



HOUSING COMMISSION

Agenda

THURSDAY, SEPTEMBER 10, 2020
3:00 P.M.

COUNCIL CHAMBERS
1200 Carlsbad Village Drive
Carlsbad, CA 92008

NOTICE TO THE PUBLIC:

Per State of California Executive Order N-29-20 and in the interest of public health and safety, we are temporarily taking actions to prevent and mitigate the effects of the COVID-19 pandemic by holding Housing Commission meetings electronically or by teleconferencing.

The Housing Commission meeting will be accessible electronically to all members of the public seeking to observe and address the commission. The Housing Commission meeting can be watched via livestream or replayed on the city website at www.carlsbadca.gov.

You can participate in the meeting by emailing your comments to the Housing Commission at housing@carlsbadca.gov prior to commencement of the agenda item. Your comments will be transmitted to the Housing Commission at the start of the agenda item. If you desire to have your comment read into the record at the Housing Commission meeting, please indicate so in the first line of your email and limit your email to 500 words or less. These procedures shall remain in place during the period in which state or local health officials have imposed or recommended social distancing measures.

In the event a quorum of the Housing Commission loses electrical power or suffers an internet connection outage that is not corrected within 15 minutes, the meeting will automatically be adjourned. Any items noticed as public hearings will be continued to the next regularly scheduled meeting of the Housing Commission. Any other agenda items the commission has not taken action on will be placed on a future agenda.

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

ABSENT: _____

APPROVAL OF MINUTES

AUGUST 13, 2020

ACTION: _____

VOTE: _____

PUBLIC COMMENTS

In conformance with the Brown Act and California Executive Order No. N-29-20, a total of 15 minutes is provided so members of the public can participate in the meeting by submitting comments as provided on the front page of this agenda. The Minutes Clerk will read comments as requested up to a total of 15 minutes. All other comments requested to be read by the Minutes Clerk will trail until the end of the meeting. In conformance with the Brown Act, no Commission action can occur on these items.

NEW BUSINESS:

HOUSING ELEMENT UPDATE 2021-2029 –
Informational report on the 2021-2029 Housing Element
Update

STAFF RECOMMENDATION: *Receive report*

STAFF: Scott Donnell, Senior Planner

HOMELESS RESPONSE ACTIVITIES AND
UPDATES – Informational report on recent on the City of
Carlsbad’s recent activities to address homelessness

STAFF RECOMMENDATION: *Receive report*

STAFF: Holly Nelson, Senior Homeless Program
Manager

PUBLIC COMMENTS

Continuation of the Public Comments This portion of the agenda is set aside for continuation of public comments, if necessary, due to exceeding the total time allotted in the first public comments section. The remainder of the categories are for reporting purposes. In conformance with the Brown Act, no public testimony and no Commission action can occur on these items.

HOUSING COMMISSIONER COMMENTS

HOUSING SERVICES MANAGER COMMENTS

ADJOURNMENT



HOUSING COMMISSION

Minutes

MEETING OF: HOUSING COMMISSION (Regular Meeting)
DATE OF MEETING: August 13, 2020
TIME OF MEETING: 3:00 P.M.
PLACE OF MEETING: VIA ZOOM

CALL TO ORDER: Acting Chairperson Marissa Cortes-Torres called the meeting to order at 3:00 p.m.

PLEDGE OF ALLEGIANCE:

The Pledge of Allegiance was led by Acting Chairperson Marissa Cortes-Torres.

ROLL CALL:

Present: Shirley Cole, Marissa Cortes-Torres, Joy Evans, Allen Manzano
Absent: John Nguyen-Cleary

APPROVAL OF MINUTES:

On a motion by Commissioner Manzano and seconded by Commissioner Cole the minutes of the following meeting was unanimously approved:

Minutes of the Regular Meeting held February 13, 2020.

PUBLIC COMMENTS: None.

NEW BUSINESS:

1. **REPORT – HOUSING TRUST FUND POLICY**

Jeff Murphy, Community Development Director, presented a draft Council Policy Statement regarding administration of the Carlsbad Housing Trust Fund.

Staff Recommendation: Adopt resolution

No public comments were received on this item.

After a discussion regarding the Housing Trust Fund Policy, the Housing Commission recommended that the City Council adopt the Housing Trust Fund Policy Statement, with a modification to include in Housing Trust Fund annual

reports a summary of denied assistance requests, if any, and brief statement of reasons for the denial.

ACTION: On a motion by Commissioner Cole and seconded by Commissioner Evans approving the adoption of the Resolution No. 2020-003 recommending adopting the resolution recommending that the City Council approve a Council Policy Statement regarding administration of the Carlsbad Housing Trust Fund, as modified.

AYES: COLE, CORTES-TORRES, EVANS, AND MANZANO

NAYS: NONE

ABSENT: NGUYEN-CLEARY

2. REPORT – REVISIONS TO COUNCIL POLICY STATEMENT 73 AND APPROVAL OF THE AFFORDABLE HOUSING RESALE PROGRAM GUIDELINES

David de Cordova, Housing Services Manager, presented proposed revisions to Council Policy Statement 73 – City Option to Purchase Resale Affordable Housing, and a proposal for Affordable Housing Resale Program Guidelines.

Staff Recommendation: Adopt resolution

Four emails on this item were received and read into the record:

1. Kyle Malter expressed his concern regarding “buyer will not be eligible for a newly listed affordable unit if they have previously purchased an affordable unit in the past five years.” He requested that the waiting period be shortened to three years at most.
2. Liberty Isbell Malter expressed her desire that the guidelines allow growing families in an existing affordable unit be allowed to transition into a larger affordable unit as long as they still qualify for low income housing.
3. Jeremiah Moersch is concerned about “potential restrictions being too stringent.” He cited minimum occupancy standards as an example, whereby a single individual may be prohibited from qualifying for a two or three bedroom unit.
4. Liberty Isbell Malter had a question “wondering if a decision has been made on who will be handling the sales when the units are eventually listed.”

After consideration of public comments and discussion regarding the revisions to Council Policy Statement 73 and approval of the Affordable Housing Resale Program Guidelines, the Housing Commission recommended that the City Council approve the revisions to Council Policy Statement 73 as presented, and approval of the Affordable Housing Resale Program Guidelines with a modification to increase the eligibility waiting period from five years to seven years for a buyer who has previously participated in an affordable housing homebuyer program.

In addition, the Housing Commission recommended that the City Council consider including an application preference to residents of any of the north San Diego County cities of Carlsbad, Oceanside, Vista, San Marcos, or Escondido, to the extent consistent with applicable law. Commissioner Manzano opposed such a preference.

ACTION: On a motion by Commissioner Cole and seconded by Commissioner Evans approving the adoption of the Resolution No. 2020-004 recommending adopting the resolution recommending that the City Council approve the revisions to Council Policy Statement 73 as presented, and approval of the Affordable Housing Resale Program Guidelines as modified. In addition, the Housing Commission recommended that the City Council consider including an application preference to residents of any of the north San Diego County cities of Carlsbad, Oceanside, Vista, San Marcos, or Escondido, to the extent consistent with applicable law.

AYES: COLE, CORTES-TORRES, AND EVANS,
NAYS: MANZANO
ABSENT: NGUYEN-CLEARY

PUBLIC COMMENTS (continuation): None.

HOUSING COMMISSIONER COMMENTS: None.

HOUSING SERVICES MANAGER COMMENTS:

Housing Services Manager de Cordova provided a brief update on the activities of the Housing Element Advisory Committee:

- The Housing Advisory Commission is a nine-person committee and Commissioner Evans represents the Housing Commission. The committee has been focused on particular housing strategies to meet the city's share of regional housing needs. The project team will be presenting a status report to the City Council on August 27, 2020.
- The Housing Element Advisory Committee meetings are streamed live on the city's website and recorded.
- There currently is a Housing Element public opinion survey available online, which will close on August 24, 2020.
- The Housing Commission will receive a status update on the Housing Element update program at a future meeting.
- The Housing Commission will review and recommend on the draft Housing Element in early 2021.

ADJOURNMENT:

By proper motion, the Regular Meeting of August 13, 2020, was adjourned at 5:30 p.m.

David de Cordova
Housing Services Manager

PATTI CRESCENTI, Minutes Clerk

MINUTES ARE ALSO RECORDED AND KEPT ON FILE UNTIL THE WRITTEN MINUTES ARE APPROVED.



HOUSING COMMISSION

Staff Report

Meeting Date: September 10, 2020
To: Housing Commission
From: David de Cordova, Housing Services Manager
Staff Contact: Scott Donnell, Senior Planner
Scott.donnell@carlsbadca.gov, 760-602-4618
Subject: Housing Element Update 2021-2029 – informational report

Recommended Action

Receive an informational report on the 2021-2029 Housing Element Update. No action is requested.

Executive Summary

As required under state law, the city has begun updating the Housing Element in the city's General Plan. The Housing Element will provide the city with a coordinated and comprehensive strategy for promoting the production of safe, decent and affordable housing for varying income levels within the community for the next eight years, from April 2021 through April 2029.

The purpose of this report is to provide the Housing Commission with an informational presentation on the Housing Element Update, including the overall project, recent action by the City Council, and next steps. The presentation will assist the Housing Commission in its consideration of the project in 2021.

Further information about the project is available on the city's website at www.carlsbadca.gov/housingplan.

Discussion

For the 2021-2029 Housing Element planning period, the City Council must adopt an updated housing element by April 15, 2021. Prior to City Council review, the Housing Commission will consider the proposed document for recommendation. Public hearings for this purpose will be held in early 2021.

The current City of Carlsbad Housing Element, adopted in 2017, identifies strategies and programs that focus on these five objectives to satisfy housing needs:

- Conserving and improving existing affordable housing
- Maximizing housing opportunities
- Assisting in the provision of affordable housing
- Removing constraints to housing investment, and

- Promoting fair and equal housing opportunities.

Since the beginning of this year, the Housing Element Advisory Committee has met to assist in the Housing Element Update effort. In December 2019, the City Council appointed nine residents to the HEAC. Four of those residents serve on existing city commissions, including the Housing Commission. Recommendations of the HEAC have aided staff and will assist decision-makers, such as the Housing Commission and City Council, with their deliberations on the project next year.

Carlsbad Municipal Code Section 2.40.060 identifies Housing Commission functions. Some of these functions relate directly to the Housing Element, such as:

- Establishment of, or amendment of affordable housing programs, policies and regulations
- Adoption of, or amendments to, the general plan housing element, and related strategies or programs
- Establishment of, or amendment of programs and services that aim to prevent, reduce and manage homelessness in Carlsbad

Environmental Review

Pursuant to Public Resources Code Section 21065, this action does not constitute a “project” within the meaning of CEQA in that it has no potential to cause either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment, and therefore, does not require environmental review.

Public Notification

Public notice of this item was posted in keeping with the Ralph M. Brown Act and it was available for public viewing and review at least 72 hours before the scheduled meeting date.



HOUSING COMMISSION

Staff Report

Meeting Date: September 10, 2020
To: Housing Commission
From: David de Cordova, Housing Services Manager
Staff Contact: Holly Nelson, Senior Homeless Program Manager
holly.nelson@carlsbadca.gov, 760-814-0774
Subject: Homeless Response Activities and Updates

Recommended Action

Receive an informational report on the City of Carlsbad's recent activities to address homelessness. No action is requested.

Executive Summary

In recent years, Carlsbad has experienced an increase in issues related to homelessness. The reasons for homelessness are varied and complex and require a multi-faceted approach. The City Council approved the Homeless Response Plan in 2017 to provide a framework to address homelessness, and has allocated significant resources to support it. In turn, city staff have been working diligently with other agencies, nongovernmental and community partners to tackle the issue of homelessness.

Discussion

Holly Nelson, Senior Homeless Program Manager, will provide an overview of the city's recent efforts in responding to homelessness, including:

- 2020 Point-in-Time data and homeless demographics from the City of Carlsbad
- Activities of the Homeless Response Plan and how the city is responding to COVID-19 concerns with the homeless community
- Efforts of the North County Ad Hoc Committee and coordinating with neighboring jurisdictions on the issue of homelessness

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