



CITY COUNCIL
Staff Report

Meeting Date: March 21, 2023

To: Mayor and City Council

From: Scott Chadwick, City Manager

Staff Contact: Robert Efird, Principal Planner
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Subject: General Plan and Housing Element Annual Progress Report for Calendar Year 2022

District: All

Recommended Action

Adopt a resolution accepting the General Plan and Housing Element Annual Progress Report for Calendar Year 2022 and finding that it satisfies the city's reporting requirements to the state.

Executive Summary

The General Plan and Housing Element Annual Progress Report (Attachment A to Exhibit 1) is an informational report prepared each year that gets sent to various state agencies showing the city's progress in implementing its General Plan. Under state law, virtually all the annual reporting requirements focus on the city's status in meeting its share of regional housing production goals and implementing the various housing programs specified in the 2021-2029 Housing Element, which is one of nine elements of the city's General Plan.

The city has initiated or completed those housing programs with identified 2022 timeframes, as appropriate, and remains on schedule to complete the remaining programs identified in the Housing Element that are due in the next few years. As reflected in the report, the city finds that it is in compliance with its 2021-2029 state-certified Housing Element.

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

Explanation & Analysis

Background

City decision-makers rely on the General Plan for making decisions about land use and providing public facilities such as roads, parks, and fire stations. It is also a policy document that guides decisions related to protecting, enhancing and providing those things the community values most, such as open space, habitat conservation, beach preservation, arts and community character. All cities and counties in California are required by law to have a General Plan.

The Housing Element is a state-mandated part of the city's General Plan. Under the law, it has two main purposes:

- To provide an assessment of both current and future housing needs and constraints in meeting these needs.
- To provide a strategy that establishes housing goals, policies, and programs.

Statutory requirements

The attached annual report has been prepared to fulfill the reporting requirements of the state (Government Code Section 65400(a)(2)) and the city's 2021-2029 Housing Element (Program 2.16). This is the second report that will be sent to the California Department of Housing & Community Development, the Governor's Office of Planning & Research and the San Diego Association of Governments describing the status of the city's implementation of its General Plan, and more significantly, its 2021-2029 Housing Element.

Report structure

The contents of the annual report, including items that are required under state law, are structured as follows:

General Plan

The General Plan component of the report provides information on projects and activities undertaken by the city in 2022 that are in alignment with, and help realize the vision of, the General Plan which was last comprehensively updated in 2015. The report organizes these activities under three categories.

- Updates to the General Plan
- General Plan implementation actions
- Customer service activities

Housing Element

Most of the report focuses on the housing entitlement – that is, approval of proposed developments – and production efforts, as well as the status on the development and implementation of the various housing related programs and activities that are included in the Housing Element. The following items are required under state law and found in the report and its appendixes:

- Housing development applications submitted
- Annual building activity report (newly entitled, permits and constructed units)
- Regional Housing Needs Allocation progress. This is the process through which the state, through our regional association of governments, tells cities how many housing units they must plan for to accommodate people of varying income levels.
- Program implementation status, as required by Government Code Section 65583
- Housing units constructed, as required by Government Code Section 65852.21
- Applications for single-family home lot splits, as required by Government Code Section 66411.7 (Senate Bill 9)
- Local Early Action Planning grant reporting. This program provides grants and technical assistance to local governments for the preparation and adoption of planning documents, and process improvements that accelerate housing production or to comply with the housing needs assessment.

Report highlights

The comprehensive report includes information on the city's efforts to provide its share of housing. The report's highlights include:

- The City Council adopted a comprehensive update to the city's inclusionary housing program on March 22, 2022. The action increased the in-lieu fee, a fee developers of projects with six or fewer units may pay in-lieu of constructing required affordable units, to coincide with the current cost of housing construction. The fee was last updated in the 1990s. The action also revised related City Council policies to streamline inclusionary housing requirements¹ and application processing, clarify confusing language, provide alternative compliance options, and simplified the credit purchase program (Satisfies Housing Element programs 1.6(b),(c),(e) and 2.1(b)).
- The City Council approved a Housing Element zoning ordinance update on April 19, 2022, that included three actions required in the 2021-2029 Housing Element:
 - Clarified the current legal authority in California housing laws that the Planning Commission and City Council cannot add additional subjective conditions during review of site development plans for affordable housing (Satisfies Housing Element Program 1.6(g)).
 - Updated definitions to provide clarity on what can be considered mixed use in commercially designated properties (Satisfies Housing Element Program 1.8(c)).
 - Made amendments to the Building Code to allow building professionals to self-certify less complex building permits (Satisfies Housing Element Program 1.6(f)).
- Staff presented the Climate Action Plan Annual Report to the City Council on April 19, 2022. Among other actions, the City Council directed that the Climate Action Plan update that is currently in progress use the same base data as the 2021-2029 Housing Element Update Implementation Program (implements the Sustainability Element, Climate Action Plan)
- The City Council approved a zoning ordinance cleanup on Sept. 13, 2022, that included several actions that will help streamline and simplify the permit review process for housing and help improve housing affordability (satisfies Housing Element Program 1.3(g)):
 - Exempted excavation of basements, foundations, footing and certain sized retaining walls from a grading permit.
 - Allow family day care homes of eight to 14 children in residential zones as a permitted use.
- The City Council approved the 2022 edition of the Building Standards Code on October 18, 2022. Every three years, the State of California adopts new building standards,

¹ The city's inclusionary housing program requires developers to set aside a certain number of units within their residential development projects and make them affordable to lower income households or, as an option for smaller projects, to pay a fee. Proceeds from those fees are then used to financially support affordable housing units in other projects throughout Carlsbad.

referred to as the California Building Standards Code. Upon publication of the new Building Standards Code, local jurisdictions may enact more stringent local building standards, which may also include measures to support local climate action planning efforts. Some of the city's adopted climate action plan measures are now a mandatory part of the 2022 Green Building Standards Code and 2022 Energy Code. However, there were still several codes that remained voluntary in the 2022 model standards update. As part of the City Council action, the remaining voluntary measures that were part of the city's Climate Action Plan were also included in the 2022 code to help the city continue to achieve its greenhouse gas emissions targets (implements the Sustainability Element, Climate Action Plan)

- The city published data that quantifies the homeless population in Carlsbad, among other key data points, in quarterly reports to the City Council and posted the reports to the Housing & Homeless Services Department webpage. In an on-going capacity, the city participates in regional data collection efforts such as the Point in Time Count and Housing Inventory Count and works with providers such as Catholic Charities to monitor emergency shelter need (satisfies Housing Element Program 2.13(i)).
- The report provides a discussion of the Growth Management Citizens Committee efforts to update the city's Growth Management Program and the development of recommendations for performance standards that best balance new growth with needed services (implements the General Plan)
- The report also showcases the city's informational bulletins that have been drafted or updated in 2022 to help the public and applicants better understand the complexities of land development (satisfies General Plan/customer service activities, Housing Element Program 1.2(c) and 1.6(e)):
 - How to build an Accessory Dwelling Unit (IB-111), which works in conjunction with planning application and forms available on the city's website
 - How to navigate the California Environmental Quality Act (IB-150)
 - How the city's Inclusionary Housing Program works (IB-157)
 - How to successfully file a residential building permit (IB-211)
 - How to legalize an unpermitted Accessory Dwelling Unit (IB-254)
 - How to determine eligibility for the Self-Certification Program for Building Inspections (IB-270)
 - Information on several new state bills such as SB-330 The Housing Crisis Act of 2019 (IB-132) and SB-9 California HOME Act (IB-133), to name just a few.

Also included with this staff report is a description of the terms and methods used in the report (Exhibit 2), which provides additional information about the Regional Housing Needs Allocation and the housing income levels.

Fiscal Analysis

There is no fiscal impact associated with accepting the General Plan and Housing Element Annual Progress Report for Calendar Year 2022.

Next Steps

Following City Council action, staff will provide a copy of the report to the California Office of Planning and Research, the California Department of Housing and Community Development, the San Diego Association of Governments and the city's Planning Commission and Housing Commission.

Environmental Evaluation

The City Planner, through the process outlined in the Carlsbad Municipal Code relating to Environmental Protection (Section 19.04.060), has determined 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. The City Planner's determination was published on March 1, 2023 and no appeal to that determination was filed.

Exhibits

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

RESOLUTION NO. 2023-084

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARLSBAD, CALIFORNIA, ACCEPTING THE GENERAL PLAN AND HOUSING ELEMENT ANNUAL PROGRESS REPORT FOR CALENDAR YEAR 2022 AND FINDING THAT IT SATISFIES THE CITY'S REPORTING REQUIREMENTS TO THE STATE

WHEREAS, the General Plan and Housing Element Annual Progress Report for Calendar Year 2022 has been prepared to comply with Government Code Section 65400(a)(2) and California Department of Housing and Community Development programs, and implement Housing Element Program 2.16: Housing Element Annual Progress Report in order to provide information to the City Council, the State Office of Planning and Research, the State Department of Housing and Community Development, the San Diego Association of Governments and the public as to the status of implementation of the General Plan and Housing Element programs, as well as mark the City's progress in meeting its share of the region's housing needs; and

WHEREAS, on March 1, 2023, pursuant to Carlsbad Municipal Code Section 19.04.030, the City Planner determined that the report is categorically exempt from environmental review under California Environmental Quality Act Guidelines Section 15306, which states that information collection activities are exempt from the provisions of the act. No appeals of this determination were received in accordance with Carlsbad Municipal Code Section 21.54.140.

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

1. That the above recitations are true and correct.
2. That the General Plan and Housing Element Annual Progress Report for Calendar Year 2022 (Attachment A) is accepted, that it satisfies the city's reporting requirements to the state and that 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 21st day of March, 2023, by the following vote, to wit:

AYES: Blackburn, Bhat-Patel, Acosta, Burkholder, Luna.

NAYS: None.

ABSTAIN: None.

ABSENT: None.



KEITH BLACKBURN, Mayor



for SHERRY FREISINGER, City Clerk
(SEAL)



City of Carlsbad General Plan and Housing Element Annual Progress Report for Calendar Year 2022

INTRODUCTION

California Government Code Section 65400 requires all cities and counties within the state to submit an annual report regarding the status of the general plan and progress in its implementation. A special focus of the annual report is the local jurisdiction's progress in meeting its share of regional housing needs, as defined by state law, and as addressed in the jurisdiction's general plan housing element.

The purpose of the annual progress report is to provide information to the public, local decision makers, and state agencies - primarily the Governor's Office of Planning and Research and the state Department of Housing and Community Development. This information can be used to track progress in meeting local and state goals and to adjust the methods being used to meet those goals, as needed. The report is also shared with the San Diego Association of Governments for use in regional population forecasts and estimates.

California Government Code 65400 details the information that must be contained within the annual progress report, although there is no prescribed format, sequence, or length for the report¹. The annual progress report reviews activity related to the general plan within the preceding calendar year and must be submitted to the state by April 1 of the following year. As such, this annual progress report is for the time period of January 1, 2022, through December 31, 2022.

The City of Carlsbad's General Plan was last comprehensively updated in 2015 and utilized the vision and core values established in the preceding Envision Carlsbad effort to guide the development of the plan's goals and policies. Although nine core values were identified as a part of this process, several were overlapped in terms of analysis and implementation. As such, six groupings to organize the resulting analysis and recommendations and are used in this report as the organizing framework for reviewing general plan implementation activities for the past year. These groupings include:

1. Sustainability
2. The Local Economy, Business Diversity and Tourism
3. Open Space and the Natural Environment; Access to Recreation and Active, Healthy Lifestyles
4. History, the Arts and Cultural Resources; High Quality Education and Community Services
5. Walking, Biking, Public Transportation and Connectivity
6. Small Town Feel, Beach Community Character and Connectedness; Neighborhood Revitalization, Community Design and Livability

The City of Carlsbad also currently provides multiple stand-alone annual reports on topics related to the general plan separately from the General Plan-Housing Element Annual Progress Report. The Office of Planning and Research acknowledges this dynamic in many jurisdictions and encourages "General Plan

¹ Planning and Community Development Team, Governor's Office of Planning and Research (2022, October 6) *Annual Progress Report Memo – 2022 Reporting Year* [Memorandum]. Office of Planning and Research. https://www.opr.ca.gov/docs/20221005-APR_Memo_Reporting_Year_2022.pdf

implementation to be discussed in the larger context of the jurisdiction’s overall programs and activities”².

The contents of the City of Carlsbad’s General Plan-Housing Element Annual Progress Report for Calendar Year 2022 include:

Report

- Updates to the General Plan/Zoning Ordinance
- General Plan Implementation Actions
- Customer Service Activities

Housing Element Annual Progress Report Data Tables

- Table A: Housing Development Applications Submitted
- Table A2: Annual Building Activity Report Summary – New Construction, Entitled, Permits and Completed Units
- Table B: Regional Housing Needs Allocation Progress
- Table D: Program Implementation Status Pursuant to Gov’t Code Section 65583
- Table I: Units Constructed Pursuant to Gov’t Code 65852.21 and Applications for Lot Splits Pursuant to Gov’t Code 66411.7 (SB 9)
- Housing Element Data Table Summary
- Local Early Action Planning (LEAP) Reporting

UPDATES TO THE GENERAL PLAN/ZONING ORDINANCE

Privately initiated General Plan amendments/zoning code amendments:

- **West Oaks Way Multi-Family Residential Development:** The project proposed construction of 192 multifamily residential apartment rental units, including 42 affordable units, on a 12.53-acre site. Approvals related to the project included a general plan amendment, zoning change, and local coastal program amendment to change the current industrial land use and zoning designations of the site to open space and multifamily residential, which allow for the preservation of the existing habitat and associated buffer areas as well as the development of a 150-unit market-rate apartment project and a 42-unit apartment project that will be income and rent restricted as affordable to lower income families. The applicant also requested a modification to a parking development standard. The modification allowed a portion of the required and visitor parking for the affordable units to be located at a greater distance from the units they are intended to serve than the maximum walking distance allowed. The parking standard modification request is necessary to ensure no new development occurs within habitat buffer areas. The City Council approved as proposed 5/0/0 at a hearing on May 4, 2021, and the project was submitted to the California Coastal Commission June 4, 2021, deemed submitted on August 5, 2021, approved October 12, 2022.

² Planning and Community Development Team, Governor’s Office of Planning and Research (2022, October 6) *Annual Progress Report Memo – 2022 Reporting Year* [Memorandum]. Office of Planning and Research. https://www.opr.ca.gov/docs/20221005-APR_Memo_Reporting_Year_2022.pdf

- Chick-Fil-A Restaurant: The project proposed to demolish a two-story commercial office building located at 5850 Avenida Encinas to build a single-story, 3,932 square-foot Chick-Fil-A restaurant. Approvals related to the project included a minor conditional use permit, a coastal development permit, and a change to the underlying zoning from Planned Industrial to Visitor Commercial to make it consistent with the rest of the commercial properties to the south. The change to zoning also required an amendment to the city's Local Coastal Program. The City Council approved as proposed 4/0/1 at a hearing on March 8, 2022, and the project was submitted to the California Coastal Commission April 28, 2022, deemed submitted May 11, 2022. Approval is pending from the California Coastal Commission.

Publicly initiated General Plan amendments/zoning code amendments:

- Density Bonus Regulations: The city initiated an amendment to the Carlsbad Municipal Code and Local Coastal Program to update the city's density bonus regulations to reflect changes in state law. The ordinance amendment captured changes made in state density bonus law by Assembly Bill 1763. City council approved as proposed 4/0/0 at a hearing on September 1, 2020, and the amendments were submitted to the California Coastal Commission on November 19, 2020, deemed submitted November 28, 2020, approved September 7, 2022.
- Accessory Dwelling Unit Regulations: The city initiated an amendment to Title 21-Zoning and Chapter 5.60 – Short-term Vacation rentals of the Carlsbad Municipal Code, the Village and Barrio Master Plan and the Local Coastal Program to amend the city's regulations for accessory dwelling units so that they are consistent with the changes to state law. The ordinance amendment captured changes made to address the state housing crisis via state law including Assembly Bills 68 and 881 and Senate Bill 13. City council approved as proposed 4/0/0 at a hearing on September 1, 2020, and the amendments were submitted to the California Coastal Commission on November 19, 2020, deemed submitted November 28, 2020, and approved September 7, 2022.
- Sea Level Rise, Local Coastal Program, Zone Code Update: The city initiated an amendment to Carlsbad Municipal Code and Local Coastal Program consisting of a zone change and amendments to the Poinsettia Shores Master Plan and Village and Barrio Master Plan for consistency with the Local Coastal Program and land use plan update. City Council approved as proposed 3/2/0 at a hearing on October 19, 2021, and the amendments were submitted to the California Coastal Commission December 22, 2021, and were deemed submitted April 22, 2022. Approval is pending from the California Coastal Commission.
- Housing Element Update Programs: A city-initiated an amendment to the Zoning Ordinance (Title 18 and Title 21) and the Local Coastal Program to implement three program objectives required under the 2021-2029 Housing Element. The amendments relate to Program 1.6(f) and 1.6(g) regarding project streamlining and Program 1.8(c) regarding definitions of "mixed use". City Council approved as proposed 4/0/1 at a hearing on April 19, 2022, and the amendments were submitted to the California Coastal Commission November 7, 2022, and deemed submitted December 23, 2022. Approval is pending from the California Coastal Commission.
- 2022 Zoning Ordinance Clean Up: The city initiated an amendment to Title 5 Business Licenses and Regulations, Title 15 Grading and Drainage, and Title 21 Zoning Ordinance of the Carlsbad Municipal Code. The amendments codify interpretations and department policies relative to grading review, modify municipal code sections to implement requirements to the city's Housing

Element (Program 1.3(g)), and make other minor revisions to help improve regulatory transparency and implementation. City Council approved as proposed 4/0/1 at a hearing on September 13, 2022, and the amendments were submitted to the California Coastal Commission November 7, 2022, and deemed submitted December 23, 2022. Approval is pending from the California Coastal Commission.

GENERAL PLAN IMPLEMENTATION ACTIONS

General plans are comprehensive in nature and govern actions relating to physical development of the city. General plans are long-range planning document and, as such, the time horizon for the 2015 General Plan is 2035 and includes actions that will be completed in short-, mid-, and long-term timeframes or are on-going activities. Below is discussion of activities and accomplishments related to the general plan and its core values and elements that occurred in 2022.

Concurrent Implementation of Multiple Core Values

Carlsbad's Growth Management Plan was adopted in 1986 as a way to ensure that new development provided its fair share of infrastructure and services in order to maintain the community's quality of life. As such, the plan includes performance standards on a variety of topics ranging from Administrative Facilities to Parks to Circulation to Water Distribution Systems that relate to almost all of the General Plan's elements.

Pursuant to state law Senate Bill 166 (2017), the adopted Growth Management Plan was required to change its enforcement mechanism for failure to comply with the required performance standards. For this reason, and to provide an update to a plan that was reaching close to 40 years in age, the city initiated a Growth Management Plan Update process in 2022.

Activity in 2022 reached a critical milestone with the creation of a Growth Management Citizens Committee to provide input on the recommended updates to the scope of the plan and its performance measures. The committee is comprised of 19 primary and 19 alternate members and has been charged to meet once a month for approximately 12 months with the goal of producing a summary report of all recommendations to the City Council in 2023.

Sustainability

General Plan core values related to sustainability cross all General Plan elements, but as listed in the Sustainability Element, focus primarily on reducing greenhouse gases; water conservation, recycling and supply; efficient building standards and practices; sustainable energy; and sustainable food. The primary companion document to the General Plan in terms of sustainability is the city's Climate Action Plan. Implementation of the Climate Action Plan is specifically referenced in Sustainability Element Policy 9-P.1: Enforce the Climate Action Plan as the city's strategy to reduce greenhouse gas emissions.

Implementation actions that occurred during the reporting period include:

- Staff continued to implement the adopted Climate Action Plan. The fifth Climate Action Plan Annual Report (covering implementation from January 1, 2021 – December 31, 2021) was presented to City Council on April 19, 2022.
- Staff continued a comprehensive update to the Climate Action Plan. A status update was provided to City Council at the same April 19, 2022, meeting. Primary activities in 2022 included public outreach, data collection, and initial measure analysis. At that meeting the City Council

directed the Climate Action Plan use the same base data as the 2021 Housing Element Update Implementation Program.

- At the April 19, 2022, City Council meeting, staff were directed via minute motion to “research options to add an ordinance addressing electrification in new buildings in the city of Carlsbad to the next draft of the Climate Action Plan”. The minute motion passed 3/1/1.
- In 2022, the Carlsbad Commuter program continued to promote and deliver relevant transportation demand management strategies, content development and tactics. The Carlsbad Commuter program engaged directly with an estimated 500 commuters at in-person outreach events throughout the year and launched an innovative function to inform commuters interested in transit about a North Coast Transit District first/last mile pilot service from the Poinsettia Station to worksites in Carlsbad. By the end of 2022, over 1,000 commuters had opted into the Carlsbad Commuter program.
- The city continued to incorporate green building practices into the construction of its new facilities. In 2022, Fire Station No. 2 was completed, which includes a 15.967 kW system that is being monitored to determined savings. Fire Station No. 2 also includes a solar water heating system and two electric vehicle chargers for public use.
- In 2022, 34,935 kW of solar photovoltaics were installed on residential buildings.
- The Clean Energy Alliance continued operating in Carlsbad and service expanded to the cities of Oceanside, Vista, Escondido, and San Marcos. An annual update was presented to the City Council on September 13, 2022.
- In accordance Senate Bill 1383, and in partnership with Feeding San Diego and the San Diego Food Bank, Carlsbad’s Environmental Sustainability Department initiated an edible food recovery/food donation program that provides a mechanism for saving, redistributing, and/or donating edible excess food to local organizations such as food pantries, soup kitchens, and food banks. In addition, the city initiated an organics recycling program to divert organic waste from going to landfills. In 2022, the city composted approximately 21,000 tons of organic waste.
- In furtherance of the city’s Climate Action Plan, the City Council approved the 2022 edition of the Building Standards Code. Every three years, the State of California adopts new building standards, referred to as the California Building Standards Code. Upon publication of the new Building Standards Code, local jurisdictions may enact more stringent local building standards, which may also include measures to support local climate action planning efforts. Some of the city’s adopted climate action plan measures are now a mandatory part of the 2022 Green Building Standards Code and 2022 Energy Code. However, there were still several reach codes that remained voluntary in the 2022 model standards update. As part of City Council action, the remaining voluntary measures that were part of the city’s Climate Action Plan were carried forward into the 2022 code to help the city continue to achieve its greenhouse gas emissions targets (implementation of the Sustainability Element, Climate Action Plan). The update was approved by City Council approved the changes as proposed 5/0/0 at a hearing on October 18, 2022. The new codes went into effect January 1, 2023.

The Local Economy, Business Diversity, and Tourism

General Plan core values related to the local economy, business diversity, and tourism most directly inform the Economy, Business Diversity, and Tourism Element. The focus of this element includes strengthening the city's role as an economic hub by ensuring fiscal health, carefully managing land use and infrastructure, and promoting business diversity, opportunities, and tourism.

- The city manager presented the Fiscal Year 2022-23 Budget and Capital Improvement Program (Budget) to the City Council for consideration at a hearing on June 14, 2022. The budget includes data on the city's administration, operations, staffing, facilities, projects, and forecasts in the context of the city's five-year strategic plan and fiscal year goals.
- On Oct. 11, 2022, the City Council approved a five-year strategic plan (<https://www.carlsbadca.gov/city-hall/city-council/strategic-plan>) with policy goals to reflect the most important priorities of the community. These goals are one way the city delivers on the Carlsbad Community Vision that was established through the Envision Carlsbad Community Plan Process.
- The Innovation + Economic Development Department produced Fiscal Year Q3 and Q4 *Economic Scan* "snapshot" reports that provided up-to-date data and information on the city's gross regional product, employment, workforce characteristics, capital market dynamics, real estate, tourism, income, housing, business activity, and innovation.
- The city continued to promote the Carlsbad Green Business Program, a free program that encourages sustainable business practices and offers tailored technical assistance, rebates, and City Council recognition to certified businesses. Nine businesses were certified in 2022.

Open Space and Active Lifestyles

General plan core values related to open space and active lifestyles most directly inform the Open Space, Conservation, and Recreation Element. The focus of this element includes the open space framework; biological resources; beaches, parks, and recreation; trails and greenways; agricultural resources; air quality; and water quality.

- Under the Natural Community Conservation Planning Act of 1991, Carlsbad and the cities of Encinitas, Escondido, Oceanside, San Marcos, Solana Beach and Vista participated in the preparation of the Multiple Habitat Conservation Program, which was adopted and certified by the San Diego Association of Governments in 2003. The Multiple Habitat Conservation Program is a comprehensive sub-regional plan that addresses the needs of multiple plant and animal species in northwestern San Diego County, enabling cities to implement their portions of the Multiple Habitat Conservation Program through citywide subarea plans, which for the City of Carlsbad is the Habitat Management Plan, adopted in 2004. The General Plan contains policy 4-P.9: Maintain and Implement the city's Habitat Management Plan...including the requirement that all development projects comply with the Habitat Management Plan and related documents.
- The Public Works Department Habitat Management Division produced its annual Habitat Management Report for Reporting Year 18, which includes November 1, 2021, through October 31, 2022. The report summarized that for the reporting period:
 - There were no acquisitions of open space lands
 - There was a net gain of 9.5 acres of Habitat Management Plan hardline associated with the Veterans Memorial Park project.

- The city debited 17.7 acres from the existing Lake Calavera Mitigation Parcel for city projects, leaving 92.2 acres (credits) for future wetland mitigation.
- Two Habitat Management Plan amendments were processed: a boundary adjustment that resulted in a net gain of 9.5 acres of hardline preserve and a mapping correction to correctly show 154 acres as “inside preserve” that were previously identified as “outside preserve” in HabiTrak.
- Ongoing management and monitoring activities in Habitat Management Plan preserves conducted this year included invasive species monitoring and control, installation and maintenance of fences and signage, rare plant counts and habitat assessments, vegetation mapping, sensitive bird species surveys, wildlife movement monitoring, and public outreach activities.
- The Community Development Department Planning Division produced its annual Open Space Status Report for Fiscal Year 2021-2022, which includes July 1, 2021, through June 30, 2022. The report summarized that for the reporting period a total of 4.67 acres of open space was added to the city’s inventory under category 1 (preservation of resources) by way of conservation easements. These conservation easements are a leading indicator of potential future preserved land which may or may not be reflected in future Habitat Management Plan annual reports based on the timing of acquisition or approval of any associated management plan, restoration plan, or endowment funding. Conserved areas may also be outside of the Habitat Management Plan planning area altogether.
- On July 27, 2022, the city opened the Poinsettia Dog Park located at 6600 Hidden Valley Road. The park is approximately one acre and features separate enclosed facilities for small and large dogs. Both areas are enclosed and separated by a vinyl fence. Additional improvements include a new restroom facility and a new 37 space parking lot with four EV chargers. The total cost of the improvements was \$6,337,605.
- Capital Improvement Program Project No. 4601. In Fall 2022, the city completed improvements to the Calavera Hills Community Park located on the corner of Carlsbad Village Drive and Glasgow Drive. The improvements included a looped walkway with four exercise stations, fabric shade structures, two covered picnic areas, a BBQ area, decorative lighting and permitter landscaping. The total cost of the improvements was \$853,480.

Education, Culture, and Community Services

General plan core values related to education, culture, and community services most directly inform the Arts, History, Culture, and Education Element and Public Safety Element. The focus of these elements includes historic resources; arts and culture; library, educational and lifelong learning resources; minimize negative effects of natural and man-made hazards; and maintain safety services.

- Carlsbad Fire Department continued working with the County of San Diego and other associated jurisdictions on an update to the Multi-Jurisdictional Hazard Mitigation Plan, scheduled to be presented to local decision makers in 2023 for consideration.
- Carlsbad Parks and Recreation Department and the Library and Cultural Arts Department introduced a new history and arts program for the 2022-2023 school year. This program takes place entirely within the Leo Carrillo Ranch Historic Park and will host 35 field trips and more than 1,300 students during the 2022-2023 school year.
- Carlsbad Cultural Arts Department worked with the community to select new public art that would be prominently featured on the west-and south-facing sides of the new Fire Station No. 2 located on the corner of Arenal Road and El Camino Real. There was a total of 12 submissions

between August 2021 and November 2021. On May 5, 2022, the Carlsbad Arts Commission choose the final design concept. The construction budget allocated for new public art at Fire Station No. 2 was \$130,000.

- Capital Improvement Program Project No. 4060. In December 2022, the city opened a new fire station on the corner of Avenida Encinitas and El Camino Real. The new Fire Station #2 replaced a 1960s-era building, that was originally designed to accommodate one full-time firefighter and a yearly call volume of less than 250. This new fire station adds 7,000 square feet and can accommodate five full-time firefighters and respond to more than 4,000 calls a year. The design of the fire station includes energy-efficient electric, heating and cooling systems, solar panels on the roof, two EV charging stations, drought-tolerant landscaping, and a solar hot water heater. The total cost of the Project was \$12,062,862.

Walking, Biking, Public Transportation, and Connectivity

General Plan core values related to walking, biking, public transportation, and connectivity most directly inform the Mobility Element. The focus of this element includes livable streets; effective multi-modal transportation system; managed parking; transportation demand and traffic signal management; context-sensitive transportation corridor design; and goods movement.

- Citing a 233% increase in collisions involving bikes and e-bikes since 2019, the City of Carlsbad declared a local state of emergency on August 23, 2022, which increased resources to traffic safety measures and infrastructure improvements. The city also developed a comprehensive Safer Streets Together Plan and approved the recommendations on September 27, 2022. This plan provides immediate and longer-term actions to address traffic safety in three main areas: Education, Engineering, and Enforcement. The Safer Streets Together Plan has led to quick progress on restriping plans throughout the city and speed calming mechanisms. One of the areas of focus was the intersection of Tamarack and Valley. Improvements were made in this area which include crosswalk, green paint for bicyclists, and streetlights.

Community, Neighborhood Character, and Housing

General plan goals and policies related to community and neighborhood character relate to six General Plan elements: Land Use and Community Design; Mobility; Open Space, Conservation, and Recreation; Noise; Sustainability; and Housing. The focus of this core value includes land use; community character, design, and connectedness; growth management; Cannon Road open space, farming, and public use; the Village; the Barrio; compatibility of noise with land use and the built environment; housing opportunities; housing implementation; housing preservation; affirmatively furthering fair housing; community engagement on housing resources; and environmental justice.

- The Housing Element Annual Progress Report Data Tables included with this report provide a quantitative measurement of progress in meeting regional housing needs, applications processed according to state law and state incentive programs, and expenditures of grant funds issued by the state related to housing. It is important to note that the information provided in these tables is for calendar year 2022, which may or may not align with other reports or publications with different reporting periods.
- The Community Development Department, Housing & Homeless Services Department, and other supporting/contributing divisions/departments were actively engaged in implementation of the Housing Element for the reporting period. Data Table D included in this report provides a program-by-program update of implementation of all Housing Element-related plans and

programs. Information supplemental to Table D is included below for several Housing Element programs:

- Relating to Programs 1.6(b), (c), (e) and 2.1(b), on March 22, 2022, the City Council adopted a comprehensive update to the city's inclusionary housing program. The action increased the in-lieu fee, a fee developers of projects with six or fewer units may pay in-lieu of constructing required affordable units, to coincide with the current cost of housing construction. The fee was last updated in the 1990s. The action also revised related City Council policies to streamline inclusionary requirements and application processing, clarify confusing language, provide alternative compliance options, and simplified the credit purchase program.
- Relating to Program 4.2(c)/Fair Housing Practices, The San Diego Regional Analysis of Impediments to Fair Housing Choice ("AI") is a comprehensive report prepared every five years to assess housing needs and availability across the county. This includes a jurisdiction-by-jurisdiction identification of impediments that may prevent equal housing access. The most recent report was approved by the Carlsbad City Council on July 14, 2020. To improve and increase fair housing choice in Carlsbad, the AI recommends specific actions the city can take. These actions, which focus on city-compliance with state housing law updates (such as regarding accessory dwelling units and density bonus law), are incorporated as Housing Element programs and have been or are being addressed.
- The Community Development Department continues work on developing objective design standards in order to accomplish the dual objective of creating quality and context-sensitive development while also providing a predictable and equitable development approval process. The City of Carlsbad is currently engaged in development objective design standards that will apply citywide and for the Village/Barrio subarea of the city. Activities that occurred in the reporting period include:
 - Village and Barrio Objective Design Standards
 - The City Council formed a citizen's Design Review Committee to review the project and the first Design Review Committee meeting was held in April 2022.
 - The city gathered community input on potential architectural styles for future multifamily housing projects through an in-person community workshop and online survey. In August 2022, the second Design Review Committee meeting was held to allow the committee to provide feedback based on the input received from the community.
 - In October 2022 the third Design Review Committee meeting was held to allow the Committee and public to provide their comments on a selection of architectural styles.
 - Citywide Objective Design Standards
 - Staff and the consultants began collecting data and analyzing existing city documents including the city's municipal code, master plans, specific plans and other related forms. The consultants also met internally with Planning staff to get their input on the implementation process of the current standards and guidelines.
 - The city began building public awareness of the project through email updates and initiating a project website.
 - Staff and consultants worked on preparing an administrative draft of the citywide objective design standards and corresponding amendments to

Carlsbad Municipal Code Title 21 (Zoning Ordinance) and Local Coastal Program.

CUSTOMER SERVICE ACTIVITIES

- The City of Carlsbad produces and maintains a series of informational bulletins to assist the public and project applicants in understanding regulations applicable to development in Carlsbad. Topics addressed by the informational bulletins range from local planning/permitting processes to requirements of state law. Informational bulletins that were updated/enhanced for the reporting period include:
 - IB-111: ADU Heights and Setbacks: Updated to reflect recently adopted California Senate Bills 897 and 2221. These senate bills mandate new ADU requirements related to maximum height, parking standards, objective standards, and permit processing. This update works in conjunction with planning applications and forms available on the city's website to implement Housing Element Program 1.2(c).
 - IB-132: Senate Bill 330 Housing Crisis Act of 2019: Updated to be consistent with Senate Bill 8.
 - IB-133: Senate Bill 9 Housing Opportunity More Efficiency Act of 2021: Created in conjunction with the January 1, 2022 effective date of Senate Bill 9.
 - IB-150: Project Requirements Related to CEQA: A summary for customers about implementation and requirements for the California Environmental Quality Act. Includes links to specific guidelines and thresholds adopted by the City of Carlsbad.
 - IB-157: Inclusionary Housing Program: Updated in March 2022 to contain current information, references, and links.
 - IB-211: Residential Building Permit Submittal Requirements: Updated to provide a concise, easy to read resource for citizens to use in planning their construction project in Carlsbad. This resource offers links to specific project documents that offer detailed information about the permit application process.
 - IB-254: Legalization of Existing ADUs: Updated to reflect changes made by California Senate Bill 1226. This Senate bill offers a path for citizens to legalize existing Accessory Dwelling Units in a way that provides a habitable structure that complies with the building codes in effect at the time of original construction with minimal upgrades being required to meet emergency egress and smoke alarm standards.
 - IB-270: Self-Certification Program Building Inspections: Updated in June 2022 to contain current information, references, and links.
- Maintained an active list of capital improvement projects with scope and status information. Maintained a user-friendly interface to make the information available to the public through a web-based viewer/dashboard:
 - <https://carlsbad.maps.arcgis.com/apps/dashboards/859a1cc67ecc45bab8d44d2e714431e1>
- Rolled out online service allowing appointments for in-person inquiries at Faraday Center (Building, Planning and Engineering) booked online via the city's website. For walk-in customers at Faraday, added QR codes for a quick digital check in replacing paper clip boards from the past. (January 2022)
- Select minor permits now offered online thru the Customer Self Service (CSS) portal. These include select minor permits for building, planning and engineering. Customers can now enjoy a paperless permit process as they can apply, upload plans, pay fees and access permit documents and inspection cards via the portal. (February 2022)

- Developed system for minor online building permits to email customers automatically on permit status changes including permit issuance to keep them better informed on permit progress. (April 2022)
- Developed automations for minor building permits to update permit status once permit fees paid in full (May 2022)
- Extended applicant email updates to online Planning Sign Permits (August 2022)
- Added a public kiosk installed for walk in customers. This allows for easier customer check-ins, especially for those without a smart phone. (November 2022)
- Extended system email to update applicants on Plan Check status on all building permits and open the Customer Self Service Portal for customers to view check plan check status 24/7 (building permits only) and access Building plan check comments online. (December 2022)

Jurisdiction	Carlsbad
Reporting Year	2022 (Jan. 1 - Dec. 31)
Planning Period	6th Cycle 04/15/2021 - 04/15/2024

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

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	Density Bonus Law Applications		Application Status	Notes		
1				2	3	4	5							6	7	8	9	10		11	12	
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	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 95 Streamlining)	Did the housing development application seek incentives or concessions pursuant to Government Code section 65915?	Were incentives or concessions requested pursuant to Government Code section 65915 approved?	Please indicate the status of the application.	Notes*
Summary Row: Start Data Entry Below							20	0	13	0	0	0	12	241	288	37	0					
	1551602400	1076 BUENA VISTA WAY	SANDY ADU	CDP2021-0069	ADU	R	3/10/2022							1	1			No	No		Approved	
	1552231800	624 LAGUNA DR	PAVAGAHDI ADU	CDP2021-0026	ADU	O	1/10/2022						1		1			No	No		Approved	
	1562000500	2955 VALLEY ST	DICKICH JUNIOR UNIT	NCP2022-0003	ADU	O	5/24/2022							1	1			No	No		Approved	
	1563510400	2351 PID PICO DR	NEW SFR 2800 SF, 450 SF GARAGE	CDP2021-0053	SFD	O	1/31/2022							1	1			No	No		Approved	
	2031411500	2669 GARFIELD ST	EDWARDS RESIDENCE	CDP2021-0056	SFD	O	11/17/2022							2	2			No	No		Pending	
	2032010100	2754 JEFFERSON ST	JEFFERSON MIXED USE: TOWNHOME AND PROFESSIONAL OFFICE	GPA2021-0004	2-4	O	6/15/2022							4	4			No	No		Approved	
	2033200200	955 GRAND AVE	HOPE APARTMENTS	CT2022-0001	5+	R	12/12/2022	20						136	156			No	Yes		Pending	
	2042400800	245.5 ACACIA AVE	ACACIA BEACH HOMES	PUD2021-0006	SFA	O	2/13/2022							3	3			No	No		Approved	
	2042401100	3540 GARFIELD ST	3540 GARFIELD ADU	CDP2022-0033	ADU	O	7/11/2022						1		1			No	No		Approved	
	2051911400	1098 MAGNOLIA AVE	1098 MAGNOLIA AVE. - SB-9 SUBDIVISION	MS2022-0003	SFD	O	8/24/2022							1	1			No	No		Approved	
	2052806000	3751 YVETTE WAY	3751 YVETTE WAY ADU	CDP2022-0041	ADU	O	9/20/2022							1	1			No	No		Approved	
	2060420200	421 TAMARACK AVE	JACINTO JR ADU	CDP2022-0053	ADU	O	11/21/2022							1	1			No	No		Approved	
	2060424600	3950 HIBISCUS CIR	HARTY ADU AND ADDITION	CDP2022-0006	ADU	O	7/26/2022							1	1			No	No		Approved	
	2061204000	1085 CHINQUAPIN AVE	REINDERS ADU- 900 SF DETACHED ADU	CDP2021-0060	ADU	O	3/1/2022							1	1			No	No		Approved	
	2061801100	4368 ADAMS ST	ADAMS HOUSE	CDP2022-0031	SFD	O	11/17/2022							2	2			No	No		Pending	
	2062624600	3949 HIGHLAND DR	WEENIG ADU	CDP2022-0048	SFD	O	10/5/2022							2	2			No	No		Approved	
	2070632400	3800 ALDER AVE	CASKEY RESIDENCE ADU	CDP2022-0039	ADU	O	9/20/2022							1	1			No	No		Approved	
	2070654400	3905 HOLLY BRAE LN	CANOSKI EXISTING STUDIO/ADU CONVERSION	CDP2022-0021	ADU	O	5/2/2022							1	1			No	No		Approved	
	2071204000	3997 PARK DR	URBINO MINOR SUBDIVISION	CDP2022-0013	SFD	O	11/1/2022							1	1			No	No		Pending	
	2100340500	5120 LOS ROBLES DR	R FAMILY ADU	CDP2022-0032	ADU	O	6/27/2022							1	1			No	No		Approved	
	2122720100	TWAIN CT	OCEAN VIEW POINT	CDP2022-0014	SFD	O	8/23/2022							13	13			No	No		Approved	
	2141602500	7290 PONTO DR	FPC Residential (Fenton Property Company Res)	SDP2022-0003	5+	R	11/10/2022			13				73	86			No	Yes		Pending	
	2155010800	7009 ASTER PL	CROUCH ADU	CDP2021-0068	ADU	O	1/20/2022							1	1			No	No		Approved	
	2156021300	7015 IBIS PL	METSCH DETACHED ADU	CDP2021-0065	ADU	O	2/2/2022							1	1			No	No		Approved	
	2157910800	1320 SHOREBIRD LN	CHU DETACHED ADU	CDP2022-0043	ADU	O	11/2/2022							1	1			No	No		Pending	
	2161907400	2345 LEVANTE ST	2343-45 LEVANTE ST	PLUD2021-0008	SFD	O	12/16/2022							1	1			No	No		Pending	

Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units															
Project Identifier				Unit Types			Affordability by Household Incomes - Completed Entitlement								
1				2		3	4							5	6
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	Entitlement Date Approved	# of Units issued Entitlements
	2162200800	2708 GALICIA WAY		CBR2021-1658	ADU	R									0
	2162401102	2444 TORREJON PL 2		CBR2021-0303	ADU	R									0
	2162403100	2413 TORREJON PL 2		CBR2021-1448	ADU	R									0
	2221510200	3495 CAMINO VALENCIA		CBR2020-3187	ADU	R									0
	2231401100	3019 AZAHAR CT #2		CBR2021-0899	ADU	R									0
	2233712400	3536 CALLE GAVANZO 2		CBR2021-1118	ADU	R									0
	2042401601	3624 GARFIELD ST		CBR2017-1054	SFA	O									0

Table A2

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

Project Identifier			Affordability by Household Incomes - Building Permits						8	9
Current APN	Street Address	Project Name*	7						Building Permits Date Issued	# of Units Issued Building Permits
			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		
			0	0	0	0	0	82	43	125
2042401100	3540 GARFIELD ST	3540 GARFIELD ADU						1		1
2052806000	3751 YVETTE WAY	3751 YVETTE WAY ADU								0
2042400800	245.5 ACACIA AVE	ACACIA BEACH HOMES								0
2071206800	TAMARACK AVE	APPLEBY RESIDENCE								0
2071206800	TAMARACK AVE	APPLEBY RESIDENCE								0
2041311500	3259 LINCOLN ST	BLAUVELT RESIDENCE								0
2041311500	3259 LINCOLN ST	BLAUVELT RESIDENCE								0
2101120600	5380 LOS ROBLES DR	BOX RESIDENCE								0
2070634400	3905 HOLLY BRAE LN	CANOSSI EXISTING STUDIO/ADU CONVERSION						1	9/29/2022	1
2070632400	3800 ALDER AVE	CASKEY RESIDENCE ADU						1	11/18/2022	1
2060201100	330 CHINQUAPIN AVE	CHINQUAPIN COAST HOMES								0
2155010800	7009 ASTER PL	CROUCH ADU						1	8/8/2022	1
2070831900	4240 SKYLINE RD	FERRELL RESIDENCE ADU								0
2042401300	3570 GARFIELD ST	GARFIELD BEACH HOMES								0
1563510400	2351 PIO PICO DR	GILBERT RESIDENCE: NEW SFR 2800 SF, 450 SF GARAGE								0
2060424600	3950 HIBISCUS CIR	HARTY ADU						1	9/28/2022	1
2157600400	1004 MERGANSER LN	HUANG RESIDENCE ADU						1	5/10/2022	1
2060420200	421 TAMARACK AVE	JACINTO ADU						1	9/20/2022	1
2032010100	2754 JEFFERSON ST	JEFFERSON MIXED USE: TOWNHOME AND PROFESSIONAL OFFICE								0
2073500800	4796 HILLSIDE DR	MCGUIRE RESIDENCE ADU						1	9/14/2022	1
2156021300	7015 IBIS PL	METSCH DETACHED ADU								0
1552231800	624 LAGUNA DR	PAVAGANDI ADU						1	5/23/2022	1
2100340500	5120 LOS ROBLES DR	R FAMILY ADU								0
2061204000	1085 CHINQUAPIN AVE	REINDERS ADU: 900 SF DETACHED ADU						1	9/29/2022	1
1551602400	1076 BUENA VISTA WAY	SANDY ADU						1	8/19/2022	1
2031410800	2668 OCEAN ST	SWAN RESIDENCE								0
2031410800	2668 OCEAN ST	SWAN RESIDENCE								0
2062624600	3949 HIGHLAND DR	WEENIG ADU								0
1552001000	2501 STATE ST, # 200	OCEAN CONDOS							1	4/8/2022
1552001000	2501 STATE ST, # 201	OCEAN CONDOS							1	4/8/2022
1552001000	2501 STATE ST, # 202	OCEAN CONDOS							1	4/8/2022
1552001000	2501 STATE ST, # 203	OCEAN CONDOS							1	4/8/2022
1552001000	2501 STATE ST, # 204	OCEAN CONDOS							1	4/8/2022
1552001000	2501 STATE ST, # 205	OCEAN CONDOS							1	4/8/2022
1552001000	2501 STATE ST, # 300	OCEAN CONDOS							1	4/8/2022
1552001000	2501 STATE ST, # 301	OCEAN CONDOS							1	4/8/2022
1552001000	2501 STATE ST, # 302	OCEAN CONDOS							1	4/8/2022
1552001000	2501 STATE ST, # 303	OCEAN CONDOS							1	4/8/2022
1552001000	2501 STATE ST, # 304	OCEAN CONDOS							1	4/8/2022
1552001000	2501 STATE ST, # 305	OCEAN CONDOS							1	4/8/2022
1552001000	2501 STATE ST, # 400	OCEAN CONDOS							1	4/8/2022
1552001000	2501 STATE ST, # 401	OCEAN CONDOS							1	4/8/2022
1552001000	2501 STATE ST, # 402	OCEAN CONDOS							1	4/8/2022
1552001000	2501 STATE ST, # 403	OCEAN CONDOS							1	4/8/2022
1552001000	2501 STATE ST, # 404	OCEAN CONDOS							1	4/8/2022
1552712000	2644 JEFFERSON ST, # UNIT 2	WEINZETTLE-DIETRICH ADU						1	3/16/2022	1
1552720600	2639 DAVIS AVE							1	8/10/2022	1
1560510300	1420 YOURELL AVE							1	6/24/2022	1
1561100800	1291 FOREST AVE							1	8/30/2022	1
1561524500	2799 CREST DR							1	7/15/2022	1
1561643700	1277 STRATFORD LN							1	8/17/2022	1
1561903200	1310 OAK AVE							1	3/14/2022	1
1561903200	1312 OAK AVE							1	3/14/2022	1

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

Project Identifier			Affordability by Household Incomes - Building Permits						8	9
Current APN	Street Address	Project Name*	7						Building Permits Date Issued	# of Units Issued Building Permits
			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		
1561903500	3059 HIGHLAND DR							1	12/21/2022	1
1562123600	1633 OAK AVE							1	9/8/2022	1
1562201700	3032 VALLEY ST							1	5/25/2022	1
1562310100	1285 BUENA VISTA WAY							1	1/20/2022	1
1562702000	1823 GUEVARA RD							1	7/14/2022	1
1671140100	3207 DONNA DR							1	1/31/2022	1
1671301100	3227 MONROE ST							1	3/2/2022	1
1671803600	3257 DONNA DR							1	7/21/2022	1
1673402900	2715 VIA CARDEL							1	7/18/2022	1
1674311000	3487 PONTIAC DR							1	1/26/2022	1
2031302600	950 GRAND AVE	GRAND WEST							10/3/2022	1
2031302600	954 GRAND AVE	GRAND WEST							10/3/2022	1
2031302600	958 GRAND AVE	GRAND WEST							10/3/2022	1
2031302600	962 GRAND AVE	GRAND WEST							10/3/2022	1
2031302600	966 GRAND AVE	GRAND WEST							10/3/2022	1
2031302600	970 GRAND AVE	GRAND WEST							10/3/2022	1
2033031800	2945 JEFFERSON ST	FLAMMER ADU							10/13/2022	1
2033540800	2925 HARDING ST								2/22/2022	1
2040311400	3147 JEFFERSON ST, # 1								4/27/2022	1
2040911300	542 CHESTNUT AVE	540 CHESTNUT SFR							4/27/2022	1
2040911300	540 CHESTNUT AVE	540 CHESTNUT SFR							8/17/2022	1
2041103300	965 PINE AVE, # 5								8/17/2022	1
2041103300	945 PINE AVE, # 5								1/4/2022	1
2041711600	3456 MADISON ST								12/16/2022	1
2041723500	3462 ROOSEVELT ST	3460 ROOSEVELT SFD							12/16/2022	1
2041723500	3464 ROOSEVELT ST	3460 ROOSEVELT SFD							12/16/2022	1
2041723500	3460 ROOSEVELT ST	3460 ROOSEVELT SFD							3/17/2022	1
2041910800	924 PALM AVE								8/17/2022	1
2042321200	3648 CARLSBAD BLVD	BREAKERS VIEW BEACH HOMES							8/17/2022	1
2042321200	3648 CARLSBAD BLVD	BREAKERS VIEW BEACH HOMES							4/25/2022	1
2042403200	307 JUNIPER AVE	JUNIPER BEACH HOMES							10/12/2022	1
2042403200	301 JUNIPER AVE	JUNIPER BEACH HOMES							10/12/2022	1
2042403200	305 JUNIPER AVE	JUNIPER BEACH HOMES							10/12/2022	1
2042403200	303 JUNIPER AVE	JUNIPER BEACH HOMES							10/12/2022	1
2042404000	312 HEMLOCK AVE	HEMLOCK COAST HOMES							1/12/2022	1
2042511800	150 HEMLOCK AVE, # D								9/28/2022	1
2050205700	1288 PINE AVE	1284 PINE AV LOT SPLIT							5/31/2022	1
2050520800	1304 BASSWOOD AVE								10/6/2022	1
2050607200	3309 JAMES DR								1/13/2022	1
2050801800	1747 BONITA LN								7/7/2022	1
2051123300	3266 EUREKA PL, # C								8/16/2022	1
2052100100	3522 ADAMS ST								9/13/2022	1
2053304600	2034 LEE CT								5/24/2022	1
2061400800	1147 HARBORVIEW LN	HALLBERG ADU							1/5/2022	1
2061601500	4287 HILLSIDE DR	GIBSON FAMILY RESIDENCE							1/18/2022	1
2061601500	4285 HILLSIDE DR	GIBSON FAMILY RESIDENCE							1/18/2022	1
2061923800	4588 ADAMS ST	ADAMS RESIDENCE							6/17/2022	1
2062612600	1172 CHINQUAPIN AVE								10/27/2022	1
2070100100	3828 HIGHLAND DR, # 2	STONE ADU: 812 SF ADU ABOVE DETACHED GARAGE ADDITION							1/18/2022	1
2070221100	4246 HILLSIDE DR	SMITH RESIDENCE							5/4/2022	1
2070221100	4246 HILLSIDE DR	SMITH RESIDENCE							5/4/2022	1
2070540300	3812 PARK DR								7/27/2022	1
2070721700	4007 SKYLINE RD								3/29/2022	1
2070721700	4005 SKYLINE RD	Sarem Residence							3/29/2022	1
2071501500	4547 COVE DR, # 2	HARLE RESIDENCE							9/9/2022	1

Table A2

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

Project Identifier			Affordability by Household Incomes - Building Permits							8	9
Current APN	Street Address	Project Name*	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
2071501500	4547 COVE DR, # 1	HARLE RESIDENCE							1	9/9/2022	1
2073501700	4822 NEBLINA DR, # UNIT 2	SHEA CHOW ADU						1		5/16/2022	1
2073900400	4657 TELESCOPE AVE							1		10/6/2022	1
2081310800	2635 BANBURY CT							1		9/28/2022	1
2081603200	5067 ASHBERRY RD							1		7/29/2022	1
2100630300	5194 CARLSBAD BLVD	ERCEG RESIDENCE						1		6/16/2022	1
2100630900	5290 CARLSBAD BLVD	AKIN RESIDENCE							1	4/26/2022	1
2101151400	5509 LOS ROBLES DR	MATTHEW RESIDENCE						1		5/10/2022	1
2101151400	5511 LOS ROBLES DR	MATTHEW RESIDENCE							1	5/10/2022	1
2122111700	6379 EBB TIDE ST							1		6/29/2022	1
2145304400	1075 SEAHORSE CT							1		10/24/2022	1
2152500700	2424 UNICORNIO ST							1		6/29/2022	1
2152904602	6734 ANTILOPE ST							1		2/12/2022	1
2153903500	2932 CACATUA ST	ISBELL RESIDENCE							1	9/28/2022	1
2154600600	2670 ARGONAUTA ST	ABEDI MOGHADDAM FAMILY RESIDENCE							1	9/23/2022	1
2154602600	2626 OBELISCO PL							1		8/22/2022	1
2154602700	2620 OBELISCO PL							1		8/31/2022	1
2156914600	1376 CASSINS ST							1		2/28/2022	1
2162405202	2217 LEVANTE ST, # UNIT #2							1		5/6/2022	1
2162602600	7647 GALLEON WAY							1		10/21/2022	1
2164820400	7633 RUSTICO DR, # 2							1		6/6/2022	1
2164921100	2140 VUELTA CT							1		1/31/2022	1
2165311200	614 MARLIN LN							1		9/28/2022	1
2226212500	6364 PASEO ASPADA							1		10/5/2022	1
2231600200	7717 ROMERIA ST							1		5/10/2022	1
2232840800	3325 CABO WAY, # 2							1		6/28/2022	1
2236141800	3420 CORTE BREZO							1		5/11/2022	1
2550932100	7920 ROCOSO LN							1		5/12/2022	1
2552530500	7942 GRADO EL TUPELO							1		7/27/2022	1
2552602200	7877 PASEO TULIPERO							1		4/18/2022	1
2644800700	3568 CAMINO ARENA							1		3/3/2022	1
2042404000	314 HEMLOCK AVE	HEMLOCK COAST HOMES							1	1/12/2022	1
2042404000	316 HEMLOCK AVE	HEMLOCK COAST HOMES							1	1/12/2022	1
2042404000	318 HEMLOCK AVE	HEMLOCK COAST HOMES							1	1/12/2022	1
2050205700	1284 PINE AVE	1284 PINE AV LOT SPLIT									0
2050205700	1286 PINE AVE	1284 PINE AV LOT SPLIT									0
2042530700	148 TAMARACK AVE	148 TAMARACK AVENUE									0
2154600500	2700 ARGONAUTA ST	2700 ARGONAUTA RESIDENCE									0
2050604200	3304 JAMES DR	3304 JAMES DR									0
2040921700	3333 MADISON ST	3331 MADISON ST									0
2143651900	908 DAISY AVE 2	908 DAISY AVENUE ADU									0
2100611300	5263 SHORE DR	ABDI RESIDENCE THE									0
1670406133	3127 SALINA RD	ACACIA AT THE PRESERVES									0
1670406241	3103 SALINA RD	ACACIA AT THE PRESERVES									0
1670406242	3101 SALINA RD	ACACIA AT THE PRESERVES									0
2152311200	7287 ALMADEN LN	BAUM CUSTOM ESTATE HOME									0
1670406257	3191 TELAGA RD	BLUE SAGE CONDOS									0
1670406258	3189 TELAGA RD	BLUE SAGE CONDOS									0
1670404600	3325 TELAGA RD	BLUE SAGE CONDOS									0
1670404600	3327 TELAGA RD	BLUE SAGE CONDOS									0
1670404600	3329 TELAGA RD	BLUE SAGE CONDOS									0
2041110200	965 OAK AVE	CARLSBAD VETERANS HOUSING									0
2041920500	3606 HARDING ST	CARLSBAD VETERANS HOUSING									0
1561520600	2599 CREST DR	CASTILLO ADU									0
1551604800	1060 BUENA VISTA WAY 2	CORAL TREE PROPERTIES DETACHED ADU									0
2143660600	917 ORCHID WAY 2	DECHAMPLAIN ADU									0

Table A2

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

Project Identifier			Affordability by Household Incomes - Building Permits							8	9
Current APN	Street Address	Project Name*	7							Building Permits Date Issued	# of Units Issued Building Permits
			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		
2033020400	782 GRAND AVE	GRAND JEFFERSON									0
2033020400	784 GRAND AVE	GRAND JEFFERSON									0
2033020400	786 GRAND AVE	GRAND JEFFERSON									0
2033020400	788 GRAND AVE	GRAND JEFFERSON									0
2033020400	790 GRAND AVE	GRAND JEFFERSON									0
2033020400	792 GRAND AVE	GRAND JEFFERSON									0
2073004700	4910 NEBLINA DR 2	JOHNSTON ADU									0
1552211200	576 LAGUNA DR	LAGUNA DRIVE SUBDIVISION									0
1552211200	574 LAGUNA DR	LAGUNA DRIVE SUBDIVISION									0
1552211200	572 LAGUNA DR	LAGUNA DRIVE SUBDIVISION									0
1552211200	570 LAGUNA DR	LAGUNA DRIVE SUBDIVISION									0
1552211200	568 LAGUNA DR	LAGUNA DRIVE SUBDIVISION									0
1552211200	566 LAGUNA DR	LAGUNA DRIVE SUBDIVISION									0
1552211200	564 LAGUNA DR	LAGUNA DRIVE SUBDIVISION									0
1552211200	562 LAGUNA DR	LAGUNA DRIVE SUBDIVISION									0
1552211200	560 LAGUNA DR	LAGUNA DRIVE SUBDIVISION									0
1552211200	578 LAGUNA DR	LAGUNA DRIVE SUBDIVISION									0
1552211200	580 LAGUNA DR	LAGUNA DRIVE SUBDIVISION									0
1552211200	582 LAGUNA DR	LAGUNA DRIVE SUBDIVISION									0
1552211200	584 LAGUNA DR	LAGUNA DRIVE SUBDIVISION									0
2040310100	735 OAK AVE	MADISON FIVE									0
2040310100	745 OAK AVE	MADISON FIVE									0
2040310100	3108 MADISON ST	MADISON FIVE									0
2040310100	3102 MADISON ST	MADISON FIVE									0
2040310100	725 OAK AVE	MADISON FIVE									0
2150504600	1641 ARTEMISIA CT	POINSETTIA 61									0
2150504600	1645 ARTEMISIA CT	POINSETTIA 61									0
2150504600	1649 ARTEMISIA CT	POINSETTIA 61									0
2150530101	6602 SPARTINA CT	POINSETTIA 61									0
2150530102	6604 SPARTINA CT	POINSETTIA 61									0
2150530103	6608 SPARTINA CT	POINSETTIA 61									0
2150530104	6609 SPARTINA CT	POINSETTIA 61									0
2150530105	6613 SPARTINA CT	POINSETTIA 61									0
2150530106	6617 SPARTINA CT	POINSETTIA 61									0
2150530107	6621 SPARTINA CT	POINSETTIA 61									0
2150530108	6625 SPARTINA CT	POINSETTIA 61									0
2150530109	6681 SPARTINA CT	POINSETTIA 61									0
2150530110	6685 SPARTINA CT	POINSETTIA 61									0
2150530111	6689 SPARTINA CT	POINSETTIA 61									0
2150530112	6682 SPARTINA CT	POINSETTIA 61									0
2150530113	6686 SPARTINA CT	POINSETTIA 61									0
2150530114	6690 SPARTINA CT	POINSETTIA 61									0
2150530115	6694 SPARTINA CT	POINSETTIA 61									0
2150530116	6698 SPARTINA CT	POINSETTIA 61									0
2150530128	6678 AGAVE CIR	POINSETTIA 61									0
2150530129	6674 AGAVE CIR	POINSETTIA 61									0
2150530130	6670 AGAVE CIR	POINSETTIA 61									0
2150530131	6671 AGAVE CIR	POINSETTIA 61									0
2150530132	6675 AGAVE CIR	POINSETTIA 61									0
2150530133	6679 AGAVE CIR	POINSETTIA 61									0
2150530134	6683 AGAVE CIR	POINSETTIA 61									0
2150530107	6623 SPARTINA CT	POINSETTIA 61									0
2150530113	6688 SPARTINA CT	POINSETTIA 61									0
2150530243	1611 ARTEMISIA CT	POINSETTIA 61									0
2150530244	1615 ARTEMISIA CT	POINSETTIA 61									0
2150530245	1619 ARTEMISIA CT	POINSETTIA 61									0

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

Project Identifier			Affordability by Household Incomes - Building Permits							8	9
Current APN	Street Address	Project Name*	7							Building Permits Date Issued	# of Units Issued Building Permits
			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		
2150530246	1623 ARTEMISIA CT	POINSETTIA 61									0
2150530251	1653 ARTEMISIA CT	POINSETTIA 61									0
2150530252	1657 ARTEMISIA CT	POINSETTIA 61									0
2150530253	1661 ARTEMISIA CT	POINSETTIA 61									0
2033051002	3097 MADISON ST 201	SIX ON MADISON									0
2033051003	3097 MADISON ST 202	SIX ON MADISON									0
2033051004	3097 MADISON ST 301	SIX ON MADISON									0
2033051005	3097 MADISON ST 302	SIX ON MADISON									0
2033051006	3097 MADISON ST 401	SIX ON MADISON									0
2033051007	3097 MADISON ST 402	SIX ON MADISON									0
2073852000	4615 TELESCOPE AVE	TELESCOPE HOUSE: BUILD NEW SFR									0
2140211100	6479 SURFSIDE LN	TERRA BELLA DEVELOPMENT									0
2031012000	2640 STATE ST	THE SEAGLASS									0
2031012000	2642 STATE ST	THE SEAGLASS									0
2031012000	2644 STATE ST	THE SEAGLASS									0
2031012000	2646 STATE ST	THE SEAGLASS									0
2031012000	2648 STATE ST	THE SEAGLASS									0
2031012000	2650 STATE ST	THE SEAGLASS									0
2031012000	2652 STATE ST	THE SEAGLASS									0
2031012000	2654 STATE ST	THE SEAGLASS									0
2030542500	2677 STATE ST 102	TOWN HOUSE									0
2030542500	2677 STATE ST 301	TOWN HOUSE									0
2030542500	2677 STATE ST 302	TOWN HOUSE									0
2032601801	341 OAK AVE	VILLAGE WALK									0
2032601802	343 OAK AVE	VILLAGE WALK									0
2032601803	345 OAK AVE	VILLAGE WALK									0
2032601804	347 OAK AVE	VILLAGE WALK									0
2032601805	349 OAK AVE	VILLAGE WALK									0
2032601806	351 OAK AVE	VILLAGE WALK									0
2032601807	353 OAK AVE	VILLAGE WALK									0
2032601808	355 OAK AVE	VILLAGE WALK									0
2159211700	1740 ORIOLE CT	WASHINGTON ADU									0
1562314800	1367 CYNTHIA LN	WICKHAM-MENNEN: 958 SF SFD // 696 SF GARAGE // 108 SF DECK									0
1551603700	1112 BUENA VISTA WAY										0
1563500300	2317 PIO PICO DR										0
1671220500	3492 CHARTER OAK DR										0
1671551000	2422 GARY CIR										0
1672704500	3547 SIERRA MORENA AVE										0
1672801200	3832 SIERRA MORENA AVE										0
1672804100	3717 LONGVIEW DR										0
1673701900	3379 GARIBALDI PL 2										0
2041110900	3158 HARDING ST										0
2050511200	3282 MCKINLEY ST										0
2051122000	3379 ADAMS ST										0
2051122100	3359 ADAMS ST										0
2051124300	3439 ADAMS ST										0
2062620100	3997 STELLA MARIS LN										0
2062620600	3962 STELLA MARIS LN										0
2070533000	3862 WESTHAVEN DR										0
2071201100	1799 ANDREA DR										0
2071306000	3924 HIGHLAND DR										0
2081832900	5124 DELANEY CT										0
2145304100	1078 SEAHORSE CT										0
2152801300	6504 AVENIDA DEL PARAISO										0
2154001700	2732 ARGONAUTA ST										0

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

Project Identifier			Affordability by Household Incomes - Certificates of Occupancy							11	12
Current APN	Street Address	Project Name*	10							Certificates of Occupancy or other forms of readiness (see instructions) Date Issued	# of Units issued Certificates of Occupancy or other forms of readiness
			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		
2042401100	3540 GARFIELD ST	3540 GARFIELD ADU	48	0	2	0	0	65	105		220
2052806000	3751 YVETTE WAY	3751 YVETTE WAY ADU									0
2042400800	245.5 ACACIA AVE	ACACIA BEACH HOMES									0
2071206800	TAMARACK AVE	APPLEBY RESIDENCE									0
2071206800	TAMARACK AVE	APPLEBY RESIDENCE									0
2041311500	3259 LINCOLN ST	BLAUVELT RESIDENCE									0
2041311500	3259 LINCOLN ST	BLAUVELT RESIDENCE									0
2101120600	5380 LOS ROBLES DR	BOX RESIDENCE									0
2070634400	3905 HOLLY BRAE LN	CANOSSI EXISTING STUDIO/ADU CONVERSION									0
2070632400	3800 ALDER AVE	CASKEY RESIDENCE ADU									0
2060201100	330 CHINQUAPIN AVE	CHINQUAPIN COAST HOMES									0
2155010800	7009 ASTER PL	CROUCH ADU									0
2070831900	4240 SKYLINE RD	FERRELL RESIDENCE ADU									0
2042401300	3570 GARFIELD ST	GARFIELD BEACH HOMES									0
1563510400	2351 PIO PICO DR	GILBERT RESIDENCE: NEW SFR 2800 SF, 450 SF GARAGE									0
2060424600	3950 HIBISCUS CIR	HARTY ADU									0
2157600400	1004 MERGANSER LN	HUANG RESIDENCE ADU									0
2060420200	421 TAMARACK AVE	JACINTO ADU									0
2032010100	2754 JEFFERSON ST	JEFFERSON MIXED USE: TOWNHOME AND PROFESSIONAL OFFICE									0
2073500800	4796 HILLSIDE DR	MCGUIRE RESIDENCE ADU									0
2156021300	7015 IBIS PL	METSCH DETACHED ADU									0
1552231800	624 LAGUNA DR	PAVAGAHDI ADU									0
2100340500	5120 LOS ROBLES DR	R FAMILY ADU									0
2061204000	1085 CHINQUAPIN AVE	REINDERS ADU: 900 SF DETACHED ADU									0
1551602400	1076 BUENA VISTA WAY	SANDY ADU									0
2031410800	2668 OCEAN ST	SWAN RESIDENCE									0
2031410800	2668 OCEAN ST	SWAN RESIDENCE									0
2062624600	3949 HIGHLAND DR	WEENIG ADU									0
1552001000	2501 STATE ST, # 200	OCEAN CONDOS									0
1552001000	2501 STATE ST, # 201	OCEAN CONDOS									0
1552001000	2501 STATE ST, # 202	OCEAN CONDOS									0
1552001000	2501 STATE ST, # 203	OCEAN CONDOS									0
1552001000	2501 STATE ST, # 204	OCEAN CONDOS									0
1552001000	2501 STATE ST, # 205	OCEAN CONDOS									0
1552001000	2501 STATE ST, # 300	OCEAN CONDOS									0
1552001000	2501 STATE ST, # 301	OCEAN CONDOS									0
1552001000	2501 STATE ST, # 302	OCEAN CONDOS									0
1552001000	2501 STATE ST, # 303	OCEAN CONDOS									0
1552001000	2501 STATE ST, # 304	OCEAN CONDOS									0
1552001000	2501 STATE ST, # 305	OCEAN CONDOS									0
1552001000	2501 STATE ST, # 400	OCEAN CONDOS									0
1552001000	2501 STATE ST, # 401	OCEAN CONDOS									0
1552001000	2501 STATE ST, # 402	OCEAN CONDOS									0
1552001000	2501 STATE ST, # 403	OCEAN CONDOS									0
1552001000	2501 STATE ST, # 404	OCEAN CONDOS									0
1552712000	2644 JEFFERSON ST, # UNIT 2	WEINZETTLE-DIETRICH ADU									0
1552720600	2639 DAVIS AVE										0
1560510300	1420 YOURELL AVE										0
1561100800	1291 FOREST AVE							1		4/4/2022	1
1561524500	2799 CREST DR										0
1561643700	1277 STRATFORD LN							1		11/10/2022	1

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

Project Identifier			Affordability by Household Incomes - Certificates of Occupancy								11	12
Current APN	Street Address	Project Name*	10							Certificates of Occupancy or other forms of readiness (see instructions) Date Issued	# of Units issued Certificates of Occupancy or other forms of readiness	
			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			
1561903200	1310 OAK AVE								1		3/21/2022	1
1561903200	1312 OAK AVE								1		7/26/2022	1
1561903500	3059 HIGHLAND DR											0
1562123600	1633 OAK AVE											0
1562201700	3032 VALLEY ST											0
1562310100	1285 BUENA VISTA WAY											0
1562702000	1823 GUEVARA RD											0
1671140100	3207 DONNA DR								1		7/13/2022	1
1671301100	3227 MONROE ST								1		10/13/2022	1
1671803600	3257 DONNA DR											0
1673402900	2715 VIA CARDEL								1		12/8/2022	1
1674311000	3487 PONTIAC DR								1		4/25/2022	1
2031302600	950 GRAND AVE	GRAND WEST										0
2031302600	954 GRAND AVE	GRAND WEST										0
2031302600	958 GRAND AVE	GRAND WEST										0
2031302600	962 GRAND AVE	GRAND WEST										0
2031302600	966 GRAND AVE	GRAND WEST										0
2031302600	970 GRAND AVE	GRAND WEST										0
2033031800	2945 JEFFERSON ST	FLAMMER ADU							1		9/7/2022	1
2033540800	2925 HARDING ST											0
2040311400	3147 JEFFERSON ST, # 1											0
2040911300	542 CHESTNUT AVE	540 CHESTNUT SFR										0
2040911300	540 CHESTNUT AVE	540 CHESTNUT SFR										0
2041103300	965 PINE AVE, # 5								1		11/1/2022	1
2041103300	945 PINE AVE, # 5								1		11/1/2022	1
2041711600	3456 MADISON ST											0
2041723500	3462 ROOSEVELT ST	3460 ROOSEVELT SFD										0
2041723500	3464 ROOSEVELT ST	3460 ROOSEVELT SFD										0
2041723500	3460 ROOSEVELT ST	3460 ROOSEVELT SFD										0
2041910800	924 PALM AVE								1		6/6/2022	1
2042321200	3648 CARLSBAD BLVD	BREAKERS VIEW BEACH HOMES										0
2042321200	3648 CARLSBAD BLVD	BREAKERS VIEW BEACH HOMES										0
2042403200	307 JUNIPER AVE	JUNIPER BEACH HOMES										0
2042403200	301 JUNIPER AVE	JUNIPER BEACH HOMES										0
2042403200	305 JUNIPER AVE	JUNIPER BEACH HOMES										0
2042403200	303 JUNIPER AVE	JUNIPER BEACH HOMES										0
2042404000	312 HEMLOCK AVE	HEMLOCK COAST HOMES										0
2042511800	150 HEMLOCK AVE, # D											0
2050205700	1288 PINE AVE	1284 PINE AV LOT SPLIT							1		6/2/2022	1
2050520800	1304 BASSWOOD AVE											0
2050607200	3309 JAMES DR								1		4/28/2022	1
2050801800	1747 BONITA LN											0
2051123300	3266 EUREKA PL, # C								1		9/15/2022	1
2052100100	3522 ADAMS ST											0
2053304600	2034 LEE CT											0
2061400800	1147 HARBORVIEW LN	HALLBERG ADU							1		1/5/2022	1
2061601500	4287 HILLSIDE DR	GIBSON FAMILY RESIDENCE							1		1/18/2022	1
2061601500	4285 HILLSIDE DR	GIBSON FAMILY RESIDENCE								1	1/18/2022	1
2061923800	4588 ADAMS ST	ADAMS RESIDENCE								1	6/17/2022	1
2062612600	1172 CHINQUAPIN AVE								1		10/27/2022	1
2070100100	3828 HIGHLAND DR, # 2	STONE ADU: 812 SF ADU ABOVE DETACHED GARAGE ADDITION										0
2070221100	4246 HILLSIDE DR	SMITH RESIDENCE										0
2070221100	4246 HILLSIDE DR	SMITH RESIDENCE										0

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

Project Identifier			Affordability by Household Incomes - Certificates of Occupancy								11	12
Current APN	Street Address	Project Name*	10							Certificates of Occupancy or other forms of readiness (see instructions) <u>Date Issued</u>	# of Units issued Certificates of Occupancy or other forms of readiness	
			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			
2070540300	3812 PARK DR											0
2070721700	4007 SKYLINE RD											0
2070721700	4005 SKYLINE RD	Sarem Residence										0
2071501500	4547 COVE DR, # 2	HARLE RESIDENCE										0
2071501500	4547 COVE DR, # 1	HARLE RESIDENCE										0
2073501700	4822 NEBLINA DR, # UNIT 2	SHEA CHOW ADU										0
2073900400	4657 TELESCOPE AVE											0
2081310800	2635 BANBURY CT											0
2081603200	5067 ASHBERRY RD											0
2100630300	5194 CARLSBAD BLVD	ERCEG RESIDENCE							1		11/3/2022	1
2100630900	5290 CARLSBAD BLVD	AKIN RESIDENCE										0
2101151400	5509 LOS ROBLES DR	MATTHEW RESIDENCE										0
2101151400	5511 LOS ROBLES DR	MATTHEW RESIDENCE										0
2122111700	6379 EBB TIDE ST											0
2145304400	1075 SEAHORSE CT											0
2152500700	2424 UNICORNIO ST								1		12/6/2022	1
2152904602	6734 ANTILOPE ST								1		4/19/2022	1
2153903500	2932 CACATUA ST	ISBELL RESIDENCE										0
2154600600	2670 ARGONAUTA ST	ABEDI MOGHADDAM FAMILY RESIDENCE										0
2154602600	2626 OBELISCO PL											0
2154602700	2620 OBELISCO PL											0
2156914600	1376 CASSINS ST											0
2162405202	2217 LEVANTE ST, # UNIT #2								1		9/1/2022	1
2162602600	7647 GALLEON WAY											0
2164820400	7633 RUSTICO DR, # 2											0
2164921100	2140 VUELTA CT								1		9/15/2022	1
2165311200	614 MARLIN LN											0
2226212500	6364 PASEO ASPADA											0
2231600200	7717 ROMERIA ST								1		12/7/2022	1
2232840800	3325 CABO WAY, # 2											0
2236141800	3420 CORTE BREZO								1		5/12/2022	1
2550932100	7920 ROCOSO LN											0
2552530500	7942 GRADO EL TUPELO											0
2552602200	7877 PASEO TULIPERO											0
2644800700	3568 CAMINO ARENA								1		11/14/2022	1
2042404000	314 HEMLOCK AVE	HEMLOCK COAST HOMES										0
2042404000	316 HEMLOCK AVE	HEMLOCK COAST HOMES										0
2042404000	318 HEMLOCK AVE	HEMLOCK COAST HOMES										0
2050205700	1284 PINE AVE	1284 PINE AV LOT SPLIT								1	5/19/2022	1
2050205700	1286 PINE AVE	1284 PINE AV LOT SPLIT								1	5/27/2022	1
2042530700	148 TAMARACK AVE	148 TAMARACK AVENUE								1	4/1/2022	1
2154600500	2700 ARGONAUTA ST	2700 ARGONAUTA RESIDENCE								1	5/26/2022	1
2050604200	3304 JAMES DR	3304 JAMES DR								1	7/18/2022	1
2040921700	3333 MADISON ST	3331 MADISON ST							1		4/21/2022	1
2143651900	908 DAISY AVE 2	908 DAISY AVENUE ADU							1		5/5/2022	1
2100611300	5263 SHORE DR	ABDI RESIDENCE THE								1	1/10/2022	1
1670406133	3127 SALINA RD	ACACIA AT THE PRESERVES								1	6/29/2022	1
1670406241	3103 SALINA RD	ACACIA AT THE PRESERVES								1	3/2/2022	1
1670406242	3101 SALINA RD	ACACIA AT THE PRESERVES								1	3/3/2022	1
2152311200	7287 ALMADEN LN	BAUM CUSTOM ESTATE HOME								1	1/11/2022	1
1670406257	3191 TELAGA RD	BLUE SAGE CONDOS								1	4/1/2022	1
1670406258	3189 TELAGA RD	BLUE SAGE CONDOS								1	4/1/2022	1
1670404600	3325 TELAGA RD	BLUE SAGE CONDOS								1	3/31/2022	1
1670404600	3327 TELAGA RD	BLUE SAGE CONDOS								1	4/1/2022	1

Table A2

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

Project Identifier			Affordability by Household Incomes - Certificates of Occupancy								
Current APN	Street Address	Project Name*	10						11	12	
			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) <u>Date Issued</u>	# of Units issued Certificates of Occupancy or other forms of readiness
1670404600	3329 TELAGA RD	BLUE SAGE CONDOS							1	4/1/2022	1
2041110200	965 OAK AVE	CARLSBAD VETERANS HOUSING	24							8/22/2022	24
2041920500	3606 HARDING ST	CARLSBAD VETERANS HOUSING	24						2	8/22/2022	26
1561520600	2599 CREST DR	CASTILLO ADU						1		6/7/2022	1
1551604800	1060 BUENA VISTA WAY 2	CORAL TREE PROPERTIES DETACHED ADU						1		1/28/2022	1
2143660600	917 ORCHID WAY 2	DECHAMPLAIN ADU						1		8/18/2022	1
2033020400	782 GRAND AVE	GRAND JEFFERSON							1	8/29/2022	1
2033020400	784 GRAND AVE	GRAND JEFFERSON							1	8/29/2022	1
2033020400	786 GRAND AVE	GRAND JEFFERSON							1	8/29/2022	1
2033020400	788 GRAND AVE	GRAND JEFFERSON							1	8/29/2022	1
2033020400	790 GRAND AVE	GRAND JEFFERSON							1	8/29/2022	1
2033020400	792 GRAND AVE	GRAND JEFFERSON							1	8/29/2022	1
2073004700	4910 NEBLINA DR 2	JOHNSTON ADU						1		5/12/2022	1
1552211200	576 LAGUNA DR	LAGUNA DRIVE SUBDIVISION							1	9/22/2022	1
1552211200	574 LAGUNA DR	LAGUNA DRIVE SUBDIVISION							1	2/3/2022	1
1552211200	572 LAGUNA DR	LAGUNA DRIVE SUBDIVISION							1	2/3/2022	1
1552211200	570 LAGUNA DR	LAGUNA DRIVE SUBDIVISION							1	4/15/2022	1
1552211200	568 LAGUNA DR	LAGUNA DRIVE SUBDIVISION							1	4/15/2022	1
1552211200	566 LAGUNA DR	LAGUNA DRIVE SUBDIVISION							1	4/15/2022	1
1552211200	564 LAGUNA DR	LAGUNA DRIVE SUBDIVISION							1	2/28/2022	1
1552211200	562 LAGUNA DR	LAGUNA DRIVE SUBDIVISION							1	4/15/2022	1
1552211200	560 LAGUNA DR	LAGUNA DRIVE SUBDIVISION							1	2/4/2022	1
1552211200	578 LAGUNA DR	LAGUNA DRIVE SUBDIVISION							1	4/15/2022	1
1552211200	580 LAGUNA DR	LAGUNA DRIVE SUBDIVISION							1	4/15/2022	1
1552211200	582 LAGUNA DR	LAGUNA DRIVE SUBDIVISION							1	4/15/2022	1
1552211200	584 LAGUNA DR	LAGUNA DRIVE SUBDIVISION							1	9/28/2022	1
2040310100	735 OAK AVE	MADISON FIVE							1	8/19/2022	1
2040310100	745 OAK AVE	MADISON FIVE							1	6/24/2022	1
2040310100	3108 MADISON ST	MADISON FIVE							1	7/22/2022	1
2040310100	3102 MADISON ST	MADISON FIVE							1	6/28/2022	1
2040310100	725 OAK AVE	MADISON FIVE							1	7/22/2022	1
2150504600	1641 ARTEMISIA CT	POINSETTIA 61							1	3/2/2022	1
2150504600	1645 ARTEMISIA CT	POINSETTIA 61							1	1/5/2022	1
2150504600	1649 ARTEMISIA CT	POINSETTIA 61							1	1/5/2022	1
2150530101	6602 SPARTINA CT	POINSETTIA 61							1	3/29/2022	1
2150530102	6604 SPARTINA CT	POINSETTIA 61							1	4/1/2022	1
2150530103	6608 SPARTINA CT	POINSETTIA 61							1	4/1/2022	1
2150530104	6609 SPARTINA CT	POINSETTIA 61							1	3/24/2022	1
2150530105	6613 SPARTINA CT	POINSETTIA 61							1	3/24/2022	1
2150530106	6617 SPARTINA CT	POINSETTIA 61							1	3/29/2022	1
2150530107	6621 SPARTINA CT	POINSETTIA 61							1	3/29/2022	1
2150530108	6625 SPARTINA CT	POINSETTIA 61							1	3/29/2022	1
2150530109	6681 SPARTINA CT	POINSETTIA 61							1	4/4/2022	1
2150530110	6685 SPARTINA CT	POINSETTIA 61							1	4/4/2022	1
2150530111	6689 SPARTINA CT	POINSETTIA 61							1	4/6/2022	1
2150530112	6682 SPARTINA CT	POINSETTIA 61							1	4/11/2022	1
2150530113	6686 SPARTINA CT	POINSETTIA 61							1	4/6/2022	1
2150530114	6690 SPARTINA CT	POINSETTIA 61							1	4/6/2022	1
2150530115	6694 SPARTINA CT	POINSETTIA 61							1	4/6/2022	1
2150530116	6698 SPARTINA CT	POINSETTIA 61							1	4/6/2022	1
2150530128	6678 AGAVE CIR	POINSETTIA 61							1	3/30/2022	1
2150530129	6674 AGAVE CIR	POINSETTIA 61							1	3/30/2022	1
2150530130	6670 AGAVE CIR	POINSETTIA 61							1	3/29/2022	1
2150530131	6671 AGAVE CIR	POINSETTIA 61							1	3/29/2022	1

Table A2

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

Project Identifier			Affordability by Household Incomes - Certificates of Occupancy								11	12
Current APN	Street Address	Project Name*	10						Above Moderate-Income	Certificates of Occupancy or other forms of readiness (see instructions) <u>Date Issued</u>	# of Units issued Certificates of Occupancy or other forms of readiness	
			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				
2150530132	6675 AGAVE CIR	POINSETTIA 61							1	3/29/2022	1	
2150530133	6679 AGAVE CIR	POINSETTIA 61							1	3/29/2022	1	
2150530134	6683 AGAVE CIR	POINSETTIA 61							1	3/30/2022	1	
2150530107	6623 SPARTINA CT	POINSETTIA 61			1					3/29/2022	1	
2150530113	6688 SPARTINA CT	POINSETTIA 61			1					4/11/2022	1	
2150530243	1611 ARTEMISIA CT	POINSETTIA 61							1	2/24/2022	1	
2150530244	1615 ARTEMISIA CT	POINSETTIA 61							1	2/24/2022	1	
2150530245	1619 ARTEMISIA CT	POINSETTIA 61							1	2/24/2022	1	
2150530246	1623 ARTEMISIA CT	POINSETTIA 61							1	2/24/2022	1	
2150530251	1653 ARTEMISIA CT	POINSETTIA 61							1	3/17/2022	1	
2150530252	1657 ARTEMISIA CT	POINSETTIA 61							1	3/17/2022	1	
2150530253	1661 ARTEMISIA CT	POINSETTIA 61							1	3/17/2022	1	
2033051002	3097 MADISON ST 201	SIX ON MADISON							1	4/1/2022	1	
2033051003	3097 MADISON ST 202	SIX ON MADISON							1	4/1/2022	1	
2033051004	3097 MADISON ST 301	SIX ON MADISON							1	4/1/2022	1	
2033051005	3097 MADISON ST 302	SIX ON MADISON							1	4/1/2022	1	
2033051006	3097 MADISON ST 401	SIX ON MADISON							1	4/1/2022	1	
2033051007	3097 MADISON ST 402	SIX ON MADISON							1	4/1/2022	1	
2073852000	4615 TELESCOPE AVE	TELESCOPE HOUSE: BUILD NEW SFR							1	6/15/2022	1	
2140211100	6479 SURFSIDE LN	TERRA BELLA DEVELOPMENT							1	11/21/2022	1	
2031012000	2640 STATE ST	THE SEAGLASS							1	4/6/2022	1	
2031012000	2642 STATE ST	THE SEAGLASS							1	4/6/2022	1	
2031012000	2644 STATE ST	THE SEAGLASS							1	4/6/2022	1	
2031012000	2646 STATE ST	THE SEAGLASS							1	4/6/2022	1	
2031012000	2648 STATE ST	THE SEAGLASS							1	4/6/2022	1	
2031012000	2650 STATE ST	THE SEAGLASS							1	4/6/2022	1	
2031012000	2652 STATE ST	THE SEAGLASS							1	4/6/2022	1	
2031012000	2654 STATE ST	THE SEAGLASS							1	4/6/2022	1	
2030542500	2677 STATE ST 102	TOWN HOUSE							1	6/20/2022	1	
2030542500	2677 STATE ST 301	TOWN HOUSE							1	6/20/2022	1	
2030542500	2677 STATE ST 302	TOWN HOUSE							1	6/20/2022	1	
2032601801	341 OAK AVE	VILLAGE WALK							1	4/1/2022	1	
2032601802	343 OAK AVE	VILLAGE WALK							1	1/4/2022	1	
2032601803	345 OAK AVE	VILLAGE WALK							1	1/4/2022	1	
2032601804	347 OAK AVE	VILLAGE WALK							1	1/4/2022	1	
2032601805	349 OAK AVE	VILLAGE WALK							1	1/4/2022	1	
2032601806	351 OAK AVE	VILLAGE WALK							1	1/4/2022	1	
2032601807	353 OAK AVE	VILLAGE WALK							1	1/4/2022	1	
2032601808	355 OAK AVE	VILLAGE WALK							1	1/4/2022	1	
2159211700	1740 ORIOLE CT	WASHINGTON ADU							1	4/29/2022	1	
1562314800	1367 CYNTHIA LN	WICKHAM-MENNEN: 958 SF SFD // 696 SF GARAGE // 108 SF DECK							1	8/9/2022	1	
1551603700	1112 BUENA VISTA WAY								1	4/4/2022	1	
1563500300	2317 PIO PICO DR								1	2/1/2022	1	
1671220500	3492 CHARTER OAK DR								1	7/28/2022	1	
1671551000	2422 GARY CIR								1	11/15/2022	1	
1672704500	3547 SIERRA MORENA AVE								1	6/1/2022	1	
1672801200	3832 SIERRA MORENA AVE								1	4/29/2022	1	
1672804100	3717 LONGVIEW DR								1	10/12/2022	1	
1673701900	3379 GARIBALDI PL 2								1	9/15/2022	1	
2041110900	3158 HARDING ST								1	10/24/2022	1	
2050511200	3282 MCKINLEY ST								1	3/23/2022	1	
2051122000	3379 ADAMS ST								1	3/29/2022	1	
2051122100	3359 ADAMS ST								1	7/29/2022	1	

Jurisdiction	Carlsbad	
Reporting Year	2022	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	04/15/2021 - 04/15/2029

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

This table is auto-populated once you enter your jurisdiction name and current year data. Past year information comes from previous APRs.
Please contact HCD if your data is different than the material supplied here

Table B
Regional Housing Needs Allocation Progress
Permitted Units Issued by Affordability

Income Level	RHNA Allocation by Income Level	Projection Period - 06/30/2020-04/14/2021	2									3	4		
			2021	2022	2023	2024	2025	2026	2027	2028	2029	Total Units to Date (all years)	Total Remaining RHNA by Income Level		
Very Low	Deed Restricted	1,311	45	-	-	-	-	-	-	-	-	-	-	47	1,264
	Non-Deed Restricted		1	1	-	-	-	-	-	-	-	-	-		
Low	Deed Restricted	784	4	-	-	-	-	-	-	-	-	-	-	9	775
	Non-Deed Restricted		3	2	-	-	-	-	-	-	-	-	-		
Moderate	Deed Restricted	749	-	-	-	-	-	-	-	-	-	-	-	174	575
	Non-Deed Restricted		50	42	82	-	-	-	-	-	-	-	-		
Above Moderate		1,029	86	9	43	-	-	-	-	-	-	-	-	138	891
Total RHNA		3,873													
Total Units			189	54	125	-	-	-	-	-	-	-	-	368	3,505
Progress toward extremely low-income housing need, as determined pursuant to Government Code 65583(a)(1).															
	5													6	7
	Extremely low-income Need		2021	2022	2023	2024	2025	2026	2027	2028	2029		Total Units to Date	Total Units Remaining	
Extremely Low-Income Units*	656		-	-	-	-	-	-	-	-	-	-	-	-	656

*Extremely low-income housing need determined pursuant to Government Code 65583(a)(1). Value in Section 5 is default value, assumed to be half of the very low-income RHNA. May be overwritten.
 Note: units serving extremely low-income households are included in the very low-income RHNA progress and must be reported as very low-income units in section 7 of Table A2. They must also be reported in the extremely low-income category (section 13) in Table A2 to be counted as progress toward meeting the extremely low-income housing need determined pursuant to Government Code 65583(a)(1).
 Please note: For the last year of the 5th cycle, Table B will only include units that were permitted during the portion of the year that was in the 5th cycle. For the first year of the 6th cycle, Table B will only include units that were permitted since the start of the planning period. Projection Period units are in a separate column.
 Please note: The APR form can only display data for one planning period. To view progress for a different planning period, you may login to HCD's online APR system, or contact HCD staff at apr@hcd.ca.gov.

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

March 21, 2023

Jurisdiction		Carlsbad	
Reporting Year		2022 (Jan. 1 - Dec. 31)	
Table D			
Program Implementation Status pursuant to GC Section 65583			
Housing Programs Progress Report			
Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.			
1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
1.1(a) Provide Adequate Sites to Accommodate the RHNA	Maintain adequate residential sites to accommodate the 2021-2029 RHNA.	Ongoing	The Housing Element approved on April 6, 2021, includes an evaluation of the RHNA. Consistent with Government Code it incorporates a rezone program [1.1 (b)] that will be <u>completed within three years to ensure adequate residential sites.</u>
1.1(b) Provide Adequate Sites to Accommodate the RHNA	Provide Adequate Sites to Accommodate the RHNA (Includes Program 1.7). Identify and rezone as necessary to meet the RHNA Remaining Need identified on Table10-48. Sites needed are: -1,397 lower-income units -327 moderate-income units	April 2024	This program is underway and anticipated to be completed by the end of 2023. In August 2021 the City Council evaluated potential sites and on Feb. 15, 2022 the City Council directed alternatives to be prepared in an environmental document to rezone 1,397 lower-income units, 327 moderate-income units, and a buffer to ensure compliance throughout the planning period.
1.1(c) Provide Adequate Sites to Accommodate the RHNA	Develop R-35 and R-40 General Plan and Zoning designations.	April 2024	This program implementation is underway and will be completed prior to the due date.
1.1(d) Provide Adequate Sites to Accommodate the RHNA	Develop R-35 and R-40 General Plan and Zoning designations.	April 2024	This program implementation is underway and will be completed prior to the due date.
1.1(e) Provide Adequate Sites to Accommodate the RHNA	Amend city Real Estate Strategic Plan, as necessary, to enable homes on city-owned sites.	April 2024	This program implementation is underway and will be completed prior to the due date.
1.1(f) Provide Adequate Sites to Accommodate the RHNA	Promote the residential development of city-owned sites within the planning period.	December 2024 / Ongoing	This program implementation is underway and will be completed prior to the due date. If city-owned sites are relied on for the housing element inventory during implementation of Program 1.1, additional promotion will be undertaken.
1.1(g) Provide Adequate Sites to Accommodate the RHNA	Work with North County Transit District on the redevelopment of Carlsbad Village Station that includes construction of housing adjacent to transit services.	Ongoing	This program is ongoing and coordination with North County Transit District (NCTD) is underway. In 2022 city staff continued to assist NCTD on requirements for development of the site.
1.1(h) Provide Adequate Sites to Accommodate the RHNA	Integrate 6th cycle sites inventory into GIS.	December 2021	This program is completed.
1.1(i) Provide Adequate Sites to Accommodate the RHNA	Develop online GIS sites inventory for public access.	April 2022 / Ongoing	Program implementation included development in 2021 of an online, interactive map of potential housing sites.

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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(j) Provide Adequate Sites to Accommodate the RHNA	Post development constraints evaluation (including Fire Hazard Severity Zone, hazards, utilities, etc.) and the sites inventory.	July 2022 / Ongoing	The Housing Element sites inventory and constraints analysis are available online as part of a "Housing Plan Update" city webpage, https://www.carlsbadca.gov/departments/community-development/planning/housing-plan-update .
1.1(k) Provide Adequate Sites to Accommodate the RHNA	The City will actively promote sites available for lower- and moderate-income housing development to potential developers, non-profits, and other interested parties.	Ongoing	The city is complying with and continues to implement this ongoing program. An online interactive map is available for public review of all potential sites that may be rezoned to accommodate the RHNA.
1.1(l) Provide Adequate Sites to Accommodate the RHNA	Coordinate with water and sewer providers and other utilities serving the City of Carlsbad to ensure infrastructure is available to ensure timely residential access.	December 2021	This program item is completed.
1.1(m) Provide Adequate Sites to Accommodate the RHNA	Provide Housing Element copies to all utilities serving Carlsbad.	December 2021	This program item is completed.
1.1(n) Provide Adequate Sites to Accommodate the RHNA	Evaluate "density" definition to ensure no constraints on the ability to achieve the maximum of the applicable density range.	April 2023	This program implementation is underway and will be completed prior to the due date.
1.1(o) Provide Adequate Sites to Accommodate the RHNA	Establish written process to prioritize to affordable housing projects if availability of sewer service is limited.	December 2022	Program implementation is underway through coordination with the city's utilities department to establish the written process.
1.2(a) Promote development of ADUs	Respond in a timely manner to update the Carlsbad Zoning Ordinance / Municipal Code to integrate changes in State housing law.	Ongoing	The city is complying with and continues to implement this ongoing program.
1.2(b) Promote development of ADUs	Maintain informational brochures to promote, educate and assist the development of ADUs.	April 2022	This program item is completed. The city has completed an informational bulletin that is updated as necessary and available on the city's website.
1.2(c) Promote development of ADUs	Create separate city website for ADUs; provide step by step guide to necessary applications and information.	December 2022	This program is completed. A webpage has been created that presently emphasizes development of the ADU permit ready program. An informational bulletin (fact sheet) provides ADU standards and processing steps. See Accessory Dwelling Unit Permit Ready Program Carlsbad, CA (carlsbadca.gov)
1.2(d) Promote development of ADUs	Continue to work with developers to incorporate ADUs into new single-family developments.	Ongoing	The city is complying with and continues to implement this ongoing program.
1.2(e) Promote development of ADUs	Develop at least four pre-approved ADU Plans that provide a variety in terms of size, type and style.	April 2023	This program implementation is underway and will be completed prior to the due date. Information on program implementation is available on the city website at Accessory Dwelling Unit Permit Ready Program Carlsbad, CA (carlsbadca.gov).

<p align="center">Housing Programs Progress Report</p> <p align="center">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.</p>			
1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
1.2(f) Promote development of ADUs	Monitor ADU production and affordability on an annual basis to ensure that ADUs are used to satisfy the lower- and moderate-income housing targets.	Annually	The city is complying and continues to implement this ongoing program. In 2022, building permits were issued for 82 accessory dwelling units. These units are considered to be affordable to moderate-income households. (Note: This table reports <i>issued</i> permits for accessory dwelling units, which may be different than numbers that appear in Table A-2 for <i>finalized</i> permits.)
1.3(a & f) Alternative Housing	Continue to monitor underutilized properties and sites in the community that have potential for alternative housing options and offer the information to interested developers. Utilize the Inclusionary Ordinance and Housing Trust Fund to encourage innovative housing structures.	Ongoing	The city is complying and continues to implement with this ongoing program.
1.3(b) Alternative Housing	Rezone underutilized commercial, office, and or industrial space, as appropriate, to facilitate use for alternative housing types.	April 2024 / Ongoing	This program implementation is underway and will be completed prior to the due date. On Feb. 15, 2022, the City Council directed the rezoning and environmental study of specific potential housing sites, including those presently designated for commercial, industrial, and other non-residential use.
1.3(c) Alternative Housing	Develop, as part of a zoning ordinance update, measures that encourage affordability by design (e.g., smaller, more efficient and flexibly-design living spaces).	April 2023	This program implementation is underway and will be completed prior to the due date. Progress in 2022 included implementation of the Accessory Dwelling Unit Permit Ready Program that will include several permit ready design plans to help streamline the approval process and reduce the cost to homeowners to design and permit standalone accessory dwelling units.
1.3(d) Alternative Housing	Where appropriate, utilize the city's regulatory powers (e.g., land use and fees) to encourage development of alternative housing.	April 2023	This program implementation is underway and will be completed prior to the due date. Progress in 2022 included a zone code change to maintain compliance with state ADU laws and City Council direction to study specific sites for potential rezoning that could enable development of high density (including mixed use) alternative housing.
1.3(e) Alternative Housing	Evaluate and implement, as appropriate, a development fee structure for these units based on a per square foot basis rather than per unit basis.	April 2023	This program implementation is underway and will be completed prior to the due date. Progress in 2022 included amendment of the city's inclusionary fee to charge a per square foot versus per unit fee for projects of 2 to 6 units, which may encourage smaller units.
1.3(g) Alternative Housing	Review and amend the Carlsbad Zoning Ordinance to review and amend definitions and allowances of uses for the definition of family, employee housing, residential care facilities, group homes and/or boardinghouses to be consistent with California Law.	April 2023	This program implementation is underway and will be completed prior to the due date. In addition, as part of Zone Code Amendment 2022-0002 approved Sept. 27, 2022, the city has completed some objective components by adding a definition of "small employee housing" (i.e, six or fewer persons), by amending the definition of family to incorporate the same, and by permitting small employee housing in the city's residential zones.

<p align="center">Housing Programs Progress Report</p> <p align="center">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.</p>			
1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
1.4(a & c) Lot Consolidation	The city will continue to make available an inventory of vacant and underutilized properties, and will market infill and redevelopment opportunities throughout the city (including the Village and Barrio), to interested developers.	Ongoing	The city is complying with and continues to implement this ongoing program.
1.4(b) Lot Consolidation	The city will identify sites where potential consolidation can happen based on current site usage and ownership.	December 2022	This program implementation is underway as part of a larger, public-facing mapping effort.
1.5 Flexibility in Development Standards	Monitor application of Municipal Code standards for constraints to development of new housing and recommend changes to remove such constraints.	Annually	The city is complying and continues to implement with this ongoing program. In 2022, the city amended its inclusionary fee to charge a per square foot versus per unit fee for projects of 2 to 6 units; this may reduce development costs for smaller units and incentivize their construction.
1.6(a) Development Streamlining	Establish expedited review process for projects exceeding inclusionary requirements.	June 2022	This program implementation is underway and is ongoing. The city has completed a permit and service delivery guide. The document establishes the performance standards, process flows, responsibilities, and expectations for development projects in Carlsbad. To help implement the guide, the city created this policy document as well as a venue for applicants to quickly and inexpensively have issues heard and considered by senior management. Further, the city is developing objective design standards and implementing zoning ordinance provisions for mixed use and multi-family development throughout the city.
1.6(b, c & e) Development Streamlining	Review and amend land use regulations, development standards, permitting procedures, administrative procedures and fees, in order to remove impediments to, and reduce the cost of, affordable residential development. To the extent permitted by State law, use existing environmental documents to limit review of new developments to impacts not considered in the earlier environmental documents.	Ongoing	The city is complying with and implementing this ongoing program. In March 2022, the city amended its inclusionary fee to charge a per square foot versus per unit fee for projects of 2 to 6 units; this may reduce development costs for smaller units and incentivize their construction. The city has developed a robust series of informational bulletins to assist developers, consultants, and the public in understanding the city's process and aid in expediting permits. Examples of bulletins relevant to reduce costs and time include those on accessory dwelling units, building permit submittal requirements for residential uses, inclusionary housing, SB-9, SB-35, and SB-330, and the self-certification program on building inspections. Also, passage of Ordinance CS-422 in May 2022 helped clarify the city's site development plan process and permit "horizontal" mixed use development in many commercial zones.
1.6(d) Development Streamlining	Develop SB35 Application Form and Procedures.	December 2021	This program is completed. 211104 SB 35 Permit Streamline Checklist (P-35) (00686219).DOCX (carlsbadca.gov)
1.6(f) Development Streamlining	Expand "self-certification" building permit application/inspection options for qualifying projects.	June 2022	This program is completed with passage of Ordinance CS-422 on May 10, 2022. The city has developed an informational bulletin on the self-certification process, available at https://www.carlsbadca.gov/home/showpublisheddocument/10193
1.6(g) Development Streamlining	Review permit procedures for Site Development Plans, make changes to improve certainty and remove requirements that could reduce density.	April 2022	This program is completed with passage of Ordinance CS-422 on May 10, 2022.

<p align="center">Housing Programs Progress Report</p> <p align="center">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.</p>			
1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
1.7 Sites used in Previous Housing Elements	The city shall rezone to allow residential use by right under an R-30 or V-B designation, as appropriate for the site, and require that at least 20 percent of the units are affordable to lower-income households.	April 2024	This program implementation is underway and will be completed prior to the due date.
1.8(a) Mixed Use	As part of semi-annual Zone Code Update, review standards and incentives for to encourage mixed use development.	December 2023 Semi-annually	This program implementation is underway and will be completed prior to the due date.
1.8(b) Mixed Use	As part of semi-annual Zone Code Update, review areas with mixed use potential and inform developers.	December 2023 Semi-annually	This program implementation is underway and will be completed prior to the due date.
1.8(c) Mixed Use	Update Code to define and allow horizontal and vertical mixed use projects.	April 2022	This program is completed. Passage of Ordinance CS-422 on May 10, 2022, allowed “horizontal” residential uses in the Neighborhood Commercial, General Commercial, and Local Shopping Center zones.
1.8(d) Mixed Use	Evaluate and consider the expansion of live/work zoning allowances citywide.	April 2023	This program implementation is underway and will be completed prior to the due date.
1.9 Parking Standards	Review and update parking standards for high density, mixed use, and projects near transit.	April 2023	This program implementation is underway and will be completed prior to the due date. A portion of this program is addressed by state law (AB 2097) that effectively eliminates parking requirements in new residential and commercial developments when located within a half-mile of a major transit stop. This law took effect Jan 1, 2023.
1.10 Energy Conservation	The city will enforce state requirements for energy conservation, including the latest green building standards, as amended by local ordinance to incorporate the city’s Climate Action Plan measures, and promote and participate in regional water conservation and recycling programs.	Ongoing	The city is complying and continues to implement with this ongoing program. On Nov. 8, 2022, the City Council adopted the 2022 California Building Code and related state codes for construction, including the Solar Energy Code, Green Building Standards Code, and Energy Conservation Regulations.
1.11 Objective Design Standards	Adopt objective design standards for mixed use and multi-family housing projects, which will then be allowed by right and approved through a ministerial, staff-level review process.	September 2023 / Ongoing	This program implementation is underway and will be completed prior to the due date.
1.12 Smoke-Free Ordinance for Multi-Family Housing	Consider adopting a smoke free ordinance for multi-family housing.	December 2023	This program implementation will be completed prior to the due date.
2.1(a) Inclusionary Housing	Complete a gap analysis of the city’s inclusionary housing in-lieu fee.	September 2021	The gap analysis was completed as required.
2.1(b) Inclusionary Housing	Amend the city’s inclusionary housing ordinance to reflect the updated in-lieu fee.	April 2023	This program is completed. On Mach 22, 2022, the City Council adopted Resolution 2022-077, amending the fee.

<p align="center">Housing Programs Progress Report</p> <p align="center">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.</p>			
1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
2.1(c) Inclusionary Housing	For those specific properties identified in Table A of Planning Commission Resolution 7114, provide affordable housing in excess of inclusionary housing ordinance requirements.	Ongoing	The city is complying and continues to implement with this ongoing program. In 2022, the City issued a grading permit for the Marja Acres project, one of the sites identified in Resolution 7114 and which provides 20% of its units as affordable housing as the resolution requires, with the majority of its 46 units as affordable to very low income households.
2.2 Propose Replacement or Modification of GMP	Develop an alternative solution that will replace or modify the City's Growth Management Plan (GMP).	December 2024	This program implementation is underway and will be completed prior to the due date. In September 2021, the City Council authorized formation of the Growth Management Plan Update Advisory Committee. In March 2022, the Growth Management Plan Update Advisory Citizens Committee began monthly meetings to recommend to the City Council the key elements that should be addressed in a new plan to manage growth in a way that maintains an excellent quality of life and ensures compliance with state law.
2.3(a) Density Bonus	Update the Carlsbad Zoning Ordinance / Municipal Code to integrate future changes in State Density Bonus Law, including an update to reflect the requirements of AB 2345.	December / Annually	The city is complying with and continues to implement this ongoing program.
2.3(b & c) Density Bonus	Apply the city's Density Bonus Ordinance, consistent with State law, and ensure that housing developers are informed about the city's density bonus program.	Ongoing	The city is complying with and continues to implement this ongoing program.
2.4(a) City-Initiated Development	Actively work with developers with interest in city-owned properties to negotiate residential or mixed-use development.	Ongoing	The city is complying with and continues to implement this ongoing program.
2.4(b) City-Initiated Development	Modify existing programs and develop new programs and funding sources to provide city incentives for affordable housing.	February 2022 / Ongoing	The Housing Element was adopted by the city and certified by the state in 2021. The element contains new programs that provide city affordable housing incentives. In 2022, work completed toward implementing these programs included: <ul style="list-style-type: none"> • The city completed additional public outreach on potential affordable housing sites as part of its implementation of programs 1.1 and 1.7; these potential sites include city-owned properties. This culminated in City Council direction to study specific potential housing sites for possible rezoning. • Staff continued work with a consultant to develop a permit-ready accessory dwelling unit program, including development of at least four sets of plans. • The city worked with North County Transit District on redevelopment plans for its Carlsbad Village and Poinsettia Coaster stations, including affordable housing, as required by Program 1.1(g). • The city amended its inclusionary fee to charge a per square foot versus per unit fee for projects of 2 to 6 units; this may reduce development costs for smaller units and incentivize their construction

<p align="center">Housing Programs Progress Report</p> <p align="center">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.</p>			
1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
2.4(c, d, e) City-Initiated Development	Actively work with development partners to pursue development of rental and for sale housing on sites and included the RHNA after Program 1.1 is implemented. Sites are listed on Table B-5 in Appendix B.	December 2024 / Ongoing	The city is complying with and continues to implement this ongoing program. Sites are being evaluated for density that would be appropriate for multifamily housing. Sites that are up zoned through this process will have an increased affordable housing requirement.
2.5 Land Banking	The city will continue to implement a land banking program to acquire land suitable for development of housing affordable to lower- and moderate-income households.	Ongoing	The city is complying and continues to implement this ongoing program. The Housing & Homeless Services Dept. monitors vacant land opportunities.
2.6 Housing Trust Fund	Actively pursue housing activities to encumber and disburse monies within the Housing Trust Fund that are specifically designated for the development of affordable housing for low-income households.	Ongoing	The city is complying and continues to implement with this ongoing program, In October 2022, the City Council approved Housing Trust Funds in the amount of \$65,000 for Marja Acres. This under construction project will feature five units aff. to extremely low income households, 36 very low income units, and five low income units. In October 2022, Pacific Wind apartments broke ground in the Barrio neighborhood of Carlsbad. This project received \$7.4 million in Housing Trust Funds from the city in 2013. Pacific Wind is an 89-unit affordable housing development.
2.7(a - c) Section 8 Housing Choice Vouchers and Similar Housing Cost Offsets	Continue to provide Section 8 rental assistance to extremely low- and very low-income households, apply for additional Housing Choice Vouchers when made available by HUD and proactively seek additional funding that can be used to subsidize rents.	Ongoing	The city is complying and continues to identify and apply for additional funding. In August 2022 the Carlsbad Housing Agency received an allocation of funding for six additional vouchers.
2.7(d) Section 8 Housing Choice Vouchers and Similar Housing Cost Offsets	Market and expand outreach to increase the distribution of housing vouchers in high opportunity areas.	April 2022 / Ongoing	The City created a Housing Navigator position to help identify opportunities to utilize housing vouchers.
2.8 Assistance for Homebuyer Down Payment & Closing Cost	Continue participation of the HOME Consortium Down Payment and Closing Cost Program to provide loans for low-income households.	Ongoing	Extended participation in the HOME Consortium; city continues to make this program available to residents.
2.9(a) Assistance for Special Needs Populations	The city will continue to provide CDBG funds through the annual Action Plan process to community, social welfare, non-profit, and other charitable groups that provide services for those with special needs in the north San Diego County area with a focus on Carlsbad residents.	Annually	For 2022, the city distributed \$115,166 in CDBG funds to six non-profit service providers.

<p align="center">Housing Programs Progress Report</p> <p align="center">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.</p>			
1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
2.9(b) Assistance for Special Needs Populations	Provide an informational guide regarding reasonable accommodations.	January 2022 / Ongoing	A reasonable accommodations application form available is available on the city website. The city is also developing an informational bulletin on reasonable accommodations, similar to those available at https://www.carlsbadca.gov/departments/community-development/departmental-information-bulletins .
2.9(c) Assistance for Special Needs Populations	Provide special needs housing assistance, progress will be assessed and addressed as part of Zone Code Update.	December 2023 / Annually	This program implementation will be completed prior to the due date.
2.9(d & e) Assistance for Special Needs Populations	The city will monitor the needs for farmworker housing within the community, and facilitate and support efforts of individuals, private organizations, and public agencies to provide safe and adequate housing for farmworkers in agriculturally-zoned areas.	Ongoing	The city continues to monitor the farmworker community within Carlsbad, and beds continue to be available for farmworkers at the La Posada de Guadalupe shelter.
2.10 Senior Housing	The city will continue to encourage a wide variety of senior housing opportunities, especially for lower-income seniors with special needs, through the provision of financial assistance and regulatory incentives as specified in the city's Housing for Senior Citizens Ordinance.	Ongoing	The city is complying and continues to implement with this ongoing program, In October 2022, the City Council adopted resolutions approving the issuance of up to \$15 million in California Municipal Finance Authority multifamily housing revenue bonds for the purpose of financing the acquisition, construction, improvement and equipping of the 47-unit affordable rental housing project, the Marja Acres Senior Apartments, and approving a \$65,000 increase in the loan amount from the city's Housing Trust Fund for this project. Previously, in 2021, the city had approved a \$650,000 loan from the HOusing Trust Fund to support the project.
2.11 Housing for Persons with Disabilities	Continue to implement the Reasonable Accommodation Ordinance, evaluate the use and effectiveness of the ordinance.	Ongoing / Annually	Progam implementation is ongoing and accomplished through zoning ordinance standards and a Reasonable Accommodations application form available online. In 2022, no applications were received.
2.12 Housing for Large Households	Continue to implement requirements for units with three or more bedrooms as part of the Inclusionary Housing Ordinance. The city shall encourage housing designs that meet the needs of extended, multigenerational, and/or large families.	Ongoing	The city continues to enforce the ordinance requirement that 10% of inclusionary units be 3BR+. For example, the West Oaks apartment project, approved by City Council in May 2021 and the California Coastal Commission in October 2022, has 27 three-bedroom units. Of the projects 42 affordable units, six are three bedroom, which exceeds the minimum 10% threshold. The 89-unit Pacific Wind affordable housing project, issued building permits in June 2022, has 48 three bedroom units, more than 50% of the project's total.
2.13(a – g & k) Housing for Persons Experiencing Homelessness	Carlsbad will continue to facilitate and assist with the acquisition, for lease or sale, and development of suitable sites for low barrier emergency shelters and transitional and permanent supportive housing for the homeless population.	Ongoing	The City contributed funding to Catholic Charities to expand staffing so their facility can better serve guests as a low barrier shelter. The City is working with Catholic Charities to expand their facility as a low barrier navigation center. Phase One could increase the CUP to allow more beds in the existing facility, Phase Two could allow for an expansion of the facility to serve women and families.
2.13(h) Housing for Persons Experiencing Homelessness	Review and amend the zoning ordinance and other documents to comply with Government Code 65651 and 65583(a)(4).	October 2022	Program implementation is underway and staff will bring forward any necessary amendments for approval.

<p align="center">Housing Programs Progress Report</p> <p align="center">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.</p>			
1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
2.13(i) Housing for Persons Experiencing Homelessness	Identify data sources or procedures to quantify the homelessness population for emergency shelters according to Assembly Bill 139 requirements.	October 2022	This program is complete. City staff has been publishing data that quantifies the homeless population in Carlsbad. The City also participates in regional data collection such as the Point in Time Count and Housing Inventory Count. In addition, the city works with providers such as Catholic Charities to monitor emergency shelter need.
2.13(j) Housing for Persons Experiencing Homelessness	Evaluate the potential to allow for emergency shelters on properties owned by religious institutions and update zoning ordinance.	April 2023	This program implementation is underway and will be completed prior to the due date.
2.14 Military and Student Referrals	The city will assure that information on the availability of assisted or below-market housing is provided to all lower-income and special needs groups. The Housing Services Division will provide information to local military and student housing offices of the availability of low-income housing in Carlsbad.	Ongoing / Annually	The city continues to provide information to the public about the availability of low-income housing. The city's Housing and Homeless Services Division on its website provides public information on affordable ownership and rental housing, including the affordable housing resale program and a map and description of current and future affordable rental housing. See https://www.carlsbadca.gov/departments/housing-homeless-services/affordable-housing .
2.15 Coastal Zone Monitoring	As a function of the building permit process, the city will continue to monitor and record Coastal Zone housing data to ensure the city implements requirements of State law, including Coastal Zone housing replacement requirements under Government Code 65590.	Ongoing	The city continues to implement this program. In 2022, Carlsbad issued building permits for 16 dwellings (excluding accessory dwelling units) in the coastal zone. None were required to be affordable through the inclusionary housing ordinance. Demolition permits were issued for 56 units in the Coastal Zone, most as part of the 89-unit Pacific Wind affordable (low income) housing development. Other units for which demolition permits were issued were not subject to the replacement housing requirements of either Government Code Sections 65590 or 50093. (Note: This table reports <i>issued</i> demolition permits and so may report different numbers than appear in Table A-2 for <i>finalized</i> demolition permits.)
2.16 Housing Element Progress Report	Prepare and submit to HCD, OPR and SANDAG an Annual Progress Report on implementation of the Housing Element by April 1 of each year.	Annually	This program implementation is underway and will be completed prior to the due date.
3.1 Pursue State and Federal Funding	The City shall actively pursue appropriate federal and State funding sources to support the efforts of non-profit and for-profit developers for new construction and rehabilitation of affordable housing.	Ongoing	The City actively seeks resources for affordable housing.
3.2 Condominium Conversion	Continue implementation of the Inclusionary Housing Ordinance and impose inclusionary housing requirements on condominium conversions.	Ongoing	The city continues to apply inclusionary requirements to condominium conversions. In 2022, there were no entitlements approved for condominium conversions.

<p align="center">Housing Programs Progress Report</p> <p align="center">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.</p>			
1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
3.3 Mobilehome Park Preservation	Continue to regulate the conversion of mobile home parks as permitted by state law, provide information to mobile home park tenants regarding potential tenant purchase of parks and other assistance available.	Ongoing	The city continues to implement this program and the mobilehome zoning ordinance which regulates the conversion of mobilehome parks. In 2022, there were no entitlements approved for mobile home park conversions.
3.4 Acquisition/ Rehabilitation/ Retention 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.	Ongoing	The city continues to routinely monitor affordable housing stock. For example, the city has an Affordable Housing Resale Program which as noted in Program 3.6 helped to maintain the affordability of 14 at-risk lower-income units in 2022.
3.5(a) Rehabilitation of Owner-Occupied Housing	Update program to expand eligible costs and increase maximum loan amount.	April 2022	The city will examine and make recommendations by December 2023.
3.5(b & c) Rehabilitation of Owner-Occupied Housing	Continue to implement the city's Minor Home Repair Program, and allow dwellings to be rehabilitated that do not meet current zoning standards so long as the non-conformity is not increased and there is no threat to public health and/or safety.	Ongoing	City continues to distribute informational material and publish the information on the city's website to increase participation.
3.6 Affordable Housing Resale	To the extent funding is available, the city will exercise its purchase option to preserve, extend and enhance affordability of these units by reselling them to lower income purchasers.	Ongoing	In March 2022, the City Council approved the sale of 11 city-owned affordable units to lower-income households selected through the Affordable Housing Resale Program. In addition, the City Council in June and July 2022 authorized the purchase and resale of three at-risk affordable units. These units will become part of the Affordable Housing Resale Program and offered for sale to an eligible lower-income buyer.
4.1 Fair Housing Services	With assistance from the city's fair housing provider, the city will continue to offer fair housing services to its residents and property owners.	Ongoing	The city will continue to promote and distribute fair housing services to its residents who are in need of counseling and services.
4.2(a & b) Affirmatively Furthering Fair Housing	Reduce barriers to housing, including enforcement of housing safety codes, promoting equal access to information as identified in the Analysis of Impediments to Fair Housing.	Ongoing	The city continues to review its policies and procedures to ensure barriers that limit fair and equitable housing are either reduce or eliminated through regular program updates.
4.2(c) Affirmatively Furthering Fair Housing	Establish method of measuring progress of fair housing practices.	June 2022 / Annually	Carlsbad utilizes the "San Diego Regional Analysis of Impediments to Fair Housing Choice" report released by the San Diego Regional Alliance for Fair Housing to track progress in implementing fair housing practices. The report identifies discrimination on the basis of race, familial status, disability, and gender in Carlsbad and other cities using an established methodology. Further, as recommended in the report, the city continues to complete fair housing testing on random units within the city to measure fair housing compliance and the effects of fair housing education, training, and outreach.

<p align="center">Housing Programs Progress Report</p> <p align="center">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.</p>			
1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
4.2(d) Affirmatively Furthering Fair Housing	Expand understanding of current state of fair housing practices and potential areas of discrimination by conducting in-depth study of issues around the City.	April 2024	This program implementation is underway will be completed prior to the due date. The city completed an Analysis of Impediments for the 2020 – 2025 time period as part of the regional analysis reported in Program 4.2(c). The city will continue to administer this program and monitor for any changes.
4.3 Anti-Segregation in Housing Implementation	Implement a placemaking program for the Village-Barrio Master Plan. Review and update, as needed, all city land use and housing policies, programs, and plans for their enhancement of fair housing.	April 2023 / Ongoing	This program implementation will be completed prior to the due date.
5.1 Access to Information	Provide community groups that are affected by restrictions to fair and equitable housing greater opportunities for becoming informed and engaged in the City’s housing and overall planning process.	Ongoing	The city continues to ensure that all communities have access to housing information through the posting of documents and information on the city website and at city facilities, social media and notification of actions under consideration in the planning process.
6.1 Environmental Justice	Consider environmental justice issues as they relate to the equitable provision of public facilities and services and other beneficial uses that improve the overall quality of life. Identify gaps and enhance connections between disadvantage neighborhoods and amenities and services.	December 2024 / Ongoing	This program implementation will be completed prior to the due date.
General Comments			

Jurisdiction	Carlsbad	
Reporting Period	2022	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	04/15/2021 - 04/15/2029

NOTE: SB 9 PROJECTS ONLY. This table only needs to be completed if there were lot splits applied for pursuant to Government Code 66411.7 OR units constructed pursuant to 65852.21.
Units entitled/permitted/constructed must also be reported in Table A2. Applications for these units must be reported in Table A.

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

optional field
 Cells in grey contain auto-calculation formulas

Table I										
Units Constructed Pursuant to Government Code 65852.21 and Applications for Lot Splits Pursuant to Government Code 66411.7 (SB9)										
Project Identifier				Project Type	Date	Unit Constructed				Notes
1				2	3	4				
APN	Street Address	Project Name*	Local Jurisdiction Tracking ID*	Activity	Date	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Notes
Summary Row: Start Data Entry Below										
2051911400	1098 MAGNOLIA AVE	1098 MAGNOLIA AVE. - SB-9 SUBDIVISION	MS2022-0003	Application for Parcel Map for Lot Split	12/1/2022					

Jurisdiction	Carlsbad	
Reporting Year	2022	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	04/15/2021 - 04/15/2029

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	82
Above Moderate		43
Total Units		125

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

Units by Structure Type	Entitled	Permitted	Completed
SFA	25	12	33
SFD	8	15	58
2 to 4	0	0	0
5+	0	17	62
ADU	19	81	67
MH	0	0	0
Total	52	125	220

Housing Applications Summary	
Total Housing Applications Submitted:	26
Number of Proposed Units in All Applications Received:	286
Total Housing Units Approved:	37
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

Cells in grey contain auto-calculation formulas

Jurisdiction	Carlsbad	
Reporting Year	2022	(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		\$ 500,000.00		<i>Total award amount is auto-populated based on amounts entered in rows 15-26.</i>	
Task	\$ Amount Awarded	\$ Cumulative Reimbursement Requested	Task Status	Other Funding	Notes
Task 1 - Permit-Ready ADU Prog	\$120,000.00	\$0.00	In Progress	None	Initial reimbursement request anticipated in early 2023
Task 2 - Housing Element Pro-Housing Policies	\$220,000.00	\$0.00	In Progress	None	Initial reimbursement request anticipated in early 2023
Task 3 - Village Barrio Objective Design Standards	\$160,000.00	\$0.00	In Progress	None	Initial reimbursement request anticipated in early 2023

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	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	19
Above Moderate		33
Total Units		52

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	82
Above Moderate		43
Total Units		125

Certificate of Occupancy Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	48
	Non-Deed Restricted	0
Low	Deed Restricted	2
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	65
Above Moderate		105
Total Units		220

Description of Terms and Methods

2022 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 which applies to the 2021-2029 Housing Element.

Table 1		
Carlsbad’s share of the RHNA		
Income Group	Percent of AMI	6 th cycle RHNA 2021 - 2029* (housing units)
Very Low	50% or under	1,311
Low	51 – 80%	784
Moderate	81 – 120%	749
Above-moderate	Over 120%	1,029
Totals		3,873
* SANDAG, Final 6th Cycle Regional Housing Needs Determination, 2020		

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 2022 AMI for a four-person household in Carlsbad at \$106,900¹. 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 2022, see weblink at:
<https://www.carlsbadca.gov/home/showpublisheddocument/6089/637908838943275164>

Income Group	Persons per household				
	1	2	3	5	7
Very Low	\$45,550	\$52,050	\$58,550	\$70,300	\$80,700
Low	\$72,900	\$83,300	\$93,700	\$112,450	\$129,100
Moderate	\$89,800	\$102,650	\$115,450	\$138,550	\$159,100
Above Moderate	>\$89,800	>\$102,650	>\$115,450	>\$138,550	>\$159,100

Source: "Household Income Limits 2021", City of Carlsbad (effective April 22, 2022)

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 (See Table 3). An additional adjustment is also made for utility allowance, as required by HUD. Table 4 provides the resulting maximum market rate rental expenses (which include rent and a utility allowance that increases with household size) for the very low, low, and moderate-income groups for CY 2020.

Number of bedrooms	Persons per bedroom
Studio	1
1 bedroom	2
2 bedrooms	3
3 bedrooms	5
4 bedrooms	7

Income Group	Number of bedrooms				
	Studio	1	2	3	4
Very Low	\$1,139	\$1,301	\$1,464	\$1,758	\$2,018
Low	\$1,823	\$2,083	\$2,343	\$2,811	\$3,228
Moderate	\$2,245	\$2,566	\$2,886	\$3,464	\$3,978
Above Moderate	>\$2,245	>\$2,566	>\$2,886	>\$3,464	>\$3,978

Source: "Household Income Limits 2021", City of Carlsbad (effective April 22, 2021)

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)	2022 Annual Income	Affordable Purchase Price (includes PMI)
Very Low (30% to 50%)	\$31,830 to \$53,050	\$118,971 to \$203,297
Low (50% to 80%)	\$53,050 to \$84,880	\$203,297 to \$327,619
Moderate (80% to 120%)	\$84,880 to \$127,320	\$327,619 to \$493,382
Above Moderate (above 120%)	\$127,320 or above	\$493,382 and above

Methodology:

- 2021 AMI: \$106,900
<https://www.carlsbadca.gov/home/showpublisheddocument/6089/637568378560270000>
- Utilized affordability calculator: <https://www.calculator.net/house-affordability-calculator.html>
- Down payment: 10%
- Interest: 5.35% (Mortgage Bankers Association average for 2022 as reported on <https://www.mortgagenewsdaily.com/mortgage-rates/30-year-fixed>)
- Mortgage term: 30-year fixed-rate
- Property Tax: 1.2%
- HOA/Insurance: \$300/month
- Four-person household
- Assumes 30% of annual gross income allocated towards housing costs

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.*

For additional information related to the Regional Housing Needs Assessment, Carlsbad's Housing Element, and Carlsbad's Inclusionary Housing Program, please see Informational Bulletin-137: Carlsbad's Housing (Element) Plan and Informational Bulletin-157: Inclusionary Housing Program, available on the City of Carlsbad's website (<https://www.carlsbadca.gov/departments/community-development/departmental-information-bulletins>).