

**Meeting Date:** 

March 15, 2022

To:

Mayor and City Council

From:

Scott Chadwick, City Manager

**Staff Contact:** 

Corey Funk, Associate Planner

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

Subject:

2021 Housing Element Annual Progress Report

District:

All

#### **Recommended Action**

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

#### **Executive Summary**

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

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

#### Discussion

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

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

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

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

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

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

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

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

#### **Fiscal Analysis**

Accepting this informational report has no fiscal impact.

#### **Next Steps**

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

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#### **Environmental Evaluation**

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

#### **Public Notification**

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

#### **Exhibits**

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

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#### RESOLUTION NO. 2022-069

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

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

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

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

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

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

AYES:

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

NAYS:

None.

ABSENT:

None.

FAVIOLA MEDINA, City Clerk Services Manager (SEAL)

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

#### ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

Note: "+" Indicates an optional field

(CCR Title 25 §6202)

#### Table A

									Housing	Develop	Table A ment Appl	lications S	ubmitted						
		Project Identifie	er		Unit Ty	/pes	Date Application Submitted		Pr	oposed Un	its - Afforda	bility by Ho	usehold inc	omes		Total Approved Units by Project	Total Disapproved Units by Project	Streamlining	Density Bon
		1			2	3	4				5				6	7	0	9	
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID*	Unit Category (SFA-SFO-2 to -4,5+ ADU,MH)	Tenure R≪ReMer O=Owner	Date Application Submitted+ (see Instructions)	Very Low- Income Dead Restricted	Very Low- Income Non Doad Restricted	Low-income Doed Restricted	Low-Income Non Deed Restricted	Moderate- income Deep Restricted	Moderate- facome Non Deed Respicted	Above Moderate- Income	Total PROPOSED Units by Project	APPROVEU	Total OISAPPROVED Units by Project	Was APPLICATION SUBMITTED Pursuant to GC 65913.4(b)? [SB 35 Streamfining)	Was a Density Bonus requested for this housing development?
Summary Row: 4	Start Data Entry Be									75			2	18	28.	23-	a		
	2073004700	4930 NEBLINA DR	JOHNSTON ADU	AMEN D2021-0014		Renter	10/26/2021						1			1	0	No	No
	2101120600	5380 LOS ROBLES DR	BOX RESIDENCE		SFR	Owner	12/20/2021							1			0	No	
	2052701300	3745 ADAMS ST	ADAMS STREET HOMES ADUS	CDP2021-0042	ADU	Renter	9/7/2021										0	No	
			ADAMS STREET HOMES												4		0	No	No
	2052701300	3745 ADAMS ST	ADUS	CDP2020-0043	SFR	Renter	6/21/2021							1					
	2061501500	4269 HILLSIDE DR	GIBSON FAMILY RESIDENCE	CDP2020-0044	SFR	Owner	3/30/2021									1	0	No	N:
	2062520600	3960 STELLA MARIS LN		CDP2021-0004	ADU	Renter	3/2/2021						1				0	No	
	1551604800	1060 BUENA VISTA WAY	CORAL TREE PROPERTIES DETACHED ADU	CDP2021-0005	ADU	Renter	2/18/2021									1	C	No	
	2073330900	4977 VIA MARTA	CATALANO ADU	CDP2021-0014	ADU	Renter	7/23/2021						1			1	0	No	
	20/0100100		STONE ADU: 812 SF ADU ABOVE DETACHED GARAGE ADDITION	COP2021-0015	ADU	Renter	8/19/2021				¥							No	N:
	2157610700	7346 GREHE DR	KIDD ADU		ADU	Kenter	8/20/2021		6			-	1				0	No	No
	2041311500	3259 Lincoln Street	BLAUVELT RESIDENCE		SFR	Owner	11/19/2021		-					-			0	No	
	2041311500	3259 Lincoln Street	BLAUVELT RESIDENCE		ADU	Renter	11/19/2021					_					0	No	
	2033031800	2943 JEFFERSON ST	FLAMMER ADU		ADU	Renter	6/25/2021										0	No	
	2081603200	SOGS ASHBERRY RD	DIVINEY ADU: DETACHED GARAGE CONVERSION TO 238 SF		AOU	Renter	8/16/2022										0	No	No
	2073501700	4822 NEBUNA DR	SHEA CHOW ADU		ADU	Renter	11/19/2021						1				0	No	No
	2070720300	4050 Sunnyhill Drive	ARBULU ADU		ADU	Renter	10/21/2023						1		Continue Continue		0	No	No
	1560510900	1420.5 YOURELL AVE	SULLIVAN ADU		ADU	Renter	11/15/2021			V			1			1	. 0	No	No.
	2157600400	1004 Merganser Lane	HUANG RESIDENCE ADU	CDP2021-C064	AOU	Renter	12/13/2021						1					No	No
	2163000500	400 GRBRALTAR ST	LA COSTA VILLAS NORTH		SFA	Owner	7/27/2021										0	No	
	2121100100		WEST OAKS	GPA16004	5+	Renter	2/9/2021		5	42				150	192	197	0	No	Ne
	2050800100	4008 GARFIELD ST	GARFIELD HOMES		SFA	Owner	5/28/2021										0	No	
	2042409200	295 JUNIPER AVE	JUNIPER BEACH HOMES		SFR	Owner	6/30/2021					-	-	- 4		4	0	No	Ne
	2040R20100	G35 PINE AVE	635 PINE AVE CONDOS	5DP2018-C014	SFA	Owner	3/31/2021						1	- 3	4	4	0	No	Ne

								Table A2						
		- X		An	nual Buildin	g Activity Rep	ort Summary -	New Construe	ction, Entitled,	Permits and	Completed Unit	ts		
				Unit T	ypes		A	fordability by	Household In	comes - Com	pleted Entitlem	ent		
				2	3				4				5	6
Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID*	Unit Category (SFA SFD,2 to 4.5+,ADU,Nirt)	Tenure R=Renter O+Owner	Very Low- Income Deed Restricted	Very Low- Income Non Deed Restricted	Low-Income Dood Restricted	Low-Income Non Deed Rostricted	Moderate- Income Deed Restricted	Moderate- Income Non Deed Restricted	Above Moderate- Income	Entitlement Date Approved	# of Units Issued Entitlements
							0	63	0	0	18	281		362
150702300	TRITON ST	SLATTERY MS - TRITON STREET	CDP2020-0019	SFD	Owner							2	6/23/2021	
031013500	2569 ROOSEVELT ST	ROOSEVELT TOWNHOMES	CT2017-0006	SFA	Owner							5	5/21/2021	
101151400	5511 LOS ROBLES DR	MATTHEW RESIDENCE	CDP2020-0027	SFD	Owner							1	2/3/2021	
163000500	400 GIBRALTAR ST	LA COSTA VILLAS NORTH	CT2019-0001	SFA	Owner							9	10/25/2021	
State State of the	The state of the s	LA COSTA TOWN SQUARE PARCEL 3			-									
230507300	LA COSTA AVE	RESIDENTIAL	CT2017-0003	SFA	Owner			19				76	3/9/2021	9:
042403200	295 JUNIPER AVE	JUNIPER BEACH HOMES	PUD2021-0002	SFD	Owner							4	9/20/2021	THE RESERVE TO STREET
071308000	3960 HIGHLAND DR	HIGHLAND JAMES	CDP2017-0024	SFD	Owner							1	2/17/2021	
071307900	3970 HIGHLAND DR	HIGHLAND JAMES	CDP2017-0025	SFD	Owner							1	2/17/2021	
042404000	320 HEMLOCK AVE	HEMLOCK COAST HOMES	PUD2020-0001	SFA	Owner							4	4/7/2021	
061601500	4269 HILLSIDE DR	GIBSON FAMILY RESIDENCE	CDP2020-0044	SFD	Owner							1	5/19/2021	
050800100	4008 GARFIELD ST	GARFIELD HOMES	PUD2021-0001	SFA	Owner							3	9/1/2021	
061920800	4464 ADAMS ST	FÖRESTER RESIDENCE	CDP2020-0018	SFD	Owner							1	5/19/2021	
052701300	3745 ADAMS ST	ADAMS STREET HOMES ADUS	CDP2020-0043	SFD	Owner							4	9/1/2021	
052701300	3745 ADAMS ST	ADAMS STREET HOMES ADUS	CDP2020-0042	ADU	Renter						8		9/1/2021	
552514300	968 KNOWLES AVE	988 KNOWLES AVENUE	CDP2017-0042	ADU	Renter						1		1/2//2021	
D40820100	635 PINE AVE	635 PINE AVE CONDOS	SDP2015-0014	SFA	Owner							4	7/27/2021	
080201100	330 CHINQUAPIN AVE	330 CHINQUAPIN AVENUE	CT2019-0004	2 to 4	Owner			1				6	1/20/2021	
031021500	2690 ROOSEVELT ST	2690 ROOSEVELT	CT2019-0008	2 to 4	Owner			1				9	5/4/2021	1
2062620600	3950 STELLA MARIS LN	TANAEL ADU	CDP2021-0004	ADU	Renter		8				1		5/28/2021	
551604800	1060 BUENA VISTA WAY	CORAL TREE PROPERTIES DETACHED ADU	CDP2021-0005	ADU	Renter						1		3/17/2021	
2073330900	4977 VIA MARTA	CATALANC ADU	CDP2021-0014	ADU	Renter						1		10/26/2021	
2070100100		STONE ADU: 812 SF ADU ABOVE DETACHED G		ADU	Renter						1		9/8/2021	
2073004700	4910 NEBLINA DR	JOHNSTON ADU	AMEND2021-0014	ADU	Renter						1		11/8/2021	
2157610700	7346 GREBE DR	KIDD ADU	COP2021-0020	ADU	Renter						1		9/15/2021	
233031800	2943 JEFFERSON ST	FLAMMER ADU	CDP2021-0028	ADU	Renter						1		8/25/2021	
2073501700	4822 NEBLINA DR	SHEA CHOW ADU	CDP2021-0026	ADU	Renter						1		12/14/2021	
560510300	1420.5 YOURELL AVE	SULLIVAN ADU	GDP2021-0058	ADU	Renter						1		12/7/2021	
121100100	THE REAL PROPERTY AND ADDRESS OF THE PARTY AND	WEST OAKS	GPA16004	5+	Renter			40			- '	150		

Table A2	

								Table A2						
	Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units Project Identifier Unit Types Affordability by Household Incomes - Building Permits										its			
-	Project ide	enuner		2	pes 3		Afford	ability by Hot		nes - Building	Permits		8	9
STORY OF THE STORY		DELICE REPORT OF THE PARTY OF T	EVEN CONTRACTOR	2	3				7				8	9
Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID*	Unit Calegory (SFA SFD.2 to 4:5+ ADU MH)	Tenure R=Renter O=Owner	Very Low- Income Deed Restricted	Very Low- Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate- income Deed Restricted	Moderate- Income Non Deed Restricted	Above Moderate- Income	Building Permits Date Issued	# of Units Issued Building Permits
						0	2	4	3	0	65	76		150
2050205700 2050205700	1286 PINE AVE 1284 PINE AVE	1284 PINE AV LOT SPLIT 1284 PINE AV LOT SPLIT	CBRA2019-0141 CBRA2019-0140	ADU	Renter						1	-	3/5/2021 3/5/2021	
2050511100	3291 HIGHLAND DR	3291 HIGHLAND DR	CBR2020-2037	SFD	Owner							1	3/18/2021	
2050604200	3304 JAMES DR	3304 JAMES DR	CBR2021-1368	SFD	Owner:							1	9/20/2021	
2143651900	908 DAISY AVE, #2	908 DAISY AVENUE ADU	CBR2020-1379	ADU SFD	Renter						- 1	S 25	1/15/2021	Section of the section of
2100630100	5170 CARLSBAD BLVD	ALLANSON-SELVIDGE CARLSBAD RESIDENCE			Owner							1	5/18/2021	
1670406440 1561520600	3214 ROCA WAY 2599 CREST DR	BLUE SAGE CONDOS		SFA ADU	Owner							12	2/9/2021 9/13/2021	12
1551604800	1060 BUENA VISTA WAY, #3	CASTILLO ADU CORAL TREE PROPERTIES DETACHED ADU	CBR2021-1677 CBR2021-0744	ADU	Renter .				1				5/4/2021	
2143660600	917 ORCHID WAY, #2	DECHAMPLAIN ADU	CBR2020-2644	ADU	Renter			- 1			1		7/16/2021	
2052623000	3932 SYME DR	GLYNN ADU; 600 S.F. EXISTING DETACHED GUEST HOUSE CONVERSION TO ADU	CBR2020-1987	ADU	Renter						1		2/26/2021	
2154910900	2653 ACUNA CT	GOERTZEN RESIDENCE	CBRA2019-0362	ADU	Renter						1		2/17/2021	
2154910900 2033020400	2651 ACUNA CT 782 GRAND AVE	GOERTZEN RESIDENCE GRAND JEFFERSON	CBRA2019-0361 CBRA2020-0202	SFD 5+	Owner							1	2/17/2021 2/8/2021	
2050602700	1640 BASSWOOD AVE	HARRIS RESIDENCE	CBR2021-2128	SFD	Owner								12/3/2021	1
2071308000	3950 HIGHLAND DR	HIGHLAND JAMES	GBR2020-2650	SFD	Owner							1	7/28/2021	
2071307900	3970 HIGHLAND DR	HIGHLAND JAMES	CBR2020-2687	SFD	Owner							1	7/28/2021	
2052210800 2052210600	3794 HIGHLAND DR	HIGHLAND VIEW HOMES	CBRA2018-0094	SFD	Owner						-	4	3/17/2021	4
2052210600	3788 HIGHLAND DR 4910 NEBLINA DR, #2	HIGHLAND VIEW HOMES JOHNSTON ADU	CBRA2018-0092 CBR2020-2505	ADU ADU	Renter Renter						2		3/22/2021	
2231708500	3144 LEVANTE ST, #2	MATHIS LEVANTE SUBDIVISION	CBR2021-1279	ADU	Renter								9/3/2021	1
2231706500	3144 LEVANTE ST, #/	MATHIS LEVANTE SUBDIVISION	CBR2019-3594	SFD	Owner						- 1	-	5/6/2021	
2101150800	5462 CARLSBAD BLVD, #8	PATEL RESIDENCE	CBRA2020-0194	ADU	Renter						- 1		7/2/2021	
2101150800	5462 CARLSBAD BLVD, #A	PATEL RESIDENCE	CBRA2020-0193	SFD	Owner							1	7/2/2021	Comment of the Commen
2150530138	6696 AGAVE CIR	POINSETTIA 61	GBRA2021-0012	ADU	Renter			4					1/26/2021	
2150530135	6687 AGAVE CIR	POINSETTIA 61	CBRA2021-0001	SFD	Owner							41	1/26/2021	41
2162402700	2451 TORREJON PL		CBR2020-0779	ADU	Renter						1		9/14/2021	
2070540200	3962 SUNNYHILL DR	SLOWIK ADU	CBR2020-0684	ADU	Renter						1		9/13/2021	
2140211100 2159211700	6479 SURFSIDE LN 1740 ORIGLE CT	TERRA BELLA DEVELOPMENT WASHINGTON ADU	CBR2020-3435 CBR2021-0687	SFD ADU	Cwner							1	8/4/2021 4/21/2021	
1562314800	1387 CYNTHIA LN	WICKHAM-WENNEN: 958 SF SFD # 696 SF	CBR2020-2993	SFD	Cwner					_	-	1	201000000000000000000000000000000000000	
1002014000		GARAGE # 108 SF DECK	ODIOZOZO-ZODO	0.0	Cimici								8/20/2021	
1673701900	3379 GARIBALDI PL, #2		CBRA2021-0038	ADU	Renter						1		4/5/2021	
1672804100	3717 LONGVIEW DR		CBR2021-0425	ADU	Renter						1		4/9/2021	1
1672901200	3832 SIERRA MORENA AVE		CBR2021-0676	ADU	Renter						1		8/12/2021	
1671551000	2422 GARY CIR		CBRA2021-0057	ADU	Renter						1		9/2/2021	
1672704500 1673932300	3547 SIERRA MORENA AVE		CBR2021-1197 CBR2021-2710	ADU	Renter						- 1		9/7/2021	
2041710900	3503 AMES PL, #2 3473 JEFFERSON ST		CBR2020-1864	ADU	Renter		1						11/30/2021	
2062620108	3897 STELLA MARIS LN		CBR2020-2836	ADU	Renter		1				1		1/13/2021	
2074122600	4447 SUNNYHILL DR		ICBR2020+2261	ADU	Renter						1		1/26/2021	
2051601700	3307 DONNA DR, #201		CBR2020-2980	ADU	Renter		-				1		1/27/2021 2/2/2021	
1562313300 2050511200	1372 KNOWLES AVE 3282 MCKINLEY ST		CBR2020-2540 CBR2020-2506	ADU	Renter						1		2/2/2021	***************************************
1561900100	2812 ELMWOOD ST		CBR2020-2875	ADU	Renter				1				2/23/2021 2/24/2021	
1670703200	2202 CHESTNUT AVE		G8R2020-2486	ADU	Renter						1		2/25/2021 3/1/2021	
2041920700	3642 HARDING ST			ADU	Renter						1			
1671220500 2051305900	3482 CHARTER OAK DR 1642 SANDALWOOD LN		CBR2020-1569 CBRA2021-0025	ADU	Renter						1		3/25/2021 3/30/2021	
1563500300	2317 PIO PIGO DR		GBR2020-1920	ADU	Renter						1		4/5/2021	
	4115 PARK DR				Renter		7				1		4/21/2021	
	2743 MONROE ST			ADU	Renter		7				1		5/5/2021	
2082620600	3962 STELLA MARIS LN			ADU	Renter						1		6/2/2021	
2041110900	3158 HARDING ST 5124 DELANEY CT			AOU	Renter						1		6/14/2021	
2051122000	3379 ADAMS ST		CBR2021-0698 CBR2021-0920	ADU	Renter	-	-				3		7/8/2021 7/23/2021	
2071201100	1799 ANDREA AVE		CBRA2021-0096	ADU	Renter						1		8/2/2021	
2070533000	3866 WESTHAVEN DR		CBRA2021-0092	ADU	Renter						1		8/8/2021	
1581302200	2727 WILSON ST		CBR2020-1178	ADU	Renter						1		8/18/2021	
1552712300	2654 JEFFERSON ST		CBR2021-0858	ADU	Renter				1			4	9/7/2021	to the same of the same of
2041920900	3678 HARDING ST		CBRA2021-0103	ADU	Renter						1		9/14/2021	
2051122100	3359 ADAMS ST		CBRA2021-0090	ADU	Renter				-		1		10/7/2021	
2042401100	3542 GARFIELD ST		CBR2021-3058	ADU	Renter						1		12/14/2021	
2073330900	4977 VIA MARTA, #2		CBR2021-3226	ADU	Renter						1		12/17/2021	
2060411300 2152601300	3902 LINMAR LN 6504 AVENIDA DEL PARAISO		CBRA2021-0135 CBRA2021-0034	ADU	Renter						1	-	3/5/2021	
E-10277 1000	pace retailer pace revised		Services Incom	r most	riserous								MARKAGE I	

						4-08/02		Table A2					- American	
				Anni	ual Building	Activity Repo	ort Summary -	New Constru	ction, Entitled	, Permits and	Completed Unit	ts		
	Project Identific	er .		Unit Ty	/pes		Afford	lability by Hou	sehold Incon	nes - Building	Permits			
				2	3				7		***************************************		8	9
Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID*	Unit Category (SFA SFD,2 to 4,5+,ADU,Mri)	Tenure R=Rester D=Owner	Very Low- Income Deed Restricted	Very Low- Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate- Income Deed Restricted	Moderate- Income Non Deed Restricted	Above Moderate- Income	Building Permits Date Issued	# of Units Issued Building Permits
						0	2	4	а	0	65	76		1
2551445000	7919 CORTE CAROLINA		CBR2021-0082	ADU	Renter						1		3/18/2021	The Cartesian
2155340700	2606 COLIBRI LN, ##2		CBR2021-0194	ADU	Renter						1		4/6/2021	
2154911100	2633 ACUNA CT		CBR2020-0171	ADU	Renter						- 1		4/15/2021	
2162401102	2444 TORREJON PL, #2		CBR2021-0303	ADU	Renter		17				1	6	4/20/2021	
2154500700	7166 ARGONAUTA WAY		CBR2020-3318	ADU	Renter						1		5/4/2021	
2231401100	3019 AZAHAR CT, ##2		CBR2021-0899	ADU	Renter			9			1		6/2/2021	
2162002400	2610 PIRINEOS WAY, #15		CBRA2021-0013	ADU	Renter						1		6/16/2021	NAME OF TAXABLE PARTY.
2162002400	2610 PIRINEOS WAY, #16		CBRA2021-0014	ADU	Renter						1		8/16/2021	Service and the service of the servi
2221510200	3497 CAMINO VALENCIA, #2		CBR2020-3187	ADU	Renter						1		6/23/2021	
2550570800	7839 QUEBRADA CIR		CBR2021-1043	ADU	Renter		9				1		7/27/2021	
2233712400	3536 CALLE GAVANZO, #2		CBR2021-1118	ADU	Renter						- 1		7/29/2021	
2154001700	2732 ARGONAUTA ST		CBR2020-2606	ADU	Renter						1		8/5/2021	
2162403100	2413 TORREJON PL #2		GBR2021-1448	ADU	Renter			_		-	- 1		10/14/2021	
2162200800	2708 GALICIA WAY		CBR2021-1658	ADU	Renter						1		10/27/2021	
2143901100	913 BEGONIA CT, #2		CBRA2021-0003	ADU	Renter						1		1/13/2021	
2145304100	1078 SEAHORSE CT		CBR2021-0243	ADU	Renter						- 1		4/13/2021	
2159200100	1774 DOVE LN		CBR2021-0502	ADU	Renter						. 1		4/20/2021	
2156206800	7307 BLACK SWAN PL, ##2			ADU	Renter					-	1		5/21/2021	
2155031200 2159213600	7037 FERN PL			ADU	Renter						1		8/3/2021	
	1758 SKIMMER CT		CBR2021-0686	AOU	Renter						1		11/9/2021	
2157610700	7344 GREBE DR		CBR2021-0550	ADU	Renter						1		11/30/2021	
2073852000	4615 TELESCOPE AVE		CBR2020-0973	SFD	Owner							1	4/6/2021	

	Table A2
Control and the Control and the Control	

								Table A2						
					Annual Building	Activity Repor	t Summary - I	New Constru	ction, Entitle	ed, Permits a	nd Completed	Units		
	Project Ide	ntifier		Unit	Types			Afford	lability by Ho	susehold Inc	omes - Certifica	tes of Occupa	ncv	
				2	3				10			A17	11	12
	- Company of the last of the l			-	3				1				- 11	12
Current APN	Stroet Address	Project Name*	Local Jurisdiction Tracking 40*	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R≃Renter O≔Owner	Very Low- Income Deed Restricted	Very Low- Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate- Income Deed Restricted	Moderate- Income Non Deed Restricted	Above Moderate- Income	Certificates of Occupancy or other forms of readiness (see Instructions) Date Issued	# of Units Issued Certificates of Occupancy or other forms of readiness
		CONTRACTOR OF THE PROPERTY OF				0	REPORTED 1	48	2	I STATE OF COLUMN	70	288		409
2844812100	3561 CORTE ESPERANZA	3559 CORTE ESPERANZA ADDITION	CBR2019-1352	ADU	Renter						1		9/20/2021	
2032021832	800 GRAND AVE, #310	800 GRAND AVENUE	CBRA2018-0126	5+	Owner							13	8/11/2021	1
1670406238	3113 SALINA RD	ACACIA AT THE PRESERVES	CBRA2018-0170	SFA	Owner							4	4/8/2021	
2031013881	2675 ROOSEVELT ST	BEACHWALK AT ROCSEVELT		SFA	Owner			2				9	3/5/2021	1
2070533000	3862 WESTHAVEN DR	BLASIO DETACHED ADU		ADU	Renter						- 1		8/27/2021	
1670406442	3210 ROCA WAY	BLUE SAGE CONDOS		SFA	Owner			-				43		4
	1040 CARLSBAD VILLAGE DR	CARLSBAD VILLAGE LOFTS		5+ 0FD	Renter			16		-		90		10
2052109600	1161 CHESTNUT AVE	CHESTNUT AVENUE RESIDENCE CYPRESS AT THE PRESERVE	CBR2015-2283	SFD SFD	Owner	-				-		1	4/28/2021	AND THE PARTY OF
2062623000	3238 CANDELAS ST 3932 SYME DR	GLYNN ADU: 600 S.F. EXISTING DETACHED	CBRA2017-0083 CBR2020-1987	ADU	Renter	-				-	4	8	7/2/2021	-
		GUEST HOUSE CONVERSION TO ADU	300-17/703-103-103-103-103-103-103-103-103-103-1								1		6/28/2021	
2040640500	3159 MADISON ST, #B	GOMEZ RENOVATION	CBR2019-0043	SFD	Owner							1	8/13/2021	
2052204100	3518 HIGHLAND DR	HANSEN RESIDENCE ADU	CBR2019-2740	ADU	Renter						1		9/13/2021	
2042320400	3677 GARFIELD ST	HERNANDEZ RESIDENCE		SFD	Owner							1	8/21/2021	
2032020303	B55 HOME AVE	HOME AVENUE	CBRA2018-0029	SFD	Owner							5	5/5/2021	
1561425800	2736 ARLAND RD	LIN RESIDENCE	CBR2018-3034	SFD	Owner							1	2/12/2021	
2062000300	4469 ADAMS ST	MARTIN RESIDENCE	CB142333	SFD	Owner							1	B/31/2021	
1551702500	2637 JEFFERSON ST	MFD-01	CBR2018-3291	2 to 4	Renter							4	6/11/2021	
2150530125	6811 AGAVE CIR	POINSETTIA 61	CBRA2021-0022	ADU	Renter				5				B/31/2021	
2150530123	6801 AGAVE CIR	POINSETTIA 61	CBRA2021-0017	SFD	Owner		1					32		3
2061804000	4392 ADAMS ST	POLZIN RESIDENCE	CBRA2018-0239	ADU	Renter						1		1/8/2021	
2061804000	4390 ADAMS ST	POLZIN RESIDENCE	CBR2017-2176	SFD	Owner							1	1/5/2021	in the second
2150705200	1587 TRITON ST	RAUM HOUSE	CBR2019-0773	SFD	Owner							1	10/4/2021	
2042530100	3567 GARFIELD ST	REDWOOD BEACH HOMES CASA ALDEA	CBRA2019-0181	SFD	Owner			20			35	49	6/22/2021 5/8/2021	9
1683601600 2132622251	2615 CANNON RD 6034 COLT PL, #202	UPTOWN BRESSI RANCH	CBR2017-2218 CBRA2019-0023	SFA	Renter			21	-		35	22		2
2070225700	4115 PARK DR	UF TOYNG SKEASI PANCH	CBRA2021-0036	ADU	Renter	_		-	-		- 1		11/8/2021	*
1552520600	2582 DAVIS AVE		CBRA2020-0197	ADU	Renter	-					1		10/21/2021	(C)
2050809700	3217 MAEZEL LN		CBR2019-3686	ADU	Renter	1					1		10/6/2021	
2051801700	3307 DONNA DR, #201		CBR2020-2980	ADU	Renter						1		10/5/2021	
2080803800	267 CHINQUAPIN AVE		CBRA2020-0192	ADU	Renter					1	1		10/4/2021	
2182002400	2610 PIRINEOS WAY, #15		CBRA2021-0013	ADU	Renter						2		9/24/2021	
2153601900	2855 UNICORNIO ST. WJ		CBRA2020-0135	ADU	Renter						2		9/13/2021	
2551445000	7919 CORTE CAROLINA		CBR2021-0082	ADU	Renter						1		8/30/2021	
2159200100	1774 DOVE LN		CBR2021-0502	ADU	Renter						1		8/23/2021	
2072501100	4890 ALONDRA WAY, #2		CBR2020-2308	ADU	Renter						1		8/6/2021	
2041710900	3473 JEFFERSON ST		CBR2020-1854	ADU	Renter		1						8/8/2021	
2550810800	2414 MAJANO PL #2		CBR2020-1377	ADU	Rentar						- 5		B/3/2021	
2050522500	1310 BASSWOOD AVE		CBR2020-0705	ADU	Renter						1		7/21/2021	
1563400800	2743 MONROE ST		CBR2020-2160	ADU	Renter						1		7/21/2021	
2072301200	4816 KELLY DR		CBRA2018-0193	ADU	Renter						1		7/13/2021	
1670703200	2202 CHESTNUT AVE		CBR2020-2486	ADU	Renter						1		7/1/2021	
2154600800	2518 ARGONAUTA ST		CBR2020-0801	ADU	Renter	3				-	1		6/25/2021	A STATE OF THE STA
2122210300	1224 MARIPOSA RD		CBRA2020-0175	ADU	Renter						1		6/25/2021	4-11-
1653300300	3489 PLEASANT VALE DR		CBRA2020-0137	ADU	Renter						1		6/7/2021	
2053303500	2073 LEE CT		CBR2019-1436	ADU	Renter				-		1		5/13/2021 4/27/2021	
1671240500 2051602100	3497 CHARTER OAK DR		CBR2020-0746	ADU ADU	Renter Renter	4			-		1		4/27/2021 4/26/2021	-
2073500300	2123 BASSWOOD AVE 4796 NEBLINA DR. #100		CBR2020-0457 CBR2020-0765	ADU	Renter					-	1		4/26/2021	The Person of the last
2050523000	1317 PINE AVE		CBR2020-0765 CBR2020-0260	ADU	Renter						1		4/26/2021	
1651601400	2437 TUTTLE ST		CBR2020-0105	ADU	Renter	-				1	1		4/28/2021	
2070620300	3921 ALDER AVE		CBR2020-0105	ADU	Renter								4/28/2021	19000
1562313300	1372 KNOWLES AVE		CBR2020-1160 CBR2020-2540	ADU	Renter	-					1		4/28/2021	
2074122600	4447 SUNNYHILL DR		CBR2020-2281	ADU	Renter						1		4/6/2021	
2061924900	4575 PARK DR		CBR2019-1257	SFO	Owner	1						1	3/1/2021	
2155040500	1858 TULE CT, #110		CBR2020-2043	ADU	Renter					1		,	2/24/2021	
2042401602	3628 GARFIELD ST	GARFIELD CONDOS	CBR2017-1055	2 to 4	Owner							2	1/29/2021	Upage Find
2054303200	3832 MARGARET WAY		CBR2019-3427	ADU	Renter						1		1/29/2021	
2041101900	3360 HARDING ST, #25		CBRA2020-0151	ADU	Renter						1		1/29/2021	
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		Annual B	uilding Activity	Report Summary -	Table A2 New Construc	fion, Entitled, Permits	and Completed U	Inits								
	Project identifie	,		Streamlining	Infil	Housing with Finar and/or Deed R		Housing without Financial Assistance or Deed Restrictions	Term of Affordability or Deed Restriction	Demo	dished/Destroys	ed Units		Density Bo	onus	
			13	24	15	16	17	50	19		20		21	22	23	24
Conent APN	Stroet Additions	Project Name*	How many of the units were Entremely Love Success?"	Was Project APPROVED using GC 55913, A[b]2 (SR 35 Streamlining) Y/M	umii Daite? Yati"	Assistance Programs (o) Each Development (may select multiple - see shalted (nos)	Deed Restriction Type (may select multiple see instructions)	For units affordable without frouncial analystance or deed mainfolloos, explain how the locally decomplined the units were affordable (new local suctions)	Testin of Affordabliky or Deed Restriction (poets) If affordable in perpetuity order 1000)	Humber of Demoished D strayed Units	Demo®shed or Destroyed Units	Demoltstediße stroppd Units Camer or Rentor	Total boosky Sonus Applied to the Project (Persentings Incress) in Total Allowable Units or Total Machinin Allowable Revidential Gross Floor Area)	Number of Other Incestives, Concresions, Warvers, or Other Modifications Given to the Project (Sectioning Parking Warves or Parking Reductions)	List the ingentives, concessions, waters, and modifications (Excluding Parking Waters of Parking Woodfications)	Did the project vaccius a reduction or walver of pasking standards? (YA
		SUAT DRY MS - TRITON	0	0						0		0		Committee Committee		
153700366 001010400	TRITON SI 2553 ROOSEVELT ST E511 LOS ROR ES DV	SCAT DAY MS - INTON STREET ROOSEVELT TOWNHOWES MATTLEW RESIDENCE LA COSTA VILLAS MORTH LA COSTA TOWN SQUARC MARCE, 3 RESIDENTIAL		N N						- 0	Percelahad					
001010e00 101101400 163000600	ES11 LOS ROR FR DV 400 GIBRALTAR ST	MATT) EW RESIDENCE		N N						1 0	Correlated Correlated					
	LA COSTA AVE	LA COSTA TOWN SQUARE		N			INC			0						
233507208 042409208 071306008 071307508 042474008	295 JUNIPER AVE 3390 HIGH, AND DR	LIMPER REACH HOVES		N						- 1	Cerrolistad					
71306660 71307960	3970 HIGHLAND DR	HOHLANDUAKES		N N						6						
04247400U 081901500	3327) HIGH JANDER 329 HEMJOCK AVE 4299 HELDIGE 34 4008 GARTIELD ST 4634 ADAMS ST	OFFICE COAST HOVES		N N						i c	Cemaished					
ES1901500 ES3900100 ES1900600	4006 GAR FIELD ST 4484 ADAMS ST	CARHELD FONES CONFETER SERIOFS.CC		N N						3	Demokshed Demokshed					
E5070°300	3746 ADAYS 81	LA CONTA TOWN SQLIME  PARCE, SIRSEISHING  LANPER PEACH HOVES  HIGHLAND LAMES  HOHLAND LAMES  HOH		м							Demokeled					
	ERVS (2715)	PERMIT BETREET HOUSES		N				Decelorer Survey		0						
52514333	930 KNOW LES AVE SIG PINE AVE	ACUS  OR KNOWLES AVENUE  AND PACE AVE CONDOS  SEC CHINICIAPA AVENUE  FACE ROOSEVELY		9				Ceveloaer Bunsy		9						
552701233 552514333 540626133 550901103	330 CHAQUAFIN AVE	320 CHINDUAPIN AVENUE		N N			INC INC			1	Detectable: Descripted					
931021500 052620500	330 CHRQUAFIN AVE 200 ROOGEVELT BT 2000 STEL A MARIS UN	TANNEL ADU CORAL TREE PROPERTIES		N N			IND	Developer Survey		- 3						
	1000 BUFINE VIRTA WAY 4077 VIE MARTA	CORAL TREE PROPERTIES DOTAGLED ADJ		N				Ceveloper Burvoy		9						
551604900 373220900	4077 VIL MARTA	DCTACHED ADJ CATALWAD ADJ STONE ADU: 812 8F ADJ		N				Developer Survey		3						
070100100		ABOVE DETACHED GARAGE		N				Developer Survey		9						
1720E4700 1576:0700	4010 NEPLINA DR 73/4 GYCDE UK 25/2 JEFFERRON RT	ACDITION JOHNSTICK ADU RICO PEU RICO PEU RICO PEU RICO PEU RICO CADU RICO PEU RICO P		N				Developer Survey		2						
32031900 73501700	2942 JEFFERBON AT	PLAMVE'S ADU		N N				Developer Survey Developer Survey		0						
73561700 60610000	9622 NEBUNA DK 1420.5 YOURB L. AVE	SULLIVAN ADU		N N				Developer Survey Developer Survey		0						
121100100	1986 PINE AVE	1294 PINE AV LOT SPLIT		N N			MC	Developer Salvey		0						
060205700 000811100	1204 PINE AVE 8251 HIGHLAND OF 8864 JAMES OR	1284 FINE AVEOT SPLIT 3291 HIGHLAND DK		N N						0	Demolished					
000811100 000834000 143851900		2304 JAWES CR		N N				***************************************		0						
100630100	908 DAISY AVE, 42 6170 CARLISBAD BLVD	836 DARW AVENUE ADJ ALLANSON SELVIDGE		N N				Developer Survey		1	Demolished					
C7840G44D	3214 POCA WAY	CAM READ RESIDENCE BLUE NAGE CONDOS CASTILLO ADU		N N						. 0						
561520600 561834000	2593 CRUST DRY 1093 BUENA VISTA WAY, AD	CORAL TREE PROMERTES		N N				Developer Survey  Developer Survey		0	_					
143930CCE 162925CCE	SIT CECHE WAY AS	DETACHED ADU DECHAMPLAIN ADU DLYNN ADU 600 S.F.		N N				Distribute Survey		0	-					
	3932 SYME DR	EXISTING DETACHED GUEST HOUSE CONVERSION TO		N				Developer Survey		o						
154010500	2853 ACLINA CT	DOSE DEN RESIDENCE COMPTEN RESIDENCE CRAND JER ERSEN		N				Daveloper Strong		0						
154010500 154010600 000020405 05000705	2951 ACUMA CT 792 CEAYD AVE	DRAND JUH BRICH		N N						-	Cemelshod Cemelshod					
PERMIT	1540 DASSWOOD AVE 3990 HIGH JAAD DR 3370 HIGH JAAD DR	CRAND JUP ERSON HARR & RESIDENCE HOW LAND LAVES		N N						- E	Detrotabat					
52210800	3794 HIGHLAND ER	HIGHLAND VIEW HOMES		N N						- E	Demolated					
52210630 (3004733	3/56 HG-LAND CR 4310 NER NA 37 #2	HIGHLAND VIEW HOME'S LO-INSTON ACU		N				Developer Survey Developer Survey		0						
231706533	3144 LEVANTE ST, #2	UATE STEVENTE		9				Developer Survey								
231/06533	3144 LEVANTE ST, #1	PUDDIMSEN VATHIS LEVANTE		N						9						
07150000	3402 CARLSBAD BLVD, AR	SURDIVISION CATEL STRUCTUCE		N				Developer Suncy		p						
01150833 50530135	SAGE CARLEBAD BLVD, AR SAGE CARLEBAD BLVD, AA 9396 AGAVE CIV	PATEL SESDENCE PONSETTIA 51		N. N			INC			3						
50688135 50402700	9097 AGAME DIR 2401 TORRE JON P.	PONSETTIA 61		N N				Developer Survey		3						
70643200	3962 SUNNYHLL OR 5479 SURFBIDE LN	REAGAN ADU BLOWK ADU TERRA DELLA		N				Developer Survey		3						
		DEVELOPMENT WASHINGTON ADJ		N						0						
106211700 962314900	17/0 DRIQLE CT 1207 CYNTHIALN	OWICH CHAMAMERINEN SERVE		N				Developer Survey		à	-					
		SPD #606 SF GARACE #106 SF CECK		N						a						
672731966 672834100	3978 GARIDALDI PL. #2 3717 LONGWEW OR			N N				Developer Survey Developer Survey		0						4
	3717 LONGVIEW OR 3832 SIERRA MORENA AVII 2422 GARY OR			N N				Daveloper Survey		0						
872704500	3547 SIERRA MORENA AVE			N N				Developer Sulvey		0						
739323CD 417100CB	2663 AMES PL, 82 3473 JEFFERSON ST			N N				Developer Survey Daveloper Survey		0						
	2997 STELLA MARIS LN 4447 SLINMYHL L DR			Ň				Develope: Survey Develope: Survey	1	0				3		
C515017CC	3337 DICKNA DR. #201			H				Develope: Survey Develope: Survey Develope: Survey		8						
053511200	3292 VCKNLEY ST			N N				Deteloper Survey		6						
581,200100	2912 ELMWCOO ST			N N				Developer Survey Developer Survey		0						
/1220000	3342 FARCING ST 3492 CHARTER DAK OR 1840 SANDELWOOD LK			N N				Developer Survey Developer Survey		E C						
513(ES1) 538(ESI)	1840 SANDHUYOCDUK			N N				Deseloper Survey Developer Survey		0						
1/0225/00	2017 FIG PICO DR 4116 FARK DR			N				Developer Survey	. 1	ć						

	Project identifie		onderg Activity	Streamlining	Infill	Housing with Final and/or Deed R	ncial Assistance	Housing without Financial Assistance or Deed Restrictions	Term of Affordability or Deed Restriction	0	emolis	shed/Destroye	d Units		Density Bo	inus	
			13	14	16	16	17	18	18			20		21	22	25	24
Currons APN	Street Address	Ptojest Name*	How many of the units were Extremely Low Incorrec?"	Service of the servic	sdirunis≯ Yat*	Accidings Programs for Each Development (may safect multiple - use indicutions)	Deed Residirties Type (usy-select nulliple are instructions)	For units affindable without through assistance as deed resultations, applied how the tocality decomplished the quite were afforeigned to the control of the	Tests of Affordability or Dead Resultan (years) If affordation per petals exicus 1000;	Numbr Demoilsh stroyed	reditte.	DeinoEsbed or Destroyed Units	GernolishediDe strojed Units Ozner or Renter	Total Density Bonus Applied to the Project (Percentings Increase in Total Allowable Units or Total Maximum Allowable Residential Gross Float Area)	Number of Other Incentions, Walvare, or Other Medications Given to the Project Excluding Parking Walvers or Parking Reductions)	List the incentives, concassions, walkers, and modifications (Richarding Parling Wateress or Parking Abedifications)	Did the project receive reduction or valves of parking standards? (Y/I
5634XXECC	2743 WOVRDE 5							Developer Survey			27				ATTERNOON STATE OF THE PERSON		
062820000 041110000	2962 STELLA MARIE I N 2158 HARDING ST			N N				Developer Survey		0							
E411109E0 CB19309E0	2158 HARDING ST 6124 DELANEY OT			N.				Ocyclopa: Survey Developer Survey		0							
C51122000	3379 ADAMS ST			N			-	Develope: Survey		0							
E/12011EE E7053866E	1790 ANDREA AVE BASS WEST JAVEN DR		_	N N				Developer Survey Developer Survey		0.0	-						
581302200	2727 WILSON ST			N				Develope: Survey		0							
652/12800 041920600	2554 JEFFERBON ST 2575 HARDING ST			N N				Develope: Survey Develope: Survey		0							
051122108	2059 ACAMS ST			N N				Developer Survey		0							
E424011CE E7333CEEE E534113CE	2542 GARPIELD ST 4977 VIA MARTA A2			N M	_			Develope Survey Develope: Survey		- 5							
CS04112CE	29/32 URMAR UN ESSM AVENIERA DEL PARABO			N				Occidence Survey		- c							
5514/ECUT	(919 CORT E CAROLINA			N N				Developer Survey		0							
155340700	2535 COLERI (N. AN)			N				Developer Survey		0							
154911100 162401102 154900703	2533 ACUNA CT 2444 TORRESON PL JO			N N				Deceloper Survey Deceloper Survey		0	-						
154500700	7166 ARGCNAJTA WAY			9				Developer Burvey		C							
201401100 152009400	2719 AZAHAR CT, IM2 2810 FIRANCOS WAY, 815			N N				Developer Survey Developer Survey		0	-						
182002400	2510 FF4NEOG WAY, 615 2437 CAMINO VALENCIA 60			N				Developer Survey		U							
221510200 253570600	7830 GUEERADA CIR		_	14				Developer Survey Developer Survey		- C	$\rightarrow$		_				
233712400	3536 CALLE GAVANZO, #2			N				Developer Survey		C							
1192402133	2732 ARBONALITA ST 2413 TORROLICK PL M2		-	N N				Developer Survey		E	-						
152200000	2706 GALICIA WAY			N				Developer Survey Developer Survey		0							
143901133 145504133 159900133	27/06 GALICIA WAY 913 BEGONIA CT A2 1074 BEAHORSE GT 1774 DOVE LN 7307 BLACK SWAN P. AB2 2037 FERN P.			N				Developer Survey Developer Survey		0							
156206833 156206833	7307 BLACK SWAN PL. AND			N				Developer Survey Developer Survey		9							
156031230 159213500	TOST FERN PL			N N				Developer Survey Developer Survey		3							/
157618700 1373862300	1758 SKIMMER OT 7344 ORERE DR			N				Developer Survey		2							
1973862900 1944812100	4616 TELESCOPE AVE 3661 CO-CLE ESPERANZA	SEED OORTE ESPERANZA		N				W		0	-						
030021932	500 GRAND AVE, #310	ADDITION CONTROL AVENUE		N				Developer Buryoy		9.	-						
3704C9233		LADACIA AT THE PRESENCE.		N						2							
9331013931	2075 ROOSEVELT ST 3862 WESTHAVEN DR	REACHWALK AT RODSEVELT BLASKS BETACHED ACU		N N			ING	Developer Survey		2	-	Damolished					
370408442	3210 ROCA WAY	BLUE BAGE CONDOS		N				- December during		- 3							
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					Table A2											
		Annua	Building Activity	Report Summary -	New Construc	tion, Entitled, Permits	and Completed L	inits								
Project Identifier			Streamlining	intil	Housing with Fina and/or Deed I		Housing without Financial Assistance or Deed Restrictions	Term of Affordability or Deed Restriction	Den	uolished/Destroy	ed Units		Density B	onus		
			12	14	16	16	17	18	19		20		21	22	21	24
ComentAPE	Street Additions	Project Hemir	Have ready of the units were Extremely Love Exposure?"	Was Protest APPROVED Culling GC 65613-(U)2 (DB 55 Streen Entro) Y34	Dem Gallet Yelf	Assistance Programs for Each Development Improved community See Instituctions)	Dead Restriction Type (Imagination through ave instructions)	For anile altereable without financial evaluations or deed restrictions, explain how the locally determined the units way offersibable (see instructions)	Tribin of Affordatolity or Dwell Resolution (phane) (Tollandatolism (phane) write 1000)	Hamber of Demokshed Stroyad Uni	De Development of	Demoksheskille skryged Units Oknet at Resiter	Tatal Density Botton Applied to the Project (Percentage Increase in Total Allowable Shots or Total Masterson Allowable Recibional Gross Flore Ases)	Number of Other Incentives, Consessions, Warriers, or Other Modifications Other has the Project (Exchalling Parking Warrers or Parking Reductions)	List the inventives, concessions, waivers, and noofficitions. (Extruding Parking Welvers or Parking Modifications)	Did the project receive reduction or waiver of pacificing standards 2 (VII
	ALEXANDER SERVICES			D					A STATE OF THE PARTY OF THE PAR	No.	D		0	ASSESSMENT OF THE PARTY OF THE	E. Contract Contract	
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Jurisdiction	Carlsbad	
Reporting Year	2021	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	04/15/2021 - 04/15/2029

#### ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

(CCR Title 25 §6202)

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

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

						Table B							
				R	egional Hous	ing Needs A	llocation Prog	iress					
							oy Affordabili						
		1					2	-				3	4
	ncome Level	RHNA Allocation by Income Level	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total Units to Date (all years)	Total Remaining RHNA by Income Level
	Deed Restricted	4 044	-	¥ .	-	120	-						
ery Low	Non-Deed Restricted	1,311	2	-	-	-				- :	-	2	1,309
U 200	Non-Deed Restricted Deed Restricted	1,311 —	2 4		-	-	-	-	•		-	- 2	
Very Low	Non-Deed Restricted	784	2 4 3				-	:			-	7	7117
Low Moderate	Non-Deed Restricted Deed Restricted Non-Deed Restricted		2 4 3 -					-				- 2 - 7 - 65	
12.000	Non-Deed Restricted Deed Restricted Non-Deed Restricted Deed Restricted	784	2 4 3 - 65 76			-		-	-		-		777 684
Low Moderate	Non-Deed Restricted Deed Restricted Non-Deed Restricted Deed Restricted	784 749						-	-	-		2 - 7 - 85 - 76	7117

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

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

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

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

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

#### Table D

#### Program Implementation Status pursuant to GC Section 65583

#### Housing Programs Progress Report

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

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

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

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

1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
1.3(a & f) Alternative Housing	Continue to monitor underutilized properties and sites in the community that have potential for alternative housing options and offer the information to interested developers. Utilize the Inclusionary Ordinance and Housing Trust	Ongoing	The city is complying and continues to implement with this ongoing program.
4.2/1.) (1)	Fund to encourage innovative housing structures.		
1.3(b) Alternative Housing	Rezone underutilized commercial, office, and or industrial space, as appropriate, to facilitate use for alternative housing types.	April 2023 / Ongoing	This program implementation is underway and will be completed prior to the due date
1.3(c) Alternative Housing	Develop, as part of a zoning ordinance update, measures that encourage affordability by design (e.g., smaller, more efficient and flexibly-design living spaces).	April 2023	This program implementation is underway and will be completed prior to the due date
1.3(d) Alternative Housing	Where appropriate, utilize the city's regulatory powers (e.g., land use and fees) to encourage development of alternative housing.	April 2023	This program implementation is underway and will be completed prior to the due date
1.3(e) Alternative Housing	Evaluate and implement, as appropriate, a development fee structure for these units based on a per square foot basis rather than per unit basis.	April 2023	This program implementation is underway and will be completed prior to the due date

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

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

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

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

1	2	3	4		
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation		
2.4(b) City-Initiated Development	Modify existing programs and develop new programs and funding sources to provide city incentives for affordable housing.		The Housing Element was adopted by the city and certified by the state in 2021. element contains new programs that provide city affordable housing incentives. completed toward implementing these programs includes:  • In 2021, the city completed additional public outreach on potential affordable housing sites as part of its implementation of programs 1.1 and 1.7; these potentials include city-owned properties. Outreach will continue into 2022.  • In 2021, the City Council approved a professional services agreement with a consultant to prepare a permit-ready accessory dwelling unit program, including development of at least four sets of plans.  • In 2021 and February 2022, the city worked with North County Transit District redevelopment plans for its Carlsbad Village and Poinsettia Coaster stations, including affordable housing, as required by Program 1.1(g).  • As per Program 2.1(a), the city has completed a gap analysis of the city's inclusionary fee that will be presented to the Housing Commission in February 20 gap analysis considers the adequacy of the fee to facilitate affordable housing development.		
2.4(c, d, e) City-Initiated Development	Actively work with development partners to pursue development of rental and for sale housing on sites and included the RHNA after Program 1.1 is implemented. Sites are listed on Table B-5 in Appendix B.	December 2024 / Ongoing	This program implementation will be completed prior to the due date.		
2.5 Land Banking	The city will continue to implement a land banking program to acquire land suitable for development of housing affordable to lower- and moderate-income households.	Ongoing	The city is complying and continues to implement this ongoing program.		

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

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

1	2	3	4		
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation		
2.12 Housing for Large Households	Continue to implement requirements for units with three or more bedrooms as part of the Inclusionary Housing Ordinance. The city shall encourage housing designs that meet the needs of extended, multigenerational, and/or large families.	Ongoing	Continuing to enforce Ordinance requirement that 10% of inclusionary units be 3BR-For example, the West Oaks apartment project, approved by City Council in May 202 has 10 three-bedroom units, exceeding the minimum 10% threshold.		
2.13(a – g & k) Housing for Persons Experiencing Homelessness	Carlsbad will continue to facilitate and assist with the acquisition, for lease or sale, and development of suitable sites for low barrier emergency shelters and transitional and permanent supportive housing for the homeless population.	Ongoing	The City is working with Catholic Charities to expand their facility as a low barrier navigation center.		
2.13(h) Housing for Persons Experiencing Homelessness	Review and amend the zoning ordinance and other documents to comply with Government Code 65651 and 65583(a)(4).	October 2022	This program implementation is underway and will be completed prior to the due date		
2.13(i) Housing for Persons Experiencing Homelessness	Identify data sources or procedures to quantify the homelessness population for emergency shelters according to Assembly Bill 139 requirements.	October 2022	This program implementation is underway and will be completed prior to the due date		
2.13(j) Housing for Persons Experiencing Homelessness	Evaluate the potential to allow for emergency shelters on properties owned by religious institutions and update zoning ordinance.	April 2023	This program implementation is underway and will be completed prior to the due date.		

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

1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
3.3 Mobilehome Park Preservation	Continue to regulate the conversion of mobile home parks as permitted by state law, provide information to mobile home park tenants regarding potential tenant purchase of parks and other assistance available.	Ongoing	The city continues to implement this program and the mobilehome zoning ordinance which regulates the conversion of mobilehome parks.
3.4 Acquisition/	The city will continue to provide assistance	Ongoing	Included in routine monitoring.
Rental Housing	on a case-by-case basis to preserve the existing stock of lower- and moderate-income rental housing.		31 / 3
3.5(a) Rehabilitation of	Update program to expand eligible costs	April 2022	Will examine and make recommendations by Dec. 2023.
Owner-Occupied Housing	and increase maximum loan amount.		
3.5(b & c) Rehabilitation of Owner-Occupied Housing	Continue to implement the city's Minor Home Repair Program, and allow dwellings to be rehabilitated that do not meet current zoning standards so long as the non-conformity is not increased and there is no threat to public health and/or safety.	Ongoing	City continues to distribute informational material and publish the information on the city's website to increase participation.
3.6 Affordable Housing Resale	To the extent funding is available, the city will exercise its purchase option to preserve, extend and enhance affordability of these units by reselling them to lower income purchasers.	Ongoing	As of Oct. 2021 the city has acquired a total of 11 units for resell to lower income purchasers. The city is currently in the process of selling these units and have identified 11 households who are currently waiting to be qualified with the lender. One household will be moving into the escrow phase by Feb. The city anticipates completing the sales of all 11 units by the end of June 2022.
	With assistance from the city's fair housing provider, the city will continue to offer fair housing services to its residents and property owners.	Ongoing	The city will continue to promote and distribute fair housing services to its residents who are in need of counseling and services.

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

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

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

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

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

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

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

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

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

Cells in grey contain auto-calculation formulas

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#### **Description of Terms and Methods**

#### 2021 HOUSING ELEMENT ANNUAL PROGRESS REPORT

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

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

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

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

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

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<sup>&</sup>lt;sup>1</sup> https://www.hcd.ca.gov/grants-funding/income-limits/state-and-federal-income-limits/docs/income-limits-2021.pdf

<sup>&</sup>lt;sup>2</sup> City of Carlsbad Household Income Limits 2021, see weblink at: https://www.carlsbadca.gov/home/showpublisheddocument/6089/637568378560270000

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

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

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

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

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

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

2

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

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

#### Methodology:

2021 AMI: \$95,100

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

Down payment: 10%

Interest: 4.5% (includes private mortgage insurance)

Mortgage term: 30-year fixed-rate

Property Tax: 1.2%

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

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

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

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

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



# 2021 Housing Element Annual Progress Report

Corey Funk, Associate Planner Community Development Department

March 15, 2022



### PROPOSED ACTION



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





### REQUIRED BY STATE LAW

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



### REPORT CONTENTS



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





## **NEXT STEPS**



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

