



CITY COUNCIL
Staff Report

Meeting Date: March 23, 2021

To: Mayor and City Council

From: Scott Chadwick, City Manager

Staff Contact: Corey Funk, Associate Planner
corey.funk@carlsbadca.gov, 760-434-4645

Subject: 2020 Housing Element Annual Progress Report

District: All

Recommended Action

Adopt a resolution accepting the 2020 Housing Element Annual Progress Report.

Executive Summary

The Housing Element Annual Progress Report 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.

Discussion

The attached 2020 Housing Element Annual Progress Report (Attachment A to Exhibit 1) has been prepared to fulfill the reporting requirements of the state (Government Code Section 65400(a)(2)) and the city's Housing Element Program 3.18. In addition, preparing and submitting the reports enables the city to apply for certain grants administered by the California Department of Housing and Community Development and the San Diego Association of Governments), including:

- Smart Growth Incentive Program, SANDAG
- Active Transportation Grant Program, SANDAG
- Infill Infrastructure Grant Program, Housing and Community Development
- Housing-Related Parks Program, Housing and Community Development
- Senate Bill 2 Planning Grant, Housing and Community Development

The 2020 Housing Element Annual Progress Report (Attachment A to Exhibit 1) includes:

- 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, a building permit and/or an approved final inspection in the reporting year (Table A2 of the report)
- The income category that each new housing unit satisfies in Tables A and A2 of the report, as defined by the federal Department of Housing and Urban Development and the state Department of Housing and Community Development (i.e., very low, low, moderate, and above-moderate income categories);
- Housing Production Status (Table B of the report) – Provides the status of housing production in the city and the city’s progress in meeting its share of regional housing needs during calendar year 2020.
- Program Implementation Status (Table D of the report) – Provides the status of and the city’s progress toward implementing the City of Carlsbad 2013-2021 Housing Element programs during calendar year 2020.
- Requirements that did not apply to Carlsbad and were left unreported (Tables C, E, F, G, H and LEAP Reporting sheet)

The 2020 Annual Progress Report is reporting on the Fifth Housing Element Cycle and associated Regional Housing Needs Allocation for 2010-2020.¹ The 2021 Annual Progress Report, which is due April 2022, will report on the Sixth Housing Element Cycle and the associated Regional Housing Needs Allocation.

Also included with this staff report is Exhibit 2 – Description of Terms and Methods, which provides additional information about the Regional Housing Needs Allocation and the housing income levels.

Options

State regulations require local jurisdictions to prepare and submit a Housing Element Annual Progress Report by April 1 of each year to the California Department of Housing and Community Development and the Governor’s Office of Planning and Research. If the City Council does not accept and submit the report, the city would be subject to the following consequences:

- Failure to submit the report within 60 days of its due date could result in court orders to compel compliance, and court sanctions if not completed as ordered.
- A jurisdiction would be subject to the streamlining provisions of Senate Bill 35 for proposed projects with at least 10% affordable units,² resulting in the loss of local control in the entitlement process.
- The city being ineligible for certain grants programs.

¹ State law requires a Regional Housing Needs Allocation that determines the total number of new homes a region and its individual cities and governments need to build and how affordable those homes need to be to meet the housing needs of people at all income levels.

² A local jurisdiction such as Carlsbad is subject to Senate Bill 35 streamlining for proposed projects with at least 50% affordable units if it does not make sufficient progress towards its low and very low income Regional Housing Needs Allocation. If a local jurisdiction also does not make sufficient progress toward its above moderate income Regional Housing Needs Allocation target, and/or fails to submit a housing element annual progress report, then it is subject to SB 35 streamlining for proposed projects with at least 10% affordable units.

Fiscal Analysis

Accepting this informational report has no fiscal impact.

Next Steps

Staff will provide a copy of this 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.

Environmental Evaluation (CEQA)

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 and Outreach

Public notice of this item was posted 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

RESOLUTION NO. 2021-064

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARLSBAD,
CALIFORNIA, ACCEPTING THE 2020 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 3.18. 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.

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

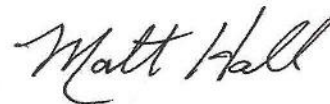
1. That the above recitations are true and correct.
2. That the report (Attachment A) is accepted, and the City Planner is directed to submit the report to the California Office of Planning and Research, the California Department of Housing and Community Development, and the San Diego Association of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

PASSED, APPROVED AND ADOPTED at a Regular Meeting of the City Council of the City of Carlsbad on the 23rd day of March 2020, by the following vote, to wit:

AYES: Hall, Blackburn, Acosta, Bhat-Patel, Schumacher.

NAYS: None.

ABSENT: None.



MATT HALL, Mayor


BARBARA ENGLESON, City Clerk

(SEAL)



Jurisdiction	Carlsbad	
Reporting Year	2020	(Jan. 1 - Dec. 31)

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

(CCR Title 25 §6202)

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table A
Housing Development Applications Submitted

Project Identifier					Unit Types		Date Application Submitted	Proposed Units - Affordability by Household Incomes								Total Approved Units by Project	Total Disapproved Units by Project	Streamlining	Notes	
1					2	3	4	5								6	7	8	9	10
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID*	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Date Application Submitted (see instructions)	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	Total PROPOSED Units by Project	Total APPROVED Units by project	Total DISAPPROVED Units by Project	Was APPLICATION SUBMITTED Pursuant to GC 65913.4(b)? (SB 35 Streamlining)	Notes*	
Summary Row: Start Data Entry Below								0	0	14	3	0	69	105	191	122	0	0		
	2071308000	3980 HIGHLAND DR	HIGHLAND JAMES	CDP2017-0024	SFD	O	7/13/2020							1	1	0	0	No	Under review	
	2073852000	4615 TELESCOPE AVE	TELESCOPE HOUSE: BUILD NEW SFR	CDP2019-0032	SFD	O	3/5/2020							1	1	1	0	No		
	2101150800	5462 CARLSBAD BLVD	PATEL RESIDENCE	CDP2020-0001	SFD	O	4/28/2020							1	1	1	0	No		
	2101150800	5462 CARLSBAD BLVD	PATEL RESIDENCE ADU	CDP2020-0013	ADU	R	4/28/2020					1		1	1	0	0	No		
	2140211100	6479 SURFSIDE LN	TERRA BELLA DEVELOPMENT	CDP2020-0007	SFD	O	7/23/2020							1	1	1	0	No		
	2070721700	4005 SKYLINE RD	Sarem Residence	CDP2020-0017	SFD	O	7/8/2020					1	1	2	2	0	0	No		
	2062623000	3934 SYME DR	GLYNN ADU: 600 S.F.	CDP2020-0050	ADU	R	12/18/2020					1		1	0	0	0	No	Under review	
	2031011200	2777 ROOSEVELT ST	CARLSBAD STATION	CT2019-0003	5+	R	3/20/2020			12				67	79	79	0	No		
	2060201100	330 CHINQUAPIN AVE	330 CHINQUAPIN AVENUE	CT2019-0004	5+	O	4/14/2020			1				6	7	0	0	No	Under review	
	2154600500	2700 Argonauta ST	WEBSTER RESIDENCE	HMP2019-0007	SFD	O	1/15/2020							1	1	1	0	No		
	2154910900	7301 EL FUERTE ST	GOERTZEN RESIDENCE	HMP2020-0002	SFD	O	4/6/2020							1	1	1	0	No		
	2042310700	160 CHERRY AVE	THREE ON CHERRY	PUD2018-0008	SFA	O	3/30/2020							3	3	1	0	No		
	2061501200	4276 ADAMS ST	HOOVER STREET MINOR SUBDIVISION	AMEND2020-0008	SFD	O	8/21/2020							4	4	0	0	No	Under review	
	2061011500	525 CHINQUAPIN	BODINE ADU	CDP2019-0034	ADU	R	1/14/2020					1		1	1	0	0	No		
	1552514300	968 KNOWLES AVE	968 KNOWLES AVE ADU	CDP2017-0042	ADU	R	8/11/2020					1		1	0	0	0	No	Under review	
	1551804000	2373 JEFFERSON	MUHE ADDITION: ADU	CDP2020-0005	ADU	R	8/11/2020					1		1	0	0	0	No	Under review	
	2143660600	917 ORCHID	DECHAMPLAIN ADU	CDP2020-0046	ADU	R	12/2/2020					1		1	0	0	0	No	Under review	
	2145304100	1076 SEAHORSE	SMITH ADU	CDP2020-0041	ADU	R	11/25/2020					1		1	1	0	0	No		
	2143651900	908 DAISY AVE	908 DAISY AVE ADU	CDP2020-0033	ADU	R	11/20/2020					1		1	1	0	0	No		
	2031021500	2690 ROOSEVELT	2690 ROOSEVELT	CT2019-0006	5+	O	7/30/2020			1				9	10	0	0	No	Under review	
	2042404000	320 HEMLOCK	HEMLOCK COAST HOMES	PUD2020-0001	SFA	O	11/10/2020							4	4	0	0	No	Under review	
	2122210300	1224 MARIPOSA RD		CBRA2020-0175	ADU	R	8/25/2020					1		1	1	0	0	No		
	2071307900	3970 HIGHLAND DR		CBR2020-2687	SFD	O	10/22/2020						1	1	0	0	0	No	Under review	
	2050522500	1310 BASSWOOD AVE		CBR2020-0705	ADU	R	10/22/2020					1		1	1	0	0	No		
	2050523000	1317 PINE AVE		CBR2020-0260	ADU	R	10/22/2020					1		1	1	0	0	No		
	1561906100	1340 OAK AVE 2		CBRA2020-0153	ADU	R	10/22/2020					1		1	0	0	0	No	Under review	
	1562313300	1372 KNOWLES AVE		CBR2020-2540	ADU	R	10/22/2020					1		1	0	0	0	No	Under review	
	2155040500	1858 TULE CT 110		CBR2020-2043	ADU	R	10/22/2020				1			1	1	0	0	No		
	2051602100	2123 BASSWOOD AVE		CBR2020-0457	ADU	R	10/22/2020					1		1	1	0	0	No		
	1670703200	2202 CHESTNUT AVE		CBR2020-2486	ADU	R	10/22/2020					1		1	0	0	0	No	Under review	
	1563500300	2317 PIO PICO DR		CBR2020-1920	ADU	R	10/22/2020					1		1	0	0	0	No	Under review	
	2550810800	2414 MAJANO PL 2		CBR2020-1377	ADU	R	10/22/2020					1		1	1	0	0	No		
	1562314800	1367 CYNTHIA LN		CBR2020-2993	SFD	O	10/22/2020						1	1	0	0	0	No	Under review	
	1551601400	2437 TUTTLE ST		CBR2020-0105	ADU	R	10/22/2020					1		1	1	0	0	No		
	2162402700	2453 TORREJON PL	REAGAN ADU	CBR2020-0779	ADU	R	10/22/2020					1		1	0	0	0	No	Under review	
	1552520600	2582 DAVIS AVE		CBRA2020-0197	ADU	R	10/22/2020					1		1	1	0	0	No		
	2154600800	2616 ARGONAUTA ST		CBR2020-0801	ADU	R	10/22/2020					1		1	1	0	0	No		
	2154911100	2633 ACUNA CT		CBR2020-0171	ADU	R	10/22/2020					1		1	1	0	0	No		
	2060803800	267 CHINQUAPIN AVE		CBRA2020-0192	ADU	R	10/22/2020					1		1	1	0	0	No		
	1561302200	2727 WILSON ST		CBR2020-1178	ADU	R	10/22/2020					1		1	0	0	0	No	Under review	
	2154001700	2732 ARGONAUTA ST		CBR2020-2806	ADU	R	10/22/2020					1		1	0	0	0	No	Under review	
	1563400600	2743 MONROE ST		CBR2020-2160	ADU	R	10/22/2020					1		1	0	0	0	No	Under review	
	1674206800	2749 VICTORIA AVE B		CBR2020-1285	ADU	R	10/22/2020					1		1	1	0	0	No		
	1561900100	2812 ELMWOOD ST		CBR2020-2875	ADU	R	10/22/2020					1		1	0	0	0	No	Under review	

Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID*	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Date Application Submitted (see instructions)	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	Total PROPOSED Units by Project	Total APPROVED Units by project	Total DISAPPROVED Units by Project	Was APPLICATION SUBMITTED Pursuant to GC 65913.4(b)? (SB 35 Streamlining)	Notes*
	2153601900	2855 UNICORNIO ST I		CBRA2020-0136	ADU	R	10/22/2020						1	1	1	0	No		
	2153601900	2855 UNICORNIO ST J		CBRA2020-0135	ADU	R	10/22/2020						1	1	1	0	No		
	2033540800	2925 HARDING ST		CBR2020-2792	ADU	R	10/22/2020						1	1	0	0	No	Under review	
	1561903500	3059 HIGHLAND DR		CBRA2020-0089	ADU	R	10/22/2020						1	1	0	0	No	Under review	
	2156102000	7164 AVIARA DR	CANHAM RESIDENCE	CBR2020-0591	SFD	O	10/22/2020						1	1	0	0	No	Under review	
	2062000400	4475 ADAMS ST	CHURCH RESIDENCE	CBR2020-2690	SFD	O	10/22/2020						1	1	0	0	No	Under review	
	1671802900	3232 DONNA DR		CBR2020-2140	ADU	R	10/22/2020						1	1	0	0	No	Under review	
	2050511200	3282 MCKINLEY ST		CBR2020-2506	ADU	R	10/22/2020						1	1	0	0	No	Under review	
	2051601700	3307 DONNA DR 201		CBR2020-2980	ADU	R	10/22/2020						1	1	0	0	No	Under review	
	2041101900	3380 HARDING ST 24		CBRA2020-0144	ADU	R	10/22/2020						1	1	1	0	No		
	2041101900	3380 HARDING ST 25		CBRA2020-0151	ADU	R	10/22/2020						1	1	1	0	No		
	2041500400	3438 GARFIELD ST		CBR2020-1566	ADU	R	10/22/2020						1	1	0	0	No	Under review	
	2051124300	3439 ADAMS ST		CBR2020-1768	ADU	R	10/22/2020						1	1	1	0	No		
	2041710900	3473 JEFFERSON ST		CBR2020-1854	ADU	R	10/22/2020						1	1	1	0	No		
	1683300300	3489 PLEASANT VALE DR		CBRA2020-0137	ADU	R	10/22/2020						1	1	1	0	No		
	1671220500	3492 CHARTER OAK DR		CBR2020-1569	ADU	R	10/22/2020						1	1	0	0	No	Under review	
	2221510200	3497 CAMINO VALENCIA 102		CBR2020-3187	ADU	R	10/22/2020						1	1	0	0	No	Under review	
	1671240500	3497 CHARTER OAK DR		CBR2020-0746	ADU	R	10/22/2020						1	1	1	0	No		
	1671510800	3604 TRIESTE DR		CBR2020-2025	ADU	R	10/22/2020						1	1	0	0	No	Under review	
	2052110100	3637 HIGHLAND DR		CBR2020-0666	ADU	R	10/22/2020						1	1	1	0	No		
	2051911600	3640 PIO PICO DR E		CBR2020-0354	ADU	R	10/22/2020						1	1	1	0	No		
	2041920700	3642 HARDING ST		CBRA2020-0195	ADU	R	10/22/2020						1	1	0	0	No	Under review	
	1672300600	3847 TRIESTE DR		CBR2020-2056	ADU	R	10/22/2020						1	1	0	0	No	Under review	
	2070533000	3862 WESTHAVEN DR	BLASIO DETACHED ADU	CBR2020-0267	ADU	R	10/22/2020				1			1	1	0	No		
	2071305500	3888 VALLEY ST		CBRA2020-0148	ADU	R	10/22/2020						1	1	1	0	No		
	2070620300	3921 ALDER AVE		CBR2020-1180	ADU	R	10/22/2020				1			1	1	0	No		
	2071306000	3924 HIGHLAND DR		CBRA2020-0190	ADU	R	10/22/2020						1	1	1	0	No		
	2062620600	3962 STELLA MARIS LN		CBR2020-2964	ADU	R	10/22/2020						1	1	0	0	No	Under review	
	2070640200	3962 SUNNYHILL DR	SLOWIK ADU	CBR2020-0684	ADU	R	10/22/2020						1	1	0	0	No	Under review	
	2062620100	3997 STELLA MARIS LN		CBR2020-2836	ADU	R	10/22/2020						1	1	1	0	No		
	2070721700	4005 SKYLINE RD		CBRA2020-0172	ADU	R	10/22/2020						1	1	0	0	No	Under review	
	2061500300	4117 HIGHLAND DR		CBR2020-0836	ADU	R	10/22/2020						1	1	0	0	No	Under review	
	2070221100	4246 HILLSIDE DR	SMITH RESIDENCE	CBRA2020-0209	ADU	R	10/22/2020						1	1	0	0	No	Under review	
	2074122600	4447 SUNNYHILL DR		CBR2020-2261	ADU	R	10/22/2020						1	1	0	0	No	Under review	
	2071501500	4547 COVE DR 2		CBRA2020-0177	ADU	R	10/22/2020						1	1	0	0	No	Under review	
	2073500300	4796 NEBLINA DR 100		CBR2020-0765	ADU	R	10/22/2020						1	1	1	0	No		
	2072501100	4890 ALONDRA WAY 2		CBR2020-2308	ADU	R	10/22/2020						1	1	1	0	No		
	2073004700	4910 NEBLINA DR 102		CBR2020-2605	ADU	R	10/22/2020						1	1	0	0	No	Under review	
	2156420900	6622 CURLEW TER		CBR2020-1580	ADU	R	10/22/2020						1	1	1	0	No		
	2132202100	6824 JADE LN		CBR2020-0627	ADU	R	10/22/2020						1	1	1	0	No		
	2154500700	7166 ARGONAUTA WAY		CBR2020-3318	ADU	R	10/22/2020						1	1	0	0	No	Under review	
	2236130300	7292 SITIO LIRIO		CBR2020-2514	ADU	R	10/22/2020						1	1	0	0	No	Under review	
	2071501500	4547 COVE DR 1		CBRA2020-0176	SFD	O	10/22/2020						1	1	0	0	No	Under review	
	2231700700	7722 FAROL PL 103		CBR2020-0341	ADU	R	10/22/2020						1	1	0	0	No	Under review	
	2162512900	7780 MADRILENA WAY		CBR2020-1172	ADU	R	10/22/2020						1	1	0	0	No	Under review	

Jurisdiction	Carlsbad	
Reporting Year	2020	(Jan. 1 - Dec. 31)

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

Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier					Unit Types		Affordability by Household Incomes - Completed Entitlement							Streamlining	Infill	Housing with Financial Assistance and/or Deed Restrictions	Housing without Financial Assistance or Deed Restrictions	Term of Affordability or Deed Restriction	Demolished/Destroyed Units			Notes					
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID*	Unit Category (SFA, SFD, Z 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	Entitlement Date Approved	# of Units issued Entitlements	How many of the units were Extremely Low Income?*	Was Project APPROVED using GC 65913.4(b)? (SB 35 Streamlining) Y/N	Infill Units? Y/N*	Assistance Programs for Each Development (see instructions)	Deed Restriction Type (see instructions)	For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)	Term of Affordability or Deed Restriction (years) (if affordable in perpetuity enter 1000)*	Number of Demolished/Destroyed Units*	Demolished or Destroyed Units*	Demolished/Destroyed Units Owner or Renter*	Notes*	
Summary Row: Start Data Entry Below							7	0	127	0	12	1	609		756	0	0							11	0	0	
	2154600500	2700 Argonauta ST	WEBSTER RESIDENCE	HMP2019-0007	SFD	O							1	2/27/2020	1	N											
	2042310700	160 CHERRY AVE	THREE ON CHERRY	PUD2018-0008	SFA	O							2	6/3/2020	2	N						1	Demolished				
	2140211100	6479 SURFSIDE LN	TERRA BELLA DEVELOPMENT	CDP2020-0007	SFD	O							1	11/4/2020	1	N											
	2073852000	4615 TELESCOPE AVE	TELESCOPE HOUSE: BUILD NEW SFR	CDP2019-0032	SFD	O							1	4/15/2020	1	N											
	2161701400	VIEJO CASTILLA WY	RESORT VIEW APARTMENTS	SDP2018-0022	5+	R			4				22	2/5/2020	26	N		DB, INC									
	2061601300	4269 HILLSIDE DR	MURRAY SUBDIVISION	MS2019-0001	SFD	O							2	9/15/2020	2	N						1	Demolished				
	2071013700	4901 EL CAMINO REAL	MARJA ACRES	EIR2017-0001	SFA	O			46				248	11/3/2020	294	N		DB, INC									
	2163001300	ROMERIA ST	ROMERIA POINTE APARTMENTS	SDP2018-0004	5+	R			3				20	7/15/2020	23	N		DB, INC									
	2033020400	786 GRAND AVE	GRAND JEFFERSON	CT2018-0008	5+	O							5	1/28/2020	5	N						1	Demolished				
	2031011200	2777 ROOSEVELT ST	CARLSBAD STATION	CT2019-0003	5+	O			12				59	10/22/2020	71	N		DB, INC				8	Demolished				
	2061011500	525 CHINQUAPIN AVE	BODINE ADU	CDP2019-0034	ADU	R						1	2/10/2020	1	N				Developer survey								
	2120405600	1205 AVIARA PKWY	AVIARA APARTMENTS	CT2018-0002	5+	R	7		62		12		248	12/16/2020	329	N		INC									

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

Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units															Streamlining	Infill	Housing with Financial Assistance and/or Deed Restrictions	Housing without Financial Assistance or Deed Restrictions	Term of Affordability or Deed Restriction	Demolished/Destroyed Units			Notes		
Project Identifier				Unit Types		Affordability by Household Incomes - Building Permits							Building Permits Date Issued	# of Units Issued Building Permits	How many of the units were Extremely Low Income?*	Was Project APPROVED using GC 65913.4(b)? (SB 35 Streamlining) Y/N	Infill Units? Y/N*	Assistance Programs for Each Development (see instructions)	Deed Restriction Type (see instructions)	For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)	Term of Affordability or Deed Restriction (years) (if affordable in perpetuity enter 1000)*	Number of Demolished/Destroyed Units*	Demolished or Destroyed Units*	Demolished/Destroyed Units Owner or Renter*	Notes*
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID*	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													
Summary Row: Start Data Entry Below															0	0				11	0	0			
	2052110100	3637 HIGHLAND DR		CBR2020-0666	ADU	R	45	1	13	3	0	39	170	271	0	N									
	2153601900	2855 UNICORNIO ST J		CBRA2020-0135	ADU	R						1	6/11/2020	1	N			Developer survey							
	1671240500	3497 CHARTER OAK DR		CBR2020-0746	ADU	R						1	7/1/2020	1	N			Developer survey							
	2153601900	2855 UNICORNIO ST I		CBRA2020-0136	ADU	R						1	7/1/2020	1	N			Developer survey							
	2050809700	3217 MAEZEL LN		CBR2019-3686	ADU	R						1	9/30/2020	1	N			Developer survey							
	2156420900	6622 CURLLEW TER		CBR2020-1580	ADU	R						1	8/27/2020	1	N			Developer survey							
	2051124300	3439 ADAMS ST		CBR2020-1768	ADU	R						1	12/11/2020	1	N			Developer survey							
	2050523000	1317 PINE AVE		CBR2020-0260	ADU	R						1	8/26/2020	1	N			Developer survey							
	1683300300	3489 PLEASANT VALE DR		CBRA2020-0137	ADU	R						1	9/22/2020	1	N			Developer survey							
	2071305500	3888 VALLEY ST		CBRA2020-0148	ADU	R						1	12/1/2020	1	N			Developer survey							
	2152311200	7287 ALMADEN LN	BAUM CUSTOM ESTATE HOME	CBR2019-3120	SFD	O						1	3/26/2020	1	N										
	1551603700	1112 BUENA VISTA WAY		CBR2019-3369	ADU	R						1	8/17/2020	1	N			Developer survey							
	2070533000	3862 WESTHAVEN DR	BLASIO DETACHED ADU	CBR2020-0267	ADU	R						1	8/11/2020	1	N			Developer survey							
	1670406422	3252 CRECIDA WAY	BLUE SAGE CONDOS	CBRA2019-0354	SFA	O						33	3/18/2020	33	N										
	2072501100	4890 ALONDRA WAY 2		CBR2020-2308	ADU	R						1	12/14/2020	1	N			Developer survey							
	1674206800	2749 VICTORIA AVE B		CBR2020-1285	ADU	R						1	9/3/2020	1	N			Developer survey							
	2060803800	267 CHINQUAPIN AVE		CBRA2020-0192	ADU	R						1	12/3/2020	1	N			Developer survey							
	2153203600	2812 CAZADERO DR	CAZADERO DR CONDO PROJECT	CBRA2018-0148	SFA	O						2	1/24/2020	2	N										
	2644812100	3561 CORTE ESPERANZA	3559 CORTE ESPERANZA ADDITION	CBR2019-1352	ADU	R						1	7/24/2020	1	N			Developer survey							
	2070620300	3921 ALDER AVE		CBR2020-1180	ADU	R						1	9/9/2020	1	N			Developer survey							
	2154600800	2616 ARGONAUTA ST		CBR2020-0801	ADU	R				1		1	9/1/2020	1	N			Developer survey							
	1670414500	3020 ESTERO RD	CYPRESS AT THE PRESERVE	CBRA2019-0307	SFD	O						20	1/16/2020	20	N										
	2156901500	1305 CASSINS ST		CBR2019-0577	ADU	R				1			2/18/2020	1	N			Developer survey							
	2150705100	1585 TRITON ST	FRANCIS RESIDENCE	CBR2018-1891	SFD	O						1	2/28/2020	1	N										
	2155040500	1858 TULE CT 110		CBR2020-2043	ADU	R						1	10/23/2020	1	N			Developer survey							
	2122210300	1224 MARIPOSA RD		CBRA2020-0175	ADU	R						1	11/4/2020	1	N			Developer survey							
	2550810800	2414 MAJANO PL 2		CBR2020-1377	ADU	R						1	12/18/2020	1	N			Developer survey							
	2050805400	1892 BASSWOOD AVE		CBRA2019-0343	ADU	R						1	3/6/2020	1	N			Developer survey							
	2051602100	2123 BASSWOOD AVE		CBR2020-0457	ADU	R						1	5/11/2020	1	N			Developer survey							
	1672900900	3107 MONROE ST		CBR2019-3509	ADU	R		1					3/12/2020	1	N			Developer survey							
	2052204100	3516 HIGHLAND DR	HANSEN RESIDENCE ADU	CBR2019-2740	ADU	R						1	9/16/2020	1	N			Developer survey							
	2041101900	3380 HARDING ST 24		CBRA2020-0144	ADU	R						1	8/25/2020	1	N			Developer survey							
	2041101900	3380 HARDING ST 25		CBRA2020-0151	ADU	R						1	8/25/2020	1	N			Developer survey							
	2053303500	2073 LEE CT		CBR2019-1436	ADU	R						1	6/9/2020	1	N			Developer survey							
	1551601400	2437 TUTTLE ST		CBR2020-0105	ADU	R						1	9/9/2020	1	N			Developer survey							
	1552211200	576 LAGUNA DR	LAGUNA DRIVE SUBDIVISION	CBRA2020-0095	SFD	O						12	10/15/2020	12	N					1	Demolished				
	2155022000	1730 CERREUS CT 150	LEWISTON ADU	CBR2019-3093	ADU	R						1	2/11/2020	1	N			Developer survey							
	1561425600	2736 ARLAND RD	LIN RESIDENCE	CBR2018-3034	SFD	O						1	3/16/2020	1	N										
	1552520600	2582 DAVIS AVE		CBRA2020-0197	ADU	R						1	12/7/2020	1	N			Developer survey							
	2073500300	4796 NEBLINA DR 100		CBR2020-0765	ADU	R						1	7/27/2020	1	N			Developer survey							
	2040310100	735 OAK AVE	MADISON FIVE	CBRA2020-0053	5+	O						5	12/4/2020	5	N										
	2071306000	3924 HIGHLAND DR		CBRA2020-0190	ADU	R						1	12/18/2020	1	N			Developer survey							
	2154600500	2700 ARGONAUTA ST	2700 ARGONAUTA RESIDENCE	CBR2019-0988	SFD	O						1	8/28/2020	1	N										
	2050522500	1310 BASSWOOD AVE		CBR2020-0705	ADU	R						1	10/20/2020	1	N			Developer survey							
	2042530700	146 TAMARACK AVE		CBRA2019-0115	ADU	R						1	4/30/2020	1	N			Developer survey							
	2150530155	1735 ARTEMISIA CT	POINSETTIA 61 ADUs	CBRA2020-0150	ADU	R						6	6/24/2020	6	N		INC								
	2150530152	1745 ARTEMISIA CT	POINSETTIA 61	CBRA2020-0138	SFD	O						40	6/24/2020	40	N										

Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID*	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	Building Permits Date Issued	# of Units Issued Building Permits	How many of the units were Extremely Low Income?*	Was Project APPROVED using GC 65913.4(b)? (SB 35 Streamlining) Y/N	Infill Units? Y/N*	Assistance Programs for Each Development (see instructions)	Deed Restriction Type (see instructions)	For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)	Term of Affordability or Deed Restriction (years) (if affordable in perpetuity enter 1000)*	Number of Demolished/Destroyed Units*	Demolished or Destroyed Units*	Demolished/Destroyed Units Owner or Renter*	Notes*
	2042702800	333 REDWOOD AVE		CBR2019-2950	ADU	R						1		1/6/2020	1		N			Developer survey						
	2051911600	3640 PIO PICO DR E		CBR2020-0354	ADU	R						1		8/27/2020	1		N			Developer survey						
	2071202600	3872 VALLEY ST		CBRA2019-0038	ADU	R							1	3/13/2020	1		N									
	2162403300	2405 TORREJON PL		CBR2019-3028	ADU	R						1		1/16/2020	1		N			Developer survey						
	2156102900	7129 AVIARA DR	SEHGAL RESIDENCE	CBR2019-0014	SFD	O							1	8/24/2020	1		N									
	2033051006	3097 MADISON ST 401	SIX ON MADISON	CBRA2019-0091	5+	O							6	2/14/2020	6		N									
	2031012000	2640 STATE ST	THE SEAGLASS	CBRA2020-0108	SFA	O							7	6/11/2020	7		N					1	Demolished			
	2051900900	1082 PALM AVE	THIRKELL ADU	CBR2019-1940	ADU	R						1		2/26/2020	1		N			Developer survey						
	2132621825	6124 COLT PL 105	UPTOWN BRESSI RANCH	CBRA2019-0314	SFA	O			7				35	1/6/2020	42		N		INC							
	2032601801	341 OAK AVE	VILLAGE WALK	CBRA2019-0058	5+	O							4	4/10/2020	4		N					4	Demolished			
	2054303200	3832 MARGARET WAY		CBR2019-3427	ADU	R						1		2/28/2020	1		N			Developer survey						
	2041110200	965 OAK AVE	CARLSBAD VETERANS HOUSING	CBR2019-3616	5+	R	22							12/4/2020	22		N	LHTF, NPLH	Other			2	Demolished		Deed restriction	
	2041920500	3606 HARDING ST	CARLSBAD VETERANS HOUSING	CBR2019-3617	5+	R	23							12/18/2020	23		N	LHTF, NPLH	Other			3	Demolished		Deed restriction	
	2132202100	6824 JADE LN		CBR2020-0627	ADU	R						1		5/12/2020	1		N			Developer survey						
	2225923900	2813 VIA CONQUISTADOR		CBR2019-2012	ADU	R						1		2/11/2020	1		N			Developer survey						

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

Table A2
Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier					Unit Types		Affordability by Household Incomes - Certificates of Occupancy							Streamlining	Infill	Housing with Financial Assistance and/or Deed Restrictions	Housing without Financial Assistance or Deed Restrictions	Term of Affordability or Deed Restriction	Demolished/Destroyed Units			Notes					
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID*	Unit Category (SFA,SFD,2 to 4,5+ADU,MH)	Tenure R=Rentor 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	How many of the units were Extremely Low Income?*	Was Project APPROVED using GC 65913.4(b)? (SB 35 Streamlining) Y/N	Infill Units? Y/N*	Assistance Programs for Each Development (see instructions)	Deed Restriction Type (see instructions)	For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)	Term of Affordability or Deed Restriction (years) (if affordable in perpetuity enter 1000)*	Number of Demolished/Destroyed Units*	Demolished or Destroyed Units*	Demolished/Destroyed Units Owner or Renter*	Notes*	
Summary Row: Start Data Entry Below							0	2	21	2	0	24	502		551	0	0							14	0	0	
2052110100	3637	HIGHLAND DR		CBR2020-0666	ADU	R						1	12/1/2020	1		N					Developer survey						
2032021804	800	GRAND AVE 104	800 GRAND AVENUE	CBRA2018-0102	5+	O						20	9/8/2020	20		N											
2042310800	165	ACACIA AV	ACACIA ESTATES	CB161772	2 to 4	O						1	1/28/2020	1		N											
1670404600	3321	TELAGA RD	ACACIA AT THE PRESERVES	CBR2016-0235	SFA	O						22	12/16/2020	22		N											
1670404566	3147	CEJA PL	AGAVE AT THE PRESERVE	CBRA2017-0302	SFA	O						1	1/22/2020	1		N											
2031013808	2693	ROOSEVELT ST	BEACHWALK AT ROOSEVELT	CBRA2018-0230	SFA	O						3	12/7/2020	3		N						2	Demolished				
1670406207	3274	VESTRA WAY	BLUE SAGE CONDOS	CBRA2018-0011	SFA	O						21	4/16/2020	21		N						2	Demolished				
2042320100	195	CHERRY AV	CHERRYFIELD BEACH HOMES	CB161977	SFA	O						1	10/6/2020	1		N											
2232831500	7458	TRIGO LN		CBR2019-1853	ADU	R						1	9/1/2020	1		N					Developer survey						
2156110500	7184	AVIARA DR	CSAFTIS RESIDENCE	CB163311	SFD	O						1	3/6/2020	1		N											
1670404600	3004	ESTERO RD	CYPRESS AT THE PRESERVE	CBRA2017-0325	SFD	O						27	2/24/2020	27		N											
1675632400	4373	TUOLUMNE PL		CBR2019-2191	ADU	R						1	12/1/2020	1		N					Developer survey						
2156901500	1305	CASSINS ST		CBR2019-0577	ADU	R						1	7/9/2020	1		N					Developer survey						
2033031600	2975	JEFFERSON ST D	2975 JEFFERSON ST	CBR2018-0292	ADU	R			1			1	2/21/2020	1		N					Developer survey						
1562313600	1330	KNOWLES AVE	FERRI RESIDENCE	CBR2019-0409	SFD	O						1	7/8/2020	1		N											
2050805400	1892	BASSWOOD AVE		CBRA2019-0343	ADU	R						1	7/30/2020	1		N					Developer survey						
1675113500	4373	YOSEMITE ST		CBR2018-3415	ADU	R						1	2/6/2020	1		N					Developer survey						
1672900900	3107	MONROE ST		CBR2019-3509	ADU	R		1				1	7/29/2020	1		N					Developer survey						
1552720400	2627	DAVIS AVE		CBR2018-0167	ADU	R						1	8/5/2020	1		N					Developer survey						
2041101900	3380	HARDING ST 24		CBRA2020-0144	ADU	R						1	9/2/2020	1		N					Developer survey						
1561643200	1207	STRATFORD LN		CBR2018-1535	ADU	R						1	9/1/2020	1		N					Developer survey						
2052210100	3762	HIGHLAND DR	HIGHLAND VIEW HOMES	CBRA2018-0078	SFD	O						2	3/23/2020	2		N											
2054500200	3768	HIGHLAND DR	HIGHLAND VIEW HOMES ADU	CBRA2018-0080	ADU	R			1				2/20/2020	1		N			INC								
2041502600	3474	GARFIELD ST		CBR2019-2647	ADU	R						1	9/17/2020	1		N					Developer survey						
2061720100	1097	HOOVER ST	VIOLA RESIDENCE HOOVER STREET	CBRA2018-0196	ADU	R						1	7/20/2020	1		N					Developer survey						
2061720100	1095	HOOVER ST	VIOLA RESIDENCE HOOVER STREET	CBRA2018-0195	SFD	O						1	6/30/2020	1		N											
1561641300	1331	KNOWLES AVE		CBR2018-2568	SFD	O						1	8/20/2020	1		N											
2231200300	7605	ROMERIA ST	ROMERIA ST LOT 20	CB161969	SFD	O						1	3/5/2020	1		N											
2231200200	7603	ROMERIA ST	7603 ROMERIA ST	CB161968	SFD	O						1	3/5/2020	1		N											
2231200100	7601	ROMERIA ST	7601 ROMERIA ST	CB161967	SFD	O						1	3/5/2020	1		N											
2162506300	2630	VISTOSA PL	KENNY RESIDENCE	CBRA2018-0206	SFD	O						1	3/26/2020	1		N											
2155022000	1730	CEREUS CT 150	LEWISTON ADU	CBR2019-3093	ADU	R						1	9/17/2020	1		N					Developer survey						
2042804410	743	MAGNOLIA AVE	MAGNOLIA TOWNHOMES	CB162043	SFA	O						1	4/17/2020	1		N											
2052210300	1647	BRADY CIR	MAGNOLIA-BRADY	CBRA2019-0176	SFD	O						6	10/9/2020	6		N						1	Demolished				
2052210300	1649	BRADY CIR	MAGNOLIA-BRADY ADU	CBRA2019-0312	ADU	R						1	10/9/2020	1		N				INC							
2154600200	2665	CAZADERO DR	MANANTAN RESIDENCE	CB162395	SFD	O						1	6/12/2020	1		N											
2550611000	3104	SERRANO DR 102		CBRA2018-0191	ADU	R						1	6/18/2020	1		N					Developer survey						
2071306000	3928	HIGHLAND DR	MINICILLI ADDITION	CBR2018-3523	ADU	R						1	5/5/2020	1		N					Developer survey						
2232113100	3260	PIRAGUA ST	LAS BRISIAS MS	CBR2018-1908	SFD	O						1	3/3/2020	1		N											
2041500602	3458	GARFIELD ST	3450 GARFIELD STREET	CBR2017-0773	2 to 4	O						3	2/27/2020	3		N											
2150530155	1735	ARTEMISIA CT	POINSETTIA 61 ADUs	CBRA2020-0150	ADU	R			4				12/7/2020	4		N				INC							
2150530157	1725	ARTEMISIA CT	POINSETTIA 61	CBRA2020-0143	SFD	O						44	12/7/2020	44		N											
2042702800	333	REDWOOD AVE		CBR2019-2950	ADU	R						1	6/5/2020	1		N					Developer survey						
1670405900	3370	EAST CRESTA CT	QUARRY CREEK	CBR2017-0762	5+	R						235	2/6/2020	235		N											
2100200800	5041	TIERRA DEL ORO ST	TIERRA DEL ORO RESIDENCE	CB160102	ADU	R						1	6/12/2020	1		N					Developer survey						
2162403300	2405	TORREJON PL		CBR2019-3028	SFD	O						1	5/19/2020	1		N											
2030231600	223	NORMANDY LN	SCHIFF RESIDENCE	CBRA2018-0142	ADU	R						1	6/11/2020	1		N					Developer survey						
2150432200	6682	PEREGRINE PL	SEASCAPE	CB160502	SFD	O						1	1/29/2020	1		N											
2060424700	3913	SHERIDAN PL	SHERIDAN PLACE SINGLE FAMILY RES	CBRA2017-0152	SFD	O						1	10/14/2020	1		N											
2060424700	3915	SHERIDAN PL	SHERIDAN PLACE SINGLE FAMILY RES	CBRA2017-0153	ADU	R						1	10/14/2020	1		N					Developer survey						
2231405100	3213	LA COSTA AVE		CBR2019-0499	ADU	R						1	5/15/2020	1		N					Developer survey						
2032970600	3088	STATE ST 200	STATE MIXED USE 30	CB152399	5+	O			2			9	3/26/2020	11		N				INC		3	Demolished				
2146312600	6764	STRAWBERRY PL	TABATA RANCH	CBRA2017-0303	SFD	O						1	4/6/2020	1		N											
2042804501	446	TAMARACK AVE	TAMARACK BEACH HOMES	CBRA2018-0240	SFD	O						3	7/10/2020	3		N						2	Demolished				
2053300800	3572	DONNA DR		CBR2018-3057	ADU	R						1	12/1/2020	1		N					Developer survey						
1561302000	2699	WILSON ST		CBRA2018-0205	ADU	R						1	2/6/2020	1		N					Developer survey						
2051900900	1082	PALM AVE	THIRKELL ADU	CBR2019-1940	ADU	R						1	12/15/2020	1		N					Developer survey						
2154202200	2																										

Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID*	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	How many of the units were Extremely Low Income?*	Was Project APPROVED using GC 65913.4(b)? (SB 35 Streamlining) Y/N	Infill Units? Y/N*	Assistance Programs for Each Development (see instructions)	Deed Restriction Type (see instructions)	For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)	Term of Affordability or Deed Restriction (years) (if affordable in perpetuity enter '1000')*	Number of Demolished/Destroyed Units*	Demolished or Destroyed Units*	Demolished/Destroyed Units Owner or Renter*	Notes*
2040701000	3339 TYLER ST	TYLER STREET RESIDENCES	CBRA2019-0046	SFA	O								6	10/7/2020	6		N						2	Demolished		
2132621825	6124 COLT PL 105	UPTOWN BRESSI RANCH	CBRA2019-0314	SFA	O			13					54	8/11/2020	67		N		INC							
1562111800	1662 JAMES DR		CBR2018-2084	ADU	R							1	5/21/2020	1		N				Developer survey						
2041321701	366 WALNUT AVE	WALNUT BEACH HOMES	CBRA2018-0212	SFA	O								9	11/5/2020	9		N						2	Demolished		
1562205500	1737 BUENA VISTA WAY	YADA FARM	CBRA2018-0058	SFD	O								7	2/3/2020	7		N									
2132202100	6824 JADE LN		CBR2020-0627	ADU	R							1	7/27/2020	1		N					Developer survey					
2225923900	2813 VIA CONQUISTADOR		CBR2019-2012	ADU	R							1	8/17/2020	1		N					Developer survey					

Jurisdiction	Carlsbad	
Reporting Year	2020	(Jan. 1 - Dec. 31)

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Table B													
Regional Housing Needs Allocation Progress													
Permitted Units Issued by Affordability													
		1	2									3	4
Income Level		RHNA Allocation by Income Level	2013	2014	2015	2016	2017	2018	2019	2020	2021	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low	Deed Restricted	912	35	0	0	7	0	0	0	45	0	90	822
	Non-Deed Restricted		0	0	0	0	0	0	2	1	0		
Low	Deed Restricted	693	27	6	9	163	8	4	47	13	0	288	405
	Non-Deed Restricted		2	1	0	0	2	1	2	3	0		
Moderate	Deed Restricted	1062	0	0	0	56	0	0	0	0	0	355	707
	Non-Deed Restricted		104	13	20	18	18	28	59	39	0		
Above Moderate		2332	1136	235	200	439	624	210	212	170	0	3226	0
Total RHNA		4999											
Total Units			1304	255	229	683	652	243	322	271	0	3959	1934

Note: units serving extremely low-income households are included in the very low-income permitted units totals
Cells in grey contain auto-calculation formulas

Jurisdiction	Carlsbad	
Reporting Year	2020	(Jan. 1 - Dec. 31)

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

(CCR Title 25 §6202)

Note: "+" indicates an optional field
Cells in grey contain auto-calculation formulas

Table C Sites Identified or Rezoned to Accommodate Shortfall Housing Need																	
Project Identifier				Date of Rezone	RHNA Shortfall by Household Income Category				Type of Shortfall	Sites Description							
1				2	3				4	5	6	7	8		9	10	11
APN	Street Address	Project Name*	Local Jurisdiction Tracking ID*	Date of Rezone	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Type of Shortfall	Parcel Size (Acres)	General Plan Designation	Zoning	Minimum Density Allowed	Maximum Density Allowed	Realistic Capacity	Vacant/Nonvacant	Description of Existing Uses
Summary Row: Start Data Entry Below					0	0	0	0							0		

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction	Carlsbad		
Reporting Year	2020	(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 - Condominium Conversions	The city will continue to discourage and/or restrict condominium conversions when such conversions would reduce the number of low or moderate income housing units available throughout the city. All condominium conversions are subject to the city's Inclusionary Housing Ordinance; the in-lieu fees or actual affordable units required by the ordinance would be used to mitigate the loss of affordable rental units from the city's housing stock.	O	The city considers condominium conversions on a case by case basis. In 2020, there were no condominium conversions approved.
1.2 - Mobile Home Park Preservation	The city will continue to implement the city's Residential Mobile Home Park zoning ordinance (Municipal Code Chapter 21.37) that sets conditions on changes of use or conversions of mobile home parks, consistent with Government Code Section 66427.5. The city will also assist lower income tenants of mobile home parks to research the financial feasibility of purchasing their mobile home parks so as to maintain the rents at levels affordable to its tenants.	O	The city continues to implement the mobile home zoning ordinance. No applications for change in use or conversion of a mobile home park were received in 2020.
1.3 - Acquisition/ Rehabilitation of Rental Housing	The city will continue to provide assistance on a case-by-case basis to preserve the existing stock of lower and moderate income rental housing, including: •Provide loans, grants, and/or rebates to owners of rental properties to make needed repairs and rehabilitation. •As financially feasible, acquire and rehabilitate rental housing that is substandard, deteriorating or in danger of being demolished. Set-aside at least 20 percent of the rehabilitated units for extremely- and/or very low income households. •As appropriate and determined by City Council, provide deferral or subsidy of planning and building fees, and priority processing. Priority will be given to repair and rehabilitation of housing identified by the city's Building Division as being substandard or deteriorating, and which houses lower income and in some cases moderate income households.	O	Requests for acquisition/rehabilitation of rental properties are considered on a case by case basis. In 2020, the City Council authorized the use of CDBG and Housing Trust Funds to purchase five existing affordable housing units in Carlsbad.
1.4 - Rehabilitation of Owner-Occupied Housing	As the housing stock ages, the need for rehabilitation assistance may increase. The city will provide assistance to homeowners to rehabilitate deteriorating housing. Eligible activities under this program include such things as repairing faulty plumbing and electrical systems, replacing broken windows, repairing termite and dry-rot damage, and installing home weatherization improvements. Assistance may include financial incentives in the form of low interest and deferred payment loans, and rebates. Households targeted for assistance include lower-income and special needs (disabled, large, and senior) households.	O	The city has implemented a Minor Home Repair Grant Program for low-income owner-occupied properties that provides loans of up to \$5,000, which are forgiven after five years The city received one application for assistance in 2020.
1.5 - Preservation of At Risk Housing	One project within the city—Santa Fe Ranch Apartments—may be considered as at risk if the owner pays off bonds early. While this is unlikely since the current income at affordable levels is not substantially lower than the potential income at market rates, the city will nonetheless monitor its status. Through monitoring, the city will ensure tenants receive proper notification of any changes. The city will also contact nonprofit housing developers to solicit interest in acquiring and managing the property in the event this or any similar project becomes at risk of converting to market rate.	C	There were no at-risk rental housing units between in 2020.

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
2.1 - Adequate Sites to Accommodate the RHNA	<p>The city will continue to monitor the absorption of residential acreage in all densities and, if needed, recommend the creation of additional residential acreage at densities sufficient to meet the city's housing need for current and future residents. Any such actions shall be undertaken only where consistent with the Growth Management Plan.</p> <p>The analysis in Section 10.3 (Resources Available) identifies examples of how housing has been built on very small sites, such as in the Village and Barrio. However, to expand opportunities for additional affordable housing, the city will encourage the consolidation of small parcels in order to facilitate larger-scale developments that are compatible with existing neighborhoods. Specifically, the city will continue to make available an inventory of vacant and underutilized properties to interested developers, market infill and redevelopment opportunities throughout the city, including the Village and Barrio, and meet with developers to identify and discuss potential project sites.</p>	O	<p>The city reviews residential development applications for compliance with meeting the minimum densities on which the city relies to meet its share of regional housing needs. Consistent with state law and the city's land use policies, the city shall not approve applications below the minimum densities established in the Housing Element unless it makes the following findings:</p> <p>a. The reduction is consistent with the adopted general plan, including the housing element. b. The remaining sites identified in the housing element are adequate to accommodate the city's share of the regional housing need pursuant to Government Code Section 65584.</p> <p>The city continues to make available an inventory of vacant and underutilized properties and works with interested developers on infill and redevelopment opportunities.</p> <p>In 2020, the city also processed two projects that would combine multiple properties to create market rate and affordable housing opportunities: •CT 2019-0003 Carlsbad Station – Approved Oct. 2020 •GPA 16-04 West Oaks – Planning Commission recommended approval Jan. 2021, and will be considered by the City Council in April 2021</p>
2.2 - Flexibility in Development Standards	<p>The Planning Division, in its review of development applications, may recommend waiving or modifying certain development standards, or propose changes to the Municipal Code to encourage the development of low and moderate income housing. The city offers offsets to assist in the development of affordable housing citywide. Offsets include concessions or assistance including, but not limited to, direct financial assistance, density increases, standards modifications, or any other financial, land use, or regulatory concession that would result in an identifiable cost reduction.</p>	O	<p>The city considers density increases, waivers and modifications to development standards to assist in the development of affordable housing on a case by case basis.</p> <p>In 2020, the following projects were reviewed or approved and included density increases and/or modifications to development standards:</p> <p>•The city is approved EIR 2018-0001 – Aviara Apartments, which is proposed a density increase of 105 units above the General Plan allocation of 224 units, for a total of 329 units. The project proposed 82 affordable units, which exceeds the requirements of the Inclusionary Housing ordinance. The Aviara Apartments project proposal included a request for a modification to the following development standards: building height, fence/wall height, parking ratios, side yard setback for carport structures, and parking lot perimeter landscape buffer requirements.</p>
2.3 - Mixed Use	<p>The city will encourage mixed-use developments that include a residential component. Major commercial centers should incorporate, where appropriate, mixed commercial/residential uses.</p>	O	<p>The city considers mixed use developments on a case by case basis.</p> <p>The following mixed-use projects were under review or approved in the Village area in 2020:</p> <p>•SDP 2019-0015 Jefferson Street Apartments was under review, which proposes 15 residential units and 2,625 square feet of commercial space. •CT 2019-0003 Carlsbad Station was approved, which proposed 79 residential units and 9,777 square feet of commercial space. •CT 2018-0008 Grand Jefferson was approved, which proposed six residential units and 1,823 square feet of commercial space.</p> <p>Outside of the Village area, the following mixed-use projects were under review or approved in 2019:</p> <p>•EIR 2017-0001 – Marja Acres was approved, which proposed 248 townhomes, 46 senior affordable apartments, and 10,000 sf of commercial space and community recreation uses. •EIR 2018-0004 North County Plaza was under review, which proposes to redevelop an existing shopping center by demolishing a portion of the center (approx. 40,000 sf of commercial space) and adding 272 apartment units, resulting in a mixed use site.</p>

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
2.4 - Energy Conservation	<p>The city has established requirements, programs, and actions to improve household energy efficiency, promote sustainability, and lower utility costs. The city shall enforce state requirements for energy conservation, including the latest green building standards, and promote and participate in regional water conservation and recycling programs.</p> <ul style="list-style-type: none"> •Create a coordinated energy conservation strategy, including strategies for residential uses, as part of a citywide Climate Action Plan. •In the Village, encourage energy conservation and higher density development by the modification of development standards (e.g. parking standards, building setbacks, height, and increased density) as necessary to: -Enable developments to qualify for silver level or higher LEED (Leadership in Energy and Environmental Design) Certification, or a comparable green building rating, and to maintain the financial feasibility of the development with such certification. -Achieve densities at or above the minimum required if the applicant can provide acceptable evidence that application of the development standards precludes development at such densities. •Facilitate resource conservation for all households by making available, through a competitive process, CDBG funds to non-profit organizations that could use such funds to replace windows, plumbing fixtures, and other physical improvements in lower-income neighborhoods, shelters, and transitional housing. •Encourage infill development in urbanized areas, particularly in the Village and Barrio, through implementation of the Village Master Plan and Design Manual and the allowed density ranges in the Barrio. 	O	<p>The city continues to implement its 2015-adopted Climate Action Plan (CAP). In 2019, the City Council adopted ordinances identified in the CAP to promote energy efficiency and renewable energy use in new residential construction and in existing development undergoing major upgrades. The ordinances became fully enforceable on Jan. 1, 2020. In July 2020, the City Council adopted an amendment to the Cap to revise the greenhouse gas inventory and reduction targets and forecast, update reductions from existing measures, and incorporate Community Choice Energy as a new reduction measure.</p> <p>In 2018, the California Building Standards Commission approved amendments to the California Energy Code requiring installation of photovoltaic systems in all new low-rise residential construction, beginning in January 2020. Carlsbad is enforcing this new Energy Code requirement as of Jan. 1, 2020.</p> <p>In 2020, 933 building permits for photovoltaic panels on residential structures were completed.</p> <p>In 2019, the city adopted the 2019 California Building Codes, which incorporates the latest energy efficiency standards as established by the CEC.</p> <p>In 2020, the city reviewed and approved several infill projects in the Village and Barrio areas (see comments in Programs 2.1 through 2.3 above.)</p>
3.1 - Inclusionary Housing Ordinance	<p>The city will continue to implement its Inclusionary Housing Ordinance, which requires a minimum of 15 percent of all ownership and qualifying rental residential projects of seven or more units be restricted and affordable to lower income households. This program requires an agreement between all residential developers subject to this inclusionary requirement and the city which stipulates:</p> <ul style="list-style-type: none"> •The number of required lower income inclusionary units; •The designated sites for the location of the units; •A phasing schedule for production of the units; and •The term of affordability for the units. <p>For all ownership and qualifying rental projects of fewer than seven units, payment of a fee in lieu of inclusionary units is permitted. The fee is based on a detailed study that calculated the difference in cost to produce a market rate rental unit versus a lower-income affordable unit. As of 2013, the in-lieu fee per market- rate dwelling unit was \$4,515. The fee amount may be modified by the City Council from time-to-time and is collected at the time of building permit issuance for the market rate units. The city will continue to utilize inclusionary in-lieu fees collected to assist in the development of affordable units.</p> <p>The city will apply Inclusionary Housing Ordinance requirements to rental projects if the project developer agrees by contract to limit rent as consideration for a "direct financial contribution" or other form of assistance specified in density bonus law; or if the project is at a density that exceeds the applicable GMCP density, thus requiring the use of "excess dwelling units," as described in Section 10.3 (Resources Available).</p>	O	<p>In Jan. 2020, the City Council adopted Ordinance No. CS-368 to restore the city's ability to apply inclusionary housing requirements to residential rental units. This ordinance was approved by the Coastal Commission in Dec. 2020. Prior to passage of AB 1505 in 2017, cities and counties were barred from imposing affordable housing requirements to rental projects, as a result of the appellate court decision in Palmer/Sixth St. Properties, L.P. v. City of Los Angeles. AB 1505 revoked the Palmer decision by allowing cities to impose affordability restriction to new rental housing again.</p> <p>The city continues to implement its Inclusionary Housing Ordinance. In 2020, building permits were issued for 13 dwelling units that were required to be affordable through Inclusionary requirements for the following projects:</p> <ul style="list-style-type: none"> •Uptown Bressi Ranch – 7 low income condominiums •Poinsettia 61 – six low income ADUs <p>In 2020, building permits were issued for the following projects that were required to purchase Inclusionary Housing credits at existing affordable apartments:</p> <ul style="list-style-type: none"> •EIR 15-03 Poinsettia 61 – four credits •Laguna Drive Subdivision – two credits •The Seaglass – one credit •Village Walk – one credit <p>In 2020 the in-lieu fee per market rate dwelling unit remained at \$4,515. In May 2020, the city issued an RFP for assistance in updating the in-lieu fee.</p>
3.2 - Excess Dwelling Units	<p>Pursuant to City Council Policy Statement 43, the city will continue to utilize "excess dwelling units," described in Section 10.3 (Resources Available), for the purpose of enabling density transfers, density increases/bonuses and General Plan amendments to increase allowed density.</p> <p>Based on analysis conducted in Section 10.4 (Constraints and Mitigating Opportunities), the city can accommodate its 2010-2020 RHNA without the need to utilize excess dwelling units to accommodate the RHNA at each household income level.</p>	D	<p>Through its continued implementation of the Growth Management Plan, the city tracks development and the Excess Dwelling Unit Bank in its monthly Development Monitoring Report. As of December 2020, the excess unit balance was 417 dwelling units inside the Village and 183 units outside of the Village. These units are available for qualifying projects, which include affordable housing and density bonuses.</p> <p>The Housing Crisis Act of 2019 (SB 330) enacts changes to local development policies, including growth management regulations. The Growth Management Plan is recommended to be replaced or modified to not constrain housing production and therefore comply with SB 330. The Excess Dwelling Unit Bank will be considered as part of the anticipated Growth Management Plan changes. Program 3.2 will be deleted in the Sixth Cycle Housing Element Update.</p>

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
3.3 - Density Bonus	<p>Consistent with state law (Government Code sections 65913.4 and 65915), the city continues to offer residential density bonuses as a means of encouraging affordable housing development. In exchange for setting aside a portion of the development as units affordable to lower and moderate income households, the city will grant a density bonus over the otherwise allowed maximum density, and up to three financial incentives or regulatory concessions. These units must remain affordable for a period of no less than 30 years and each project must enter into an agreement with the city to be monitored by the Housing and Neighborhood Services Division for compliance.</p> <p>The density bonus increases with the proportion of affordable units set aside and the depth of affordability (e.g. very low income versus low income, or moderate income). The maximum density bonus a developer can receive is 35 percent when a project provides 11 percent of the units for very low income households, 20 percent for low income households, or 40 percent for moderate income households.</p> <p>Financial incentives and regulatory concessions may include but are not limited to: fee waivers, reduction or waiver of development standards, in-kind infrastructure improvements, an additional density bonus above the requirement, mixed use development, or other financial contributions.</p> <p>The city is currently amending its density bonus regulations (Municipal Code Chapter 21.86) to ensure consistency with recent changes to state density bonus law.</p>	O/C	<p>The city continues to make available density bonuses in compliance with state density bonus law (SDBL). In 2020, six SDBL applications were either approved or under review:</p> <ul style="list-style-type: none"> •EIR 2017-0001 Marja Acres, which proposed 248 townhomes, 46 affordable senior apartments and 10,000 sf of commercial space. •SDP 2018-0004 Romeria Pointe Apartments, which proposed 3 very low units and 20 market rate units. •EIR 2018-0004 North County Plaza, which proposes to redevelop an existing shopping center by demolishing a portion of the center (approx. 40,000 sf of commercial space) and adding 272 apartment units, resulting in a mixed use site. •SDP 2018-0022 Resort View Apartments, which proposed 4 low income units and 22 market rate units. •CT 2019-0003 Carlsbad Station, which proposed 12 low income units and 67 market rate units. •SDP 2019-0015 Jefferson Street Apartments which proposes 3 low income and 15 market rate units. <p>The city also offers density increases through its inclusionary housing program as provided for in Municipal Code Chapter 21.85, see Program 2.2 – Flexibility in Development Standards.</p> <p>The city's density bonus regulations (Municipal Code Chapter 21.86) have been amended consistent with state law through 2020. These were approved by the city council Sept. 2020. In addition, the city prepared educational materials to help staff and applicants navigate state law and city processing requirements.</p>
3.4 - City-Initiated Development	<p>The city, through the Housing and Neighborhood Services Division, will continue to work with private developers (both for-profit and non-profit) to create housing opportunities for low, very low and extremely low income households.</p>	O	<p>The city continues to provide information and work with developers to assist them in creating additional housing opportunities for lower income households. In January 2020, the city committed \$4.04 million in addition to the \$4.25 million in financial assistance to the 50- unit Windsor Pointe project, which will provide permanent supportive housing to very low and extremely low-income homeless veterans and veteran families, and people experiencing homelessness with a serious mental illness.</p>
3.5 - Affordable Housing Incentives	<p>The city will consider using Housing Trust Funds on a case-by-case basis to offer a number of incentives to facilitate affordable housing development. Incentives may include:</p> <ul style="list-style-type: none"> - Payment of public facility fees; - In-kind infrastructure improvements, including but not limited to street improvements, sewer improvements, other infrastructure improvements as needed; - Priority processing, including accelerated plan-check process, for projects that do not require extensive engineering or environmental review; and - Discretionary consideration of density increases above the maximum permitted by the General Plan through review and approval of a site development plan (SDP). 	O	<p>The city continues to offer incentives to facilitate affordable housing, including those listed in Program 2.2 above and Program 3.5.</p>

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
3.6 - Land Banking	<p>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. The land bank may accept contributions of land in-lieu of housing production required under an inclusionary requirement, surplus land from the city or other public entities, and land otherwise acquired by the city for its housing programs. This land would be used to reduce the land costs of producing lower and moderate income housing by the city or other parties.</p> <p>The city has identified a list of nonprofit developers active in the region. When a city-owned or acquired property is available, the city will solicit the participation of these nonprofits to develop affordable housing. Affordable housing funds will be made available to facilitate development and the city will assist in the entitlement process.</p>	O	<p>The city continues to implement a land banking program to acquire land suitable for development of housing affordable to lower and moderate income households. There were no offers to donate land for affordable housing in 2020.</p>
3.7 - Housing Trust Fund	<p>The city will continue to maintain the Housing Trust Fund for the fiduciary administration of monies dedicated to the development, preservation and rehabilitation of affordable housing in Carlsbad. The Housing Trust Fund will be the repository of all collected in-lieu fees, impact fees, housing credits, loan repayments, and related revenues targeted for proposed housing as well as other local, state and federal funds.</p> <p>The city will explore additional revenue opportunities to contribute to the Housing Trust Fund, particularly, the feasibility of a housing impact fee to generate affordable rental units when affordable units are not included in a rental development.</p>	O	<p>The city continues to maintain the Housing Trust Fund, which had an available cash balance of approximately \$13.7 million as of Dec. 31, 2020.</p> <p>In January 2020, the city committed \$4.04 million in addition to the \$4.25 million in financial assistance to the 50- unit Windsor Pointe project, which will provide permanent supportive housing to very low and extremely low-income homeless veterans and veteran families, and people experiencing homelessness with a serious mental illness.</p>
3.8 - Section 8 Housing Choice Vouchers	<p>The Carlsbad Housing Authority will continue to administer the city's Section 8 Housing Choice Voucher program to provide rental assistance to very low income households.</p>	O	<p>The Housing Authority continues to operate Section 8 Housing Choice Voucher Program. The \$6.6 million federally funded program assisted approximately 550 households in 2020.</p>
3.9 - Mortgage Credit Certificates	<p>The city participates in the San Diego Regional Mortgage Credit Certificate (MCC) Program. By obtaining a MCC during escrow, a qualified homebuyer can qualify for an increased loan amount. The MCC entitles the homebuyer to take a federal income tax credit of 20 percent of the annual interest paid on the mortgage. This credit reduces the federal income taxes of the buyer, resulting in an increase in the buyer's net earnings.</p>	C	<p>The city no longer participates in the MCC Program.</p>
3.10 - Senior Housing	<p>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 (Municipal Code Chapter 21.84). Projects assisted with these incentives will be subjected to the monitoring and reporting requirements to assure compliance with approved project conditions.</p> <p>In addition, the city has sought and been granted California Constitution Article 34 authority by its voters to produce up to 200 senior-only, low-income restricted housing units. The city would need to access its Article 34 authority only when it provides financial assistance and regulates more than 51 percent of the development. To date, the city has exercised its Article 34 authority for 125 lower income senior housing units.</p>	O	<p>The city continues to encourage senior housing opportunities through financial assistance and regulatory incentives.</p> <p>In 2020, progress was made on the following senior housing projects:</p> <ul style="list-style-type: none"> - Construction of the Casa Aldea Senior Housing project (MP 02-03(H)/ SDP 15-19) was well underway The project consists of a 98 unit senior apartment, of which 20 units will be restricted to low income residents. Construction is expected to be completed in early 2021. - As part of the inclusionary requirement for the Robertson Ranch West Village Master Plan, construction was completed for the 101 unit Portola Senior Apartments. The project includes one and two bedroom units that are restricted to 70 percent of AMI, and is now open and completely leased up. - In November 2020, the City Council approved an application for SP 16-03 – Marja Acres, which includes 46 senior affordable apartments as part of a mixed use project.

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
3.11 - Housing for Persons with Disabilities	<p>The city has an adopted ordinance to provide individuals with disabilities "reasonable accommodation" in land use, zoning and building regulations. This ordinance seeks to provide equal opportunity in the development and use of housing for people with disabilities through flexibility in regulations and the waiver of certain requirements in order to eliminate barriers to fulfilling this objective.</p> <p>The city will continue to evaluate the success of this measure and adjust the ordinance as needed to ensure that it is effective. Moreover, the city will seek to increase the availability of housing and supportive services to the most vulnerable population groups, including people with disabilities through state and federal funding sources, such as HUD's Section 811 program and CDBG funding.</p>	O	The city continues to consider requests for "reasonable accommodation" in land use, zoning and building regulations on a case by case basis. No reasonable accommodation requests were received in 2020.
3.12 - Housing for Large Families	In those developments that are required to include 10 or more units affordable to lower-income households, at least 10 percent of the lower income units should have three or more bedrooms. This requirement does not pertain to lower-income senior housing projects.	O	The city continues to implement this program as part of its inclusionary housing ordinance. In 2020, seven permits were issued for three-bedroom affordable units.
3.13 - Housing for the Homeless	<p>Carlsbad will continue to facilitate and assist with the acquisition, for lease or sale, and development of suitable sites for emergency shelters and transitional housing for the homeless population. This facilitation and assistance will include:</p> <ul style="list-style-type: none"> •Participating in a regional or sub-regional summit(s) including decision-makers from north San Diego County jurisdictions and SANDAG for the purposes of coordinating efforts and resources to address homelessness; •Assisting local non-profits and charitable organizations in securing state and federal funding for the acquisition, construction and management of shelters; and •Continuing to provide funding for local and sub-regional homeless service providers that operate temporary and emergency shelters. 	O	<ul style="list-style-type: none"> • Solutions for Change continues to operate a 16-unit apartment complex that provide permanent affordable housing opportunities for homeless families who have graduated from the Solutions University. In 2015, the property was acquired (with financial help from the city) and families began moving into the property. • Catholic Charities continues to operate the La Posada de Guadalupe emergency shelter, which a portion of the facility (50 beds) is devoted to serving homeless men. In May 2020, the city awarded Catholic Charities \$58,000 in CDBG funding for planning and design work for expansion of the La Posada de Guadalupe shelter. • The city continues to implement the Homeless Response Plan, which has established key principles and system responses that the city employs to address the community impacts of homelessness. The plan provides strategies to: <ol style="list-style-type: none"> 1.Prevent, reduce and manage homelessness in Carlsbad; 2.Support and build capacity within the city and community to address homelessness; 3.Encourage collaboration within the city, community partnerships and residents; and 4.Retain, protect and increase the supply of housing. • A subcommittee of the City Council participates in the North San Diego County Homelessness Action Committee, a group of elected officials and support staff that meet to discuss a sub-regional approach to addressing homelessness. The committee met 4-5 times in 2020. • In 2018, a Housing Set-Aside pilot program was launched at an existing affordable community whereby ten (10) units were set-aside specifically for formerly homeless residents. Staff identified and transitioned six (6) individuals into permanent housing. As of Dec. 31, 2020, five of those residents were still successfully housed. • With funding from a state grant (Assembly District 76), the City Council authorized a \$250,000 contract with the Community Resource Center to provide homelessness prevention and intervention services in May 2020. • In June 2020, the City Council approved \$400,000 from the city's Housing Trust Fund to initiate a Flexible Housing Subsidy Program to help individuals experiencing homelessness secure and lease up vacant units in the community.
3.14 - Supportive Services for Homeless and Special Needs Groups	The city will continue to provide CDBG funds 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. Furthermore, the city will work with agencies and organizations that receive CDBG funds to offer a city referral service for homeless shelter and other supportive services.	O	In June 2020, the city allocated \$159,490 in funding assistance to six social service providers in North County which provide shelters and support services for the homeless community. Additionally, the city allocated \$315,666 in CARES Act funding to these service providers to assist in meeting emergency needs related to the COVID-19 epidemic.

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
3.15 - Alternative Housing	The city will continue to implement its Second Dwelling Unit Ordinance (Section 21.10.015 of the Carlsbad Municipal Code) and will continue to support alternative types of housing, such as hotels and managed living units to accommodate extremely-low income households.	O	<p>The city continues to implement the Second Dwelling Unit Ordinance and consider alternative types of housing. In 2020, building permits were issued for 50 accessory dwelling units.</p> <p>In Sept. 2020, the city approved zoning code amendments to address changes in state laws pertaining to accessory dwelling units that were signed into law in 2019 and became effective January 1, 2020 (SB 13, AB 68, AB 881, AB 670, AB 587 and AB 671). In addition, the city prepared educational materials to help staff and applicants navigate state law and city processing requirements.</p>
3.16 - 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 and Neighborhood Services Division will provide information to local military and student housing offices of the availability of low-income housing in Carlsbad.	O	The city provides information on assisted and below market housing to individuals and groups needing that information.
3.17 - Coastal Housing Monitoring	<p>As a function of the building permit process, the city will monitor and record Coastal Zone housing data including, but not limited to, the following:</p> <ol style="list-style-type: none"> The number of housing units approved for construction, conversion or demolition within the coastal zone after January 1, 1982. The number of housing units for persons and families of low or moderate income, as defined in Section 50093 of the Health and Safety Code, required to be provided in new housing developments within the coastal zone. The number of existing residential dwelling units occupied by persons and families of low or moderate income that are authorized to be demolished or converted in the coastal zone pursuant to Section 65590 of the Government Code. The number of residential dwelling units occupied by persons and families of low or moderate income, as defined in Section 50093 of the Health and Safety Code that are required for replacement or authorized to be converted or demolished as identified above. The location of the replacement units, either onsite, elsewhere within the city's coastal zone, or within three miles of the coastal zone in the city, shall be designated in the review. 	O	<ol style="list-style-type: none"> In 2020, building permits were issued for 76 dwelling units in the Coastal Zone: <ul style="list-style-type: none"> Four multifamily units 18 accessory dwelling units 54 single family detached dwellings In 2020, building permits were issued for six accessory dwelling units that were required to be affordable at the low income level through the Inclusionary Housing Ordinance (as a part of the EIR 15-03 Poinsettia 61 project). None. None.

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
3.18 - Housing Element Annual Progress Report and Mid-Planning Period Housing Element Update	<p>First, to retain the Housing Element as a viable policy document, the Planning Division will review the Housing Element annually and schedule an amendment if necessary. As required by state law, city staff will prepare and submit annual progress reports to the City Council, SANDAG, and California Department of Housing and Community Development (HCD).</p> <p>Second, Senate Bill 575 requires that a jurisdiction revise its housing element every four years, unless it meets both of the following criteria: (1) the jurisdiction adopted the fourth revision of the element no later than March 31, 2010; and (2) the jurisdiction completed any rezoning contained in the element by June 30, 2010. While implementation of the city's 2005-2010 Housing Element satisfied the first criterion, it did not meet the second. Although rezoning was completed before the end of the extended Housing Element period (April 30, 2013) to satisfy the adequate sites program, it was not completed in time to meet the SB 575 requirement.</p> <p>The city will build on the annual review process to develop a mid-planning period (four-year) Housing Element update that includes the following:</p> <ul style="list-style-type: none"> •Review program implementation and revision of programs and policies, as needed; •Analysis of progress in meeting the RHNA and updates to the sites inventory as needed; •Outcomes from a study session that will be held with the Planning Commission to discuss mid-period accomplishments and take public comment on the progress of implementation. The city will invite service providers and housing developers to participate. 	O/C	<p>The city will continue its annual reporting.</p> <p>The City Council adopted the mid-planning period update in March 2017, in compliance with the April 30, 2017 deadline.</p> <p>In a June 6, 2017 letter, HCD announced the adopted update was in full compliance with state housing law.</p> <p>The city is currently in process with the 2021-2029 Housing Element update anticipates public hearings in April 2021.</p>
4.1 - Fair Housing Services	<p>With assistance from outside fair housing agencies, the city will continue to offer fair housing services to its residents and property owners. Services include:</p> <ul style="list-style-type: none"> · Distributing educational materials to property owners, apartment managers, and tenants; · Making public announcements via different media (e.g. newspaper ads and public service announcements at local radio and television channels); · Conducting public presentations with different community groups; · Monitoring and responding to complaints of discrimination (i.e. intaking, investigation of complaints, and resolution); and · Referring services to appropriate agencies. 	O	<p>With the assistance of a CDBG grant, the city contracts with the Legal Aid Society of San Diego (LASSD), a non-profit organization dedicated to serving the needs of our community, to provide their services to Carlsbad residents and property owners. LASSD serves as advocates for fair housing and mediating tenant/landlord issues. Through the Fair Housing Initiatives Program, LASSD assists clients with potential discrimination claims and will provide guidance on fair housing laws. Annually, residents are invited to call LASSD at no charge and receive assistance.</p> <p>LASSD conducted a Fair Housing Law and Eviction Moratorium training with the Housing Commission in December 2020. Members of the public, real estate and property management industries were invited to attend the virtual training.</p>

Jurisdiction	Carlsbad	
Reporting Period	2020	(Jan. 1 - Dec. 31)

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Note: "+" indicates an optional field
 Cells in grey contain auto-calculation formulas

Table E									
Commercial Development Bonus Approved pursuant to GC Section 65915.7									
Project Identifier				Units Constructed as Part of Agreement				Description of Commercial Development Bonus	Commercial Development Bonus Date Approved
1				2				3	4
APN	Street Address	Project Name ⁺	Local Jurisdiction Tracking ID ⁺	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Description of Commercial Development Bonus	Commercial Development Bonus Date Approved
Summary Row: Start Data Entry Below				0	0	0	0		

Jurisdiction	Carlsbad	
Reporting Period	2020	(Jan. 1 - Dec. 31)

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

Note: "+" indicates an optional field
 Cells in grey contain auto-calculation formulas

Table F

Units Rehabilitated, Preserved and Acquired for Alternative Adequate Sites pursuant to Government Code section 65583.1(c)

Please note this table is optional: The jurisdiction can use this table to report units that have been substantially rehabilitated, converted from non-affordable to affordable by acquisition, and preserved, including mobilehome park preservation, consistent with the standards set forth in Government Code section 65583.1, subdivision (c). Please note, motel, hotel, hostel rooms or other structures that are converted from non-residential to residential units pursuant to Government Code section 65583.1(c)(1)(D) are considered net-new housing units and must be reported in Table A2 and not reported in Table F.

Activity Type	Units that Do Not Count Towards RHNA ⁺				Units that Count Towards RHNA ⁺				The description should adequately document how each unit complies with subsection (c) of Government Code Section 65583.1 ⁺
	Extremely Low-Income ⁺	Very Low-Income ⁺	Low-Income ⁺	TOTAL UNITS ⁺	Extremely Low-Income ⁺	Very Low-Income ⁺	Low-Income ⁺	TOTAL UNITS ⁺	
Rehabilitation Activity				0				0	
Preservation of Units At-Risk				0				0	
Acquisition of Residential Units				0				0	
Mobilehome Park Preservation				0				0	
Total Units by Income	0	0	0	0	0	0	0	0	

Jurisdiction	Carlsbad	
Reporting Period	2020	(Jan. 1 - Dec. 31)

NOTE: This table must only be filled out if the housing element sites inventory contains a site which is or was owned by the reporting jurisdiction, and has been sold, leased, or otherwise disposed of during the reporting year.

Note: "+" indicates an optional field
Cells in grey contain auto-calculation formulas

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

Table G						
Locally Owned Lands Included in the Housing Element Sites Inventory that have been sold, leased, or otherwise disposed of						
Project Identifier						
1			2	3	4	
APN	Street Address	Project Name ⁺	Local Jurisdiction Tracking ID ⁺	Realistic Capacity Identified in the Housing Element	Entity to whom the site transferred	Intended Use for Site
Summary Row: Start Data Entry Below						

Jurisdiction	Carlsbad	
Reporting Period	2020	(Jan. 1 - Dec. 31)

Note: "+" indicates an optional field
Cells in grey contain auto-calculation formulas

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

Table H						
Locally Owned Surplus Sites						
Parcel Identifier				Designation	Size	Notes
1	2	3	4	5	6	7
APN	Street Address/Intersection	Existing Use	Number of Units	Surplus Designation	Parcel Size (in acres)	Notes
Summary Row: Start Data Entry Below						

Jurisdiction	Carlsbad	
Reporting Year	2020	(Jan. 1 - Dec. 31)

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	45
	Non-Deed Restricted	1
Low	Deed Restricted	13
	Non-Deed Restricted	3
Moderate	Deed Restricted	0
	Non-Deed Restricted	39
Above Moderate		170
Total Units		271

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

Housing Applications Summary	
Total Housing Applications Submitted:	89
Number of Proposed Units in All Applications Received:	191
Total Housing Units Approved:	122
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

Units Constructed - SB 35 Streamlining Permits			
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

Jurisdiction	Carlsbad	
Reporting Year	2020	(Jan. 1 - Dec. 31)

ANNUAL ELEMENT PROGRESS REPORT
Local Early Action Planning (LEAP) Reporting
 (CCR Title 25 §6202)

Please update the status of the proposed uses listed in the entity's application for funding and the corresponding impact on housing within the region or jurisdiction, as applicable, categorized based on the eligible uses specified in Section 50515.02 or 50515.03, as applicable.

Total Award Amount	\$ -
---------------------------	------

Task	\$ Amount Awarded	\$ Cumulative Reimbursement Requested	Task Status	Other Funding	Notes

Summary of entitlements, building permits, and certificates of occupancy (auto-populated from Table A2)

Completed Entitlement Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	7
	Non-Deed Restricted	0
Low	Deed Restricted	127
	Non-Deed Restricted	0
Moderate	Deed Restricted	12
	Non-Deed Restricted	1
Above Moderate		609
Total Units		756

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	45
	Non-Deed Restricted	1
Low	Deed Restricted	13
	Non-Deed Restricted	3
Moderate	Deed Restricted	0
	Non-Deed Restricted	39
Above Moderate		170
Total Units		271

Certificate of Occupancy Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	2
Low	Deed Restricted	21
	Non-Deed Restricted	2
Moderate	Deed Restricted	0
	Non-Deed Restricted	24
Above Moderate		502
Total Units		551

Description of Terms and Methods

2020 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* (or *upper-income*) – all as defined by the federal Department of Housing and Urban Development (HUD), and the state Department of Housing and Community Development (HCD). 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 and the next RHNA, which applies to the upcoming draft 2021-2029 Housing Element.

Table 1			
Carlsbad’s share of the RHNA			
Income Group	Percent of AMI	5 th cycle RHNA 2010 - 2020* (housing units)	6 th cycle RHNA 2021 - 2029** (housing units)
Very Low	50% or under	912	1,311
Low	51 – 80%	693	784
Moderate	81 – 120%	1,062	749
Above-moderate	Over 120%	2,332	1,029
Totals		4,999	3,873
<small>* SANDAG, RHNA PLAN: Fifth Housing Element Cycle Planning for Housing in the San Diego Region 2010 – 2020, Table 4 ** SANDAG, Final 6th Cycle Regional Housing Needs Determination, 2020</small>			

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 2020 AMI for a four-person household in Carlsbad at \$92,700¹. 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).

¹ City of Carlsbad Household Income Limits 2020, see weblink at:
<https://cityadmin.carlsbadca.gov/civicax/filebank/blobdload.aspx?BlobID=44583>

Table 2: CY 2020 qualifying limits on annual income by household size				
Income Group	Persons per household			
	2	4	6	8
Very Low	\$46,200	\$57,750	\$67,000	\$76,250
Low	\$73,950	\$92,400	\$107,200	\$122,000
Moderate	\$89,000	\$111,250	\$129,050	\$146,850
Above Moderate	> \$ 89,000	> \$111,250	> \$ 129,050	> \$ 146,850
Source: "Household Income Limits 2020", City of Carlsbad (effective April 30, 2020)				

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 rentals, the practice is to set thresholds for each income group, using the 30% rule, with adjustments for the number of bedrooms (a convention developed in 1993 by member agencies of the San Diego Association of Governments assumes two persons per bedroom). An additional adjustment is also made for utility allowance, as required by HUD. Table 3 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: CY 2020 qualifying rent and utility expenses by number of bedrooms				
Income Group	Number of bedrooms			
	1	2	3	4
Very Low	\$1,155	\$1,444	\$1,675	\$1,906
Low	\$1,849	\$2,310	\$2,680	\$3,050
Moderate	\$2,225	\$2,781	\$3,226	\$3,671
Above Moderate	> \$2,225	> \$ 2,781	> \$ 3,226	> \$ 3,671
Source: "Household Income Limits 2020", City of Carlsbad (effective April 30, 2020)				

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 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)	2020 Annual Income	Affordable Purchase Price
Very Low (30% to 50%)	\$34,651 to \$57,750	\$82,001 to \$186,000
Low (50% to 80%)	\$57,751 to \$92,400	\$186,001 to \$342,000
Moderate (80% to 120%)	\$92,401 to \$111,250	\$342,001 to \$510,000
Above Moderate (below 120%)	\$111,251 or above	\$510,001 and above

Methodology:

- **2020 AMI: \$92,700**
<https://cityadmin.carlsbadca.gov/civicax/filebank/blobdload.aspx?BlobID=44583>
- 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.*
- *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 single-family 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.*

Tammy Cloud-McMinn

From: kelly.leberthon12@gmail.com
Sent: Saturday, March 20, 2021 10:58 AM
To: City Clerk
Subject: March 23, 2021 City Council Mtg; Agenda Item 1. 2020 HOUSING ELEMENT ANNUAL PROGRESS REPORT

RE: March 23, 2021 City Council Mtg; Agenda Item 1. 2020 HOUSING ELEMENT ANNUAL PROGRESS REPORT

I oppose the city council approving single family lots for dwellings of up to 8 unit complexes. This upzone measure would be disastrous to the many Carlsbad neighborhoods of single story family homes which would be negatively impacted by the oddity of an multistory, multiunit complex plunked in the middle of a neighborhood. When is the council voting on this?

Kelly Le Berthon

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