able to afford a roof over their heads, not just married professionals.

7 days ago

Leave it as is. We love the open land, nature, and safe neighborhoods around here and we don't want to jeopardize that with people who don't want to work and live off the government with too much free time to create crime.

7 days ago

If high density apartments are selected for moderate/low-income housing programs, the city needs to make apartment corporations provide more flexibility in leasing. They make it difficult for people to exit leases when income changes affordability which becomes a downward spiral. Additionally, in a similar vein, they create a barrier to transition to purchasing new homes because of lease-lock-in.

Consideration should be made for reclaiming larger lots in older Carlsbad and rezone for higher density housing. Preferably condo/townhomes

7 days ago

Energy efficient, single family homes with nearby parks. Alga Norte area is a fantastic example of new development communities

7 days ago

One of the reasons that I bought here is because it does not have the housing density of some of the surrounding cities such as Oceanside and Encintas. I am worried that so much additional housing may ruin the character of our city. I also worry, that most of the new housing will impact my area, because I am in a area with more open space than other parts of Carlsbad. Additionally, one of the things that I love about this area, is its natural beauty and environment. There is area for wildlife and nature. I also worry about how the types of housing may decrease my home value. If all of the low income housing is built in my area because of available space, but not in other areas, it could decrease the value of my property.

7 days ago

The ADU short term rentals are restricted to outside the Coastal Zone to a min 30 days and do not allow for new ADU's in these areas to offer Short term rental for income. I live one mile from Downtown Carlsbad where there are shops and transit. I would consider building an ADU if it could be a short term rental too. The restriction on ADU short term rentals cuts way TOO CLOSE to Downtown Carlsbad center with all its transit. It would generate more building of ADUs in the city if we knew there was an option for short term rental too. This limitation should absolutely be readdressed in the light of COVID as ADU's Can provide separate non- shared environment for housing.

7 days ago

Protect open space, deal with homeless crime issue so people want to stay in Carlsbad, use the run down buildings and build according to the character of down town carlsbad. We love the small town, gilmore girls feel and people come here for that very reason. protect and give incentives to people for helping the lagoons thrive and stay a beautiful open space for generations to enjoy.... Move people inland if you want more housing. We've got enough to deal with to keep this community safe and healthy.

7 days ago

Hi Scott,
I just took the housing survey and it left off one important question.
Do you think Carlsbad should have more housing?

I don't care what the state or county says on this matter. How can you make the quality of life better in Carlsbad by adding more people, cars, stores, and trash.
We bought our home in 1979 and have watched Carlsbad grow..and grow. After you fill all available spots for housing, what then? We are surrounded ocean, Mexico, National Forest and Camp Pendleton. Like San Francisco, we are surrounded.
Planning should take place in open areas.
By the way, Palomar Airport will get much bigger in the next 20 years, you may want to avoid that area for housing.
Hopefully, slow growth candidates will be on the ballot instead of friends of real estate developers.
Bill Huss

7 days ago

The Housing Plan update considers only deciding where in Carlsbad to build housing based upon the State mandate of jobs and tranisit locations. SANDAG allocates levels of affordability but lack specifics (ranges of affordability). Carlsbad only has one hub, if you can call it a hub (The Shops). Carlsbad need to UPDATE it's Plans and Regulations with specificity for building Affordability by Income Levels: 30% 50% 60% 80%. Define LOW-LOW and the per cent of same: On Average, if Carlsbad approves a 200 Unit complex only 15% (or 30 units) is required to be Low Income (without Specification to Income Lever). To meet RHNA #'s for Low income, we would need to build 69 200 Unit complexes. In my research, I can not find a plan or a regulation other that the 15% rule.
In addition. Carlsbad has approximately $80M in the Low Income Housing Trust Fund. More money is need to build on complex. I understand that money is not available to build affordable housing. Bottom Line: Documents consistently address Affordable Housing without discussing the reality of the current situation. Carlsbad does not have adequate transportation. With COVID-19, our workforce landscape will shift to Telecommuting, office buildings will have excess vacancies. Consider adding in the new Housing Update, a plan to Convert excess office space or empty buildings into housing units. Consider charging much more In Lieu Housing funds for developers who will not build affordable units; Create a regulation that specifies a rental unit has at least a 650 Sq feet livable design and it contains the same or like brands of cabinets, showers, air conditioning, appliances as all of the Market Rate units have installed. Each complex has at least two elevators and adequate Laundry facilities. Thank you

7 days ago

Stop the development. Don't let Carlsbad get too crowded and protect the undeveloped land.

7 days ago

N/a

7 days ago

Video states we need to increase housing based on expected population growth. Guess what.. if you don’t build additional housing, population cant increase! Stop the growth Carlsbad. Enough is enough! Wanting to build a mega mall on the strawberry fields was a real eye opener that the current elected officials are prioritizing monetary gain. Due to poor planning on the city’s part, we already have an extremely dangerous traffic situation in our neighborhood. Its not a matter of if, just when someone will die due to existing poor planning and the city’s refusal to take action. The blood is on your hands Carlsbad!!!!!

7 days ago

I am concerned about maintaining a safe, clean village and beach community.

7 days ago

Safety

7 days ago

Need more housing where you can walk or bike to stores

7 days ago

If there is any land left with trees on it, consider buying it and make it open space. When we moved here in 1989, there were lots of farms and groves. Now it seems like every inch is being developed

7 days ago

Focus on mass transit corridors. Strong emphasis on affordable housing as well as low income housing and allow mixtures of both.
Do not listen to NIMBY's

7 days ago

Landowners might need to sell for income and should be able to get top dollar, so it’s not really fair for other residents to decide whether development is allowed (unless they want to purchase the property)

7 days ago

Please improve pedestrian paths for bikes and walking to make access throughout the city much safer than it is today and don't enforce the no bicycles on sidewalk rule until this is accomplished.

7 days ago

People want to live by the coast, where employment and recreation are located. The city should do all it can to promote and provide access to this community asset by using the housing plan to eliminate or minimize obstacles created by costal commission, adverse zoning, and NIMBY actors. This will help our community grow, reduce traffic/green house, and minimize sprawl into what little raw land is left in Carlsbad.

7 days ago

Consider inclusionary housing.

7 days ago

I would love to see more density and more opportunities to connect to transit. The younger generations tend to embrace more of a YIMBY attitude and I fear that if we don't listen to them, they'll leave the region to find more affordable housing and a live-work environment.

7 days ago

Please preserve all open space before it disappears due to overdevelopment.

7 days ago

We love Carlsbad because of the open space, hiking trails and that our single-family residential areas are not high density areas. Please do not alter the reasons why people purchase homes and raise families in Carlsbad. Keep these developments away from our SFR neighborhoods.

7 days ago

decline to state on age and income-don't consider it valid. government always wants to put people in categories.

7 days ago

We chose to make Carlsbad our home because we loved how much like a community it felt like being here. We loved the downtown (Village) area, the ability to park then walk and shop with ease. That feeling is rapidly disappearing as multi-unit 4 story structures are taking over the area. High density housing and lack of parking are making it difficult to enjoy the little town we love. If higher density is what is needed put it in the newly developed areas and leave the quaint Village and Barrio as it is - a darling little beach town. If people want new, modern, high rose buildings they should move to the cities are developed that way.

7 days ago

I think it is important to do this and still preserve/maximize existing open spaces in our community.

7 days ago

Add an additional charge for using water.

7 days ago

Walkability and bike-ability are very important to me and the people I know.

7 days ago

Carlsbad is an extremely desirable place to live. Developers have plenty of money and they will make even more by building here. Don't let their whining about costs and infrastructure affect you. Harden your heart to them, as they are not bringing any heart to the table. Any softheartedness on the city's part should be in residents' and prospective residents' favor. They are the ones who need housing help, not developers.

7 days ago

Environmental impact of choices.

7 days ago

Opportunity for community members to invest in affordable housing instead of large corporations. Keep it local!

7 days ago

Build a public pool that has more room to swim than one such as Alga Norte- where 75% of the pool areas are off limits to general open family swim

7 days ago

Creation of a new division in the City of Carlsbad to provide, build and manage these low cost houses/buildings and also housing for the homeless.

7 days ago

Your plan requires about 54% of new housing to be " affordable for people with very low to moderate incomes". That might be fine for Escondido or Oceanside, but Carlsbad is an affluent community who's character would be greatly changed by these progressive actions. Carlsbad should fight Sacramento of these unreasonable requirement. For once stick up for the current residents of Carlsbad. It's requirements like these that make one to consider moving out of this "OUT-OF CONTROL" state.

7 days ago

Engineer traffic flows, utility requirements and public safety before approving more development. Focus on increasing existing homeowner value versus deepening short term tax revenue. Restrict commercial traffic to corridors away from schools and residential addresses. Focus on pedestrian and cycling transportation within the city and motorized travel around the city. Increasing resident quality of life, safety and the protection of homeowner values should be in the forefront of every decision.

7 days ago

N/a

7 days ago

To achieve the bulk of the mandated housing units, Carlsbad should increase density in areas near Transit by building UP!!!! There's no "ocean view" being obstructed anywhere in the Village near the train station, so I say allow buildings up to 10 stories.

7 days ago

Not grouping low income housing in just one area. Spread it out. Thank you.

7 days ago

Don't penalize higher paying tax residents in favor of the poor and homeless

7 days ago

Try to keep family single dwelling neighborhoods the way they are.

7 days ago

Carefully consider the impact on traffic. I've lived in CB for nearly 25 years, and the increase in commute/travel time has more than doubled.

7 days ago

Access to public transportation, especially for the low-income and subsidized housing.

7 days ago

Maintain a good percentage of open space; make better use of the existing (already developed) areas, instead of pushing into open space.

7 days ago

In the village, keep the character, appeal and charm of the location. Limit the number of stories, keep the exterior charm/foliage requirements to new dwellings and businesses, don't destroy the past. People come to coastal Carlsbad for the charm and that is slowly changing. Older businesses can't compete with the higher costs of development. These businesses need to be protected before the Village becomes cookie-cutter and loses its appeal.

7 days ago

N/A

7 days ago

I think it would be best to add no more housing. I don't see the need to increase the population, we are already over populated

7 days ago

Not affordable for many families. We live in a condo/townhome development where some of the newer families are minorities and/or immigrants who are educated professionals with good jobs but are starting from scratch. Most of our children excel academically and make your Carlsbad schools look good on paper. However, the neighborhoods we can afford are unfriendly to children and discourage their playing outside within our neighborhood.

7 days ago

Housing for homeless or mentally challenged teens (etc) should NOT be located near schools or playgrounds. In essence you are attempting to solve for one problem while creating another problem (with lasting impact and grave consequences). Cultivating a vibrant live, work and play community in Carlsbad and then situating homeless facilities beachfront or in the middle of the city center will detract from the commerce, safety and appeal of the city. Not to mention home values. I've lived here just over 12 months and struggle to afford the cost to live here - and I've seen the homeless population soar in the Carlsbad area. Having more individuals loitering is not the solution.

7 days ago

Leave Carlsbad the way it is. We have enough housing and enough traffic. Fight the state plan to continue expanding.

7 days ago

Location must be convenient for those needing to use public transportation for grocery shopping, work, or general shopping. Parking for tenants should not be accommodated unless a city maintained parking lot is reasonably close.

7 days ago

While I understand the need for more housing what I don't appreciate are buildings that do not fit the look and feeling of what is Carlsbad. We do not want high-rise buildings downtown and we would like something that more accommodates those who live here and than were just visiting on vacation. I like that discussions are opening up so that those who grew up here can still afford to live here.

7 days ago

Don't over pack one area. Do it all over to minimize traffic and environmental concerns. Less if it impacts animals and birds- more in area it doesn't .

7 days ago

Too much density is producing a lot of traffic and parking issues especially near Bressi Ranch and The Village. Apartment complexes and condominium developments often don't have enough parking for residents and definitely none for guests. The Sprouts parking lot in Bressi Ranch is an example. Many guests to the townhouse development next door use it since there is no parking there. City planners need to take into consideration that not even though public transportation is available not everyone uses it. Especially during this pandemic. I do not support plans that would pack people in housing and not provide green spaces or adequate parking. I don't want Carlsbad turned into Los Angeles, San Francisco or New York.

7 days ago

Keep in mind the potential disruption of established neighborhoods. Also the increase density and traffic/parking demands, especially near the coast near the coast. Enforcement of parking regs and Etc

7 days ago

Impact on quality of life for the people who are already here.

7 days ago

Traffic congestion and sewer and water capacity.

7 days ago

Thanks for sending out this survey! It's nice to live in an area where development planners consider the thoughts of current residents.

7 days ago

Keeping open spaces near in coastal areas open.

7 days ago

Public vote on all new developments

7 days ago

Nothing over 2 stories. If I wanted a busy city with high rises I would live in San Diego proper. I was born and raised in Carlsbad, let’s please keep growth modest for my children and those of my fellow native residents.

7 days ago

We don’t want homeless people or affordable housing for homeless people in our neighborhood where schools are and a lot of children play. We spent a lot of money for expensive houses and pay a lot of taxes, so we don’t want worry about drug addicts and criminals around the kids.

7 days ago

Provide adequate parking in mixed use areas. Make more through roads... including Marron and college

7 days ago

I’m 56 years old and I think a great way to open housing for growing families is t give options to the 55 and older community. Smaller houses 1200 to 1600 sq feet. There are lots of communities like that in Oceanside but Carlsbad has just manufactured homes and those are not even inexpensive. The population is aging and we need more option. I actually live in a 4 bedroom house just my husband and me.

7 days ago

Create incentives for commerce. Developing commercial retail for neighborhoods already zoned for it, Robertson Ranch for example, already zoned for commercial use, met HUD requirement but residents have to drive 2-3 miles to nearest gas station or grocery store. When the land is zoned, permitted and ready to built it needs to followed through instead of sitting there empty with residents wondering why this isn't happening when it was a selling feature to purchasing a home in the area.

Simply adding more low income housing creates dense population adding traffic to streets. If neighborhoods had easier access to commercial retail it would increase jobs and reduce traffic.

Older communities that are in desperate need of renovation should be considered for incentivized redevelopment.

7 days ago

No high rises (like it looks like is planned right by the 5 freeway and Carlsbad Village Drive) ruins the whole feel of the area

7 days ago

Honestly, if you can’t afford to live here, you shouldn’t. Financial incentives for affordable housing really degrades a city. Most places in the country are more affordable than Carlsbad. Love where you can afford - I am a very poor immigrant to the US and yes, I worked extremely hard.

7 days ago

Please make it easy for current property owners to develop ADU's on their existing properties. This would make property values increase, while simultaneously provide more housing opportunities for renters. It would also allow more housing to be developed for renters for cheaper prices. Please also allow expansion of current properties, ie. remodeling to be more easily approved, less red tape, less cost, less "no's" from the City. Let people do what they want with their properties as long as they are not doing anything unsafe.

7 days ago

No development if zoning needs to be changed from recreational/open to housing

7 days ago

I'd love to buy a new home (approx 2k sf), with a view. My house is 26 years old and it makes me crazy with repairs (I'm 63 have my 30 yr old son and 86 yr old mom living with me). Very hard to get home repair professionals that are trustworthy.

7 days ago

Protecting the open spaces and parks are very important to our family. In addition, traffic considerations as we commute to work.

7 days ago

Those of us who don't live in the higher end areas will get stuck with the subsidized housing in our areas. Already been through that and it caused havoc. They were dealing drugs and there was a violent sexual predator living there. Also have the neighbor that says if all the baby boomers moved out of state or died, there would be more affordable housing.

7 days ago

Carlsbad is already overdeveloped. Stop the madness. When are you all going to stop????? Build, build and build some more until there is no more land left, so you build on top of existing businesses? This is a joke, right?

7 days ago

We need more affordable single family homes in the $600000 to $800000

7 days ago

Permitting process needs to be streamlined and costs lowered.

7 days ago

- Make sure eligible people become aware of upcoming options
- If financial incentives are given to developers, make sure they are held accountable to the restrictions and conditions; the city's investment should make a meaningful impact, not a half-hearted attempt to address the housing issues

7 days ago

The blocky 4-plexes do not fit within the character of the city and they seem to be popping up everywhere!

7 days ago

I believe it may be worth considering expansion of the areas allowed to have short term vacation rentals. Many single family and other rental units in the coastal zone that are used for vacation rentals could possibly be better utilized as long term rentals.

7 days ago

While we all want to maintain Carlsbad as the wonderful city that it is, affordable housing for all in the community is essential for so many reasons in maintaining our community, not least of all by being a key component of addressing the homelessness crisis. I ask that you not let the loud voices of what I believe to be an emboldened minority shouting Keep Carlsbad Carlsbad- impede or undermine the city's efforts in addressing the housing crisis

7 days ago

Infill development and density should be prioritized over new development of open space.

7 days ago

I would like the housing plan to partner with the VA to help homeless vets to overcome the emotional and economic issues contributing to homelessness.

7 days ago

Retaining home values in existing neighborhoods.

7 days ago

Love our synchronized traffic lights!! Please continue to put in these awesome lights which really cut down on traffic congestion.

7 days ago

Try to keep the village vibe in downtown.

7 days ago

Interesting that low income housing is required by State law. However, you can bet it isn't required everywhere, I'm sure nothing near Del Mar, Rancho Santa Fe/Fairbanks Ranch etc.

7 days ago

The Posada homeless Men's Shelter is located perfectly. We need to physically expand it with adjacent units for 2 or 3 gentlemen AND Also WOMAN which have 2 bedroom 2 bath units to be move into independently paid for on a sliding scale as a percentage of their income.

7 days ago

When I moved to Carlsbad, the charter or whatever I read said we had reached capacity and there would be no further development. Why are new developments constantly being proposed and built? Stop developing our open space and keep what little natural areas remain. Or at least put it to the vote of Carlsbad residents instead of all the backroom deals to develop more property. It's our city, and I suspect most of us don't want to shoehorn more development into our increasingly crowded surroundings.

7 days ago

better traffic control with more people

7 days ago

One concern is that the "affordable housing" is not being utilized by those that need it most. It seems many are taking advantage of the opportunities and withholding information and financing to secure the housing. There also appears to be significant abuse that leads to more people living in residences intended for less. This creates health, safety and parking concerns for the rest of the neighborhood.

7 days ago

I am single, live in a 1 bedroom apartment, and work for the City of Carlsbad in midlevel management and can't afford to live in Carlsbad. The least expensive housing actually in Carlsbad doesn't allow for commuting via transit to my job. Something is wrong with that.

7 days ago

Effect on school districts

7 days ago

n/a

7 days ago

None

7 days ago

No comments

7 days ago

Property taxes are very expensive in Carlsbad and this type of housing should in no way be detrimental to property owners' values or resale. This type of housing should ONLY be done in existing commercial areas and/or underutilized/unused commercial buildings/properties so as not to negatively affect higher value properties, the owners of which are counting on continued valuation increases for retirement purposes. It's very expensive to buy into Carlsbad and not fair to it's citizens to create programs that de-value their property. Life is about making decisions so why should those who made poor decisions throughout their lives be rewarded with the same coastal living that many of us have sacrificed, scrimped and saved to be able to achieve?

7 days ago

Self contained communities with stores, schools, restaurants, etc. in walkinf distance

7 days ago

Do not mix zoning keep single family zoning secure. No pojects like Chicago or Los Angeles create citizen commission on housing

7 days ago

na

7 days ago

I think the priority should be ADUs. As a lifelong residents of Carlsbad, dating back generations, since the 50s, we have seen a lot of changes here. If a big percentage of additional units could be accomplished by ADUs there wouldn't be such a huge impact and shock (such as with all the huge buildings going up in the village area). It just devastated us to see how the village has changed and will continue to change with the Addition of these huge complexes, comprised of hundreds of units, which don't fit the character of the town at all, and are sure to generate HUGE amounts of additional traffic! Not to mention the gentrification That is taking place. It's heartbreaking for long time residents to see this happening. If there were incentives for residents to add ADUs, that could potentially solve a big percentage of the problem without creating huge visual impacts - as well as minimizing traffic by not concentrating huge numbers of units in small locations, such as the Village. I believe Encinitas and Leucadia have been pretty successful with this type of thing and still managing to preserve the character of their cities.

7 days ago

I grew up in Carlsbad, but can't afford to live in my own home town. I'm not unique. My primary source of income is Social Security. I've worked hard my whole life, but lost it all in 2007-2008. Affordable housing, well-planned, will curtail or help eliminate the formation of "extreme poverty zones," where lack of access to transportation, jobs and basic needs ensures that they become permanent traps ensuring a difficult, if not impossible climb out of poverty.

7 days ago

Please remember to consider the cost of homelessness on the City.

7 days ago

Stop building. Our lovely beach town is a crowded,
overbuilt concrete jungle!

7 days ago

Easy, affordable and quick permitting

7 days ago

More affordable leasing. Currently I pay $2110 for a 1/1 680 SF. Rent should be $1200-1400 1/1-2/2.

7 days ago

Stop building at the beach. NONE of those new dwellings are affordable. NONE. And the density is ruining the small town feel, and the character of Carlsbad is being ruined. Are those developers down there tasked with building affordable housing elsewhere? They should be!

7 days ago

Avoid large complexes of new low income housing units in low crime areas of Carlsbad.

7 days ago

Decrease the parking requirement on site when building multifamily properties. This would encourage people to use mass transit and not single cars.

7 days ago

Why is there no option to object?????

7 days ago

Traffic is a big issue. My commute to work in San Marcos has dramatically changed in the last ten years and has only gotten worse.

7 days ago

Dense housing in old residential neighborhoods like near the beach tends to kill the charm of these areas for families

7 days ago

Reclassify separate ownership twin home as single family or some other appropriate label other than "condominium"

7 days ago

The residents input on all plans before building.

7 days ago

The plan should consider other impacts like community schools, but also to not impact traffic/parking and not lead to increased crime

7 days ago

Create dwellings that don't stand out like skyscrapers. This city should stay small in view not size.

7 days ago

I volunteer with an org that helps the homeless and most are not interested in getting off the streets.

7 days ago

Take power away from HOA's

7 days ago

The city should strive to maintain the quality of life for all Carlsbad residents, regardless of income.

7 days ago

Taking better care of actual tax payers FIRST! Helping those in need with the clear goal of teaching them how to contribute to society and fend for themselves.

7 days ago

I've grown up in Carlsbad my husband and I make around $120k and can not afford to buy. Make housing more affordable for those that have grown up here

7 days ago

Quickly develop a action plan. Being discussing this for too long.

7 days ago

Keep Carlsbad Classy

7 days ago

There are a lot of vacant industrial/commercial properties That could be converted to apartment complexes and also a lot of vacant/blighted homes in the Carlsbad Village area by the beach that are perfectly located for transit/retail. These could be renovated and converted into affordable housing.

7 days ago

Please consider how growth impacts the schools. Does a new school need to be built? Increase numbers at current schools?

7 days ago

Do not destroy the current housing ambiance

7 days ago

Really think about putting housing in areas with transit near by and making it denser. Also adding more commercial/residential buildings with commercial space on the bottom and housing on top. Less zoning for massive single family homes too.

7 days ago

segregation for very low income from moderate income because the difference of education

7 days ago

Ignore the NIMBYs. Allow infrastructure like cell phone towers and power plants. BUILD ROADS!

7 days ago

Parking, or beach parking permits for residents since homeowners pay high taxes. Perhaps designated resident/local parking areas in the village.

7 days ago

Said it all below . Overcrowded run down schools, ridiculous traffic, city has totally lost its charm. Neighborhoods all look the same. I have been here for 35 years it is sad to watch.

7 days ago

I don't see what relevance my income is for this survey, so I am not accurately answering that question. If there had been a "nunya" option, I would have selected it. I do have a doctorate degree, though it is not in urban planning, so perhaps education level is not really relevant either.

7 days ago

no further comments

7 days ago

Open space in communities

7 days ago

New housing should include attractive landscaping.

7 days ago

Most important to me is to avoid negatively impacting property values. Neighborhoods need to me maintained and not changed for the worse. Too much housing could make Carlsbad too congested and less desirable.

7 days ago

Please support capitalism. Low income housing and subsidies don't work, instead they create more of a need.
We don't need 4,000 sqft low income housing.... where are the 1500 sqft starter homes?

7 days ago

Have the contractors build schools!!I work for the school district. We are totally impacted by the build out in Carlsbad. At Buena Vista where my site is located does not have enough rooms for related services staff- Occupational Therapists,, Adapted Physical Education and Speech and Language Pathologists which I am. As a result we are not meeting our students needs. Our schools are fully packed and some need a complete overhaul BV for one. I am also very concerned that Carlsbad has the worst traffic. El Camino Real is ridiculous. I cannot believe we are not built out. Now you are getting rid of the things that made Carlsbad unique. Boby's and that area is next to go. Other seaside cities have a much better plan. Very disappointed in Carlsbad's planning.

7 days ago

Telling Newsom to take a long walk on a short pier

7 days ago

It feels like the city's focus is on adding more housing and hotels to the already crowded Olde Carlsbad and Barrio areas. It's making it hard for permanent residence to enjoy the existing amenities, especially now during the Covid-19 pandemic. Parking was already ridiculously scare at the beaches and during the Farmer's market. The traffic near Ponto is already becoming congested near the new hotel. I was stuck in traffic there for 25 minutes just coming back from Encinitas. There is way more space available on El Camino Real, in La Costa, and Bressi Ranch etc. Please stop building up the village so much. It's taking away from the charm that everyone loves about this town. Please keep this part of Carlsbad quirky. Please keep it a quaint beach town. Please preserve the town/city's funky history. The decision to take down the antique mall and it's pretty, charming murals was devastating. The replacement building design does not preserve the essence of State Street in the least. Just because the village has the historic barrio, doesn't mean it's the only low income housing choice. We have a fine bus system. That seems like it was extremely biased decision making. Additionally, I would really love to see the historic Barrio protected and preserved. The old museum and pool hall could be reinvigorated to their original state. The park on Pio Pico is the worst park in Carlsbad. It attracts nothing but questionable people, living in their cars. There are more and more families with young children moving into the neighborhoods around Carlsbad High School, for the schools and access to the beach and village, and nobody we know uses that park because it doesn't feel safe for families.

7 days ago

I'm in favor of the free market regarding housing. I'm against the state making cities and towns match some clown in Sacramento's ideal.

7 days ago

Preserve wildlife and habitats as part of the City’s permanent open space system. Maintain functional wildlife corridors and habitat linkages within the City and to the region, including linkages that connect gnatcatcher populations and movement corridors for large mammals.

7 days ago

As a resident who was born and raised here and have purchased a house as an adult, I have concerns with the plans. Coastal communities on the ocean, sea, lake, fjord across the globe all command higher prices. I have concerns with how making something affordable will attract all types of people who can afford in that bracket, not just the police officers and young professionals. When I was a young professional, earning the same as my neighbors; most of the people I am glad do not live in my neighborhood today. People who can purchase here have made choices in their lives to earn a standard of living which allows them to pay the price of entry to live in this town. Traffic was already bad before the new houses went up along the 78 freeway and the plans to be affordable and welcoming to all does not match the housing costs and property taxes existing and newer owners are paying. Carlsbad is close to public transportation but our public transportation is hardly close to any business centers. The closest is sorrento valley and the next is downtown. Carlsbad and La Jolla have a lot in common and UTC looks like a botched Chicago with its elevated trolley line and the cityscape has a giant eyesore in the middle of Genesee. I understand needs change and we need to accommodate people, but how can we justify affordable houses next to neighborhoods with home selling for 7 figures? Every owner in Carlsbad will take the stance of, “not in my backyard.” Carlsbad has been attractive to people across the globe but the plans being put into motion are heartbreaking to someone wanted to call this place home for the next 50 years but is now questioning his decision and very likely will move to a surrounding area where there are limits on development.

7 days ago

Afford housing for the working class and also have swimming pools in neighborhoods

7 days ago

Provide affordable housing for young adults. A tiny house community would be ideal. I would love if my kids could afford to live in Carlsbad.

7 days ago

Avoid the coast. Keep the coastal area open and available for recreation. Put housing around airport and inland near commercial areas.

7 days ago

Schools

7 days ago

I would not like ANY more housing development in Carlsbad. Seriously. I know that is an extreme position and Carlsbad will never stop building homes or new business complexes, plus, I am a Realtor so you'd think I'd be a huge fan of new housing, but the whole city is ridiculously crowded already and has lost most of the charm and character it had 20 years or even 10 years ago. It seems Carlsbad will build on virtually ANY spot of open space. In my current neighborhood, the developer spent about 6 years and goodness knows how much money (and subsidy?) remediating a slope to build an apartment complex on what seemed to be an impossibly small plot of land and which I know was full of wildlife at the time, not to mention directly on La Costa Ave, which was already quite busy and seems to have a number of auto accidents. Of course the traffic noise in Olde La Costa is hugely more noticeable than it was 20 years ago. We used to live in Olde Carlsbad, but try not to go near it these days. I had to show property there few weeks ago and both my clients (from out of town) and I spent about 25 minutes trying to park. We eventually had to double park (yes, illegally but on a side street with the permission of the construction worker whose truck we were blocking) because it was impossible anywhere near the home we were trying to tour (which of course, due to COVID is by appt so of course we were quite late to the showing.....) Needless to say, my clients realized they want nothing to do with that part of downtown or Olde Carlsbad either. Or really, any part of Carlsbad at this point as that particular client is now looking in Vista. I think I miss the days of Bud Lewis, who I think many people at that time thought was too generous to developers. But of course, I am getting crankier and nostalgic in my old age. In my opinion, Carlsbad already has enough tax revenue and development (Robertson Ranch - oy!) and I think we should look at what towns like San Luis Obispo or Santa Cruz are doing. The last straw for me will be if Carlsbad further develops the coastal corridor along the 101 between Palomar Airport and La Costa Ave. That, in my opinion, would be a GIGANTIC mistake. I really hope the city council and mayor keep some open space open to preserve what is left of what makes Carlsbad "Carlsbad."

7 days ago

7 days ago

All I know is how appreciative I am of being a recipient of Carlsbad affordable housing. Keep up the good work Carlsbad!

7 days ago

Traffic Patterns, fix them first

7 days ago

Traffic congestion

7 days ago

I have worked with homeless families in Escondido. It is important for everyone to be able to raise their family, or to be able to afford to live within a reasonable distance of where they work. Some of the concerns I have is that homelessness can be a symptom of a greater problem not addressed by housing. If someone has chronic mental illness or drug addiction, they will not be able to maintain a job or a home. Therefore, if someone has those issues, they should not qualify for a low income housing program. Ultimately that will fail, and is a different approach. Low income or reduced income housing should be available, but with credit guidelines depending on circumstances. Nobody with existing housing should be forced to install granny flats or to rent out rooms if they don't want to. Also, we don't need to fill up every available but of land with stacked housing! We don't want to be Newport Beach. Part of the intrigue and beauty of Carlsbad is the requirement to keep open space. That should not change.

7 days ago

Be careful of density

7 days ago

n/a

7 days ago

None

7 days ago

Traffic Patterns, fix them first!

7 days ago

Wealthy People are leaving CA due to same
Types of leadership ideology if this doesn't change were in big trouble - many of us have million dollar homes - try fighting back we don't need more affordable housing end of story

7 days ago

Be respectful of nearby schools
Be respectful of existing neighborhoods
Be respectful of the reasons people choose to live in Carlsbad

7 days ago

Nothing at this time

7 days ago

n/a

7 days ago

I feel that too many of the older homes in my neighborhood have been turned into 2 million dollar condos. It's really losing the charm of our town. I would much rather see the older homes renovated in order to keep some of our history.

7 days ago

Help low income families by building single family homes we can rent or own

7 days ago

New housing should be concentrated in smart growth areas (areas where transit, shops and services already exist).
New housing should be located where it will have the least impact on the environment overall.

7 days ago

Rancho Santa Fe ROAD is Soooo congested already. Looks like a development is going there?!?! Please NOOOOO!! It's so so so crowded already. I can't imagine adding tons more cars on that street. Please noooooooo!!!!

7 days ago

When will city hall decide that Carlsbad has had enough population growth?

7 days ago

no thoughts

7 days ago

none

7 days ago

make it really affordable for those working in the Carlsbad area, so they do not have to travel from Vista or Escondido to work.

7 days ago

In my opinion, the Carlsbad Village area is becoming overwhelmed with multi-family or business dwellings that are 3 stories or higher. This will impact the village greatly with the increased number of residents and vehicles, as well as noise and congestion, and will eventually lose the 'villiage' feel that Carlsbad is known and loved for.

7 days ago

I can not afford to pay for it in any fashion, taxes, fees.

7 days ago

No to developers, no low income housing, leave open space open.

7 days ago

This survey does not for enough viewpoints regarding housing. It is a ranking of preconceived opinion and not a real survey of Carlsbad residents feeling about stopping further urbanization and sprawl in Carlsbad

7 days ago

Blended communities

7 days ago

I am glad to hear your voice about housing I been without a home for 5 years Waiting for Housing I spend my Federal money renting Motels here in Carlsbad and Encinitas I been looking for housing in another States Yes thet been calling me but im stuck here out of the Coronavirus Im desperatly the situation that im living will kill me

7 days ago

I would like the City of Carlsbad to consider not building any new housing developments for a minimum of 10 years.

7 days ago

Maintaining the current level of property values; maintain the desirability of Carlsbad as an excellent place to live

7 days ago

Diversity and inclusion not just social economics

7 days ago

totally against building affordable housing for low income. That's one of the reason I chose to live in this city. We don't need low income demographics in our town

7 days ago

x

7 days ago

I know that the section 8 housing here in Carlsbad is not monitored and notice an increase in residents that are renting out their rooms for rent for their own benefit. Example is by the extra amount of cars that are parked nearby on the streets where the section 8 housing is. Dove St at Estrella del Mar for an example. 15 yrs ago no cars were parked on the city streets, now there are at least a hundred on any given night!

7 days ago

Affordable active retirement communities, that are enclosed and gated for extra security. LaCosta Glen model is nice, but extremely expensive !

7 days ago

I would like Carlsbad to consider not building any new housing developments for a period of time.

7 days ago

So far, the City has done a good job of planning development, but to continue to keep in mind that not all cities are meant to continually grow, as utilities and carbon footprints have to be considered.

7 days ago

More affordable and smaller single family homes with small private backyards... similar to homes like Manzanita and Columbine streets... they don't need to all be mansions...

7 days ago

if there are incentives available such as tax benefits to develop your land, email notification

7 days ago

We need to stay away from high density housing if possible. And if necessary it needs to be well thought out and planned with adequate parking.

7 days ago

Lower costs

7 days ago

Let's maintain the small town beach city/village feel. That's what draws people to our community

7 days ago

Make the process as easy and cost effective as possible for developers to build housing and sell them at market rates

7 days ago

Safety

7 days ago

The growing population of the city is hitting max and we experience issues with parking, traffic, etc thoughout the town. We should minimize expanding housing and therefore the city's population.

7 days ago

I'm concerned about this plan bringing other property values down. Providing housing to homeless people is not a solution in some cases. Unaffordable housing is not the only reason why people are homeless.

7 days ago

High rise developments are unacceptable in Carlsbad. Building more hotels is unacceptable. Saving what little open space we have must be a priority, like Ponto.

7 days ago

Stop developing in the open areas, hills, small valleys, etc where coyotes live. They have been driven out of their habitats and come into local residential developments. It's not normal to be walking your dog on Camino de los Ondes or Plum Tree or near Poinsettia Park and see them and also to be worried one will pop out of the bushes and kill a little dog on a leash while their out for a walk like what happened to my friend. It's very upsetting what the city is doing to them. They have nowhere to go and nothing to eat or feed their babies in the spring and summer so they're coming out of their habitats looking for food which happens to be many small dogs and cats. Leave them alone. That whole new area in Bressi Ranch- my gosh. What's next? The hill that Tri-City Wellness Center sits on with the beautiful valley? You've already attacked the northern side with ugliness. STOP.

7 days ago

nothing

7 days ago

Openings in housing programs for disabled individuals which currently do not exist in Carlsbad and which I am very disappointed was not included in your survey, and apparently in your consideration.

7 days ago

traffic patterns is a biggie...ingress and egress from the new builds. character of design---looks nice...has on site parking for it.
uses solar for elec. -- add a parh within the development (tot lots)

7 days ago

Please keep Carlsbad a beautiful place with space designated for trees, plants, flowers, etc. while developing new communities.

7 days ago

SMART IDEAS FOR COMMUNITY BUILDING THROUGH AFFORDABLE HOUSING DEVELOPMENT
1. EMPOWER RESIDENTS
Community members should be involved in the project's development from the start. They know the area—listen to them.

2. SMART GREEN AND PUBLIC SPACES
Using green space at entry points is highly effective to make residents feel welcomed, setting an inviting and peaceful tone for the building. Use public spaces to foster a sense of community among residents.

3. SKIP GATES AND FENCES
Resist the impulse to surround low-income housing with high fences to give residents or neighbors a sense of safety. Decorative fencing can be used to define the character of a property and increase security. The community should connect to the rest of the neighborhood by streets, parks and natural areas.

4. CREATE CURB APPEAL
Attractive housing fosters resident pride. Scale projects to respect the neighborhood. The proper scale will promote a healthy connection between the development and its surrounding neighborhood.

5. OFFER ON-SITE SERVICES
Equally important to good design is what takes place inside the development. Services such as child care, after-school care, job training, continuing education, health services, financial counseling, and social events do a lot to improve the lives of residents and strengthen communities.

6. CLEAR THE PATH
Study pedestrian paths and address problems. Worn dirt paths, for example, produce negative impressions.

7. PROVIDE ADEQUATE PARKING
Address issues of parking and auto circulation. Insufficient parking causes stress to residents and neighbors. Parking should be located appropriately: a parking field in front of a building on an otherwise residential street will not give the right impression.

8. ELEVATE SECURITY WITH LIGHTING
Use lighting to enhance security. A well-lighted site is more secure and attractive.

9. DO NOT NEGLECT LANDSCAPING
Use good landscaping to define and embellish the property. Good landscaping provides shading exposure as well as cooling of the overall site, adding to its energy efficiency.

10. EYES ON THE STREET
Orient windows to put "eyes" on the street. Street watching can instill a sense of ownership in residents and it serves as a de facto neighborhood watch program, making the neighborhood safer.

11. KEEP IT IN CONTEXT
Recognize the context of the surrounding neighborhood, but do not rely solely on replication.

12. FACILITATE OWNERSHIP
Incorporate programs that encourage ownership and facilitate the transition from renting to owning.

* Additional data provided by the Urban Land Institute.

CONCLUSION
Well-designed, affordable mixed-income housing is a key component of a healthy community. To build successful communities, designers and developers need to respect, relate and respond to the people who will reside in the housing they are developing.

They are, after all, building more than permanent homes. They are building connections, relationships, lifestyles, opportunities, and memories. They are building communities.

7 days ago

Be thoughtful to keep the density managed, too much density causes anger.....

7 days ago

Traffic and parking

7 days ago

N/A

7 days ago

Stop building houses so close to each other.

7 days ago

Cities are forced to provide more housing ! Too many properties straining our water usage and energy usage. Then existing housing penalized ! Will there be new "retirement home communities" built ! What is the population age of Carlsbad ?

7 days ago

Please take congested traffic on Coast Hwy (cars, bikes, residents walking, etc.) into consideration. Do not build more housing or hotels in that already congested area. Focus more development on east of 5 with easy access to beach, village, etc.

7 days ago

Pedestrian, bicycle, and car friendly

7 days ago

Prevent urban sprawl

7 days ago

Affordability is always a main concern for low income and very low income but there needs to be more concern for moderate income households. So families who have two hard working parents, who are not janitors or doctors, but maybe average people with average jobs looking to buy in an exclusive area such as Carlsbad

7 days ago

Tax incentive for those who live in there homes and not vacation properties. Limit oversee investors and increase live occupancy.

7 days ago

Maintaining the Village is most important

7 days ago

N/A

7 days ago

not sure

7 days ago

Carlsbad needs more entry level townhome/condo units!!

7 days ago

If we lived in a single family and were able to build a granny flat I would do so for my mother to live in.

7 days ago

Consider that housing costs for the middle / upper middle class are too high. Don’t just concentrate on low income housing. Don’t force low income housing into communities.

7 days ago

Keeping open spaces, parks, trails, etc.

7 days ago

Keep the large open spaces of carlsbad. Townhomes are a good choice but families still need a sizable yard. Charging stations and renewable energy should be considered.

7 days ago

no comment

7 days ago

What the housing would do to the “feel” of Carlsbad

7 days ago

Have standards for applicants to lower income housing such as: no pedophiles, no jail record, not addicted to illegal substances, etc.

7 days ago

7 days ago

housing should be spread out and not put next to existing low income housing. spreading out the low income housing will help even out elementary and middle school enrollment and attendance in Carlsbad.

7 days ago

none

7 days ago

Housing and Urban Developments latest guidelines on mandating affordable housing within existing communities.

7 days ago

No affordable housing...

7 days ago

Environmental and long term economic impact

7 days ago

More affordable housing for seniors

7 days ago

Don’t turn downtown Carlsbad into an overcrowded mess.

7 days ago

do NOT change the character of existing neighborhoods and developments

7 days ago

None

7 days ago

I need help renting or getting into a first time home and because of my health It needs to be ocean close

7 days ago

Sprawl is more detrimental to the character of Carlsbad than increasing density.

7 days ago

None

7 days ago

Build subsidized apartments for people over 65. Build apartments that are ADA compliant for handicapped and old people so they don't have to go into assisted living or nursing homes. Build apartments for lower income people in lower income areas of Carlsbad.

7 days ago

We are a family of three with dual income under $150k and can’t afford to buy in Carlsbad. What about a program that helps us? I got approved through SDHC for $375k which is not even a condo here.

7 days ago

Keep the existing open space. We have lost so much open space over the last 15 years in Carlsbad. It’s really changed the character of the community. Looks more like orange county now.

7 days ago

No more density increase in the Carlsbad Village district 1.

7 days ago

It’s really important we priori was the health of the watershed

7 days ago

Let’s not be the next LA!

7 days ago

Group homes (sober living facilities) have become a big problem in my neighborhood. They need to be regulated much more strictly. Please do not allow any new group homes to be established until the existing issues are solved.

7 days ago

Na

7 days ago

open space is a community and environmental resource that should be protected. Also, The massive hotel at South panto being built currently is an abomination and does nothing to serve our community. Just astounding that this project was approved. It will forever change the northern leaucadia and South ponto area. Traffic will be insane and our views are disappearing.

7 days ago

Housing for the homeless should also be spread throughout the city

7 days ago

homeless facilities SHOULD NOT be in the village but unless dense areas.

Homelessness is a mental health issue and not a housing issue.

The plan shoukd have a goal for short term eg vacation renters versus long tern renters versus home owners. For example 30/30/40

7 days ago

traffic

7 days ago

Given the size of its population, Carlsbad should be made to feel more like real a city with an attractive central core, rather than just being a sprawling hodgepodge of residential and commercial developments appended to a nondescript beach town.

7 days ago

Nothing else

7 days ago

Generally am not in favor of additional housing in Carlsbad because it increases density and congestion.

7 days ago

cost

7 days ago

Marketing for buy-in. The first condo my husband and I bought was in Greenwich, CT. There were about 30 new units for regular sale and five for moderate income. When marketing pamphlets explained those moving in could include teachers and local police, that went a long way for early adoption and support for the community.

7 days ago

Affordable housing should be addressed like the cities of Del Mar, La Jolla, Coronado, solana beach. We don’t want affordable housing. We didn’t move here to bring the ghetto back in our life, with all its issues of property damages, drugs, prostitution, low performing schools, and ghetto rap music. It doesn’t reflect our values. When Diane Feinstein agrees to put ADU in her backyard, then let us know, Gavin newsom house as well. The city of Carlsbad need to reflect our values, not those from state being shoveled on our heads. Push back. If you did not grow up in ghetto as I did, then I suggest you take a ride to east LA, and consider what you are suggesting by bringing 2000 more here. If you still think it’s a good idea, then house them IN YOUR BACKYARD CARLSBAD MAYOR AND CITY COUNCIL AND CITY PLANNERS AND HOUSING PLAN Staff.

7 days ago

None

7 days ago

I would not want a housing project built near me if it would bring my property value down. Please keep in mind surrounding neighborhoods when choosing locations for affordable housing.

7 days ago

DO NOT wreck the village environment that is Old Carlsbad, Do not put residency/homeless or veteran outreach programs in the downtown areas or near schools. Do not make the downtown areas of Carlsbad a mecca for the homeless., drug addicts, or other groups with dangerous issues. Our children should be able to use the downtown areas safely without having to avoid potentially harmful groups that may prey on them. And areas around schools should be safe zones and the areas to and from those schools safe as well. If that state wants to mandate low income housing, there are alot of inland communities that can used to low income housing projects. Carlsbad needs to push back on some of these state mandates.

7 days ago

Please stop changing the aesthetics of the Village.

7 days ago

?

7 days ago

Carlsbad is a great place to live

7 days ago

Consider building up instead of out.

7 days ago

Expansion of transportation options. Better access to mass transit

7 days ago

If the new housing causes too much traffic, it won't be desirable to live here at all. We are a coastal city that shouldn't be ruined by congestion. Revive older areas by using it to build new housing.

7 days ago

availability/cost of water
availability/use of public transportation - quite limited in Carlsbad
potential/impact of economic recession

7 days ago

Stop putting multi level complexes in downtown Carlsbad

7 days ago

None

7 days ago

Smaller houses for smaller families.

7 days ago

The current plan is working just fine

7 days ago

NA

7 days ago

Connect roads with large breaks like college and Cannon -- North of Faraday there is no way to get across Carlsbad from Melrose to the I-5

7 days ago

I once lived in an area where low income housing was brought in. It ruined the neighborhood, we had to move, and I do not want to do that again!

7 days ago

None at this time

7 days ago

I feel Carlsbad is 'built out' to current road capacity. The last 20 year growth of housing/residents growth is not matched by cultural/restaurant/entertainment venue growth. We sold all Carlsbad properties and are preparing to relocate due to high cost of living and congestion.

7 days ago

None

7 days ago

Do not take any open spaces. We are crowded and there is no place to walk or go without overwhelming crowds. Create a rail trail and buy more "vacant" lots to save as open space. Look to cities that value the outdoors and bike accessibility. Don't be money hungry for the short term. No more density at all. There is no place to grow and we don't want to grow. Preserve and protect our coastline and carlsbad open space. NO MORE HOUSING.

7 days ago

Smart housing with the least impact to environment.

7 days ago

Consider additional impact to school net. As important as to promote affordable housing is to offer those moving in decent school for the kids, as they will be able to thrive in the area

7 days ago

Tell Sacramento to bugger off

7 days ago

Carlsbad requires a revised/revamped traffic control plan. Traffic signals should be synchronized. Traffic flows need to be analyzed by professionals and modified accordingly.

7 days ago

Preserve natural areas, provide affordable housing for young people starting out, accommodate multi-generation households.

7 days ago

What state a tax paying traditional family like mine would consider moving too. Where is the value for the cost?

7 days ago

More low income homes and apartments. Group homes for the homeless.

7 days ago

Affordable housing has to be affordable to those who earn below the median income for residents.

7 days ago

We do not want homeless lots that will encourage homelessness in our community. These programs have not worked in other similar communities and will not work here in Carlsbad. Don’t encourage homelessness or the homeless to come to Carlsbad

7 days ago

n/a

7 days ago

We are against the Harding project where it is proposed to give housing to mentally ill people.

7 days ago

What Carlsbad considers affordable housing is not affordable for some elderly.

7 days ago

Na

7 days ago

nothing

7 days ago

Impact with vehicle traffic in high traffic areas. Our natural resource areas such as lagoons, trails, and park areas must not become an opportunity to expand housing. Developers always "key in" on these areas because they think that "location" is a high profit opportunity.

7 days ago

Prevent over development in densely populated areas especially in the downtown area

7 days ago

Do not take away our open spaces. Please! And, consider school Impact. Also, affordable housing means not just affordable for dual income households, but single parent families and those who are not millionaires. Adding diversity to our town would be nice!

7 days ago

Do not rezone any areas that are currently zoned for recreational or sports use.

7 days ago

More roads and one more shopping center in our area

7 days ago

My first choice will always be to fix up worn down properties so our community can stay nice instead of letting things be poorly maintained and unusable.

7 days ago

Please keep the new developments tidy rather than sprawled and do not develop where the general plan is designated for open space. We don't all need to have big yards and green lawns. Water availability was not mentioned in this survey, but it is also an issue for San Diego County.

7 days ago

Traffic is my biggest concern.

7 days ago

parks and open spaces

7 days ago

Less 55+ housing

7 days ago

Impact on home values, traffic, noise levels on any and all existing single family home communities. Leave them alone.

7 days ago

Make Carlsbad great ... again and again

7 days ago

Mostly about density and traffic issues.

7 days ago

none

7 days ago

n

7 days ago

unsure

7 days ago

We need open and park areas to remain all over our city

7 days ago

Minimize traffic impact. Preserve historic buildings & sites.

7 days ago

no comment at this time

7 days ago

In the village, we have new construction with no set-back from the sidewalk. A "gracious" set-back with trees continues the look of the village. No builder should be able to remove ANY specimen tree especially eucalyptis. Four floors should not be allowed. The village is the magnet for visitors. It is important that it be preserved.

7 days ago

New housing should be focused on LOW income housing. We have enough for high and moderate income. If we want people to work here, they need to be able to live here.

7 days ago

Nothing specific, maybe some great one story houses?

7 days ago

If residents/owners considered ADU, property tax breaks or incentives may convince us to consider it.

7 days ago

noth

7 days ago

nothing at this time

7 days ago

Stand firm behind local input against county, state, and federal imposition of "their " plans. If local citizens are ignored, we don't need a city government. Get rid of the "middle persons " if a level somewhere above will be making all the decisions.

7 days ago

Keep the character of the community constant. We have all paid a premium to be here.

7 days ago

None

7 days ago

Making sure Land being used as good ground compaction. And outlying city land supports residential foundation

7 days ago

Not sure

7 days ago

please send affordable housing list to me. So that i may get in on thank you

7 days ago

Need more single family homes on larger lots. Eliminate all efforts to build affordable house.

7 days ago

Parking, and traffic impact. Noise ordinances should be implemented. More and better bike lanes.

7 days ago

Parking for elderly closer to the beach

7 days ago

Place more dense housing that is needed near hwys and malls.....near village....where it will have the least impact on traffic and infrastructure and the most impact economically on businesses in village and malls....

7 days ago

make owner home improvement accessible with simple home design capabilities, no architect/engineer required for simple projects, in triplicate.

7 days ago

Can't think of anything else at the moment

7 days ago

Na

7 days ago

When placing housing, please consider the amount of extra traffic that you will be bring to an area and make sure that the roads can handle it. In other words, if there is already congestion in an area, don't add a lot of new housing to that area. Additionally, please consider the school capacity. If you are going to add a lot of additional families to an area, are you also going to build new schools? Class size should not be increased beyond what it is now. And many schools don't have enough classrooms to accommodate tons of new teachers and students. So please consider adding a lot of homes in areas where new schools can be added. Finally, please consider the impact to property values when placing thousands of units of very low income housing. In addition to lowering property values, low income housing also frequently brings in crime and drugs. I have two elementary age kids and I moved to a nice area of Carlsbad so they wouldn't be exposed to that. I paid extra for a home in an area that was safe with great schools. I shouldn't have to move out of my home (at a huge loss) due to plummeting home prices and unsafe, overcrowded schools.

7 days ago

none

7 days ago

Move the process along faster

7 days ago

Carlsbad has become unaffordable for families trying to purchase a home. Of course, the existing homeowners are going to want to protect quality of life, as they should, but eventually it means workers of lower means will be barred from living here and therefore forced to commute into Carlsbad, creating traffic anyway, and increasing the auto exhaust burden on the region.

7 days ago

Infrastructure needs to go in before you pile housing on top of it. Bressi Ranch was marketed as a walkable, affordable neighborhood which is now too expensive - even the condos! If you limited square feet per person in a residence and would not issue permits for homes over 4000 sq. ft., you'd have more water, more room for housing, and less entitled, bratty kids. It amazes me that high schoolers lecture about using a plastic straw, then get in the cars (given to them) to run around with friends (creating traffic and pollution) to come home to where each person has nearly 1000' sq. feet to themselves.

7 days ago

Keep Carlsbad with the same character and feel it currently has. Don't vote for politicians in DC and Sacramento that want to manage our housing. Keep the decisions local!

7 days ago

Carlsbad should fight the state mandate to increase housing. The Barrio should be left as single family housing.

7 days ago

Maintain the character of the village while enhancing housing availability in the city. Ensure adequate traffic flow/control. Ensure infrastructure growth keeps pace with housing growth.

7 days ago

Carlsbad needs to fight the state mandate for increased housing. The Barrio should be left as single family dwellings, not high density.

7 days ago

Scrutinize the growth projections. Things can't grow forever!

7 days ago

N/a

7 days ago

The ability for young middle class people to buy and afford a home

7 days ago

New housing in areas walk-able to existing retail and services to decrease car traffic

7 days ago

Reduce Traffic!!! Keep the Natural Beauty of Carlsbad. Keep the parks, lagoons, open space and increase these areas. Do not over crowd.

7 days ago

A robust Risk Management plan to identify opportunities and threats.

7 days ago

No comment

7 days ago

Completion of college blvd connection and cannon rd to vista

7 days ago

The traffic is out of control on many of Carlsbad's streets, so adding more housing will be a problem without the
city having a plan to mitigate traffic.

7 days ago

N/a

7 days ago

Awareness of what makes current housing un-affordable, and would building more ultimately solve the issue of affordability?

7 days ago

If Carlsbad had not sold out to developers in the eighties there might still be some hope. Now it is just another real estate and investment bankers dream. A tourist community with no regard for the residents quality of life. A haven for short term visitors who have no real connection to the area. A classic example of the phoniness is when they changed Elm street to Carlsbad Village Drive long after the village atmosphere was gone. As if simply changing the name would resurrect the village and fool people into believing it.

7 days ago

I would like to see less new housing in the heavily compacted/traffic areas of Carlsbad. All the new housing I have seen is not affordable and does not help low income families obtain housing in Carlsbad. It is rich developers taking over commercial property to build high rise buildings that make the owners richer.

7 days ago

none

7 days ago

DON'T DISCRIMINATE

7 days ago

No more condo's in the village. Single family homes.

7 days ago

Traffic!!

7 days ago

Builder's incentives should be that they can do business in that city at all - not tax breaks. They will make money anyway. Any new housing is going to be cost prohibitive - even condos are nearing one million dollars, inland. You're turning a "nice area" into another "too many people" area and act like we "must" add more. Ridiculous.

7 days ago

new developments should include parks and open space

7 days ago

Building new housing in Carlsbad is too difficult and expensive. We need to remove development restrictions, and the market will meet demand.

7 days ago

Whether we have enough local businesses to support the growth. We should not be expanding housing if people have to commute outside the area to work. Even though working remotely is in vogue due to corona virus, this pendulum will swing back again to being in the office in the not too distant future. Don't plan on housing due to this shorter term concern.

7 days ago

n/a

7 days ago

Areas need to have more affordable rentals, too...not just housing, for younger generations. Right now we have to live with our parents to afford living here and in nearby areas. We are probably going to have to move out of state in order to move out of childhood home.

7 days ago

Housing plans should be designed to balance competing concerns including the environment, housing for homeless, low income housing and available public transportation and services.

7 days ago

Any additional housing units should continue to comply with the three-story limitation.

7 days ago

n/a

7 days ago

Actually I prefer you don’t keep building the old downtown area looks like Orange county. Our water bills are too high and the city keeps building

7 days ago

Doing what is possible to make housing and homeownership accessible to people of a variety of incomes -- not just those with intergenerational wealth or who have super high incomes. More apartments or high density housing, more affordable or low income units, maybe programs to increase opportunities for homeownership for younger generations or for prospective first time homeowners. Limit building new single family homes.

7 days ago

none

7 days ago

No

7 days ago

Impact on traffic patterns

7 days ago

Less investment properties from outside investors to be used as short term rentals

7 days ago

Keeping some areas in their natural state.

7 days ago

Build mix use units that have access to public transportation

7 days ago

Please it's imperative to save what open spaces we have left. Over the 25 years I've lived here the hillsides and canyons that I believed we're public lands slowly have been built over with housing development making our city look more and more like Orange County, and not open space north San Diego County

7 days ago

It is obvious that logic is not applied when it relates to the future of Carlsbad. There is an acceptance that continued growth is inevitable despite the total lack of infrastructure and resources to accommodate said growth. The degradation of quality of life for the residents is never considered. It seems the only thing important to the city planners and government is tax dollars. So I know that taking a survey is of no use when the answers are limited to only the outcomes deemed acceptable to the survey writers. It is again an attempt to appear to care about what the residents want while not providing them a voice.

7 days ago

Please leave as much open space as possible and consider traffic patterns. Don't over crowd our city.

7 days ago

Keeping Carlsbad, well Carlsbad. Don't lose sight of what Carlsbad is.

7 days ago

Reduction and cap on rent

7 days ago

We moved to Carlsbad in the 1980's because we loved the small town community feel and the growth plan that was established for this area. Until recently, we have continued to love living here. Don't let the current political climate and politicians change what has made Carlsbad so special and unique.

7 days ago

See below

7 days ago

Don’t think section 8 in well established Neighborhoods is a good idea. Keep the Subsidized housing close to stores and transit so the 800,000 and up neighborhoods keep their values.

7 days ago

Most important to maintain the character of existing neighborhoods and not negatively effect our property values. Higher property values does mean higher property taxes but also greater tax revenue for the city. Not everyone can afford to live where they want and making it easy to for someone to afford living in Carlsbad from a housing standpoint is a disservice to rest of us that had to earn it over several decades of hard work!

7 days ago

This is an obvious ploy to change the demographics of Carlsbad so that a more liberal voting base will vote to change the dynamics of Local government. You should be ashamed of yourselves.

7 days ago

Incentives for older/disabled/empty nesters to move to smaller, more accessible homes that are more affordable as their financial situation changes.

7 days ago

More affordable options for families and older populations.

7 days ago

Be ambitious we need more housing in North County!

7 days ago

Utilize commercial areas for affordable housing. When you drive around Carlsbad, there are a lot of commercial buildings vacant. Use future "commercial" zoned areas for affordable housing instead.

7 days ago

Availability for all families

7 days ago

Let the Village & Barrio have short term rentals like the rest of Carlsbad! Is it FAIR to have only these areas mandated to have long term (30+days only) rentals? And ask for opinions about granny flats in this survey? People should have a CHOICE in the city they live in to do short term or long term rentals ALL OVER Carlsbad!

7 days ago

Our city is beautiful as is and I don't feel that we need additional housing. It would bring many unnecessary issues such as more traffic, crime, denser communities, and too many people. If there is option not to build more housing, that is what I support.

7 days ago

That it is fair to all.

7 days ago

Pandemic preparedness for homeless population and allowing social distancing with human decency

7 days ago

There should be more programs for younger disabled individuals with limitations who often get left out as they are unable to access programs restricted to seniors even though the younger disabled individuals are also on Medicare.

7 days ago

If we are forced to build low income housing while building community consistent housing, stop building at all. It makes no sense to be required to build one for one low income to community consistent housing. That is a senseless notion serving only greedy developers.

7 days ago

Open subdivisions to include appartments and low income housing

7 days ago

Leave open space. We don't have much left in our city especially at the coast. We all need areas to breathe and soak in the beauty of a natural environment away from dense housing and congestion.

7 days ago

No more housing in Carlsbad! Keep it small. Keep our property values up.

7 days ago

Maintaining and preserving open space, reducing and preventing more traffic

7 days ago

Traffic flow. El camino is packed especially at peak times. Spread out the affordable housing areas to put less stress on our existing roads. Also keep the beach look going and not build the monstrosities

7 days ago

Keep open space open. Stop building mass communities like Robertson Ranch.

7 days ago

none

7 days ago

Utilize empty buildings/spaces throughout the Carlsbad Business Parks, area north of Palomar Airport Road Between I5 and El Camino Real. Excellent opportunities for live, work, play. Many building sitting empty even pre-Covid. The Islands restaurant area is an excellent example of how to populate with amenities! Many young career people were commuting from San Diego to this area.

7 days ago

g

7 days ago

Labor costs and cost of permits

7 days ago

x

7 days ago

It's too crowded already for existing infrastructure.

7 days ago

1. Paint the bike lanes green, but what ever you do with bike lanes--never, ever do what Encinitas has done, those bike lanes by the Cardiff beach are beyond stupid. 2. Keep the "authentic-artistic" charm of the Barrio small cottages.

7 days ago

Thank you for letting us give input! I just hope that green spaces still remain and new homes are not shoddy.

7 days ago

I have lived in Carlsbad since 1986 and have seen it completely overbuilt. The quality of life for residents has not been considered. The City seems to just want more taxes by promoting tourism and hotels. We voted in 1986 to have open space and instead multiple housing has been developed. The city should try fighting the state for its mandated affordable housing that has been forced upon us. If people cannot afford to live here they should move to an area they can afford.

7 days ago

we need more affordable housing

7 days ago

cost to every one

7 days ago

Preserve the architectural elements currently in place in established neighborhoods.

7 days ago

Adding ADU or JADU to existing properties will cause parking and other problems and should be the last option considered for the City.

7 days ago

We've all worked hard to live in Carlsbad. Don't change the character of the City. Don't sell out to Sacramento on poorly planned housing initiatives while state politicians go to live in their luxury communities.

7 days ago

The city parks and recreation amenities needs as the housing plan increases.

7 days ago

Adding more housing, improving infrastructure to support those homes, and supporting all levels of housing affordability are necessities or else our local economic growth will suffer.

7 days ago

Keeping the makeup of areas the same, new must fit in

7 days ago

none

7 days ago

I am of the mindset that many of our coastal suburb communities are comprised of affluent people and should remain that way. There are more appropriate locations for low income individuals to reside than merging that demographic within an affluent community.

7 days ago

Please provide grocery stores and
Commercial property close to where homes and apartments being built. There
Is an open lot just sitting near the senior Portola apartments that has not even started construction.

7 days ago

Stop ruining the downtown village with vacation rentals. Too much now.

7 days ago

Nothing

7 days ago

Keep coastal area (say area with in 1 mile of coast) free of large and tall buildings. Avoid the mistake of Oceanside of allowing huge. building close to their pier.

7 days ago

Look to the future needs and wants of our population rather than limiting development to historical norms established in neighborhoods created 100 +/- years ago. The crushing need for affordable housing is new and will not be satisfied by clinging to yesterday's practices, procedures, designs and developments. Give the small property owners a chance to assist in fulfilling the need by eliminating discretionary permit refusals for planner's opinion of what is or is not consistent with neighborhood character. As the character and needs of a neighborhood change so should its housing design and density.

7 days ago

Please, help keep density at a lower rate, Carlsbad is starting to look like Orange County, bad news.

7 days ago

no new taxes

7 days ago

Walkable and billable communities that have great access to outdoor trails and open space.

7 days ago

N/a

7 days ago

Traffic flow, school capacity, environmental impact

7 days ago

traffic: too much!
water: too little!

7 days ago

Encourage all involved to build smaller homes.....perhaps duplex style.

7 days ago

STOP pushing local residents out. This is NOT Orange County. We lost our charm. Who are our neighbors?

7 days ago

Stop trying to deflate our housing values.

7 days ago

Price! There are no new homes in Carlsbad under one million dollars

7 days ago

There are strategies to help housing other than the three listed. This is partially a push-poll forcing us to select from often equally bad options. Please provide NA, Decline to state, OTHER and free-form responses to all questions.

7 days ago

keep schools and parks as part of development.

7 days ago

It needs to be reasonable for everyone to obtain housing. My biggest frustration with these types of plans is there is often a group of the middle class who would love to own a home but because they are "not quite poor enough" but by no means are they wealthy either, they are left out of programs and home ownership. There needs to be a balanced approach to put more people on a level playing field.

7 days ago

Instead of creating neighborhoods that only the rich can afford, moderate priced housing would allow the younger generation to buy into the community.

7 days ago

Place housing where it will have the least impact on adjacent properties. The last thing we want is for property values of existing homes to decrease.

7 days ago

Share the plans with residents

7 days ago

-

7 days ago

Better public transportation. Less congestion. The least possible impact on what's left of the natural environment like the lagoons.

7 days ago

We should build in areas that are undeveloped, but with access to transportation

7 days ago

Avoid sprawl that eventually leaves little open space.

7 days ago

Rent control! Space rent in 55+ communities needs to be addressed (don't own the land parks).

7 days ago

The format of this survey is proscribed. In answering the questions above, it assumes that low income housing is a plan we all agree on. In order for me to even be involved with any input on the proposed project, the answers were already manipulated to it's agenda.
Also, the following comment should be in this section. Thank you.

7 days ago

NA

7 days ago

More government rent reduction % In rental costs of housing when building 55+

7 days ago

Adding some 50 and over housing that is attractive and single story.

7 days ago

N/A

7 days ago

Increased housing density requires upgrades to the city's infrastructure, e. g. streets, power grid, storm water and sewer systems, etc. existing home owners should not be responsible for paying for these upgrades- developers must be made to pay for these improvements along with providing additional public Parks/recreation Spaces.

7 days ago

Increase in traffic and crime is a major concern of mine. I also am concerned about decreases in open space available to the residents for recreation due to increases in housing/construction.

7 days ago

should not adversely affect already developed residential areas.

7 days ago

Stop the builiding. There is a traffic problem as it is in Carlsbad.

7 days ago

Affordable housing for hard working families, assistance with down payment.

7 days ago

Na

7 days ago

Already covered

7 days ago

Why I live in North Carlsbad, because it still has a small town feel with excellent schools, city programs that support young families. Please consider, providing support to the young middle income families that are raising children and need assistance buying their first home because of the out of reach house prices. We should;d all have access to living in good areas.

7 days ago

Greater availability of affordable housing but taking into account environmental impacts.

7 days ago

Don't. We pay enough in property tax and overall tax and shouldn't have to subsidize people who lack accountability.

7 days ago

There is a huge need for grocery shopping located at corner of College & El Camino.

7 days ago

Compliance with the law

7 days ago

Low income housing should be spread throughout the city to create a balanced and diverse community

7 days ago

do not lower the housing value

7 days ago

None

7 days ago

Carlsbad is rapidly losing its appeal due to the density of recent projects. Traffic is a major concern along with all the other problems associated with increasing growth such as crime and homelessness. People can only afford so much. The more you build thegreater the infrastructure needs which affects our taxes. It becomes a vicious circle where no one wins.

7 days ago

More affordable housing within the village, walkable access

7 days ago

I think making the option of building Granny Flats easier and more straightforward would be really helpful.

7 days ago

NONE of the "programs and strategies" for the city's future housing needs are a good idea. therefore there is no priority.

7 days ago

Building clusters of houses and shops so people can live and shop by walking. Elevators will be included in housing units to accommodate senior citizens.

7 days ago

stop building in the village area - traffic is already a problem

7 days ago

Concentrate inland

7 days ago

Please use intentional sensitivity to the existing character of neighborhoods & communities. Get as much community feedback & input as possible to help harmonize new development with the character of communities & neighborhoods.

7 days ago

Affordability that is in conjunction with the average household income in the community

7 days ago

“Granny flats” change single family neighborhoods into multi-family lots, thus changing the character of the neighborhood. They are typically not used for anyones grandparents Which would be a more acceptable model. People who pay a premium to live in a single family neighborhood are disappointed to have the character and density of their neighborhood change without their consent.

7 days ago

make provisions for the future without threatening what makes carlsbad great - beaches, open spaces

7 days ago

I really think the problem of homelessness is far deeper than the cost of housing. Drugs, alcohol and mental illness are major contributors to the increasing problem. So, I think there needs to be a much better and productive plan for those specific groups. Regarding low income: stop using teacher and fire-persons as the example of low income! I know many of both and they are definitely not low income and are not living like low income! That use is to manipulate the population into being sympathetic to the particular cause of needing lower cost housing. Constructions workers, restaurant workers constitute far more lower income households. My opinion is that developments for low income should be made to help accommodate them. They should only be near public transportation and shopping and near their jobs so as to reduce the added expense of commuting. I do not believe it is helpful to have such developments among properties, away from city centers. I do want to add that when considering low income housing, it is my personal experience that not enough parking is provided for them and their growing families and construction businesses. They find the need to park all over the place which I think is unfortunate for them and the surrounding community. So, please have developers take into account potential construction vehicles the owners may possess and the growing children with cars of their own. It is a problem in my neighborhood in Carlsbad.

7 days ago

Always obtain community input and listen to the community that would be impacted.

7 days ago

Consider sea level rise impacts to Carlsbad before placing new housing that may be impacted in a short number of years. Infrastructure and sea water inundation need to be assessed in tandem with any major changes to housing.

7 days ago

Stop flooding the village with new condominiums, allowing developers to cash in and over-stressing the area.

7 days ago

Leave open space alone for the wildlife. They are taking over our neighborhhods.

7 days ago

I hope that many options are considered to help lower middle class working families trying to buy their first home, especially if the adults grew up in Carlsbad and want to stay here.

7 days ago

no further comment at this time

7 days ago

no

7 days ago

environmental protections a must

7 days ago

Stop flooding the village with condominiums!

7 days ago

Crime and theft need to be taken into consideration with new housing developments.

7 days ago

We worked hard throughout our lives to be able to live in a place like Carlsbad. While we agree that affordable housing is absolutely necessary, it just doesn't seem right to subsidize someone's rent so they can live near the beach. Assisting someone with a house payment so they can live near the beach isn't right either. San Diego is a big city and there are many other areas where subsidized housing makes more sense. How about east county?

7 days ago

need more starter-range houses. Many houses here are 0.5M or more - younger or first time buyers can't get housing, which adds equity, which allows them to move to larger houses later.

7 days ago

Impact of low income housing and increase in crime
Impact to schools and classroom sizes
Impact to services due to increased population without the same tax base

7 days ago

Mostly just traffic and subsidized housing. I know so many people who want to rent in Carlsbad and can't afford it

7 days ago

At one time, Carlsbad had a plan to limit the population and so limiting or eliminating the need to add housing. I support investigating how Carlsbad could find a way to satisfy state requirements but also limit growth or lobby the state to relax requirements to add housing.

7 days ago

traffic

7 days ago

Retain the charm and beauty of a small town feel while updating stores and restaurants

7 days ago

First consider environment then how to really help financially

7 days ago

Nothing Additional

7 days ago

Density

7 days ago

Please consider that design is important, and high quality design can overcome concerns about density. Please also consider that "high density" is generally "low carbon" - smaller units/less energy usage, fewer ADT, more compact development. Please consider our major transit hubs including the Coaster Station(s) and the Mall. Lastly, more recent state law will require "no net loss" so please consider how the City will exceed the minimum RHNA requirements knowing that many projects will only be able to provide 15-20% affordable on-site. This may mean negotiating now with affordable housing partners like Community Housing Works or Chelsea to form partnerships on City-owned land which could provide for 100% affordable.

7 days ago

...

7 days ago

none

7 days ago

I worked very hard, hardly ever missed a day of work for many years to blessed to live Carlsbad. I don't think it's fair that we subsidize just anybody because they want to live in certain areas. You need to work hard and earn it. Our dad used to tell us "there's no such thing as free lunch, you go out and earn it"

7 days ago

Activities for teens, adding exercising equipment to parks

7 days ago

avoid overcrowding the downtown Carlsbad area. Too much housing development. Consider accepting more retail and restaurants to come in to revitalize downtown.

7 days ago

infra structure be done prior to allowing permits to build

7 days ago

It is time we start being concerned for our present homeowners. Between the new construction, re-sales, commercial building, finances for are city are more then adequate. MORE is not the answer. We have lost control. Time to slow it down!

7 days ago

Capping height on structures. Ample parking.

7 days ago

vacaion rentals

7 days ago

Considerations addressed here

7 days ago

The homeless population is out of control. Although it is not illegal to be homeless, being intoxicated in public, dancing and yelling in the streets and being aggressive and disturbing the citizens and visitors of this city is. Placing them in homes doesn't solve their addiction or mental illness problems. So before the city plans to build more, they should resolve this incredibly pressing and ever growing issue FIRST.

7 days ago

Slow down growth

7 days ago

Develop existing areas that already have some housing while preserving whats left of the open space in Carlsbad.

7 days ago

affordable detached homes, less condos/townhomes

7 days ago

Carlsbad is overbuilt already. Stop building more new housing. The roads, schools and infrastructure cannot handle it. Carlsbad is turning into an extension of Orange County.

7 days ago

affordable housing for independent living of our aging population
and senior 55+ communities

7 days ago

No other thoughts.

7 days ago

Creating liveable neighborhoods

7 days ago

Carlsbad is unique and people have chosen to live here for that very reason. Carlsbad's beauty and lifestyle need to be preserved!
Consider that there are many other places in California (and across the continent) that will bow to the agenda of higher density housing in already established family communities. This is "Our Home"! If "Our Future" is really the priority, the prescribed answers to this questionnaire do not reflect the values of Carlsbad residents. Having lived here for 40 years, there has never been a shortage of teachers or employees at all levels as the video would want you to believe.
The harsh reality of the impact with higher density housing is not good!

7 days ago

Correct the park deficit at Ponto and create a beautiful visitor center/park/picnic and event area/2story cafe with views/nature center/etc. Some areas have too much density and not enough parks for residents to walk to.

7 days ago

single story homes/ flats 1200-1800 square ft
with small grass patios or yards for pets and BBQ's
for aging population with dogs

7 days ago

STOP BUILDING!!!! DO NOT BUILD ANYMORE HOUSES!!!! IT IS ALREADY OVER-CROWED!

7 days ago

Stop increasing residences. It’s crowded enough.

7 days ago

Environmental impact is a large concern. It was difficult for me to rank the programs and strategies that could address the city's future housing needs as I find all three important (affordable housing, homelessness crisis, financial housing assistance). I worry about the townhomes popping up within the Village area. I understand that there needs to be a balance, but it feels the downtown is becoming attainable to only the elite and vacation rental...eliminating the feel of a community. Considerations for better or increased public transit. Keeping in mind integration and equity. Volunteer program or opportunities.

7 days ago

We don't want or need homeless in Carlsbad and should not do things to encourage homeless elsewhere to relocate to Carlsbad

7 days ago

Keep big multistory buildings out of the Barrio. They do not fit in and detract from the neighborhood, affecting resale value.

7 days ago

nada

7 days ago

no comment

7 days ago

Most people I know in my generation will have to leave Carlsbad due to the lack of affordable housing. I don't want to leave - I would love to stay in the city I was raised in and settle my own family here, but that's just not a realistic option unless you make an extremely high income. So, please consider Carlsbad's future generations - things will have to change in the direction of more accessible and affordable housing.

7 days ago

X

7 days ago

don't over crowd. The village is now orange county.

7 days ago

Carlsbad is a unique community. It is NOT Orange County. Stop building ugly 3 story buildings. They don't belong here.

7 days ago

Traffic

7 days ago

on premise parking

7 days ago

Moving additional housing more inland as down faraday toward melrose. Stop excessive building on ElCamino Real Traffic is already terrible there. Enforce existing building regulations stop giving builders just what they want. example misconstruction at ecr and Cannon, much to congestion and multi unit building right on main road looks terrible. remember the goal of open space. Keep Carlsbad the " beach town" environment that is why we moved here . congestion is not the answer.

7 days ago

So many people are invisibly homeless. These aren't people who have disabilities or other issues, these are perfectly capable, normal individuals with jobs who need to live out of their car. Almost anywhere else in the country they could afford a one bedroom, but not here. Not in the place they grew up.

When this city talks about affordable housing, they are talking the kind of housing someone with a school-teachers salary should be able to afford- if they budget. This isn't affordable housing, it is the bare minimum.

We need to make building a life here realistic and sustainable or our neighborhoods will be 'characterized' by the emptiness that comes with the generic shells of corporations pretending to be unique businesses. This place is becoming lifeless.

Please do something about this. Almost everyone I went to high school with has either enlisted, or has rich and connected parents. This dichotomy is obvious to anyone who looks. If the infrastructure we develop is a reflection of who we are, Carlsbad is the stereotypical trust-fund kid who can't handle spiders and calls the police on the neighborhood kid's lemonade stand- but hey, at least we're pretty.

7 days ago

Affordability is the biggest concern

7 days ago

Be smart and don't be bought off by the developers .... no deals made behind the scene. Like the old city council and mayor of cbad.

7 days ago

It is important to spread the development evenly throughout the city so that Carlsbad doesn’t lose its charm. It seems the areas with highest property values are exempt from redevelopment

7 days ago

n/a

7 days ago

N/A

7 days ago

Stop building.

7 days ago

We need to keep the environment front and center with our plan and ensure Carlsbad moves forward with transportation-centric housing plans which reduce single-occupant vehicle use.

7 days ago

Keep the city's character near public attractions consistent and pleasant.

7 days ago

There already exists a shortage of water and electricity for established residents. These issues should be addressed and CORRECTED before adding any more building, especially on a large scale.

7 days ago

7 days ago

Water availability

7 days ago

Make the process flexible, to reach as many developers/buyers as possible. Expedite the plan check process and the expenses of that process. If the housing is for modest income people, then I think it is best practices to locate the developments near public transportaion.

7 days ago

Please stop upzoning and take schools and infrastructure, and fire danger into new developments.

7 days ago

Stop pushing the older residents out. Stop buying up old single houses and replacing them with multi billion dollar condos!

7 days ago

I want to own a home in Carlsbad, CA.
Kind, wealthy people are also good people and maybe they could gift me with a home. We're all God's people. I'm interested in programs or simply the gift of a home. The Bible says we have not because we ask not. I'm asking.

7 days ago

Pls don't become a kearny Mesa type community

7 days ago

Keep it affordable. Most of the new housing built in downtown Carlsbad is not affordable to the average north county buyer, and especially unaffordable to the younger generation.

7 days ago

Complete commercial sites that were approved years ago, like the one promised in Robertson Ranch.

7 days ago

NA

7 days ago

Protecting the investment of home owners who have made the sacrifices necessary to buy and maintain a home.

7 days ago

community involvement with committees and transparent plans

7 days ago

One the one hand - thanks to our city government and its employees - tough jobs - but well done.

As of August, 2020 Carlsbad should limit future development, period. Too much and too crowded.
We should only consider those changes that raise the property values and the desirability of the city.

7 days ago

I'm a social worker and my husband is military, we would love to settle here eventually, but the cost of housing is really concerning. It costs well above normal to even rent here. Maybe consider caps on rent prices or incentives to landlords.

7 days ago

Must have strong defenses against NIMBYism and other forms of elitism.

7 days ago

The diversity in social economic growth. A wide range so programs should not be 1 viewpoint

7 days ago

don't build anymore houses!! remember.....water shortage!!!!!

7 days ago

There will nimbys protesting anything built in their neighborhood but we need to find a way to reduce homelessness and make housing more affordable for our younger population and young families.

7 days ago

There are already too many homes in Carlsbad.

7 days ago

Traffic

7 days ago

Both my wife and I are professionals with good jobs, no debt and a decent savings for down payment, but purchasing a home in Carlsbad still isn't reasonable. When new mixed-use units start at more than a million dollars, even further East than the Village, it puts it out of reach for anyone that didn't start with a headstart financially, nor does it feel like an intelligent financial investment. It is more likely that we leave Carlsbad for the opportunity to purchase a home with more manageable monthly expenses than to stay here, and continue living, working and spending our money in the community.

7 days ago

Creating trails and open space

7 days ago

Housing in Carlsbad is not obtainable for working middle class. Housing is either provided for low income or high income earners only

7 days ago

.

7 days ago

I used to own a Poinsettia property with 3rd garage able to be ADU'd but sold immediately before COVID. I would of converted it to house vulnerable and homeless at cheap rents provided rent was guaranteed by HUD to offset 40k to 60k construction cost And the eviction rules were simplified... if you repeatedly cause trouble Regardless of race creed religion protection status group whatever it is irrelevent you are out. Because of this (and other factors) I decided to pocket the profit and to sell and leave. This is coming from someone with a disability so upkeep etc was a concern. But having guaranteed backed income for the ADU to house vulnerable was a must for me

7 days ago

None

7 days ago

It's vital to not relax current requirements just to build more housing, parking is already really bad in many areas, relaxing parking requirements for large developments will destroy neighborhoods and ruin quality of life. There is an abundance of crappy strip mall developments throughout the city. Redeveloping these as mixed use is the most logical solution to bring housing for workers while minimizing rampant overdevelopment throughout the rets of the city

7 days ago

Requiring any building to use green or renewable materials

7 days ago

Have a plan for traffic.

7 days ago

Carlsbad has already been degraded since I moved here 1989, traffic lights, stupid stop signs where they don't belong, Stop already.

7 days ago

Limit low income housing from already established neighborhoods. I've seen an increase in crime with all the low income housing that now exists.

7 days ago

No tall buildings. Let's not develop beach like Oceanside.

7 days ago

Environment, traffic, and most importantly, maintaining the current quality of life for Carlsbad residents.

7 days ago

Community garden at each of the parks would be good

7 days ago

It's getting too crowded in Carlsbad, too much traffic.
I want to move.

7 days ago

X

7 days ago

Please discontinue the financial incentive programs offered to residents of the La Costa Paloma apartment complex at 1953 Dove Lane. The residents there clearly don't appreciate the opportunities they have been provided and are detrimental to this neighborhood. They routinely litter, park illegally, trespass, and require numerous interventions from law enforcement.

7 days ago

N/A

7 days ago

Please don't turn Carlsbad into Los Angeles!

7 days ago

Lets not build houses with zero lots. We need homes with yards. Southern Preserve was a great development that included affordable housing units and had space.

7 days ago

Ensure fully integrated community housing, ensure affordability does not affect the presentation and value of our community, ensure traffic flow patterns not impeded by additional population to the area, and ensure community environment is not adversely impacted by the increase our population to affected areas.

7 days ago

Carlsbad needs more affordable housing for the middle class.

7 days ago

Parking. Each unit should have 2.5 spaces.

7 days ago

Traffic

7 days ago

consider using the western end of the shoppes at
Carlsbad for a lower income village. so much land that is not being utilized that has a bus depot and is close to transit options in the village.

7 days ago

I think it's a mistake to continue to overdevelop. Just because space is zoned a certain way does not mean it has to fit the maximum number of units or people on it. Stop the developers and stop the over-development. Thank you!!

7 days ago

Allow existing single family houses to become two family units.

7 days ago

Housing for single people

7 days ago

Please be prudent, lets not build on open space that is available to us now for recreational purposes.

7 days ago

Don't even think about granny flats if you want neighbors to get along with each other

7 days ago

I am very concerned and fairly sad about how development is going in Carlsbad now. What happened to the master growth plan that called for a maximum total population for the city? 4000 more units sound like 12,000 more people in our city. Obviously not every one who desires to live here can. Basic supply and demand. We are already well on our way to ruining everything that made Carlsbad great, if we continue to just build build build, Carlsbad will no longer have the same feel that it once did. Look at what Oceanside is doing with their downtown. It is disgusting.

7 days ago

Mixed use projects like Shea's Bressi Ranch sure are excellent ideas. Some people may complain about density but it's something Carlsbad needs more of.

7 days ago

Save the village from high rises and work/ live atrocities. Maintain its charm for tourists and citizens alike. Build out in areas such as near palomar airport and south Carlsbad.

7 days ago

Do not build more in the city, traffic is already a huge problem

7 days ago

Other recreational facilities such as archery, grey water recycling, underground parking and easy composting for condos

7 days ago

more efficient traffic flow

7 days ago

The cost of living here is way too high , too many people come live here from the east cist and it drives up our rent . There should be some type of rent tax for those people that only come live here for a year and leave . So it'll help keep rent prices down for us that actually live here all the time .

7 days ago

More grocery stores near by

7 days ago

Don't make Carlsbad overcrowded. Do not change the demographics of Carlsbad.

7 days ago

New housing plans should also include augmented infrastructure and roadways to accommodate the increase in usage. New plans should try to maintain the Carlsbad "esthetic".

7 days ago

n/a

7 days ago

Continue community input as fine tuning happens.

7 days ago

NO MORE PUDS!!! GET THE HOMELESS OUT OF HERE - ITS YOUR JOB TO PROTECT OUR FAMILIES.

7 days ago

Nothing

7 days ago

Personally, I am trying to buy a house on a one-income budget. I would like to see some affordable option for people like myself, who make a good living, but still struggle to afford buying something in this higher priced area. I love Carlsbad and would like to buy here. I am looking to invest in something new and turn-key but everything sits over my budget in this area.

7 days ago

Senior/ disabled non assisted living needs to be priced with fixed incomes in mind. I worked here and lived here for many years. Now on disability, I cannot afford it.

7 days ago

Maintain open spaces; respect population and density limits

7 days ago

Utilizing the land near Melrose to develop the low-income housing.

7 days ago

consider the impact to infrastructure that occurs when adding thousands of residents to the area, require developers to pay for road widening, additional school programs, etc

7 days ago

low income housing should be apartment buildings in areas that are underdeveloped.

7 days ago

NA

7 days ago

Thank you for your time in reviewing the surveys.

7 days ago

How does the plan impact traffic conditions, public school infrastructure and funding, quality of life in Carlsbad, impact on property value near the proposed sights, Socioeconomically Disadvantaged impact on education, availability to sports programs/business Aside note why is city giving discounts to the city SC when they annexed a San Marcos and a Temecula soccer clubs), costly mistakes like shuttle bus service to high paying companies and finally funding for police, fire, and other required government services.

7 days ago

Please leave open spaces in Carlsbad, with lots of trees. This is one of the special things about Carlsbad; please don't change that.

7 days ago

It is hard the envision affordable housing when I see three 3-story condominums being built on Cherry that a) are not consistent with the vibe of the community and b) that are selling for $4.3 million dollars. Both of these traits are not what we want or need.

7 days ago

Natural habitats especially off el Camino. We have so many issues with coyotes being displaced. Like the college extension does not make sense. The only reason you would put that road through is not to ease traffic. You will create more. No one builds a road without development. We need to leave that area alone and let them have that land and re-develop Areas we can fit more.

7 days ago

keep Coast low intensity and saved for recreational uses. Fix city's jobs/housing imbalance by reducing and converting 'jobs' land use to 'housing' land use on fringes of airport industrial area. Create mixed-use villages in those fringe areas. Fixing the City's Jobs/housing imbalance will also help fix our peak hours traffic from employees community in/out of Carlsbad each day.

7 days ago

New housing should always blend with the neighborhood, and too many in on area can mean overcrowding of schools. Many parts of Carlsbad are getting too crowded. Maybe financial incentives should be given to empty nesters in large homes to move into smaller properties thus releasing more family homes onto the market?

7 days ago

We must build additional fire stations and police departments. More housing = more people = longer first responder wait times if we do not have adequate man power.

7 days ago

Consider that property tax policy of legacy assessment stagnates housing. Homelessness, affordable housing and the state housing element are more different than common. To conflate them in this survey defeats an meaning. The city has land it can develop. If the city wants low/moderate income housing, it should secure financing and initiate it.

7 days ago

More connected bike trails and walking paths. Reforestation/forestation plans. Homelessness should be dealt with, but does not need to have "beach front access"; id like more resources allocated to dealiing with homelessness, but we should not be facilitating 5 star living. Making biking on the street safer (maybe have those flexible/bendable cones to further differentiate bike lanes from street.

7 days ago

Please consider the environment in mind

7 days ago

Mass transit access

7 days ago

Keep Jefferson school safe with apartments for Vets, not drug users

7 days ago

Material here so I can continue with my survey.

7 days ago

New housing in Carlsbad shouldn't affect the environment. We live in a planned development in Aviara. As Carlsbad is growing and soon there will be a resort completed near the beach, more tourists will be coming. We should try to preserve the open space between the resort and downtown Carlsbad. There's still a lot to do in the entire area around downtown Carlsbad and I like the improvements made with restaurants. I think housing around this area is important for people who like to live within walking distance of shops, farmer's market, cafe's etc. I also think that housing programs for the homeless is important because we do not want a tent city and I think affordable housing solves a lot of the problems with our homeless.

7 days ago

City limitation on unrelated parties living in same home should be eliminated

7 days ago

Create dense affordable housing East of the 5

7 days ago

Creating a walkable and bike friendly community with shops nearby. That way higher density will not result in higher traffic

7 days ago

The most important aspect to me on building new housing is an environmentally conscious, "Green," approach. This also applies to not developing too much as the appeal of Carlsbad is that there is a lot of space, natural areas that are undeveloped and it would be a tragedy to lose that. Anything that could prevent urban sprawl resulting in the loss of untouched areas would be the priority if I were designing a plan.

7 days ago

Keep a lot of open space.

7 days ago

???

7 days ago

.

7 days ago

Pause all development need more water and area is over built more smog too many people cars traffic crime too dense area

7 days ago

Prioritize the needs of the most vulnerable, consult with intersectional feminist organizations

7 days ago

Confirm that low income housing is priority one and follow-thru with it. Our daughter is on federal and state disability and does not even quality for today's "low income" status. Additionally, history shows that when the builders push through projects with "low income units, when all is done, the number of "low income units" is very limited in comparison to the total units built. It is my feeling , and others that I have talked to, that builders seem to twist operations around until they get what they want and not necessarily what is good for the people.

7 days ago

Don't skimp on requirements for parks and parking and other quality of life amenities. Don't destroy existing neighborhood character.

7 days ago

Helping with permit cost and financing would really help others to consider a second dwelling unit

7 days ago

NA

7 days ago

Preserve existing neighborhood character. Don't skimp on parking, parks, and other neighborhood amenities.

7 days ago

Our family is not happy with the height of many new dwellings, the large 29 condos. You should have a lower height limit, as we all want sunshine and sea breeze to continue to come through towards our homes. When built like (very ugly) large blocks, with no space in between condos, you loose this extremely important aspect, reason for living at the beach! They do not fit in with our beach village community!

7 days ago

save the open in carlsbad.

7 days ago

make it more affordable to buy.

7 days ago

Keep open spaces and least environmental impact is important for Carlsbad. It's what separates our city from others. No building by the beach (for example- i don't like the hotel being built right next to Ponto beach, but maybe that's Leucadia/Encinitas area). We need to help homeless more. Not exactly sure best strategy currently. We need more low income housing. Old buildings and old parking lots should be used first for land imo. Obviously Carlsbad is expensive but something to help with crazy rent prices. More granny flats being available around the city for certain houses will only help a little.

7 days ago

keep plenty of open space for parks and general open space. not every square foot of a city should be developed. it's not always about the money.

7 days ago

I am about 10 years away from retirement and would LOVE to stay in Carlsbad after retirement, but it's just too expensive. My adult children live elsewhere because they can't afford to live here. We've been Carlsbad residents for 20 years and it's heartbreaking to think that we'll have to leave here when we retire so that we can afford to have a roof over our heads. Priority in affordable housing should be given to those who've lived the longest or worked the longest in Carlsbad instead of bringing in people from other cities.

7 days ago

Traffic

7 days ago

Housing should prioritize stablizing American citizens over Non-citizens.
It would be ideal to live in the community where I work. I am currently renting in Oceanside and work in Carlsbad.
I would benefit from an affordable home loan or home purchase grant subsidized by the City of Carlsbad in exchange for working in an occupation that services community health and wellness. Such an opportunity would change the trajectory of many lives for the better of the Carlsbad community and beyond .

7 days ago

Stop Building

7 days ago

Make sure there is good over site so the money spent isn’t wasted.

7 days ago

n/a

7 days ago

accessibility

7 days ago

There are a lot of 2 bedroom homes in the area that are reasonably priced for out here ($600K) - but I would like to see an increase to 3 bedrooms (even if small) because it makes it difficult to find a reasonably priced home that could fit a family of 4. As someone who wants to have a family here, it wouldn't make sense to buy a 2 bedroom home.

7 days ago

Affordable housing with low environmental impact.

7 days ago

Stop putting homeless facilities in family neighborhoods! Projects like Windsor Pointe will place junkies and pedophiles near families and kids. This is not an exaggeration & this makes no sense at all.

7 days ago

Don't add more houses. The traffic here is already bad. No new houses!!!!

7 days ago

Improved public transportation

7 days ago

Converting large parking lots and retail spaces such as the Carlsbad mall (Sears/JC Penny) into residential and mixed use spaces. Bringing smaller shopping centers closer to residential developments. I would like to see the commercial space in robertson ranch developed with a boutique grocery store and other amenities useful for residents who work from home. Keeping the small town charm of downtown Carlsbad by using a planned aesthetic/design, but adding height to existing buildings for more mixed-income residential units (both high-end and low-income housing).

7 days ago

Middle income earners need attention too!

7 days ago

Keep green undeveloped areas

7 days ago

Allow for building of single family homes without HOAs. It’s difficult to find housing that is not a condo or townhouse and existing single family homes are too expensive. We are a family of four looking for a single family home or a lot to build a house and cannot afford a million dollar house.

7 days ago

No low income/affordable housing. The people in the middle wind up paying for it. If you can't afford to live here,live somewhere else.

7 days ago

How were the housing numbers of 2100 and 3900 established? Please answer in detail to dale.bartley@gmail.com.

7 days ago

What is the plan for the Macy’s mall, seems needs to be totally converted to another type of use. Hopefully not an Amazon warehouse.

7 days ago

Housing with decent sized backyards for families, animals, even in the lower/mid income range. Don't jam people in so close together without having open spaces. "Tot lots" are not useful to anyone. Better to have a decent size green space or field so people can run around and/or a fenced off area for off leash dogs. People can't just exist in cement boxes without WALKABLE access to an open outdoor space. It's not healthy.

7 days ago

We are already too crowded!

7 days ago

I see no reason when a development is built prices should be higher to subsidize people who can't afford the unsubsidized costs. Translation—People who could meet the normal selling price may be priced out of the market so that lower income people can get in.

7 days ago

None

7 days ago

In any senior community, gated parking should be given major importance to provide more safety for the residents. Additionally, any senior community must have air conditioning in each apartment for people who have serious health concerns.

7 days ago

Please consider climate change and sea level rise when planning for future housing. It doesn't make long-term financial sense to build more densely within flood plains.

7 days ago

Coastal zone residence prohibits me from considering adding a granny flat on my property. I am sure there are many people like me.

7 days ago

please slow down the building!!!

7 days ago

Please don't build at all in Carlsbad. We are known as track housing city. Please let the residents here breathe a little. You are suffocating us with the number of people you keep trying to attract. Horrible traffic. Not enough water. Pollution. Keep open spaces as promised. Is it always about the almighty dollar? Please stop. Keep us the city people want to visit or move to because of its beauty not track housing. Nothing wrong with housing values that finally go up for a change. We are tired of the congestion and so very little open land here. Thinking of moving out of state to open areas, like many others here. Look around. Track after track.

7 days ago

Open Space - additional parks for any type of new housing. ADU's are a great option make the permitting FREE for all residents for a long time to come. Low interest loans for ADUs. Please review other small towns growth plans. Keep Carlsbad Quaint!

7 days ago

Keep the quality in the affordable house building with spaces and parks for children. Avoid multi family and garage renting behavior. Carlsbad is doing a great job in continuing attracting vacationers and provide a feeling safety to walk about at any time of the day or week. Please do not ruin this atmosphere by attracting multi- generation families (in order to pay for the rent or mortgage) in to low cost cheap built houses.
Maintain the standards that are making Carlsbad the city it is now. Thank you

7 days ago

we are told to cut back on water and save but you add 100's or 1,000's of new homes...what about enough water!?? I get very frustrated that we have to conserve and you keep building. My husband and I only shower once a week to help cut down. We rent 2 rooms out in our home so we are doing our part.

7 days ago

New developments must be smart

7 days ago

Building homes on top of each other is unattractive to buyers. Please don't use any beautiful open spaces for another huge development of crowded homes...part of Carlsbad's charm is its open spaces.

7 days ago

Public transport and infrastructure for bikes/electric bikes

7 days ago

I feel there is a need for more retirement communities that would be affordable.

7 days ago

Carlsbad is a beautiful place & we will need to have a very strict background check on anyone that could get advantage of this program
Low income is one things but some have cash money coming from unlawful sources
Criminal background is a must

7 days ago

Maintain consistant designs so new properties somewhat match existing homes.

7 days ago

Allow more/easier commercial and residential development in The Village with less concern of keeping its quaintness and charm. Allow development of the barrio.

7 days ago

Not building at all.

7 days ago

n/a

7 days ago

Carlsbad needs to crack down on un permitted vacation rentals like Air Bnb. Short term rentals limit housing that could be available for residents right now. Additionally large corporations should be barred from purchasing single family homes or massively buying up townhomes and condos.

7 days ago

Drag and drop would not work. Not an accurate survey. They are ruining the character of The Village with the developments. I prefer not even going there anymore. It is losing its charm!!!!!

7 days ago

Plenty of large properties to add granny flats to... also plenty of waster commercial properties could be used. Lets try and save the open spaces. Its expensive to live in Carlsbad.... I worked / saved my entire life to do so. No handouts... there are cheaper areas near us to live.... expensive beach towns are something that you have to work hard for.

7 days ago

let us vote on where

7 days ago

Build affordable housing in inland areas. Closer to beach is overcrowded already.

7 days ago

Cities that rely on high density housing, such as condominium and apartment projects without long term maintenance and upkeep requirements create a potential longer term problem of "slum" dwellings that can attract crime and lower property values of surrounding properties. Trying to cram buildings into accessibility to commuter denigrates existing neighborhoods and have limited value when there is a lack of infrastructure that allow for riders to take secondary public transit to workplace. Likewise, the idea of cramming dense housing along commuter rail stations, limits the likely use of transportation by the larger population of the community, which means that the use of commuter rail cannot serve as a vehicle to adequately reduce freeway and auto traffic. Likewise building specialized HOV lanes or "fee for service" lanes tend to further handicap lower income individual's ability and cost for transportation, reducing the likelihood of their use of mass transportation that lacks infrastructure. SANDAG's new plan is a disaster in that it ignores community-wide infrastructure. Cities, like Logan Utah, and others. that create free "bus" transportation throughout the city understand that creating cost effective transportation has a profound impact on a community's lower income population to live and work in a city.

7 days ago

Build more single story family homes with granny flats

7 days ago

Consider the class just above the affordable housing line, and fit in housing for us. We don't qualify for affordable housing because we make "too much", but we also can't afford to buy a home here. My family earns over $100,000 a year and can not afford to purchase a home in the city we love. We don't come from families with generations of savings or wealth to spread down to us so we save every penny, about $1,300 a month for a down payment. At this rate to get a down payment that will allow us to be approved for a home will take almost 6 years, even with a VA loan, assuming no emergencies between now and then. Carlsbad has outpriced our family even though we all work, are educated, and have been saving for years.

7 days ago

Solving this problem should be coordinated by the county with all towns within the county. It seems that there a hodgepodge approach to this problem.

7 days ago

I would like to see new 55+ developments for independent seniors, With rental units available and priced so that those of us on a fixed income can afford to live there. It would be nice to have amenities such as pool workout room etc.

7 days ago

We need to be smart about the motivation of people choosing to live in the "affordable housing" so that they don't turn into crime-ridden projects. The points about placing homeless people into permanent housing sounds great to the layperson, however, I work in another city that deals with this and there are many issues associated with homelessness than just the lack of a residence. These issues including drug use, mental illness, and health issues. We need to be able to provide assistance, but not to the detriment of children and families in the area.

7 days ago

Traffic is one of biggest concern. Traffic lights, streets, additional parking, increase public transport

7 days ago

Your plan of 2100 out of 3900 low,low income seems to great a percent Low Income. Keep the 2100 but raise normal income to total of 4900 houses. Surely Carlsbad can absorb another 1000 housing units (and more) by 2029.

7 days ago

Keeping the Village ambiance.

7 days ago

It takes too long for developments to come on line which means that the City itself should be financing housing rather than expecting others to advance it by proposals or as a requirement for approval. there are sites available for small scale development that should be sought out and acquired and zoned to meet some of the need more rapidly.

7 days ago

none

7 days ago

Brick and Mortar stores including malls and big box retailers are going out of business in the current economy. This is likely to accelerate. A new use for these locations will need to be determined otherwise they will turn into blight. These locations already have the infrastructure in place. These locations should strongly be considered for future housing. It would be a mistake to pave over existing open space or further increase density in existing neighborhoods when the land currently occupied by these big box retailers, malls, and other brick and mortar establishments are going to leave this space empty and susceptible to blight.

7 days ago

Enough with the density. It is destroying our community.

7 days ago

na

7 days ago

How about playgrounds instead of houses.

7 days ago

No multiple families in small dwellings

7 days ago

Must keep values high. Higher the home values = less crime

7 days ago

The paths to ownership for people in my situation are neither plentiful nor wide. It is incredibly discouraging to feel pushed out of every opportunity.

7 days ago

We've developed enough already. Preserve our remaining open space.

7 days ago

Single mothers and homeless

7 days ago

Making affordable housing accessible without stigma. Helping families of all kinds (including one income households) maintain a reasonable debt to income ratio with realistic proportions for housing costs.

7 days ago

Using the city owned land near the old mall where sears was located for a garden community of low cost rental homes. It is a transit center and close to stores and community services and schools.

7 days ago

Don’t lose our beautiful trails, parks, and open spaces.

7 days ago

not a fan of the city building more homes, the traffic is already bad enough

7 days ago

Lower rents

7 days ago

Safety and long term planning plus long term home values of where you are pal. Omg in building

7 days ago

One of the reasons my family has stayed in Carlsbad is because the city is well planned and has a "spacious" feeling. I trust the city to continue with its vision of Carlsbad's development. That being said, I think there is plenty of room for affordable housing, especially near I-5 where there are commercial zones nearby. This would make commuting to work less painful and make use of the (presumably) lower value land.

7 days ago

Housing should be built with the least amount of notice by the community. Meaning new housing units blend in without a second thought. Please do not build over more natural land and turn Carlsbad into an overly developed, densely populated city such as those found all over downtown San Diego and Los Angeles. It is preferred to update the housing developments in areas already sanctioned for that.

7 days ago

Avoid high density projects. The city heighborhoods should be evenly distributed

7 days ago

Why are we doing this?

7 days ago

Please reconsider allowing developers to buy up all the quaint and lovely single family homes (and lots) outside the Village (Garfield St, the Barrio, etc.), destroy them, and build hideously dense condos that force out blue collar and working class neighbors. Carlsbad is becoming Orange County, and while I am moving out of the area later this year (in part because of the disgusting lack of regulations around these condos seemingly tailored only to the rich and nonstop construction of hotels), I hope that some of the character that I used to love about Carlsbad can be preserved for my non-millionaire neighbors that I will leave behind.

7 days ago

Current “affordable housing” is often a new townhome complex where units sell for $500k. I don’t consider that affordable housing. People of low income should be able to have access to permanent affordable housing. Either through rent control, or support to buy a residence and have a mortgage that is realistic for a single parent working full time at minimum wage.

7 days ago

affordability, access

7 days ago

Help for first time homeowners is critical. My husband and I make $150.000 a year and are having difficulty finding a home we can afford and we are afraid if we wait too long we will be priced out of the rental market.

7 days ago

Carlsbad needs more SINGLE STORY homes!!!!!!!!

7 days ago

Access to transportation links, and basic services should factor heavily in where new housing units are located. Units need to also be equipped to reduce carbon emissions by new residents and be certified “green” to create new oxygen producing opportunities ie parks, green belts, etc.

7 days ago

Please leave the Hedionda agua lagoon alone. Thank you.

7 days ago

overcrowded schools

7 days ago

Handouts are not the solution to homelesssness. Social programs that lead individuals to becoming productive, law abiding and tax paying members of the community are appropriate. We're seeing what weak politicians around California and other areas of the country are allowing to occur that ultimately destroy the community.

7 days ago

Please stop ruining the beautiful character of Carlsbad and the Village vibe by building high rise apartment buildings that crowd out the reason Carlsbad residents love our city!

7 days ago

Low income housing should be discouraged or at least be limited, as it will drive the overall our neighborhood real estate prices down. Most homes in northern San Diego are expensive by nature and according to market demands/availability and most homeowners already are burdened with heavy mortgages. Their homes are their biggest asset. Honestly if you cannot afford to live in San Diego, then subsidized housing is not the solution to the problem.

7 days ago

While "granny flats" seem to be in vogue for addressing cities' housing problems, they are poor substitutes for more traditional housing units. Access is more difficult, they tend not to be as well-thought-out or -designed, the density is minimal, and they provide no additional opportunity for home ownership.

7 days ago

New Upscale Single level homes for 0ver 60 With amenities. Around 2200 square feet. Price $900,000 to 1,300,000

7 days ago

Ways to allow for tiny home communities to exist in the Carlsbad. A slightly different model than mobile home parks and not as restrictive as subdivisions.

7 days ago

No more housing

7 days ago

I would like to see low income housing NOT be dense. I don’t like to see housing built over businesses. That is not the culture of Carlsbad. Crowded living situations will make the area feel like downtown LA or San Diego, and it makes me sad to think of our City becoming like that.

7 days ago

Don't destroy the charm of the village and keep open land. Please please please don't keep overdeveloping!!

7 days ago

Traffic

7 days ago

Continue minimum height ; restrict the number of new hotels

7 days ago

Keep the charm of Carlsbad first and foremost. This is a great community and I wouldn't want that to change with large apartment buildings etc.

7 days ago

Do not build everywhere, leave some nature, greenery, and parks. We do not want to look at a sea of homes and traffic.

7 days ago

I have looked at your content about ADU and find that the sq. footage offered is too small for comfort, that should be increased, also you should make it easier to know what areas of the city have housing where and ADU can be permitted. There is too much cross referencing and I just run out of steam before I can get to answers.

7 days ago

Please consider the mental health of families when building by placing adequate green space between housing and busy roads and providing breathing room/green space among the housing units.

7 days ago

1) Height restrictions on commercial and residential construction to maintain quality of life for existing residents, to keep the small village atmosphere. 2) Parking in the village and surrounding neighborhood area need to be addressed as spaces are already limited. 3) NO granny flats permitted in single dwelling lots/neighborhoods where additional parking and noise would be an issue. Leave it for multi family zoning as it is intended.

7 days ago

Keep the village and barrio protected from BIG developers. Keep Olde Carlsbad's character

7 days ago

Do what's best for Carlsbad even if their is political pushback

7 days ago

no building over 2 stories

7 days ago

diversity in both the architecture and the people of new builds

7 days ago

Our elementary schools are overpopulated, adding almost 4000 new homes with half being low income means we need new/expanded schools. Crowding more kids into existing school won't work. For example the new homes off of Poinsettia, where are all those kids going to school?

7 days ago

Multiple choice questions are not as clear as discussions with existing community members. Perhaps Zoom meetings to encourage real-time feedback would be effective.

7 days ago

Keeping a small town attitude even while growing. Not stretching up to three stories in Village area.

7 days ago

More affordable housing for locals who grew up there.

7 days ago

Splitting lots that have 15000+ buildable square feet but don't meet the 80' frontage requirement. I own one property with 20000+ sq ft flat but only 78' frontage and another with 30000+ Sq ft on 60' frontage. Can't build additional units on either

7 days ago

Tell the State where to go. Carlsbad doesn't need 50+% of new housing to be lower income housing.

7 days ago

Renovate areas that are older or no longer being used before building in new areas

7 days ago

Any new housing plans need to include new elementary schools and middle schools since most are already over capacity.

7 days ago

Stop development in the Village.

7 days ago

We are interested in eliminating set back requirements and permit for granny flats. That would make making a granny flat attainable and allow us to contribute to the housing need.

7 days ago

Stop housing expansion And allowing more homes built. It's crowded enough as it is

7 days ago

Right now there are two income married couples who Could buy a home but are unable to because of the high down payments required . There are people with good incomes who can't even afford rent because the required first and last and deposit is too high . You have uber wealthy people from out of country and state continually driving up the price on housing here . They outbid someone who might be able to buy at the list or a little above the home pricing . Then those out of country or out of state buyer Turn the property into A Air band b .it's happening too often here in Carlsbad and other seaside cities . Get rid of prop 13 Or disallow someone with multiple properties to be eligible for Prop 13 and disallow prop 13 for businesses .

7 days ago

Not overbuilding condos and motels that are starting to block out the sun. also creating traffic problems.

7 days ago

Affordable housing, Public transportation, pedestrian only downtown areas, live-work-park/beach close

7 days ago

limit house units and have rent control

7 days ago

There is vacant land that should be used, and underutilized commercial or industrial land. We do NOT need more density in existing areas. Keep Carlsbad a desirable place to live!

7 days ago

Keep open space - this is the charm and beauty of Carlsbad. Limit height of buildings to what exists today, especially in the Village areas. Also institute an exterior design plan that creates a cohesive look to buildings and less mish mosh. This would apply to commercial or multi unit buildings - think how good Santa Barbara looks - come up with a unique plan for Carlsbad.

7 days ago

We have so much beautiful open space in Carlsbad. Development has been slowly encroaching on that. We need to try to preserve as much as we can or it will be lost forever.

7 days ago

Why can't housing be near the industrial parks and improve bus stops to make them more attractive for public use. Also dedicated bike alleys to promote cycling.

7 days ago

I'd prefer you consider how this will impact the amount of traffic and cars in carlsbad. Many neighborhoods already have too much car congestion.

7 days ago

Use empty retail and commercial space
Eg Shoppes of Carlsbad for low income housing - could be turned into live/play/shop.

Also before permitting more commercial and retail space, existing vacant buildings should be filled - would help preserve green spaces

7 days ago

Not every area needs an abundance of subsidized housing. Areas that are underdeveloped, cities that are underdeveloped can add as part of new master planned communities at a lesser impact to the community.

7 days ago

Maintain Carlsbad's unique character.

7 days ago

do not overbuild

7 days ago

Less auto-centric policies like two car garages, over parked commercial buildings in town that don't encourage walking. More need for traffic calming and helping get people out of cars in Carlsbad. The pandemic has shown that walking, biking and alternate modes of travel are healthier and free up more land for housing. Encourage mixed use housing growth in areas near the shopping mall, grocery store centric shopping center parking lots. The rise of VRBO's and Airbnb needs to be tightly managed to make sure that the new housing stock isn't turned into short term "pricey" rentals. Built near transit, bike lanes and near underutilized commercial.

7 days ago

More housing production will solve the cost disparity. Over the last 30 years building activity has slowed while the region (especially Carlsbad) has continued to create jobs. Housing is where jobs go to sleep at night.

7 days ago

We would recommend keeping Carlsbad mainly single family homes.

7 days ago

Develop a southwestern Carlsbad park in the Ponto area.

7 days ago

Don’t destroy open fields of Carlsbad. Keep open land preserved.

7 days ago

Rent a mobile home in an inexpensive area. Sorry, but don’t live in Carlsbad.

7 days ago

Follow “solutions for change” housing plan. Only provide housing to folks that are clean and sober and programs that helps them rehabilitate their lives to ensure they can successfully transition to owning a house and keep it

7 days ago

Traffic

7 days ago

Impact on schools and traffic.

7 days ago

Don’t do it.

7 days ago

Deed restricted "affordable housing" (publicly subsidized) is expensive to build. You need to give the market rate builders incentives to make it worthwhile to provide this type of housing. Currently the City's mandatory build add 18% to the cost of a new home. The current City program forces new buyers and renters to subsidize their low income neighbors. This isn't fair. Any subsidy should be paid by all Carlsbad residents and not new buyers & renters.

7 days ago

No slums. Gear low income housing for seniors and starter homes for young families.

7 days ago

It’s very expensive to live here.

7 days ago

Don't put criminals or drug offenders abusers near neighborhoods or schools!

7 days ago

I have grown up in San Diego but I am currently being pushed out due to incredibly high cost of living. I am hoping to be able to utilize this program to keep my family in San Diego close to my family.

7 days ago

According to my communication with Carlsbad police, existing low income housing is where most of their calls/issues arise. Therefore location and size of developments are important . . . more smaller ones, than less larger ones . . . higher visibility areas as opposed to quiet existing areas. . . how about putting new development in path of ingress/egress of police department? haha!

7 days ago

Affordable units in Carlsbad Village. We've lived here for 4+ years, and can't afford to buy on a middle class salary. Everything is >$500k, which makes purchasing out of my reach as an educator who makes ~$80k. That is a decent salary which affords me a comfortable life, but purchasing seems like an impossibility for me and my young family.

7 days ago

Keep open areas (parks). More parking for access to beaches lagoons and rivers.

7 days ago

I would like to see more assistance for first time home buyers.

7 days ago

When building affordable housing particularly apartments and the like, DO NOT build large complexes in one area. Build smaller groups of multifamily buildings spread out. This is requested because large groupings have other challenges for the future which would reduce property values, negatively affect our environment, for increased crime, spread of disease considerations and overall look and ambiance of our city.

7 days ago

Carlsbad is a beautiful city located in an area that is world-class. We need to ensure we keep that level of beauty while thoughtfully incorporating some lower income dwelling units. When you decide to live in an area, you study its surroundings along with the individual residence, therefore, the surrounding area continues to be of high importance. Any attempt to lower that in a distasteful or forced manner would significantly reduce the incredible job the city planners have historically accomplished. Please continue to keep an eye on the beauty of Carlsbad -- thank you.

7 days ago

Keeping traffic down should be an extremely important priority as there are already heavy traffic areas.

7 days ago

Open space and parks alongside housing

7 days ago

Fix the horrible traffic FLOW and CONTOL on Palomar and EL Camino

7 days ago

Don't rezone open spaces for developers.

7 days ago

No need to develop affordable units for people with very low to moderate incomes. Prices should be market based. very low to moderate incomes people should live far inland. By providing affordable units for people with very low to moderate incomes, you are encouraging people to be lazy and not work hard at all.

7 days ago

W new construction, include solar, chargers, and other energy saving options.

7 days ago

Access for senior citizens

7 days ago

Housing for the middle market!!! Incentives for developers to build housing costing below 450,000

7 days ago

Dont compromise the industrial areas by converting industrial lots to residential use -

7 days ago

It's more practical for the users to create low income housing near goods, services, transportation. This may be that the housing is not evenly spread across the city but if people can Conveniently get to work there is more likelihood that they will be able to get out of homelessness.

7 days ago

Let housing market and demand determine home building not California's socialist politicians, including their locally elected minions. Keep the homeless off of our streets and enforce our laws!

7 days ago

Make it possible for people that have been long term residents able to financially buy a home and stay in Carlsbad. The only opportunity currently is to move east, i.e. Vista, San Marcos, etc.

7 days ago

finish sidewalks and bike paths thru-out Carlsbad

7 days ago

Consider including public areas such as parks or trails were people can get out and exercise. Parking, not just on the street. Consider strain on existing traffic flow and patterns, maybe improve that ahead of time.

7 days ago

affordable housing should not be located near beach area- should be more inland, east of El Camino Real.

7 days ago

More opportunities for low income families to BUY. The program you have now is insane and impossible for normal low income families with no help to come up with 60,000+ as a down payment ontop of HOA fees that are over $350. It's ridiculous

7 days ago

Smart growth and mixing commercial zoning into residential

7 days ago

Priority to current residents and those who work in Carlsbad or next to Carlsbad.

7 days ago

Make it accessible to long time residents so they don't have to move away.

7 days ago

Emphasize that the housing plan is important for current and future generations. Our children want to live here too and they should be able to afford some form of housing in Carlsbad. Too much of the existing inventory is single family - a very expensive option.

7 days ago

Some vacant infill sites should be considered for some additional density. It can be done in a way that provides new housing units, increases affordability, be compatible with surrounding neighborhoods, and reduce the overall environmental impacts. City should adopt new zoning code and development code safeguards to reduce and limit the NIMBY-ism. The "resistance at all costs" NIBMY-ism only make housing more unaffordable and unnecessarily waste City resources mediating the situation. Less wasted City resources could result in lower fees, which would make housing more affordable.

7 days ago

we have enough houses given the traffic and overcrowding anex southern O'side and put them there

7 days ago

Offering home ownership to lower income families.

7 days ago

Transportation infrastructure planning and execution! It is vital.

7 days ago

Cutting Traffic through the village
Making the housing you approve blend
In the village. The current approvals have
Not made the village look like a village.

7 days ago

I have grown up in Carlsbad, work in the school district, and my children attend the district. More than anything I want a community that protects the environment, provides outdoor space for my children and families to enjoy nature, and encourage community. We love walking through the trees in Hosp Grove, and would be so broken hearted to see it torn down or developed. It's my fear that the area will be developed since it is close to the freeway. We love the lagoons and have utilized the walking trails around the lagoon since COVID. I feel more communities are going to want more trails and open spaces to prevent congregating in dense areas like downtown Carlsbad, the beach, etc.

7 days ago

NOT adding more housing.

7 days ago

Listen to the residents not developers

7 days ago

The questions above are difficult to prioritize because they impact each other. The best solution is probably a blend of priorities. For example, I am not interested in a granny flat because I live in a community with small lots and limited parking. But I could see how granny flats would be a great addition in other communities.

7 days ago

I don’t oppose granny flats but I do oppose inserting low income housing into higher income communities.

7 days ago

Please limit new building. Don't turn ua into a border-to border development and traffic like Encinitas. We're already known for a traffic jam on I-5, La Costa Ave to 78....AND potential widening of I-5 pls do NOT destroy Holiday Park. It's used and loved by many citizens, particularly the Barrio

7 days ago

Also I would imagine this plan is continuing but zoning areas like outer parking lot for shoppes of Carlsbad and retail that is not productive enough (adjacent Marshall’s strip center) and turning into condos would be great areas to increase density and not change the charm of the neighborhoods. I would imagine there are many pockets like this throughout the city.

7 days ago

Large percentage of total building space allocated to public use space and extra car (non garaged) parking spaces not just on street.
First floor building set back. No more building right up to sidewalk right of way. Public space between building and sidewalk to prevent high density area becoming nothing more than a narrow side walk directly next to huge wall of several stories.

7 days ago

My parents live in Carlsbad which is why I moved here with my family, and I have friends who have done the same. They are now trying to downsize but do not want to live in a residential community after everything with COVID. We are actively looking to buy a house with a granny flat or large house where they can live with us when the time comes.

7 days ago

Please think about the environment that is most important!

7 days ago

Think above the environment and the planet. There needs to be room for nature and wild life. Please help the homeless and low income families! Especially in a time of need right now. Most people in their twenty's can't afford to move out in Carlsbad there needs to be more options!

7 days ago

Traffic flow

7 days ago

Plan for parking. Condo and apartment complexes are constantly shorting parking needs, pushing cars into streets and local businesses. Flexibility to come home is underappreciated

7 days ago

there's alot of people who need affordable housing not everyone has money and we need to keep in mind that we be helping local businesses and bring the community together.

7 days ago

TrFfic and environmental impact

7 days ago

Start and finish Robertson Ranch retail

7 days ago

Protection of Olde Carlsbad. It makes sense and is ok to add multi unit housing to vacant lots or tear downs downtown but protecting the character so we do not turn into an eye sore like La Jolla would be of huge importance. Also, recognition that olde Carlsbad does not have the advantage of parks like south Carlsbad does so looking at areas like (vacant land adjacent to Hosp Grove) and turning it into a park for zoning purposes will even out quality of life. A bench or trail is not equal to Olympic swimming pools, soccer fields etc.

7 days ago

I am an architect in North County and I believe the City ought to reach out to the American Institute of Architects, if they haven't already, to get our input on how the City should develop. The capital developers bring is necessary, but they can't help but be influenced by the "bottom line" and that puts too much pressure on City staff for making decisions. Architects are trained, experienced, unbiased, and creative within this realm and our insight really ought to be tapped in to.

7 days ago

Keep the green open spaces just that-- green and open! Nobody wants to become the bay area with wall to wall concrete & asphalt!

7 days ago

There is a development being built in the Barrio near Jefferson Elementary. From my understanding, it is for mentally-ill veterans. I am all for affordable housing for at-risk groups but this does not seem smart, safe or well thought out. I hope that this project is rethought or at the least, new projects are started with more thought in mind.

7 days ago

I am totally against affordable housing concepts. For many years I had to commute to work in areas I wanted to live in but couldn't afford. Plus, when we went to buy our first family home, I was shocked to find out I couldn't afford to buy the house I grew up in, even though it was just a moderately priced tract home. I didn't expect people living in those areas to pay for me to live there. I took on the responsibility MYSELF to work harder and get better educated, better skilled, in order to make myself more valuable to an employer. It wasn't easy. There is no reason people can't do the same today.

7 days ago

Cluster housing/ essential shopping to minimize traffic and driving needs

7 days ago

Flex public transit on weekends, too, not just on weekdays; this would make it easier to get to scheduled public transit, which is 1.5 miles away.

7 days ago

Dont do it. We do not need any more traffic, people, etc.

7 days ago

Do we have enough utilities to expand housing?

7 days ago

I absolutely do not agree with adding 2,100 low income affordable housing units. I plan to get involved in fighting this and will do everything possible to prevent this from happening. This is the next step in more people leaving Carlsbad and the State of CA. Keep ruining your tax base and you are going to turn into another liberal left wing city.

7 days ago

That builder stop building 5 bedroom houses & build 3 bedroom ranch style homes that is more affordable instead of California's outrageous housing costs for medium income families as well as lower income families... housing costs are out of control!

7 days ago

Affordable housing for young people just starting out in workplace. Affordable rents for them

7 days ago

More options similar to earlier years with helping low income purchase housing. Tired of developers choosing apartments vs low income purchase options.

7 days ago

N/A

7 days ago

No more 3 to 6 story " ugly monsters" like the ones recently taking over downtown and the barrio!!!

7 days ago

I do not think additional housing is necessary. Increasing housing density decreases from the value of Carlsbad. Our beautiful location and suburban culture helps make the city unique and offering more housing would negatively impact our culture. Additionally, homelessness cannot be solved by simply constructing new homes; because many homeless men and women struggle with mental illness, the best way to help them would be through offering more accessible wellness services.

7 days ago

Please do not convert more single home properties which are close to the beach into condos, townhouses, etc. The little old single houses keep the area charming.

7 days ago

Affordable housing. Smaller single family houses to make single family more affordable.

7 days ago

N/A

7 days ago

Currentlivability

7 days ago

There appears to be a major gap in the type of housing available. It is hard to find single family homes under 2,000 square feet. Most of the newer homes are over 2,500 square feet and those homes are too big and expensive for couples with no or one child. Smaller homes are either condo/townhomes, apartments, or are older beach homes that are close to $1 million.

7 days ago

STOP! Please don't build anymore houses. Seriously, what is wrong with our city council and Mayor! You all should be ashamed. Worst run city in North County. Stop trying to fill your own agendas and pockets and leave Carlsbad small and charming. You have already wiped away the identity of Carlsbad. What a shame. This is very depressing to hear as a life long Carlsbad resident. This survey asks all the wrong questions. How about are you for or against more housing. Let the residents vote. It is very disheartening there is no regard to the residents who live here.

7 days ago

There are numerous industrial and commercial business parks that appear to be under utilized or empty. It would be more benefitable for Carlsbad to give initiatives for repurpose to these buildings. Carlsbad train station needs parking garage.

7 days ago

Ease restrictions on ADU's such Lot coverage, and setbacks, Allow for alternative solutions that make it easier for ADUs to be built such as retaining walls, fencing and reduced separation distances. Recommend to take a case by case analyses approach to help home owners "make it work" for all. The city should not "just follow" the guidelines which may result in less ADU opportunities.

7 days ago

Please spend more time fighting against the state of CA ridiculous requirement of affordable housing. We should be suing the state and standing up for ourselves like Huntington Beach. Not everyone has the right to live at the beach. Most people I know in low income housing do not work in the city (if at all). It increases problems with public safety, schooling, increased sex offenders in our community.

7 days ago

Balance new growth needs while maintaining or improving the existing quality of life and community appeal.

7 days ago

consider the needs of different segments of the population: not everyone needs a McMansion. Some people would be perfectly happy to live in a townhome or a condo, especially if there is a park nearby that they can use....

7 days ago

plan low water consumption, solar panel, etc to make sure sustainable

7 days ago

traffic - traffic - traffic
development of better access to public transportation

7 days ago

None

7 days ago

Stop the growth. Have the growth as slow as possible. You will lose the charm of this City if you keep building.

7 days ago

Please keep Olde Carlsbad low density. There is plenty of land in La Costa and areas East of El Camino to build on. We DO NOT want to become one of the LA coastal towns like Santa Monica or Manhattan beach!

7 days ago

Height restrictions on high density plans; poor ingress/egress plans such as in high density Bressi Ranch; height restrictions on coastal sites

7 days ago

Building for families with children and active seniors.

7 days ago

Make affordable housing a priority

7 days ago

7 days ago

Avoid building Toll Brothers homes and housing that all look alike. Challenge architects developers, and builders to innovate with more creative solutions, as that's what will attract buyers to Carlsbad.

7 days ago

I'm not sure why we need so much affordable housing in Carlsbad? Living by the coast has never been considered low cost so why are over 50% of the future development planned to be low cost?

7 days ago

Environment friendly, affordable

7 days ago

don't live here if you cant afford. go to school and acquire skills that allow you to increase your income earning potential. until then, live where you can afford. living near the beach is expensive, if you can't afford it, move where you can afford.

7 days ago

Locate housing near public transportation if lower income. Actually review the processes for 'lower income' and ensure that people are adhering to fair practices, especially in the case of older people.

7 days ago

All neighborhoods should have mixed income housing.

7 days ago

Please preserve Carlsbad's open spaces, nature, and beaches. Those are our city's biggest resource and need to be protected.

7 days ago

As new units are built in Carlsbad, please look at ways to lessen the traffic issues. NOTE: This does not mean new roads have to be built. It is time to look into what it would take to synch our traffic lights throughout Carlsbad. The number of times I am driving down palomar airport road in a group of about 40 cars, where we get stopped at light after light, so that one or two cars can pull out is insane. It is horrible for businesses as people avoid driving, it is stressful for drivers and it is horrible for the environment. Even if we used the technology that my hometown used on the main strip back in the 80's it would be a grand improvement. In that case the lights were simply synched up (not any new smart technology, but basic timers.) So if we followed the speed limit properly, you could go the whole 25 traffic lights, without having to stop once. Even if you didn't time it perfectly, you would never hit more than one light in a row. It is insane with the technology today and the impact of traffic, that we aren't using 50 year old tech to make things better for the commuter and the environment. How much less pollution would I be putting out, if me and the 40 other cars I'm driving with, only had to stop and start once on Palomar Airport Road, rather than accelerating and braking 20+ times. I know that a simple solution to traffic and climate issues is anathema to public officials. I'm well aware that you all have grand daydreams about standing around in a brand-new, ridiculous looking hard-hat and one of those goofy shiny shovels, breaking ground on a road or transit system. But this is an easy relatively cheap way to make a huge improvement. Everyone I know complains about how hard it is to get around north county coastal areas now. Until Carlsbad's leadership finds a way to help with the current traffic situation, I will oppose all new development, to the best of my ability. I support lower income housing in our city and fully support efforts to increase our diversity (both racially and economically.) That being said the leadership has to do something to help out the current residents or all you are going to do is create animosity.

7 days ago

The effect on traffic

7 days ago

Improving transit to be more convenient for all of Carlsbad so you can live anywhere and work anywhere without driving.

7 days ago

Please stop (or at least reduce) the deluge of tearing down quaint cottages and replacing them with mondo multi-home units. By turning Carlsbad into an AirBnB haven, residents are suffering in many ways. Also, please think about sufficient parking when considering any developments. We have lived in Carlsbad for 25 years and we are disgusted by all the "improvements," especially downtown. Every time I see another yellow sign in front of an old home, I know another piece of Carlsbad's history is being thrown in the dumpster.

7 days ago

Not putting homeless housing by schools and parks where families have young children and are easily accessible to Family neighborhoods.

7 days ago

Preservation of open land and restricting development at ocean's edge. Increased access to open land, beach, and lagoons for recreation, especially with respect to auto ingress from I-5, parking, and public transportation.

7 days ago

We do not need low income housing in Carlsbad.

7 days ago

stop it

7 days ago

none

7 days ago

Please focus on development where existing commercial access is nearby. Avoid at all costs developing in currently open space and any area that will have increased traffic impact. I am all for afforable housing, but these should be priamrily multi-dwelling units near shopping and transit areas

7 days ago

What i was referring to i think is Oceanside and i haven't seen it since they started selling them. I would be interested if older couples purchased any and how has been the turn over . Mobil homes, modular are better than those but not low income any more. My address above was space 11 but it would not correct

7 days ago

Too crowded. Leave open spaces alone.

7 days ago

N/A

7 days ago

We need more affordable housing rental and purchase as well as down payment assistance that is attainable. I’ve personally tried and it is almost as though they don’t want the units to sell.

7 days ago

I moved here from New York City. The high-density housing there was awful, and it's not very COVID-19 friendly. I think we can do better than that. If you're going to build more apartments and condos, please make them livable. That means staggering windows so they're not looking directly inside a neighbor's home (a view of something relaxing - the ocean, a hill, a tree-lined street, etc.), designing master bedrooms for two adults to live in (walk-in closets, two sinks), putting washer/dryer sets and dishwashers inside the units (or at least the hook-ups), installing proper insulation and dual-pane windows to block out noise, and making sure the units are big enough to have both living space and storage, including a garage. Three-story townhomes are not accessible for the elderly or disabled - we need some places that are level to the ground. Also, no railroad-style homes -- you can't fit furniture inside them, and there's no privacy for roommates or kids. Granny flats are fine, but you have to imagine that people's grannies will want room for visitors and all the amenities of a normal home. Please make some plans with two and three bedrooms and reasonably sized kitchens. The ones I've seen so far are too small for even one person to live in full-time. Poor and middle-income people are not animals to be kept in depressing cages. My husband and I live in Carlsbad Village year-round. I work from my home office as a freelance editor; my husband is the executive managing editor of a publishing company. Now that his office is closed, he's working at the dining room table, and his colleagues see the messiest parts of my apartment on his Zoom calls every day. We need more space, but we can't afford it in Carlsbad Village or any other part of Carlsbad, even with our income. We'd like to stay here. We like walking to our local shops and restaurants and the beach, and so do our neighbors. It feels like most of the million-dollar homes around us are vacation rentals and other income properties that sit empty for most of the year. I'm not sure who will qualify for low-income housing, but it doesn't take much to feel poor in this economy. The homeless people will be at the beach no matter what - they might as well have a safe place to sleep. I'm thinking you're going to have a much nicer community to live in when the costs come down. Thanks for doing this.

7 days ago

Hate this!!!

7 days ago

I am a realtor for 25 years, living and working in Carlsbad. At least 50% or more of the single family dwellings have CCRs that restrict ADUs but the homes have a large enough lot size (7500 sq ft lots at least) and there is room for an ADU. The city would have to envoke its ability to supersede the CCR restrictions and allow the home owners to help meet the current needs of affordable housing, where those needs were not pressing needs when the CCRs where established 20-30 years ago. In addition, if the city incentivized the home owners with a $25,000 Incentive or drop any permit fees, the local home owners across the city would provide a 25-1 dwelling per subsidy ratio, as compared to the current subsidies. Perhaps there could be a new restriction for no more than 20% of a given CCR neighborhood to have an ADU, so those neighborhoods don’t be Le too dense.

7 days ago

Affordable homes. Homes with yard space and also not so close to the neighbor.

7 days ago

Please consider how housing can be made affordable for middle income families. For example, if there are incentives for developers, is there a way to guarantee that some of portion of the homes built are offered at a price point affordable to middle income families? I am also in favor of programs that support low-income and homeless families, but families like mine that don't qualify for low-income programs, can't afford million dollar houses, and don't want to live in an apartment are getting squeezed out, and often need to leave the area to find something affordable. As a professional in my 40's who has worked in education for nearly 20 years it seems my family should be able to purchase a home here, but it's really not achievable. We're currently getting pushed out of the duplex we've rented for about 8 years (at a rate that's under market value), as it just sold. I don't know that we will even find a rental that allows us to stay in the area and keep our kids in the schools they've been attending.

7 days ago

I'm very disappointed to learn that so many more homes will be coming to Carlsabd. I don't want an abundance of low income homes and people in a city that we pay top dollar to live in. If this goes through and there are 2100 more income restrictive homes, then I will be moving out of Carlsbad. I'm sure I won't be the only one. This will make this beautiful city go downhill very quickly.

7 days ago

Developers need to be far more concerned with how homes are located on the sites - paying attention to solar heat gain from the south and west, paying attention to prevailing winds and to views.
Planting materials used should be drought tolerant and when possible native.

7 days ago

1. We have a growing need for senior housing at or below 30% of the median income. Many seniors have lived in Carlsbad long term and are now on a fixed income of social security around $1000/month. Many are at risk of homelessness that have never been in this situation before. The number of people reaching retirement age is growing as the "baby boomer" generation ages. ADU options have been accessed in some situations and are very nice accommodations. They do have some drawbacks in access to grocery stores and other community engagement when the seniors are not able to drive.
2. I placed housing incentives for developers and subsidies for rent above housing programs as all of our current affordable housing is full and many have years long wait lists. I fully support programs for people experiencing homelessness and believe they will be so much more successful with a greater inventory of affordable housing or an increased ability to pay rent.

7 days ago

great job on the video explaining the need for more housing. The are many California beach towns that have been able to preserve their village and still provide housing. Carlsbad Village is on its way there. I believe more housing will provide the city with the funding to clean up the village and to solve the homeless situation.

7 days ago

Stop building

7 days ago

No more new building (houses or hotels) near the beaches - already too crowded, especially with tourists in the summer.

7 days ago

Infrastructure needs to keep up with the increased housing. Traffic has become a nightmare in Carlsbad. It seems that in the past growth didn't take into consideration the additional traffic and if it did then the models used need updating. I've lived here for over 30 years and I've seen a significant increase in traffic to the point it is virtually impossible to drive anywhere in Carlsbad. Also additional Police, Fire, schools etc..

7 days ago

Access to open areas

7 days ago

Having College go all the way through to El Camino to divide up excessive traffic now a problem in that area.

7 days ago

Add more Equestrian areas

7 days ago

keep the character of the Village, suppirt growth and sustainment of small businesses

7 days ago

The requirement to build low income housing is Marxist BULLSHIT! No benefit to working people and families, we never qualify for or benefit from affordable housing. Low income housing brings in undesirable people and destroys decent neighborhoods. Nobody wants recovering drug addicts and sex offenders living in their neighborhoods either. Homelessness is not the issue, drug addiction is. Until the problem is correctly recognized, there will be no solution to homelessness.

7 days ago

Offer preapproved resources of contractors to build adu units

7 days ago

Keep low income housing out of Carlsbad. This will decrease property values and increase crime.

7 days ago

SMart growth to help all residents to enjoy Carlsbad. Ability to build granny flats at a tax advantage would increase density smartly

7 days ago

Make it easer and faster for housing to be approved. Time equals money. The city has a terrible reputation for the difficulty it is to get through the process of obtaining a permit.

7 days ago

Preserve areas for community parks and recreation

7 days ago

The Village seems dense enough to me. Not sure leveling old homes or offices and building multiplexes is the answer. We can only handle so many of the developments like the one at Grand and Harding.

7 days ago

In an age of Covid-19 higher density living (near transit centers) seems imprudent. This will not be the last pandemic.

7 days ago

HOA fees and services

7 days ago

Add an electronic application process instead of the old fashioned way.

7 days ago

Affordable housing IS NOT THE SOLUTION since it's subsidized by the tax payers! We need to make HOUSING MORE AFFORDABLE. The poor already have safety nets through entitlements. Middle-class working citizens need more access to housing. THE ONLY WAY TO DO THAT IS INCREASE THE SUPPLY (simple economics). Get rid of the government red tap and dismantle CEQA! Both increase development costs which makes housing more expensive!!!

7 days ago

Quality of life and property value for current residents. It is not my responsibility nor the City's responsibility to create affordable housing. You can't buy a Porsche and for the price of a Kia.

7 days ago

It is a privilege to live in Carlsbad but not a right. The city needs to be very careful about the mix of affordable units with the going rate. Sometimes the market just needs to lead the process. The city now more than ever needs the funds generated by by property taxes.

7 days ago

Slow down!

7 days ago

Carlsbad is close to built out. The survey is based on the false choice that we need affordable housing in Carlsbad. Our population density is already too high! If anything new development should require larger lots and increased open space.

7 days ago

I feel its going to have a negative impact on Carlsbad all around. Putting up thousands of affordable living homes will effect the overall charm of Carlsbad and effect our property values. Traffic is already a big problem. Adding over 3000 residents will have a great negative effect.
Where would this be located?

7 days ago

Your “affordable housing” programs are not affordable at all! For qualifying family of 3 to buy a townhouse for 300k we need to have 100k in cash for down payment! Plus mortgage can’t exceed 35% of monthly income. It is a joke and a fraud allowing only kids of rich parents to get house even cheaper! Well done!!

7 days ago

I am extremely concerned about preserving open space.

7 days ago

Timing traffic lights to relieve congestion! Protect open space.

7 days ago

not lowering the value of housing.
Making carlsbad safe!!!

7 days ago

Preapprovwd granny flat plans from Cory of Carlsbad

7 days ago

N/a

7 days ago

That instead of these huge homes maybe try building smaller homes but we are overcrowded now.

7 days ago

You need to adjust parking restrictions at the north end of state st. This is no residential and the restrictions for 3 hr parking have severely impacted residents. This is no longer a commercial area. You need to adjust parking as new residential neighborhoods are added/updated.

7 days ago

Definitely building near commercial and retail areas so that people can walk to work. Work with developers to provide affordable housing programs and with the State to make the qualification less stringent. Also with banks to create loans that work with the affordable housing guidelines.

7 days ago

Preserve land and natural habitats in Carlsbad

7 days ago

Na

7 days ago

I would like the city to strongly consider reducing parking requirements in existing built areas and new construction permitting. A ton of valuable space in the village is just parking lots, they are ugly and increase the walking distance between destinations.
I would also like the city to consider the feasibility of allowing commercial building owners to convert their unleased buildings to temporary / improvised housing for the homeless. I don't know exactly how that would work, but it is disheartening to have hundreds of people sleeping rough in the bushes of Carlsbad while empty buildings sit vacant.

7 days ago

I do not support permanent establishment of homeless spaces in industrial areas or parking lots as neighboring cities have done. This encourages permanent relocation of homeless to the city and the demand on city services. I do agree with the smart creation of affordable housing and programs that support homeless finding jobs and housing options.

7 days ago

No comment.

7 days ago

Parking / schools / parks / Grocery shopping

7 days ago

Concentration of wealth creates entitlement the same way concentration of poor creates anger. Try to mix the economic classes the same way we mix religion and pigment.

7 days ago

When considering low income homes consider the people who have spent their life saving their money to live in a nice community of Carlsbad to not have low income homes near them consider the low income homes out further out from the beach not in already beautifully developed areas

7 days ago

If i purchased a nice property in carlsbad i would not want high density or granny flat to come in. Parking is already a problem and i would move to your area for the amenities you already offer. You are a small community and upscale nice neighborhood but i can't afford the rents of the newer high density, not so nice places like the ones off the 78 near Walmart and Koles. No parking not practical as far as living space and cupboards. Looks nice but couldnt have family and friends visit.. streets narror. Unable to have a family in them. Where would bikes, wadding pool, toys go. What about my animals. Where to walk them. Dont remember if they had side walks but no open space. Felt like a huge apartment house on one to two levels. Might as well have been built eight stories up and had more space and parking on the outside. Greenery and storage for daily living. Trees that in 40 years will not have roots cracking the sewer and water lines.

7 days ago

Carlsbad is getting to crowded
Put in long ditch tracking

7 days ago

Go slow and allow current neighbors to adjust and commercial/retail to be built up to support the increase in residents.

7 days ago

I say NO to ANY PLAN that would add low income or subsidized housing WHATSOEVER to Carlsbad.
I do NOT want any low income or multi family homes in Carlsbad.

I fear that the states stupid and horrible virtue signaling plan is illegal and I am going to protest this new proposed law to the hilt.

I want Carlsbad to stay the are we can get away from urban problems such as crime, drug use, etc.

7 days ago

Affordable housing should be sustainable and ongoing.

7 days ago

Protect the environment, reduce the traffic and keep buildings low...3 stories.

7 days ago

That we are already to crowded.

7 days ago

Keep new housing for homeless, less fortunate individuals, those in group homes (except disabled) a reasonable distance from schools, etc.

7 days ago

Many HOAs do allow for granny flats so I see this as a barrier for many communities in Carlsbad. The City's permit department is very frustrating to work with - we are known as a difficult city. We need to work on improving our relationship with developers, contractors and other in the industry

7 days ago

Keep pushing for help for homeless people: transition housing, job assistance, etc. Also keep pushing for financial help for families that need it

7 days ago

Do good for all.

7 days ago

Not building too far up. Blocks views and openness of landscape.

7 days ago

Please consider infrastructure needs and environmental impacts. There needs to be a limit on how much growth the location can accommodate and tolerate. Please consider: water, trash/waste/sewer, power, roads, pollution to our ocean and lagoons, air pollution, parks/beaches/parking for those, etc..

7 days ago

Let’s use the Barrio for denser housing with a great neighborhood feel. Make it feel special and feature farming/ Hispanic heritage

7 days ago

Preserving existing open space especially along the coast in South Carlsbad. How can we save the last remaining coastal property at Ponto and create a park like environment, legal beach parking and open space that enhances the southern gateway to Carlsbad

7 days ago

Finding ways to incentivize local owners, rather than large investor groups who buy up tens of rental properties. I don’t mind rentals (I hope to own one someday), but it is frustrating to see how many are “corporate” short-term rentals

7 days ago

More reasonable rates for renters as rent is very high.

7 days ago

Please fight these state numbers. There are other affordable areas that people can live (Vista, San Marcos, Escondido) -- Carlsbad is an affluent area and we want it to stay that way. The state's approach is a horrible way to provide low income housing. Please don't force it down the throats of affluent communities!!!!!!!

7 days ago

N/A

7 days ago

Designating such a large share of new housing units for "very low to moderate incomes" will lead to extremely predictable challenges and exacerbate many of the existing challenges we have today. There are many ways to encourage local residence for the members of our community who have lesser income and I hope the city leadership will look deeper at all options rather than this proposal.

7 days ago

Preserving the open spaces and environmental integrity of our coastal location.

7 days ago

In addition to transportation issues, how more housing will impact essential services such as fire dept. and police.

7 days ago

traffic flow with changes to min and max speed limits in residential areas, fire suppression, and wildlife corridors, police and fire coverage, maintaining business-friendly climate, limiting opportunities for new fees as revenue generators,

7 days ago

Stop ruining the village. New modern 3+ story buildings don't fit.

7 days ago

Easy access to schools for low income children.

7 days ago

Keeping as much open space as possible.

7 days ago

Access to basic shopping and services close by

7 days ago

Instead of continuing to push for increased density and housing on Ponto Road/Avenida Encinas, provide Ponto Park and missing park/ unconstrained open space that the City of Carlsbad owes its residents.

7 days ago

We are city locked (no space to expand or develop in any direction). So I would suggest tackling affordability over a raw increase in numbers. Don't be too quick to convert land to residential, as we definitely still want businesses to stay!

7 days ago

Lobby to change this law. I cannot see how these actions will improve life in Carlsbad CA.

7 days ago

Less weight should be given to those who want no growth. If that attitude existed 20 years ago, half of the people who are against new housing would not live here themselves.

7 days ago

Low income homes do not need to exist in Carlsbad. Quit ruining every city in this state to try and cater to people that want free handouts.

7 days ago

Allow very small homes to be built on vacant lots.

7 days ago

No more buildings necessary!

7 days ago

Stop building new huge single family mansions. That is the worst waste of space.

7 days ago

Have the homeless sign up for sponsors. The people who care can help them. I'd rather my money be spent on improving schools and helping those that got into college but can not afford to go.

7 days ago

Don't make it like Orange County!

7 days ago

Safety. Increased population should increase safety measures.

7 days ago

The city should stay entirely out of affordable housing except for allowing granny flats, reducing minimum square foot requirements, and maybe in some cases reducing minimum lot size requirements, then let the market do its thing.

7 days ago

Loans and down payments assistance. No free housing. You already approved the drug houses right next to the youth baseball field and killed those property values, do t destroy the entire city

7 days ago

Traffic is bad enough and growth of the city has grown exponentially since I've been here (2010). Let's keep the look and feel of Carlsbad what we live here for.

7 days ago

Keep the character of our village and don't turn it into Newport Beach.

7 days ago

Low income housing and housing for the homeless should be provided and developed in areas that the property / land values are at a lessor cost.

7 days ago

Affordable housing for handicapped individuals near transit center or bus stops

7 days ago

incentives for builders to convert office space to resident space especially when located near transit and other services. That seems to be the current trend and least amount of impact.

7 days ago

Capping housing prices and only allowing people who already live here to buy housing first.

7 days ago

More homes to buy should be available for families that fall under the 80%AMI category

7 days ago

Do not alter single family neighborhoods. Please reduce to the extent legally possible addition of low income housing within the city.

7 days ago

Not having high density housing

7 days ago

People buy into communities that are zoned for single-family housing because that is what they desire. Don't destroy what those folks have chosen to live and worked hard to purchase. Yes, respect the rights of others but, also respect the wishes and desire of all not just a few.

7 days ago

There needs to be more affordable housing in the 80%AMI category. More condos and detached homes should be available for families to buy in the 80%AMI category.

7 days ago

Please keep the new housing out of the lagoons. Also, the newer buildings in the village don't fit in with their surroundings. Hopefully, Carlsbad doesn't end up putting in the giant hotels that Oceanside put in their Downtown area. Ruins the flow of the city.

7 days ago

No low income dwelling in neighborhoods

7 days ago

Traffic congestion has changed the character of the city. A better job needs to be done managing this in the future. Smart high density housing around public (train, bus) transportation. Filling in the last open areas (low density spread) is the worst option. Also, too many industrial building already. Stop approving those, best to have high density housing if it has solid public transportation access.

7 days ago

Affordable housing is a difficult issue to tackle, we need to provide more affordable housing while maintaining the value of homes in the area and keeping homeless issues limited...I don't want Carlsbad to turn into a homeless camp like downtown San Diego.

7 days ago

leaving open spaces that help make Carlsbad so desirable.

7 days ago

Stop building multi-story housing units in the village area in order to attract leisure tourists and help Carlsbad residents to continue to be proud of their community.

7 days ago

Impact of traffic and variety of housing on the community and environment

7 days ago

People buy into communities that is zoned for single-family housing because that is what they desire. Don't destroy what those folks have chosen to live and worked hard to purchase. Yes, respect the rights of others but, also respect the wishes and desire of all not just a few.

7 days ago

Add more low income housing to the la costa area rather than areas that already have low income density.

7 days ago

I think these state mandates are an over reach. The American dream is what you make it. Mine was to work hard and get out of the city of Detroit. I didn't have any assistance from family but I had the dream. To bring the city to me again is in my opinion unconstitutional. This is a democrat dream. To give to all at the expense of those that have worked so hard. I just hope you are tracking crime. It will help when you go to court to push back on the state.

7 days ago

Domestic violence housing and resources.

7 days ago

you've mentioned it but I'll say it...affordability! I'd be interested in what that means when making decisions

7 days ago

some of the master planned communities could handle ADUs if some of the land behind the existing homes was given to the landowner if they were going to do an ADU. I can think of many instances where there isn't sufficient land, but if the owner is allowed to move the fence back 15 feet in the HOA maintained open space, there would be room for an ADU.

7 days ago

Not fair to those who pay to live here to subsidize those that can't. You should live within your means. If people can't afford to live in carlsbad then they move where they can afford.

7 days ago

Safe permanent supportive housing for disabled women and otherwise extremely vulnerable persons

7 days ago

The granny flats we have looked at are fairly small compared to other cities. The square footage should be raised considering the lot size if applicable.

7 days ago

When adding to an existing house (Granny flat, added sf), limit the reassessment of property tax exposure

7 days ago

Traffic mitigation especially on the local thoroughfares and highways.

7 days ago

Thank you for the survey. Please do not develop any residential or commercial buildings by the coast. Please build a park by Ponto Drive. We do not want any more development by our beautiful coastal areas. Save that precious land, and/or build a park for our kids. Thank you!!

7 days ago

Parking, traffic flow, and please do something with Ocean st, someone is going to get hurt if it remains the same as it is!!

7 days ago

Affordable housing that is accessible to all that need it- don't make it impossible to get.

7 days ago

Please don't disrupt the lives of current Carlsbad homeowners just to appease the mandate. We chose Carlsbad for a reason and drastic changes will create a situation for homeowners want to move out of the city.

7 days ago

Please maintain the quality of life Carlsbad provides by what has been well thought out community planning that combines open space, access to amenities, lack of congestion, upscale communities, smartly integrating clean industry to attract top talent.

7 days ago

Since almost all new development has been in northern Carlsbad start putting more in Southern Carlsbad!!!

7 days ago

Try to intermix socio-economic factions throughout our communities. This makes for a healthier, more just society.

7 days ago

N/a

7 days ago

The state of CA should get rid of all the pointless red tape/rules and fees and allow builders/developers to build the housing that everyone needs. If Carlsbad is going to put low income housing somewhere, I think there should be programs/consideration given to how the crime rate is going to be affected and the additional tools/resources the police will need.

7 days ago

enough as it is

7 days ago

Love the concept of live-work areas. Currently we live in the Village which is great, except all the amenities aren't here yet (such as a nice market for groceries, decent pharmacy, dry cleaner, etc).
On a different note: how about converting some of the big empty Shoppes at Carlsbad into housing? Seems like a lot of wasted space by Sears.

7 days ago

We are not in favor of more construction. There seem to be lower cost options for housing in very nearby areas like San Marcos, Vista, etc. we should stand up to State government if they try to force us into development.

7 days ago

Accessory units for twinhomes. Very important that everybody of fits in lot can get Adu

7 days ago

Stop developing the downtown area. Make plans to develop in other areas besides the downtown locations. There is already too much traffic and besides the tall buildings that are being developed look terrible!

7 days ago

Request that seniors have lower income requirements in order to rent. 2.5 to 3 times income to rent is too hard for a single senior

7 days ago

Living in a affluent community is a privilege not a right. We do not believe in affordable housing and low income programs for these types of areas. People need to earn the right to live in an affluent community.

7 days ago

Maintain existing open space, add parks near coast to enhance environmental character of City of Carlsbad as promoting its live work lifestyle (Dana Point to San Clemente coastal drive
Allow conversion of existing homes to allow over age 55 to modify single residence into dual residences to allow multiple elderly to share separate residences within single property and minimize expenses while maximizing benefits of socialization, meals, medical welfare etc - promotes Carlsbad's concern for elderly aging in place and great retirement area

7 days ago

STOP building housing. Do not pander to developers. Cease providing permits for housing units taller than 2 stories tall. Carlsbad is built up to bough as it is!

7 days ago

Identify how "character" is defined or what is meant by "character" in the question above. Does it involve the Historic properties or established zoning of documented architectural styles?

7 days ago

Don't want to turn Carlsbad to be like Orange County, San Diego, or LA. Don't want over development, low income housing, homeless shelters, or anti business policies.

7 days ago

The downtown area of Carlsbad west of the I-5 has already taken its fair share of the homeless issue, parking problems and high density buildings. In order to maintain the look and feel of our beach community, please consider creating more housing outside of the already overcrowded north Carlsbad areas. In addition, as older homes in downtown Carlsbad are torn down and remodeled, not every street and lot should be zoned for multiple dwelling residents. Single family homes help maintain the charm of our community. There is only so much high population density a community can handle before it loses it's appeal to tourists as well as residents.

7 days ago

The value of existing homes and neighborhoods. Nobody wants to see the value of their home decrease - though we understand the need for affordable housing in Carlsbad. Just do it in a smart way that benefits those who need help and the needs and perspectives of the current residents

7 days ago

Keep Carlsbad Great. Allow granny flats, make the permitting process easier/less expensive. Build in industrial sites, keep it out of our village, and don't ruin any greenspace. We have many unused buildings that would make wonderful apartments. Traffic is getting to be like LA please keep that in mind.

7 days ago

Limit size and number of subdivisions for existing larger lots

7 days ago

Be mindful of any increased traffic. Require developers to include significant green space. Require developers to offer significant affordable housing in addition to the million dollar+ units they are building.

7 days ago

More " Senior " over 55 yrs projects like " Ocean Hills Country Club" in Oceanside. More single level Condo projects. Too many 3 story tall condo projects are being built in Bressi and downtown Village. Not a product for the majority age group of our area!
Please space out the new projects toward the east side of Carlsbad. Too much in downtown.. Thanks

7 days ago

Expand on mixed use zone so downtown Carlsbad can grow upwards

7 days ago

To make housing denser, create more traffic, and overall throw people into affordable apartments in areas in which we chose to avoid these situations doesn't help the overall character of Carlsbad. Sometimes the simple truth has to apply, if you can't afford to live here then maybe you shouldn't be or perhaps you have to try a bit harder to earn that right. If I couldn't laddies living here then I'd be inland more, or out of California. I'm all for helping out to a point but there is a time to have others be responsible for their own situations and circumstances. I've seen what bringing in low income housing does to areas. You can all bury your head in the sand and pretend it will be okay, but ultimately it will be a downfall of any area. Time to think clearly and stop trying to solve every problem through taxpayers pockets. Responsibility for ones actions and circumstances. We all have the ability to get help, it's how we choose to loft ourselves up with that help or sit and squander and demand more money for doing nothing is the problem.

7 days ago

"Ranking my priorities" in this survey was an exercise in identifying which ideas I find least abhorrent, and it was not easy. I do not agree with any of your initiatives that use the tax dollars of hardworking people to subsidize others. The City of Carlsbad should gather some intestinal fortitude to push back against the state's unnecessary, illogical, and immoral mandates. If not, then my suggestion is to put some granny flats in Governor Newsom's backyard. Once that happens, I might reconsider.

7 days ago

Keep 40% of Carlsbad green space!

7 days ago

More parks, family friendly places, better eating establishments, update down town, Oceanside and Encinitas have 10 times better places to go when driving 101

7 days ago

Traffic and it's related disadvantages, i.e., speeding, noise pollution, concern for the residents, pedestrian safety need to be addressed in all neighborhoods, particularly Carlsbad Blvd. before the City of Carlsbad attempts to add more housing.

7 days ago

No comment

7 days ago

I would like to see options that would potentially appeal to my children so they can stay in the area. Granny flats for example are not appealing to young people.

7 days ago

Really need more affordable housing

7 days ago

Prices for both owning and renting are beyond the reach of even above average wage earners. This can not continue if Carlsbad is to have a strong economic situation for residents.

7 days ago

There always seems to be discussion for 'low income' housing. While ignoring the majority of population that falls within the medium to medium high income that still can't afford a home in Carlsbad. Building a 1 million dollar homes (which should be only worth half that) and having an option for a 900k home is not 'affordable'. Please stop allowing builders to pretend they are building "affordable" housing. Stop calling it affordable housing. Just make the prices go down for everyone and not just the rich or ones with homes to be able to afford to buy a home. Only way to make the overall median prices to go down is with more supply.

7 days ago

Be respectful of the Charm that Carlsbad was once known for, don't let decisions be made purely on Tax $$ and revenue. Please limit building, consider long range strategy!

7 days ago

I am a nurse and it is for myself very hard to afford to live here to be near where my son goes to school and near my other kids and grandkids. I don't know how grown children are able to move out on their own ANYWHERE around here and start their adult lives. It is TOO expensive.

7 days ago

Build more schools to accommodate growth and build East. Traffic is a huge issue and the freeways have to be able to accommodate the growth as well.

7 days ago

Since there is a water shortage and we are asked to ration water, there should be a moratorium on all building both commercial and residential until the water shortage is resolved. Don't ask me to not use water while you continue to develop where each development needs water contributing to your needs for existing residents to not use water. We don't have sufficient water for the developments we currently have.

7 days ago

The outdoor space and trails in Carlsbad is what so many of us love. Adding to already developed areas seems the best option

7 days ago

I think additional growth in Carlsbad is a big mistake. It feels in many ways we are at capacity

7 days ago

N/A

7 days ago

Section 8 has been closed it would be nice to see it open and actively accepting applications new ones for people to receive assistance

7 days ago

Please don't let us turn onto another L.A. or Orange County with every inch filled with people and housing. And, consider the environmental impact as a top priority!

7 days ago

incentives for multiple older homes to be removed and lots combined for denser housing Still seems like there is a lot of empty commercial properties that could become housing

7 days ago

Be sure that the new developments have “affordable” housing. Not more million dollar condos

7 days ago

Affordable senior programs like transportation to special programs and personal need such as dr appts. Make it possible to give up driving.

7 days ago

Seek out and reward home builders that have demonstrated care toward the communities they build in and desire to bring home affordability to communities. Their values should be based on serving people and not profits alone.

7 days ago

Consider the environment in these plans, i.e. make solar energy a requirement, water conservative yards (reclaimed water) and tress!

7 days ago

We chose this area to live in because there were lots of parks, open space and the ability to have a large back yard for kids. The city needs to ban together will other cities to preserve the character of our small coastal towns. The state should not be given a free pass to increase Carlsbad's density against residents' will. This is something the City Manager, City Attorney and City Council should aggressively fight in court.

7 days ago

I think it is a requirement, but I am not a fan of rent controlled affordable housing in carlsbad, or anyone. What I have heard is it meant for those who can do lower income jobs needed in our city, maids for hotels, etc... but there really aren't any rules/procedures that ensure people with certain types of jobs/careers get to live in these places so it seems it just goes to other low income folks who aren't doing essential jobs in our community. Also, I think vista and san marcos are plenty close to carlsbad to serve that need. If you have to, I'd say putting this in the eastern and northern parts of carlsbad where they are a bit more secluded makes sense to me. I like converting certain things to get better use of land. There is some coastal property south of palomar airport road and just east of pch (south ponto?) that has trailer parks and ? that seems like it could be better used for housing, hotels, restaurants and entertainment. I like that some of it is open area now but it doesn't seem to serve a purpose other than not looking cluttered (which is a good thing. I like the idea of our coastline not looking over developed but right now it seems under developed. I like how you did low coast housing/apartments off laurel tree lane. It is pretty well hidden. I only see it because I work at the 24 hour fitness right there. What about that lot on the corner by 24 hour. Kind of weird it is not developed but I think it is privately owned but for sale.

7 days ago

No more new dwellings. Utilize existing buildings for conversion to affordable dwelling.

7 days ago

I love that carlsbad still had wide open spaces...If we could try to keep new developments within already developed areas or unoccupied/vacant commercial conversions that would be ideal!

7 days ago

That sucks me housing list has been close for quite some time it would be nice to see it open and accepting applicants

7 days ago

Lobbying the state to incentivize developers to build more affordable housing and a community outreach program to break down the stigmas of affordable housing (For example, only poor people or criminals use those programs). Housing density should increase in all areas of the city (there are 2,500-sq ft+ condos in the Village) to allow for more housing. The city should also significantly reduce its fees on developers who are redeveloping out-of-date housing so they can include more affordable options to residents and focus on the back-end economics with more property taxes being collected as a result of more housing.

7 days ago

Low income housing should be built in less desirable areas for future single family home development ...near Palomar Airport and Faraday would make sense because there is access to public transportation and employment

7 days ago

Racial diversity.

7 days ago

Do not build up the village. Do not build on Ponto.

7 days ago

If you approve ADU's they should NOT impact neighbors. ADU's that impact the property values and use of neighbors property (ie units above garages that look down into neighboring yards) should not be permitted under any circumstances. I am all for affordable housing if it takes into account the quality of life for existing residences as well as newcomers.

7 days ago

Growth is not success. Carlsbad does not need to be a home for everyone.

7 days ago

Traffic in Carlsbad is increasingly challenging. We need a smart traffic light management system in place if we are going to increase the number of housing units in the area.

7 days ago

Carlsbad is a quiet retirement style community, don’t pack it with low income and subsidized housing

7 days ago

Spread out new construction. I’m not seeing a lot of new construction outside 92008.

7 days ago

We should not be providing more low income housing. High density housing is destroying the City. The traffic is already completely unacceptable. The City should be more focused on small, single family development and saving the undeveloped land for environmental use. Carlsbad should stand up to the State and try and save what's left of the City.

7 days ago

Keep our community beautiful. Get rid of the motels on Avenida Encinas...make that street a no parking zone to reduce the homeless encampment that is slowly developing there. Your tax paying residents will leave if it becomes worse

7 days ago

Focus on maintaining a consistent "look and feel" in Carlsbad. We are seeing too much inconsistency throughout the city.

7 days ago

Actually putting in the affordable housing you are supposed to so essential workers like grocery store clerks don't have to add long commutes.

7 days ago

I strongly suggest consider how to convert unused retail and commercial space into housing before utilizing land and resources to build new construction. There are so many vacant properties out there right now it seems wasteful to not utilize them.

7 days ago

Creating small condos (like 200 sq feet) that can accommodate low income single dwellers . I lived in a big city in a studio that was 150 sq feet. I was quite content. I had small kitchen/bath and bed combo. Not every low income person needs a ton of space .

7 days ago

keep the riff raff out of our nice suburban neighborhoods that we pay alot of money for. If people can't afford to live here then they need to move someplace else. Tell Daddy Newsome to fuck off and let local cities determine what's best.

7 days ago

Affordable for middle class. We are being priced out of our area

7 days ago

Protect open spaces

7 days ago

Don't build anything more in the Carlsbad Village area.

7 days ago

Solar energy panels on all new homes. Green areas and parks. Good/improved public transit routes and schedules.

7 days ago

The need for more affordable housing. I have lived in Carlsbad for 25 years. I sold my house in 2018 and cannot afford to buy another property here. Carlsbad is a great city, but the cost of housing is out of reach for so many people.

7 days ago

No new taxes; maintain my property value and/or property taxes. While I support affordable housing at the same time I earned my college and graduate degree thru diligence , focus and hard work. All ppl should have the same chance. We are not all equal economically, that's how it is...

7 days ago

Avoid sprawl, increased traffic congestion, and minimize impact on the environment. And PLEASE no more beach front property that further reduces public access to our shore line. That new hotel project at South Ponto is going to ruin one of the best beaches in Carlsbad.

7 days ago

Affordable housing do families and young adults can make Carlsbad their home. Diversity and inclusiveness is important

7 days ago

Incentives to home owners to upgrade their houses and properties.

7 days ago

7 days ago

we are already too crowded, just add ADU units

7 days ago

Develop a detailed "Comprehensive Plan" encompassing all aspects; maintaining a Carlsbad "look and feel", traffic, access to businesses, avoiding excessive commercialism, avoiding excessive density....

7 days ago

Get rid of HOAs or make this apply to HOA communities.

7 days ago

Making AUD's easier to build so renters have more options in beautiful suburbs of Carlsbad.

7 days ago

Lowe income housing is still too expensive for me.
Can't afford my condo, can't afford the rent for an apartment.

7 days ago

Stop allowing builders to tear down single family home to build multi-unit properties. In my neighborhood this is completely changing the charm, and significantly increasing the number of cars. The whole look of the neighborhood is being ruined. Also please consider not tearing down businesses that have been around for years, only to build a new unsightful track housing communities. Regarding housing for homeless, please consider building in various areas, not just the village.

7 days ago

Propertynd character of the neighborhood. I've saved money for years, lived in a modest budget, no cable, no internet put off having kids until I was 45 all to be able to buy an expensive home. It's not fair to these people to bam put low income housing across the street.

7 days ago

none

7 days ago

Don't ruin our community. We have fought and worked hard to afford our home and don't want to see property values plummet and crime increase.

7 days ago

parks, dog parks, trails and rec areas

7 days ago

Let's stop piling up more people, more traffic and more congestion. People who already live here and pay taxes are suffocating with homeless and noise pollution in the village. Not everyone needs to live here. If let's get everyone live in the village approach continues, we will move out! Think about us too and make us happy...

7 days ago

Stop building high rises in the Village/Barrio. It is destroying the community character. Do more to ensure new construction or renovations blend in with the rest of the neighborhood.

7 days ago

Don't be bullied by liberals, do the right thing for smart development

7 days ago

Limit planes and noise pollution. Make sure that housing includes parking/traffic issues.

7 days ago

STOP CARLSBAD DEVELOPMENT. TOO MANY EMPTY BUILDINGS. TOO HIGH OF RENTS. TOO MANY PEOPLE AND NOT ENOUGH WORK.

TOO LITTLE NATURAL HABITATS LEFT.

7 days ago

Carlsbad is loosing it's beach community charm with overcrowding already. Seems like open / farm land is gone. We could use legislation to slow down the need for affordable housing by looking at alternative programs and better understanding what is driving the demand for affordable housing.

7 days ago

More affordable housing for family that makes $200k and less. Low HOA and no mello roos

7 days ago

Do not conflate unaffordable housing for teachers, police officers, firefighters, and other public servants with housing low income people. Either pay public servants enough to live in Carlsbad or subsidize their rents or mortgage and remove them from this discussion.

7 days ago

Reject Gavin Newsom's housing proposals that would cause division in our community. Carlsbad is a great city to raise children. Don't wreck it like what we see going on in San Francisco, LA, certain parts of San Diego, and other communities.

7 days ago

X

7 days ago

7 days ago

We do not need any more housing development in Carlsbad. Due to traffic and over populated areas, we should improve what we have and keep the rest as open land and possible park space.

7 days ago

I do not want this plan to go through, this will only create communities good families won't want to live. Driving people to leave Carlsbad.

7 days ago

I do not feel that catering to the homeless is the solution. Most choose to be homeless and 95% of them are either drug addicts or mentally ill. They are a deficit to society and a major health risk for safety and security. There are enough programs in the state of California to placate to the homeless. Teach a man to fish not hand him fish!

7 days ago

The city must show strong leadership and not build on any open, natural space. Our open spaces make Carlsbad unique as a coastal city and is an economic driver. Post-COVID, there will be many buildings that will be vacant or under-utilized. These areas can be re-zoned for multi-generational and affordable housing units (condos, duplexes, etc) which are community centers and wakable/bikable villages near services. Planning ahead of time for reducing the need for driving will be key to meeting our climate action goals. Also, the city must seek partnerships with green tech, innovative, socially conscious developers who invest in communities and are not just seeking maximum commercial profit.

7 days ago

Instead of dense apartments, think about more spacious living that can also be affordable. With COVID19, places like Los Angeles and NYC were highly impacted due to dense and small apartment space.

7 days ago

Keep open spaces for the enjoyment of the community. It's getting too dense in the city proper. Build in areas evenly throughout Carlsbad.

7 days ago

Mandatory minimum lot sizes!!!! All lots should be at least 7,000 sq. Ft !!!

7 days ago

put the cheap seats out east

7 days ago

Stop building

7 days ago

Don’t make decisions that results in an over crowded city.

7 days ago

Zone 15, Sunny Creek is basically undeveloped. There are three major roads in the area (ECR, College, Cannon). The Sunny Creek specific plan is out of date. The land use on a large portion of the acreage calls for large-lot, estate-type development. This specific plan should be re-drawn, using today's land-use tools to better plan this area as a possible long term solution for the lack of supply in the City of Carlsbad. To miss this opportunity to utilize Zone 15 as sensible and logical solution to the housing dilemma would be catastrophic mistake.

7 days ago

Help in emergency Rental assistance situations like COVID-19

7 days ago

n/a

7 days ago

We do not need more housing in Carlsbad. We bought in this area specifically because housing could not be added around us. Yet we have “affordable” apartments on Alga and Dove Lane and they do not add to the appeal of Carlsbad. These apartments should not be subsidized with taxpayer dollars.

7 days ago

State Law should not mandate to Carlsbad to have x amount of low income housing. Carlsbad should invest in fighting this law.

7 days ago

We will need to make sure the schools in Carlsbad grow and are able to accommodate growing number of students. Expand parking possibilities and most importantly public transportation! Low income families will need access to it in order to get to their jobs.

7 days ago

Don’t ruin the environment and living space of nature and wildlife

7 days ago

Think about the economics of pricing. The low supply and high demand drive the price up. High demand is not something easily fixed, but providing more supply will help keep prices lower/stable. We don't want the city to boom in population, so the question is: how do you increase supply without turning Carlsbad into a large metropolitan city?

7 days ago

My husband and I have kids in the Carlsbad school district. We are working professionals, he is a teacher and I work in healthcare. Compared to others in Carlsbad, our savings or monthly income might not be as large but we still pay quite a bit in rent each month and I would like to be able to purchase a home here. It would be nice to have more housing options for families.

7 days ago

This entire project is bullshit. People have NO intrinsic right to a home near the beach. That's why our home was more expensive than those in East county.

7 days ago

We moved here for the school district, used to own in Vista. Housing needs to support the community but not impact the school's capabilities.

7 days ago

No new developments- preserve what little open space is left

7 days ago

NA

7 days ago

I think Carlsbad has an excellent track record in the careful planning of this City.

7 days ago

Continue to keep the roads for cars well maintained. I am very concerned about the SANDAG proposal to force more mass transit by creating toll roads etc. Once again - Covid-19 should teach us that more density is not necessarily a good thing - and being packed in on a bus or a train isn't what I am looking for when it comes to transit.

7 days ago

High density housing generally does NOT maintain the character of Carlsbad. We should not be seeing more of this unless it is replacing existing high density housing/apartments.

We should still have an emphasis on public benefit from developed growth, e.g. parks and open space to balance rather than those funds being used towards subsidizing affordable housing

7 days ago

Think about the little guy. I grew up in Cardiff but am struggling to hang on/stay in the area as a single mother of two school-aged children, despite earning over 6 figures.

7 days ago

The city should stay entirely out of affordable housing except for reducing minimum square foot and minimum lot size requirements, then let the market work.

7 days ago

not change the character of existing neighborhoods

7 days ago

Lower density housing is preferred in outlying areas with bus transit increased to accommodate movement to jobs within the city. Lessening traffic congestion should be a priority.

7 days ago

Don't listen to the NIMBYs

7 days ago

I'm baffled by the assumption that everyone who wants to live in Coastal California should be given a home within their price range. I was born in California, but had to live in another state until I could afford to live here (I never assumed I had a "right" to live in a particular city). The USA is a huge place... not everyone gets to live in Carlsbad or La Jolla (sorry). So frustrated by all this.

7 days ago

I hope that current open space can be preserved, particularly areas that are currently farmed or could be farmed. New construction should as much as possible be in areas already developed. Developers should be assisted in purchasing properties that are run down or near the end of their service life in order to build new construction.

7 days ago

Help with special financing for first time buyers and buyers with reduced income nearing or at retirement.

7 days ago

Give homeowners incentive to offer empty rooms for rent to increase housing units for low income family or individual.

7 days ago

Emphasis on making roads safer and more convenient for walking/biking to encourage commuting without the use of vehicles or public transportation.

7 days ago

New rental properties and subdivisions must include larger number of low rent units for tradeoffs in density. Impacting an entire community reducing height restrictions, and adding units MUST increase the number of low income units, not just one or two units.

7 days ago

Do not destroy neighborhoods. Allow and encourage more senior housing to open up Ahousing for younger people.

7 days ago

single story models are in high demand. They could be used in conjunction with granny flats with a separate entrance for extended family members or affordable housing rentals.

7 days ago

Better access to first time home buyer programs. It seems like you either have to be poor or well-off to buy a house. I make too much money to qualify for a first time home buyers program but but enough to save for a down payment.

7 days ago

Keep growth to a minimum. This is already a crowded city and will lose its luster. Carlsbad has always been clean, well run, and quaint compared to many other San Diego cities. Over developing puts that in jeopardy.

7 days ago

less apartments and condos. more affordable single family homes!!

7 days ago

I believe the basic premise of this survey is flawed. Why does Carlsbad even need to grow at all? As Covid-19 should show us all - more density isn't necessarily a positive thing. I think Carlsbad (especially around the village) is too dense already.

7 days ago

NO LOW INCOME HOUSING IN THE CITY OF CARLSBAD

7 days ago

None

7 days ago

More affordable housing near downtown area. More million dollar condos and $2500 rent for one bedroom apartments make Carlsbad unaffordable for long time residents

7 days ago

Impact on schools

7 days ago

Make home rental easier to get for groups of unrelated people, such as a group of 4 friends.

7 days ago

Public Parking in the village is a nightmare

7 days ago

economic integration

7 days ago

Single story home, with a down stairs (affordable rental restriction) granny flats, are in high demand in our neighborhood, and could be developed, or added onto, to meet the cities affordable housing requirement.

7 days ago

New housing should not be developed. Carlsbad is already overpopulated and too congested. This is true even without the thought of how much more this would add to the freeway traffic problem. Quit trying to give housing away for free to people who don't deserve it. Carlsbad doesn't need more property tax income. I think the city will do fine without trying to put money in the council's pockets at the expense of carlsbad residents.

7 days ago

Limit density in the village, especially along Garfield. Restore the charm and build less boxy condos that are large and block views and light.

7 days ago

I hope when housing is add you add the require infrastructure to support it so current systems are not overload in including beach parking, parks, city services POLICE AND FIRE.

7 days ago

There needs to be more affordable housing for younger kids. Near similar existing housing. The homeless need help to overcome their issues, be it drinking, drugs, mental illness or some combination. Housing is not the issue getting them the appropriate help to try resolving the underlying issue needs to be fixed first.

7 days ago

Nothing else.

7 days ago

Help the homeless population and make community efforts to allow those to access to hud and housing for all, mental health and employment guidance for all.

7 days ago

Don't let speculative real estate developers come in and build multi-story "mixed use" monstrosities with housing that only considers "luxury condos." Similarly, developers like Shea come into neighborhoods and shoehorn in their out of character developments, which are out of character and designed for maximum profit. Preserve our remaining open space, and use existing dormant retail and/or industrial areas for new housing, but with an eye towards maintaining sustainable density.

7 days ago

Change the school zoning for those with a Carlsbad address to be able to send their children to Carlsbad schools and not San Marcos schools

7 days ago

Traffic patterns. Zoning issues.

7 days ago

Please stop the infill development. The development near us (Shea Homes) does not match the character of olde Carlsbad. We are surrounded by single story ranch style homes under 2,000 square feet. No need to built a HUGE new home right next door to a 60 year old small home.

7 days ago

Maintaining the character of this beautiful community.

7 days ago

Preserving open space, maintaining the feel of the village, connecting different developments via trails/pedestrian and bike friendly roads

7 days ago

Carlsbad is already too crowded. In our neighborhood recently, every vacant lot is in the process of building. We're losing the character of our neighborhood - too many cars - houses too close together. Why do we have to jam more people in when it's already too much?

7 days ago

Minimizing your growth, it's too much!

7 days ago

n/a

7 days ago

What will be the impact to the community where the low income housing will be placed. It is proven that lower income brings with it more crime, less care taken of the properites, devalues houses in surrounding area.

7 days ago

Why are non residents of Carlsbad able to take this survey? All I know about Carlsbad is, it's pretty, and the traffic is horrible.

7 days ago

You should not adapt these destructive policies that wreck community value and development. People have to earn a living, save their money, and live in areas that they can afford. The policy of forcing communities to adapt their current development only causes an increase in poverty, lower quality in education and lower re-sale value of existing homes. Carlsbad is great just the way it is and does not need any more government influence.

7 days ago

The fact the highways are already too crowded.

7 days ago

Please do not introduce low income housing to areas where it will not fit in. It should be concentrated in the village where those residents can easily access shops, work places, by walking in case they don't have cars. Our house is worth well over a million dollars. We chose to live outside of the village area for the reason of safety (top priority) and we love the quiet few of our area. Please do not introduce low income housing here.

7 days ago

Na

7 days ago

Please please please do not put more housing for homeless and mentally ill in The Village. You are going to ruin the heart of Carlsbad for businesses, residents and tourists alike. The Village is already overrun with homeless and mentally ill people. Just walk around from midnight to 4 am and see what The Village is like.

7 days ago

Why can we not have limited growth? Our pretty little town has become too big and what do we do after 2029? Do we then build another 40,000 houses? I am for no growth at all.

7 days ago

The only thing that make Carlsbad special is the remaining undeveloped space. Once that goes, you can never get it back and Carlsbad will just be another Irvine or any other generic town in Southern California. There are more important things than jamming every inch of available space with housing.

7 days ago

Don't over build in Carlsbad.
Keep the natural look of carlsbad

7 days ago

Save open spaces and do not encroach on native habitats

7 days ago

Don't build.

7 days ago

Keep the character of the city. Too much modern construction becomes cookie cutter.

7 days ago

Keep the downtown the same as it has been for years. Free of street people and keeping businesses in good health for dinning and tourists to keep coming and enjoying our city.

7 days ago

Can we change some of the archaic rules around garages? We are being held back from expanding due to the requirement of a two-car garage. We have a single garage now and off street parking for 4, but rules are saying we need to build a bigger garage, which our lot makes complicated.

7 days ago

Stay out of the village. We are rapidly losing our small town feel. And have infrastructure before just building a bunch of houses/multi unit dwellings

7 days ago

When we moved to Carlsbad the population size was perfect. Getting around was easy, there was just enough retail. Now I would move honestly, because the quality of life here has gone down. I see homeless people daily, their waste on the streets. The traffic has become outrageous. The downtown is becoming something that no local will use, with those massive structures and no greenery around them. STOP building. We don't need state or federal funding which doesn't even end up being used for the people it is supposed to help. Bringing in low income housing into areas hurts those low income people, and the schools they attend which are not properly resourced to handle their needs. I see graffiti now, and a degradation of our town. STOP developing.

7 days ago

Not interested

7 days ago

High rise density is creating a future slum. Really consider quality of life for the residents.

7 days ago

Stop building it’s ridiculous the next thing y’all are going to do is build peers out into the ocean there is simply no more buildable land in Carlsbad not to mention traffic and quality of life in the area

7 days ago

affordable housing is TOP priority!

7 days ago

The less development the better.

7 days ago

A person that works in Carlsbad should be able to afford to live in Carlsbad. That is currently not the case, so I commute from south of Sea World everyday. I can't afford the rents up there. Ridiculous that a single adult with no children and a BS degree in the sciences can't afford to pay the rent up here. But I guess that's how they keep people out.

7 days ago

Preservation of open space for wildlife and conservation. Open space is not a parking lot or the edges around new roads and houses are built. It is not apparent that Carlsbad's (over) development has paid much attention to the retention of open space for conservation

7 days ago

Stop building. Carlsbad has become Ridiculously overcrowded I have lived here for 36 years and I am appalled at what y’all have done an allowed to be done with the land in this area we are no better than orange county at this point.

7 days ago

Reduce the four-story limit for new housing in Carlsbad village to 2 stories

7 days ago

Evenly distributed schools.

7 days ago

Consider the senior citizen community on fixed income.

7 days ago

There is a lot of open space. Need to allow developers to build which will help the economy overall. Many people would like to live in Carlsbad but there are not many options.

7 days ago

NEED MORE AFFORDABLE HOUSING MAJORITY OF CURRENT AFFORDABLE HOUSING DWELLINGS WAITLISTS ARE FULL

7 days ago

Don't screw this city up by creating crap neighborhoods because of ridiculous left wing policies. We chose Carlsbad and pay dearly to live here and most certainly don't want liberal policies to create unsafe neighborhoods that devalue our homes.

7 days ago

Consider the investment and value of current homeowners/taxpayers when evaluating plans to expand housing, and do so with a goal not to reduce same.
Look to Orange County as an input of what NOT to do.

7 days ago

Fix the traffic first, don't ruin the environment an leave plenty of open space for recreation & wildlife.

7 days ago

More affordable single-family housing. We were hoping to buy this year before Covid hit, and now are looking at trying to buy next year.

7 days ago

Putting a park at Ponto! NO parks on the coast for all of the thousands of families in our area. GREED appears to be a factor by two council members and it is NOT okay!

7 days ago

Please do not mix high and low income housing because that creates terrible class envy and it's not fair to all involved. Instead, Carlsbad should have amazing and safe affordable housing options so all can live in our community without the temptation of envy. Also, we don't want to look like the San Fernando valley with giant mixed use apartment and condo complexes hanging over our streets. Please keep Carlsbad a large but small feeling local beach town. It's why I bought my house here. Thank you!

7 days ago

Allow 1,200 SQ. FT. A.D.U.'s in Carlsbad, like many other North County Cities, and provide no permit fee for ADU development.

7 days ago

I prefer that no additional housing is built in Carlsbad or surrounding areas, there are already massive traffic issues, power and water shortages that simply cannot be sustained with more residents being added to the population.

7 days ago

Keeping village feel in Carlsbad Village

7 days ago

Please stop the sprawl and utilize SmartGrowth recommendations.

7 days ago

Consider traffic

7 days ago

DO NOT MOVE TOWARDS SMART CITIES/HIGHER DENSITY. WE DON'T NEED THAT AND IT DESTROYS THE CITY CHARACTER.

7 days ago

More granny flats would be a great solution.

7 days ago

Allowing more private outdoor space for families

7 days ago

7 days ago

Stop trying to put indigent dwelling units in already densely populated areas that have families and children around. AKA Harding street

7 days ago

I don’t want to decrease the property value with affordable income housing.

7 days ago

2 BD and 2 BA apartments so a family with kids have a place or two roommates can keep their housing costs down.

7 days ago

Keep rural areas rural

7 days ago

The city needs to streamline regulations so more can be built. Average prices exceed $1 million for a home. This excludes so many from contributing to the community and raising a family here. We need a diversity of housing types at different price points.

7 days ago

Allowing low income hardworking families, living in low income apartments, who are taking good care of their credit with the dream of being able to purchase a condo or small home someday in the City of Carlsbad. (like the condos that were built with Habitat for Humanity on Roosevelt almost to Laguna) So their children can continue going to school here in Carlsbad. Pride of ownership, will keep the families from applying for housing assistance thru section 8.

7 days ago

Don’t destroy the village or any of our access to nature.

7 days ago

X

7 days ago

More options for young professionals to start their first mortgages etc

7 days ago

Programs that specifically help Teachers, Fire Fighters and Police Officers

7 days ago

Low cost housing for first time buyers and seniors

7 days ago

Na

7 days ago

Please ensure that our parks and natural reserves are protected in the housing plan. Additionally, please consider his future transportation with regards to higher density with new housing developments affect the culture of the this amazing city and the traffic flow. Also, if affordable housing can have key aspects for younger students or young families would be help stimulate the local economy.

7 days ago

Please listen to your communities and approach this carefully without jeopardizing the beauty of this city

7 days ago

If building, use the additional property taxes to build additional schools.

7 days ago

Traffic abatement. And keep high density housing near commercial centers to obviate commuting. Make developers pay for road improvements, not tax payers.

7 days ago

It should be standard to also develop a plan on traffic flow. Carlsbad is already super crowded and the traffic and parking is horrible.

7 days ago

Consider that families are doing everything in their power to advance their life style.

8 days ago

que la comunidad se combine con la naturaleza, y que comunidades nuevas sean accesibles para familias debajos recoursos, please

8 days ago

Communities should include parks and walking trails that are accessible for all ability levels.

9 days ago

There also should be more three-dimensional features on the facades.

9 days ago

I'm concerned about the densification of the Village. We need to limit the height to three stories and the architectural features of the fronts need to have a neighborhood feel. The. boxy designs of a lot of these new buildings seems very cold. I'd like to see townhouse / row house facade designs and tree lined streets in front.

9 days ago

The saturation of vacation rentals! The granny flat I rent now will be converted into a vacation rental. Everywhere I've lived has been overrun with vacation rentals. We need to push vacationers to hotels more, it's out of control.

9 days ago

As a single mom renting in Carlsbad the last 14 years, making now $100k with excellent credit, my only option for single family home ownership is to leave Carlsbad. This doesn't seem right, it doesn't seem fair. Consider this group when creating your plan. Why put low-income & homelessness above someone like me that works so hard. (In healthcare of all industries!)

9 days ago

Traffic is a zoo in many parts of the city. Please be very very careful where new housing is placed so as not to make traffic in those already congested areas worse.

9 days ago

Don't build

9 days ago

Adequate off street parking standards. Improved pedestrian experience getting from residential to commercial areas. Better, more frequent public transit. Preserve neighborhood character.

10 days ago

Additional 55+ housing that is not manufactured

10 days ago

Please preserve the natural beauty of this community and do not allow development to destroy the character and peace of this town, but please also make sure that that there is enough affordable housing for people who need to work and raise their children here. Our community depends on vacationers and resort style living, but people who work at those places also need an affordable place to live. It's a hard task, but that's your job.

10 days ago

Don't add more, don't make low cost, rent assistance available we move here for the lifestyle and space as it is.

10 days ago

Impact on schools. Many of our school sites are too small to accommodate hundreds of new children

10 days ago

Don't infringe on current home owners rights or decrease the value of our properties. Create a plan that doesn't bring more crime, traffic, and homelessness to our City.

10 days ago

Please make open space a priority in Carlsbad. It's such a special city and the open space is diminishing rapidly.

10 days ago

Keep our village small and quaint. Stop multi unit housing on top of existing residence. Listen and help Residents that own and live here

10 days ago

Allow mixed use and higher density. improve public transportation so people will actually use it instead of driving . Don't develop more housing without good public transportation

10 days ago

The parameters and controls need to take in consideration the neighborhood parking and ambiance of the existing neighborhood.

11 days ago

N/A

11 days ago

Capping population on the city in conjunction with resources available. Don't build too much for over population. The current rate is hard to sustain with city resources

11 days ago

Consider rezoning retail and industrial for residential. With the change in working and shopping habits I'm guessing a lot of commercial spaces will no longer be needed and are already close to infrastructure.

11 days ago

I have no confidence in Sacramento making good decisions for California, but please make good decisions for Carlsbad.

11 days ago

Appeal of city. Carlsbad is a safe, friendly place. Additional housing is welcome as long as Carlsbad retains its character and overall appeal.

11 days ago

STOP growth near coast & Barrio. Urban living is NOT affordable.

11 days ago

Adu are a great tool to increase housing throughout the city with minimal impact. Follow the lead of encintas and SD by incentivizing them asap

11 days ago

Make it clear the city can overrule HOAs, some of which are litigious NIMBYs.

11 days ago

I think the primary issue with housing prices in CA is the difficulty of development (permitting, environmental, etc) We need to build more, faster to keep up with demand and keep prices down.

11 days ago

We love Carlsbad and trust the people who make the decisions so we appreciate hearing our thoughts, but please do continue what you're doing because it is working!

11 days ago

The most important consideration would be the environment and climate change issues.

11 days ago

Parking. Traffic, and Noise

11 days ago

Do not build up. Keep olde Carlsbad less congested

11 days ago

Walkability

11 days ago

Emergency access routes. Several housing areas only have one way out to major roads and in an emergency, like a fire, all the traffic could cause deaths.

11 days ago

Stop overdevelopment of the Village into Highend Units.

11 days ago

Build multi units near or on the parking lot of the The Carlsbad Shoppes Mall.
It is underused, close to transit, grocery and shopping.

11 days ago

Keep an Olde Carlsbad Theme/look..

11 days ago

I really like the AdU, we have had them in the past for family members and would like to have one here.
But I do think it is important to make sure that the Landlord/Owner lives at the property or nearby.
Trust me, that it makes a difference in what happens noise and otherwise.

11 days ago

Be VERY careful about low income apartments density and the crime it fosters.

11 days ago

Rescind the dwelling unit caps established by the growth management program. They are not legally enforceable and create a false expectation that the city has the power to limit growth.

11 days ago

Density is great near public transit, but maybe not so much to where we have 4 or more stories

11 days ago

I would like to add in that the minimum property size in Old Carlsbad be increased when taking larger lots and splitting them. There should be granny flat incentives with larger lot sizes so that during a property split proposal developers cannot build homes on smaller lot sizes that are still unaffordable. This way the neighborhood keeps the feel that is established but there are available rentals for lower income.

12 days ago

Housing for employees of the city, teachers, etc. allow the people who work hard to make Carlsbad a great place to live the chance to actually live here.

12 days ago

If you ever are thinking of having a homeless shelter/encampment/living in cars like the city of Encinitas did, I suggest you put this near the city council offices where you all work and meet. Do not put this in residential neighborhoods

12 days ago

The “demand” exists, so if we want more units, government needs to focus more on “carrots”, and less on “sticks”. Reduce regulatory & financial impediments.

12 days ago

Making sure we provide dignity for our less fortunate community members with housing that is beautiful and spread out in our city, not in one area people will come to identify as “poor.” Developers as of yet are not able to do their projects and make an income from affordable housing especially with requirements and restrictions imposed. They have 0 incentive to build affordable. That has to change. Finally, we should preserve the open space we have left. Let’s develop older ugly buildings And transform them so we don’t cut into our beautiful environment.

12 days ago

No more hotels -timeshares-etc. keep the Village small. Stop with the giant building ruining our cute little downtown.

12 days ago

Millennials grew up in single family homes - not townhomes and granny flats. Don’t force us into smaller dwelling because of a rigged market

12 days ago

Rent for one bedrooms is too expensive. Cap rent for regulated single occupancy

12 days ago

No building on the lagoon - go back to building single family homes that are affordable- not gigantic

12 days ago

Leave open spaces open.

12 days ago

Stop building. You once prided yourself on open space. Now you call a median open space. We are still waiting for a park on Buena vista that was discussed years ago after the developments on pio pico and las Flores and valley and Buena vista. Quit turning us in to Orange County.

12 days ago

Family home buying classes or programs to utilize education and programs to help families low income buy instead of be trapped in rent that goes up every year

12 days ago

De-segregating old neighborhoods

12 days ago

Do not permit housing or development at Pinto or other land that is currently undeveloped.

12 days ago

Density and height: more of both for the future.

12 days ago

Hold builders accountable to build low income housing to purchase. We have enough low income rentals. Start offering Section 8 again.

12 days ago

More of the housing that low income people can purchase with the city holding the second. It seems most builders are taking the easy way out and building low income apartments rather than housing low income people can purchase. That is the only way our children who grew up here will be able to stay here. It's very difficult to find that type of housing.

12 days ago

Keep Carlsbad as it is with open space for all to enjoy and not have it become another Santa Monica or San Francisco, which is why we moved here in the first place. Let us be rewarded for a lifetime of hard work , scrimping by to save to be able to buy a home. Too many people want handouts and not want to work. They want others to just give it to them. There are many other areas people can go to that will be more reasonably priced.

12 days ago

Please, please leave open space open--that's why we moved here 17 years ago. Please ensure enough parking in the village. Please do not create more traffic on ECR and the northeast quadrant-- Cannon, College area.

13 days ago

You should consider and be respectful as to why many taxpaying citizens and voters invested in a home in Carlsbad- to get away from high density housing and to own a single family parcel in a single family zoned neighborhood with open space and trees! Yes, we WORKED hard for it and did not inherit it from our parents. To change that code when so many people have invested in a home here is NOT fair or morally correct. Stop giving in to the developers' greed. Use the vacant office parks to increase housing. But look around- HIGH DENSITY CREATES SLUMS.

13 days ago

Traffic is already bad everywhere in Carlsbad and recent development has shown that the city is at capacity. We can hardly drive on El Camino Real anymore and when schools go back the commute to either high school is going to be a bear! I'm concerned to learn this much new housing is in the plans.

13 days ago

Please maintain open space where we have it... we don't want to be OC/ LA.

13 days ago

Restrictions on ADUs need to be changed. We have been held back adding one as the ideal design would exceed the size limit (640 sq. ft.) ... we would like to see this increased to 1000-1200 sq. ft so that a more useful 2-3 bedroom accessory dwelling unit could be added. Another thought is the permitting of "tiny homes" or establishing guidelines for allowing them as most detached units exceed the 14' height restrictions as they loft the sleeping area. Lastly, density and/or size of ADUs should be based on lot size and parking (street parking NOT permitted).

Years ago we started plans for a 3-wide, tandem garage with the thought being that the space above it could be an ADU. We ran into the problem of how do we reduce the 900+ ft2 second level to 640 ft2 and achieve two bedrooms while fitting into the existing neighborhood ... still working on it but larger ADU maximum size would help.

13 days ago

Approve some single family housing plans that actually include yards for families to enjoy!

13 days ago

Traffic management. Improving access to transit. Smaller sq ft units (starter homes rather than family homes). Renting doesn't allow saving for a down payment. Starter homes allow the younger generation to gain access to an investment to help them buy a bigger home in the future.

13 days ago

traffic, parking and quality of life for existing residents should be considered before adding more housing

13 days ago

Why does it have to stay out of the “flight path”? (Stated in the video). I have helicopters and planes fly over my house almost every day and I’ve been told there is no flight path that air traffic needs to adhere to. I want to know where I can buy a home that is NOT in the flight path!

13 days ago

None

13 days ago

less multifamily and more single family homes

13 days ago

Please stop with the building!! I’ve lived here for 40+ years. Can’t enjoy the beaches anymore because they’re so packed. Traffic everywhere. It’s terrible. The building needs to stop.

13 days ago

Providing outdoor space such as a backyard, not just parking lots and having homes have their own characteristics and not like McMansions that all look the same.

13 days ago

Please do not approve the free housing or rehab, drug addiction that you plan on Harding. If so, please consider outside established neighborhoods.

13 days ago

Carlsbad is close to being built out. The only viable space remaining is the parking lot by the old mall on El Camino. When we’re full, we need to tell the State sorry, you’re out of luck here.

13 days ago

More affordable housing!

13 days ago

Provide permanent housing for those experiencing chronic houselessness. While many might oppose the idea and say 'why should they live rent-free when I have to pay rent?', it's been proven that it actually saves the city money to provide permanent housing for those experiencing houselessness instead of using city resources, such as using the police to make arrests for loitering, etc. that end up being more expensive and take time away from other tasks. There's been a program started in downtown San Diego called Housing First- San Diego, by the San Diego Housing Commission that provide folks with permanent housing, short term rentals, etc while they are able to find a job. As we know, in order to pay for rent, it's necessary to have a job to pay for it, but in order to apply for a job, an address has to be provided, which people don't have if they don't have a place of residency. It becomes an endless loop that houseless people become trapped in. The solution is to create housing in Carlsbad that provides the houseless members of this city with an opportunity to at least have a place to live while they are able to get the help (mental health resources, job training, etc.) that they need. 'Homeless' shelters only provide temporary housing and many focus on being abstinent from drug use, etc., but they aren't equipped to handle long-term housing, and thus many fall pattern to going in and out of said shelters. This part of our community is also especially vulnerable right now with COVID-19 cases remaining high in our city. Many of the patrons in Carlsbad who are houseless rely on public buildings like our Dove Library as a place of respite during the day, which has now changed given the strict but necessary guidelines our public libraries are under. It's important to not forget this part of our community when planning for future housing developments.

In addition to the houseless population in Carlsbad, it's extremely important to consider where the housing developments will be. I have personally witnessed more wildlife coming into our neighborhood after the newest housing developments in La Costa Oaks were made (on the other side of the Carlsbad Fire Station). This has led to coyotes coming into our neighborhoods, sometimes right behind our backyard with is located on the old Rancho Santa Fe Trail and have also been spotted in our cul de sacs in the early evening. This is dangerous for small pets, and I don't fault the wildlife for coming into our spaces at all, as it's us who are encroaching on their natural territories. It's really important to take into consideration the effects that it has on the wildlife surrounding our city and making sure that we leave enough land for them to continue live on.

13 days ago

Not having to drive so much, traffic patterns, more walkable communities with mixed use housing/retail/services

13 days ago

I would like to see developers present drafts of different types of options that are being proposed in Carlsbad so that I can see all options Carlsbad has on the table.

13 days ago

help to new families, easier credit and down payment assistance to newly married couples and those with babies

13 days ago

Why don't you guys build a nice neighborhood with smaller houses for 55+?

13 days ago

Traffic congestion and quality of life is a major concern. Having lived here since 1984, Carlsbad is now barely recognizable. More housing and denser housing would be acceptable if there were better transportation options and we didn't rely upon cars so much.

13 days ago

Given the traffic and noise I've become pretty much a no growth person.

14 days ago

Approve more infill projects to serve the people that work at large area employers. Too many people commute a long way to get here to Carlsbad

14 days ago

Develop the parking lot at the mall. You could put a ton of density there and it could be its own neighborhood.

14 days ago

While there are vocal minorities in the village, it really does make sense concentrating housing near the bars, restaurants, and train station.

14 days ago

Help for first time home owners with down payments. Especially for teachers!

14 days ago

Tax break for landlords who voluntarily keep the rent below a certain "affordable " level. Clark county Nevada has this type of program.

14 days ago

More space for parking in Ponto beach area. Everywhere one looks new homes are going up. Carlsbad needs some breathing room. Traffic and parking are a nightmare. More shopping centers for food and necessities needed. The Ralph's abc Vons stores are overloaded. Need more services before building more homes. Low income housing at Pointsettia Station is looking run down. Who in city is responsible to oversee that these low & moderate housing units are maintained once they are built? Carlsbad used to be beautiful with lots of open space but now a lot of areas in Village & along PCH are congested & junkie looking.

14 days ago

More 2/3 bedroom houses with bigger setbacks. Making sure money gets to the schools for additional improvements when a projects starts. Building commercial portions earlier in the project. Helping re-develop existing commercial to offset increase in population. More bike/walk paths across train tracks to beach. More re-development of the village and along el camino with commercial on the bottom and residential on top.

14 days ago

There are too many people here to begin with. Most of us moved to the suburbs to get away from major cities. Traffic is horrific as it is

14 days ago

Traffic needs to be looked at before housing. The traffic signaling throughout the City of Carlsbad is terrible and lights are not in sync. Traffic does not flow through major arterial streets. Stopping at every light gives out more car emissions. Fix this before thinking about adding any more cars to Carlsbad streets.

14 days ago

Because I live so close to C'bad, just north of Hwy 78 in the 92056 zip code, I would like city planners to please consider traffic! It is already a mess living by and needing to use El Camino and 78 to get anywhere! Do not add additional housing and traffic to those who already need to combat congestion and traffic daily. Of course, when I moved here 30 years ago from Orange Co., it was an oasis. And even though I don't expect that any longer in North County, please be aware that housing should be spread throughout the city, not just along the El Camino and 78 corridors.

14 days ago

Focusing development on the downtown area of Carlsbad which is close to transit, shops, services, and the beach.

14 days ago

Identify design standards for historical structures and resources, including development criteria for neighboring properties.

14 days ago

Method to preserve historic properties-Mills act.

14 days ago

Identifying design standards for historic resources and historic structures, including development criteria for adjacent properties (i.e. next to or across from parkland or smaller scale historic buildings), important to the neighborhood.

14 days ago

What affect does the widened freeway have? How does the housing tie into public transportation, especially the train system. How are historic structures that have value to the community being recognized and protected? There is a need for an official list of landmarks and points of interest.

14 days ago

Use effective ways to help people get housing and jobs so they can keep the housing.

14 days ago

Give assistance to people not developers
Minimize environmental impact

14 days ago

That blocking out the sun with high rises in the Village be minimized. It would be a horrible shame to start looking like Oceanside by the peir. That parking IS included in building projects because even if an occupant does not have a car, they need a spot for visitors or deliveries.

14 days ago

No parking on the main streets coming and going for the community. Group parking lots if space is available.
Install low luminate street lighting only. Install the light fixtures at street intersections only.

14 days ago

While the older lots in the Village area of town may not effectively use the space as effectively as possible, it is always a shame to see the older bungalows or more traditional homes destroyed to then be replaced by much larger, more modern homes. I know that's a personal aesthetic taste, but it is sad to see the character of the area give way to new development. First time homeowners find it nearly impossible to invest in a home in the Carlsbad area. There are of course cheaper options elsewhere, but if the City of Carlsbad commits to and wants to attract young professionals and young families to stay in the community, it needs to be more affordable for these families to invest in homes. I would settle and stay in Carlsbad for the rest of my life if I could afford it, but as it is now, we're coming up against the reality that if we want a home with space and that doesn't put us into debt, we'll likely have to leave Carlsbad and San Diego.

14 days ago

I like that housing is going in the village. I was recently down there and love that people will be able to walk to local eateries, access the beach and I do think it makes for a great community feel. I have lived all other the North Park area in San Diego and found it vibrant with music, art and people. It helped me feel like a community member who was more involved and well rounded. More housing should go in the village where possible. I also think there is opportunity to build on lots that are either run down or not being used. I heard in the video the idea of building in business parks. That is an excellent idea! Think about COVID and how many companies might end their leases in the business parks, forcing building owners to sell. They could sell to the City and we can convert those to affordable housing. I like Faraday because there is a food shopping center in the middle of those business parks. Coffee, gas station and gym. We need more like this.

14 days ago

None

14 days ago

I think it is important to hold focus groups for all ages, demographics and income levels. It is important to hear the thoughts of people and to also let people know what lower income housing is. I've heard neighbors talk about drugs, loud neighbors, etc. moving in near by if affordable housing goes in. Let the community know that this is not true, show data. Maybe have low income people talk to the community (students, parents, single parents, etc.) on what this type of housing gives them. Make it personable instead about just location, development and money. If the "value" of Carlsbad is to care about one another, the message needs to be about the people who will live in these affordable housing units/houses.

14 days ago

We need to move away from the single family housing model and incorporate more multi housing unit developments, such as duplexes, triplexes and condo type developments in the City in response to low and moderate income needs. Add amenities nearby such as large parks, libraries and easy access to retail services.

14 days ago

Offer telecommuting options for city employees if we can't afford to provide housing for people who work for the city.

14 days ago

Provide subsidized housing options for city employees. I can't afford to rent/buy in Carlsbad and have to commute at least two hours a day to work in Carlsbad.

14 days ago

Isn’t one ADA Ramp at the beach sufficient? Save our taxpayer money and don’t build the second ramp.

14 days ago

The idea of outing a tunnel under Cbad Blvd to access the lagoon trail is absurdly expensive and a waste of taxpayer money. People can cross the street for free. No need to recklessly spend millions of dollars on a stupid tunnel that will house homeless people and graffiti and trash etc. a tunnel is a horrible idea.

14 days ago

Don't take away traffic lanes from cars to give to the use of bicyclists. They # of bike riders is so low and they are obnoxious how they travel in packs. If they rode single-file like cars have to do they could stay in the lanes already provided.

14 days ago

Stop adding housing with insufficient parking like has been going on in the village. It doesn't "encourage" the use of public transportation; it just congests the streets and is frustrating.

14 days ago

You need to add more outdoor pickleball courts. There should be a minimum of 8 together but 12 would be even better, and For a city the size of Carlsbad there should be At least 50 courts!

14 days ago

Make traffic and parking top priority!!!!!
The reduced traffic resulting from covid has greatly improved the safety, health (reduced pollution, air breathability) access to other SD communities, (downtown) cultural events and desirability of life in Carlsbad. Prior to the reduced traffic we had considered moving to a less traffic impacted area of California!!

14 days ago

The environment and maintaining open space is important. Near public transit to avoid traffic issues

14 days ago

Assistance for first-time home buyers

14 days ago

The city should promote minimum standards for neighborhood appearance of individual homes and yards. For example, requiring trash receptacles to be hidden behind front of homes on non-trash pick-up days and reminder notices for overgrown yards.

14 days ago

Do not allow "urban camping" or sleeping in cars, parks, libraries overnight.

14 days ago

If you add more housing you also need to add another supermarket/shopping center.

14 days ago

I'd like to see the City implement an inclusive process that incorporates feedback from as many stakeholders as possible including renters and owners. The City must prioritize the development and preservation of affordable housing. I believe it is important to hear from people who work in Carlsbad but can't afford to live here (our teachers, healthcare providers, childcare providers and others). Carlsbad isn't very racially and ethnically diverse, but as much as possible the City should include diverse voices and perspective in the process. This is also an opportunity to involve youth (K-12) and educate them about the planning process. There are wonderful historical examples of this such as the process that led to the implementation of the Burnham Plan in Chicago in the early 20th century. Importantly, I feel strongly that Carlsbad needs to provide housing opportunities for people at all income levels. We need more rental housing as well as more affordable entry-level homeownership opportunities such as townhomes. Carlsbad could also consider exploring innovative public-private partnerships, partnerships with the school district and perhaps even models such as community land trusts. The could also explore ways to repurpose underutilized retail and commercial spaces. I encourage the City to be forward-thinking, inclusive and creative.

14 days ago

More affordable housing. We work to pay rent basically because we want our children to have a better quality of life than we did, reason why we chose Carlsbad, but it is challenging to make ends meet

14 days ago

We moved to our neighborhood in Carlsbad to escape high density areas. The State is forcing our city to build high density homes when the State should instead stop allowing more people into our state which puts a strain in our precious resources, especially water. Don't give developers incentives to build high density. No one wants high density.

14 days ago

I like the idea of developing condos and apartments densely around The Shoppes. Mid and lo income

14 days ago

low income housing should not be a permanent program. short term assistance with increases overtime

14 days ago

Repairing and rebuilding existing units are favored over expanding in vacant areas or condensing existing communities. Please don't allow our neighborhoods to lose their charm.

14 days ago

These small homes should also be walkable to stores and restaurants and work places

14 days ago

Small affordable single family homes that face each other with walkways instead of streets to encourage community. Not everyone wants a McMansion. Beach bungalow style would add such character. This would be a good style for older adults...

14 days ago

I would love to see more open spaces. We have lost so much of that in recent years. I would like to see some thoughtful planning that doesn't destroy our beautiful city by turning it into an Orange County.

14 days ago

smart growth, higher density, in walkable neighborhoods with residential and small commercial (dining, service, retail) businesses close to transit station. carlsbad is a CITY and needs to provide affordable services to ALL its residents

14 days ago

stop giving developers free rein to destroy the environment and existing neighborhoods (ie high-rises in the Village)

14 days ago

You are the experts! I am not. Thank you for your service.

14 days ago

New construction in and at the edges of the village do not fit the overall character. Looks like new sore thumbs. Be like Carmel and have some type code to maintain historic charm.

14 days ago

Schools are already over capacity and have low resources.

14 days ago

At least one new group home for persons with developmental disabilities. And/or a larger complex for this under-served population.

14 days ago

Consider the asthetics. The new buildings going up all over down town are ruining the village atmosphere that people come here for. Out of character and downright ugly. We will be looking back on them years from now the way we do 70s architecture!

14 days ago

No apartments or group homes, party homes in the neighborhoods. Any rebuilds or new homes need to fit the flavor of the street.

14 days ago

Our neighbor built a granny flat. They charge top dollar, so it isn't helping low income families. Our privacy, after over 35 years, is now gone as the flat overlooks our backyard and patio. Not a fan of granny flats.

14 days ago

Excessive state regulations increase the cost to developers, and therefore the cost of housing to residents in all areas. The city should establish an official position objecting to excessive State regulation upon the counties and cities.

14 days ago

Housing for the developmental disabled. My son is one of the many young adults that does not have access to supported housing so he stays stuck at home. What will happen when we die? There's an epidemic of autism- this needs to be addressed!

14 days ago

We must preserve the history and heritage of the Olde Carlsbad, the Village and the Barrio. Once this history is destroyed it is gone for good. I see one by one the older beach bungalows torn down for ultra modern townhomes built to the max density per zoning. These monstrosities have no esthetic connection to the houses around them or to the history of Carlsbad in general. This is such a shame and I believe that it degrades the Village as a quaint seaside town. We need to take a lesson from Communities like Carmel and Santa Barbara and maintain the original charm of Carlsbad Village with parameters to create consistency of character. WE have enough going for us here that we do not need to sell our souls to the highest bidder.

14 days ago

Consider code adjustments that will discourage or forbid property owners from converting garages to living space. It seems most households already have more cars than garage spaces so our streets are filled with parked cars that make our neighborhoods more dangerous for kids, walkers and drivers. For the same reason, I'd like to see people actually using their garages for cars (what a novel concept!) instead of overflow storage but I suspect the only way to do it would be to institute a permit system for street parking. The hope would be that a limit on street parking would "force" people to clean out their garages and use them for cars! Sorry, had to vent on this but it points out the importance of adequate parking spaces for any new residential builds.

14 days ago

Keep the height of all new development in the Village to 3-4 stories max.

14 days ago

None

14 days ago

Stop increasing density. Stop allowing building right up to sidewalk-zero lot line. Need more space between neighbors. More SFRs and fewer MFRs. I didn't like the response choices to many of your questions.

14 days ago

Please stop over populating the Village. Carlsbad is a huge city and not all multi-family growth has to be in the Village. Also, please listen to our input.

14 days ago

Living in a coastal town is an earned privilege, not an inherent right. Affordable housing should be developed more inland, where land is not a premium, therefore more affordable. As a developer of affordable housing for the past decade, our sites are always chosen with land values/premiums in the forefront of the decision process.

14 days ago

Housing and mass transportation system should be developed together to lower car traffic and have a better environmental impact

14 days ago

Actual houses under $400,000

14 days ago

Affordable houses, not just apartments, condos or townhouses. Small bungalow homes maybe. It would be great to buy a home under 400,000 for those of us who aren't millionaires, but hard working low to middle class.

14 days ago

Keep open space open. No tall buildings in coastal area

14 days ago

We live in Carlsbad because it is NOT densely populated. I oppose the idea of subsidizing housing for those who cannot afford to live here. Living in Carlsbad is a privilege, not a right. There are more affordable communities in other parts of San Diego County.

14 days ago

Carlsbad has a significant history of smart growth and the current plan (pre-update) reflects that. Updates to the plan should be as carefully considered as the existing plan was. Carlsbad is extremely fortunate that our existing tax base can support a very nice set of city services across a reasonably wide geographic area. There is no need to increase the density of housing beyond what has been envisioned for decades. One factor that this survey didn't cover is the importance of recreational opportunities within walking distance of housing. Currently, there are areas in Carlsbad where children and families must drive to the nearest city park. I would like to see the placement of parks within walking distance of all homes in Carlsbad as a priority.

14 days ago

Stop building!!!!!! I'm tired of this city becoming over populated!!!!! Leave the open space!

14 days ago

Housing developed in Carlsbad to date has mostly been high end. Now we are almost looking backward in order to comply. A percentage of all new housing ought to be for lower income people. We need to ditch NIMBY

14 days ago

Private homes on small lots. 2 stories at most. P

14 days ago

Keep facilities that cater to residents with mental health and drug problems away from schools

14 days ago

Provisions for older residents on fixed incomes to allow them to age in place. Something - anything - to rein in the ridiculously high cost of housing, which is so, so much higher than other states. Walkable communities, with SAFE bicycle paths and green space built in.

14 days ago

For a city of 100,000 plus, Carlsbad is a wonderful place to live. Open space is valuable for the physical and mental well being of all Carlsbad residents.

14 days ago

Good luck

14 days ago

Housing resources to support homeless population should be coupled with other social services to set the program up for success.
Carlsbad has a wonderful look and feel. Oceanside is losing that with the increase in high rise housing. We should avoid losing our appeal by keeping multi-unit structures to no more than 3 floors.

14 days ago

Keep in mind that The Village is a tiny piece of Carlsbad and stop giving The Village everything it wants. The rest of us are treated like outliers or less important but we are paying a lot of taxes too

14 days ago

Think about population demographics, to have a balanced mix of younger and older, those with and without families, workers and retirees, etc. Balance needs for parks and rec, disabled access, and professional athletes (e.g., world class cyclists).

14 days ago

Carlsbad congestion and traffic is not because we lack good roads. it is caused by uncoordinated traffic lights which leave too much of the intersections vacant for too many seconds between light changes. Our traffic problem is self-created.

14 days ago

PARKING!! Do NOT reduce/eliminate parking for low income housing or housing by transit.

15 days ago

It's unfair to penalize those without homeowners associations- you might consider opening up the associations to allow additions of one or two apartment blocks in those areas. It's only fair.

15 days ago

Housing that would allow for less driving in day to day life would be amazing. Specifically I mean housing near (in order of importance) grocery stores, schools, parks, and restaurants.

15 days ago

n/a

15 days ago

Community involvement is critical. Housing should be like existing, for example a long time single family home could lose privacy to back yard if a 3-5 story apartment building is allowed. Better to have a one story increase (ie: existing one story single family home could allow a 2 story apartment/condo so that the integrity of the existing home (and value) could be maintained.

15 days ago

The wait lists for affordable housing are too long!

15 days ago

The city should think twice about how low income housing is managed. In the Bay Collection, people who are not low income reside in the low income housing because they are able to game the system. I don't know why my tax dollars are spent on people gaming the system. On top of that, there are communities adjacent to Carlsbad where housing is cheaper. I understand that the state is requiring the addition of low income units. But according to the growth plan of Carlsbad that was originally adopted, did we plan on even adding any new housing at this point? I don't agree at all with amending the growth plan and I find it dishonest that the Carlsbad government keeps amending it. It was agreed to and should not be changed.

15 days ago

We MUST make housing more affordable. Build/add housing walking distance to services/work. Rely less on cars, more on walking/public transportation. MORE environmentally friendly. Help the homeless. Need to mention AFFORDABLE again.

15 days ago

So much new housing has inadequate green space within the new construction - yards, between apartments, space between the structure and noisy roads. It’s not good for people to be packed in like that. Please require more green space along the lines of TNglewood. Please make open space and the environment a priority.

15 days ago

Add more low income housing for Seniors. I was a Cbad resident and homeowner for 30 years but was forced to downsize and move to Oside (recession, loss of job etc) to find affordable housing...:-(

15 days ago

I am living with my family I have very low income

15 days ago

No growth is best

15 days ago

what makes the most sense regardless of Nimbys

15 days ago

Apartments should be in affordable property areas. Example East of El Camino Real. No affordable low income apartments in beach areas or expensive areas. It does not make sense. Zone apartments in the most affordable areas only.

15 days ago

Do not put housing projects on ballot. Nimbyism is the greatest problem for getting housing built.

15 days ago

Traffic congestion
Hiking trails. Open spaces

15 days ago

If increased housing were not mandated by the state, I would say do not add any more housing in C'bad. We are functionally at build-out, more houses will cost us way too much in decreased quality of life. Lobby Sacramento, and copy Encinitas to drag things out as long as possible.

15 days ago

Who decided that we need 3500 new units by 2029? Hmmmm

15 days ago

Please maintain the character of Carlsbad Village, our incredible ocean recreation and vistas and our overall outdoor recreation-oriented lifestyle

15 days ago

Continue to increase the density in the village. The condos look great and have cleaned up the barrio edge. There is still considerable land south of Palomar airport road along the rail line to continue with dense dwellings.

15 days ago

Please survey neighborhoods for vacation rentals, they are hiding in plain sight. Vacation rentals cause much of the housing shortage in coastal California... period.

15 days ago

You notice that I did NOT answer any of the questions about adding more housing. For each of those questions you should add a response option that reads "There are already too many people in Carlsbad; we do not need or want more housing." I have lived in Carlsbad for nearly 30 years and I have seen the politicians consistently selling out the residences by making zoning changes in favor of housing developers. It needs to stop and it needs to stop now.

15 days ago

Too much traffic on La Costa Avenue east of El Camino. Offensive and invasive. “No pitbulls” zones.

15 days ago

Minimize negative impact on folks already living here

15 days ago

Traffic is already bad, don't make it worse.

15 days ago

neighborhoods with fewer to no HOAs; no Mello Roos.

15 days ago

Although I indicated a preference for development in so-called "smart growth" areas, more specifically I would prefer that development occur in areas where there either exists, or there can readily be created, good access to public transit, essential shopping and services (e.g. grocers), and public open spaces. I would not be in favor of locating housing adjacent to a shopping area that lacked reasonable access to essential goods and services like a grocer, just for the sake of locating it near shopping/commerce.

15 days ago

None

15 days ago

Rent control on Apartments, I get an annual increase and NO maintenance has been done to the building in years.

15 days ago

Enact an ordinance supporting the Mills act to protect historic properties within Carlsbad

15 days ago

NA

15 days ago

We have to allow for growth. We cannot attacks any and all development as destroying Carlsbad's character. We need more homes and I see development as an opportunity to get improvements built in my neighborhood that will benefit me.

15 days ago

Change planning and zoning laws to accommodate ADU's. Make it easier fpr residents to build studio/one bedroom apartments for people. As of now, parking requirements and utility requirements are onerous and expensive and dissuade homeowners from doing this. Amnesty for homeowners who have added units to their property without permits as long as they meet code. Count the ADU's as part of our housing element requirements.

15 days ago

active senior condos or apts with elevators. many many residents over 50, want to move,but cannot or in future, will not be able to do stairs. There is too little offered, not nursing homes, but places for younger epty nesters who want out of large homes. this will create more homes for new families.

15 days ago

Affordable housing can be a great benefit to our community.

15 days ago

Do not fill all land with homes or businesses. Leave space for animals and nature..

15 days ago

Stop building high rises in the village. You're ruining the city. It will look like Oceanside soon enough. There's already trash everywhere, no parking, etc. I've lived here for 23 years and for the first time ever hate coming into the village. What a mess.

15 days ago

Not too many houses and room for animals. We have taken their property.

15 days ago

Maintain existing R1 zoning boundaries.

15 days ago

developing walkable communities would be great, as well as live/work type communities. more people are working and will be working from home so walkability to grocery, restaurants and stores is great. Also I'd like to see some of the industrial or commercial building areas rezoned for housing. There are a lot of vacant and unsightly industrial buildings along Camino Vida Robles and other parts of Carlsbad.

15 days ago

Prioritize taxpayers over vagrants

15 days ago

Less parking lots, less restriction on how far back from the street houses need to be. More mixed use buildings.

15 days ago

I think the city has done a good job maintaining a desirable lifestyle for residents by preventing overdevelopment and ensuring that home values grow. Given that we get a lot of tourists traveling to Carlsbad, I think it's important to prevent an influx of new residents so the city can retain its appeal as a sought-after, small beach town with a lot of attractive amenities and avoid the pitfalls of growing too fast.

15 days ago

Maybe build small communities like San Elijo Hills to house all the Low Income housing. Services and other amenities could be focused on those with lower incomes/.

15 days ago

Rent stabilization in Lakeshore Gardens Mobile Home Park

15 days ago

limit short term rentals which remove available housing from the market. Short term rentals have hollowed out our neighborboods at at the beach, have added congestion, trash, and transients to the streetscape. Make this housing available to families on longterm basis only.

15 days ago

N.A.

15 days ago

A fair and legitimate way to make an application for affordable housing. Please !

15 days ago

Please consider SANDAG's Regional Transportation Plan (a regional transportation ecosystem), and how that could impact/alter where Carlsbad places affordable housing.

15 days ago

Carlsbad's affordable housing in lieu fee is so low that it is simply an incentive for developers not to build affordable housing. That fee must increase dramatically or just get rid of it - stop giving developers a choice and instead require them to include affordable units. Eliminate single-family zoning. Multi-family housing should be interspersed with single-family to create a more equitable society (and schools).

16 days ago

Upzoning, re-zoning, upgrading infrastructure, resuming the commuter bus from transit stations to work and resident population centers, adding fire stations, improving city services as population increases

16 days ago

That there is enough water for new housing. Check with police and fire department to make sure they an cover the additional people.

16 days ago

I would like to buy in the future - but as a single mother with a modest income - I would need financial assistance.

16 days ago

Perhaps some kind of rent stabilization - not necessarily "rent-control" - I moved here from the SF Bay Area for "affordable" housing. I pay here for a 3 bedroom condo - less than a Studio there. Please keep that kind of gentrification and $1000+ rent increases from happening here.

16 days ago

Residences built in live-work neighborhoods shouldn't be $1M+ in cost

16 days ago

Keeping down payment low

17 days ago

Walkable town centers

17 days ago

These are my thoughts, my way to work to catch the bus in the village of Carlsbad I see little houses being updated and modernized for rent I would like the city to purchase one and I can continue renting and when I pass away they can have it back😆😉😄

17 days ago

More senior affordable rental units.

17 days ago

More affordable housing for senior citizens!

17 days ago

Maintaining am open feel with natural space combined with as much affordable housing as you can make. There are plenty of strip malls and shops. Let's help our working poor and not build just to build.

17 days ago

Give consideration to opportunities for entrepreneurs to lead development, as opposed to already established developers with deep pockets and investment funds. Many community members would love to have an option to build, maintain and manage multi unit properties with 4 to 8 or even 12 units. However, with a need to get the job done fast and cheaply, the city chooses to fund and approve large development on open land, which is a continued strain on resources and impact to the long term residents. Large development firms don't care about Carlsbad, they care about streams of revenue.

17 days ago

Traffic, keeping the village topography, affordability for seniors, keeping hiking trails and parks.

18 days ago

Kids can select any school district, So kids with low incomes can access to good schools.

18 days ago

I would like us to encourage more racial and economic diversity through our housing plan. It would make us a more balanced, inclusive, and welcoming city to live in. Thank you for your hard work in formulating our future plans.

18 days ago

As areas are densified, particularly near transit, it is important to create pedestrian connections that are inviting and can provide a preferred alternative, not just a sidewalk up-hill without regard for the pedestrian experience. Also, as areas are densified, plentiful outside areas are important for passive enjoyment, such as green spaces with benches and picnic areas as opposed to park spaces that only provide for active play. Also, spaces for outside gatherings, such as areas for farmers' markets, outdoor music venues, cafes that offer outside dining, can all add to community connections in a positive way. As our populations age, we will no longer be connecting with neighbors through youth sports or other similar venues that tied us together through the participation with other young families. Nevertheless, planning for the future could anticipate how older adults might find opportunities to mingle and mix and remain connected.

18 days ago

Too many Hispanics in Housing Authorities is a major DISASTER, they bring their own friends and family, its a business.

18 days ago

Be sure they are LEGAL, many are frauds, fake real deceased ID's.

18 days ago

With the targeted number of new housing units, the City will have to be very creative and cooperate more with property owners and developers. I don’t see where 3k units could come from outside of major planned communities and apartments in the large tracts of open space east of El Camino Real and south of Cannon and the strawberry fields on Cannon and I-5.

18 days ago

Connect College Blvd From Cannon to El Camino and build high density in that area. That would put housing near job centers and would solve traffic/transit issues in our area.

18 days ago

I think that you need to join with other cities to protest this plan forced on us by the state to change the density and character of our village. Low income housing was originally sold to us as a way to provide for people who work in Carlsbad to live in Carlsbad. Now, we are changing the socioeconomic makeup of our community which will bring with it the the problems associated with lower income communities.

18 days ago

Ease in acquiring information and applications for affordable housing

18 days ago

Developments classified as “condos”—eg Lennar—should actually include denser housing. Not sprawl concealed as density.

18 days ago

Developing affordable home-ownership opportunities for young people and families in and around Carlsbad, not just rental.

18 days ago

My highest priority is to build housing for middle-income working adults in their 30's which they can afford, so they can enjoy Carlsbad as we have done for 34 years. And I don't mean tiny condos crammed into small lots.

18 days ago

I think there should be a system in place that allows growing families already in the low income system to transition from a smaller unit to a larger unit. My husband and I had no children when we purchased our 2 bedroom affordable home, but now we have an 11 month old and another baby on the way and are quickly outgrowing our home. Although we still qualify for low income it seems to either be impossible or very very difficult to transition into a larger unit with more space for a growing family. Moving into a larger unit would be a win-win as we would get the space we need and our smaller unit would still go to a low income person looking to purchase a smaller home.

18 days ago

To prioritize housing availability for those on social security and Soc security disability. They truly have been left behind on fixed income with little chance to better their condition. Provide opportunity for those with limited means to possibly donate time and experience to the city to fill needed areas that benefit the population as a whole.

18 days ago

To notify residents of upcoming low income housing availability for the following year

18 days ago

Offer a multi generation program so additional dwelling space can be affordably financed for Multi generations to live together for affordable housing alternative. Allow homes with additional vacant Small lots to build affordable homes for extended family without having to merge lots (example in barrio) and build for family on adjacent lot as if an ADU. Allow more than 2 ADUs where space exists. Reduce permit costs. (The price of permits is so expensive it could instead pay for housing for a family!) Homeowners should be allowed to add to housing And use the funds to house our families without having to pay huge permit bribes to the city.

18 days ago

I believe ADUs are never truly affordable for low income families. And people who build ADUs do so for a family member or friend they know. Not a stranger with low income. It’s not a solution to making affordable housing available. When houses were being built with granny flats decades ago, those units were not affordable. Please don’t expect a builder to develop affordable housing. In multi-million dollar markets, landlords want top dollar.

18 days ago

Why not stop growth entirely? Carlsbad is already on the verge of becoming too dense. Why does every lot in Carlsbad have to be covered by a building? Is growth the objective of the building and planning departments in order to sustain their employee levels? Stop the Growth!

18 days ago

No more high rises in the village.

18 days ago

Height restrictions so views are not obstructed!

18 days ago

Individuals with intellectual disabilities are often clumped with low income, but they sometimes have different needs because they are not able to drive a car and often cannot take public transportation, which further diminishes their income. Carlsbad has no housing list for these individuals to sign onto so where are they supposed to go if their parents die if they can't get on a county list because they live in Carlsbad?

18 days ago

keep carlsbad standard high

18 days ago

Everything in CA is very expensive and quite liberal. Better conservative politics would influence me.

18 days ago

Carlsbad needs more affordable 55+ senior apartments, manufactured homes and condos.

18 days ago

Please keep my neighborhood party free. Quiet peaceful

18 days ago

Be mindful of the people who need affordable housing. What will the access to resources such as healthcare facilities, grocery stores, public transit, schools, and clean water access be like? Will the housing plan be attainable for younger people, people of color, people with disabilities ect...

18 days ago

Encourage current apartment buildings and landlords to accept Section 8 housing. Deposit assistance programs. Roommate matching service/background checks.

Oh and stop high density building in the Village and Barrio!!!!!

18 days ago

Keep Carlsbad quaint. Don't over develop.

18 days ago

The developers are building huge homes and condos for sale because that's what makes sense financially for them. How can we make it EASIER for them to want to build affordable apartments for rent?

18 days ago

We should go above and beyond the state mandated housing allocation. There is a housing affordability crisis in North County, and this is our opportunity to do something about it!

18 days ago

I applaud City Council and Staff's extensive work to address these social issues. It is time for us to continue our march for justice by providing housing opportunities for the homeless, young, and economically depressed members of our society. NIMBY is out-of-date and counter-productive. Let's continue to be proactive, design innovative and efficient solutions, prove ourselves to be leaders of a just society, and take the lead in fulfilling our forefathers intent: "...certain unalienable Rights, that among these are Life, Liberty and the pursuit of Happiness".

18 days ago

Insure that all low or moderate housing includes air conditioning and safe parking or gated parking. Both for health, safety and more appealing.

18 days ago

We should be increasing housing density everywhere, but especially near the two train stations and anywhere within walking distance of businesses

18 days ago

Strongly regulate rehab/halfway houses!

18 days ago

More charters and schools in the neighborhoods

18 days ago

Consider the poor & disabled.

18 days ago

Also, as to the ADU questions above, I would very much be interested in adding an ADU to my property for all the options listed in the question but my lot size is too small to accommodate an ADU. Plus, I suspect the HOA would be a huge obstacle.

18 days ago

I would like to see more affordable housing options specifically for seniors. Many of us are looking at being forced to sell our homes because of ever-increasing property taxes and never-ending Mello-Roos. We should be able to at least stay in our area even if it means moving into an apartment, but all the senior apartments have waiting lists so long that one cannot even be added to the list because lists are closed.

18 days ago

As more people work from home, I would like to see housing become available in place of commercial buildings that are unused.

18 days ago

We are housing an adult daughter due to the high cost of rent in this area. I'd love to see more programs available for young people to live independently at a reduced rent.

18 days ago

Carlsbad needs to be more affordable - the new developments are absurd

18 days ago