



# AFFORDABLE HOUSING ALTERNATIVES (AHA)

---



## **AFFORDABLE HOUSING ALTERNATIVES (AHA)**

Our goal is to remove the City-owned sites from the Housing Element by identifying alternative sites and programs.

### **Steering committee members include:**

- Victoria Beach
- Beth Bowman
- Hans Buder
- Dale Byrne
- Bob Delves
- Stephen Lee
- John Mandurrago
- Rich Pepe
- Susan Prest
- Kristi Reimers
- Graeme Robertson
- Nancy Twomey
- Tim Twomey
- Mark Watson

## **AN OPPORTUNITY TO CRAFT A MORE TAILORED PLAN**

The Council has bought the community time to craft a plan that is better tailored to Carmel.

- Scarce public lands → privately owned sites
- 100% income-restricted → mixed-income
- City block scale development → preservation of local character

## **NO RISK OF DECERTIFICATION**

Our group engaged a leading consultant who confirmed with HCD that pursuing an amendment will not put us at risk of decertification.

### **Confirmation from HCD**

- AHA independently engaged a consultant who is a leading Housing Element expert.
  - Served as the lead consultant on ~60 6<sup>th</sup> cycle Housing Element updates and provided support on another ~30.
- The consultant confirmed that a City with a certified Housing Element will not risk decertification by pursuing an amendment.
  - The consultant connected with a senior HCD staff member who was well-placed to answer the question.

# WE HAVE VIABLE ALTERNATIVE STRATEGIES

We have made substantial progress in vetting a menu of alternative strategies.



## ADUs

---

We have identified numerous ADU-related strategies with a high probability of yielding units



## Churches

---

Our consultant considers church sites to be highly viable and we have some very intriguing leads



## Hotel-to-Residential Redevelopment Program

---

Inspired by a program in Newport Beach's Housing Element, which HCD has already certified



## Downtown Sites

---

HCD will allow a city to count 2-3 contiguous parcels as a single site, even if they lack common ownership

# TIME IS OF THE ESSENCE

Given the December 2025 RFP deadline, we need to move quickly, ideally before staff begins the prep they would need to do for the RFP.

