



# City of Carmel-by-the-Sea

## 6th Cycle Housing Element Amendment and Implementation Update

Special Planning Commission Meeting

May 19, 2026



# 6th Cycle Housing Element

Housing Element adopted in April 2024

Housing Element Amendment commenced in July 2024

## **Tonight:**

Informational report on the status of the amendment and implementation efforts of the adopted Housing Element



# Amendment Update

- Revised Housing Element submitted to the State HCD on March 27th for 60day review
- Minor revisions requested, made, and resubmitted on May 19th
- 60-day review ends May 29th
- Receive HCD status letter
  - Substantial compliance expected
- Proceed to adoption hearings
  - Planning Commission June10th (tent)
  - City Council July 7th (tent)
- Submit to HCD for final certification
- Begin implementation of amended Housing Element



# Amendment Update

<https://ci.carmel.ca.us/post/housing>

## Housing

Learn about housing programs and services

**2023-2031 Housing Element** Implementation: Objective Design and Development Sta

Implementation: Proposed Municipal Code Amendments 2025 State of California Inc

Accessory Dwelling Units / Subordinate Units Agricultural Employees Fair H

Homeless Services Housing Rehabilitation Reasonable Accommodation Pro

2023-2031 Housing Element	
Annual Progress Report	+
Updated, Adopted, and Certified!	+
Post-Adoption Housing Element Amendment	+
Revised Draft Housing Element Amendment: Second 7-day Public Review Period	+
Revised Draft Housing Element Amendment: 7-day Public Review Period	+
HCD Comment Letter	+
<b>Draft Amendment Submitted to HCD for Review</b>	+
Improve and Expand Strategies	+



# Implementation Update

## Program 1.2.A

### Water Distribution Prioritization for Affordable Housing:

- Completed water allocation update (City Council Resolution 2025-097, November 3, 2025)



## Program 1.4.B

### Objective Design and Development Standards:

- In progress



## Program 3.2.A

### Reasonable Accommodation Procedures:

- Completed policy update (City Council Resolution 2025-081, September 9, 2025)





# Implementation Update

## Program 5.1.A

### Fair Housing Services:

- Information has been posted to the City's website



## Program 5.1.D

### Farmworker Housing:

- Resources have been posted to the City's website





# Implementation Update

## General Municipal Code Amendments (PC Review in August)

### **Program 1.3.F**

#### Employee Housing

- Add definition, Add to land use table

### **Program 1.3.G**

#### Manufactured Homes on a Foundation System

- Add definition, Add to land use table

### **Program 1.3.K**

#### Forest and Beach Commission Required Findings

- Review of findings



# Implementation Update

## General Municipal Code Amendments (PC Review in August)

### **Program 3.1.E**

#### Reduced Parking Requirements

- Review of parking standards for residential uses

### **Program 3.1.G**

#### Establish Minimum Densities and Ministerial Approval Process

- Prohibit single-family dwellings in the commercial district

### **Program 3.3.A**

#### Zoning For Transitional and Supportive Housing

- Review definitions and land use table



# Implementation Update

## General Municipal Code Amendments (PC Review in August)

### **Program 3.3.D**

#### Single Room Occupancy Units

- Add definition, Add to land use table

### **Program 1.3.J**

#### Emergency Shelters

- TBD

### **Program 3.3.B**

#### Low-Barrier Navigation Centers

- TBD



# Implementation Update

## Amended Housing Element Implementation

- Prioritize the following programs:
  - Hotel-to-Residential Conversion/Transfer of Development Rights
  - Mixed-Income Incentive Program (MIIP)
  - Live/Work
- Ordinance drafting has begun and will be reviewed by the AHA group in June for feedback to City staff
- Ambitious goal of adopting all ordinances by the end of 2026



# Next Steps

## HE6 Amendment

- Completion of State HCD review by May 29th
- Environmental Review
- Adoption hearings (tent):
  - Planning Commission June 10th
  - City Council July 7th

## HE6 Implementation

- ODDS for ADUs
  - Planning Commission July
  - City Council August/September
- General Municipal Code Amendments
  - Planning Commission August
  - City Council September/October