



CITY COUNCIL
Staff Report

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.

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.

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

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:

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

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

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

NAYS: None.

ABSENT: None.



MATT HALL, Mayor



for 

FAVIOLA MEDINA, City Clerk Services Manager
(SEAL)

Jurisdiction	Carlsbad	
Reporting Year	2021	(Jan. 1 - Dec. 31)
Planning Period	Bi. Cycle	04/15/2021 - 04/15/2026

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

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

(CCR Title 25 §6202)

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	
1					2	3	4	5							6	7	8	9	10
Prior APN	Current APN	Street Address	Project Name	Local Jurisdiction Tracking ID	Unit Category (SFA, SF-D 2 to 4, S+ADU, M+)	Tenure R=Renter O=Owner	Date Application Submitted - (see instructions)	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Total PROPOSED Units by Project	Total APPROVED Units by project	Total DISAPPROVED Units by Project	Was APPLICATION SUBMITTED Pursuant to GC 65913.4(b)? [SB 35 Streamlining]	Was a Density Bonus requested for this housing development?
Summary Row: Start Data Entry Below																			
	2073004700	4910 NEBLINA DR	JOHNSTON ADU	AMEND2021-0014	ADU	Renter	10/26/2021								1	1	0	No	No
	2201120900	5380 LOS ROBLES DR	BOX RESIDENCE	CDP2020-0010	SFR	Owner	12/20/2021								1	1	0	No	No
	2052701300	3745 ADAMS ST	ADAMS STREET HOMES ADUS	CDP2021-0042	ADU	Renter	9/7/2021							8	8	0	No	No	
	2052701300	3745 ADAMS ST	ADAMS STREET HOMES ADUS	CDP2020-0043	SFR	Renter	6/21/2021							4	4	0	No	No	
	2061501500	4268 HILLSIDE DR	GIBSON FAMILY RESIDENCE	CDP2020-0044	SFR	Owner	3/30/2021							1	1	0	No	No	
	2062520600	3960 STELLA MARIS LN	TANAIE ADU	CDP2021-0004	ADU	Renter	3/2/2021							1	1	0	No	No	
	1551004800	1060 BUENA VISTA WAY	CORAL TREE PROPERTIES DETACHED ADU	CDP2021-0005	ADU	Renter	2/18/2021							1	1	0	No	No	
	2073330900	4977 VIA MARTA	CATALANO ADU	CDP2021-0014	ADU	Renter	7/23/2021							1	1	0	No	No	
	2070100100		STONE ADU: 812 SF ADU ABOVE DETACHED GARAGE ADDITION	CDP2021-0015	ADU	Renter	8/19/2021							1	1	0	No	No	
	2157610700	7846 GREYS DR	KIDD ADU	CDP2021-0020	ADU	Renter	8/20/2021							1	1	0	No	No	
	2041311500	3259 Lincoln Street	RIALIVELT RESIDENCE	CDP 2021-0024	SFR	Owner	11/19/2021							1	1	0	No	No	
	2041311500	3259 Lincoln Street	RIALIVELT RESIDENCE	CDP 2021-0024	ADU	Renter	11/19/2021							1	1	0	No	No	
	2033031800	2943 JEFFERSON ST	FIAMMER ADU	CDP2021-0028	ADU	Renter	6/25/2021							1	1	0	No	No	
	2081603200	5505 ASHBERRY RD	DIVINEY ADU; DETACHED GARAGE CONVERSION TO 238 SF ADU	CDP2021-0040	ADU	Renter	8/16/2021							1	1	0	No	No	
	2073501700	4822 NEBLINA DR	SHEA CHOW ADU	CDP2021-0045	ADU	Renter	11/19/2021							1	1	0	No	No	
	2070720300	4050 Sunnyhill Drive	ARBULLU ADU	CDP 2021-0050	ADU	Renter	10/21/2021							1	1	0	No	No	
	1560510900	1420 S YORELL AVE	SULLIVAN ADU	CDP2021-0058	ADU	Renter	11/15/2021							1	1	0	No	No	
	2157600400	1004 Marguerite Lane	HUANG RESIDENCE ADU	CDP2021-0064	ADU	Renter	12/13/2021							1	1	0	No	No	
	2163000500	420 GIBSALTAR ST	LA COSTA VILLAS NORTH	CT 2019-0001	SFA	Owner	7/27/2021							6	6	0	No	No	
	2121150100		WEST OAKS	GPA32004	S-	Renter	2/9/2021			42				150	192	0	No	No	
	2050800100	4008 GAINFIELD ST	GARFIELD HOMES	PUD2022-0001	SFA	Owner	5/28/2021							3	3	0	No	No	
	2042403200	295 JUNIPER AVE	JUNIPER BEACH HOMES	PUD2022-0002	SFR	Owner	6/30/2021							4	4	0	No	No	
	2040820100	635 PINE AVE	635 PINE AVE CONDOS	SDP2018-0014	SFA	Owner	3/31/2021							4	4	0	No	No	

Table A2

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

Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID*	Unit Types		Affordability by Household Incomes - Completed Entitlement							Entitlement Date Approved	# of Units Issued Entitlements
				Unit Category (SFA, SFD, 2 to 4 Br, ADU, Mtr)	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		
2150702300	TRITON ST	SLATTERY MS - TRITON STREET	CDP2020-0019	SFD	Owner	0	0	63	0	0	18	281		362
2031013500	2569 ROOSEVELT ST	ROOSEVELT TOWNHOMES	CT2017-0006	SFA	Owner							2	8/23/2021	2
2101151400	5511 LOS ROBLES DR	MATTHEW RESIDENCE	CDP2020-0027	SFD	Owner							5	5/21/2021	5
2163000500	400 GIBRALTAR ST	LA COSTA VILLAS NORTH	CT2019-0001	SFA	Owner							1	2/3/2021	1
		LA COSTA TOWN SQUARE PARCEL 3										9	10/25/2021	9
2230507300	11A COSTA AVE	RESIDENTIAL	CT2017-0003	SFA	Owner			19				76	3/9/2021	95
2042403200	295 JUNIPER AVE	JUNIPER BEACH HOMES	PLD2021-0002	SFD	Owner							4	8/20/2021	4
2071308200	3950 HIGHLAND DR	HIGHLAND JAMES	CDP2017-0034	SFD	Owner							1	2/17/2021	1
2071307600	3970 HIGHLAND DR	HIGHLAND JAMES	CDP2017-0035	SFD	Owner							1	2/17/2021	1
2042404000	320 HEMLOCK AVE	HEMLOCK COAST HOMES	PLD2020-0001	SFA	Owner							4	4/7/2021	4
2061801500	4269 HILLSIDE DR	GIBSON FAMILY RESIDENCE	CDP2020-0044	SFD	Owner							1	5/19/2021	1
2060800100	4006 GARFIELD ST	GARFIELD HOMES	PLD2021-0001	SFA	Owner							3	9/1/2021	3
2061920800	4464 ADAMS ST	FORESTER RESIDENCE	CDP2020-0018	SFD	Owner							1	5/19/2021	1
2062701300	3745 ADAMS ST	ADAMS STREET HOMES ADUS	CDP2020-0043	SFD	Owner							4	9/1/2021	4
2062701300	3745 ADAMS ST	ADAMS STREET HOMES ADUS	CDP2020-0042	ADU	Renter						8	9/1/2021	8	
1552514300	868 KNOWLES AVE	888 KNOWLES AVENUE	CDP2017-0042	ADU	Renter							1	1/21/2021	1
2040820100	635 PINE AVE	635 PINE AVE CONDOS	SDP2018-0014	SFA	Owner							4	7/27/2021	4
2030201100	330 CHINQUAPIN AVE	330 CHINQUAPIN AVENUE	CT2019-0004	2 to 4	Owner				1			6	1/20/2021	7
2031021500	2690 ROOSEVELT ST	2690 ROOSEVELT	CT2019-0006	2 to 4	Owner				1			9	5/4/2021	10
2062620600	3660 STELLA MARIS LN	TANAEL ADU	CDP2021-0004	ADU	Renter							1	5/28/2021	1
1551604800	1060 BUENA VISTA WAY	CORAL TREE PROPERTIES DETACHED ADU	CDP2021-0005	ADU	Renter							1	3/17/2021	1
2073330800	4977 VIA MARTA	CATALANO ADU	CDP2021-0014	ADU	Renter							1	10/26/2021	1
2070100100		STONE ADU: 812 SF ADU ABOVE DETACHED GARAGE	CDP2021-0016	ADU	Renter							1	5/6/2021	1
2073034700	4910 NEBLINA DR	JOHNSTON ADU	AMFAP2021-0014	ADU	Renter							1	11/8/2021	1
2157810700	7348 GREBE DR	KIDD ADU	CDP2021-0026	ADU	Renter							1	8/15/2021	1
2035031800	2943 JEFFERSON ST	FLAMMER ADU	CDP2021-0028	ADU	Renter							1	8/25/2021	1
2073507700	4872 NEBLINA DR	SHEA CHOW ADU	CDP2021-0045	ADU	Renter							1	12/14/2021	1
1560510300	1426.5 YOURELL AVE	SULLIVAN ADU	CDP2021-0058	ADU	Renter							1	12/7/2021	1
2121100100		WEST OAKS	GPA18004	5+	Renter			42				150	9/4/2021	192

Table A2

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

Project Identifier				Unit Types		Affordability by Household Incomes - Building Permits							8	9
Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID*	Unit Category (SFA, SFD, 2 to 4, 5+ ADU MH)	Tenure R=Renter D=Owner								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		
						0	2	4	3	0	65	76		150
2561445000	7919 CORTE CAROLINA		CBR2021-0082	ADU	Renter								3/18/2021	1
2155340700	2606 COLIBRI LN, #2		CBR2021-0194	ADU	Renter								4/6/2021	1
2154911100	2633 ACUNA CT		CBR2020-0171	ADU	Renter								4/15/2021	1
2162401102	2444 TORREJON PL, #2		CBR2021-0303	ADU	Renter								4/20/2021	1
2154600700	7166 ARGONAUTA WAY		CBR2020-3318	ADU	Renter								5/4/2021	1
2231401100	3019 AZAHAR CT, #2		CBR2021-0899	ADU	Renter								5/7/2021	1
2162002400	2610 PIRINEOS WAY, #15		CBRA2021-0013	ADU	Renter								6/16/2021	1
2162002400	2610 PIRINEOS WAY, #18		CBRA2021-0014	ADU	Renter								6/16/2021	1
2221510200	3497 CAMINO VALENCIA, #2		CBR2020-3187	ADU	Renter								6/23/2021	1
2550570500	7839 QUEBRADA CIR		CBR2021-1043	ADU	Renter								7/27/2021	1
2233712400	3536 CALLE GAVANZO, #2		CBR2021-1118	ADU	Renter								7/29/2021	1
2154001700	2732 ARGONAUTA ST		CBR2020-2806	ADU	Renter								8/5/2021	1
2162403100	2413 TORREJON PL, #2		CBR2021-1448	ADU	Renter								10/14/2021	1
2162200600	2708 GALICIA WAY		CBR2021-1658	ADU	Renter								10/27/2021	1
2143901100	913 SEGONIA CT, #2		CBRA2021-0003	ADU	Renter								1/13/2021	1
2145304100	1078 SEAHORSE CT		CBR2021-0243	ADU	Renter								4/13/2021	1
2155200100	1774 DOVE LN		CBR2021-0502	ADU	Renter								4/20/2021	1
2156200500	7307 BLACK SWAN PL, #2		CBR2021-0946	ADU	Renter								5/21/2021	1
2155031200	7037 FERN PL		CBR2021-0883	ADU	Renter								6/3/2021	1
2156213500	1756 SKIMMER CT		CBR2021-0080	ADU	Renter								11/8/2021	1
2157610700	7344 GREBE DR		CBR2021-0550	ADU	Renter								11/30/2021	1
2073952000	4615 TELESCOPE AVE		CBR2020-0973	SFD	Owner								4/6/2021	1

Table A2

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

Project Identifier				Unit Types		Affordability by Household Incomes - Certificates of Occupancy							11	12
Current APN	Street Address	Project Name	Local Jurisdiction Tracking ID	Unit Category (SFA, SFD, 2 to 4.5+ ADU, MH)	Tenure R=Renter O=Owner	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Certificates of Occupancy or other forms of readiness (see Instructions) Date Issued	# of Units Issued Certificates of Occupancy or other forms of readiness
						0	1	48	2	0	70	286		109
2644812100	3561 CORTE ESPERANZA	3559 CORTE ESPERANZA ADDITION	CBR2019-1352	ADU	Renter							1	9/20/2021	1
2032221832	800 GRAND AVE, #310	800 GRAND AVENUE	CBRA2019-0126	S+	Owner							13	8/11/2021	13
1670405238	3113 SALINA RD	ACACIA AT THE PRESERVES	CBRA2018-0170	SFA	Owner							4	4/8/2021	4
2031013801	2875 ROOSEVELT ST	BEACHWALK AT ROOSEVELT	CBRA2018-0223	SFA	Owner			2				9	3/5/2021	11
2070533000	3852 WESTHAVEN DR	BLASIO DETACHED ADU	CBR2020-0267	ADU	Renter							1	8/27/2021	1
1670405442	3210 KOCA WAY	BLUE SAGE CONDOS	CBRA2020-0082	SFA	Owner								11/8/2021	43
2033204800	1040 CARLSBAD VILLAGE DR	CARLSBAD VILLAGE LOFTS	CBRA2020-0070	S+	Renter								11/4/2021	106
2052109600	1161 CHESTNUT AVE	CHESTNUT AVENUE RESIDENCE	CBR2018-2263	SFD	Owner			16					4/28/2021	1
1676002500	3238 CANDELAS ST	CYPRESS AT THE PRESERVE	CBRA2017-0063	SFD	Owner								7/2/2021	9
2062623000	3932 SYME DR	GLYNN ADU: 600 S.F. EXISTING DETACHED GUEST HOUSE CONVERSION TO ADU	CBR2020-1067	ADU	Renter							1	5/28/2021	1
2040840300	3159 MADISON ST, #6	COMEZ RENOVATION	CBR2018-0043	SFD	Owner							1	8/13/2021	1
20522204100	3519 HIGHLAND DR	HANSEN RESIDENCE ADU	CBR2018-2740	ADU	Renter							1	8/13/2021	1
2042320400	3677 GARFIELD ST	HERNANDEZ RESIDENCE	CBR2018-3539	SFD	Owner							1	8/21/2021	1
2032202303	1655 HOME AVE	HOME AVENUE	CBRA2018-0029	SFD	Owner							5	5/5/2021	5
1561425600	2738 ARLAND RD	LIN RESIDENCE	CBR2018-3034	SFD	Owner							1	2/12/2021	1
2062000300	4469 ADAMS ST	MARTIN RESIDENCE	CB142393	SFD	Owner							1	8/31/2021	1
1561709500	2637 JEFFERSON ST	MFO-01	CBR2018-3291	2 to 4	Renter							4	5/11/2021	4
2150530725	2611 AGAVE CIR	POINSETTIA ST	CBRA2021-0022	ADU	Renter			5					8/31/2021	5
2150530723	2601 AGAVE CIR	POINSETTIA ST	CBRA2021-0017	SFD	Owner							32	8/31/2021	32
2081804000	4382 ADAMS ST	POLZIN RESIDENCE	CBRA2018-0239	ADU	Renter							1	1/8/2021	1
2081804000	4360 ADAMS ST	POLZIN RESIDENCE	CBR2017-2176	SFD	Owner							1	1/5/2021	1
2150705200	1587 TRITON ST	RAUM HOUSE	CBR2019-0773	SFD	Owner							1	10/4/2021	1
2042530700	3667 GARFIELD ST	REDWOOD BEACH HOMES	CBRA2019-0181	SFD	Owner							4	6/22/2021	4
1683601600	2815 CANNON RD	CASA ALDEA	CBR2017-2216	S+	Renter			20				35	5/8/2021	88
2132622251	6034 COLT PL, #202	UPTOWN BRESSI RANCH	CBRA2019-0023	SFA	Owner			5				22	5/6/2021	27
2070225700	4115 PARK DR		CBRA2021-0036	ADU	Renter							1	1/8/2021	1
1562620800	2582 DAVIS AVE		CBRA2020-0197	ADU	Renter							1	10/21/2021	1
2050809700	3217 MAEDEL LN		CBR2018-3666	ADU	Renter							1	10/5/2021	1
2051801700	3307 DONNA DR, #201		CBRA2020-2880	ADU	Renter							1	10/5/2021	1
2080803800	267 CHINQUAPIN AVE		CBRA2020-0192	ADU	Renter							1	10/4/2021	1
2182002400	2610 PRINEOS WAY, #15		CBRA2021-0013	ADU	Renter							2	9/24/2021	2
2153601900	2855 UNICORNO ST, #J		CBRA2020-0135	ADU	Renter							2	9/13/2021	2
2551445000	7919 CORTE CAROLINA		CBR2021-0082	ADU	Renter							1	8/30/2021	1
2159200100	1774 DOVE LN		CBR2021-0902	ADU	Renter							1	8/23/2021	1
2072501100	4860 ALONDRA WAY, #2		CBR2020-2308	ADU	Renter							1	8/5/2021	1
2041710900	3473 JEFFERSON ST		CBR2020-1854	ADU	Renter			1				1	8/5/2021	1
2550810800	2414 MAJANO PL, #2		CBR2020-1977	ADU	Renter							1	8/3/2021	1
2350522500	1310 BASSWOOD AVE		CBR2020-0705	ADU	Renter							1	7/21/2021	1
1583400800	2743 MOINROE ST		CBR2020-2160	ADU	Renter							1	7/21/2021	1
2072301200	4816 KELLY DR		CBRA2018-0193	ADU	Renter							1	7/13/2021	1
1670703200	2202 CHESTNUT AVE		CBR2020-2486	ADU	Renter							1	7/1/2021	1
2154600800	2616 ARGONAUTA ST		CBR2020-0801	ADU	Renter							1	6/25/2021	1
2122210300	1224 MARIPOSA RD		CBRA2020-0175	ADU	Renter							1	6/25/2021	1
1683300300	3486 PLEASANT VALE DR		CBRA2020-0137	ADU	Renter							1	6/7/2021	1
2053303500	2073 LEE CT		CBR2019-1436	ADU	Renter							1	5/13/2021	1
1671240500	3497 CHARTER OAK DR		CBR2020-0748	ADU	Renter							1	4/27/2021	1
2051602100	2123 BASSWOOD AVE		CBR2020-0457	ADU	Renter							1	4/26/2021	1
2073500300	4796 NEBLINA DR, #100		CBR2020-0785	ADU	Renter							1	4/26/2021	1
2060523000	1317 PINE AVE		CBR2020-3260	ADU	Renter							1	4/26/2021	1
1561601400	2437 TUTTLE ST		CBR2020-0105	ADU	Renter							1	4/26/2021	1
2070620300	3021 ALDER AVE		CBR2020-1180	ADU	Renter				1			1	4/26/2021	1
1582313300	1372 KNOWLES AVE		CBR2020-2540	ADU	Renter							1	4/25/2021	1
2074122800	4447 SUNNYHILL DR		CBR2020-2251	ADU	Renter							1	4/8/2021	1
2061524300	4575 PARK DR		CBR2019-1257	SFD	Owner							1	3/1/2021	1
2155640500	1858 TULE CT, #110		CBR2020-2043	ADU	Renter				1				3/24/2021	1
2042401802	3628 GARFIELD ST	GARFIELD CONDOS	CBR2017-1055	2 to 4	Owner							2	1/28/2021	2
2054303200	3832 MARGARET WAY		CBR2019-3427	ADU	Renter							1	1/28/2021	1
2041101800	3360 HARDING ST, #25		CBRA2020-0151	ADU	Renter							1	1/28/2021	1

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

Table with 15 columns: Project Identifier, Streamlining, Infill, Housing with Financial Assistance and/or Deed Restrictions, Housing without Financial Assistance or Deed Restrictions, Term of Affordability or Deed Restriction, Demolished/Destroyed Units, and Density Bonus. Rows include project details like address, project name, and various metrics.

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

Project Identifier		Streamlining	Infill	Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions	Term of Affordability or Deed Restriction	Demolished/Destroyed Units			Density Bonus					
		13	14	15	16	17	18	19	20			21	22	23	24	
Current APN	Street Address	Project Name*	How many of the units were Extremely Low Income?	Was Project APPROVED under GC 66018.42(d) (66.55 Streamlining)?	Is Infill Under 70%?	Assistance Programs for Each Development (may select multiple - see instructions)	Deed Restriction Type (may select multiple - see instructions)	For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)	Term of Affordability or Deed Restriction (Units must be set initially under GC 66018.42(d))	Number of Demolished/Destroyed Units	Demolished/Destroyed Units	Demolished/Destroyed Units	Total Density Bonus Applied to the Project (Percentage Increase in Total Allowable Units or Total Maximum Allowable Residential Gross Floor Area)	Number of Other Incentives, Concessions, Waivers, or Other Modifications Given to the Project (Including Parking Waivers or Parking Reductions)	List the incentives, concessions, waivers, and modifications (Excluding Parking Waivers or Parking Reductions)	Did the project receive a reduction in number of parking standards? (Y/N)
			0	0						0		0				
07124003	149 CHAMBERLAIN DR		0	0				Developer Survey		0						
089169733	2125 DABSWOOD AVE		0	0				Developer Survey		0						
087242033	4760 PAUL BACHMAN RD		0	0				Developer Survey		0						
089020220	1517 PINE AVE		0	0				Developer Survey		0						
1501047433	2437 TULLY CRT		0	0				Developer Survey		0						
037060333	2821 A. JAR AVE		0	0				Developer Survey		0						
135207333	1572 HICKORYS AVE		0	0				Developer Survey		0						
037412600	4449 S. BIRNILL DR		0	0				Developer Survey		0						
035102400	4572 PARK DR		0	0				Developer Survey		0						
012604000	1408 TULLY CRT		0	0				Developer Survey		0						
034041800	3058 GARFIELD ST	GRANDWOOD	0	0				Developer Survey		1	Demolished					
034030300	3552 MARGARET WAY		0	0				Developer Survey		0						
021110100	1560 HARDING BLVD		0	0				Developer Survey		0						

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													
Regional Housing Needs Allocation Progress													
Permitted Units Issued by Affordability													
		1	2								3	4	
Income 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
Very Low	Deed Restricted	1,311	-	-	-	-	-	-	-	-	-	-	-
	Non-Deed Restricted		2	-	-	-	-	-	-	-	-	2	1,309
Low	Deed Restricted	784	4	-	-	-	-	-	-	-	-	-	-
	Non-Deed Restricted		3	-	-	-	-	-	-	-	-	7	777
Moderate	Deed Restricted	749	-	-	-	-	-	-	-	-	-	-	-
	Non-Deed Restricted		65	-	-	-	-	-	-	-	-	65	684
Above Moderate		1,029	76	-	-	-	-	-	-	-	-	76	953
Total RHNA		3,873											
Total Units			150	-	-	-	-	-	-	-	-	150	3,723

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@hcd.ca.gov.

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction	Carlsbad		
Reporting Year	2021	(Jan. 1 - Dec. 31)	
Table D			
Program Implementation Status pursuant to GC Section 65583			
Housing Programs Progress Report			
Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.			
1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
1.1(a) Provide Adequate Sites to Accommodate the RHNA	Maintain adequate residential sites to accommodate the 2021-2029 RHNA.	Ongoing	The Housing Element approved on April 6, 2021 includes an evaluation of the RHNA. Consistent with Government Code it incorporates a rezone program [1.1 (b)] that will be completed within three years to ensure adequate residential sites.
1.1(b) Provide Adequate Sites to Accommodate the RHNA	Provide Adequate Sites to Accommodate the RHNA (Includes Program 1.7). Identify and rezone as necessary to meet the RHNA Remaining Need identified on Table10-48. Sites needed are: ·1,397 lower-income units ·327 moderate-income units	April 2024	This program is underway and anticipated to be completed by the end of 2023. In August 2021 the City Council evaluated potential sites and on Feb. 15, 2022 the City Council directed alternatives to be prepared in an environmental document to rezone 1,397 lower-income units, 327 moderate-income units, and a buffer to ensure compliance throughout the planning period.
1.1(c) Provide Adequate Sites to Accommodate the RHNA	Develop R-35 and R-40 General Plan and Zoning designations.	April 2024	This program implementation is underway and will be completed prior to the due date.
1.1(d) Provide Adequate Sites to Accommodate the RHNA	Develop R-35 and R-40 General Plan and Zoning designations.	April 2024	This program implementation is underway and will be completed prior to the due date.
1.1(e) Provide Adequate Sites to Accommodate the RHNA	Amend city Real Estate Strategic Plan, as necessary, to enable homes on city-owned sites.	April 2024	This program implementation is underway and will be completed prior to the due date.

1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
1.1(f) Provide Adequate Sites to Accommodate the RHNA	Promote the residential development of city-owned sites within the planning period.	December 2024 / Ongoing	This program implementation is underway and will be completed prior to the due date. If city-owned sites are relied on for the housing element inventory during implementation of Program 1.1, additional promotion will be undertaken.
1.1(g) Provide Adequate Sites to Accommodate the RHNA	Work with North County Transit District on the redevelopment of Carlsbad Village Station that includes construction of housing adjacent to transit services.	Ongoing	This program is ongoing and coordination with NCTD is underway. In February 2021 city staff participated in a developer's workshop with NCTD.
1.1(h) Provide Adequate Sites to Accommodate the RHNA	Integrate 6th cycle sites inventory into GIS.	December 2021	This program is completed.
1.1(i) Provide Adequate Sites to Accommodate the RHNA	Develop online GIS sites inventory for public access.	April 2022 / Ongoing	This program implementation is underway and will be completed prior to the due date.
1.1(j) Provide Adequate Sites to Accommodate the RHNA	Post development constraints evaluation (including Fire Hazard Severity Zone, hazards, utilities, etc.) and the sites inventory.	July 2022 / Ongoing	This program implementation is underway and will be completed prior to the due date.
1.1(k) Provide Adequate Sites to Accommodate the RHNA	The City will actively promote sites available for lower- and moderate-income housing development to potential developers, non-profits, and other interested parties.	Ongoing	The city is complying and continues to implement with this ongoing program.
1.1(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	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
1.1(n) Provide Adequate Sites to Accommodate the RHNA	Evaluate "density" definition to ensure no constraints on the ability to achieve the maximum of the applicable density range.	April 2023	This program implementation is underway and will be completed prior to the due date.
1.1(o) Provide Adequate Sites to Accommodate the RHNA	Establish written process to prioritize to affordable housing projects if availability of sewer service is limited.	December 2022	This program implementation is underway and will be completed prior to the due date.
1.2(a) Promote development of ADUs	Respond in a timely manner to update the Carlsbad Zoning Ordinance / Municipal Code to integrate changes in State housing law.	Ongoing	The city is complying and continues to implement with this ongoing program.
1.2(b) Promote development of ADUs	Maintain informational brochures to promote, educate and assist the development of ADUs.	April 2022	This program item is completed.
1.2(c) Promote development of ADUs	Create separate city website for ADUs; provide step by step guide to necessary applications and information.	December 2022	This program implementation is underway and will be completed prior to the due date.
1.2(d) Promote development of ADUs	Continue to work with developers to incorporate ADUs into new single-family developments.	Ongoing	The city is complying and continues to implement with this ongoing program.
1.2(e) Promote development of ADUs	Develop at least four pre-approved ADU Plans that provide a variety in terms of size, type and style.	April 2023	This program implementation is underway and will be completed prior to the due date.
1.2(f) Promote development of ADUs	Monitor ADU production and affordability on an annual basis to ensure that ADUs are used to satisfy the lower- and moderate-income housing targets.	Annually	The city is complying and continues to implement this ongoing program. In 2021, building permits were issued for 74 accessory dwelling units.

1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
1.3(a & f) Alternative Housing	Continue to monitor underutilized properties and sites in the community that have potential for alternative housing options and offer the information to interested developers. Utilize the 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 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
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 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	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 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.	February 2022 / Ongoing	<p>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. Work completed toward implementing these programs includes:</p> <ul style="list-style-type: none"> • 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 potential sites include city-owned properties. Outreach will continue into 2022. • In 2021, the City Council approved a professional services agreement with a consultant to prepare a permit-ready accessory dwelling unit program, including development of at least four sets of plans. • In 2021 and February 2022, the city worked with North County Transit District on 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 2022. A 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 affordable components of the following projects: <ul style="list-style-type: none"> • 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 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.
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	In the past year the city distributed \$537,524 in CDBG funds to social service providers. 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 2021, 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/ 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	Included in routine monitoring.
3.5(a) Rehabilitation of Owner-Occupied Housing	Update program to expand eligible costs and increase maximum loan amount.	April 2022	Will examine and make recommendations by Dec. 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	As of Oct. 2021 the city has acquired a total of 11 units for resale 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.
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.

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	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. 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. 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
Name 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

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	2
Low	Deed Restricted	4
	Non-Deed Restricted	3
Moderate	Deed Restricted	0
	Non-Deed Restricted	65
Above Moderate		76
Total 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	Completed
SFA	120	12	85
SFD	15	58	58
2 to 4	17	0	6
5+	192	6	217
ADU	18	74	43
MH	0	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

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

Description of Terms and Methods

2021 HOUSING ELEMENT ANNUAL PROGRESS REPORT

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

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

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

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 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).

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

² City of Carlsbad Household Income Limits 2021, see weblink at:

<https://www.carlsbadca.gov/home/showpublisheddocument/6089/637568378560270000>

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

Source: "Household Income Limits 2021", City of Carlsbad (effective April 26, 2021)

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 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

Source: "Household Income Limits 2021", City of Carlsbad (effective April 26, 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)	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/6089/637568378560270000>
- Down payment: 10%
- Interest: 4.5% (includes private mortgage insurance)
- Mortgage term: 30-year fixed-rate
- Property Tax: 1.2%
- HOA/Insurance: \$300/month
- Utilities cost: \$111/month
- Four-person household
- Assumes 30% of annual gross income allocated towards housing costs for very low and low incomes.
- Assumes 35% of annual gross income allocated towards housing costs for moderate income and above moderate incomes.

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

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

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



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



- Housing production
 - 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