



P.C. AGENDA OF: April 17, 2018

Application complete date: N/A

Project Planner: Corey Funk

Project Engineer: N/A

SUBJECT: **ANNUAL HOUSING ELEMENT PROGRESS REPORT FOR JANUARY 2018 THROUGH DECEMBER 2018**– An informational presentation on the status of housing production and Housing Element program implementation for Carlsbad during 2018.

I. **RECOMMENDATION**

That the Planning Commission receive the informational presentation on the Annual Housing Element Progress Report for January 2018 through December 2018.

II. **PROJECT DESCRIPTION AND BACKGROUND**

On March 12, 2019, the City Council adopted a resolution accepting the Annual Housing Element Progress Report for January 2018 through December 2018. The report provides the status of (1) the city's progress meeting its share of regional housing production goals and (2) implementing the programs of its Housing Element. A copy of the report is attached to this staff report.

Planning Division staff will provide an overview of the report and will be available to answer questions of the Commission. No action is being requested from the Planning Commission related to this presentation.

IV. **ENVIRONMENTAL REVIEW**

Pursuant to Public Resources Code Section 21065, receiving this informational presentation does not constitute a "project" within the meaning of CEQA in that it has no potential to cause either a direct or indirect physical change in the environment, or a reasonable foreseeable indirect physical change in the environment and, therefore, does not require environmental review.

ATTACHMENTS:

1. Annual Housing Element Progress Report for January 2018 through December 2018



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

Jurisdiction	Carlsbad
Reporting Year	(Jan. 1 - Dec. 31) 2018

Note: + Optional field
Cells in grey contain auto-calculation formulas

Table A Housing Development Applications Submitted																			
Project Identifier				Unit Types		Date Application Submitted	Proposed Units - Affordability by Household Incomes								Total Approved Units by Project	Total Disapproved Units by Project	Streamlining	Notes	
1				2	3	4	5								6	7	8	9	10
Prior APN ⁺	Current APN	Street Address	Project Name ⁺	Local Jurisdiction Tracking ID ⁺	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Date Application Submitted	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 (Auto-calculated Can Be Overwritten)	Was APPLICATION SUBMITTED Pursuant to GC 65913.4(b)? (SB 35 Streamlining)	Notes ⁺
Summary Row: Start Data Entry Below							7	43	0	0	6	313	369	39	5	0			
	2163001200		ROMERIA POINTE APARTMENTS	SDP 2018-0004	5+	R	10/12/2018	3						20	23			No	Currently under review
	2032600500	341 OAK AVE	VILLAGE WALK CONDOS	CT 2018-0005	5+	O	6/27/2018							8	8	8		No	
	1552512000		GOFORTH ADU	CDP2017-0067	ADU	R	3/13/2018						1		1	1		No	
	2052201600	1534 MAGNOLIA AVE	MAGNOLIA-BRADY	CT 2018-0003	SFD	O	4/26/2018			1				7	8	8		No	
	2100640600	5264 LOS ROBLES DR	BARRY ADU	CDP 2017-0071	ADU	R	1/23/2018						1		1	1		No	
	2155503800	7260 MIMOSA DR	SELHAY ADU	CDP 2018-0001	ADU	R	4/24/2018						1		1	1		No	
	2071306000	3926 Highland Dr	MINICILLI ADU	CDP 2018-0002	ADU	R	4/24/2018						1		1	1		No	
	2060423500	3996 LONG PL	LONG PLACE ADU	CDP 2018-0006	ADU	R	2/15/2018						1		1	1		No	
	2041321700	362 WALNUT AVE	WALNUT BEACH HOMES	CT 2018-0001	SFA	O	6/14/2018							11	11	11		No	
	2150505700	1781 SKIMMER CT	SNYDER RESIDENCE	CPD 2018-0019	SFD	O	9/7/2018							1	1	1		No	
	2042802300	438 TAMARACK AVE	TAMARACK BEACH HOMES	CT 2017-0007	SFD	O	3/28/2018							5	5	5	0	No	
	2072301900	4810 KELLY DR	WHITE ADU	CDP 2018-0023	ADU	R	4/11/2018						1		1	1	0	No	
	2150705200		BAUM HOUSE	CDP 2018-0040	SFD	O	12/6/2018							1	1			No	Currently under review
	2031013500	2569 ROOSEVELT ST	ROOSEVELT TOWNHOMES	CT 2017-0006	SFA	O	4/23/2018							5	5			No	Currently under review
	2071013500	4901 EL CAMINO REAL	MARJA ACRES	EIR 2017-0001	SFA	O	12/24/2018	4		42				250	296			No	Currently under review
	2032930600	430 CARLSBAD VILLAGE DR	CARLSBAD VILLAGE CENTER	RP 16-13	5+	R	6/29/2017							5	5	0	5	No	Project denied

Marja Acres - Table A corrected to show 42 low income deed restricted units.

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

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Table A2

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

Project Identifier				Unit Types		Affordability by Household Incomes - Completed Entitlement										Streamlining	Infill	Housing with Financial Assistance and/or Deed Restrictions	Housing without Financial Assistance or Deed Restrictions	Term of Affordability or Deed Restriction	Demolished/Destroyed Units			Notes				
1				2	3	4										5	6	13	14	15	16	17	18	19	20			21
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID*	Unit Category (SFA, SFD, 2 to 4, 5+, ADU, MH)	Tenure R=Renter O=Owner	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Entitlement Date Approved	# of Units issued Entitlements	How many of the units were Extremely Low Income?*	Was Project APPROVED using GC 65913.4(b)? (SB 35 Streamlining) Y/N	Infill Units? Y/N*	Assistance Programs for Each Development (see instructions)	Deed Restriction Type (see instructions)	For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)	Term of Affordability or Deed Restriction (years) (if affordable in perpetuity enter 1000)*	Number of Demolished/Destroyed Units*	Demolished or Destroyed Units*	Demolished/Destroyed Units Owner or Renter*	Notes*		
Summary Row: Start Data Entry Below							0	0	3	0	0	12	48		63	0	0						10	0	0			
	2100640600	5264 LOS ROBLES DR	BARRY ACCESSORY DWELLING	CDP2017-0071	ADU	R						1		3/8/2018	1	N					Developer survey							
	2153203600	2812 Cazadero	CAZADERO DR CONDO PROJECT	MS2017-0003	SFA	O							2	3/19/2018	2	N												
	2054302100	1190 TAMARACK AVE	EKERLING ADDITION	CDP2017-0050	ADU	R						1		3/23/2018	1	N					Developer survey							
	2072301900	4810 KELLY DR	WHITE ADU	CDP2018-0023	ADU	R						1		12/24/2018	1	N					Developer survey							
	1552512000	2530 Jefferson St	GOFORTH ADU	CDP2017-0067	ADU	R						1		4/5/2018	1	N					Developer survey							
	2031302500	988 GRAND AVE	GRAND WEST	CT2017-0005	SFA	O						4		5/18/2018	4	N						2	Demolished					
	2101151000	5464 CARLSBAD BLVD	JAN RESIDENCE REMODEL	CDP2018-0016	ADU	R						1		6/24/2018	1	N					Developer survey							
	2033511200	3039 JEFFERSON ST	JEFFERSON LUXURY APARTMENTS	RP150017	5+	R			2				9	1/23/2018	11	N			INC									
	2060202400	390 CHINQUAPIN AVE	JONES RESIDENCE	CDP2018-0018	ADU	R						1		8/23/2018	1	N					Developer survey							
	2042341500	155 CHESTNUT AVE	KIM RESIDENCE REMODEL	CDP2017-0058	ADU	R						1		3/28/2018	1	N					Developer survey							
	2060423500	3996 LONG PL	LONG PLACE ACCESSORY DWELLING UNIT	CDP2018-0006	ADU	R						1		4/11/2018	1	N					Developer survey							
	2052201500	1534 MAGNOLIA AVE	MAGNOLIA-BRADY	CT2018-0003	SFD	O			1				7	9/10/2018	8	N			INC									
	2071306000	3926 HIGHLAND DR	MINICILLI ADDITION	CDP2018-0002	ADU	R						1		5/30/2018	1	N					Developer survey							
	2030231600	221 NORMANDY LN	SCHIFF RESIDENCE	CDP2017-0010	ADU	R						1		3/12/2018	1	N					Developer survey							
	2155503800	7260 MIMOSA DR	SELHAY ADU	CDP2018-0001	ADU	R						1		5/30/2018	1	N					Developer survey							
	2033051000	3095 MADISON ST	SIX ON MADISON	CT2017-0004	5+	O							6	2/27/2018	6	N												
	2150505700	1781 SKIMMER CT	SNYDER RESIDENCE	CDP2018-0019	SFD	O							1	11/8/2018	1	N												
	2042802300	438 TAMARACK AVE	TAMARACK BEACH HOMES	CDP2017-0075	SFD	O							3	7/18/2018	3	N						2	Demolished					

Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID*	Unit Category (SFA,SFD ,2 to 4,5+,ADU, MH)	Tenure R=Renter O=Owner	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Entitlement Date Approved	# of Units issued Entitlements	How many of the units were Extremely Low Income?*	Was Project APPROVED using GC 65913.4(b)? (SB 35 Streamlining) Y/N	Infill Units? Y/N*	Assistance Programs for Each Development (see instructions)	Deed Restriction Type (see instructions)	For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)	Term of Affordability or Deed Restriction (years) (if affordable in perpetuity enter 1000)*	Number of Demolished/Destroyed Units*	Demolished or Destroyed Units*	Demolished/Destroyed Units or Renter*	Notes*
	2070731000	4056 SKYLINE RD	THOMPSON GEESBREGHT ADU	CDP2017-0044	ADU	R						1		3/5/2018	1	N				Developer survey						
	2030542500	2677 STATE ST	TOWN HOUSE	AMEND2017-0015	2 to 4	O							3	1/17/2018	3	N										
	2032600500	341 OAK AVE	VILLAGE WALK	PUD2018-0002	5+	O							4	8/15/2018	4	N						4	Demolished			
	2041321700	362 WALNUT AVE	WALNUT BEACH HOMES	CDP2018-0003	SFA	O							9	8/15/2018	9	N						2	Demolished			

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

Jurisdiction	Carlsbad
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Note: + Optional field
 Cells in grey contain auto-calculation formulas

Table A2

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

Project Identifier				Unit Types		Affordability by Household Incomes - Building Permits							Streamlining	Infill	Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions	Term of Affordability or Deed Restriction	Demolished/Destroyed Units			Notes				
1				2	3	7							8	9	13	14	15	16	17	18	19	20			21	
Prior APN ⁺	Current APN	Street Address	Project Name ⁺	Local Jurisdiction Tracking ID ⁺	Unit Category (SFA, SFD, 2 to 4, 5+, ADU, MH)	Tenure R=Renter O=Owner	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Building Permits Date Issued	# of Units Issued Building Permits	How many of the units were Extremely Low Income?*	Was Project APPROVED using GC 65913.4(b)? (SB 35 Streamlining) Y/N	Infill Units? Y/N*	Assistance Programs for Each Development (see instructions)	Deed Restriction Type (see instructions)	For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)	Term of Affordability or Deed Restriction (years) (if affordable in perpetuity enter 1000)*	Number of Demolished/Destroyed Units ⁺	Demolished or Destroyed Units ⁺	Demolished/Destroyed Units Owner or Renter ⁺	Notes ⁺
Summary Row: Start Data Entry Below						0	0	4	1	0	28	210		243	0	0							4	0	0	
2042310600	163 ACACIA AV	ACACIA ESTATES		2-4	O								2	3/2/2018	2	N							2	Demolished		
2041111100	906 PINE AVE	906 PINE AVENUE		2-4	R								2	4/30/2018	2											
2041500603	3450 GARFIELD ST	3450 GARFIELD STREET		2-4	O								2	2/14/2018	2							1	Demolished			
2042401600	3632 GARFIELD ST			2-4	O								2	4/3/2018	2							1	Demolished			
2030542500	2677 STATE ST 301	TOWN HOUSE		2-4	O								3	9/26/2018	3											
2032970600	3088 STATE ST 400	STATE MIXED USE 30		5+	O								5	9/25/2018	5											
2033032109	721 GRAND AVE	GRAND MADISON THE		5+	O								11	3/6/2018	11											
2032021801	800 GRAND AVE 101	800 GRAND AVENUE		5+	O								33	8/16/2018	33											
2070532400	3910 MONROE ST			ADU	R							1	10/15/2018	1							Developer survey					
2030230400	250 NORMANDY LN	RANCHO PARADISO		ADU	R							1	4/3/2018	1							Developer survey					
2100640600	5266 LOS ROBLES DR			ADU	R				1				3/27/2018	1							Developer survey					
2040921700	3333 MADISON ST	3331 MADISON ST		ADU	R							1	9/28/2018	1							Developer survey					
2062624000	3933 SYME DR	WALLACE RESIDENCE		ADU	R							1	2/15/2018	1							Developer survey					
2031100500	2712 MADISON ST 101	FRANKLIN GUEST HOUSE		ADU	R							1	3/12/2018	1							Developer survey					
2054401900	1642 BRADY CIR			ADU	R							1	10/15/2018	1							Developer survey					
1552720400	2627 DAVIS AVE			ADU	R							1	3/12/2018	1							Developer survey					
1560320800	2362 CIPRIANO LN			ADU	R							1	11/29/2018	1							Developer survey					
1561643200	1207 STRATFORD LN			ADU	R							1	10/2/2018	1							Developer survey					
2052210200	3766 HIGHLAND DR	HIGHLAND VIEW HOMES		ADU	R				1				7/19/2018	1					INC							
2061720100	1097 HOOVER ST	VIOLA RESIDENCE HOOVER STREET		ADU	R							1	11/6/2018	1							Developer survey					
2060423500	3998 LONG PL	LONG PLACE ACCESSORY DWELLING UNIT		ADU	R							1	8/9/2018	1							Developer survey					

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

Jurisdiction	Carlsbad	
Reporting Year	2018	(Jan. 1 - Dec. 31)

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	2013	2014	2015	2016	2017	2018	2019	2020	2021	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low	Deed Restricted	912	35		0	7	0	0	0	0	0	42	870
	Non-Deed Restricted		0	0	0	0	0	0	0	0			
Low	Deed Restricted	693	27	6	9	163	8	4	0	0	0	223	470
	Non-Deed Restricted		2	1	0	0	2	1	0	0	0		
Moderate	Deed Restricted	1062	0	0	0	0	0	0	0	0	0	257	805
	Non-Deed Restricted		104	13	20	74	18	28	0	0	0		
Above Moderate		2332	1136	235	200	439	624	210	0	0	0	2844	0
Total RHNA		4999											
Total Units 44			1304	255	229	683	652	243	0	0	0	3366	2145

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

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

No Data to Report

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction	Carlsbad	
Reporting Year	2018	(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
Condominium Conversion	The city will continue to discourage and/or restrict condominium conversions when such conversions would reduce the number of low or moderate income housing units available throughout the city. All condominium conversions are subject to the city's Inclusionary Housing Ordinance; the in-lieu fees or actual affordable units required by the ordinance would be used to mitigate the loss of affordable rental units from the city's housing stock.	Ongoing	The city considers condominium conversions on a case by case basis. In 2018, there were no condominium conversions approved. Consistent with Inclusionary Housing Ordinance, the project conditions of approval require the payment of a housing in-lieu fee.
Mobile Home Park Preservation	The city will continue to implement the city's Residential Mobile Home Park zoning ordinance (Municipal Code Chapter 21.37) that sets conditions on changes of use or conversions of mobile home parks, consistent with Government Code Section 66427.5. The city will also assist lower income tenants of mobile home parks to research the financial feasibility of purchasing their mobile home parks so as to maintain the rents at levels affordable to its tenants.	Ongoing	The city continues to implement the mobile home zoning ordinance. No applications for change in use or conversion of a mobile home park were received in 2018.

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
Acquisition/ Rehabilitation of Rental Housing	<p>The city will continue to provide assistance on a case-by-case basis to preserve the existing stock of lower and moderate income rental housing, including:</p> <ul style="list-style-type: none"> • Provide loans, grants, and/or rebates to owners of rental properties to make needed repairs and rehabilitation. • As financially feasible, acquire and rehabilitate rental housing that is substandard, deteriorating or in danger of being demolished. Set-aside at least 20 percent of the rehabilitated units for extremely- and/or very low income households. • As appropriate and determined by City Council, provide deferral or subsidy of planning and building fees, and priority processing. Priority will be given to repair and rehabilitation of housing identified by the city's Building Division as being substandard or deteriorating, and which houses lower income and in some cases moderate income households. 	Ongoing	<p>Requests for acquisition/rehabilitation of rental properties are considered on a case by case basis.</p> <p>In Spring of 2018, the City Council approved a resolution to utilize CDBG Program Income and all undesignated funds towards the purchase of existing affordable housing units in Carlsbad. In July 2018, the city purchased the first unit with these funds in the Mulberry community of Bressi Ranch.</p>
Rehabilitation of Owner-Occupied Housing	<p>As the housing stock ages, the need for rehabilitation assistance may increase. The city will provide assistance to homeowners to rehabilitate deteriorating housing. Eligible activities under this program include such things as repairing faulty plumbing and electrical systems, replacing broken windows, repairing termite and dry-rot damage, and installing home weatherization improvements. Assistance may include financial incentives in the form of low interest and deferred payment loans, and rebates. Households targeted for assistance include lower-income and special needs (disabled, large, and senior) households.</p>	Ongoing	<p>The city has implemented a Minor Home Repair Grant Program for low-income owner-occupied properties that provides loans of up to \$5,000, which are forgiven after five years. In 2018, the city did not enter into any new agreements with residents for minor repairs.</p>
Preservation of At-Risk Housing	<p>One project within the city—Santa Fe Ranch Apartments—may be considered as at risk if the owner pays off bonds early. While this is unlikely since the current income at affordable levels is not substantially lower than the potential income at market rates, the city will nonetheless monitor its status. Through monitoring, the city will ensure tenants receive proper notification of any changes. The city will also contact nonprofit housing developers to solicit interest in acquiring and managing the property in the event this or any similar project becomes at risk of converting to market rate.</p>	Completed in 2016	<p>In 2016, the property owners of the Santa Fe Ranch Apartments paid off the bonds, removing the affordability provisions. Given that there are no more "at risk" housing units in the city, this program is considered to be completed.</p>

Housing Programs Progress Report

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

1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
<p>Adequate Sites to Accommodate the RHNA</p>	<p>The city will continue to monitor the absorption of residential acreage in all densities and, if needed, recommend the creation of additional residential acreage at densities sufficient to meet the city's housing need for current and future residents. Any such actions shall be undertaken only where consistent with the Growth Management Plan.</p> <p>The analysis in Section 10.3 (Resources Available) identifies examples of how housing has been built on very small sites, such as in the Village and Barrio. However, to expand opportunities for additional affordable housing, the city will encourage the consolidation of small parcels in order to facilitate larger-scale developments that are compatible with existing neighborhoods. Specifically, the city will continue to make available an inventory of vacant and underutilized properties to interested developers, market infill and redevelopment opportunities throughout the city, including the Village and Barrio, and meet with developers to identify and discuss potential project sites.</p>	<p>Ongoing</p>	<p>The city reviews residential development applications for compliance with meeting the minimum densities on which the city relies to meet its share of regional housing needs. Consistent with state law and the city's land use policies, the city shall not approve applications below the minimum densities established in the Housing Element unless it makes the following findings:</p> <ul style="list-style-type: none"> a. The reduction is consistent with the adopted general plan, including the housing element. b. The remaining sites identified in the housing element are adequate to accommodate the city's share of the regional housing need pursuant to Government Code Section 65584. <p>The city continues to make available an inventory of vacant and underutilized properties and works with interested developers on infill and redevelopment opportunities.</p> <p>In July 2017, the City Council approved SDP 15-18 – Pacific Wind, which proposed to demolish 44 duplex units, consolidate the lots and construct a 93-unit apartment project that would be 100% affordable. A lawsuit was filed on the project after it was approved, and in 2018 a settlement was finalized which reduced the project from 93 to 87 units. Relocation assistance will be provided to existing tenants of the duplexes.</p>
<p>Flexibility in Development Standards</p>	<p>The Planning Division, in its review of development applications, may recommend waiving or modifying certain development standards, or propose changes to the Municipal Code to encourage the development of low and moderate income housing. The city offers offsets to assist in the development of affordable housing citywide. Offsets include concessions or assistance including, but not limited to, direct financial assistance, density increases, standards modifications, or any other financial, land use, or regulatory concession that would result in an identifiable cost reduction.</p>	<p>Ongoing</p>	<p>The city considers density increases, waivers and modifications to development standards to assist in the development of affordable housing on a case by case basis.</p> <p>In 2018, the following projects were reviewed or approved and included density increases and/or modifications to development standards:</p> <ul style="list-style-type: none"> • The city is currently reviewing the EIR 2018-0001 – Aviara Apartments, which is proposing a density increase of 105 units above the General Plan allocation of 224 units, for a total of 329 units. The project is currently proposing 82 affordable units, which exceeds the requirements of the Inclusionary Housing ordinance.

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
Mixed Use	The city will encourage mixed-use developments that include a residential component. Major commercial centers should incorporate, where appropriate, mixed commercial/residential uses.	Ongoing	<p>The city considers mixed use developments on a case by case basis.</p> <p>The following mixed-use projects were reviewed or approved in the Village area in 2018:</p> <ul style="list-style-type: none"> • The city approved an application for RP 2016-0001 – Townhouse, which proposed three residential condos and 6,652 sf of office space. • The city approved RP 2017-0009 – Six on Madison, which proposes six residential units and 1,000 sf of commercial space. <p>Outside of the Village area, the following mixed-use projects were under review or approved in 2018:</p> <ul style="list-style-type: none"> • A development application for MP 2016-0001 – Ponto Beachfront was under review for 137 condos and 18,000 sf of commercial/restaurant uses. • The city reviewed an application for SP 16-03 – Marja Acres, which proposes 253 townhomes, 46 senior affordable apartments, and 9,700 sf of commercial space. • The city received an application for EIR 2018-0004 North County Plaza, which proposes to redevelop an existing shopping center by demolishing a portion of the center (approx. 40,000 sf of commercial space) and adding 272 apartment units, resulting in a mixed use site.

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
Energy Conservation	<p>The city has established requirements, programs, and actions to improve household energy efficiency, promote sustainability, and lower utility costs. The city shall enforce state requirements for energy conservation, including the latest green building standards, and promote and participate in regional water conservation and recycling programs.</p> <ul style="list-style-type: none"> • Create a coordinated energy conservation strategy, including strategies for residential uses, as part of a citywide Climate Action Plan. • In the Village, encourage energy conservation and higher density development by the modification of development standards (e.g. parking standards, building setbacks, height, and increased density) as necessary to: <ul style="list-style-type: none"> - Enable developments to qualify for silver level or higher LEED (Leadership in Energy and Environmental Design) Certification, or a comparable green building rating, and to maintain the financial feasibility of the development with such certification. - Achieve densities at or above the minimum required if the applicant can provide acceptable evidence that application of the development standards precludes development at such densities. • Facilitate resource conservation for all households by making available, through a competitive process, CDBG funds to non-profit organizations that could use such funds to replace windows, plumbing fixtures, and other physical improvements in lower-income neighborhoods, shelters, and transitional housing. • Encourage infill development in urbanized areas, particularly in the Village and Barrio, through implementation of the Village Master Plan and Design Manual and the allowed density ranges in the Barrio. 	Ongoing	<p>The city continues to implement its 2015-adopted Climate Action Plan (CAP). In 2018, the city prepared draft ordinances identified in the CAP to promote energy efficiency and renewable energy use in new residential construction and in existing development undergoing major upgrades. The ordinances will be circulated for public review and comment, and presented to the City Council for adoption in early 2019.</p> <p>In 2018, the California Building Standards Commission approved amendments to the California Energy Code requiring installation of photovoltaic systems in all new low-rise residential construction, beginning in January 2020. Carlsbad will enforce the new Energy Code requirement at that time.</p> <p>In 2018, 926 building permits for photovoltaic panels on residential structures were completed.</p> <p>In 2018, the city continued to implement the 2016 Building Energy Efficiency Standards as established by the CEC.</p> <p>In 2018, the city reviewed and approved several infill projects in the Village and Barrio areas (see comments in Programs 2.1 through 2.3 above.)</p>

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
Inclusionary Housing Ordinance	<p>The city will continue to implement its Inclusionary Housing Ordinance, which requires a minimum of 15 percent of all ownership and qualifying rental residential projects of seven or more units be restricted and affordable to lower income households. This program requires an agreement between all residential developers subject to this inclusionary requirement and the city which stipulates:</p> <ul style="list-style-type: none"> • The number of required lower income inclusionary units; • The designated sites for the location of the units; • A phasing schedule for production of the units; and • The term of affordability for the units. <p>For all ownership and qualifying rental projects of fewer than seven units, payment of a fee in lieu of inclusionary units is permitted. The fee is based on a detailed study that calculated the difference in cost to produce a market rate rental unit versus a lower-income affordable unit. As of 2013, the in-lieu fee per market- rate dwelling unit was \$4,515. The fee amount may be modified by the City Council from time-to-time and is collected at the time of building permit issuance for the market rate units. The city will continue to utilize inclusionary in-lieu fees collected to assist in the development of affordable units.</p> <p>The city will apply Inclusionary Housing Ordinance requirements to rental projects if the project developer agrees by contract to limit rent as consideration for a "direct financial contribution" or other form of assistance specified in density bonus law; or if the project is at a density that exceeds the applicable GMCP density, thus requiring the use of "excess dwelling units," as described in Section 10.3 (Resources Available).</p>	Ongoing	<p>The city continues to explore potential adoption of a housing impact fee for development of rental units if affordable units are not included in a development.</p> <p>The city continues to implement its Inclusionary Housing Ordinance. In 2018, building permits were issued for four dwelling units that were required to be affordable through Inclusionary requirements for the following projects:</p> <ul style="list-style-type: none"> • CT 16-04 – Highland View Homes – one low income accessory dwelling unit • CT 05-18 – Seascape – one low income accessory dwelling unit • CT 14-04 – Miles Buena Vista/Lanai II – two low income accessory dwelling <p>Work continued on significant affordable housing projects that began construction in 2016:</p> <ul style="list-style-type: none"> • Construction was completed for the 101 unit low income senior apartments (Portola Senior Apartments) and 56 moderate income apartments (Montecito Apartments) in Robertson Ranch West Village Master Plan. <p>In addition, building permits were issued for the following projects in 2018 that were required to purchase Inclusionary Housing credits at existing affordable apartments:</p> <ul style="list-style-type: none"> • CT 15-04A – The Grand Madison – two credits • CT 16-19 – 800 Grand Avenue – six credits <p>In 2018 the in-lieu fee per market rate dwelling unit remained at \$4,515.</p>
Excess Dwelling Units	<p>Pursuant to City Council Policy Statement 43, the city will continue to utilize "excess dwelling units," described in Section 10.3 (Resources Available), for the purpose of enabling density transfers, density increases/bonuses and General Plan amendments to increase allowed density.</p> <p>Based on analysis conducted in Section 10.4 (Constraints and Mitigating Opportunities), the city can accommodate its 2010-2020 RHNA without the need to utilize excess dwelling units to accommodate the RHNA at each household income level.</p>	Ongoing	<p>Through its continued implementation of the Growth Management Plan, the city tracks development and the Excess Dwelling Unit Bank in its monthly Development Monitoring Report. As of December 2018, the excess unit balance was 571 dwelling units inside the Village and 411 units outside of the Village. These units are available for qualifying projects, which include affordable housing and density bonuses.</p>

Housing Programs Progress Report

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

1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
Density Bonus	<p>Consistent with state law (Government Code sections 65913.4 and 65915), the city continues to offer residential density bonuses as a means of encouraging affordable housing development. In exchange for setting aside a portion of the development as units affordable to lower and moderate income households, the city will grant a density bonus over the otherwise allowed maximum density, and up to three financial incentives or regulatory concessions. These units must remain affordable for a period of no less than 30 years and each project must enter into an agreement with the city to be monitored by the Housing and Neighborhood Services Division for compliance.</p> <p>The density bonus increases with the proportion of affordable units set aside and the depth of affordability (e.g. very low income versus low income, or moderate income). The maximum density bonus a developer can receive is 35 percent when a project provides 11 percent of the units for very low income households, 20 percent for low income households, or 40 percent for moderate income households.</p> <p>Financial incentives and regulatory concessions may include but are not limited to: fee waivers, reduction or waiver of development standards, in-kind infrastructure improvements, an additional density bonus above the requirement, mixed use development, or other financial contributions.</p> <p>The city is currently amending its density bonus regulations (Municipal Code Chapter 21.86) to ensure consistency with recent changes to state density bonus law.</p>	Ongoing	<p>The city continues to make available density bonuses in compliance with state density bonus law (SDBL). In 2018, the city received three SDBL applications:</p> <ul style="list-style-type: none"> • SDP 2018-0001 Marja Acres, which proposes 243 townhomes, 46 affordable senior apartments and 9,700 sf of commercial space. • SDP 2018-0004 Romeria Pointe Apartments, which proposes 3 very low units and 20 market rate units. • EIR 2018-0004 North County Plaza, which proposes to redevelop an existing shopping center by demolishing a portion of the center (approx. 40,000 sf of commercial space) and adding 272 apartment units, resulting in a mixed use site. <p>The city also offers density increases through its inclusionary housing program as provided for in Municipal Code Chapter 21.85, see Program 2.2 – Flexibility in Development Standards.</p> <p>The city's density bonus regulations (Municipal Code Chapter 21.86) have been amended consistent with AB 744. Additional revisions are being prepared for consistency with state law changes through 2018.</p>
City-Initiated Development	<p>The city, through the Housing and Neighborhood Services Division, will continue to work with private developers (both for-profit and non-profit) to create housing opportunities for low, very low and extremely low income households.</p>	Ongoing	<p>The city continues to provide information and work with developers to assist them in creating additional housing opportunities for lower income households.</p>

Housing Programs Progress Report

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

1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
Affordable Housing Incentives	<p>The city will consider using Housing Trust Funds on a case-by-case basis to offer a number of incentives to facilitate affordable housing development. Incentives may include:</p> <ul style="list-style-type: none"> • Payment of public facility fees; • In-kind infrastructure improvements, including but not limited to street improvements, sewer improvements, other infrastructure improvements as needed; • Priority processing, including accelerated plan-check process, for projects that do not require extensive engineering or environmental review; and • Discretionary consideration of density increases above the maximum permitted by the General Plan through review and approval of a site development plan (SDP). 	Ongoing	The city continues to offer incentives to facilitate affordable housing, including those listed in Program 2.2 above and Program 3.5.
Land Banking	<p>The city will continue to implement a land banking program to acquire land suitable for development of housing affordable to lower and moderate income households. The land bank may accept contributions of land in-lieu of housing production required under an inclusionary requirement, surplus land from the city or other public entities, and land otherwise acquired by the city for its housing programs. This land would be used to reduce the land costs of producing lower and moderate income housing by the city or other parties.</p> <p>The city has identified a list of nonprofit developers active in the region. When a city-owned or acquired property is available, the city will solicit the participation of these nonprofits to develop affordable housing. Affordable housing funds will be made available to facilitate development and the city will assist in the entitlement process.</p>	Ongoing	The city continues to implement a land banking program to acquire land suitable for development of housing affordable to lower and moderate income households. In 2018, there were no offers to donate land for affordable housing.

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
Housing Trust Fund	<p>The city will continue to maintain the Housing Trust Fund for the fiduciary administration of monies dedicated to the development, preservation and rehabilitation of affordable housing in Carlsbad. The Housing Trust Fund will be the repository of all collected in-lieu fees, impact fees, housing credits, loan repayments, and related revenues targeted for proposed housing as well as other local, state and federal funds.</p> <p>The city will explore additional revenue opportunities to contribute to the Housing Trust Fund, particularly, the feasibility of a housing impact fee to generate affordable rental units when affordable units are not included in a rental development.</p>	Ongoing	<p>The city continues to maintain the Housing Trust Fund, which had an available balance of approximately \$15.8 million as of December 31, 2018.</p> <p>In 2018, the city did not approve any requests for Housing Trust Fund money</p>
Section 8 Housing Choice Vouchers	The Carlsbad Housing Authority will continue to administer the city's Section 8 Housing Choice Voucher program to provide rental assistance to very low income households.	Ongoing	The Housing Authority continues to operate Section 8 Housing Choice Voucher Program. The \$6.1 million federally funded program assisted approximately 600 households in 2018.
Mortgage Credit Certificates	The city participates in the San Diego Regional Mortgage Credit Certificate (MCC) Program. By obtaining a MCC during escrow, a qualified homebuyer can qualify for an increased loan amount. The MCC entitles the homebuyer to take a federal income tax credit of 20 percent of the annual interest paid on the mortgage. This credit reduces the federal income taxes of the buyer, resulting in an increase in the buyer's net earnings.	Ongoing	The city continues to participate in the MCC Program, however, no certificates were issued in 2018.
Senior Housing	<p>The city will continue to encourage a wide variety of senior housing opportunities, especially for lower-income seniors with special needs, through the provision of financial assistance and regulatory incentives as specified in the city's Housing for Senior Citizens Ordinance (Municipal Code Chapter 21.84). Projects assisted with these incentives will be subjected to the monitoring and reporting requirements to assure compliance with approved project conditions.</p> <p>In addition, the city has sought and been granted California Constitution Article 34 authority by its voters to produce up to 200 senior-only, low-income restricted housing units. The city would need to access its Article 34 authority only when it provides financial assistance and regulates more than 51 percent of the development.</p>	Ongoing	<p>The city continues to encourage senior housing opportunities through financial assistance and regulatory incentives.</p> <p>In 2018, progress was made on the following senior housing projects:</p> <ul style="list-style-type: none"> • The Cannon Road Senior Housing project (MP 02-03(H)/ SDP 15-19), for which the city issued grading permits in April 2018, and building permits are currently under review. The project proposes to construct a 98 unit senior apartment, of which 20 units will be restricted to low income residents. • As part of the inclusionary requirement for the Robertson Ranch West Village Master Plan, construction was completed for the 101 unit Portola Senior Apartments. The project includes one and two bedroom units that are restricted to 70 percent of AMI, and is now open and completely leased up. • The city reviewed an application for SP 16-03 – Marja Acres, which proposes 46 senior affordable apartments as part of a mixed use project.

Housing Programs Progress Report

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

1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
Housing for Persons with Disabilities	<p>The city has an adopted ordinance to provide individuals with disabilities “reasonable accommodation” in land use, zoning and building regulations. This ordinance seeks to provide equal opportunity in the development and use of housing for people with disabilities through flexibility in regulations and the waiver of certain requirements in order to eliminate barriers to fulfilling this objective.</p> <p>The city will continue to evaluate the success of this measure and adjust the ordinance as needed to ensure that it is effective. Moreover, the city will seek to increase the availability of housing and supportive services to the most vulnerable population groups, including people with disabilities through state and federal funding sources, such as HUD’s Section 811 program and CDBG funding.</p>	Ongoing	The city continues to consider requests for “reasonable accommodation” in land use, zoning and building regulations on a case by case basis. No reasonable accommodation requests were approved in 2018.
Housing for Large Families	In those developments that are required to include 10 or more units affordable to lower-income households, at least 10 percent of the lower income units should have three or more bedrooms. This requirement does not pertain to lower-income senior housing projects.	Ongoing	The city continues to implement this program as part of its inclusionary housing ordinance. In 2018, no permits were issued for three-bedroom affordable units.
Housing for the Homeless	<p>Carlsbad will continue to facilitate and assist with the acquisition, for lease or sale, and development of suitable sites for emergency shelters and transitional housing for the homeless population. This facilitation and assistance will include:</p> <ul style="list-style-type: none"> • Participating in a regional or sub-regional summit(s) including decision-makers from north San Diego County jurisdictions and SANDAG for the purposes of coordinating efforts and resources to address homelessness; • Assisting local non-profits and charitable organizations in securing state and federal funding for the acquisition, construction and management of shelters; and • Continuing to provide funding for local and sub-regional homeless service providers that operate temporary and emergency shelters. 	Ongoing	<ul style="list-style-type: none"> • Solutions for Change continues to operate a 16-unit apartment complex that provides permanent affordable housing opportunities for homeless families who have graduated from the Solutions University. In 2015, the property was acquired (with financial help from the city) and families began moving into the property. • Catholic Charities continues to operate the La Posada de Guadalupe emergency shelter, of which a portion of the facility (50 beds) is devoted to serving homeless men. • The city continues to implement the Homeless Response Plan, which has established key principles and system responses that the city employs to address the community impacts of homelessness. The plan provides strategies to: <ol style="list-style-type: none"> 1. Prevent, reduce and manage homelessness in Carlsbad; 2. Support and build capacity within the city and community to address homelessness; 3. Encourage collaboration within the city, community partnerships and residents; and 4. Retain, protect and increase the supply of housing. • In 2018, a Housing Set-Aside pilot program was launched at an existing affordable community whereby ten (10) units were set-aside specifically for formerly homeless residents. Staff has identified and successfully transitioned six (6) individuals into permanent housing.

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
Supportive Services for Homeless and Special Needs Groups	The city will continue to provide CDBG funds to community, social welfare, non-profit and other charitable groups that provide services for those with special needs in the north San Diego County area. Furthermore, the city will work with agencies and organizations that receive CDBG funds to offer a city referral service for homeless shelter and other supportive services.	Ongoing	During the 2017-2018 CDBG program year, the city allocated \$67,165 in funding assistance to five social service providers in North County which provide shelters and support services for the homeless community.
Alternative Housing	The city will continue to implement its Second Dwelling Unit Ordinance (Section 21.10.015 of the Carlsbad Municipal Code) and will continue to support alternative types of housing, such as hotels and managed living units to accommodate extremely-low income households.	Ongoing	<p>The city continues to implement the Accessory Dwelling Unit (ADU) Ordinance and consider alternative types of housing. In 2018, building permits were issued for 33 ADUs.</p> <p>In September 2017, the city amended its zoning regulations for ADUs to address changes in state law made by AB 2299 and SB 1069. The amendment was approved by the California Coastal Commission with suggested modifications in December 2017, which the city council adopted in Jan. 2018. The suggested modifications included amendments that made the city compliant with AB 494 and SB 229 (accessory dwelling unit "clean-up" bills).</p> <p>The city is pursuing an opportunity with a local San Diego based non-profit organization to administer a home share program as an alternative housing option. Staff anticipates the launch of that program to be in January 2019.</p>
Military and Student Referrals	The city will assure that information on the availability of assisted or below-market housing is provided to all lower-income and special needs groups. The Housing and Neighborhood Services Division will provide information to local military and student housing offices of the availability of low-income housing in Carlsbad.	Ongoing	The city provides information on assisted and below market housing to individuals and groups needing that information.

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
Coastal Housing Monitoring	<p>As a function of the building permit process, the city will monitor and record Coastal Zone housing data including, but not limited to, the following:</p> <ol style="list-style-type: none"> 1. The number of housing units approved for construction, conversion or demolition within the coastal zone after January 1, 1982. 2. The number of housing units for persons and families of low or moderate income, as defined in Section 50093 of the Health and Safety Code, required to be provided in new housing developments within the coastal zone. 3. The number of existing residential dwelling units occupied by persons and families of low or moderate income that are authorized to be demolished or converted in the coastal zone pursuant to Section 65590 of the Government Code. 4. The number of residential dwelling units occupied by persons and families of low or moderate income, as defined in Section 50093 of the Health and Safety Code that are required for replacement or authorized to be converted or demolished as identified above. The location of the replacement units, either onsite, elsewhere within the city's coastal zone, or within three miles of the coastal zone in the city, shall be designated in the review. 	Ongoing	<ol style="list-style-type: none"> 1. In 2018, building permits were issued for 38 dwelling units in the Coastal Zone: <ul style="list-style-type: none"> • Three 2-4 unit structures • 13 accessory dwelling units • 19 single family detached dwellings 2. In 2017, building permits were issued for two accessory dwelling units that were required to be affordable at the low income level through the Inclusionary Housing Ordinance (as a part of the CT 05-18 – Seascape and 16-04 – Highland View Homes projects). Though not required to be affordable, building permits were also issued for 11 accessory dwelling units at the low and moderate income levels. For more information, see Program 3.1 – Inclusionary Housing Ordinance. 3. None. 4. None.

Housing Programs Progress Report

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

1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
Housing Element Annual Progress Report and Mid-Planning Period Housing Element Update	<p>First, to retain the Housing Element as a viable policy document, the Planning Division will review the Housing Element annually and schedule an amendment if necessary. As required by state law, city staff will prepare and submit annual progress reports to the City Council, SANDAG, and California Department of Housing and Community Development (HCD).</p> <p>Second, Senate Bill 575 requires that a jurisdiction revise its housing element every four years, unless it meets both of the following criteria: (1) the jurisdiction adopted the fourth revision of the element no later than March 31, 2010; and (2) the jurisdiction completed any rezoning contained in the element by June 30, 2010. While implementation of the city's 2005-2010 Housing Element satisfied the first criterion, it did not meet the second. Although rezoning was completed before the end of the extended Housing Element period (April 30, 2013) to satisfy the adequate sites program, it was not completed in time to meet the SB 575 requirement.</p> <p>The city will build on the annual review process to develop a mid-planning period (four-year) Housing Element update that includes the following:</p> <ul style="list-style-type: none"> • Review program implementation and revision of programs and policies, as needed; • Analysis of progress in meeting the RHNA and updates to the sites inventory as needed; • Outcomes from a study session that will be held with the Planning Commission to discuss mid-period accomplishments and take public comment on the progress of implementation. The city will invite service providers and housing developers to participate. 	Ongoing	<p>The city will continue its annual reporting.</p> <p>During 2016, the city completed a draft mid-planning period update for the Housing Element, held a public meeting with the city Housing Commission, took public comment and submitted the draft for HCD review. On December 20, 2016, HCD issued a letter stating that the draft meets the statutory requirements of State housing element law. The Housing Element update was adopted by the City Council in March 2017.</p>

Housing Programs Progress Report

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

1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
Fair Housing Services	<p>With assistance from outside fair housing agencies, the city will continue to offer fair housing services to its residents and property owners. Services include:</p> <ul style="list-style-type: none"> • Distributing educational materials to property owners, apartment managers, and tenants; • Making public announcements via different media (e.g. newspaper ads and public service announcements at local radio and television channels); • Conducting public presentations with different community groups; • Monitoring and responding to complaints of discrimination (i.e. intaking, investigation of complaints, and resolution); and • Referring services to appropriate agencies. 	Ongoing	<p>With the assistance of the CDBG grant, the city contracts with the Legal Aid Society of San Diego (LASSD), a non-profit organization dedicated to serving the needs of our community, to provide their services to Carlsbad residents and property owners. LASSD serves as advocates for fair housing and mediating tenant/landlord issues. Through the Fair Housing Initiatives Program, LASSD assists clients with potential discrimination claims and will provide guidance on fair housing laws. Annually, residents are invited to call LASSD at no charge and receive assistance.</p>

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

Jurisdiction	Carlsbad
Reporting Period	2018 (Jan. 1 - Dec. 31)

Note: + Optional field
 Cells in grey contain auto-calculation formulas

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

No Data to Report

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

Jurisdiction	Carlsbad	
Reporting Period	2018	(Jan. 1 - Dec. 31)

Note: + Optional field
 Cells in grey contain auto-calculation formulas

Table F									
Units Rehabilitated, Preserved and Acquired for Alternative Adequate Sites pursuant to Government Code section 65583.1(c)(2)									
This table is optional. Jurisdictions may list (for informational purposes only) units that do not count toward RHNA, but were substantially rehabilitated, acquired or preserved. To enter units in this table as progress toward RHNA, please contact HCD at APR@hcd.ca.gov. HCD will provide a password to unlock the grey fields. Units may only be credited to the table below when a jurisdiction has included a program in its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in Government Code section 65583.1(c)(2).									
Activity Type	Units that Do Not Count Towards RHNA ⁺ Listed for Informational Purposes Only				Units that Count Towards RHNA ⁺ Note - Because the statutory requirements severely limit what can be counted, please contact HCD to receive the password that will enable you to populate these fields.				The description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1 ⁺
	Extremely Low-Income ⁺	Very Low-Income ⁺	Low-Income ⁺	TOTAL UNITS ⁺	Extremely Low-Income ⁺	Very Low-Income ⁺	Low-Income ⁺	TOTAL UNITS ⁺	
Rehabilitation Activity				0				0	
Preservation of Units At-Risk				0				0	
Acquisition of Units				0				0	
Total Units by Income	0	0	0	0	0	0	0	0	

No Data to Report

Jurisdiction	Carlsbad	
Reporting Year	2018	(Jan. 1 - Dec. 31)

Permitted Units Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	3
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	12
Above Moderate		48
Total Units 44		63

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

Entitlement Summary	
Total Housing Applications Submitted:	0
Number of Proposed Units in All Applications Received:	369
Total Housing Units Approved:	39
Total Housing Units Disapproved:	5

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