



**SAN CARLOS**  
**HOUSING**  
**2040**

**Community Meeting**  
November 30, 2020

**WELCOME!**

# Mayor Ron Collins, City of San Carlos



# San Carlos Project Team



**Al Savay, AICP**  
Community &  
Economic  
Development  
Director, City of  
San Carlos



**Lisa Porras, AICP**  
Project Manager,  
Planning Manager,  
City of San Carlos



**Aaron Akin, AICP**  
Strategic Advisor,  
Principal, Good  
City Co.

# MIG's Workshop Facilitators



**Lisa Brownfield**  
Project Manager



**Genevieve Sharrow**  
Housing Planner



**Barbara Beard**  
Environ. Planner

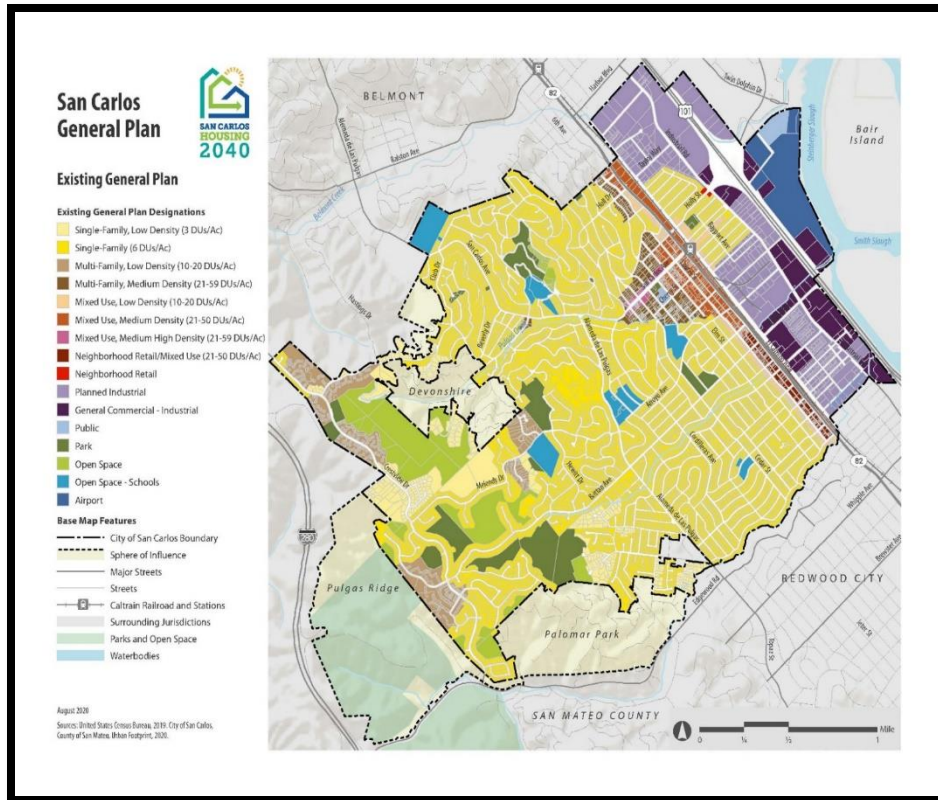


**Joan Chaplick**  
Lead Facilitator

# Agenda

- Welcome and Introductions
- Setting the Context
- San Carlos Focused General Plan Update Process
- Housing Element Overview
- Environmental Safety Element Overview
- Share your thoughts on housing and environmental safety in San Carlos

# Setting the Context



Planning Area Existing Land Use	Acres	% of Total
Single Family Residential	1,799	50.4
Multifamily Residential	168	4.7
Mixed Use	8	<1
Commercial	226	6.3
Industrial	264	7.4
Pub. Facilities	306	8.6
Parks/Open Space	647	18.1
Parking	20	<1
Vacant	133	3.7

# Project Website

- Visit [www.sancarlos2040.org](http://www.sancarlos2040.org) :
  - Recording of meeting with captioning and meeting materials will be posted at [www.sancarlos2040.org](http://www.sancarlos2040.org)
  - Submit additional comments
  - Sign-up to receive automatic emails
  - Take the City's survey on housing

# Participating in today's meeting

How to Use   
Video Conferencing

**Black menu bar at top or bottom of screen:**



## Audio

Please mute yourself when not speaking

## Video

## Participants

- See Others
- Rename Yourself (Name & Group/Agency Affiliation if applicable)
- Raise Hand (remember to lower after)



# Please tell us about yourself

**What do you like best about living in San Carlos?**

- small town character
- great community amenities
- it's a place where I know my neighbors
- it feels like home
- other

# Please tell us about yourself

**How long have you lived in San Carlos?**

- less than 1 year
- 1-4 years
- 5-9 years
- 10 + years

# Please tell us about yourself

## What is your housing situation?

- I own my home
- I rent my home
- I live with family/friends, do not own, or pay rent
- Do not currently have a permanent home

# Please tell us about yourself

## What is your age?

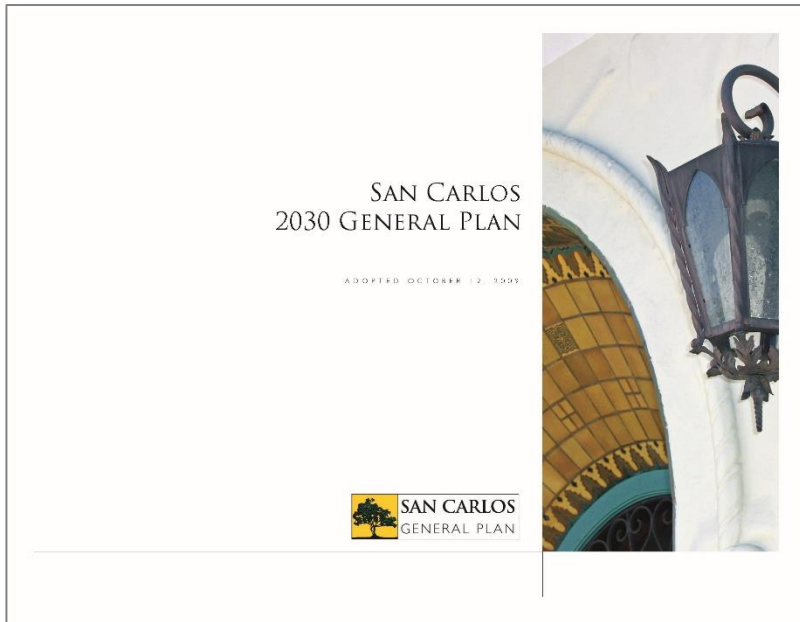
- Under 18
- 18 -29
- 30 – 49
- 50 – 64
- 65+



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# **SAN CARLOS FOCUSED GENERAL PLAN UPDATE PROCESS**

# A General Plan is...



High-level  
policy  
document  
required by  
State law

Long-range in  
scope

Blueprint for  
change over  
time

Focused on  
15-20 years  
outlook



# Why Update Housing and Environmental Safety Elements Now?

- Comply with State law:
  - Housing - Every 8 years
  - Environmental Safety – Review/update when Housing Element updated
- Recognize critical issues facing San Carlos
  - Housing availability and affordability
  - Environmental factors: resiliency, climate adaptation, and wildfire



# Process Overview

2019

Welcome Home San Carlos

2020

- Community engagement process
- Existing Conditions and City's Plans/Standards

2021

- Draft Housing and Environmental Safety Elements
- Vet with the community
- Environmental review

2022

- Adoption
- HCD review process

2023

State mandated due date January 2023



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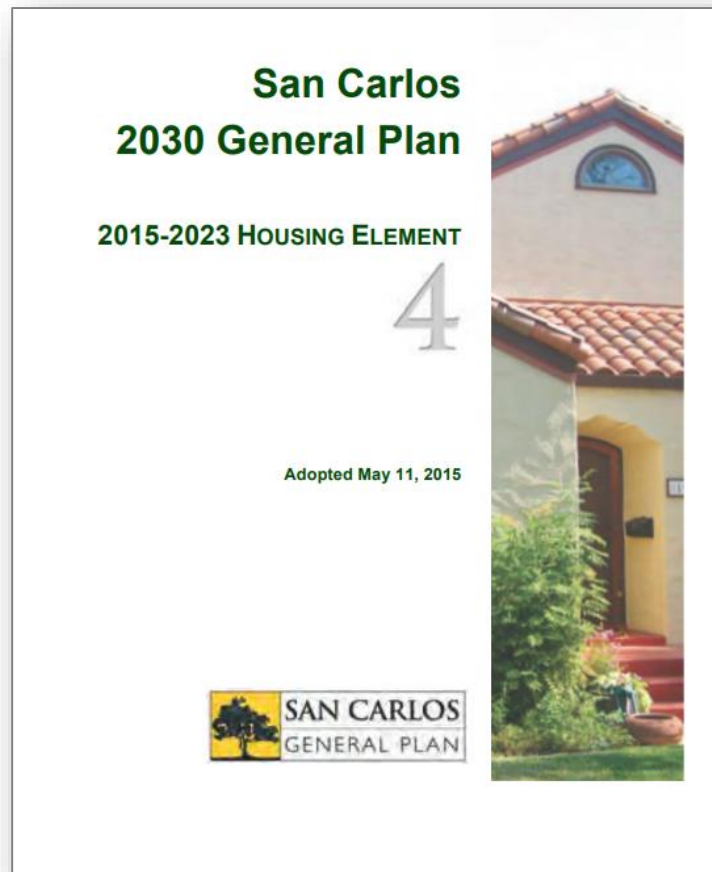
**RESPOND TO QUESTIONS SUBMITTED  
THROUGH THE CHAT**



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# HOUSING ELEMENT OVERVIEW

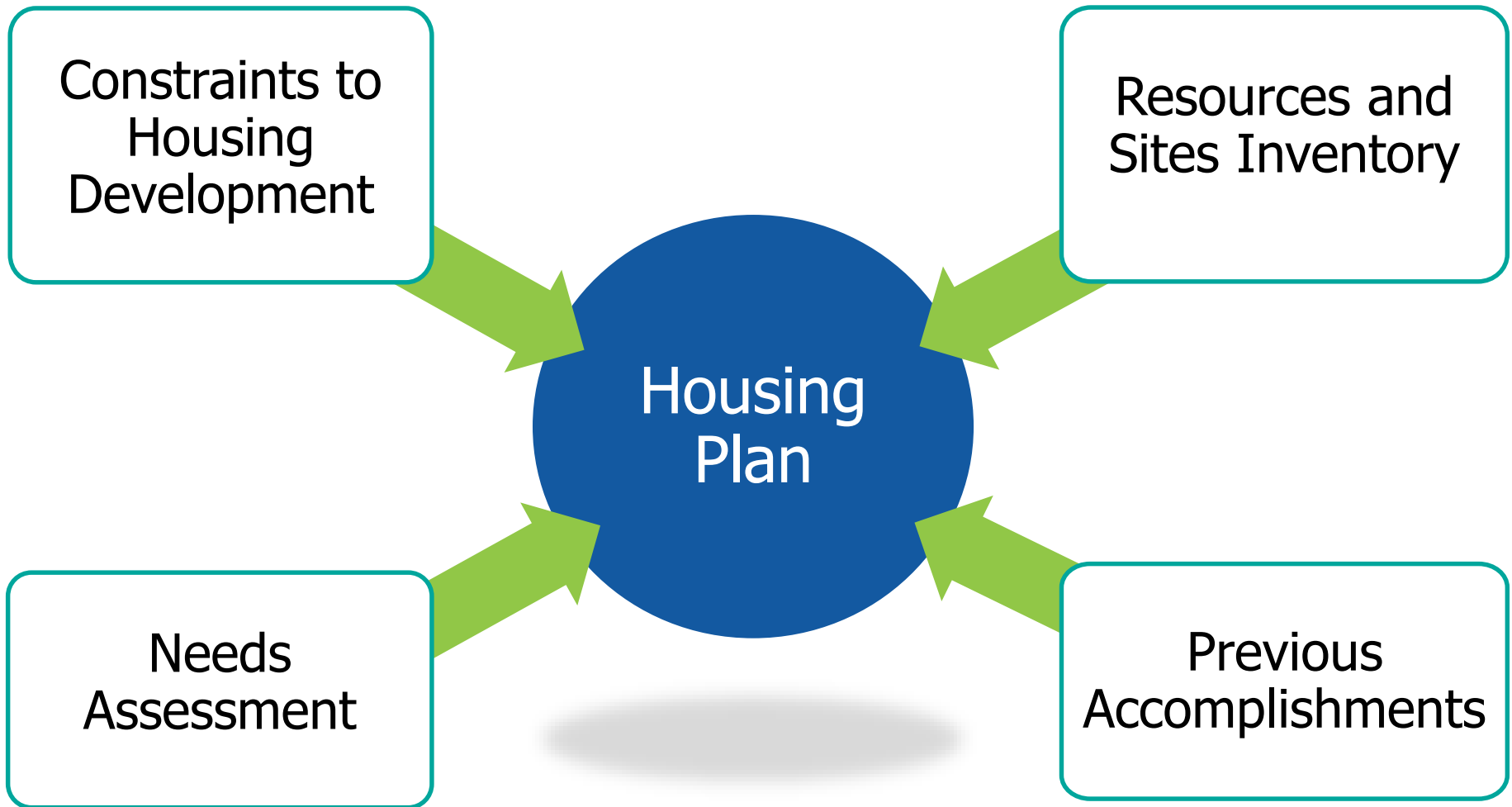
# Housing Element Update



# Housing Element Legislative Intent

“The availability of housing is of **vital statewide importance**...[and] local and state governments have a responsibility to use the powers vested in them to **facilitate the improvement and development of housing** to make adequate provision for the housing needs of **all economic segments** of the community.”

# Housing Element Content



# Housing Element Timeline

Periodic updates required by State law:

- 2023-2031 update due January 31, 2023
- If adopted on time, Housing Element valid for eight years
- If not adopted on time, Housing Element valid for four years and a **four-year update** is required

# Penalties for Non-Compliance

- Probable litigation
- Ineligibility for funding/grants
- Penalty in subsequent Housing Element cycles



# What is Affordable Housing?

- Affordable housing: a household paying no more than 30% of its annual income on housing
- Cost burden: When monthly housing costs (including utilities) exceed 30% of monthly income

## In San Carlos:

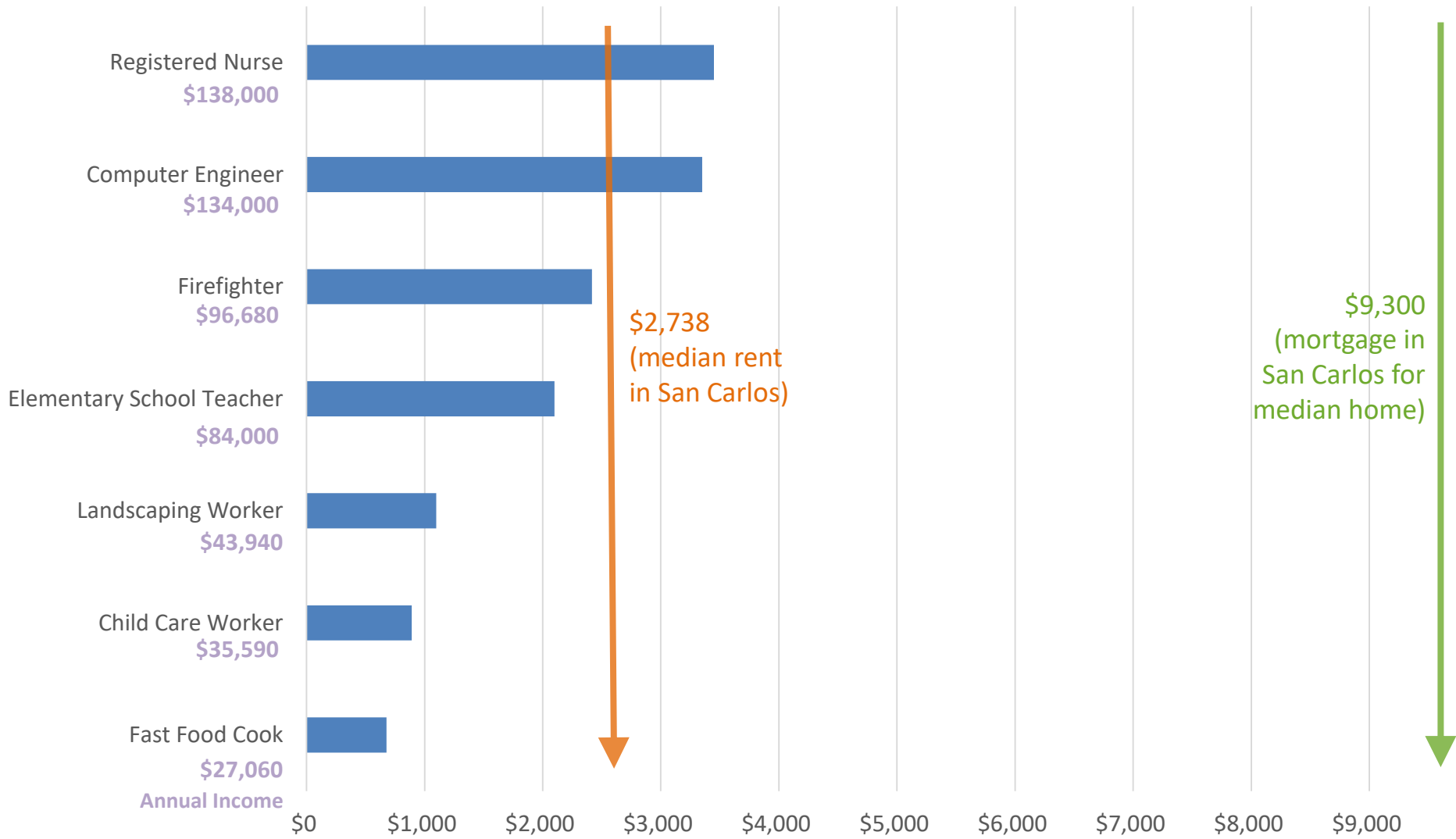
**28% of all households experience housing cost burden**  
**67% of lower income households are housing cost burdened**

# State Income Thresholds

Affordable housing = 30% of household income

Income Level	1-Person	2-Person	3-Person	4-Person	5 Person
<b>Extremely Low (0-30% AMI)</b>	\$36,550	\$41,800	\$47,000	\$52,200	\$56,400
<b>Very Low (31-50% AMI)</b>	\$60,900	\$69,600	\$78,300	\$87,000	\$94,000
<b>Low (51-80% AMI)</b>	\$97,600	\$111,550	\$125,500	\$139,400	\$150,600
<b>Moderate (81-120% AMI)</b>	\$120,200	\$137,350	\$154,550	\$171,700	\$185,450

# Affordable Housing Cost by Job



# What is the RHNA?

Regional Housing  
Needs Allocation:



October 2020

REGIONAL HOUSING NEEDS ALLOCATION  
PROPOSED METHODOLOGY:  
San Francisco Bay Area, 2023-2031

HCD  
determines  
RHNA for  
each  
Council of  
Governments



RHNA for  
**ABAG**  
region:  
441,176  
housing units



RHNA for **San  
Carlos:**  
2,390 housing  
units  
(estimated)

# Estimated RHNA by Income Group

Income Group	% of AMI	San Carlos 2023 – 2031 RHNA	% Of Units
Very Low	31-50%	680	28%
Low	51-80%	390	16%
Moderate	81-120%	380	16%
Above Moderate	120% +	990	41%
Total		2,390	

Source: ABAG

Goal for accommodating housing need through land use policies and planning (zoning)

- (not a construction obligation)

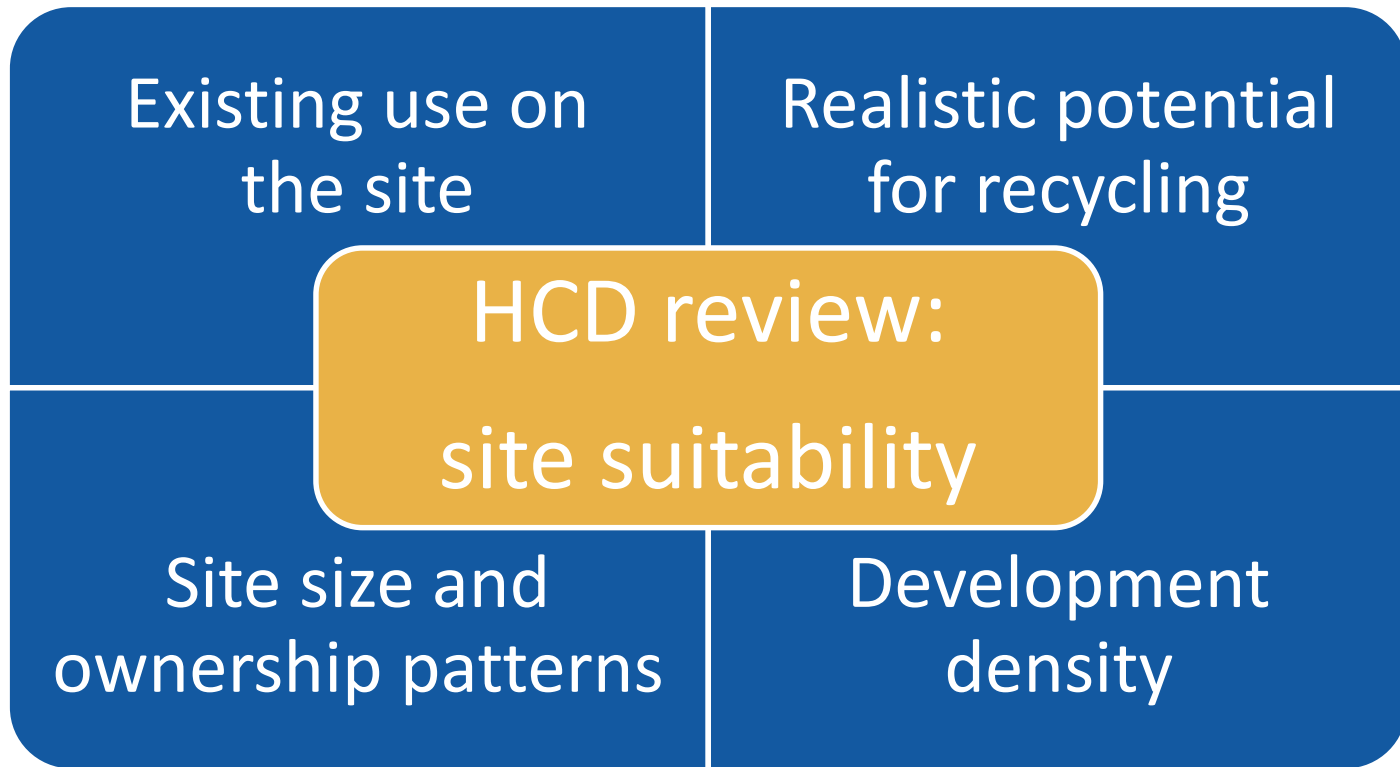
# 2015-2019 Housing Constructed

Income Level	2015 RHNA Target	2015	2016	2017	2018	2019	Total	Remain- ing RHNA
Very Low	<b>195</b>		4	1			<b>5</b>	190
Low	<b>107</b>		13			1	<b>14</b>	93
Moderate	<b>111</b>		10	1		2	<b>13</b>	98
Above Moderate	<b>183</b>	23	358	44	26	36	<b>487</b>	--
Total	<b>596</b>	23	385	46	26	39	<b>519</b>	381

# Meeting the RHNA

- Approved housing and mixed-use projects
  - Projects that will receive Certificate of Occupancy after June 30, 2022*
- Projects in the application pipeline
- Potential sites
  - Vacant sites
  - Underutilized sites that could redevelop
  - Accessory dwelling units (“granny flats”)

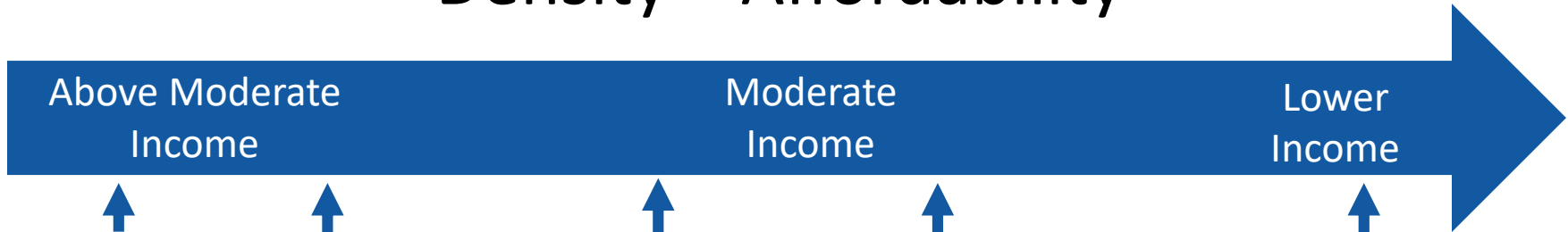
# HCD Review: Site Suitability Criteria





# Housing Element Sites Assumption

Density = Affordability



Large Single-Family



Duplex/Triplex



Small Single-Family



Accessory Dwelling



Multifamily Housing

# What does density look like?



**30 units per acre**

Santa Barbara



**70 units per acre**

Redwood City

# Affirmatively Furthering Fair Housing

**EQUITY** is grounded in principles of **justice and fairness**, focused on creating a society in which everyone can **participate, prosper and reach their full potential**



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**RESPOND TO QUESTIONS SUBMITTED  
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# POTENTIAL HOUSING OPTIONS

# Tiny Homes



Sonoma County

# Accessory Dwelling Units

New State laws require cities to allow ADU and Junior ADU construction



Accessory Dwelling Unit prototype

# Micro Apartments



San Francisco, CA



Portland, OR



# Shared Housing



# Cohousing



Mountain View, CA



Oakland, CA



Pleasant Hill, CA

# Flex Housing



Charleston, SC



Seattle, WA



Vancouver, BC, Canada



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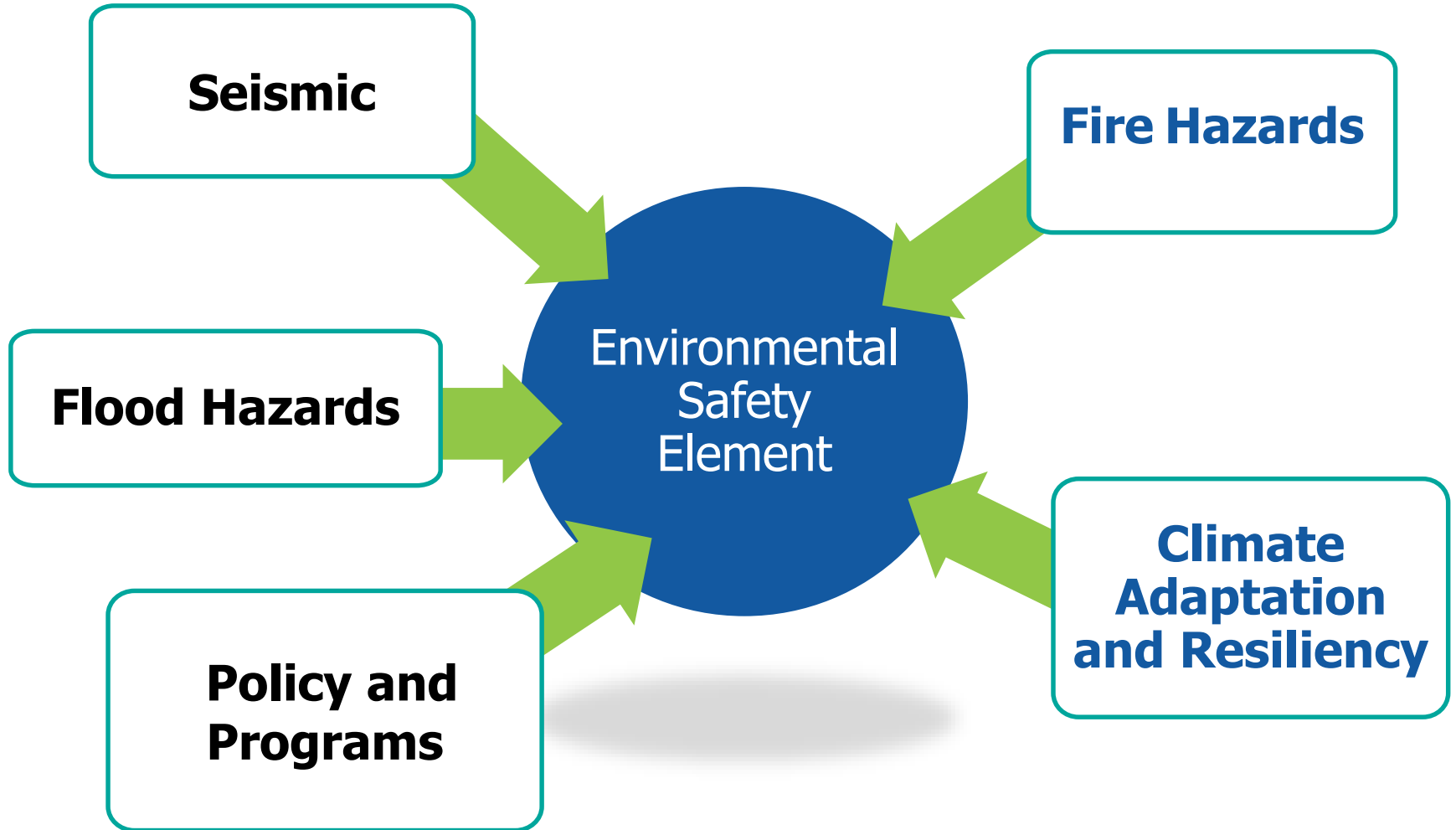
# ENVIRONMENTAL SAFETY ELEMENT OVERVIEW

# Safety Element Legislative Intent

Protection of the community from any unreasonable risks associated with:

- geologic hazards
- dam failure and flooding
- **wildland** and urban fires
- **climate adaptation and resiliency**

# Environmental Safety Element Content



# Environmental Safety Element Timeline and Review

State law requires:

- Periodic review/update - Every four or eight years, when Housing Element is updated
- State agency review by Division of Mines and Geology and Board of Forestry and Fire Protection (CALFIRE)



# San Carlos General Plan



## Wildfire Hazards

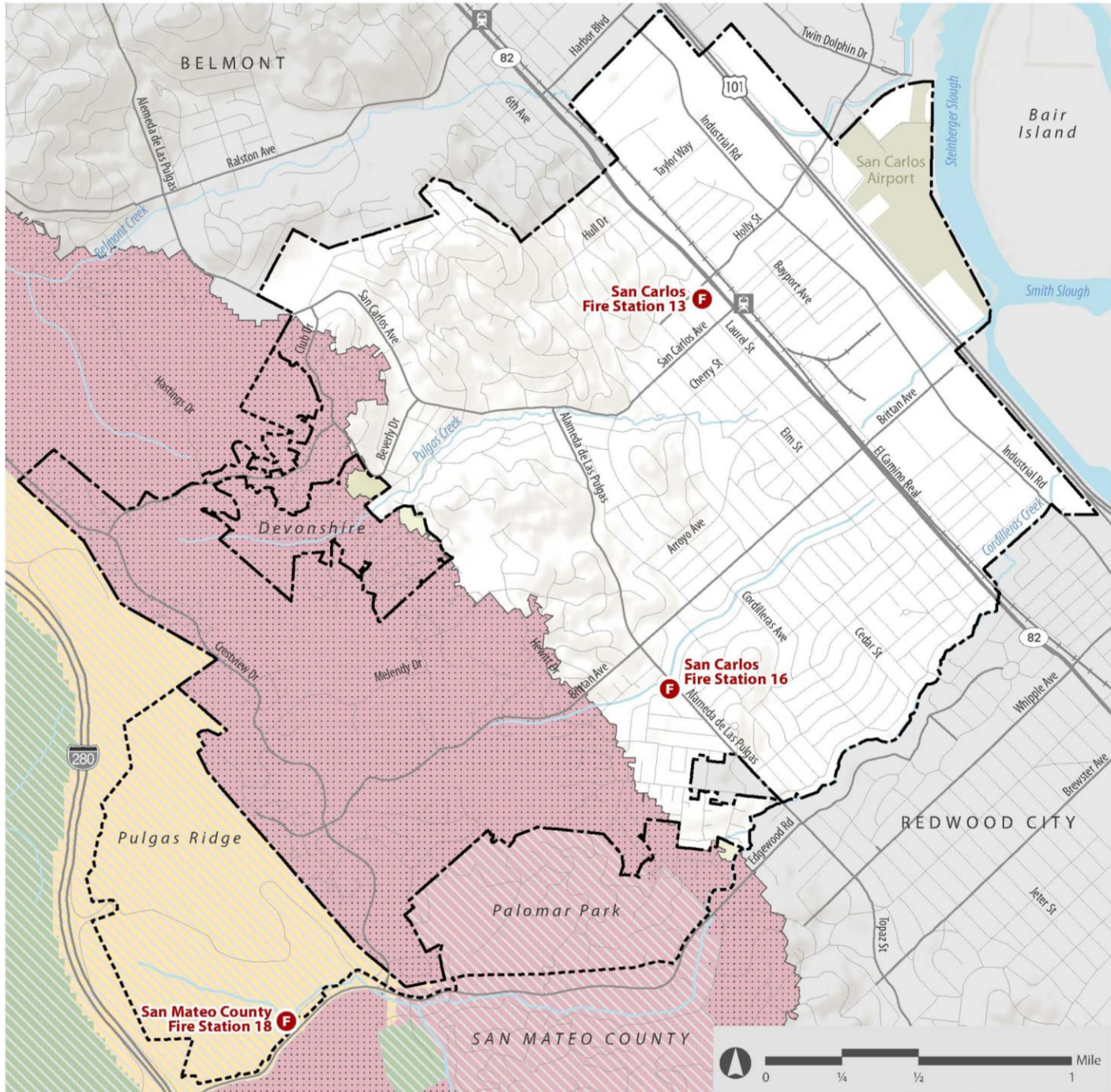
### Fire Hazard Severity Zones

- Moderate
- High
- Very High
- Local Responsibility Area (LRA)
- State Responsibility Area (SRA)
- F Fire Station

All fire hazard severity zones within San Carlos city limits are within the San Carlos Local Responsibility Area for fire emergency response. All other fire hazard severity zones illustrated in this map are within the State Responsibility Area or other Local Responsibility Areas.

### Base Map Features

- City of San Carlos Boundary
- Sphere of Influence
- Major Streets
- Streets
- Caltrain Railroad and Stations
- Surrounding Jurisdictions
- Parks and Open Space
- Waterbodies
- San Carlos Airport



August 2020  
 Sources: United States Census Bureau, 2019. State of California Department of Forestry and Fire Protection, City of San Carlos, County of San Mateo, Urban Footprint, 2020.



# San Carlos General Plan



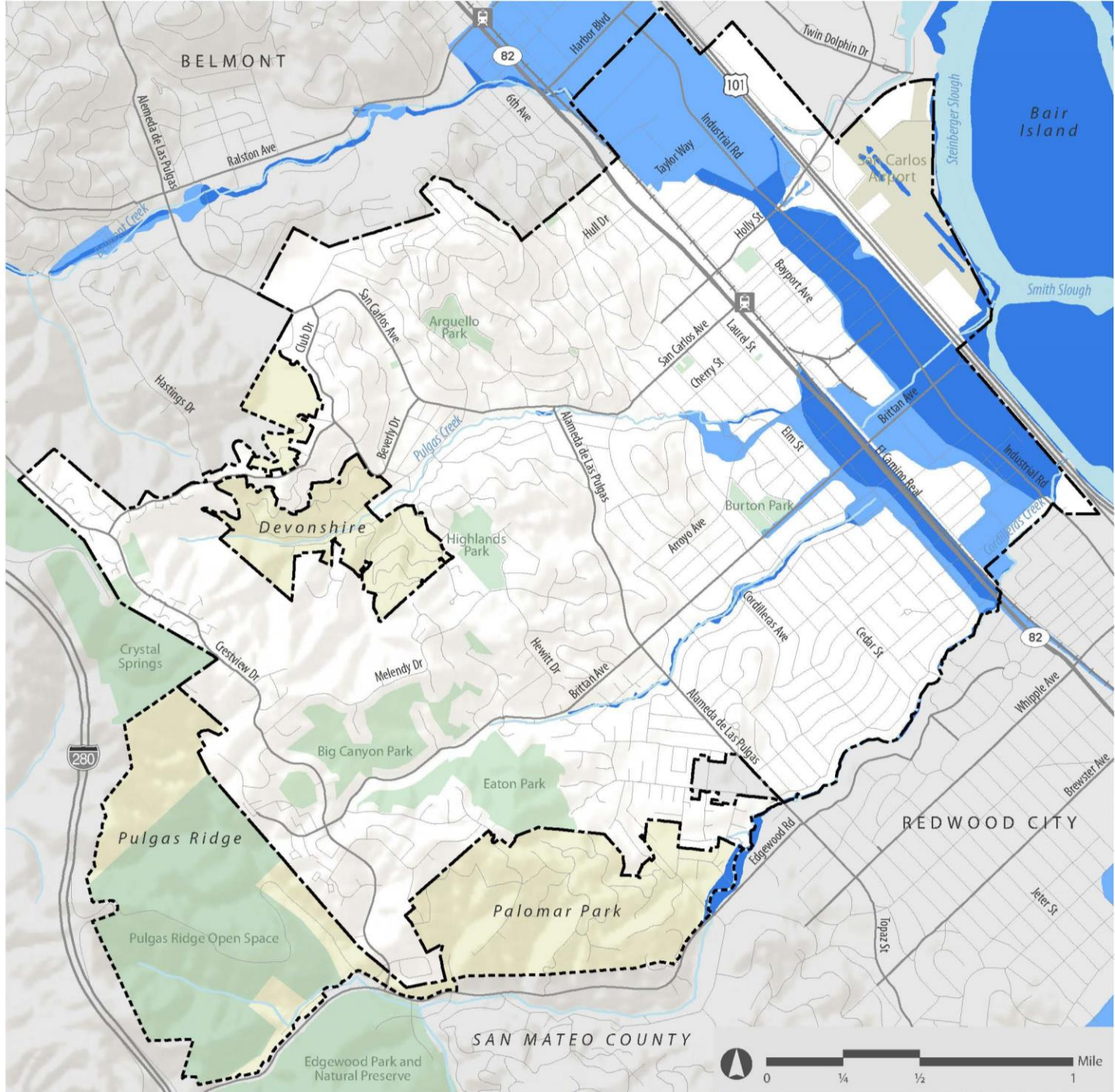
## FEMA Flood Zones

### FEMA Flood Zones

- 1% Annual Chance (100-year flood)
- 0.2% Annual Chance (500-year flood)

### Base Map Features

- City of San Carlos Boundary
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- Major Streets
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August 2020

Sources: FEMA, 2016. United States Census Bureau, 2019. NOAA, City of San Carlos, County of San Mateo, Urban Footprint, 2020.



# San Carlos General Plan

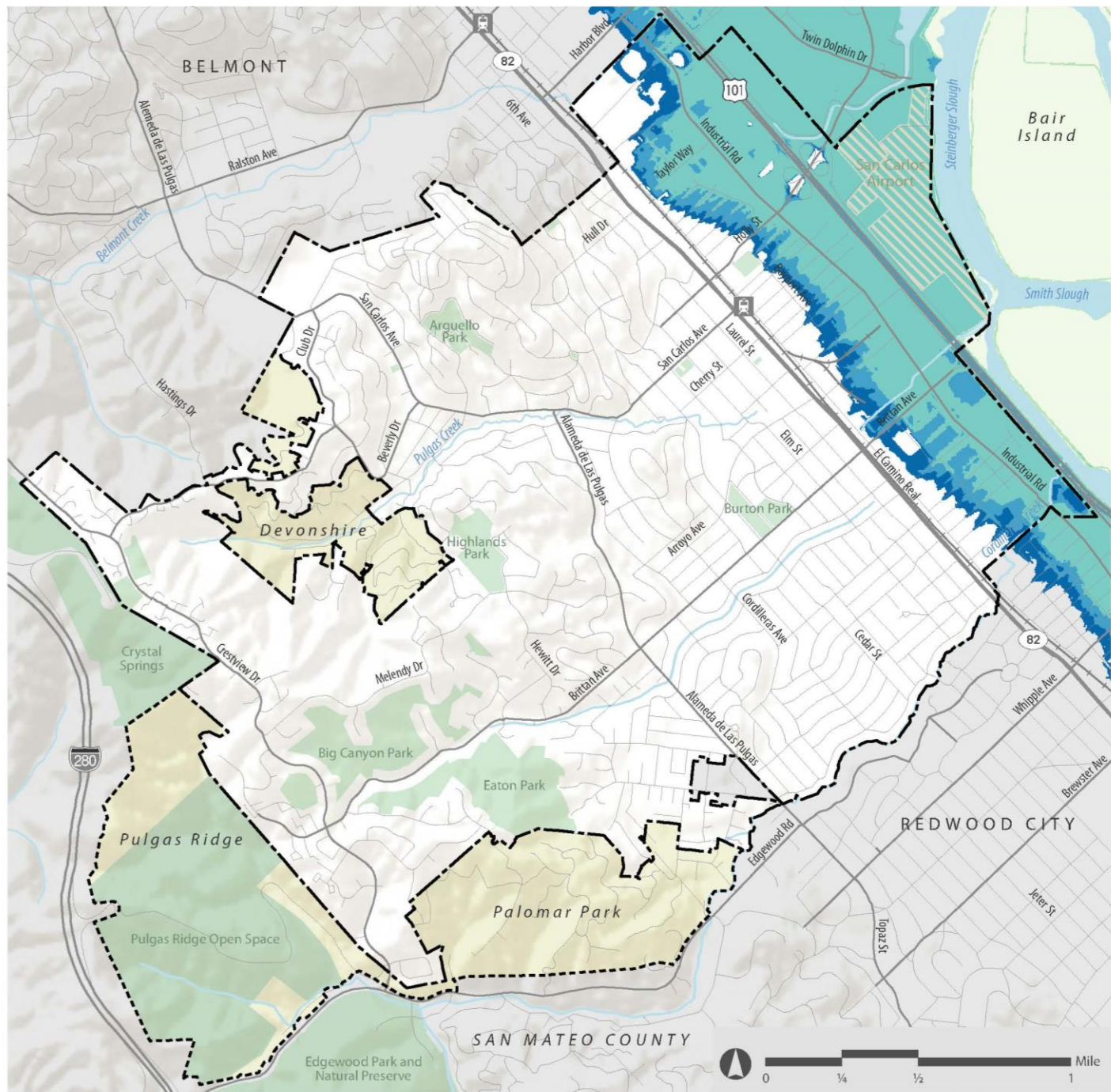
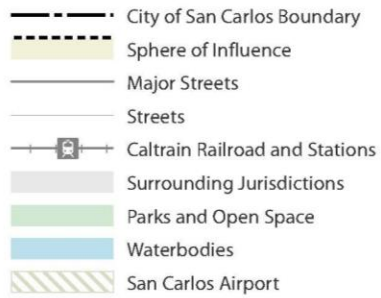


## Sea Level Rise

### Sea Level Rise Scenarios



### Base Map Features



August 2020

Sources: United States Census Bureau, 2019. NOAA, City of San Carlos, County of San Mateo, Urban Footprint, 2020.



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# PROJECT TIMELINE

# Timeline

*Public Input*



Meetings, Workshops  
and Surveys to  
Receive Input

Fall 2020



Identify Potential Land  
Use Changes/Housing  
Sites and Identify  
Hazard Risk  
Areas/Solutions

Winter 2021



Draft Elements and  
Zoning Amendments

Spring/Summer  
2021

State HCD,  
Mines/Geology, and  
CALFIRE Review

Summer 2021



Environmental  
Analysis

Fall 2021



Planning  
Commission and  
City Council  
Consideration

Spring 2022

*Public Input*





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# COMMUNITY INPUT

# Submit Your Ideas Through the Chat!

- What are your issues and concerns related to meeting the need for housing in San Carlos?
- What ideas do you have for meeting the need?
- Any creative solutions for the City to consider?
- What are your concerns and ideas regarding environmental safety?





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**PUBLIC COMMENT**



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**NEXT STEPS**

# Next Steps

- Visit the project website:  
[www.sancarlos2040.org](http://www.sancarlos2040.org) – Take the survey!
- Workshop #2 – late January – develop guiding principles
- Workshop #3 – late February- discuss housing numbers and potential locations
- Workshop #4 – review draft housing element
- Begin environmental review process



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**THANK YOU!**



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[www.SanCarlos2040.org](http://www.SanCarlos2040.org)

For additional questions or follow up for this project, please contact Lisa Porras at

[lporras@cityofsancarlos.org](mailto:lporras@cityofsancarlos.org)