

Meeting Date:

March 15, 2022

To:

Mayor and City Council

From:

Scott Chadwick, City Manager

Staff Contact:

Corey Funk, Associate Planner

corey.funk@carlsbadca.gov, 760-434-4645

Subject:

2021 Housing Element Annual Progress Report

District:

All

Recommended Action

Adopt a resolution accepting the 2021 Housing Element Annual Progress Report.

Executive Summary

The Housing Element Annual Progress Report (Attachment A to Exhibit 1) is an informational report prepared each year that details the status of the city's progress in meeting its share of regional housing production goals and implementing the programs of the Housing Element of the city's General Plan.

California Government Code Section 65400(a)(2) requires the City Council to consider this report at a public meeting and submit the document to the state by April 1st each year.

Discussion

The Housing Element is the part of the city's General Plan that sets policies and goals intended to meet the housing needs of all members of the community, as required by state law.

The attached 2021 Housing Element Annual Progress Report has been prepared to fulfill the reporting requirements of the state (Government Code Section 65400(a)(2)) as well as Program No. 2.16 of the city's Housing Element. This is the first report to the state Department of Housing and Community Development describing the status of the city's implementation of the 2021-2029 Housing Element.

The city's updated Housing Element was approved by state Housing and Community Development July 13, 2021, in the middle of the calendar year to be covered by this report, so most of the Housing Elements programs reported on are still ongoing. Most of the programs scheduled for early implementation involve the preparation of public informational material, integrating housing sites inventory into GIS, or informing and/or educating utility providers.

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Some of the more significant updates that are being reported to the state are:

- All programs listed in the housing element that are scheduled for completion in 2022
 are on track to meet specified deadlines except for one: Program 3.5(a) Rehabilitation
 of Owner-Occupied Housing. Because of the unanticipated amount of work required to
 implement this program, the target completion date has been moved from April 2022
 to December 2023. This is a lower priority program in the Housing Element and moving
 the date will not impact the city's Housing Element certification.
- Implementation is underway for programs scheduled to be completed in 2023 and 2024, and they are expected to be completed prior to their due dates.
- The city will continue its efforts to implement programs that have an ongoing timeframe.

The state's Housing and Community Development Department requires the report to include:

- A list of housing development applications deemed complete in the reporting year, along with the number of units included, approved, and disapproved in each application (Table A of the report)
- A list of housing projects, and their respective number of units, that were issued a completed entitlement – that is, the legal right to build a project – a building permit and/or an approved final inspection in the reporting year (Table A2)
- The income category for each new housing unit, i.e., very low, low, moderate, and above-moderate income categories, as defined by Housing and Community Development and the federal Department of Housing and Urban Development (Also Tables A and A2)
- The status of housing production in the city and the city's progress in meeting its share of regional housing needs during calendar year 2021. (Table B)
- The status of the city's progress toward implementing the City of Carlsbad 2021-2029
 Housing Element programs during calendar year 2021. (Table D)

The report can be found as Attachment A to Exhibit 1. Also included with this staff report is Exhibit 2 – Description of terms and methods, which provides additional information about how the region's needs are assessed and allocated among the jurisdictions, and on the housing income levels.

Fiscal Analysis

Accepting this informational report has no fiscal impact.

Next Steps

Staff will submit the report to the California Office of Planning and Research, the California Department of Housing and Community Development, the San Diego Association of Governments, and the city's Planning Commission and Housing Commission.

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Environmental Evaluation

This report is categorically exempt from environmental review under California Environmental Quality Act Guidelines Section 15306, which states that information collection activities are exempt from the provisions of the act.

Public Notification

This item was noticed in keeping with the state's Ralph M. Brown Act and it was available for public viewing and review at least 72 hours before the scheduled meeting date

Exhibits

- 1. City Council resolution
- 2. Description of terms and methods

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RESOLUTION NO. 2022-069

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARLSBAD, CALIFORNIA, ACCEPTING THE 2021 HOUSING ELEMENT ANNUAL PROGRESS REPORT

WHEREAS, the Annual Housing Element Progress Report has been prepared to comply with Government Code Section 65400(a)(2), meet the grant funding requirements of certain San Diego Association of Governments, and California Department of Housing and Community Development programs, and implement Housing Element Program 2.16: Housing Element Annual Progress Report. The purpose of the report is to provide information to the City Council, the State Office of Planning and Research, the State Department of Housing and Community Development, San Diego Association of Governments and the public as to the status of the Housing Element programs, as well as mark the City's progress in meeting its share of the region's housing needs.

WHEREAS, on March 1, 2022, pursuant to Carlsbad Municipal Code Section 19.04.030, the City Planner determined that the report is categorically exempt from environmental review under California Environmental Quality Act Guidelines Section 15306, which states that information collection activities are exempt from the provisions of the act. No appeals of this determination were received in accordance with Carlsbad Municipal Code Section 21.54.140.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Carlsbad, California, as follows:

- That the above recitations are true and correct.
- That the report (Attachment A) is accepted, and the City Planner is directed to submit
 the report to the California Office of Planning and Research, the California Department
 of Housing and Community Development, and the San Diego Association of
 Governments.

PASSED, APPROVED AND ADOPTED at a Regular Meeting of the City Council of the City of Carlsbad on the 15th day of March, 2022, by the following vote, to wit:

AYES:

Hall, Blackburn, Bhat-Patel, Acosta, Norby.

NAYS:

None.

ABSENT:

None.

FAVIOLA MEDINA, City Clerk Services Manager (SEAL)

Jurisdiction	Carlstad	
Reporting Year	2021	(Jan. 1 - Dec. 31)
Planning Period	Rib. CV/N	DAME 2021 - DAME 20

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

Note: "+" Indicates an optional field

(CCR Title 25 §6202)

Table A

									Housing	Develop	Table A ment Appl	lications S	ubmitted						
		Project Identifie	er		Unit Ty	/pes	Date Application Submitted		Pr	oposed Un	its - Afforda	bility by Ho	usehold Inc	omes		Total Approved Units by Project	Total Disapproved Units by Project	Streamlining	Density Bon
		1			2	3	4				5				6	7	0	9	
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID*	Unit Category (SFA SFD 2 to 4,5+ ADU,MH)	Tenure R≪ReMer O=Owner	Date Application Submitted+ (see Instructions)	Very Low- Income Dead Restricted	Very Low- Income Non Doad Restricted	Low-income Doed Restricted	Low-Income Non Deed Restricted	Moderate- income Deep Restricted	Moderate- facome Non Deed Respicted	Above Moderate- Income	Total PROPOSED Units by Project	APPROVEU	Total OISAPPROVED Units by Project	Was APPLICATION SUBMITTED Pursuant to GC 65913.4(b)? [SB 35 Streamfining)	Was a Density Bonus requested for this housing development?
Summary Row: 4	Start Data Entry Be									45			2	18	28	23-	a mushoust a		
	2073004700	4910 NEBLINA DR	JOHNSTON ADU	AMEN D2021-0014		Renter	10/26/2021						1			1	0	No	No
	2101120600	5380 LOS ROBLES DR	BOX RESIDENCE		SFR	Owner	12/20/2021							1			0	No	
	2052701300	3745 ADAMS ST	ADAMS STREET HOMES ADUS	CDP2021-0042	ADU	Renter	9/7/2021										0	No	
			ADAMS STREET HOMES		NAC TO										4		0	No	No
	2052701300	3745 ADAMS 5T	ADUS	CDP2020-0043	SFR	Renter	6/21/2021							1					
	2061901500	4269 HILLSIDE DR	GIBSON FAMILY RESIDENCE	CDP2020-0044	SFR	Owner	3/30/2021									1	0	No	N:
	2062520600	3960 STELLA MARIS LN		CDP2021-0004	ADU	Renter	3/2/2021						1			1	0	No	
	1551604800	1060 BUENA VISTA WAY	CORAL TREE PROPERTIES DETACHED ADU	CDP2021-0005	ADU	Renter	2/18/2021						1			1	0	No	
	2073330900	4977 VIA MARTA	CATALANO ADU	CDP2021-0014	ADU	Renter	7/23/2021						1				0	No	
	2070100100		STONE ADU: 812 SF ADU ABOVE DETACHED GARAGE ADDITION	COP2021-0015	ADU	Renter	8/19/2021				¥					١.		No	No.
	2157610700	7346 GREBE DR	KIDD ADU		ADU	Kenter	8/20/2021		200	1		-	1 3				0	No	No
	2041311500	3259 Lincoln Street	BLAUVELT RESIDENCE		SER	Owner	11/19/2021		-					-			0	No	
	2041311500	3259 Lincoln Street	BLAUVELT RESIDENCE		ADU	Renter	11/19/2021						0				0	No	
	2033031800	2943 JEFFERSON ST	FLAMMER ADU	CDP2021-0028	ADU	Renter	6/25/2023											No	
	2081603200	SOGS ASHBERRY RD	DIVINEY ADU: DETACHED GARAGE CONVERSION TO 238 SF		AOU	Renter	8/16/2022										0	No	No
	2073501700	4822 NEBUNA DR	SHEA CHOW ADU		ADU	Renter	11/19/2021						1				. 0	No	No
	2070720300	4050 Sunnyhill Drive	ARBULU ADU		ADU	Renter	10/21/2023						1		Continue Continue		0	No	No
	1560510900	1420.5 YOURELL AVE	SULLIVAN ADU		ADU	Renter	11/15/2021			V			1			1	. 0	No	No
	2157600400	1004 Mergarser Lane	HUANG RESIDENCE ADU	CDP2021-C064	AGU	Renter	12/13/2021						1					No	No
	2153000500	400 GIBRALTAR ST	LA COSTA VILLAS NORTH		SFA	Owner	7/27/2021										0	No	
	2121500100		WEST OAKS	GPA16004	5+	Renter	2/9/2021		5	42	-			150	192	197	0	No	No
	2050800100	4COB GARFIELD ST	GARFIELD HOMES		SFA	Owner	5/28/2021										0	No	
	2042403200	295 JUNIPER AVE	JUNIPER BEACH HOMES		SFR	Owner	6/30/2021							-		4	0	No	No
	2040R20100	G35 PINE AVE	635 PINE AVE CONDOS	5DP2018-C014	SFA	Owner	3/31/2021						1	- 3	4	4	0	No	No

								Table A2						
		- X		An	nual Buildin	g Activity Rep	ort Summary -	New Construe	ction, Entitled,	Permits and	Completed Unit	ts		
				Unit T	ypes		A	fordability by	Household In	comes - Com	pleted Entitlem	ent		
				2	3				4				5	6
Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID*	Unit Category (SFA SFD,2 to 4.5+,ADU,Nin)	Tenure R=Renter O+Owner	Very Low- Income Deed Restricted	Very Low- Income Non Deed Restricted	Love Income Doed Restricted	Low-Income Non Deed Restricted	Moderate- Income Deed Restricted	Moderate- Income Non Deed Restricted	Above Moderate- Income	Entitlement Date Approved	# of Units Issued Entitlements
							0	63	0	0	18	281		362
150702300	TRITON ST	SLATTERY MS - TRITON STREET	CDP2020-0019	SFD	Owner							2	6/23/2021	
031013500	2569 ROOSEVELT ST	ROOSEVELT TOWNHOMES	CT2017-0006	SFA	Owner							5	5/21/2021	
101151400	5511 LOS ROBLES DR	MATTHEW RESIDENCE	CDP2020-0027	SFD	Owner							- 1	2/3/2021	
163000500	400 GIBRALTAR ST	LA COSTA VILLAS NORTH	CT2019-0001	SFA	Owner							9	10/25/2021	
State State of the	100000000000000000000000000000000000000	LA COSTA TOWN SQUARE PARCEL 3												
230507300	LA COSTA AVE	RESIDENTIAL	CT2017-0003	SFA	Owner			19				76	3/9/2021	9:
042403200	295 JUNIPER AVE	JUNIPER BEACH HOMES	PUD2021-0002	SFD	Owner							4	9/20/2021	
071308000	3960 HIGHLAND DR	HIGHLAND JAMES	CDP2017-0024	SFD	Owner							1	2/17/2021	
071307900	3970 HIGHLAND DR	HIGHLAND JAMES	CDP2017-0025	SFD	Owner							1	2/17/2021	
042404000	320 HEMLOCK AVE	HEMLOCK COAST HOMES	PUD2020-0001	SFA	Owner							4	4/7/2021	
061601500	4269 HILLSIDE DR	GIBSON FAMILY RESIDENCE	CDP2020-0044	SFD	Owner							1	5/19/2021	
050800100	4008 GARFIELD ST	GARFIELD HOMES	PUD2021-0001	SFA	Owner							3	9/1/2021	
061920800	4464 ADAMS ST	FÖRESTER RESIDENCE	CDP2020-0018	SFD	Owner							1	5/19/2021	
052701300	3745 ADAMS ST	ADAMS STREET HOMES ADUS	CDP2020-0043	SFD	Owner							4	9/1/2021	
052701300	3745 ADAMS ST	ADAMS STREET HOMES ADUS	CDP2020-0042	ADU	Renter						8		9/1/2021	
552514300	968 KNOWLES AVE	988 KNOWLES AVENUE	CDP2017-0042	ADU	Renter						1		1/27/2021	
D40820100	635 PINE AVE	635 PINE AVE CONDOS	SDP2015-0014	SFA	Owner							4	7/27/2021	
080201100	330 CHINQUAPIN AVE	330 CHINQUAPIN AVENUE	CT2019-0004	2 to 4	Owner			1				6	1/20/2021	
031021500	2690 ROOSEVELT ST	2690 ROOSEVELT	CT2019-0008	2 to 4	Owner			1				9	5/4/2021	1
2062620600	3950 STELLA MARIS LN	TANAEL ADU	CDP2021-0004	ADU	Renter		8				1		5/28/2021	
551604800	1060 BUENA VISTA WAY	CORAL TREE PROPERTIES DETACHED ADU	CDP2021-0005	ADU	Renter						1		3/17/2021	
2073330900	4977 VIA MARTA	CATALANC ADU	CDP2021-0014	ADU	Renter						1		10/26/2021	
2070100100		STONE ADU: 812 SF ADU ABOVE DETACHED G		ADU	Renter						1		9/8/2021	
2073004700	4910 NEBLINA DR	JOHNSTON ADU	AMEND2021-0014	ADU	Renter						1		11/8/2021	
2157610700	7346 GREBE DR	KIDD ADU	COP2021-0020	ADU	Renter						1		9/15/2021	
233031800	2943 JEFFERSON ST	FLAMMER ADU	CDP2021-0028	ADU	Renter						1		8/25/2021	
2073501700	4822 NEBLINA DR	SHEA CHOW ADU	CDP2021-0026	ADU	Renter						1		12/14/2021	
560510300	1420.5 YOURELL AVE	SULLIVAN ADU	GDP2021-0048	ADU	Renter						1		12/7/2021	
121100100	THE PERSON OF TH	WEST OAKS	GPA16004	5+	Renter			40			- '	150		

Table A2	

265/205700 1294 PI 265/205700 3291 H1 265/605/100 3291 H2 265/605/100 3291 H3 265/605/200 3394 JA 210/605/200 309 DA 214/605/200 309 DA 214/605/200 309 DA 214/605/200 309 DA 215/606/200 DA 215/606/200 DA	JAMES DR DAISY AVE, #2 CARLSBAD BLVD ROCA WAY CREST DR	Project Name* 1284 PINE AV LOT SPLIT 1284 PINE AV LOT SPLIT	Local Jurisdiction Tracking 10*	Unit Category (SFA,SFD,2 to 4,5+ ADU,MR)		Very Low- Income Deed Restricted	Very Low-	Low-Income	and the same of th	Permits and es - Building	Completed Uni Permits	its	8	9
2050205700 1288 PII 2050205700 1284 PII 2050205700 1284 PII 2050205700 13291 HI 2050604700 3394 JA 2100830100 5070 O 2100830100 5070 O 2100830100 5070 O 2100830100 5070 O 210830100 5070 O 2114860000 5070 O 2154610000 5551 AC 205080000 5070 O 2154610000 5551 AC 205080000 5070 HI 2071307000 5551 AC 205080000 5070 HI 2071307000 5770 HI 207200000 5770 HI 2072000000 5770 HI 2072000000 5770 HI 2072000000 5770 HI 2072000000 5770 HI 2072000000 5770 HI 2072000000 5770 HI 20720000000 5770 HI 20720000000000000000000000000000000000	Street Address PINE AVE PINE AVE PINE AVE HIGHLAND DR JAMES DR JAMES DR JAMES DR ROCA WAY CREST DR	Project Name* 1284 PINE AV LOT SPLIT 1284 PINE AV LOT SPLIT	Tracking ID*	Unit Callegory (SFA SFD.2 to	3 Tenure R=Renter	Income Deed	Very Low-	Low-Income	7	es - Building	remits		8	9
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2650511100 3291 HI 2650694200 3304 JA 2143651500 309 DAI 2143651500 309 DAI 2143651500 35170 Z 1876465440 2514 RC 1876465440 2514 RC 185162600 2589 C 2143660000 277 OR 2143660000 2595 C 2153616000 2551 AC 2153616000 2551 AC 2153616000 2551 AC 2153616000 3590 Z 2153616000 3794 HI 2652216000 3794 HI 267363000 5662 C 2773630000 5662 C 2773630000 5662 C 2773640200 3662 S 2765247700 27786 G 2778640200 3662 S 2740211100 579 S 27455211700 17740 0	PINE AVE HIGHLAND DR JAMES DR DAISY AVE, #2 CARLSBAD BLVD ROCA WAY CREST DR	1284 PINE AV LOT SPLIT					Deed Restricted	Deed Restricted	Non Deed Restricted	Moderate- income Deed Restricted	Moderate- Income Non Deed Restricted	Above Moderate- Income	Building Permits Date Issued	# of Units Issued Building Permits
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21008307000 5770 C/ 18074056449 3214 RG 18074056449 3214 RG 18074056400 1060 BL 21436606000 977 GR 221436606000 977 GR 22153610000 3893 SS 2153610000 3893 SS 2153610000 3893 SS 2153610000 3893 RS 2153610000 3893 RS 207308000 3990 RS 207308000 3790 RS 207308000 3790 RS 207308000 3790 RS 207308000 3794 RS 2073084700 49910 RS 2233708500 3144 LE 2233708500 3144 LE 2234708500 3144 LE 2231708500 3144 LE 2231	CARLSBAD BLVD // ROCA WAY II CREST DR II	3304 JAMES DR	CBR2021-1368	SFD	Owner:							1	9/20/2021	
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1851604800 1066 BL 2144866600 977 078 2 215267623000 3892 \$97 215267623000 3892 \$97 2152676000 2553 AC 2152676000 2551 AC 2073052400 782 CR 2073052400 782 CR 207307800 3890 49 207307800 3890 49 207307800 3798 HP 2052210600 3744 LE 2231708500 3144 LE 2231708500	CREST DR	BLUE SAGE CONDOS	CBRA2020-0041	SFA ADU	Owner							121	2/9/2021 9/13/2021	12
21456606003 977 OR: 02057623000 3992 57 20566000 3992 57 2154610600 2651 AC 205302400 782 678 AC 2053022400 782 678 AC 2053022400 3990 47 2053022705 2053027 40 2053027 40 20532270600 3798 H 2052270600 3798 H 2052270600 3798 AC 2053270600 3794 AC 20532706000 5795 2795 2795 2795 2795 2795 2795 2795	BUENA VISTA WAY, #3	CASTILLO ADU CORAL TREE PROPERTIES DETACHED ADU	CBR2021-1677 CBR2021-0744	ADU	Renter .				1		- 1		5/4/2021	
2052623000 3882 51 2154610000 2553 AC 2154610000 2551 AC 205302400 2551 AC 205302400 2551 AC 205302400 3550 AC 205302400 3550 AC 205302400 3550 AC 207307800 3560 AC 207307800 3560 AC 207307800 3560 AC 207307800 3758 HI 2052210600 3758 HI 2052210600 3758 HI 2052210600 3758 AC 207300400 4910 BC 2231708500 3144 LE 2231708500 3144 LE 2231708500 3144 LE 2231708500 3164 CC 2101150800 5602 AC 2101150800 3660 AC 2101150800 AC	ORCHID WAY, #2	DECHAMPLAIN ADU		ADU	Renter				- 1		- 1		7/16/2021	
215/91/10000 2551 AC 2033022400 782 GR; 2033022400 782 GR; 2033022700 1640 28 2071308000 3980 H 2071308000 3970 H 2071307800 3770 H 2052210800 3788 H 2052210800 3788 H 2052210800 3788 H 2052210800 3784 K 2231708500 3144 LE 2231708500 3144 LE 2231708500 3144 LE 2231708500 5662 CZ 2101150000 6662 CZ 21011500000 6662 CZ 21011500000 6662 CZ 210115000000 6662 CZ 210115000000000000000000000000000000000	SYME DR	OLYNN ADU; 600 S.F. EXISTING DETACHED GUEST HOUSE CONVERSION TO ADU	CBR2020-1987	ADU	Renter						1		2/26/2021	
2033020400 782 GP. 2033020400 1640 28 USB002700 1640 28 USB002700 1640 28 USB002700 1640 28 USB0027000000 1640 28 USB0027130700 3970 Hr 2052210800 3798 Hr 2052210800 3798 Hr 20373004700 4910 NS 2231708500 3144 LE 2231708500 3144 LE 2101150800 6162 QC 2101150800 6662 QC 2101150801 6666 AC 2101150801 6667 AC 2103150801 6667 AC 2103150801 6667 AC 2103150801 38 6667 AC 2103150801 3662 SL 2103201 2461 Tr 2070840200 3662 SL 2140211100 4798 SL 2140211700 1740 0778 SL	ACUNA CT	GOERTZEN RESIDENCE GOERTZEN RESIDENCE	CBRA2019-0362 CBRA2019-0361	ADU SFD	Renter Owner						- 1	4	2/17/2021 2/17/2021	
2936802700 1649 28 2971308000 3980 14 2971308000 3980 14 2971307800 3980 14 2971307800 3970 14 2052210800 3778 14 2052210800 3788 14 2073004700 4970 18 2231708500 3144 LE 2231708500 3144 LE 2231708500 3144 LE 2231708500 5462 CZ 2101150000 662 CZ 2101150000 6682 CZ 2101150000 6682 CZ 2101150000 3687 AG 2150530135 6687 AG 215027084200 3682 EZ 2140211100 6778 SL 2140211100 1740 078 SL		GRAND JEFFERSON	CBRA2020-0202	5+	Owner							6	2/8/2021	
2071307500 2970 H; 207520520 207520 2	BASSWOOD AVE	HARRIS RESIDENCE	CBR2021-2128	SFD	Owner							- 1	12/3/2021	
2052210600 3794 Hi 2052210600 3788 Hi 2073004700 4930 NE 2231708500 3144 LE 2231708500 3144 LE 2101150000 5462 C/ 2101150000 5462 C/ 2101150010 6687 AC 2150530138 6687 AC 2150530138 6687 AC 2150530138 6687 AC 2150530138 6788 SE 2150530138 7687 AC 2150530138 AC 2150530138 AC 2150530138 AC 2150530138 AC 2150530138 AC 2150530138	HIGHLAND DR	HIGHLAND JAMES	CBR2020-2650	SFD	Owner								7/28/2021	
2052210600 3788 H) 2073004700 4910 NE 2231708600 3144 LE 2231708600 3144 LE 2231708600 5146 CZ 2101150000 6162 CZ 2101150000 6165 CZ 45C 2101150000 6165 CZ 45C 2101150000 6165 CZ 45C 2101150000 6165 CZ 45C 2101150000 6167 CZ 45C 21011500000 6167 CZ 45C 210115000000000000000000000000000000000	HIGHLAND DR I	HIGHLAND JAMES HIGHLAND VIEW HOMES	CBR2020-2687 CBRA2018-0094	SFD SFD	Owner							- 1	7/28/2021 3/17/2021	
2073004700 4910 NE 2231706600 3144 LE 2231706600 3144 LE 2231706500 3144 LE 2101150000 662 CZ 2101150000 5662 CZ 2101150000 5662 CZ 2101150000 5662 CZ 2150530136 5667 AC 2150530135 5667 AC 2150540130 3662 SL 2150240210 3662 SL 21402411100 6779 SL 2140241700 1740 07		HIGHLAND VIEW HOMES	CBRA2018-0092	ADU	Renter						2		3/22/2021	
2231706500 3144 LE 2231706500 3144 LE 2231706500 3144 LE 2231706500 5145 CE 2101150800 5462 CE 2101150801 5462 CE 2150530138 6667 AC 2150530138 6667 AC 2150530138 6667 AC 2150530138 6677 SE 2150530138 6677 SE 2150530131 6677 SE 2150530131 677 SE		JOHNSTON ADU	CBR2020-2505	ADU	Renter						1		9/3/2021	
2231706500 3144 LE 2101150600 5462 CA 2101150600 5462 CA 2101150600 5462 CA 2150530138 6696 AG 2150530135 6687 AG 2162402700 2461 TC 2070340200 3362 SL 2140211100 6479 SL 2159211700 1740 Of		MATHIS LEVANTE SUBDIVISION	CBR2021-1279	ADU	Renter						1		5/14/2021	
2101150800 5462 C/ 2101150800 5462 C/ 210115080138 6664 C/ 2150530138 6667 AC 2150530135 6687 AC 2150530135 3682 T/ 2070840200 3982 8L 2140211100 6479 SL 2159211700 1740 DF		MATHIS LEVANTE SUBDIVISION	CBR2019-3594	SFD	Owner							1	5/6/2021	
2150530138 6666 AC 2150530135 6687 AC 2162402700 2451 TC 2070640200 3962 SC 2140211100 6478 SL 2159211700 1740 OF	CARLSBAD BLVD #8	PATEL RESIDENCE	CBRA2020-0194	ADU	Renter						1	A	7/2/2021	
2150530135 6687 AG 2162402700 2451 TC 2070840200 3962 SU 2140211100 6479 SU 2159211700 1740 OF	CARLSBAD BLVD, #A	PATEL RESIDENCE	CBRA2020-0193	SFD	Owner							1	7/2/2021	
2162402700 2451 TC 2070840200 3962 SU 2140211100 6479 SU 2159211700 1740 OF	AGAVE CIR		GBRA2021-0012 GBRA2021-0001	ADU SFD	Renter			- 4				41	1/26/2021	41
2070840200 3982 SU 2140211100 6479 SU 2159211700 1740 OF			CBR2020-0779	ADU	Renter						1	41	9/14/2021	-
2140211100 6479 SL 2159211700 1740 OF	SUNNYHILL DR		CBR2020-0684	ADU	Renter			-			1		9/13/2021	
			CBR2020-3435	SED	Cwner							- 1	8/4/2021	A STATE OF THE REAL PROPERTY.
1562314800 1387 C1	ORIGLECT	WASHINGTON ADU	CBR2021-0687	ADU	Renter						1		4/21/2021	ZOLIVOTO COLICA
	le le	WICKHAM-WENNEN: 958 SF SFD // 696 SF GARAGE // 108 SF DECK	CBR2020-2993	SFD	Owner	N. W.						1	8/20/2021	
	GARIBALDI PL, #2		CBRA2021-0038	ADU	Renter						1		4/5/2021	
	LONGVIEW DR		CBR2021-0425	ADU	Renter						1		4/9/2021	
	SIERRA MORENA AVE GARY CIR		CBR2021-0676 CBRA2021-0057	ADU ADU	Renter						1		8/12/2021 9/2/2021	
	SIERRA MORENA AVE		CBR2021-1197	ADU	Renter Renter						1		9/7/2021	
	AMES PL, #2		CBR2021-2710	ADU	Renter								11/30/2021	The same of the sa
	JEFFERSON ST		CBR2020-1864	ADU	Renter		1		_				1/6/2021	
2062620100 3997 57	STELLA MARIS LN		CBR2020-2836	ADU	Renter						1		1/13/2021	
2074122600 4447 St.	SUNNYHILL DR		CBR2020+2261	ADU	Renter						- 1		1/26/2021	
	DONNA DR, #201 KNOWLES AVE		CBR2020-2980 CBR2020-2540	ADU	Renter		-				1		1/27/2021 2/2/2021	
1562313300 1372 KN 2050511200 3282 M0	MCKINLEY ST		CBR2020-2540 CBR2028-2506	ADU	Renter					-	1		2/23/2021	
1561900100 2812 EL	ELMWOOD ST		CBR2020-2875	ADU	Renter				1				2/23/2021 2/24/2021	
	CHESTNUT AVE		GBR2020-2486	ADU	Renter						1		2/25/2021 3/1/2021	
	HARDING ST CHARTER OAK DR			ADU	Renter			-			1		3/1/2021	
2051305900 1642 84	SANDALWOOD LN		CBRA2021-0025	ADU	Renter						1		3/30/2021	-0.5
1563500300 2317 PM	PIO PIGO DR		CBR2020-1920	ADU	Renter						1		4/5/2021	(Internal Control of the Control of
	PARK DR				Renter						- 1		4/21/2021	
	MONROE ST			ADU	Renter		1				1		5/5/2021	
	STELLA MARIS LN			ADU	Renter						1		6/2/2021	
	HARDING ST DELANEY CT		CBR2021-0174 CBR2021-0698	AOU	Renter					-	3		6/14/2021 7/8/2021	
EDO TODEOGO DIEST DE	ADAMS ST		CBR2021-0920	ADU	Renter						- 2		7/23/2021	
	ANDREA AVE		CBRA2021-0096	ADU	Renter						4		8/2/2021	
2070533000 3866 W	WESTHAVEN DR		CBRA2021-0092	ADU	Renter						1		8/8/2021	
1561302200 2727 W	WILSON ST		CBR2020-1178	ADU	Renter						1		8/18/2021	Ayanto Property
	JEFFERSON ST		CBR2021-0858	ADU	Renter				1				9/7/2021	Commence of the second
	HARDING ST		CBRA2021-0103	ADU	Renter					<u> </u>	1		9/14/2021	
	ADAMS ST		CBRA2021-0090	ADU	Renter						.1		10/7/2021	
	GARFIELD ST		CBR2021-3058	ADU	Renter						1		12/14/2021	
2073330900 4977 VI 2060411300 3902 LIV			CBR2021-3226 CBRA2021-0136	ADU ADU	Renter Renter	-					1		12/17/2021	
2152901300 6504 AV	VIA MARTA, #2 LINMAR LN		CBRA2021-0034	ADU	Renter									

						4-08/02		Table A2					- Andrew	
						Activity Rep					Completed Unit	ts		
	Project Identifie	er .		Unit Ty	ypes		Afford	lability by Hou	sehold Incon	nes - Building	Permits			
				2	3				7				8	9
Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID*	Unit Category (SFA SFD,2 to 4,5+,ADU,Mri)	Tenure R=Rester D=Owner	Very Low- Income Deed Restricted	Very Low- Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate- Income Deed Restricted	Moderate- Income Non Deed Restricted	Above Moderate- Income	Building Permits Date Issued	# of Units Issued Building Permits
						0	2	4	3	0	65	76		1
2551445000	7919 CORTE CAROLINA		CBR2021-0082	ADU	Renter						1		3/18/2021	The Cartesian
2155340700	2606 COLIBRI LN, ##2		CBR2021-0194	ADU	Renter						1		4/6/2021	
2154911100	2633 ACUNA CT		CBR2020-0171	ADU	Renter						- 1		4/15/2021	
2162401102	2444 TORREJON PL, #2		CBR2021-0303	ADU	Renter		17				1	6	4/20/2021	
2154500700	7166 ARGONAUTA WAY		CBR2020-3318	ADU	Renter			-			1		5/4/2021	
2231401100	3019 AZAHAR CT, ##2		CBR2021-0899	ADU	Renter			9			1		6/2/2021	
2162002400	2610 PIRINEOS WAY, #15		CBRA2021-0013	ADU	Renter						1		5/15/2021	DATE OF THE PARTY OF
2162002400	2610 PIRINEOS WAY, #16		CBRA2021-0014	ADU	Renter						1		8/16/2021	Service of the service of the
2221510200	3497 CAMINO VALENCIA, #2		CBR2020-3187	ADU	Renter						1		6/23/2021	
2550570800	7839 QUEBRADA CIR		CBR2021-1043	ADU	Renter		9				1		7/27/2021	
2233712400	3536 CALLE GAVANZO, #2		CBR2021-1118	ADU	Renter						- 1		7/29/2021	
2154001700	2732 ARGONAUTA ST		CBR2020-2506	ADU	Renter						1		8/5/2021	
2162403100	2413 TORREJON PL #2		CBR2021-1448	ADU	Renter						1		10/14/2021	2
2162200800	2708 GALICIA WAY		CBR2021-1658	ADU	Renter						1		10/27/2021	
2143901100	913 BEGONIA CT, #2		CBRA2021-0003	ADU	Renter						1		1/13/2021	
2145304100	1078 SEAHORSE CT		CBR2021-0243	ADU	Renter						1		4/13/2021	
2159200100	1774 DOVE LN		CBR2021-0502	ADU	Renter						. 1		4/20/2021	
2156206800	7307 BLACK SWAN PL, ##2			ADU	Renter						1		5/21/2021	
2155031200 2159213600	7037 FERN PL			ADU	Renter						1		8/3/2021	
	1758 SKIMMER CT		CBR2021-0686	AOU	Renter						1		11/9/2021	
2157610700	7344 GREBE DR		CBR2021-0550	ADU	Renter						1		11/30/2021	
073852000	4615 TELESCOPE AVE		CBR2020-0973	SFD	Owner							1	4/6/2021	

	Table A2
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								Table A2						
					Annual Building	Activity Repor	t Summary - I	New Constru	ction, Entitle	ed, Permits a	nd Completed	Units		
	Project Ide	ntifier		Unit	Types			Afford	ability by Ho	usehold Inc	omes - Certifica	tes of Occupa	ncv	
				2	3				10			A17	11	12
				-	7				10					14
Current APN	Street Address	Project Name*	Local Jurisdiction Tracking 40*	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R≃Renter O≔Owner	Very Low- Income Deed Restricted	Very Low- Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate- Income Deed Restricted	Moderate- Income Non Deed Restricted	Above Moderate- Income	Certificates of Occupancy or other forms of readiness (see Instructions) Date Issued	# of Units issued Certificates of Occupancy or other forms of readiness
						0	REPORTED 1	48	2	I STATE OF COLUMN	70	288		40
2644812100	3561 CORTE ESPERANZA	3559 CORTE ESPERANZA ADDITION	CBR2019-1352	ADU	Renter						1		9/20/2021	
2032021832	800 GRAND AVE, #310	800 GRAND AVENUE	CBRA2018-0126	5+	Owner							13	8/11/2021	1
1670406238	3113 SALINA RD	ACACIA AT THE PRESERVES	CBRA2018-0170	SFA	Owner							4	4/8/2021	
2031013881	2675 ROOSEVELT ST	BEACHWALK AT ROOSEVELT		SFA	Owner			2				9	3/5/2021	1
2070533000	3862 WESTHAVEN DR	BLASIO DETACHED ADU		ADU	Renter						- 1		8/27/2021	
1670406442	3210 ROCA WAY	BLUE SAGE CONDOS		SFA	Owner			-				43		4
	1040 CARLSBAD VILLAGE DR	CARLSBAD VILLAGE LOFTS		5+	Renter			16		-		90		10
2052109600	1161 CHESTNUT AVE	CHESTNUT AVENUE RESIDENCE	CBR2015-2283	SFD	Owner	-				-		1	4/28/2021	AND ASSESSED OF
1676002500 2062623000	3238 CANDELAS ST 3932 SYME DR	CYPRESS AT THE PRESERVE GLYNN ADU: 600 S.F. EXISTING DETACHED	CBRA2017-0083 CBR2020-1987	SFD ADU	Owner Renter	-		-				9	7/2/2021	
2062623000	3932 SYME DK	GUEST HOUSE CONVERSION TO ADU	CBR2020-1987	ADU	rcenter						1		5/28/2021	
2040840500	3159 MADISON ST, #B	GOMEZ RENOVATION	CBR2019-0043	SFD	Owner							1	8/13/2021	MANUEL BE
2052204100	3518 HIGHLAND DR	HANSEN RESIDENCE ADU	CBR2019-2740	ADU	Renter						1		9/13/2021	
2042320400	3677 GARFIELD ST	HERNANDEZ RESIDENCE	CBR2019-3529	SFD	Owner							1	9/21/2021	
2032020303	855 HOME AVE	HOME AVENUE	CBRA2018-0029	SFD	Owner							5	5/5/2021	The state of the s
1561425500	2738 ARLAND RD	LIN RESIDENCE	CBR2018-3034	SFD	Owner							1	2/12/2021	
2062000300	4469 ADAMS ST	MARTIN RESIDENCE	CB142333	SFD	Owner							1	B/31/2021	
1551702500	2637 JEFFERSON ST	MFD-01	CBR2018-3291	2 to 4	Renter							4	6/11/2021	
2150530125	6811 AGAVE CIR	POINSETTIA 61	CBRA2021-0022	ADU	Renter			5					8/31/2021	
2150530123	6801 AGAVE CIR	POINSETTIA 61	CBRA2021-0017	SFD	Owner							32	8/31/2021	3
2061804000	4392 ADAMS ST	POLZIN RESIDENCE	CBRA2018-0239	ADU	Renter						1		1/8/2021	MILETON OF
2061804000	4390 ADAMS ST	POLZIN RESIDENCE	CBR2017-2176	SFD	Owner							1	1/5/2021	
2150705200	1587 TRITON ST	RAUM HOUSE	CBR2019-0773	SFD	Owner							1	10/4/2021	STATE OF THE PARTY
2042530100	3567 GARFIELD ST	REDWOOD BEACH HOMES	CBRA2019-0181	SFD	Owner							4	6/22/2021	The same of
1683601600	2615 CANNON RD	CASA ALDEA	CBR2017-2218	5+	Renter			20			35	43	5/8/2021	9
2132622251	6034 COLT PL, #202	UPTOWN BRESSI RANCH	CBRA2019-0023	SFA	Owner							22		2
2070225700	4115 PARK DR		CBRA2021-0036	ADU	Renter						1		11/8/2021	
1552520600	2582 DAVIS AVE		CBRA2020-0197	ADU	Renter						1		10/21/2021	
2050809700	3217 MAEZEL LN		CBR2019-3686	ADU	Renter						1		10/6/2021	
2051601700	3367 DONNA DR, #201		CBR2020-2980	ADU	Renter						1		10/5/2021	
2080803800	267 CHINQUAPIN AVE		CBRA2020-0192	ADU	Renter						1		10/4/2021	
2182002400	2610 PIRINEOS WAY, #15		CBRA2021-0013	ADU	Renter						2		9/24/2021	
2153601900	2855 UNICORNIO ST, WJ		CBRA2020-0135	ADU	Renter						2		9/13/2021	
2551445000	7919 CORTE CAROLINA		CBR2021-0082	ADU	Renter						1		8/30/2021	
2159200100	1774 DOVE LN		CBR2021-0502	ADU	Renter						1		8/23/2021	
2072501100	4890 ALONDRA WAY, #2		CBR2020-2308	ADU	Renter						1		8/6/2021	-
2041710900	3473 JEFFERSON ST		CBR2020-1854	AOU	Rontar		1	-		-			8/6/2021	
2550810800	2414 MAJANO PL #2		CBR2020-1377	ADU	Renter			_			3		B/3/2021	
2050522500	1310 BASSWOOD AVE		CBR2020-0705	ADU	Renter			-			1		7/21/2021	10000
1563400800	2743 MONROE ST		CBR2020-2160	ADU	Renter			_			1 3		7/21/2021 7/13/2021	***************************************
2072301200 1670703200	4816 KELLY OR 2202 CHESTNUT AVE		CBRA2018-0193 CBR2020-2486	ADU	Renter Renter	-	-	-		-	1	-	7/1/2021	
2154600800	2516 ARGONAUTA ST		CBR2020-2486 CBR2020-0801	ADU	Renter	+	-			-	1		6/25/2021	
2122210300	1224 MARIPOSA RD		CBR2020-0801	ADU	Renter						1		6/25/2021	
1663300300	3489 PLEASANT VALE DR		CBRA2020-0137	ADU	Renter						1		6/7/2021	
2053303500	2073 LEE CT		CBR2019-1436	ADU	Renter						1		5/13/2021	
1671240500	3497 CHARTER OAK DR		CBR2020-0746	ACAJ	Ronter	-					1		4/27/2021	4
2051602100	2123 BASSWOOD AVE		CBR2020-0457	ADU	Renter						1		4/26/2021	1900
2073500300	4796 NEBLINA DR. #100		CBR2020-0765	ADU	Renter						1		4/26/2021	
2050523000	1317 PINE AVE		CBR2020-0260	ADU	Renter						1		4/26/2021	
1651601400	2437 TUTTLE ST		CBR2020-0105	ADU	Renter						1		4/28/2021	
2070620300	3921 ALDER AVE		CBR2020-1180	ADU	Renter				1		i		4/28/2021	
1562313300	1372 KNOWLES AVE		CBR2020-2540	ADU	Renter						1		4/28/2021	
2074122600	4447 SUNNYHILL DR		CBR2020-2251	ADU	Renter						1		4/6/2021	
2061924900	4575 PARK DR		CBR2019-1257	SFD	Owner							1	3/1/2021	
2155040500	1858 TULE CT, #110		CBR2020-2043	ADU	Renter								2/24/2021	
2042401602	3628 GARFIELD ST	GARFIELD CONDOS	CBR2017-1055	2 to 4	Owner							2	1/29/2021	Months of the A
2054303200	3832 MARGARET WAY		CBR2019-3427	ADU	Renter						1		1/29/2021	
2041101900	3360 HARDING ST, #25		CBRA2020-0151	ADU	Renter						1		1/29/2021	
		-				25.								126

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Part			Annual B	uilding Activity	Report Summary -	Table A2 New Construc	fion, Entitled, Permits	and Completed U	nits								
The color of the		Project identifie	,		Streamlining	Infil			Assistance or Deed	return of Willold ability	Demo	olished/Destroy	ed Units		Density Bo	onus	
Second Process Proce				13	24	15	16	17		19		20		21	22	23	24
Trigger Trig	erient APN	Streat Admira	Project Name*	units were Extremely Low	APPROVED using GC 55913,4[b]? (SR 35 Streamlining)		(may select multiple -	Type (may select mulliple	financial assistance or feed restrictions, explain how the locality determined the units were affordable	Deed Restriction (years) if affordable in perpensity	Demoitshed D.	D. St. of Street, Street, or other party of	Demolithed De Stropped Units Owner or Renter	the Project (Percentage (normals) in Total Allowable Units or Total Maximum	Number of Other Incestives, Concessions, Warvers, or Other Modifications Given to the Project Jexchading Parking Warves or Parking Reductions)	Lief the insentives, concessions, writees, and andiffestors (Excluding Farking Walvers of Parking Rodifications)	Did the project receive reduction or waiver of panking standards? (YA
Tree			SLAT DAY MS - IRLION	0	0						2	7	0		Cara Kales - I van		
Company Comp	1702500	TRITONSI	STREET PRODUCES		N N						0	Percelahad					
Company Comp	101400	5511 LOS RCB, FS OV	MATTI EW RESIDENCE		Ň						1 0	Detrojshed					
Company Comp		A COSTA AUF	LA COSTA TOWN SQUARE		- "			INC			0						
Decision Flore	2403200	295 JUNIPER AVE	LINEER REACH HOVES		N						- 1	Demolshad					
Part	307900	3950 HIGHLAND DR	HOHLAND JAKES		N N						6						
Mail	249HC08	223 HEMLOCK AVE 4239 HILLSIDE DR	CIRRON FAVILY RESIDENCE		N N						· c						
Decision Flore Section Sectio	0800°00 4	4008 GAR TIELD ST 4484 ADAVS 51	GARHELDHONES PORESTER SESSESSES		N N						2	Countained					
Decision Flore	SE 33 / 24 / 1 1 1 1 1 1	9746 ADAVS SF	ADAMS STREET HONES		я												
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	Project identifie		ensery Activity	Streamlining	Infill	Housing with Final and/or Deed R	ncial Assistance	Housing without Financial Assistance or Deed Restrictions	Term of Affordability or Deed Restriction	0	Demoti	shed/Destroye	d Units		Density Bo	onus	
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					Table A2											
		Annua	Building Activity	Report Summary -	New Construc	tion, Entitled, Permits	and Completed L	inits								
Project Identifier			Streamlining	intil	Housing with Fina and/or Deed I		Housing without Financial Assistance or Deed Restrictions	Term of Affordability or Deed Restriction	Den	uolished/Destroy	ed Units		Density B	onus		
			12	14	16	16	17	18	19		20		21	22	21	24
Corrent APII	Street Additions	Project Hame'	Have recoy of the units were Extremely Love Engages?"	Was Protest APPROVED Guilley GC 65613-(U)2 (GB 55 Streen Birthy) Y31	Dem Gallet Yelf	Assistance Programs for Each Development Improved community See Instituctions)	Dead Restriction Type (Imagination through ave instructions)	For anile afterdable without financial evaluations or deed restrictions, explain how the locally determined the units way offersibable (see instructions)	Tests of Affordability or Deef Resolution (plans) (Tolly-state to as accept write 1000)	Namber o Demoksked Stroyed Uni	Do Danissand of	Demoksheskille skrayed Units Oknet ar Resiler	Tatal Density Botton Applied to the Project (Percentage Increase in Total Allowable Shots or Total Masterson Allowable Recibional Gross Flore Ases)	Number of Other Incentives, Consessions, Walters, or Other Modifications Other to the Project (Exchalling Parking Walters of Parking Reductions)	List the incentives, concessions, wassers, and nooffications (Excluding Paning Waters or Parking Modifications)	Dis the project receive reduction or wider of packing standards? (VII
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Jurisdiction	Carlsbad		
Reporting Year	2021	(Jan. 1 - Dec. 31)	
Planning Period	6th Cycle	04/15/2021 - 04/15/2029	

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

(CCR Title 25 §6202)

This table is auto-populated once you enter your jurisdiction name and current year data. Past year information comes from previous APRs.

Please contact HCD if your data is different than the material supplied here

						Table B							
				R	egional Hous	ing Needs A	llocation Prog	iress					
							oy Affordabili						
		1					2	-				3	4
	ncome Level	RHNA Allocation by Income Level	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total Units to Date (all years)	Total Remaining RHNA by Income Level
	Deed Restricted												
	Deed Restricted	4 044	-		-	N=3	-	-					
ery Low	Non-Deed Restricted	1,311	2							- :		2	1,309
U 200	Non-Deed Restricted Deed Restricted	1,311 —	2 4			-	-	-			-	- 2 - 7	1,309
Very Low	Non-Deed Restricted	784	2 4 3				-	-				7	7117
_ow Moderate	Non-Deed Restricted Deed Restricted Non-Deed Restricted		2 4 3 -	-	-			-				- 2 - 7 - 65	
-OM	Non-Deed Restricted Deed Restricted Non-Deed Restricted Deed Restricted	784	2 4 3 - 65 76			-		-	-				777 684
_ow Moderate	Non-Deed Restricted Deed Restricted Non-Deed Restricted Deed Restricted	784 749				-		-	-	-		2 - 7 - 85 - 76	7117

Note: units serving extremely low-income households are included in the very low-income permitted units totals and must be reported as very low-income units.

Please note: For the last year of the 5th cycle, Table B will only include units that were permitted during the portion of the year that was in the 5th cycle, For the first year of the 6th cycle, Table B will include units that were permitted since the start of the planning period.

Please note: The APR form can only display data for one planning period. To view progress for a different planning period, you may login to HCD's online APR system, or contact HCD staff at apr@ncd.ca.gov.

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation (CCR Title 25 §6202)

		(
Jurisdiction	Carlsbad	
Reporting Year	2021	(Jan. 1 - Dec. 31)

Table D

Program Implementation Status pursuant to GC Section 65583

Housing Programs Progress Report

Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.

1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
1.1(a) Provide Adequate Sites to Accommodate the RHNA	Maintain adequate residential sites to accommodate the 2021-2029 RHNA.	Ongoing	The Housing Element approved on April 6, 2021 includes an evaluation of the RHNA. Consistent with Government Code it incorporates a rezone program [1.1 (b)] that will be completed within three years to ensure adequate residential sites.
1.1(b) Provide Adequate Sites to Accommodate the RHNA	Provide Adequate Sites to Accommodate the RHNA (Includes Program 1.7). Identify and rezone as necessary to meet the RHNA Remaining Need identified on Table10-48. Sites needed are: 1,397 lower-income units 327 moderate-income units	April 2024	This program is underway and anticipated to be completed by the end of 2023. In August 2021 the City Council evaluated potential sites and on Feb. 15, 2022 the City Council directed alternatives to be prepared in an environmental document to rezone 1,397 lower-income units, 327 moderate-income units, and a buffer to ensure compliance throughout the planning period.
1.1(c) Provide Adequate Sites to Accommodate the RHNA	Develop R-35 and R-40 General Plan and Zoning designations.	April 2024	This program implementation is underway and will be completed prior to the due date.
1.1(d) Provide Adequate Sites to Accommodate the RHNA	Develop R-35 and R-40 General Plan and Zoning designations.	April 2024	This program implementation is underway and will be completed prior to the due date.
1.1(e) Provide Adequate Sites to Accommodate the RHNA	Amend city Real Estate Strategic Plan, as necessary, to enable homes on city-owned sites.	April 2024	This program implementation is underway and will be completed prior to the due date.

1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
1.1(f) Provide Adequate Sites to Accommodate the RHNA	Promote the residential development of city-owned sites within the planning period.	December 2024 / Ongoing	This program implementation is underway and will be completed prior to the due date. If city-owned sites are relied on for the housing element inventory during implementation of Program 1.1, additional promotion will be undertaken.
1.1(g) Provide Adequate Sites to Accommodate the RHNA	Work with North County Transit District on the redevelopment of Carlsbad Village Station that includes construction of housing adjacent to transit services.	Ongoing	This program is ongoing and coordination with NCTD is underway. In February 2021 city staff participated in a developer's workshop with NCTD.
1.1(h) Provide Adequate Sites to Accommodate the RHNA	Integrate 6th cycle sites inventory into GIS.	December 2021	This program is completed.
1.1(i) Provide Adequate Sites to Accommodate the RHNA	Develop online GIS sites inventory for public access.	April 2022 / Ongoing	This program implementation is underway and will be completed prior to the due date.
1.1(j) Provide Adequate Sites to Accommodate the RHNA	Post development constraints evaluation (including Fire Hazard Severity Zone, hazards, utilities, etc.) and the sites inventory.	July 2022 / Ongoing	This program implementation is underway and will be completed prior to the due date.
1.1(k) Provide Adequate Sites to Accommodate the RHNA	The City will actively promote sites available for lower- and moderate-income housing development to potential developers, non-profits, and other interested parties.	Ongoing	The city is complying and continues to implement with this ongoing program.
1.1(I) Provide Adequate Sites to Accommodate the RHNA	Coordinate with water and sewer providers and other utilities serving the City of Carlsbad to ensure infrastructure is available to ensure timely residential access.	December 2021	This program item is completed.
1.1(m) Provide Adequate Sites to Accommodate the RHNA	Provide Housing Element copies to all utilities serving Carlsbad.	December 2021	This program item is completed.

1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
1.1(n) Provide Adequate Sites to Accommodate the RHNA	Evaluate "density" definition to ensure no constraints on the ability to achieve the maximum of the applicable density range.	April 2023	This program implementation is underway and will be completed prior to the due date
1.1(o) Provide Adequate Sites to Accommodate the RHNA	Establish written process to prioritize to affordable housing projects if availability of sewer service is limited.	December 2022	This program implementation is underway and will be completed prior to the due date
1.2(a) Promote development of ADUs	Respond in a timely manner to update the Carlsbad Zoning Ordinance / Municipal Code to integrate changes in State housing law.	Ongoing	The city is complying and continues to implement with this ongoing program.
1.2(b) Promote development of ADUs	Maintain informational brochures to promote, educate and assist the development of ADUs.	April 2022	This program item is completed.
1.2(c) Promote development of ADUs	Create separate city website for ADUs; provide step by step guide to necessary applications and information.	December 2022	This program implementation is underway and will be completed prior to the due date
1.2(d) Promote development of ADUs	Continue to work with developers to incorporate ADUs into new single-family developments.	Ongoing	The city is complying and continues to implement with this ongoing program.
1.2(e) Promote development of ADUs	Develop at least four pre-approved ADU Plans that provide a variety in terms of size, type and style.	April 2023	This program implementation is underway and will be completed prior to the due date.
1.2(f) Promote development of ADUs	Monitor ADU production and affordability on an annual basis to ensure that ADUs are used to satisfy the lower- and moderate-income housing targets.	Annually	The city is complying and continues to implement this ongoing program. In 2021, building permits were issued for 74 accessory dwelling units.

1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
1.3(a & f) Alternative Housing	Continue to monitor underutilized properties and sites in the community that have potential for alternative housing options and offer the information to interested developers. Utilize the	Ongoing	The city is complying and continues to implement with this ongoing program.
	Inclusionary Ordinance and Housing Trust Fund to encourage innovative housing structures.		
1.3(b) Alternative Housing	Rezone underutilized commercial, office, and or industrial space, as appropriate, to facilitate use for alternative housing types.	April 2023 / Ongoing	This program implementation is underway and will be completed prior to the due date
1.3(c) Alternative Housing	Develop, as part of a zoning ordinance update, measures that encourage affordability by design (e.g., smaller, more efficient and flexibly-design living spaces).	April 2023	This program implementation is underway and will be completed prior to the due date
1.3(d) Alternative Housing	Where appropriate, utilize the city's regulatory powers (e.g., land use and fees) to encourage development of alternative housing.	April 2023	This program implementation is underway and will be completed prior to the due date
1.3(e) Alternative Housing	Evaluate and implement, as appropriate, a development fee structure for these units based on a per square foot basis rather than per unit basis.	April 2023	This program implementation is underway and will be completed prior to the due date

1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
1.3(g) Alternative Housing	Review and amend the Carlsbad Zoning Ordinance to review and amend definitions and allowances of uses for the definition of family, employee housing, residential care facilities, group homes and/or boardinghouses to be consistent with California Law.	April 2023	This program implementation is underway and will be completed prior to the due date.
1.4(a & c) Lot Consolidation		Ongoing	The city is complying and continues to implement with this ongoing program.
1.4(b) Lot Consolidation	The city will identify sites where potential consolidation can happen based on current site usage and ownership.	December 2022	This program implementation is underway and will be completed prior to the due date.
1.5 Flexibility in Development Standards	Monitor application of Municipal Code standards for constraints to development of new housing and recommend changes to remove such constraints.	Annually	The city is complying and continues to implement with this ongoing program.
1.6(a) Development Streamlining	Establish expedited review process for projects exceeding inclusionary requirements.	June 2022	This program implementation is underway and will be completed prior to the due date.

1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
Name of Program 1.6(b, c & e) Development Streamlining	Review and amend land use regulations, development standards, permitting procedures, administrative procedures and fees, in order to remove impediments to, and reduce the cost of, affordable residential development. To the extent permitted by State law, use existing environmental documents to limit review of new developments to impacts not considered in the earlier environmental	Ongoing	Status of Program Implementation The city is complying and continues to implement with this ongoing program.
1.6(d) Development Streamlining	Develop SB35 Application Form and Procedures.	December 2021	This program is completed. 211104 SB 35 Permit Streamline Checklist (P-35) (00686219).DOCX (carlsbadca.gov)
1.6(f) Development Streamlining	Expand "self-certification" building permit application/inspection options for qualifying projects.	June 2022	Draft municipal code language has been prepared and is under review that would allow for different types of professionals to submit inspection reports in leu of actually calling for inspection. Completion is anticipated by the program due date.
1.6(g) Development Streamlining	Review permit procedures for Site Development Plans, make changes to improve certainty and remove requirements that could reduce density.	April 2022	This program implementation is underway and completion is anticipated by the end of April 2022.
1.7 Sites used in Previous Housing Elements	The city shall rezone to allow residential use by right under an R-30 or V-B designation, as appropriate for the site, and require that at least 20 percent of the units are affordable to lower-income households.	April 2024	This program implementation is underway and will be completed prior to the due date
1.8(a) Mixed Use	As part of semi-annual Zone Code Update, review standards and incentives for to encourage mixed use development.	December 2023 Semi- annually	This program implementation is underway and will be completed prior to the due date

1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
1.8(b) Mixed Use	As part of semi-annual Zone Code Update, review areas with mixed use potential and inform developers.	December 2023 Semi- annually	This program implementation is underway and will be completed prior to the due date.
1.8(c) Mixed Use	Update Code to define and allow horizontal and vertical mixed use projects.	April 2022	This program implementation is underway and completion is anticipated by the end of April 2022.
1.8(d) Mixed Use	Evaluate and consider the expansion of live/work zoning allowances citywide.	April 2023	This program implementation is underway and will be completed prior to the due date.
1.9 Parking Standards	Review and update parking standards for high density, mixed use, and projects near transit.	April 2023	This program implementation is underway and will be completed prior to the due date.
1.10 Energy Conservation	The city will enforce state requirements for energy conservation, including the latest green building standards, as amended by local ordinance to incorporate the city's Climate Action Plan measures, and promote and participate in regional water conservation and recycling programs.	Ongoing	The city is complying and continues to implement with this ongoing program.
1.11 Objective Design Standards	Adopt objective design standards for mixed use and multi-family housing projects, which will then be allowed by right and approved through a ministerial, staff-level review process.	September 2023 / Ongoing	This program implementation is underway and will be completed prior to the due date.
1.12 Smoke-Free Ordinance for Multi-Family Housing	Consider adopting a smoke free ordinance for multi-family housing.	December 2023	This program implementation will be completed prior to the due date.
2.1(a) Inclusionary Housing	Complete a gap analysis of the city's inclusionary housing in-lieu fee.	September 2021	The gap analysis was completed as required.
2.1(b) Inclusionary Housing	Amend the city's inclusionary housing ordinance to reflect the updated in-lieu fee.	April 2023	This program implementation is underway and will be completed prior to the due date. The Housing Commission on February 10, 2022 will provide an advisory recommendation to City Council.

1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
2.1(c) Inclusionary Housing	1(c) Inclusionary Housing For those specific properties identified in Table A of Planning Commission Resolution 7114, provide affordable housing in excess of inclusionary housing ordinance requirements.		The city is complying and continues to implement with this ongoing program. In 2021, the City Council approved the La Costa Town Square Parcel 3 Residential project, one of the sites identified in Resolution 7114 and which provides 20% of its units as affordable housing as the resolution requires.
2.2 Propose Replacement or Modification of GMP	Develop an alternative solution that will replace or modify the City's Growth Management Plan (GMP).	December 2024	This program implementation is underway and will be completed prior to the due date in September 2021, the City Council authorized formation of the Growth Management Plan Update Advisory Committee, which will begin meeting in early 2022.
2.3(a) Density Bonus	Update the Carlsbad Zoning Ordinance / Municipal Code to integrate future changes in State Density Bonus Law, including an update to reflect the requirements of AB 2345.	December / Annually	The city is complying and continues to implement with this ongoing program.
2.3(b & c) Density Bonus	Apply the city's Density Bonus Ordinance, consistent with State law, and ensure that housing developers are informed about the city's density bonus program.	Ongoing	The city is complying and continues to implement with this ongoing program.
2.4(a) City-Initiated Development	Actively work with developers with interest in city-owned properties to negotiate residential or mixed-use development.	Ongoing	The city is complying and continues to implement with this ongoing program.

1	2	3	4		
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation		
2.4(b) City-Initiated Development	Modify existing programs and develop new programs and funding sources to provide city incentives for affordable housing.		The Housing Element was adopted by the city and certified by the state in 2021. element contains new programs that provide city affordable housing incentives, completed toward implementing these programs includes: • In 2021, the city completed additional public outreach on potential affordable housing sites as part of its implementation of programs 1.1 and 1.7; these poter sites include city-owned properties. Outreach will continue into 2022. • In 2021, the City Council approved a professional services agreement with a consultant to prepare a permit-ready accessory dwelling unit program, including development of at least four sets of plans. • In 2021 and February 2022, the city worked with North County Transit District redevelopment plans for its Carlsbad Village and Poinsettia Coaster stations, including affordable housing, as required by Program 1.1(g). • As per Program 2.1(a), the city has completed a gap analysis of the city's inclusionary fee that will be presented to the Housing Commission in February 2 gap analysis considers the adequacy of the fee to facilitate affordable housing development.		
2.4(c, d, e) City-Initiated Development	Actively work with development partners to pursue development of rental and for sale housing on sites and included the RHNA after Program 1.1 is implemented. Sites are listed on Table B-5 in Appendix B.	December 2024 / Ongoing	This program implementation will be completed prior to the due date.		
2.5 Land Banking	The city will continue to implement a land banking program to acquire land suitable for development of housing affordable to lower- and moderate-income households.	Ongoing	The city is complying and continues to implement this ongoing program.		

1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
2.6 Housing Trust Fund	Actively pursue housing activities to encumber and disburse monies within the Housing Trust Fund that are specifically designated for the development of affordable housing for low-income households.	Ongoing	The city is complying and continues to implement with this ongoing program, as demonstrated through the Housing Trust Fund loan commitments for the affordale components of the following projects: In December 2021, the City Council approved \$1.5 million for construction of the West Oaks apartment project. In October 2021, the City Council approved \$650,000 for construction of the Marja Acres project. In August 2021, the City Council approved \$3.1 million for construction of the Aviara Apartments project.
2.7(a - c) Section 8 Housing	Continue to provide Section 8 rental	Ongoing	The city is complying and continues to identify and apply for additional funding.
Choice Vouchers and Similar	assistance to extremely low- and very low-		
Housing Cost Offsets	income households, apply for additional Housing Choice Vouchers when made available by HUD and proactively seek additional funding that can be used to subsidize rents.		
2.7(d) Section 8 Housing	Market and expand outreach to increase	April 2022 / Ongoing	The City created a Housing Navigator position to help identify opportunities to utilize
Choice Vouchers and Similar	the distribution of housing vouchers in		housing vouchers.
Housing Cost Offsets	high opportunity areas.		3300 NANOCO NA ULA PROTO NA P
2.8 Assistance for Homebuyer Down Payment & Closing Cost	Continue participation of the HOME Consortium Down Payment and Closing Cost Program to provide loans for low- income households.	Ongoing	Extended participation in the HOME Consortium; city continues to make this program available to residents.
2.9(a) Assistance for Special	The city will continue to provide CDBG	Annually	In the past year the city distributed \$537,524 in CDBG funds to social service providers.
Needs Populations	funds through the annual Action Plan process to community, social welfare, non-profit, and other charitable groups that provide services for those with special needs in the north San Diego County area with a focus on Carlsbad residents.	,	The city funded \$900K in emergency rental assistance to 137 households.

1	2	3	4		
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation		
2.9(b) Assistance for Special Needs Populations	Provide an informational guide regarding reasonable accommodations.	January 2022 / Ongoing	This program item is completed.		
2.9(c) Assistance for Special Needs Populations	Provide special needs housing assistance, progress will be assessed and addressed as part of Zone Code Update.	December 2023 / Annually	This program implementation will be completed prior to the due date.		
2.9(d & e) Assistance for Special Needs Populations	The city will monitor the needs for farmworker housing within the community, and facilitate and support efforts of individuals, private organizations, and public agencies to provide safe and adequate housing for farmworkers in agriculturally-zoned areas.	Ongoing	The city continues to monitor the farmworker community within Carlsbad, and beds continue to be available for farmworkers at the La Posada de Guadalupe shelter.		
2.10 Senior Housing	The city will continue to encourage a wide variety of senior housing opportunities, especially for lower-income seniors with special needs, through the provision of financial assistance and regulatory incentives as specified in the city's Housing for Senior Citizens Ordinance.	Ongoing	The City continues to financially participate in the development of senior affordable housing.		
2.11 Housing for Persons with Disabilities	Continue to implement the Reasonable Accommodation Ordinance, evaluate the use and effectiveness of the ordinance.	Ongoing / Annually	The city continues to offer reasonable accommodations through implementation of the ordinance on an ongoing basis.		

1	2	3	4		
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation		
2.12 Housing for Large Households	Continue to implement requirements for units with three or more bedrooms as part of the Inclusionary Housing Ordinance. The city shall encourage housing designs that meet the needs of extended, multigenerational, and/or large families.	Ongoing	Continuing to enforce Ordinance requirement that 10% of inclusionary units be 3B For example, the West Oaks apartment project, approved by City Council in May 20 has 10 three-bedroom units, exceeding the minimum 10% threshold.		
2.13(a – g & k) Housing for Persons Experiencing Homelessness	Carlsbad will continue to facilitate and assist with the acquisition, for lease or sale, and development of suitable sites for low barrier emergency shelters and transitional and permanent supportive housing for the homeless population.	Ongoing	The City is working with Catholic Charities to expand their facility as a low barrier navigation center.		
2.13(h) Housing for Persons Experiencing Homelessness	Review and amend the zoning ordinance and other documents to comply with Government Code 65651 and 65583(a)(4).	October 2022	This program implementation is underway and will be completed prior to the due date		
2.13(i) Housing for Persons Experiencing Homelessness	Identify data sources or procedures to quantify the homelessness population for emergency shelters according to Assembly Bill 139 requirements.	October 2022	This program implementation is underway and will be completed prior to the due date		
2.13(j) Housing for Persons Experiencing Homelessness	Evaluate the potential to allow for emergency shelters on properties owned by religious institutions and update zoning ordinance.	April 2023	This program implementation is underway and will be completed prior to the due date.		

1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
2.14 Military and Student Referrals	The city will assure that information on the availability of assisted or below-market housing is provided to all lower-income and special needs groups. The Housing Services Division will provide information to local military and student housing offices of the availability of low-income housing in Carlsbad.	Ongoing / Annually	The city continues to provide information to the public about the availability of low-income housing.
2.15 Coastal Zone Monitoring	As a function of the building permit process, the city will continue to monitor and record Coastal Zone housing data to ensure the city implements requirements of State law, including Coastal Zone housing replacement requirements under Government Code 65590.	Ongoing	The city issued building permits for 81 dwellings in the coastal zone, of which 4 were required to be affordable through the inclusionary housing ordinance. There were no units occupied by lower income households authorized to be demolished or converted, or subject to the replacement housing requirements of either Government Code Sections 65590 or 50093.
2.16 Housing Element Progress Report	Prepare and submit to HCD, OPR and SANDAG an Annual Progress Report on implementation of the Housing Element by April 1 of each year.	Annually	This program implementation is underway and will be completed prior to the due date
3.1 Pursue State and Federal Funding	The City shall actively pursue appropriate federal and State funding sources to support the efforts of non-profit and for-profit developers for new construction and rehabilitation of affordable housing.	Ongoing	The City actively seeks resources for affordable housing.
3.2 Condominium Conversion	Continue implementation of the Inclusionary Housing Ordinance and impose inclusionary housing requirements on condominium conversions.	Ongoing	The city continues to apply inclusionary requirements to condominium conversions. In 2021, there were no entitlements approved for condominium conversions.

1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
3.3 Mobilehome Park Preservation	Continue to regulate the conversion of mobile home parks as permitted by state law, provide information to mobile home park tenants regarding potential tenant purchase of parks and other assistance available.	Ongoing	The city continues to implement this program and the mobilehome zoning ordinance which regulates the conversion of mobilehome parks.
3.4 Acquisition/	The city will continue to provide assistance	Ongoing	Included in routine monitoring.
Rental Housing	on a case-by-case basis to preserve the existing stock of lower- and moderate-income rental housing.		#
3.5(a) Rehabilitation of	Update program to expand eligible costs	April 2022	Will examine and make recommendations by Dec. 2023.
Owner-Occupied Housing	and increase maximum loan amount.		
3.5(b & c) Rehabilitation of Owner-Occupied Housing	Continue to implement the city's Minor Home Repair Program, and allow dwellings to be rehabilitated that do not meet current zoning standards so long as the non-conformity is not increased and there is no threat to public health and/or safety.	Ongoing	City continues to distribute informational material and publish the information on the city's website to increase participation.
3.6 Affordable Housing Resale	To the extent funding is available, the city will exercise its purchase option to preserve, extend and enhance affordability of these units by reselling them to lower income purchasers.	Ongoing	As of Oct. 2021 the city has acquired a total of 11 units for resell to lower income purchasers. The city is currently in the process of selling these units and have identified 11 households who are currently waiting to be qualified with the lender. One household will be moving into the escrow phase by Feb. The city anticipates completing the sales of all 11 units by the end of June 2022.
	With assistance from the city's fair housing provider, the city will continue to offer fair housing services to its residents and property owners.	Ongoing	The city will continue to promote and distribute fair housing services to its residents who are in need of counseling and services.

1	2	3	4	
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation	
4.2(a & b) Affirmatively Furthering Fair Housing	Reduce barriers to housing, including enforcement of housing safety codes, promoting equal access to information as identified in the Analysis of Impediments to Fair Housing.	Ongoing	The city continues to review its policies and procedures to ensure barriers that limit fair and equitable housing are either reduce or eliminated through regular program updates.	
4.2(c) Affirmatively Furthering Fair Housing	Establish method of measuring progress of fair housing practices.	June 2022	The city continues to complete fair housing testing on random units around the city to measure fair housing compliance and the effects of fair housing education, training, and outreach.	
4.2(d) Affirmatively Furthering Fair Housing	Expand understanding of current state of fair housing practices and potential areas of discrimination by conducting in-depth study of issues around the City.	April 2024	and outreach. This program implementation is underway will be completed prior to the due d city completed an Analysis of Impediments for the 2020 – 2025 time period. The will continue to administer this program and monitor for any changes.	
4.3 Anti-Segregation in Housing Implementation	Implement a placemaking program for the Village-Barrio Master Plan. Review and update, as needed, all city land use and housing policies, programs, and plans for their enhancement of fair housing.	April 2023 / Ongoing	This program implementation will be completed prior to the due date.	
5.1 Access to Information	Provide community groups that are affected by restrictions to fair and equitable housing greater opportunities for becoming informed and engaged in the City's housing and overall planning process.	Ongoing	The city continues to ensure that all communities have access to housing information through the posting of documents and information on the city website and at city facilities, social media and notification of actions under consideration in the planning process.	
6.1 Environmental Justice	Consider environmental justice issues as they relate to the equitable provision of public facilities and services and other beneficial uses that improve the overall quality of life. Identify gaps and enhance connections between disadvantage neighborhoods and amenities and services.	December 2024 / Ongoing	This program implementation will be completed prior to the due date. In January 2021, the City Council adopted the Sustainable Mobility Plan to, among other things, improve transportation-related safety and increase travel choices city-wide.	

1	2	3	4
lame of Program	Objective	Timeframe in H.E	Status of Program Implementation
		General Comments	

Jurisdiction	Carlsbad		
Reporting Year	2021	(Jan. 1 - Dec. 31)	
Planning Period	6th Cycle	04/15/2021 - 04/15/2029	

Income Level		Current Year
Very Low	Deed Restricted	0
very Low	Non-Deed Restricted	2
i	Deed Restricted	4
Low	Non-Deed Restricted	3
	Deed Restricted	0
Moderate	Non-Deed Restricted	65
Above Moderate		76
otal Units		150

Note: Units serving extremely low-income households are included in the very low-income permitted units totals

Units by Structure Type	Entitled	Permitted	Con	Completed	
SFA	120		12	85	
SFD	15	S S S S S S S S S S S S S S S S S S S	58	58	
2 to 4	17		0	6	
5+	192		. 6	217	
ADU	18		74	43	
MH			0	0	
Total	362		150	409	

Housing Applications Summary		
Total Housing Applications Submitted:	24	
Number of Proposed Units in All Applications Received:	255	
Total Housing Units Approved:	234	
Total Housing Units Disapproved:	0	

Use of SB 35 Streamlining Provisions	
Number of Applications for Streamlining	0
Number of Streamlining Applications Approved	0
Total Developments Approved with Streamlining	0
Total Units Constructed with Streamlining	0

Income	Rental	Ownership	Total
Very Low	0	0	0
Low	0	0	0
Moderate	0	0	0
Above Moderate	0	0	0
Total	0	0	0

Cells in grey contain auto-calculation formulas

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Description of Terms and Methods

2021 HOUSING ELEMENT ANNUAL PROGRESS REPORT

Regional Housing Needs – The determination of housing need for Carlsbad and all other jurisdictions in California is derived from the Regional Housing Needs Assessment (RHNA) prepared by the local regional councils of government (SANDAG) before the beginning of each housing cycle. Based upon these assessments of *need*, the local jurisdictions are required to adopt housing *objectives* in the housing elements of their general plans.

A regional assessment of housing need is an estimate of the total need for new housing construction throughout the region due to population growth forecasted to occur during a specific time period. The overall housing need is then broken out by four income groups: *very low, low, moderate*, and *above-moderate* – all as defined by the federal Department of Housing and Urban Development (HUD), and the state Department of Housing and Community Development (HCD)¹. The regional housing needs are then allocated to the local jurisdictions on a "regional share" basis, according to models and formulas designed by SANDAG.

Table 1 shows Carlsbad's share of the current RHNA which applies to the 2021-2029 Housing Element.

Carlsbad's share of the RHNA		
Income Group	Percent of AMI	6 th cycle RHNA 2021 - 2029° (housing units)
Very Low	50% or under	1,311
Low	51 – 80%	784
Moderate	81 – 120%	749
Above-moderate	Over 120%	1,029
Totals		3,873

Definition of Income Groups – Table 1 defines each of the four income groups as a percentage of the county area median income (AMI). HUD and HCD annually revise the AMI based on cost of living issues such as the relationship of housing prices to income, and have established the 2021 AMI for a four-person household in Carlsbad at \$95,100². In addition to establishing the AMI, HUD also establishes income limits for each of the four income groups which are adjusted for family size so that larger households have higher income limits (see Table 2 below).

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¹ https://www.hcd.ca.gov/grants-funding/income-limits/state-and-federal-income-limits/docs/income-limits-2021.pdf

² City of Carlsbad Household Income Limits 2021, see weblink at: https://www.carlsbadca.gov/home/showpublisheddocument/6089/637568378560270000

Income Group	Persons per household				
	1	2	3	5	7
Very Low	\$42,450	\$48,500	\$54,500	\$65,450	\$75,150
Low	\$67,900	\$77,600	\$87,300	\$104,800	\$120,300
Moderate	\$79,850	\$91,300	\$102,700	\$123,250	\$141,500
Above Moderate	>\$79,850	>\$91,300	>\$102,700	>\$123,250	>\$141,500

Prices of Affordable Housing – Generally, the federal and state rule is that housing is affordable to a given family if the family pays no more than 30% of its monthly income for housing expenses that include the rent or mortgage payment, property taxes, insurance, utilities, and the like. A determination of whether a housing unit is affordable can be easily made for *assisted public* rental housing and other *public* housing programs because documentation is maintained on both the individual household's income and the actual cost of the unit in question (typically rental). Income group determinations for income restricted (*assisted*) housing units shown in the tables of Part 1 were made by the Carlsbad Housing and Neighborhood Services Department.

To determine affordable housing expenses for <u>rentals</u>, the practice is to set thresholds for each income group, using the 30% rule, with adjustments for the number of bedrooms (See Table 3). An additional adjustment is also made for utility allowance, as required by HUD. Table 4 provides the resulting maximum market rate rental expenses (which include rent and a utility allowance that increases with household size) for the very low, low, and moderate-income groups for CY 2020.

Table 3: Adjustments for the number of bedrooms per unit		
Number of bedrooms	Persons per bedroom	
Studio	1	
1 bedroom	2	
2 bedroom	3	
3 bedroom	5	
4 bedroom	7	

Income Group	Number of bedrooms				
	Studio	1	2	3	4
Very Low	\$1,061	\$1,213	\$1,364	\$1,636	\$1,879
Low	\$1,698	\$1,940	\$2,183	\$2,620	\$3,008
Moderate	\$1,996	\$2,283	\$2,568	\$3,081	\$3,538
Above Moderate	>\$1,996	>\$2,283	>\$2,568	>\$3,081	>\$3,538

With regard to for-sale housing, there is no federal or state required formula to determine the sales price that would be considered affordable. Varying factors impact mortgage amounts, such

2

as interest rates, closing costs and lending programs. The following assumptions are used to estimate sales prices that are considered affordable to the various income groups.

Area Media Income (AMI)	2021 Annual Income	Affordable Purchase Price
Very Low (30% to 50%)	\$36,351 to \$60,600	\$111,952 to \$251,960
Low (50% to 80%)	\$60,601 to \$97,000	\$251,965 to \$448,658
Moderate (80% to 120%)	\$97,001 to \$114,100	\$448,663 to \$538,227
Above Moderate (below 120%)	\$114,100 or above	\$538,228 and above

Methodology:

2021 AMI: \$95,100

https://www.carlsbadca.gov/home/showpublisheddocument/6089/6375 68378560270000

Down payment: 10%

Interest: 4.5% (includes private mortgage insurance)

Mortgage term: 30-year fixed-rate

Property Tax: 1.2%

HOA/Insurance: \$300/month
Utilities cost: \$111/month
Four-person household

- Assumes 30% of annual gross income allocated towards housing costs for very low and low incomes.
- Assumes 35% of annual gross income allocated towards housing costs for moderate income and above moderate incomes.

Other terms - Definitions for terms used in this appendix as well as Part 1 of the report:

- Apartment A multi-family unit that can be rented but not individually owned.
- Assistance Programs/Assisted Units units receiving financial assistance from the city or other and/or other subsidy sources and have affordability deed restrictions.
- Condominium A detached or attached home that can be purchased on commonly owned property irrespective of the unit category (see below).
- Deed Restricted Units units considered affordable due to local program or policy, such as inclusionary housing ordinance. These units may also be assisted units.
- Duplex Two units on a single lot. Units cannot be individually sold.
- Non-deed Restricted Units/Market Rate Units Units that received no financial assistance from the city and have no affordability restrictions.
- Unit Category According to HCD's instructions for Housing Element Progress Reports, unit categories are as follows:

- Single Family-Detached Unit (SFD) a one-unit structure with open space on all four sides. The unit often possesses an attached garage.
- Single Family-Attached Unit (SFA) a one-unit structure attached to another unit by a common wall, commonly referred to as a townhouse, half-plex, or row house. The shared wall or walls extend from the foundation to the roof with adjoining units to form a property line. Each unit has individual heating and plumbing systems.
- 2-, 3-, and 4-Plex Units per Structure (2-4) a structure containing two, three, or four units and not classified as single-unit attached structure.
- 5 or More Units per Structure (5+) a structure containing five or more housing units.
- O Accessory Dwelling Unit (ADU) means a unit that is attached, detached or located within the living area of the existing dwelling or residential dwelling unit which provides complete independent living facilities for one or more persons. It shall include permanent provisions for living, sleeping, eating, cooking, and sanitation on the same parcel on which the singlefamily dwelling is situated pursuant to Government Code section 65852.2. An ADU also includes the following: an efficiency unit, as defined in Section 17958.1 of the Health and Safety Code or a manufactured home, as defined in Section 18007 of the Health and Safety Code.



2021 Housing Element Annual Progress Report

Corey Funk, Associate Planner Community Development Department

March 15, 2022



PROPOSED ACTION



Adopt a resolution accepting the 2021 Housing Element Annual Progress Report.





REQUIRED BY STATE LAW

- Annual report on progress implementing the General Plan Housing Element
- CA Housing and Community Development responsible for the report process
 - Types of housing data
 - Tables and report format
 - Report submitted to HCD



REPORT CONTENTS



- Number of residential units produced
- Progress toward state targets
- Program implementation
 - Status of housing element programs





NEXT STEPS



- Submit the report to:
 - CA Housing and Community Development
 - CA Office of Planning Research
 - San Diego Association of Governments

