



CITY COUNCIL
Staff Report

Meeting Date: March 19, 2024

To: Mayor and City Council

From: Scott Chadwick, City Manager

Staff Contact: Nicole Morrow, Assistant Planner
 nicole.morrow@carlsbadca.gov, 442-339-5438

Subject: General Plan and Housing Element Annual Progress Report for Calendar Year 2023

Districts: All

Recommended Action

Adopt a resolution accepting the General Plan and Housing Element Annual Progress Report for Calendar Year 2023 and finding that it satisfies the city's reporting requirements to the state (Exhibit 1).

Executive Summary

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

The city has initiated or completed those housing programs within the identified 2023 timeframes, as appropriate, and continues to make progress in completing the remaining programs. As reflected in the report, the city finds that it remains in compliance with its 2021-2029 state-certified Housing Element.

California Government Code Section 65400(a)(2) requires the City Council to consider the General Plan and Housing Element Annual Progress Report at a public meeting and to submit the report to the state by April 1st each year.

Explanation & Analysis

Background

A General Plan is a long-term policy document that provides the general policy guidance a local government uses to guide future land use and natural resource decisions. All cities and counties in California are required by state law to have a general plan that is comprised of at least seven mandated elements. Those elements include land use, circulation, housing, conservation, open space, noise, and safety.

The housing element specifically serves two main purposes:

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

Statutory requirements

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

Report structure

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

General Plan

The General Plan component of the report provides information on projects and activities undertaken by the city in 2023 that are in alignment with, and help realize the vision of, the General Plan, which was last comprehensively updated in 2015. The report organizes these activities under three categories.

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

Housing Element

Most of the report focuses on housing entitlements – that is, the city's approval of proposed developments – and housing production efforts, as well as the status on the development and implementation of the various housing related programs and activities that are included in the Housing Element.

The following items are required under state law and found in the report and its appendixes:

- Housing development applications submitted
- Annual building activity report (newly entitled, permitted and constructed units)
- Regional Housing Needs Allocation progress (RHNA). This is the process through which the state, through SANDAG, our regional association of governments, tells cities how many housing units they must plan for to accommodate people of varying income levels.
- Program implementation status, as required by Government Code Section 65583
- Housing units constructed, as required by Government Code Section 65852.21

- Applications for single-family home lot splits, as required by Government Code Section 66411.7 (Senate Bill 9)¹
- Local Early Action Planning grant reporting. This state program provides grants and technical assistance to local governments for the preparation and adoption of planning documents and process improvements that accelerate housing production, or to comply with the housing needs assessment.

Exhibit 2 provides a description of terms and methods that are used in the report.

Report highlights

The report provides broad information on the implementation of the General Plan’s nine elements and numerous policies by city departments throughout the reporting period. Many of 2023’s notable highlights, however, relate to the city’s efforts to provide its share of housing and are summarized below.

Increase in home production

The city issued 640 building permits during the 2023 calendar year, for new housing units that will be available to a variety of income categories. As shown in the table below, this represents a 412% increase in the total number of building permits issued in calendar year 2022. The increase in building permit activity is largely attributed to three projects: Marja Acres (47 permits), Pacific Wind (87 permits), and Aviara Apartments (329 permits).

Building permits issued			
Income category	Annual income range (2023) ^{1,2}	2022	2023
Above moderate	more than \$140,150	0	344
Moderate	\$128,500 - \$140,150	0	94
Low	\$110,250 - \$128,500	82	158
Very low	\$68,900 - \$110,250	43	44
TOTAL		125	640

1 – Based on a four-person household
 2 – City of Carlsbad Household Income Limits 2023

Housing Element Rezone Program and Public Safety Element update

In accordance with state law and the actions outlined under Housing Element Program 1.1 - Provide Adequate Sites to Accommodate the RHNA, staff-initiated amendments to the Carlsbad Municipal Code, Zoning Ordinance, General Plan, Local Coastal Program (the planning document for the Coastal Zone) and other planning documents. These amendments make necessary updates to the city’s plans to accommodate multi-family housing at the density and quantities deemed necessary by the city’s Regional Housing

¹ Senate Bill 9 (2021) was intended to increase the state’s housing supply by making it easier to apply for lot splits and two-unit development.

Needs Allocation. This was achieved by identifying suitable sites for multi-family housing and rezoning the properties to a compatible zoning designation.

The proposed rezoning program was presented to the Planning Commission on Oct. 18, 2023, and to the Housing Commission on Dec. 14, 2023. The commissions considered the proposal and, after hearing public comments, voted to recommend its approval to the City Council. Although just beyond the reporting period of calendar year 2023, at its Jan. 30, 2024, hearing, the City Council approved a General Plan amendment, rezoning and certified a program environmental impact report that provides zoning capacity for 3,447 units of at the lower and moderate income levels spread across 16 sites throughout the city.

Objective design standards for multifamily housing and mixed-use development

On Aug. 29, 2023, the City Council approved amendments to the Carlsbad Municipal Code, Local Coastal Program, and Village & Barrio Master Plan that allowed for the adoption of the regulatory framework for objective design standards for properties throughout the city, and specifically in the Village and Barrio area. The adoption of objective design standards satisfied the requirements of state Senate Bills 35, 167, and 330² and allowed for the implementation of Housing Element Program 1.11 - Objective Design Standards. The objective design standards are intended to streamline project review and outline clear regulations that planned development must adhere to.

Encouraging development of accessory dwelling units

Accessory dwelling units (ADUs)³ are an essential component of the state's housing supply and provide an alternative option to traditional market-rate home construction. Over the past several years, the state legislature has passed several laws making it easier for property owners to build ADUs and the Housing and Community Development Department encourages cities to create local allowances to encourage ADU development. On May 23, 2023, the City Council adopted amendments to the Carlsbad Municipal Code and Local Coastal Program and received a presentation on a new permit-ready ADU program that increases the feasibility of ADUs:

- The City Council approved an amendment to the Carlsbad Municipal Code and Local Coastal Program updating the city's regulatory requirements for ADUs and junior ADUs. The approved amendments brought the city into compliance with the new provisions adopted under Assembly Bill 2221 and Senate Bill 897. The amendments consisted of code updates to increase maximum heights from 16 feet to 18 feet for detached ADUs and to 25 feet for attached ADUs; provide parking exemptions for ADUs near transit/carshare locations, in historic districts, and where there are on-street parking restrictions; include permit issuance time maximums; and allow ADUs to encroach into front-yard setbacks when infeasible in rear or side yards.

² Senate Bill 35 (2017) established a streamlined local approval process for affordable housing. SB 167 (2017) and SB 330 (2019) removed regulatory hurdles to streamline housing development that is consistent with existing density allowances.

³ ADUs can be integrated into existing or proposed homes in a variety of ways, including converting a portion of an existing house, adding to the existing house, converting an existing garage, storage area, studio or other accessory building, or constructing a new detached structure on the property.

- The City Council was presented a new permit-ready ADU program that provides applicants with pre-approved plans for ADUs. Applicants making use of the pre-approved ADU plans are estimated to save three to six months of floorplan development time and potentially \$8,000-\$16,000 in design fees leading up to application submittal. This item was initiated in response to new state laws and in accordance with Housing Element Program 1.2 - Promote the Development of Accessory Dwelling Units (ADUs). Staff conducted public outreach sessions and collected surveys prior to developing plans for a range of ADU types, including studio, one-bedroom, two-bedroom and three-bedroom floor plans with sizes ranging from 400 square feet to 1,000 square feet. The permit-ready ADU floorplans are available in three architectural styles that complement existing architectural styles throughout Carlsbad, including Modern/Contemporary, Spanish, and Farmhouse/Craftsman. In addition to the program plans, staff also developed a new streamlined ADU application, which included user-friendly permit application materials to guide applicants through the review process.

At the May 23, 2023, City Council informational presentation, the City Council approved a motion directing staff to return within one year with information on the interest in and utilization of the permit-ready ADU program, including any recommended adjustments to the program. Staff will provide a City Council memorandum with that requested information in May 2024.

Fiscal Analysis

There is no fiscal impact associated with accepting the General Plan and Housing Element Annual Progress Report for Calendar Year 2023.

Next Steps

Staff will provide a copy of the report to the California Office of Planning and Research, the California Department of Housing and Community Development, the San Diego Association of Governments and the city's Planning Commission and Housing Commission. Additionally, to satisfy the City Council's May 23, 2023, motion, staff will provide the City Council with a memorandum containing the requested information in May 2024.

Environmental Evaluation

The City Planner, through the process outlined in the Carlsbad Municipal Code relating to Environmental Protection (Section 19.04.060), has determined this report is categorically exempt from environmental review under California Environmental Quality Act Guidelines Section 15306, which states that information collection activities are exempt from the provisions of the act. The City Planner's determination was published on Feb. 9, 2024, and no appeal to that determination was filed.

Exhibits

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

RESOLUTION NO. 2024-051

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARLSBAD, CALIFORNIA, ACCEPTING THE GENERAL PLAN AND HOUSING ELEMENT ANNUAL PROGRESS REPORT FOR CALENDAR YEAR 2023 AND FINDING THAT IT SATISFIES THE CITY'S REPORTING REQUIREMENTS TO THE STATE

WHEREAS, the General Plan and Housing Element Annual Progress Report for Calendar Year 2023 has been prepared to comply with Government Code Section 65400(a)(2) and California Department of Housing and Community Development programs, and implements Housing Element Program 2.16: Housing Element Annual Progress Report in order to provide information to the City Council, the State Office of Planning and Research, the State Department of Housing and Community Development, the San Diego Association of Governments and the public as to the status of the implementation of the General Plan and Housing Element programs, as well as mark the city's progress in meeting its share of the region's housing needs; and

WHEREAS, on Feb. 9, 2024, pursuant to Carlsbad Municipal Code Section 19.04.030, the City Planner determined that the report is categorically exempt from environmental review under California Environmental Quality Act Guidelines Section 15306, which states that information collection activities are exempt from the provisions of the act. No appeals of this determination were received in accordance with Carlsbad Municipal Code Section 21.54.140.

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

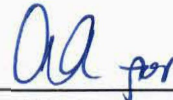
1. That the above recitations are true and correct.
2. That the General Plan and Housing Element Annual Progress Report for Calendar Year 2023 (Attachment A) is accepted, that it satisfies the city's reporting requirements to the state and that the City Planner is directed to submit the report to the California Office of Planning and Research, the California Department of Housing and Community Development, and the San Diego Association of Governments.

PASSED, APPROVED AND ADOPTED at a Regular Meeting of the City Council of the City of Carlsbad on the 19th day of March, 2024, by the following vote, to wit:

AYES: BLACKBURN, BHAT-PATEL, ACOSTA, BURKHOLDER, LUNA.
NAYS: NONE.
ABSTAIN: NONE.
ABSENT: NONE.



KEITH BLACKBURN, Mayor



SHERRY FREISINGER, City Clerk
(SEAL)



COMMUNITY
DEVELOPMENT

GENERAL PLAN
AND HOUSING
ELEMENT
ANNUAL
PROGRESS
REPORT FOR
2023



CITY OF CARLSBAD GENERAL PLAN AND HOUSING ELEMENT ANNUAL PROGRESS REPORT FOR CALENDAR YEAR 2023

INTRODUCTION

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

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

California Government Code 65400 details the information that must be contained within the annual progress report, although there is no prescribed format, sequence, or length for the report¹. The annual progress report reviews activity related to the general plan within the preceding calendar year and must be submitted to the state by April 1 of the following year. As such, this annual progress report is for the time period of January 1, 2023, through December 31, 2023.

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

1. Sustainability
2. The Local Economy, Business Diversity and Tourism
3. Open Space and the Natural Environment; Access to Recreation and Active, Healthy Lifestyles
4. History, the Arts and Cultural Resources; High Quality Education and Community Services
5. Walking, Biking, Public Transportation and Connectivity

¹ Planning and Community Development Team, Governor's Office of Planning and Research (2022, October 6) *Annual Progress Report Memo – 2022 Reporting Year* [Memorandum]. Office of Planning and Research.

https://www.opr.ca.gov/docs/20221005-APR_Memo_Reporting_Year_2022.pdf

6. Small Town Feel, Beach Community Character and Connectedness; Neighborhood Revitalization, Community Design and Livability

The City of Carlsbad also currently provides multiple stand-alone annual reports on topics related to the General Plan separately from the General Plan-Housing Element Annual Progress Report. The Office of Planning and Research acknowledges this dynamic in many jurisdictions and encourages “General Plan implementation to be discussed in the larger context of the jurisdiction’s overall programs and activities”¹.

The contents of the City of Carlsbad’s General Plan and Housing Element Annual Progress Report for Calendar Year 2023 include:

Report

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

Housing Element Annual Progress Report Data Tables

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

UPDATES TO THE GENERAL PLAN/ZONING ORDINANCE

Publicly initiated General Plan amendments/zoning code amendments:

- Zoning Ordinance Amendments to Encourage Development of Accessory Dwelling Units and Junior Accessory Dwelling Units – ZCA 2023-0001/LCPA 2023-0017/PUB 2023-0002: The city initiated an amendment to Title 21 of the Carlsbad Municipal Code and Local Coastal Program to implement Housing Element Program 1.2 - Promote the Development of Accessory Dwelling Units (ADUs). The ordinance changes were intended to ensure compliance with Assembly Bill 2221 and Senate Bill 897 by modifying regulations and permitting requirements related to ADUs. The City Council approved the amendments as proposed 5/0/0 at a public hearing on May 23, 2023 and the amendments were submitted to the California Coastal Commission on October 31, 2023, deemed submitted on January 3, 2024.
- Implement Housing Element Programs on Alternative Housing and Temporary Housing to Relieve Homelessness – ZCA 2023-0002/LCPA 2023-0018 (DEV 2023-0040): The city initiated an amendment to Title 21 of the Carlsbad Municipal Code and Local Coastal Program to implement Housing Element Programs 1.3 - Alternative Housing, Objective G and 2.13 - Housing for Persons Experiencing Homelessness, Objective H of the city’s Housing Element. The ordinance changes

were intended to encourage the construction of alternative and temporary housing types, increase and clarify allowances for special needs housing, and to bring the Zoning Ordinance and Local Coastal Program into compliance with the Housing Element requirements and state law. The City Council approved the amendments as proposed 5/0/0 at a public hearing on May 23, 2023, and the amendments were submitted to the California Coastal Commission on October 31, 2023, deemed submitted on January 3, 2024.

- Citywide Objective Design Standards for Multifamily Housing and Mixed-Use Development – ZCA 2020-0003, LCPA 2020-0007, PUB 2020-0004: The city initiated an amendment to Title 21 of the Carlsbad Municipal Code and Local Coastal Program to establish citywide objective design standards for multifamily housing and mixed-use development projects development for the purpose of implementing Housing Element Program 1.11 - Objective Design Standards. The ordinance changes were intended to establish the regulatory framework for objective design standards in accordance with the Housing Element and state law. The ordinance changes also rescinded City Council Policy No. 66 due to its inconsistency with state law. The City Council approved the amendments as proposed 5/0/0 at a public hearing on August 29, 2023, and the amendments were submitted to the California Coastal Commission on October 31, 2023, deemed submitted on January 3, 2024.
- Objective Design Standards for Multifamily Housing and Mixed-Use Development in the Village and Barrio – AMEND 2021-0008/LCPA 2023-0016 (DEV08014): The city initiated an amendment to the Village and Barrio Master Plan to adopt objective design standards for multi-family housing and mixed-use development for the purpose of implementing Housing Element Program 1.11 - Objective Design Standards. The changes to the Village and Barrio Master Plan were intended to establish the regulatory framework for objective design standards, specifically as they apply to the Village and Barrio Master Plan area, in accordance with the Housing Element and state law. The City Council approved the amendments as proposed 5/0/0 at a public hearing on August 29, 2023, and the amendments were submitted to the California Coastal Commission on October 31, 2023, deemed submitted on January 3, 2024.
- Housing Element Implementation and Public Safety Element Update – GPA 2022-0001/ZC 2022-0001/ZC 2022-0001/LCPA 2022-0009/AMEND 2023-0011/AMEND 2023-0012(PUB 2022-0010): The city initiated an amendment to the General Plan Land Use and Community Design Element, Public Safety Element, Zoning Ordinance, Local Coastal Program and the Bressi Ranch Master Plan, Green Valley Master Plan, Fenton Carlsbad Center Specific Plan, North County Plaza Specific Plan, and Westfield Carlsbad Specific Plans for the purpose of implementing Housing Element Program 1.1 - Provide Adequate Sites to Accommodate the RHNA, Program 1.3 – Alternative Housing, and Program 1.7 – Sites from Prior Elements. The proposed changes specifically include the rezoning of identified sites for multi-family housing. The ordinance and plan changes are intended to accommodate the housing allocations established by the Regional Housing Needs Assessment and to bring the Zoning Ordinance and Local Coastal Program into compliance with Housing Element requirements and state law. The city’s Planning Commission recommended approval as proposed 5/1/1 on October 18, 2023. The Housing Commission received

a presentation of the proposed changes and recommended additional affordability requirements for city-owned and non-city owned sites on December 14, 2023. Although just beyond the reporting period of calendar year 2023, at its January 30, 2024 hearing, the City Council approved a General Plan Amendment, Rezone, and certified a Program Environmental Impact Report that provides 3,447 units of zoning capacity at the lower and moderate income levels spread across 16 sites throughout the city. The Public Safety Element update component of the project included new analysis and content as required by state law. The analysis included the preparation of a Climate Change Vulnerability Assessment and amended the Public Safety Element to include three new maps, five updated maps, 17 updated policies, 53 new policies and remove one outdated policy.

GENERAL PLAN IMPLEMENTATION ACTIONS

General plans are comprehensive in nature and govern actions relating to the physical development of the city. General plans are long-range planning documents and, as such, the time horizon for the 2015 General Plan is 2035 and includes actions that will be completed in short-, mid-, and long-term timeframes or are on-going activities. Below is a discussion of activities and accomplishments related to the General Plan and its core values and elements that occurred in 2023.

Concurrent Implementation of Multiple Core Values

Carlsbad's Growth Management Program was adopted in 1986 as a way to ensure that new development provided its fair share of infrastructure and services in order to maintain the community's quality of life. As such, the plan includes performance standards for 11 public facilities, including libraries, parks, circulation, and water distribution facilities.

Pursuant to California Senate Bill 166 (2017), the adopted Growth Management Program is required to change its enforcement mechanism for failure to comply with the required performance standards (i.e., the city can no longer impose a moratorium on residential development if a public facility standard is not met). For this reason, and to provide an update to a program that is reaching close to 40 years in age, the city initiated a Growth Management Program Update process in 2022. This effort included the City Council appointed Carlsbad Tomorrow Growth Management Citizens Committee which met 15 times between March 2022 and April 2023 and discussed and made recommendations for each of the existing Growth Management Program's 11 public facility "performance standards," as well as other topics important to maintaining Carlsbad's quality of life. The committee's recommendations were presented to the City Council in July 2023. In Spring 2024, staff will return to City Council with a work plan identifying next steps to implement the committee's recommendations.

Sustainability

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

Implementation actions that occurred during the reporting period include:

- Staff continued to implement the adopted Climate Action Plan. The sixth Climate Action Plan Annual Report (covering implementation from January 1, 2022-December 31, 22) was presented to the City Council on May 9, 2023.
- Staff continued a comprehensive update to the Climate Action Plan. Primary activities in 2023 included preparing a 2016 greenhouse gas inventory, preparing preliminary reduction measures, sharing the preliminary measures with the public , updating the City Council on November 7, 2023, reviewing the public input received, and updating the preliminary measures based on input from the public and City Council.
- Following a minute motion made at the April 19, 2022, City Council meeting directing staff to “research options to add an ordinance to address electrification in new buildings in the City of Carlsbad to the next draft of the Climate Action Plan,” staff presented options to City Council on May 9, 2023. With the recent Ninth Circuit decision (*California Restaurant Association v. City of Berkeley*), City Council requested staff to return on July 11, 2023, and September 12, 2023. At the September 12, 2023, meeting, the City Council voted to continue implementation of the city's existing reach code due to the potential legal concerns raised by the Berkley case.
- The Clean Energy Alliance continued operating in Carlsbad. An annual update was presented to the City Council on February 7, 2023.

The Local Economy, Business Diversity, and Tourism

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

- The city manager presented the Fiscal Year 2023-24 Budget and Capital Improvement Program (Budget) to the City Council for consideration at a hearing on June 13, 2023. The budget includes data on the city's administration, operations, staffing, facilities, projects, and forecasts in the context of the city's five-year strategic plan and fiscal year goals. The city was awarded the Achievement for

Excellence in Financial Reporting for the 30th year in a row by the Government Finance Officers Association of the United States and Canada.

- The city continues to work towards the implementation of the City Council five-year strategic plan which outlines policy goals designed to reflect the most important priorities of the community. Program milestones that were achieved during 2023 include the adoption of an updated Homeless Response Plan on February 7, 2023, the formation of a community-police engagement commission, and the adoption of an economic development strategic plan on January 10, 2023.

Open Space and Active Lifestyles

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

- Item 1 under the Natural Community Conservation Planning Act of 1991, Carlsbad and the cities of Encinitas, Escondido, Oceanside, San Marcos, Solana Beach and Vista participated in the preparation of the Multiple Habitat Conservation Program, which was adopted and certified by the San Diego Association of Governments in 2003. The Multiple Habitat Conservation Program is a comprehensive sub-regional plan that addresses the needs of multiple plant and animal species in northwestern San Diego County, enabling cities to implement their portions of the Multiple Habitat Conservation Program through citywide subarea plans, which for the City of Carlsbad is the Habitat Management Plan, adopted in 2004. The General Plan contains policy 4-P.9: Maintain and Implement the city's Habitat Management Plan...including the requirement that all development projects comply with the Habitat Management Plan and related documents.
- The Public Works Department Habitat Management Division produced its annual Habitat Management Report for Reporting Year 19, which includes November 1, 2022, through October 31, 2023. The report summarized that for the reporting period:
 - There were no acquisitions of open space lands.
 - There was a net gain of 3.3 acres of Habitat Management Plan hardline associated with the Aviara Apartments Project and Park Drive Slope and Drainage Improvement Project mitigation.
 - The city debited 0 acres from the existing Lake Calavera Mitigation Parcel for city projects, leaving 92.2 acres (credits) for future upland mitigation.
 - Two Habitat Management Plan amendments were processed for boundary adjustments associated with the Aviara Apartments Project and Park Drive Slope and Drainage Improvement Project mitigation.
 - Ongoing management and monitoring activities in Habitat Management Plan preserves conducted in 2023 included invasive species monitoring and control, installation and maintenance of fences and signage, patrolling, rare plant counts and habitat assessments, vegetation mapping, sensitive species surveys, wildlife movement monitoring, and public outreach activities.

- The Community Development Department Planning Division produced its annual Open Space Status Report for Fiscal Year 2022-2023, which includes July 1, 2022, through June 30, 2023. The report summarized that for the reporting period zero acres were added or removed from the city’s Open Space inventory..

Education, Culture, and Community Services

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

- On July 24, 2023 Carlsbad City Council approved a resolution to adopt an update to the San Diego County Multi-Jurisdictional Hazard Mitigation Plan. The San Diego County Multi-Jurisdictional Hazard Mitigation Plan is a regional plan that identifies activities to minimize the impact and damage by natural and human-caused disasters. The Office of Emergency Management and Resilience is responsible for the maintenance and implementation of this plan.
- In June 2023, the city opened its new temporary Fire Station 7, achieving city goals that were established by City Council in 2022. The opening of the station helps the city achieve its goal of improving emergency response times. The temporary station will remain in place until a permanent station is constructed and operational.
- Throughout 2023, progress continued on updating the city’s Public Safety Element in conjunction with the Housing Element’s Program 1.1 to rezone identified housing sites. The draft update to the Public Safety Element was circulated for public review in July and August 2023 and was submitted to CalFire for review. The California Board of Forestry and Fire Protection considered the update at its September 26, 2023, hearing and issued a confirmation that the update met its evaluation criteria in December 2023. The Carlsbad Planning Commission voted to recommend to the City Council approval of the Public Safety Element at its hearing on October 18, 2023. Although just outside the reporting period of calendar year 2023, the item was approved by the Carlsbad City Council on January 30, 2024. In all, the update includes three new maps, five updated maps, 17 updated policies, 53 new policies and one removed policy.

Walking, Biking, Public Transportation, and Connectivity

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

- The City of Carlsbad declared a local state of emergency on Aug. 23, 2022, in response to a 233% increase in collisions involving bikes and e-bikes between 2019 and August 2022. The action immediately increased attention and resources on a

range of solutions including infrastructure improvements, traffic safety measures, enhanced enforcement and a focus on safe driving behavior education. The local emergency proclamation expired at 5 p.m. on Sept. 8, 2023, however traffic safety remains a top priority in Carlsbad with a focus on the three Es of traffic safety – education, engineering and enforcement – using the framework of the Safer Streets Together Plan. The 12-month period between the beginning and end of the emergency proclamation saw a measurable reduction in injury collisions over this period of time:

- 13% decrease in injury collisions across all modes of travel
 - 20% decrease in injury collisions involving bikes and e-bikes.
 - 22% decrease in injury collisions involving manually powered bikes.
 - 18% decrease in injury collisions involving e-bikes.
- Significant initiatives that have been implemented as a result of the Safer Streets Together Plan in 2023 include:
 - Major roadway surfacing and restriping improvements along over 16 miles of east-west roadways throughout the city to balance the needs of all roadway users.
 - Green paint or bike lane improvements at 43 other locations and major intersections throughout the city
 - Implementation of the planning phase for Safe Routes to School plans at four school sites including Sage Creek High School, Aviara Oaks Middle / Elementary Schools, Jefferson Elementary, and Hope Elementary
 - Implementation of high visibility crosswalks and traffic calming improvements at six crosswalks on Carlsbad Boulevard
 - Restriping southbound Carlsbad Boulevard from Manzano Drive to Island Way to address excessive vehicle speeding and to provide additional space for bicyclists and pedestrians along the busy coastal corridor
 - Conducted e-bike safety training and implemented a bike permit program with Carlsbad Unified School district including 22 training courses reaching over 1,000 students since the start of the fall 2023 semester

Community, Neighborhood Character, and Housing

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

- The Housing Element Annual Progress Report Data Tables included with this report provide a quantitative measurement of progress in meeting regional housing needs, applications processed according to state law and state incentive programs, and

expenditures of grant funds issued by the state related to housing. *It is important to note that the information provided in these tables is for calendar year 2023, which may or may not align with other reports or publications with different reporting periods.*

- The Community Development Department, Housing & Homeless Services Department, and other supporting/contributing divisions/departments were actively engaged in implementation of the Housing Element for the reporting period. Data Table D included in this report provides a program-by-program update of implementation of all Housing Element-related plans and programs.
- The Community Development Department developed new objective design standards for multifamily housing and mixed-use development to accomplish the dual objective of creating quality and context-sensitive development while also providing a predictable and equitable development approval process. The City of Carlsbad developed two sets of objective design standards, one that will apply citywide and the other for the Village and Barrio subarea, the city's two oldest neighborhoods. Activities that occurred in the reporting period include:
 - Village and Barrio Objective Design Standards
 - The city released the draft Village and Barrio objective design standards in Spring 2023 for the public to review and comment on.
 - In May 2023, the Design Review Committee met one last time and recommended approval of the Village and Barrio objective design standards.
 - In July 2023, the Planning Commission recommended to the City Council approval of the Village and Barrio objective design standards.
 - In August 2023, the City Council approved the Village and Barrio Objective Design Standards.
 - In October 2023, the new standards were officially effective in the Village and Barrio Master Plan's inland areas (non-coastal zone) and were made available to the public along with new corresponding application materials.
 - In December 2023, the project included a Local Coastal Program Amendment which was forwarded to the California Coastal Commission for their review and approval for the new standards to become effective in the Coastal Zone.
 - Citywide Objective Design Standards
 - The city released the draft citywide objective design standards in Spring 2023 for the public to review and comment on.
 - In June 2023, the city hosted an online webinar to inform and receive comments from the public about the citywide objective design standards.
 - In July 2023, the Planning Commission recommended to the City Council approval of the Citywide objective design standards.
 - In August 2023, the City Council approved the Citywide Objective Design Standards.

- In October 2023, the new standards were officially effective in the inland areas of the city (non-coastal zone) and were made available to the public along with the new corresponding application materials.
 - In December 2023, the project included a Local Coastal Program Amendment which was forwarded to the California Coastal Commission for their review and approval for the new standards to become effective in the Coastal Zone.
- The Community Development Department is updating the city’s parking related plans and policies in the area covered by the Village and Barrio Master Plan area and nearby beach areas to reflect recent regulatory changes in state law and to identify new opportunities and strategies to increase parking availability within this area. Activities that occurred during the reporting period include:
 - In July 2023, a professional service agreement was awarded to update the Village, Barrio and Beach Area Parking Management plan and Village and Barrio Master Plan.
 - In August 2023, the consultants conducted a parking survey within the Village, Barrio and Beach area study area.
 - In September through December 2023, staff worked with the consultant to prepare draft documents for the Parking Study, Parking Management Plan, Village and Barrio Master Plan amendment and other related documents.
 - December 2023, the annual parking survey was finalized and the information transmitted via a City Council Memo on January 4, 2024.
- In accordance with Housing Element Program Objectives 1.2 d. and e., staff presented to the City Council at its May 23, 2023, hearing a set of four ADU floorplans (studio, one bedroom, two bedrooms, and three bedrooms), ranging in size from 400 to 1,000 square feet, including three architectural styles that complement existing architectural styles throughout Carlsbad. Applicants making use of the pre-approved ADU plans are estimated to save three to six months of floorplan development time and potentially \$8,000-\$16,000 in design fees leading up to application submittal. The Carlsbad City Council authorized the acceptance of grant funding to develop the plans and the selection of a consultant to prepare the plans in January and October of 2021, respectively. At the May 23, 2023, City Council informational presentation, The City Council approved a minute motion to have staff return within one year with information on the interest in and utilization of the Permit-ready ADU program, including any recommended adjustments to the program. Staff will provide a City Council Memo with the information requested by May 2024.

CUSTOMER SERVICE ACTIVITIES

The City of Carlsbad produces and maintains a series of informational bulletins to assist the public and project applicants in understanding regulations applicable to development in Carlsbad. Topics addressed by the informational bulletins range from local planning/permitting processes to requirements of state law.

Informational bulletins that were updated/enhanced during the reporting period include:

- IB-131: AB 2097 Parking Requirements (January 2023) – New bulletin created for the purpose of providing an overview of AB 2097 and the city’s inability to require minimum parking standards on certain private development projects.
- IB-111: Accessory Dwelling Units (December 2023) – Updated to reflect changes in state law and to clarify regulations related to ADUs and multi-family residences. Also added a new section related to the city’s permit-ready ADU program.
- IB-110: Applicant Resources (July 2023) – Updated to consolidate and clarify resources available to applicants when processing their permit application through the department, including a process where applicant disagreements and conflicts can be quickly and efficiently elevated to upper management for discussion and resolution.
- IB-206: Demolition Requirements (January 2023) – New bulletin created for the purpose of outlining the safety and regulatory standards that must be followed prior to and during the demolition process.
- IB-112: Density Bonus (July 2023) – Updated to clarify the city’s inclusionary housing requirements and provided a theoretical example of how the city calculates affordability requirements for projects utilizing density bonus.
- IB-161: Historic Preservation (January 2023) – New bulletin that provides an overview of the historic designation process and various incentive programs that are available to owners of eligible historical structures.
- IB-302: Objective Design Standards (December 2023) – New bulletin created for the purpose of explaining how to implement Objective Design Standards for multi-family and mixed-use development.
- IB-116: Project Facility Availability (January 2023) – New bulletin created for the purpose of explaining the processing requirements for Project Facility Availability Forms for public utilities and services.
- IB-140: Reasonable Accommodations (December 2023) – Updated to clarify information related to Reasonable Accommodations code requirements.
- IB-139: SB-4 Affordable Housing & Faith-Based Lands Act (November 2023) – Updated to reflect changes of law following the adoption of SB-4.
- IB-133: SB-9 Housing Opportunity More Efficiency Act of 2021 (December 2023) - Updated to clarify that projects within the Coastal Zone are subject to standards consistent with urban lot splits.
- IB-132: SB-330 Housing Crisis Act of 2019 (December 2023) – Updated to clarify the applicability to residential projects that consist of 2 or more units.

Other customer-oriented activities and improvements undertaken during the reporting period include:

- Maintained an active list of capital improvement projects with scope and status information. Maintained a user-friendly interface to make the information available to the public through a web-based viewer/dashboard:
 - <https://carlsbad.maps.arcgis.com/apps/dashboards/859a1cc67ecc45bab8d44d2e714431e1>
- New streamlined residential solar permit (SolarAPP+) whereby permits can be submitted and issued same day (September 2023).
- Developed system for minor online planning permits to email customers automatically on permit status changes including permit issuance to keep them better informed on permit progress (July 2023).
- Added additional minor permit appointments to public kiosk installed for walk in customers. This allows for easier customer check-ins, especially for those without a smart phone (December 2023).
- Expanded the number of minor permits offered online thru the Customer Self Service (CSS) portal. These include select minor permits for building, planning and engineering. Customers can now enjoy a paperless permit process as they can apply, upload plans, pay fees and access permit documents and inspection cards via the portal (December 2023).

Jurisdiction	Carlsbad
Reporting Year	2023 (Jan. 1 - Dec. 31)
Planning Period	6th Cycle 04/30/2021 - 04/30/2023

**ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation**

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

**Table A
Housing Development Applications Submitted**

Project Identifier				Unit Types		Date Application Submitted	Proposed Units - Affordability by Household Incomes							Total Approved Units by Project	Total Disapproved Units by Project	Streamlining	Density Bonus Law Applications	Application Status	Project Type	Notes			
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20				
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID	Unit Category (SFA, SFD, Z to 4.5+ ADU, MH)	Tenure R/Renter O/Owner	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	Please select streamlining provision/s the application was submitted pursuant to.	Did the housing development application seek incentives or concessions pursuant to Government Code section 65915.7?	Were incentives or concessions requested pursuant to Government Code section 65915 approved?	Please indicate the status of the application.	Is the project considered a ministerial project or discretionary project?	Notes*
Summary Row: Start Data Entry Below								22	0	0	0	0	76	200	298	43	0						
	2080401100	4984 EUCALYPTUS LN	4984 EUCALYPTUS LN	CDP2023-0007	ADU	R	2/1/2023						1	1				NONE	No	N/A	Pending	Ministerial	
	2232120600	7303 BORLA PL	7303 BORLA: NEW (361 SF) DETACHED ADU	CBR2023-1619	ADU	R	4/4/2023						1	1	1			NONE	No	N/A	Approved	Ministerial	
	2101600500	5133 EL ARBOL DR	MILLER RESIDENCE ADU	CDP2023-0005	ADU	O	6/12/2023						1	1	1			NONE	No	N/A	Approved	Ministerial	
	2033205300	945 CARLSBAD VILLAGE DR	CARLSBAD VILLAGE MIXED USE	SDP2023-0014	MH	R	5/17/2023	22						196	218			NONE	Yes	N/A	Pending	Discretionary	
	2155210100	1850 PENTAS CT	CHAMBERLAIN DETACHED ADU	CDP2023-0021	ADU	O	7/24/2023						1	1	1			NONE	No	N/A	Approved	Ministerial	
	2159505000	1619 NEW CREST CT	JOANN ADU	CDP2023-0020	ADU	R	9/7/2023						1	1	1			NONE	No	N/A	Approved	Ministerial	
	1561107800	2605 HIGHLAND DR	PARIZEAU: BUILD ADU (499 SF) FROM GARAGE AND DECK (55 SF)	CBR2023-2558	ADU	R	5/18/2023						1	1	1			NONE	No	N/A	Approved	Ministerial	
	2060424300	450 CHINQUAPIN AVE	LELAND ADU	CDP2023-0027	ADU	R	5/24/2023						1	1				NONE	No	N/A	Pending	Ministerial	
	2073310500	4946 PARK DR	NUNEZ RESIDENCE	CDP2023-0037	ADU	R	12/13/2023						1	1	1			NONE	No	N/A	Approved	Ministerial	
	2054302000	1170 TAMARACK AVE	MACLEOD ADU	CDP2023-0050	ADU	R	10/10/2023						1	1				NONE	No	N/A	Pending	Ministerial	
	2070850900	4205 CLEARVIEW DR	RESNICK ADU	CDP2023-0032	ADU	O	12/28/2023						1	1	1			NONE	No	N/A	Approved	Ministerial	
	2060400800	804 CITRUS PL	MCDONALD ADU	CDP2023-0035	ADU	R	12/28/2023						1	1	1			NONE	No	N/A	Approved	Ministerial	
	2042340600	158 MAPLE AVE	158 MAPLE ADU	CDP2023-0055	ADU	R	10/24/2023						1	1				NONE	No	N/A	Pending	Ministerial	
	2060131900	3981 GARFIELD ST	GARFIELD TOWNHOMES	SDP2023-0004	2 to 4	R	1/25/2023						4	4				NONE	No	N/A	Withdrawn	Discretionary	
	2061920500	4520 ADAMS ST	LOPEZ ADU	CDP2023-0001	ADU	R	1/4/2023						1	1				NONE	No	N/A	Withdrawn	Ministerial	
	2162513600	7796 MADRILENA WAY	MADRILENA: CO+G2-G5NVERT EXISTING+G2-G54 SINGLE FAMILY DWELLING GARAGE TO A 704 (SF) ADU	CBR2023-3347	ADU	R	7/5/2023						1	1	1			NONE	No	N/A	Approved	Ministerial	
	2651011400	7934 LA CAPELA PL Unit: 1	LINDEN: 489 SF INTERIOR REMODEL TO CONVERT BEDROOM TO JADU // EXTERIOR STAIR	CBR2023-3055	ADU	R	6/14/2023						1	1	1			NONE	No	N/A	Approved	Ministerial	
	1561109500	2707 HIGHLAND DR	OLIVER: 445 SF DETACHED ADU	CBR2023-1841	ADU	R	4/14/2023						1	1	1			NONE	No	N/A	Approved	Ministerial	
	2073502800	4805 NEBLINA DR Unit: #2	NUNAN: ATTACHED ADU (560 SF)	CBR2023-1219	ADU	O	3/13/2023						1	1	1			NONE	No	N/A	Approved	Ministerial	
	1671521200	3640 CATALINA DR	749 SF DETACHED ADU	CBR2023-2335	ADU	R	5/5/2023						1	1	1			NONE	No	N/A	Approved	Ministerial	
	2131620600	6329 ENCANTO DR	GONZALES: NEW DETACHED ADU (643 SF)/PATIO (30 SF)	CBR2023-0691	ADU	R	2/16/2023						1	1				NONE	No	N/A	Withdrawn	Ministerial	
	2041320900	3392 LINCOLN ST	3392 LINCOLN: CONVERT EXISTING DETACHED GARAGE TO ADU (361 SF)	CBR2023-0120	ADU	R	1/6/2023						1	1	1			NONE	No	N/A	Approved	Ministerial	
	2041500400	3434 GARFIELD ST	BELL: CONVERT EXISTING DETACHED GARAGE TO ADU (240 SF)	CBR2023-0604	ADU	R	2/10/2023						1	1	1			NONE	No	N/A	Approved	Ministerial	
	2552932300	7882 VISTA HIGUERA	BOKIN: CONVERT ATTACHED 1 CAR GARAGE (209 SF) & PORTION OF EXISTING HOUSE (249 SF) TO JADU	CBR2023-1882	ADU	R	4/17/2023						1	1	1			NONE	No	N/A	Approved	Ministerial	

Project Identifier				Unit Types		Date Application Submitted	Proposed Units - Affordability by Household Incomes							Total Approved Units by Project	Total Disapproved Units by Project	Streamlining	Density Bonus Law Applications	Application Status	Project Type	Notes			
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20				
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID	Unit Category (SPA, SFD, 2 to 4.5+ ADU, MR)	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	Please select streamlining provision/s the application was submitted pursuant to.	Did the housing development application seek incentives or concessions pursuant to Government Code section 65916?	Were incentives or concessions requested pursuant to Government Code section 65915 approved?	Please indicate the status of the application.	Is the project considered a ministerial project or discretionary project?	Notes*
	2041711700	3446 MADISON ST Unit: D	MIER: CONVERSION OF GARAGE TO ADU (407 SF) REIT.	CBR2023-2601	ADU	R	5/19/2023						1	1	1	1		NONE	No	N/A	Approved	Ministerial	
	1552721200	993 LAGUNA DR	DETACHED ADU (596 SF)	CBR2023-0045	ADU	R	1/3/2023						1	1	1	1		NONE	No	N/A	Approved	Ministerial	
	2551463700	2903 VIA PEPITA Unit: 2	WILSON ADU: NEW ADU (749 SF) WITH (170 SF) PATIO	CBR2023-0573	ADU	R	2/9/2023						1	1	1	1		NONE	No	N/A	Approved	Ministerial	
	2051124000	3403 ADAMS ST	PERERA: ONE STORY DETACHED 1 BEDROOM ADU (499 SF)	CBR2023-3620	ADU	O	7/25/2023						1	1	1	1		NONE	No	N/A	Approved	Ministerial	
	2164930200	7730 PALACIO DR Unit: 2	WOELFEL: ATTACHED 2-STORY ADU 748 SQUARE FEET // ENCLOSE EXISTING FRONT COVERED PORCH	CBR2023-0727	ADU	R	2/17/2023						1	1	1	1		NONE	No	N/A	Approved	Ministerial	
	1551602900	2472 TUTTLE ST	PENTALLA: PROPOSED 392 SQ FT ADU ABOVE GARAGE WITH DECK AND ROOFTOP DECK	CBR2023-3004	ADU	R	6/13/2023						1	1	1	1		NONE	No	N/A	Approved	Ministerial	
	2150724000	1544 MARITIME DR	PARTIAL GARAGE CONVERSION TO ADU, ATTACHED PATIO	CBR2023-2563	ADU	O	5/18/2023						1	1	1	1		NONE	No	N/A	Approved	Ministerial	
	1675611200	4316 POINT REYES CT	THILL: ATTACHED ADU (856 S.F)	CBR2023-3311	ADU	O	6/30/2023						1	1	1	1		NONE	No	N/A	Approved	Ministerial	
	2236110600	7331 PASEO CAPUCHINA	7331 PASEO CAPUCHINA: GARAGE CONVERSION TO ADU (193 SF)	CBR2023-0816	ADU	O	2/22/2023						1	1	1	1		NONE	No	N/A	Approved	Ministerial	
	2550571000	3011 QUEBRADA CIR Unit: 2	LOWDER: (537SF) ADU - CONVERT EXISTING HABITABLE SPACE (242SF) + ADDING (295SF)	CBR2023-3071	ADU	O	6/15/2023						1	1	1	1		NONE	No	N/A	Approved	Ministerial	
	2645501300	8005 PASEO ESMERADO	630 SOFT DETACHED ADU (1 BED / 1 BATH)	CBR2023-0336	ADU	O	1/25/2023						1	1	1	1		NONE	No	N/A	Approved	Ministerial	
	2145025600	6925 QUIET COVE DR	MONROE: CONVERTING GARAGE TO ADU (444 SF)	CBR2023-3205	ADU	R	6/23/2023						1	1	1	1		NONE	No	N/A	Approved	Ministerial	
	1562316000	1344 CYNTHIA LN	BEAL NEW ATTACHED ADU (496 SF)	CBR2023-1574	ADU	O	4/3/2023						1	1	1	1		NONE	No	N/A	Approved	Ministerial	
	1673913100	2725 LYONS CT Unit: 2	HODGKINSON: DETACHED ADU (1200 F)	CBR2023-0591	ADU	R	2/10/2023						1	1	1	1		NONE	No	N/A	Approved	Ministerial	
	2060420300	431 TAMARACK AVE	431 TAMARACK: CONVERT EXISTING 1,095 SF GUEST HOUSE TO ADU & ADD 105 SF LIVING & 83 SF STORAGE	CBR2023-1359	ADU	O	3/22/2023						1	1	1	1		NONE	No	N/A	Approved	Ministerial	
	1682918500	3918 STONERIDGE RD	HAMPTON: DETACHED ADU (749 SF)	CBR2023-0138	ADU	R	1/9/2023						1	1	1	1		NONE	No	N/A	Approved	Ministerial	
	2550550200	3004 SEGOVIA WAY	WEATHERALL: DETACHED 1 STORY ADU (972 SF)	CBR2023-1418	ADU	R	3/24/2023						1	1	1	1		NONE	No	N/A	Approved	Ministerial	
	2054302600	3859 MARGARET WAY	PANACCIONE: 2252 SF REMODEL: CONVERT 500 SF TO ADU (CC2023-0408)	CBR2023-3758	ADU	O	8/3/2023						1	1	1	1		NONE	No	N/A	Approved	Ministerial	
	2040821800	3221 MADISON ST Unit: B	MATZE: DETACHED ADU (658 SF)	CBR2023-4349	ADU	R	9/19/2023						1	1	1	1		NONE	No	N/A	Approved	Ministerial	
	2051900600	1081 CHESTNUT AVE	SNAPADU: ADDITION OF 1 STORY (1,196 SF) DETACHED ADU, 2 BED 2 BATH	CBR2023-2508	ADU	R	5/16/2023						1	1	1	1		NONE	No	N/A	Approved	Ministerial	

Project Identifier				Unit Types		Date Application Submitted	Proposed Units - Affordability by Household Incomes							Total Approved Units by Project	Total Disapproved Units by Project	Streamlining	Density Bonus Law Applications	Application Status	Project Type	Notes			
1				2		3	5							6	7	8	9	10		11	12	13	
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID	Unit Category (SFA,SFD,2 to 4.5+,ADU,MH)	Tenure R=Renter O=Owner	Date Application Submitted- (see instructions)	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Total PROPOSED Units by Project	Total APPROVED Units by project	Total DISAPPROVED Units by Project	Please select streamlining provision's the application was submitted pursuant to.	Did the housing development application seek incentives or concessions pursuant to Government Code section 65915.7	Were incentives or concessions requested pursuant to Government Code section 65915 approved?	Please indicate the status of the application.	Is the project considered a ministerial project or discretionary project?	Notes*
	1562702000	1821 GUEVARA RD	EISNER: ATTACHED ADU (495 SF) *REPLACES CBR2022-1191	CBR2023-0982	ADU	R	3/1/2023						1	1	1	1		NONE	No	N/A	Approved	Ministerial	
	1674900200	2754 AUBURN AVE Unit: 2	ADU ABOVE EXISTING GARAGE	CBR2023-2748	ADU	O							1	1	1			NONE	No	N/A	Approved	Ministerial	
	2032010500	2780 JEFFERSON ST	CONVERSION OF EXISTING 2 CAR GARAGE INTO NEW DETACHED ADU (408 SF)	CBR2023-2968	ADU	R	5/30/2023						1	1	1			NONE	No	N/A	Approved	Ministerial	
	2032010600	2786 JEFFERSON ST	CONVERSION OF EXISTING 2 CAR GARAGE INTO NEW DETACHED ADU (406 SF)	CBR2023-2967	ADU	R	6/9/2023						1	1	1			NONE	No	N/A	Approved	Ministerial	
	2081601300	5034 ASHBERRY RD	LIAO: CONVERTING EXISTING GARAGE TO ADU (278 SF) // ADDITION (45 SF)	CBR2023-4567	ADU	R	10/10/2023						1	1	1			NONE	No	N/A	Approved	Ministerial	
	2155330700	6442 LA PALOMA ST	HEBRON: CONVERT 480 SQFT ATTACHED GARAGE TO ADU	CBR2023-4218	ADU	R	9/8/2023						1	1	1			NONE	No	N/A	Approved	Ministerial	
	2232951700	7505 SOLANO ST Unit: #1	VASILAS: ADDITION (700 SF) // INTERIOR REMODEL (196 SF) // ADU OVER GARAGE	CBR2023-3081	ADU	R	6/16/2023						1	1	1			NONE	No	N/A	Approved	Ministerial	
	2155111500	1732 CATALPA RD Unit: 2	CLARA: CONVERT GARAGE TO JADU (314 SF) AND CONVERT LAUNDRY FROM GARAGE (49 SF)	CBR2023-2049	ADU	R	4/24/2023						1	1	1			NONE	No	N/A	Pending	Ministerial	
	2071205500	3947 PARK DR	LARSON: 930 SF DETACHED ADU W/ 306 SF ATTACHED COVERED PATIO	CBR2023-0602	ADU	R	2/10/2023						1	1	1			NONE	No	N/A	Pending	Ministerial	
	2041712100	3447 JEFFERSON ST	KAUR: CONVERT 590 SQ FT GARAGE TO ADU	CBR2023-4668	ADU	R	10/20/2023						1	1	1			NONE	No	N/A	Pending	Ministerial	
	1671120600	3170 FALCON DR	POTERFIELD: DEMO OF EXISTING REAR GARAGE TO CREATE 365 SQ FT ADU 1,000 SQ FT 2 CAR GARAGE	CBR2023-4606	ADU	R	10/13/2023						1	1	1			NONE	No	N/A	Pending	Ministerial	
	2042341400	145 CHESTNUT AVE Unit: E.F	(2) ATTACHED ADU'S // DECK	CBR2023-3088	ADU	R	6/16/2023						2	2	2			NONE	No	N/A	Pending	Ministerial	
	2073853900	1879 HIGH RIDGE AVE	ANDERSON: NEW DETACHED ADU (587 SF)	CBR2023-5017	ADU	R	11/13/2023						1	1	1			NONE	No	N/A	Pending	Ministerial	
	2041712100	3449 JEFFERSON ST	3449 JEFFERSON: GARAGE CONVERSION TO ADU (590 SF)	CBR2023-1164	ADU	R	3/9/2023						1	1	1			NONE	No	N/A	Pending	Ministerial	
	2054302000	1172 TAMARACK AVE	MACLEOD: ADDITION OF DETACHED 497 SQ FT ADU	CBR2023-4303	ADU	R	9/15/2023						1	1	1			NONE	No	N/A	Pending	Ministerial	
	2551012400	2806 ATADERO CT Unit: 1	LEON: DETACHED ADU (843 SF)	CBR2023-2947	ADU	O	6/8/2023						1	1	1			NONE	No	N/A	Pending	Ministerial	
	2153301500	2924 LUCIERNAGA ST	LA COSTA MEADOWS: CONVERSION OF UNUSED RECREATION AREA TO JADU (458 SF)	CBR2023-4416	ADU	R	9/25/2023						1	1	1			NONE	No	N/A	Pending	Ministerial	
	2550831000	7961 REPRESA CIR	ROWLEY: 358 SQ FT ADU ADDITION TO EXISTING TWO CAR ATTACHED GARAGE	CBR2023-4921	ADU	R	11/3/2023						1	1	1			NONE	No	N/A	Pending	Ministerial	

Project Identifier				Unit Types		Date Application Submitted	Proposed Units - Affordability by Household Incomes									Total Approved Units by Project	Total Disapproved Units by Project	Streamlining	Density Bonus Law Applications	Application Status	Project Type	Notes	
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20				
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID	Unit Category (SFA, SFJ, 2 to 4.5+ ADU, MH)	Tenure R= renter O= owner	Date Application Submitted- (see instructions)	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Total PROPOSED Units by Project	Total APPROVED Units by Project	Total DISAPPROVED Units by Project	Please select streamlining provision/s the application was submitted pursuant to.	Did the housing development application seek incentives or concessions pursuant to Government Code section 65915.7?	Were incentives or concessions requested pursuant to Government Code section 65915 approved?	Please indicate the status of the application.	Is the project considered a ministerial project or discretionary project?	Notes*
	1672704500	3549 SIERRA MORENA AVE	BRADFORD: CONVERT AN EXISTING GARAGE TO JADU (440 SF)	CBR2023-4593	ADU	O	10/12/2023							1	1			NONE	No	N/A	Pending	Ministerial	
	1670531500	3367 RIDGECREST DR	WESTMORELAND: ATTACHED ADU (740 SF) W/ DECK (465 SF)	CBR2023-3860	ADU	R	8/9/2023							1	1			NONE	No	N/A	Pending	Ministerial	
	2100340600	5140 LOS ROBLES DR	HOMEBUYERS: INTERIOR REMODEL (1208 SF) WITH A PROPOSED MAIN FLOOR ADDITION (60 SF) SECOND STORY ADDITION (1506 SF) WITH ROOF DECK (859 SF) AND CONVERSION OF MASTER BEDROOM TO JADU (480 SF)	CBR2023-5223	ADU	R	12/6/2023							1	1			NONE	No	N/A	Pending	Ministerial	
	2041320900	3390 LINCOLN ST	FOLSE: DEMO 403 SF GARAGE FOR NEW DETACHED ADU (REFERENCE CBR2023-0120)	CBR2023-5240	ADU	R	12/7/2023							1	1			NONE	No	N/A	Pending	Ministerial	
	2072730200	4857 SEVILLA WAY	HEAL: NEW 367 SF DETACHED ADU W/ 126 SF OPEN PATIO	CBR2023-5191	ADU	R	12/4/2023							1	1			NONE	No	N/A	Pending	Ministerial	
	2061501500	1242 HOOVER ST	BLAIRBORN: 939 SF ATTACHED ADU OVER 910 ATTACHED GARAGE AND STORAGE W/ 366 SF DECK & SPA	CBR2023-4061	ADU	R	8/25/2023							1	1			NONE	No	N/A	Pending	Ministerial	
	2041320800	3366 LINCOLN ST	FOLSE: 497 DETACHED ADU W/ 115 SF DECK	CBR2023-5235	ADU	R	12/7/2023							1	1			NONE	No	N/A	Pending	Ministerial	
	1562311500	1297 BUENA VISTA WAY	ROBINSON: NEW JADU (476 SF) ABOVE EXISTING GARAGE	CBR2023-5006	ADU	R	11/13/2023							1	1			NONE	No	N/A	Pending	Ministerial	
	2051120900	1062 CHESTNUT AVE	PETRICKO: (1194 SF) 2-STORY ATTACHED ADU	CBR2023-5200	ADU	R	9/6/2023							1	1			NONE	No	N/A	Pending	Ministerial	
	2071201600	1751 ANDREA AVE	TRUJILLO: CONVERT GARAGE TO JADU (420 SF)	CBR2023-5133	ADU	R	11/28/2023							1	1			NONE	No	N/A	Pending	Ministerial	
	2081320800	4487 SALISBURY DR Unit 2	TAN: BUILD ATTACHED ADU (749 SF)	CBR2023-3501	ADU	O	7/17/2023							1	1			NONE	No	N/A	Pending	Ministerial	
	2060423800	3956 LONG PL	PETZ: 964 SF DETACHED ADU	CBR2023-2599	ADU	O	5/19/2023							1	1			NONE	No	N/A	Pending	Ministerial	
	2051531700	3477 ANN DR	MOLINA: ATTACHED ADU ADDITION (728 SF)	CBR2023-3571	ADU	R	7/21/2023							1	1			NONE	No	N/A	Pending	Ministerial	
	2550641000	3112 QUEBRADA CIR	GONZALEZ: NEW CONSTRUCTION OF 400SF ATTACHED ADU	CBR2023-5341	ADU	R	12/20/2023							1	1			NONE	No	N/A	Pending	Ministerial	
	2060120200	3914 GARFIELD ST	CRUSE: NEW 510 SF DETACHED ADU WITH NEW 427 SF 2 CAR GARAGE WITH UPPER +G2.G63LEVEL DECK	CBR2023-5320	ADU	R	12/18/2023							1	1			NONE	No	N/A	Pending	Ministerial	

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

Project Identifier						Unit Types		Affordability by Household Incomes - Completed Entitlement								
1						2	3	4							5	6
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID	Unit Category (SFA,SFD,2 to 4,5+ ADU,MH)	Tenure R=Renter O=Owner	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Entitlement Date Approved	# of Units issued Entitlements	
1683316900	3449	RAVINE DR	Carlsbad, CA 92010-555	-	-	CBR2022-4508	ADU	R							0	
2041210800	3339	GARFIELD ST	Carlsbad, CA 92008-312	-	-	CBR2022-4536	ADU	R							0	
2236631100	3496	CAMINO CEREZA	Carlsbad, CA 92009-896	-	-	CBR2022-4610	ADU	R							0	
2145610900	6702	LONCERA ST	Carlsbad, CA 92011-342	-	-	CBR2022-4661	ADU	R							0	
2158500700	1346	BULRUSH CT	Carlsbad, CA 92011-401	-	-	CBR2022-4771	ADU	R							0	
2552005300	3287	CORTE VERA CRUZ	Carlsbad, CA 92009-931	-	-	CBR2022-4782	ADU	R							0	
2060420200	425	TAMARACK AVE	Carlsbad, CA 92008-412	-	-	CBR2022-4803	ADU	R							0	
1552721200	993	LAGUNA DR	Carlsbad, CA 92008-185	-	-	CBR2023-0045	ADU	R							0	
2041320900	3392	LINCOLN ST	Carlsbad, CA 92008-313	-	-	CBR2023-0120	ADU	R							0	
1682918500	3918	STONERIDGE RD	Carlsbad, CA 92010-707	-	-	CBR2023-0138	ADU	R							0	
2645501300	8005	PASEO ESMEERADO	Carlsbad, CA 92009-980	-	-	CBR2023-0336	ADU	R							0	
2551463700	2903	VIA PEPITA Unit: 2C	Carlsbad, CA 92009-923	-	-	CBR2023-0573	ADU	R							0	
1673913100	2725	LYONS CT Unit: 2C	Carlsbad, CA 92010-212	-	-	CBR2023-0591	ADU	R							0	
2041500400	3434	GARFIELD ST	Carlsbad, CA 92008-323	-	-	CBR2023-0694	ADU	R							0	
2164930200	7730	PALACIO DR Unit: 2C	Carlsbad, CA 92009-852	-	-	CBR2023-0727	ADU	R							0	
1562702000	1821	GUEVARA RD	Carlsbad, CA 92008-102	-	-	CBR2023-0982	ADU	R							0	
2073502600	4805	NEBLINA DR Unit: #2C	Carlsbad, CA 92008-372	-	-	CBR2023-1219	ADU	R							0	
2550550200	3004	SEGOVIA WAY	Carlsbad, CA 92009-835	-	-	CBR2023-1418	ADU	R							0	
1562316000	1344	CYNTHIA LN	Carlsbad, CA 92008-150	-	-	CBR2023-1574	ADU	R							0	
2232120600	7303	BORLA PL Unit: 1C	Carlsbad, CA 92009-780	-	-	CBR2023-1819	ADU	R							0	
2100340500	5120	LOS ROBLES DR	Carlsbad, CA 92008-432	-	-	CBR2023-1805	ADU	R							0	
2552932300	7882	VISTA HIGUERAS	Carlsbad, CA 92009-698	-	-	CBR2023-1862	ADU	R							0	
1671521200	3640	CATALINA DR	Carlsbad, CA 92010-285	-	-	CBR2023-2335	ADU	R							0	
2051900600	1081	CHESTNUT AVE	Carlsbad, CA 92008-251	-	-	CBR2023-2508	ADU	R							0	
2041711700	3446	MADISON ST Unit: D	Carlsbad, CA 92008-511	-	-	CBR2023-2601	ADU	R							0	
1674900200	2754	AUBURN AVE Unit: 2C	Carlsbad, CA 92010-217	-	-	CBR2023-2748	ADU	R							0	
1551602900	2472	TUTTLE ST	Carlsbad, CA 92008-144	-	-	CBR2023-3004	ADU	R							0	
2550571000	3011	QUEBRADA CIR Unit: 2C	Carlsbad, CA 92009-833	-	-	CBR2023-3071	ADU	R							0	
2051124000	3403	ADAMS ST	Carlsbad, CA 92008-250	-	-	CBR2023-3620	ADU	R							0	
2054302600	3859	MARGARET WAY	Carlsbad, CA 92008-340	-	-	CBR2023-3758	ADU	R							0	
2155330700	6442	LA PALOMA ST	Carlsbad, CA 92008-432	-	-	CBR2023-4218	ADU	R							0	
2040821800	3221	MADISON ST Unit: B	Carlsbad, CA 92008-303	-	-	CBR2023-4349	ADU	R							0	
2154910900	2653	ACUNA CT	Carlsbad, CA 92009	GOERTZEN RESIDENCE	-	CBRA2019-0362	ADU	R							0	
2070721700	4007	SKYLINE RD	Carlsbad, CA 92008-274	-	-	CBRA2020-0172	ADU	R							0	
2143601100	813	BECONIA CT Unit: 2C	Carlsbad, CA 92011-480	-	-	CBRA2021-0003	ADU	R							0	
2051305900	1642	SANDALWOOD LN	Carlsbad, CA 92008-261	-	-	CBRA2021-0025	ADU	R							0	
2100340500	5122	LOS ROBLES DR	Carlsbad, CA 92008-432	-	-	CBRA2021-0163	ADU	R							0	
2100331600	5067	LOS ROBLES DR	Carlsbad, CA 92008-432	-	-	CBRA2022-0040	ADU	R							0	
2122111700	6379	EBB TIDE ST	Carlsbad, CA 92011-126	-	-	CBRA2022-0079	ADU	R							0	
2100631100	5303	LOS ROBLES DR	Carlsbad, CA 92008-433	-	-	CBRA2022-0082	ADU	R							0	
2052100100	3522	ADAMS ST	Carlsbad, CA 92008-250	-	-	CBRA2022-0123	ADU	R							0	
2070532900	3882	WESTHAVEN DR	Carlsbad, CA 92008-275	-	-	CBRA2022-0127	ADU	R							0	
2041311500	3257	LINCOLN ST	Carlsbad, CA 92008-313	BLAUVELT RESIDENCE	-	CBRA2022-0134	ADU	R							0	
2042511800	150	HEMLOCK AVE Unit: D	Carlsbad, CA 92008-823	-	-	CBRA2022-0137	ADU	R							0	
2052704700	3733	ADAMS ST	Carlsbad, CA 92008-340	ADAMS STREET HOMES ADUS	-	CBRA2022-0152	ADU	R							0	
2052704900	3741	ADAMS ST	Carlsbad, CA 92008-340	ADAMS STREET HOMES ADUS	-	CBRA2022-0153	ADU	R							0	
2052704800	3749	ADAMS ST	Carlsbad, CA 92008-340	ADAMS STREET HOMES ADUS	-	CBRA2022-0154	ADU	R							0	
2052704600	3757	ADAMS ST	Carlsbad, CA 92008-340	ADAMS STREET HOMES ADUS	-	CBRA2022-0155	ADU	R							0	
2052704700	3735	ADAMS ST	Carlsbad, CA 92008-340	ADAMS STREET HOMES ADUS	-	CBRA2022-0156	ADU	R							0	
2052704800	3743	ADAMS ST	Carlsbad, CA 92008-340	ADAMS STREET HOMES ADUS	-	CBRA2022-0157	ADU	R							0	
2052704800	3751	ADAMS ST	Carlsbad, CA 92008-340	ADAMS STREET HOMES ADUS	-	CBRA2022-0158	ADU	R							0	
2052704600	3759	ADAMS ST	Carlsbad, CA 92008-340	ADAMS STREET HOMES ADUS	-	CBRA2022-0159	ADU	R							0	
2550611200	3101	SERRANO DR Unit: 2C	Carlsbad, CA 92009-836	-	-	CBRA2022-0205	ADU	R							0	
2051606200	3344	DONNA DR	Carlsbad, CA 92008-201	-	-	CBRA2023-0024	ADU	R							0	
2041711100	786	PALM AVE	Carlsbad, CA 92008-506	786 PALM AVENUE	-	CBRA2023-0029	ADU	R							0	
2041711000	3479	JEFFERSON ST	Carlsbad, CA 92008-506	786 PALM AVENUE	-	CBRA2023-0031	ADU	R							0	
2156102800	2452	UNICORNIO ST	Carlsbad, CA 92008-532	-	-	CBRA2023-0046	ADU	R							0	
2149403700	7022	LAMA ST	Carlsbad, CA 92009-851	-	-	CBRA2023-0059	ADU	R							0	
1562313100	2833	ELMWOOD ST	Carlsbad, CA 92008-151	-	-	CBRA2023-0067	ADU	R							0	
2031302800	2860	HOPE AVE Unit: B	Carlsbad, CA 92008-189	-	-	CBRA2023-0078	ADU	R							0	
1562002600	2926	HIGHLAND DR	Carlsbad, CA 92008-191	HIGHLAND DRIVE 5 LOT SINGLE FAMILY	-	CBRA2023-0084	ADU	R							0	
1562002900	2922	HIGHLAND DR	-	HIGHLAND DRIVE 5 LOT SINGLE FAMILY	-	CBRA2023-0085	ADU	R							0	
1562003200	2906	HIGHLAND DR	-	HIGHLAND DRIVE 5 LOT SINGLE FAMILY	-	CBRA2023-0086	ADU	R							0	
2052302300	3659	MONROE ST	Carlsbad, CA 92008-273	-	-	CBRA2023-0143	ADU	R							0	
2155111400	1730	CATALPA RD Unit: 2C	Carlsbad, CA 92011-510	-	-	CBRA2023-0178	ADU	R							0	
1561425100	2778	JAMES DR	Carlsbad, CA 92008-195	2780 JAMES DRIVE	-	CBRA2023-0190	ADU	R							0	
2150705100	1585	TRITON ST	Carlsbad, CA 92011	FRANCIS RESIDENCE	-	CBR2018-1891	SFD	O							0	
2156102900	7129	AVIARA DR	Carlsbad, CA 92011-490	SEHGAL RESIDENCE	-	CBR2019-0014	SFD	O							0	
2071307900	3970	HIGHLAND DR	Carlsbad, CA 92008	HIGHLAND JAMES	-	CBR2020-2667	SFD	O							0	
2153300100	6620	SANTA ISABEL ST	Carlsbad, CA 92009-593	ST ELIZABETH SETON	-	CBR2021-0440	SFD	O							0	
2156102800	7133	AVIARA DR	Carlsbad, CA 92011-490	7133 AVIARA DR KEMPER RESIDENCE	-	CBR2022-0279	SFD	O							0	
1562317000	1355	CYNTHIA LN	Carlsbad, CA 92008	HAGUE RESIDENCE	-	CBR2022-1398	SFD	O							0	
2052210600	3786	HIGHLAND DR	Carlsbad, CA 92008	HIGHLAND VIEW HOMES	-	CBRA2018-0091	SFD	O							0	
2052210700	3790	HIGHLAND DR	Carlsbad, CA 92008	HIGHLAND VIEW HOMES	-	CBRA2018-0093	SFD	O							0	
2154910900	2651	ACUNA CT	Carlsbad, CA 92009	GOERTZEN RESIDENCE	-	CBRA2019-0361	SFD	O							0	
2070721700	4005	SKYLINE RD	Carlsbad, CA 92008-274	Sarem Residence	-	CBRA2020-0173	SFD	O							0	

Table A2

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

Project Identifier			Affordability by Household Incomes - Building Permits					8	9		
Current APN	Street Address	Project Name*	7					Building Permits Date Issued	# of Units Issued Building Permits		
			Very Low- Income Deed Restricted	Very Low- Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate- Income Deed Restricted			Moderate- Income Non Deed Restricted	Above Moderate- Income
2033204800	1006 CARLSBAD VILLAGE DR Carlsbad, CA 92008	HOPE APARTMENTS	44	0	158	0	12	82	344	640	
2031411500	2669 GARFIELD ST Carlsbad, CA 92008-221	EDWARDS RESIDENCE								0	
2031411500	2669 GARFIELD ST Carlsbad, CA 92008-221	EDWARDS RESIDENCE								0	
2072502300	4874 PARK DR Carlsbad, CA 92008-381	4874 PARK DRIVE								0	
1552210500	BUENA VISTA CIR Carlsbad, CA 92008	MARTIN RESIDENCE								0	
1552210500	BUENA VISTA CIR Carlsbad, CA 92008	MARTIN RESIDENCE								0	
2122720100	TWAIN AVE Carlsbad, CA 92008	OCEAN VIEW POINT								0	
2122720200	TWAIN AVE Carlsbad, CA 92008	OCEAN VIEW POINT								0	
2122720300	TWAIN AVE Carlsbad, CA 92008	OCEAN VIEW POINT								0	
2122720400	TWAIN AVE Carlsbad, CA 92008	OCEAN VIEW POINT								0	
2122720500	TWAIN AVE Carlsbad, CA 92008	OCEAN VIEW POINT								0	
1552711900	2642 JEFFERSON ST Carlsbad, CA 92008	CARRILO ADU								0	
2141711100	7294 PONTO DR Carlsbad, CA 92011-460	FPC Residential								0	
2061801100	4368 ADAMS ST Carlsbad, CA 92008-420	ADAMS HOUSE								0	
2061801100	4368 ADAMS ST Carlsbad, CA 92008-420	ADAMS HOUSE								0	
2073853900	1877 HIGH RIDGE AVE Carlsbad, CA 92008-376	ANDERSON ADU								0	
2060420300	431 TAMARACK AVE Carlsbad, CA 92008-412	LAHMAN ADU						1	9/22/2023	1	
2060120200	3912 GARFIELD ST Carlsbad, CA 92008-403	CRUSE HOUSE REMODEL/ADU								0	
2060120600	3950 GARFIELD ST Unit: B Carlsbad, CA 92008-403	LABOUNTY RESIDENCE								0	
2081601300	5032 ASHBERRY RD Carlsbad, CA 92008-385	5032 ASHBERRY RD								0	
2072800200	4904 PARK DR Carlsbad, CA 92008-382	EWING ADU								0	
2157910800	1320 SHOREBIRD LN Carlsbad, CA 92011-488	CHU DETACHED ADU								0	
2100331500	5079 LOS ROBLES DR Carlsbad, CA 92008-432	DAVIS ADU						1	3/24/2023	1	
2101600500	5133 EL ARBOL DR Carlsbad, CA 92008-431	MILLER RESIDENCE ADU								0	
2159505000	1619 NEW CREST CT Carlsbad, CA 92011-408	JOANN ADU								0	
2155210100	1850 PENTAS CT Carlsbad, CA 92011-513	CHAMBERLAIN DETACHED ADU								0	
2070850900	4205 CLEARVIEW DR Carlsbad, CA 92008-363	RESNICK ADU								0	
2060400600	804 CITRUS PL Carlsbad, CA 92008-411	MCDONALD ADU								0	
2073310500	4946 PARK DR Carlsbad, CA 92008-381	NUNEZ RESIDENCE								0	
2071013500	4660 GARDEN HILL LOOP Carlsbad, CA 92008-374	MARJA ACRES	37		9				1	11/14/2023	47
2120405600	1380 LAUREL TREE LN CARLSBAD, CA 92011	AVIARA APARTMENTS	7		62				1	2/24/2023	70
2042920100	3845 SYDNEY WAY Carlsbad, CA 92008-508	PACIFIC WIND			16					1/4/2023	16
2042920100	3835 SYDNEY WAY Carlsbad, CA 92008-508	PACIFIC WIND			24					1/4/2023	24
2042920100	3855 SYDNEY WAY Carlsbad, CA 92008-508	PACIFIC WIND			12					5/9/2023	12
2042920100	3865 SYDNEY WAY Carlsbad, CA 92008-508	PACIFIC WIND			23					5/9/2023	23
2042920100	3825 SYDNEY WAY Carlsbad, CA 92008-508	PACIFIC WIND			12					5/8/2023	12
2120405600	1205 AVIARA PKWY Carlsbad, CA 92011-127	AVIARA APARTMENTS					12		247	9/12/2023	269
2153203600	2812 CAZADERO DR CARLSBAD	CAZADERO DR CONDO PROJECT									0
2153203600	2814 CAZADERO DR CARLSBAD	CAZADERO DR CONDO PROJECT									0
2042404000	312 HEMLOCK AVE Carlsbad, CA 92008-822	HEMLOCK COAST HOMES									0
2042404000	314 HEMLOCK AVE Carlsbad, CA 92008-822	HEMLOCK COAST HOMES									0
2042404000	316 HEMLOCK AVE Carlsbad, CA 92008-822	HEMLOCK COAST HOMES									0
2042404000	318 HEMLOCK AVE Carlsbad, CA 92008-822	HEMLOCK COAST HOMES									0
2031730200	300 CHRISTIANSEN WAY Unit: 201 CARLSBAD, CA 92008	BEACH VILLAGE LIFE 1 MIXED USE							1	3/16/2023	1
2031730200	300 CHRISTIANSEN WAY Unit: 301 CARLSBAD, CA 92008	BEACH VILLAGE LIFE 1 MIXED USE							1	3/16/2023	1
2031730200	300 CHRISTIANSEN WAY Unit: 302 CARLSBAD, CA 92008	BEACH VILLAGE LIFE 1 MIXED USE							1	3/16/2023	1
2031730200	300 CHRISTIANSEN WAY Unit: 303 CARLSBAD, CA 92008	BEACH VILLAGE LIFE 1 MIXED USE							1	3/16/2023	1
2031730200	300 CHRISTIANSEN WAY Unit: 304 CARLSBAD, CA 92008	BEACH VILLAGE LIFE 1 MIXED USE							1	3/16/2023	1
2031730200	300 CHRISTIANSEN WAY Unit: 305 CARLSBAD, CA 92008	BEACH VILLAGE LIFE 1 MIXED USE							1	3/16/2023	1
2031730200	300 CHRISTIANSEN WAY Unit: 306 CARLSBAD, CA 92008	BEACH VILLAGE LIFE 1 MIXED USE							1	3/16/2023	1
2031730200	300 CHRISTIANSEN WAY Unit: 401 CARLSBAD, CA 92008	BEACH VILLAGE LIFE 1 MIXED USE							1	3/16/2023	1
2031730200	300 CHRISTIANSEN WAY Unit: 402 CARLSBAD, CA 92008	BEACH VILLAGE LIFE 1 MIXED USE							1	3/16/2023	1
2060201100	310 CHINQUAPIN AVE Carlsbad, CA 92008-741	CHINQUAPIN COAST HOMES							1	12/19/2023	1
2060201100	312 CHINQUAPIN AVE Carlsbad, CA 92008-741	CHINQUAPIN COAST HOMES							1	12/19/2023	1
2060201100	314 CHINQUAPIN AVE Carlsbad, CA 92008-741	CHINQUAPIN COAST HOMES							1	12/19/2023	1
2060201100	316 CHINQUAPIN AVE Carlsbad, CA 92008-741	CHINQUAPIN COAST HOMES							1	12/19/2023	1
2060201100	318 CHINQUAPIN AVE Carlsbad, CA 92008-741	CHINQUAPIN COAST HOMES							1	12/19/2023	1
2060201100	320 CHINQUAPIN AVE Carlsbad, CA 92008-741	CHINQUAPIN COAST HOMES							1	12/19/2023	1
2060201100	322 CHINQUAPIN AVE Carlsbad, CA 92008-741	CHINQUAPIN COAST HOMES							1	12/19/2023	1
2060201100	324 CHINQUAPIN AVE Carlsbad, CA 92008-741	CHINQUAPIN COAST HOMES							1	12/19/2023	1
2060201100	326 CHINQUAPIN AVE Carlsbad, CA 92008-741	CHINQUAPIN COAST HOMES							1	12/19/2023	1
2060800100	4006 GARFIELD ST Carlsbad, CA 92008-745	GARFIELD HOMES							1	1/24/2023	1

Table A2

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

Project Identifier			Affordability by Household Incomes - Building Permits					8	9		
Current APN	Street Address	Project Name*	7					Building Permits Date Issued	# of Units Issued Building Permits		
			Very Low- Income Deed Restricted	Very Low- Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate- Income Deed Restricted			Moderate- Income Non Deed Restricted	Above Moderate- Income
2550570600	7839 QUEBRADA CIR	Carlsbad, CA 92009--834	-								0
2041711600	3456 MADISON ST	Carlsbad, CA 92008--503	-								0
2040311400	3147 JEFFERSON ST Unit: 7	Carlsbad, CA 92008--240	-								0
1560510300	1420 YOURELL AVE	Carlsbad, CA 92008--105	-								0
1673932300	3603 AMES PL Unit: 2	Carlsbad, CA 92010--212	-								0
2552602200	7877 PASEO TULIPERO	Carlsbad, CA 92009--935	-								0
2550932100	7920 ROCOSO LNC	Carlsbad, CA 92009--923	-								0
2042401100	3542 GARFIELD ST	Carlsbad, CA 92008--324	-								0
2052806000	3753 YVETTE WAY	Carlsbad, CA 92008--255						1		5/2/2023	1
2051205000	3432 WOODLAND WAY	Carlsbad, CA 92008--255	-					1		2/24/2023	1
2155120800	1723 CATALPA RD	Carlsbad, CA 92011--510	-					1		2/21/2023	1
2552530500	7942 GRADO EL TUPELO	Carlsbad, CA 92009--902	-								0
2151204500	2056 CARACOL CT	Carlsbad, CA 92009--611	-					1		2/24/2023	1
2060424600	3952 HIBISCUS CIR	Carlsbad, CA 92008--411									0
1552231800	626 LAGUNA DR	Carlsbad, CA 92008--160	-								0
2073900400	4657 TELESCOPE AVE	Carlsbad, CA 92008--376	-								0
1562201700	3032 VALLEY ST	Carlsbad, CA 92008--115	-								0
1561524500	2799 CREST DR	Carlsbad, CA 92008--150	-								0
2157600400	1002 MERGANSER LNC	Carlsbad, CA 92011--487	-								0
1671803600	3257 DONNA DR	Carlsbad, CA 92008--112	-								0
2155010800	7005 ASTER PL	Carlsbad, CA 92011--510									0
2070632400	3800 ALDER AVE Unit: 2	Carlsbad, CA 92008--270									0
2061204000	1087 CHINQUAPIN AVE	Carlsbad, CA 92008--353	-								0
2165311200	614 MARLIN LNC	Carlsbad, CA 92011--468	-								0
2153203002	2813 CEBU PL	Carlsbad, CA 92009	-					1		5/25/2023	1
2050520800	1304 BASSWOOD AVE	Carlsbad, CA 92008--190	-								0
2042401100	3546 GARFIELD ST	Carlsbad, CA 92008--324									0
2162602600	7647 GALLEON WAY	Carlsbad, CA 92009--821	-								0
1552513700	947 BUENA PL	Carlsbad, CA 92008--140	-					1		1/17/2023	1
1561202500	1262 BUENA VISTA WAY	Carlsbad, CA 92008--153	-					1		3/23/2023	1
1675221600	3165 SEABURY ST Unit: 2	Carlsbad, CA 92010--703	-					1		8/24/2023	1
1562123600	1633 OAK AVE	Carlsbad, CA 92008--190	-								0
2236100100	3404 CORTE PINO	Carlsbad, CA 92009--869	-					1		1/12/2023	1
1671123600	3157 FALCON DR	Carlsbad, CA 92008--112	-					1		4/28/2023	1
2645500900	8012 PASEO ESMERADO	Carlsbad, CA 92009--980	-					1		1/12/2023	1
1561108600	2655 HIGHLAND DR	Carlsbad, CA 92008--102	-					1		4/18/2023	1
2072740700	4849 HILLSIDE DR	Carlsbad, CA 92008--372	-					1		5/5/2023	1
1675610100	2644 VALEWOOD AVE	Carlsbad, CA 92010--792	-					1		2/24/2023	1
1683316500	3449 RAVINE DR	Carlsbad, CA 92010--555	-					1		2/21/2023	1
2041210800	3339 GARFIELD ST	Carlsbad, CA 92008--312	-					1		3/30/2023	1
2236631100	3496 CAMINO CEREZA	Carlsbad, CA 92009--896	-					1		3/3/2023	1
2145610800	6702 LONICERA ST	Carlsbad, CA 92011--342	-					1		12/15/2023	1
2158500700	1346 BULRUSH CT	Carlsbad, CA 92011--401	-					1		5/19/2023	1
2552005300	3287 CORTE VERA CRUZ	Carlsbad, CA 92009--931	-					1		7/7/2023	1
2060420200	425 TAMARACK AVE	Carlsbad, CA 92008--412	-					1		4/5/2023	1
1552721200	993 LAGUNA DR	Carlsbad, CA 92008--185	-					1		5/22/2023	1
2041320900	3392 LINCOLN ST	Carlsbad, CA 92008--313	-					1		6/8/2023	1
1682918500	3918 STONERIDGE RD	Carlsbad, CA 92010--707	-					1		6/7/2023	1
2645501300	8005 PASEO ESMERADO	Carlsbad, CA 92009--980	-					1		5/12/2023	1
2551463700	2903 VIA PEPITA Unit: 2	Carlsbad, CA 92009--923	-					1		5/9/2023	1
1673913100	2725 LYONS CT Unit: 2	Carlsbad, CA 92010--212	-					1		5/24/2023	1
2041500400	3434 GARFIELD ST	Carlsbad, CA 92008--323	-					1		6/14/2023	1
2164930200	7730 PALACIO DR Unit: 2	Carlsbad, CA 92009--852	-					1		5/19/2023	1
1562702000	1821 GUEVARA RD	Carlsbad, CA 92008--102	-					1		8/10/2023	1
2073502600	4805 NEBLINA DR Unit: #2	Carlsbad, CA 92008--372	-					1		5/16/2023	1
2550550200	3004 SEGOVIA WAY	Carlsbad, CA 92009--835	-					1		9/21/2023	1
1562316000	1344 CYNTHIA LNC	Carlsbad, CA 92008--150	-					1		10/12/2023	1
2232120600	7303 BORLA PL Unit: 1	Carlsbad, CA 92009--780	-					1		7/31/2023	1
2100340500	5120 LOS ROBLES DR	Carlsbad, CA 92008--432	-					1		6/16/2023	1

Table A2

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

Project Identifier			Affordability by Household Incomes - Building Permits							8	9		
Current APN	Street Address	Project Name*	7							Building Permits Date Issued	# of Units Issued Building Permits		
			Very Low- Income Deed Restricted	Very Low- Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate- Income Deed Restricted	Moderate- Income Non Deed Restricted	Above Moderate- Income				
2042403200	305 JUNIPER AVE	Carlsbad, CA 92008--824	JUNIPER BEACH HOMES										0
2042403200	303 JUNIPER AVE	Carlsbad, CA 92008--824	JUNIPER BEACH HOMES										0
2041311500	3259 LINCOLN ST	Carlsbad, CA 92008--313	BLAUVELT RESIDENCE							1	9/18/2023		1
2052704700	3731 ADAMS ST	Carlsbad, CA 92008--340	ADAMS STREET HOMES							1	8/24/2023		1
2052704900	3739 ADAMS ST	Carlsbad, CA 92008--340	ADAMS STREET HOMES							1	8/24/2023		1
2052704800	3747 ADAMS ST	Carlsbad, CA 92008--340	ADAMS STREET HOMES							1	8/24/2023		1
2052704600	3755 ADAMS ST	Carlsbad, CA 92008--340	ADAMS STREET HOMES							1	8/24/2023		1
2041711100	786 PALM AVE	Carlsbad, CA 92008--506	786 PALM AVENUE							1	2/6/2023		1
2041711000	3477 JEFFERSON ST	Carlsbad, CA 92008--506	786 PALM AVENUE							1	3/13/2023		1
1562002800	2924 HIGHLAND DR	Carlsbad, CA 92008--191	HIGHLAND DRIVE 5 LOT SINGLE FAMILY RESIDENCES							1	10/12/2023		1
1562002900	2920 HIGHLAND DR		HIGHLAND DRIVE 5 LOT SINGLE FAMILY RESIDENCES							1	10/12/2023		1
1562003000	2916 HIGHLAND DR	Carlsbad, CA 92008--191	HIGHLAND DRIVE 5 LOT SINGLE FAMILY RESIDENCES							1	10/12/2023		1
1562003100	2912 HIGHLAND DR		HIGHLAND DRIVE 5 LOT SINGLE FAMILY RESIDENCES							1	10/26/2023		1
1562003200	2910 HIGHLAND DR		HIGHLAND DRIVE 5 LOT SINGLE FAMILY RESIDENCES							1	11/15/2023		1
2051911400	1090 MAGNOLIA AVE	Carlsbad, CA 92008--253	-							1	7/17/2023		1
1561425100	2780 JAMES DR	Carlsbad, CA 92008--195	2780 JAMES DRIVE							1	10/20/2023		1
2100620300	5198 SHORE DR	Carlsbad, CA 92008--434	LINCOLN RESIDENCE										0
2050602700	1640 BASSWOOD AVE	Carlsbad, CA 92008--194	HARRIS RESIDENCE										0
2232951700	7505 SOLANO ST	Unit: #1	-							1	10/13/2023		1
2032010600	2786 JEFFERSON ST		-							1	9/27/2023		1
2032010500	2780 JEFFERSON ST		-							1	9/27/2023		1
2145025600	6925 QUIET COVE DR		-							1	6/23/2023		1
2236110600	7331 PASEO CAPUCHINA		-							1	5/10/2023		1
1675611200	4316 POINT REYES CT		-							1	9/12/2023		1
2150724000	1544 MARITIME DR		-							1	10/11/2023		1

Table A2

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

Project Identifier			Affordability by Household Incomes - Certificates of Occupancy											
Current APN	Street Address	Project Name*	10						11	12				
			Very Low- Income Deed Restricted	Very Low- Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate- Income Deed Restricted	Moderate- Income Non Deed Restricted	Above Moderate- Income	Certificates of Occupancy or other forms of readiness (see instructions) Date Issued	# of Units issued Certificates of Occupancy or other forms of readiness			
2060800100	211 CHINQUAPIN AVE	CARLSBAD, CA 92008												0
2060800100	217 CHINQUAPIN AVE	CARLSBAD, CA 92008												0
2042400800	231 ACACIA AVE	CARLSBAD, CA 92008--320												0
2042400800	235 ACACIA AVE	CARLSBAD, CA 92008--320												0
2042400800	239 ACACIA AVE	CARLSBAD, CA 92008--320												0
2031021500	2670 ROOSEVELT ST	CARLSBAD, CA 92008--161												0
2031021500	2672 ROOSEVELT ST	CARLSBAD, CA 92008--161												0
2031021500	2674 ROOSEVELT ST	CARLSBAD, CA 92008--161												0
2042310700	162 CHERRY AVE	CARLSBAD, CA 92008--821												0
2042310700	164 CHERRY AVE	CARLSBAD, CA 92008--821												0
2042310700	166 CHERRY AVE	CARLSBAD, CA 92008--821												0
2071013500	4888 RED BUD LANE	CARLSBAD, CA 92008												0
2071013500	2580 GAZANIA LANE	CARLSBAD, CA 92008												0
2071013500	4866 RED BUD LANE	CARLSBAD, CA 92008												0
2071013500	4844 RED BUD LANE	CARLSBAD, CA 92008												0
2071013500	4822 RED BUD LANE	CARLSBAD, CA 92008												0
2071013500	4800 RED BUD LANE	CARLSBAD, CA 92008												0
2071013500	2520 GAZANIA LANE	CARLSBAD, CA 92008												0
2071013500	2460 GAZANIA LANE	CARLSBAD, CA 92008												0
2071013500	2410 GAZANIA LANE	CARLSBAD, CA 92008												0
2071013500	4890 PARSLEY LNC	CARLSBAD, CA 92008--374												0
2071013500	4884 PARSLEY LNC	CARLSBAD, CA 92008--374												0
2071013500	4878 PARSLEY LNC	CARLSBAD, CA 92008--374												0
2071013500	4872 PARSLEY LNC	CARLSBAD, CA 92008--374												0
2071013500	4866 PARSLEY LNC	CARLSBAD, CA 92008--374												0
2071013500	4860 PARSLEY LNC	CARLSBAD, CA 92008--374												0
2071013500	4854 PARSLEY LNC	CARLSBAD, CA 92008--374												0
2071013500	4842 PARSLEY LNC	CARLSBAD, CA 92008--374												0
2071013500	4836 PARSLEY LNC	CARLSBAD, CA 92008--374												0
2071013500	4830 PARSLEY LNC	CARLSBAD, CA 92008--374												0
2071013500	4824 PARSLEY LNC	CARLSBAD, CA 92008--374												0
2071013500	4818 PARSLEY LNC	CARLSBAD, CA 92008--374												0
2071013500	4812 PARSLEY LNC	CARLSBAD, CA 92008--374												0
2071013500	4806 PARSLEY LNC	CARLSBAD, CA 92008--374												0
2071013500	4800 PARSLEY LNC	CARLSBAD, CA 92008--374												0
2071013500	4815 PARSLEY	CARLSBAD, CA 92008--374												0
2071013500	4821 PARSLEY LNC	CARLSBAD, CA 92008--374												0
2071013500	4827 PARSLEY LNC	CARLSBAD, CA 92008--374												0
2071013500	4833 PARSLEY LNC	CARLSBAD, CA 92008--374												0
2071013500	4839 PARSLEY LNC	CARLSBAD, CA 92008--374												0
2071013500	4845 PARSLEY LNC	CARLSBAD, CA 92008--374												0
2071013500	4851 PARSLEY LNC	CARLSBAD, CA 92008--374												0
2071013500	2672 IXIA WAY	CARLSBAD, CA 92008--374												0
2071013500	2638 IXIA WAY	CARLSBAD, CA 92008--374												0
2071013500	2600 IXIA WAY	CARLSBAD, CA 92008--374												0
2071013500	4509 AMARANTH LNC	CARLSBAD, CA 92008--374												0
2071013500	4527 AMARANTH LNC	CARLSBAD, CA 92008--374												0
2071013500	4545 AMARANTH LNC	CARLSBAD, CA 92008--374												0
2071013500	4563 AMARANTH LNC	CARLSBAD, CA 92008--374												0
2071013500	4581 AMARANTH LNC	CARLSBAD, CA 92008--374												0
2071013500	4599 AMARANTH LNC	CARLSBAD, CA 92008--374												0
2071013500	4572 AMARANTH LNC	CARLSBAD, CA 92008--374												0
2071013500	4554 AMARANTH LNC	CARLSBAD, CA 92008--374												0
2071013500	4536 AMARANTH LNC	CARLSBAD, CA 92008--374												0
2071013500	4518 AMARANTH LNC	CARLSBAD, CA 92008--374												0
2071013500	4500 AMARANTH LNC	CARLSBAD, CA 92008--374												0
2071013500	2619 IXIA WAY	CARLSBAD, CA 92008--374												0
2071013500	2657 IXIA WAY	CARLSBAD, CA 92008--374												0
2071013500	2687 IXIA WAY	CARLSBAD, CA 92008--374												0
2081603200	5067 ASHBERRY RD	CARLSBAD, CA 92008--385								1			3/2/2023	1
2154500700	7166 ARGONAUTA WAY	CARLSBAD, CA 92009--650								1			12/26/2023	1
2070100100	3828 HIGHLAND DR	Unit: 2 Carlsbad, CA 92008--257								1			3/29/2023	1
2157610700	7344 GREBE DR	CARLSBAD, CA 92011--486								1			4/3/2023	1

Table A2

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

Project Identifier			Affordability by Household Incomes - Certificates of Occupancy											
Current APN	Street Address	Project Name*	10						11	12				
			Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Certificates of Occupancy or other forms of readiness (see instructions) <u>Date Issued</u>	# of Units issued Certificates of Occupancy or other forms of readiness			
2552932300	7882 VISTA HIGUERA	Carlsbad, CA 92009-698	-											0
1671521200	3640 CATALINA DR	Carlsbad, CA 92010-285	-							1			10/31/2023	1
2051900600	1081 CHESTNUT AVE	Carlsbad, CA 92008-251	-											0
2041711700	3446 MADISON ST Unit: D	Carlsbad, CA 92008-511	-											0
1674900200	2754 AUBURN AVE Unit: 2	Carlsbad, CA 92010-217	-											0
1551602900	2472 TUTTLE ST	Carlsbad, CA 92008-144	-											0
2550571000	3011 QUEBRADA CIR Unit: 2	Carlsbad, CA 92009-833	-											0
2051124000	3403 ADAMS ST	Carlsbad, CA 92008-250	-											0
2054302600	3859 MARGARET WAY	Carlsbad, CA 92008-340	-											0
2155330700	6442 LA PALOMA ST	Carlsbad, CA 92009-432	-											0
2040821800	3221 MADISON ST Unit: B	Carlsbad, CA 92008-303	-											0
2154910900	2853 ACUNA CT	Carlsbad, CA 92009	GOERTZEN RESIDENCE							1			3/28/2023	1
2070721700	4007 SKYLINE RD	Carlsbad, CA 92008-274	-							1			11/29/2023	1
2143901100	913 BEGONIA CT Unit: 2	Carlsbad, CA 92011-480	-							1			4/26/2023	1
2051305900	1642 SANDALWOOD LN	Carlsbad, CA 92008-261	-							1			7/19/2023	1
2100340500	5122 LOS ROBLES DR	Carlsbad, CA 92008-432	-											0
2100331600	5067 LOS ROBLES DR	Carlsbad, CA 92008-432	-											0
2122111700	6379 EBB TIDE ST	Carlsbad, CA 92011-126	-							1			7/18/2023	1
2100631100	5303 LOS ROBLES DR	Carlsbad, CA 92008-433	-											0
2052100100	3522 ADAMS ST	Carlsbad, CA 92008-250	-							1			2/22/2023	1
2070532900	3882 WESTHAVEN DR	Carlsbad, CA 92008-275	-											0
2041311500	3257 LINCOLN ST	Carlsbad, CA 92008-313	BLAUVELT RESIDENCE											0
2042511800	150 HEMLOCK AVE Unit: D	Carlsbad, CA 92008-823	-							1			3/14/2023	1
2052704700	3733 ADAMS ST	Carlsbad, CA 92008-340	ADAMS STREET HOMES ADUS											0
2052704900	3741 ADAMS ST	Carlsbad, CA 92008-340	ADAMS STREET HOMES ADUS											0
2052704800	3749 ADAMS ST	Carlsbad, CA 92008-340	ADAMS STREET HOMES ADUS											0
2052704600	3757 ADAMS ST	Carlsbad, CA 92008-340	ADAMS STREET HOMES ADUS											0
2052704700	3735 ADAMS ST	Carlsbad, CA 92008-340	ADAMS STREET HOMES ADUS											0
2052704900	3743 ADAMS ST	Carlsbad, CA 92008-340	ADAMS STREET HOMES ADUS											0
2052704800	3751 ADAMS ST	Carlsbad, CA 92008-340	ADAMS STREET HOMES ADUS											0
2052704600	3759 ADAMS ST	Carlsbad, CA 92008-340	ADAMS STREET HOMES ADUS											0
2550611200	3101 SERRANO DR Unit: 2	Carlsbad, CA 92009-836	-											0
2051606200	3344 DONNA DR	Carlsbad, CA 92008-201	-											0
2041711100	786 PALM AVE	Carlsbad, CA 92008-506	786 PALM AVENUE											0
2041711000	3479 JEFFERSON ST	Carlsbad, CA 92008-506	786 PALM AVENUE											0
2156102800	2452 UNICORNIO ST	Carlsbad, CA 92009-532	-											0
2154203700	7022 LLAMA ST	Carlsbad, CA 92009-651	-											0
1562313100	2833 ELMWOOD ST	Carlsbad, CA 92008-151	-											0
2031302800	2860 HOPE AVE Unit: B	Carlsbad, CA 92008-189	-							1			11/28/2023	1
1562002800	2926 HIGHLAND DR	Carlsbad, CA 92008-191	HIGHLAND DRIVE 5 LOT SINGLE FAMILY RESIDENCES											0
1562002900	2922 HIGHLAND DR		HIGHLAND DRIVE 5 LOT SINGLE FAMILY RESIDENCES											0
1562003200	2906 HIGHLAND DR		HIGHLAND DRIVE 5 LOT SINGLE FAMILY RESIDENCES											0
2052302300	3659 MONROE ST	Carlsbad, CA 92008-273	-											0
2155111400	1730 CATALPA RD Unit: 2	Carlsbad, CA 92011-510	-											0
1561425100	2778 JAMES DR	Carlsbad, CA 92008-195	2780 JAMES DRIVE											0
2150705100	1585 TRITON ST	Carlsbad, CA 92011	FRANCIS RESIDENCE								1		12/18/2023	1
2156102900	7129 AVIARA DR	Carlsbad, CA 92011-490	SEHGAL RESIDENCE								1		5/17/2023	1
2071307900	3970 HIGHLAND DR	Carlsbad, CA 92008	HIGHLAND JAMES								1		12/19/2023	1
2153300100	6620 SANTA ISABEL ST	Carlsbad, CA 92009-593	ST ELIZABETH SETON											0
2156102800	7133 AVIARA DR	Carlsbad, CA 92011-490	7133 AVIARA DR KEMPER RESIDENCE											0
1562317000	1355 CYNTHIA LN	CARLSBAD, CA	HAGUE RESIDENCE											0
2052210600	3786 HIGHLAND DR	Carlsbad, CA 92008	HIGHLAND VIEW HOMES								1		12/11/2023	1
2052210700	3790 HIGHLAND DR	Carlsbad, CA 92008	HIGHLAND VIEW HOMES								1		8/3/2023	1
2154910900	2651 ACUNA CT	Carlsbad, CA 92009	GOERTZEN RESIDENCE								1		3/28/2023	1
2070721700	4005 SKYLINE RD	Carlsbad, CA 92008-274	Sarem Residence								1		11/29/2023	1
2042403200	307 JUNIPER AVE	Carlsbad, CA 92008-824	JUNIPER BEACH HOMES								1		12/15/2023	1
2042403200	301 JUNIPER AVE	Carlsbad, CA 92008-824	JUNIPER BEACH HOMES								1		12/15/2023	1

Table A2

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

Project Identifier			Affordability by Household Incomes - Certificates of Occupancy										
Current APN	Street Address	Project Name*	10						11	12			
			Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Certificates of Occupancy or other forms of readiness (see instructions) <u>Date Issued</u>	# of Units issued Certificates of Occupancy or other forms of readiness		
2042403200	305 JUNIPER AVE	Carlsbad, CA 92008-824	JUNIPER BEACH HOMES								1	12/15/2023	1
2042403200	303 JUNIPER AVE	Carlsbad, CA 92008-824	JUNIPER BEACH HOMES								1	12/15/2023	1
2041311500	3259 LINCOLN ST	Carlsbad, CA 92008-313	BLAUVELT RESIDENCE										0
2052704700	3731 ADAMS ST	Carlsbad, CA 92008-340	ADAMS STREET HOMES										0
2052704900	3739 ADAMS ST	Carlsbad, CA 92008-340	ADAMS STREET HOMES										0
2052704800	3747 ADAMS ST	Carlsbad, CA 92008-340	ADAMS STREET HOMES										0
2052704600	3755 ADAMS ST	Carlsbad, CA 92008-340	ADAMS STREET HOMES										0
2041711100	786 PALM AVE	Carlsbad, CA 92008-506	786 PALM AVENUE										0
2041711000	3477 JEFFERSON ST	Carlsbad, CA 92008-506	786 PALM AVENUE										0
1562002800	2924 HIGHLAND DR	Carlsbad, CA 92008-191	HIGHLAND DRIVE 5 LOT SINGLE FAMILY RESIDENCES										0
1562002900	2920 HIGHLAND DR		HIGHLAND DRIVE 5 LOT SINGLE FAMILY RESIDENCES										0
1562003000	2916 HIGHLAND DR	Carlsbad, CA 92008-191	HIGHLAND DRIVE 5 LOT SINGLE FAMILY RESIDENCES										0
1562003100	2912 HIGHLAND DR		HIGHLAND DRIVE 5 LOT SINGLE FAMILY RESIDENCES										0
1562003200	2910 HIGHLAND DR		HIGHLAND DRIVE 5 LOT SINGLE FAMILY RESIDENCES										0
2051911400	1090 MAGNOLIA AVE	Carlsbad, CA 92008-253	-										0
1561425100	2780 JAMES DR	Carlsbad, CA 92008-195	2780 JAMES DRIVE										0
2100620300	5198 SHORE DR	Carlsbad, CA 92008-434	LINCOLN RESIDENCE								1	7/26/2023	1
2050602700	1640 BASSWOOD AVE	Carlsbad, CA 92008-194	HARRIS RESIDENCE								1	12/5/2023	1
2232951700	7505 SOLANO ST	Unit: #1	-										0
2032010600	2786 JEFFERSON ST		-										0
2032010500	2780 JEFFERSON ST		-										0
2145025600	6925 QUIET COVE DR		-										0
2236110600	7331 PASEO CAPUCHINA		-										0
1675611200	4316 POINT REYES CT		-										0
2150724000	1544 MARITIME DR		-										0

Table A2

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

Current APN	Project Identifier	Project Name*	13 How many of the units were Extremely Low Income?	14 Streamlining Please select the streamlining provision the project was APPROVED pursuant to. (may select multiple)	15 Infill Infill Units? Y/N?	Housing with Financial Assistance and/or Deed Restrictions		17 Deed Restriction Type (may select multiple - see instructions)	Housing without Financial Assistance or Deed Restrictions	18 For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)	19 Term of Affordability or Deed Restriction (years) (if affordable in perpetuity enter 1000*)	Demolished/Destroyed Units			Density Bonus				
						16 Assistance Programs for Each Development (may select multiple - see instructions)	17 Deed Restriction Type (may select multiple - see instructions)					20 Number of Demolished/Destroyed Units	20 Demolished or Destroyed Units	20 Demolished/Destroyed Units Owner or Renter	21 Total Density Bonus Applied to the Project (Percentage Increase in Total Allowable Units or Total Maximum Allowable Residential Gross Floor Area)	22 Number of Other Incentives, Concessions, Waivers, or Other Modifications Given to the Project (Excluding Parking Waivers or Parking Reductions)	23 List the incentives, concessions, waivers, and modifications (Excluding Parking Waivers or Parking Modifications)	24 Did the project receive a reduction or waiver of parking standards? (Y/N)	
			7				Other	DB, INC			55					50.0%		Development Standards Modification	No
2033204800	1006 CARLSBAD VILLAGE DR Carlsbad, CA 92008	HOPE APARTMENTS		NONE	Y		Other	DB, INC			55					50.0%		Development Standards Modification	No
2031411500	2699 GARFIELD ST Carlsbad, CA 92008-221	EDWARDS RESIDENCE		NONE	Y				Survey										
2031411500	2699 GARFIELD ST Carlsbad, CA 92008-221	EDWARDS RESIDENCE		NONE	Y														
2072502300	4874 PARK DR Carlsbad, CA 92008-381	4874 PARK DRIVE		NONE	Y														
1552210500	BUENA VISTA CIR Carlsbad, CA 92008	MARTIN RESIDENCE		NONE	Y				Survey										
1552210500	BUENA VISTA CIR Carlsbad, CA 92008	MARTIN RESIDENCE		NONE	Y														
2122720100	TWAN AVE Carlsbad, CA 92008	OCEAN VIEW POINT		NONE	N														
2122720200	TWAN AVE Carlsbad, CA 92008	OCEAN VIEW POINT		NONE	N														
2122720300	TWAN AVE Carlsbad, CA 92008	OCEAN VIEW POINT		NONE	N														
2122720400	TWAN AVE Carlsbad, CA 92008	OCEAN VIEW POINT		NONE	N														
2122720500	TWAN AVE Carlsbad, CA 92008	OCEAN VIEW POINT		NONE	N														
1552711900	2642 JEFFERSON ST Carlsbad, CA 92008	CARRLGO ADU		NONE	Y				Survey										
2141711100	7294 PONTO DR Carlsbad, CA 92011-460	FPG Residential		NONE	Y		Other	DB, INC			55					22.8%		Development Standards Modification	No
2081801100	4368 ADAMS ST Carlsbad, CA 92008-420	ADAMS HOUSE		NONE	Y														
2061801100	4368 ADAMS ST Carlsbad, CA 92008-420	ADAMS HOUSE		NONE	Y				Survey										
2073803900	1877 HIGH RIDGE AVE Carlsbad, CA 92008-378	ANDERSON ADU		NONE	Y				Survey										
2080420300	831 TAMARACK AVE Carlsbad, CA 92008-412	LARHAM ADU		NONE	Y				Survey										
2080120200	912 GARFIELD ST Carlsbad, CA 92008-403	CRUISE HOUSE REMODELADU		NONE	Y				Survey										
2090120900	390 GARFIELD ST Unit: B Carlsbad, CA 92008-403	LABOUNTY RESIDENCE		NONE	Y				Survey										
2081801300	5032 ASHBERRY RD Carlsbad, CA 92008-385	5032 ASHBERRY RD		NONE	Y				Survey										
2072800200	4904 PARK DR Carlsbad, CA 92008-382	EWING ADU		NONE	Y				Survey										
2157910800	1330 SHREVER RD Carlsbad, CA 92011-488	CHU DETACHED ADU		NONE	Y				Survey										
2100331500	5079 LOS ROBLES DR Carlsbad, CA 92008-432	DAVIS ADU		NONE	Y				Survey										
2101600500	5133 EL ARBOL DR Carlsbad, CA 92008-431	MILLER RESIDENCE ADU		NONE	Y				Survey										
2159505000	1919 NEW CHEST CT Carlsbad, CA 92011-408	JDANN ADU		NONE	Y				Survey										
2155210100	1890 PENTAS CT Carlsbad, CA 92011-413	CHAMBERLAIN DETACHED ADU		NONE	Y				Survey										
2070850900	4205 CLEARVIEW DR Carlsbad, CA 92008-363	RESNICK ADU		NONE	Y				Survey										
2060400600	804 CITRUS PL Carlsbad, CA 92008-411	MCDONALD ADU		NONE	Y				Survey										
2073105000	4946 PARK DR Carlsbad, CA 92008-381	NUNEZ RESIDENCE		NONE	Y				Survey										
2071013500	4880 GARDEN HILL LOOP Carlsbad, CA 92008-374	MARJA ACRES	0	NONE	Y		CDLAC, LHTC, Other	DB, INC			55					31.3%		Development Standards Modification	No
2120405900	1380 LAUREL TREE LN Carlsbad, CA 92011	JAVARA APARTMENTS	7	NONE	N		CDLAC, LHTC, HOME, Other	INC			55								
2042800100	3846 SYDNEY WAY Carlsbad, CA 92008-508	PACIFIC WIND		NONE	Y		CDLAC, LHTC, Other	INC			55								
2042800100	3836 SYDNEY WAY Carlsbad, CA 92008-508	PACIFIC WIND		NONE	Y		CDLAC, Other, LHTC	INC			55								
2042800100	3855 SYDNEY WAY Carlsbad, CA 92008-508	PACIFIC WIND		NONE	Y		CDLAC, LHTC, Other	INC			55								
2042800100	3855 SYDNEY WAY Carlsbad, CA 92008-508	PACIFIC WIND		NONE	Y		CDLAC, LHTC, Other	INC			55								
2042800100	3855 SYDNEY WAY Carlsbad, CA 92008-508	PACIFIC WIND		NONE	Y		CDLAC, LHTC, Other	INC			55								
2120405900	1255 AVARA PKWY Carlsbad, CA 92011-127	JAVARA APARTMENTS		NONE	N		CDLAC, HOME, LHTC, Other	INC			55								
2153203600	2812 CAZADERO DR Carlsbad, CA 92008	CAZADERO DR CONDO PROJECT		NONE	Y														
2153203600	2814 CAZADERO DR Carlsbad, CA 92008	CAZADERO DR CONDO PROJECT		NONE	Y														
2042404000	312 HEMLOCK AVE Carlsbad, CA 92008-822	HEMLOCK COAST HOMES		NONE	Y														
2042404000	314 HEMLOCK AVE Carlsbad, CA 92008-822	HEMLOCK COAST HOMES		NONE	Y														
2042404000	316 HEMLOCK AVE Carlsbad, CA 92008-822	HEMLOCK COAST HOMES		NONE	Y														
2042404000	318 HEMLOCK AVE Carlsbad, CA 92008-822	HEMLOCK COAST HOMES		NONE	Y														
2031730200	300 CHRISTIANSEN WAY Unit: 201 Carlsbad, CA 92008	BEACH VILLAGE LIFE 1 MIXED USE		NONE	Y														
2031730200	300 CHRISTIANSEN WAY Unit: 301 Carlsbad, CA 92008	BEACH VILLAGE LIFE 1 MIXED USE		NONE	Y														
2031730200	300 CHRISTIANSEN WAY Unit: 302 Carlsbad, CA 92008	BEACH VILLAGE LIFE 1 MIXED USE		NONE	Y														
2031730200	300 CHRISTIANSEN WAY Unit: 303 Carlsbad, CA 92008	BEACH VILLAGE LIFE 1 MIXED USE		NONE	Y														
2031730200	300 CHRISTIANSEN WAY Unit: 304 Carlsbad, CA 92008	BEACH VILLAGE LIFE 1 MIXED USE		NONE	Y														
2031730200	300 CHRISTIANSEN WAY Unit: 305 Carlsbad, CA 92008	BEACH VILLAGE LIFE 1 MIXED USE		NONE	Y														
2031730200	300 CHRISTIANSEN WAY Unit: 306 Carlsbad, CA 92008	BEACH VILLAGE LIFE 1 MIXED USE		NONE	Y														
2031730200	300 CHRISTIANSEN WAY Unit: 307 Carlsbad, CA 92008	BEACH VILLAGE LIFE 1 MIXED USE		NONE	Y														
2031730200	300 CHRISTIANSEN WAY Unit: 308 Carlsbad, CA 92008	BEACH VILLAGE LIFE 1 MIXED USE		NONE	Y														
2031730200	300 CHRISTIANSEN WAY Unit: 309 Carlsbad, CA 92008	BEACH VILLAGE LIFE 1 MIXED USE		NONE	Y														
2031730200	300 CHRISTIANSEN WAY Unit: 401 Carlsbad, CA 92008	BEACH VILLAGE LIFE 1 MIXED USE		NONE	Y														
2031730200	300 CHRISTIANSEN WAY Unit: 402 Carlsbad, CA 92008	BEACH VILLAGE LIFE 1 MIXED USE		NONE	Y														
2060201100	310 CHINQUAPIN AVE Carlsbad, CA 92008-741	CHINQUAPIN COAST HOMES		NONE	Y														
2060201100	312 CHINQUAPIN AVE Carlsbad, CA 92008-741	CHINQUAPIN COAST HOMES		NONE	Y														
2060201100	314 CHINQUAPIN AVE Carlsbad, CA 92008-741	CHINQUAPIN COAST HOMES		NONE	Y														
2060201100	316 CHINQUAPIN AVE Carlsbad, CA 92008-741	CHINQUAPIN COAST HOMES		NONE	Y														
2060201100	318 CHINQUAPIN AVE Carlsbad, CA 92008-741	CHINQUAPIN COAST HOMES		NONE	Y														
2060201100	320 CHINQUAPIN AVE Carlsbad, CA 92008-741	CHINQUAPIN COAST HOMES		NONE	Y														
2060201100	322 CHINQUAPIN AVE Carlsbad, CA 92008-741	CHINQUAPIN COAST HOMES		NONE	Y														
2060201100	324 CHINQUAPIN AVE Carlsbad, CA 92008-741	CHINQUAPIN COAST HOMES		NONE	Y														
2060201100	326 CHINQUAPIN AVE Carlsbad, CA 92008-741	CHINQUAPIN COAST HOMES		NONE	Y														
2060800100	4006 GARFIELD ST Carlsbad, CA 92008-745	GARFIELD HOMES		NONE	Y														
2060800100	211 CHINQUAPIN AVE Carlsbad, CA 92008	GARFIELD HOMES		NONE	Y								1	Demolished	O				
2060800100	217 CHINQUAPIN AVE Carlsbad, CA 92008	GARFIELD HOMES		NONE	Y								1	Demolished	O				
2042408000	231 ACACIA AVE Carlsbad, CA 92008-320	ACACIA BEACH HOMES		NONE	Y								2	Demolished	O				
2042408000	235 ACACIA AVE Carlsbad, CA 92008-320	ACACIA BEACH HOMES		NONE	Y														
2042408000	239 ACACIA AVE Carlsbad, CA 92008-320	ACACIA BEACH HOMES		NONE	Y														
2031021500	2670 ROOSEVELT ST Carlsbad, CA 92008-161	THE ROOSEVELT		NONE	Y														
2031021500	2672 ROOSEVELT ST Carlsbad, CA 92008-161	THE ROOSEVELT		NONE	Y														
2042310700	162 CHERRY AVE Carlsbad, CA 92008-821	THREE ON CHERRY		NONE	Y								1	Demolished	O				
2042310700	164 CHERRY AVE Carlsbad, CA 92008-821	THREE ON CHERRY		NONE	Y														

Table A2

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

Current APN	Street Address	Project Name*	13 How many of the units were Extremely Low Income?	14 Streamlining Please select the streamlining provision the project was APPROVED pursuant to. (may select multiple)	15 Infill Infill Units? Y/N?	Housing with Financial Assistance and/or Deed Restrictions		17 Deed Restriction Type (may select multiple - see instructions)	18 Housing without Financial Assistance or Deed Restrictions For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)	19 Term of Affordability or Deed Restriction (years) (if affordable in perpetuity enter 1000*)	Demolished/Destroyed Units			Density Bonus					
						16 Assistance Programs for Each Development (may select multiple - see instructions)	17 Deed Restriction Type (may select multiple - see instructions)				20 Number of Demolished/Destroyed Units	20 Demolished or Destroyed Units	20 Demolished/Destroyed Units Owner or Renter	21 Total Density Bonus Applied to the Project (Percentage Increase in Total Allowable Units or Total Maximum Allowable Residential Gross Floor Area)	22 Number of Other Incentives, Concessions, Waivers, or Other Modifications Given to the Project (Excluding Parking Waivers or Parking Reductions)	23 List the incentives, concessions, waivers, and modifications (Excluding Parking Waivers or Parking Modifications)	24 Did the project receive a reduction or waiver of parking standards? (Y/N)		
2071013500	4842 PARSLEY LNC	Carlsbad, CA 92008-374		NONE	Y														
2071013500	4836 PARSLEY LNC	Carlsbad, CA 92008-374		NONE	Y														
2071013500	4830 PARSLEY LNC	Carlsbad, CA 92008-374		NONE	Y														
2071013500	4824 PARSLEY LNC	Carlsbad, CA 92008-374		NONE	Y														
2071013500	4818 PARSLEY LNC	Carlsbad, CA 92008-374		NONE	Y														
2071013500	4812 PARSLEY LNC	Carlsbad, CA 92008-374		NONE	Y														
2071013500	4806 PARSLEY LNC	Carlsbad, CA 92008-374		NONE	Y														
2071013500	4800 PARSLEY LNC	Carlsbad, CA 92008-374		NONE	Y														
2071013500	4815 PARSLEY LNC	Carlsbad, CA 92008-374		NONE	Y														
2071013500	4821 PARSLEY LNC	Carlsbad, CA 92008-374		NONE	Y														
2071013500	4827 PARSLEY LNC	Carlsbad, CA 92008-374		NONE	Y														
2071013500	4833 PARSLEY LNC	Carlsbad, CA 92008-374		NONE	Y														
2071013500	4839 PARSLEY LNC	Carlsbad, CA 92008-374		NONE	Y														
2071013500	4845 PARSLEY LNC	Carlsbad, CA 92008-374		NONE	Y														
2071013500	4851 PARSLEY LNC	Carlsbad, CA 92008-374		NONE	Y														
2071013500	2612 VIA WAY	Carlsbad, CA 92008-374		NONE	Y														
2071013500	2618 VIA WAY	Carlsbad, CA 92008-374		NONE	Y														
2071013500	2620 VIA WAY	Carlsbad, CA 92008-374		NONE	Y														
2071013500	4659 AMARANTH LNC	Carlsbad, CA 92008-374		NONE	Y														
2071013500	4627 AMARANTH LNC	Carlsbad, CA 92008-374		NONE	Y														
2071013500	4645 AMARANTH LNC	Carlsbad, CA 92008-374		NONE	Y														
2071013500	4663 AMARANTH LNC	Carlsbad, CA 92008-374		NONE	Y														
2071013500	4681 AMARANTH LNC	Carlsbad, CA 92008-374		NONE	Y														
2071013500	4699 AMARANTH LNC	Carlsbad, CA 92008-374		NONE	Y														
2071013500	4677 AMARANTH LNC	Carlsbad, CA 92008-374		NONE	Y														
2071013500	4655 AMARANTH LNC	Carlsbad, CA 92008-374		NONE	Y														
2071013500	4633 AMARANTH LNC	Carlsbad, CA 92008-374		NONE	Y														
2071013500	4611 AMARANTH LNC	Carlsbad, CA 92008-374		NONE	Y														
2071013500	4599 AMARANTH LNC	Carlsbad, CA 92008-374		NONE	Y														
2071013500	4587 AMARANTH LNC	Carlsbad, CA 92008-374		NONE	Y														
2071013500	4575 AMARANTH LNC	Carlsbad, CA 92008-374		NONE	Y														
2071013500	4563 AMARANTH LNC	Carlsbad, CA 92008-374		NONE	Y														
2071013500	4551 AMARANTH LNC	Carlsbad, CA 92008-374		NONE	Y														
2071013500	4539 AMARANTH LNC	Carlsbad, CA 92008-374		NONE	Y														
2071013500	4527 AMARANTH LNC	Carlsbad, CA 92008-374		NONE	Y														
2071013500	4515 AMARANTH LNC	Carlsbad, CA 92008-374		NONE	Y														
2071013500	4503 AMARANTH LNC	Carlsbad, CA 92008-374		NONE	Y														
2071013500	4491 AMARANTH LNC	Carlsbad, CA 92008-374		NONE	Y														
2071013500	4479 AMARANTH LNC	Carlsbad, CA 92008-374		NONE	Y														
2071013500	4467 AMARANTH LNC	Carlsbad, CA 92008-374		NONE	Y														
2071013500	4455 AMARANTH LNC	Carlsbad, CA 92008-374		NONE	Y														
2071013500	4443 AMARANTH LNC	Carlsbad, CA 92008-374		NONE	Y														
2071013500	4431 AMARANTH LNC	Carlsbad, CA 92008-374		NONE	Y														
2071013500	4419 AMARANTH LNC	Carlsbad, CA 92008-374		NONE	Y														
2071013500	4407 AMARANTH LNC	Carlsbad, CA 92008-374		NONE	Y														
2071013500	4395 AMARANTH LNC	Carlsbad, CA 92008-374		NONE	Y														
2071013500	4383 AMARANTH LNC	Carlsbad, CA 92008-374		NONE	Y														
2071013500	4371 AMARANTH LNC	Carlsbad, CA 92008-374		NONE	Y														
2071013500	4359 AMARANTH LNC	Carlsbad, CA 92008-374		NONE	Y														
2071013500	4347 AMARANTH LNC	Carlsbad, CA 92008-374		NONE	Y														
2071013500	4335 AMARANTH LNC	Carlsbad, CA 92008-374		NONE	Y														
2071013500	4323 AMARANTH LNC	Carlsbad, CA 92008-374		NONE	Y														
2071013500	4311 AMARANTH LNC	Carlsbad, CA 92008-374		NONE	Y														
2071013500	4299 AMARANTH LNC	Carlsbad, CA 92008-374		NONE	Y														
2071013500	4287 AMARANTH LNC	Carlsbad, CA 92008-374		NONE	Y														
2071013500	4275 AMARANTH LNC	Carlsbad, CA 92008-374		NONE	Y														
2071013500	4263 AMARANTH LNC	Carlsbad, CA 92008-374		NONE	Y														
2071013500	4251 AMARANTH LNC	Carlsbad, CA 92008-374		NONE	Y														
2071013500	4239 AMARANTH LNC	Carlsbad, CA 92008-374		NONE	Y														
2071013500	4227 AMARANTH LNC	Carlsbad, CA 92008-374		NONE	Y														
2071013500	4215 AMARANTH LNC	Carlsbad, CA 92008-374		NONE	Y														
2071013500	4203 AMARANTH LNC	Carlsbad, CA 92008-374		NONE	Y														
2071013500	4191 AMARANTH LNC	Carlsbad, CA 92008-374		NONE	Y														
2071013500	4179 AMARANTH LNC	Carlsbad, CA 92008-374		NONE	Y														
2071013500	4167 AMARANTH LNC	Carlsbad, CA 92008-374		NONE	Y														
2071013500	4155 AMARANTH LNC	Carlsbad, CA 92008-374		NONE	Y														
2071013500	4143 AMARANTH LNC	Carlsbad, CA 92008-374		NONE	Y														
2071013500	4131 AMARANTH LNC	Carlsbad, CA 92008-374		NONE	Y														
2071013500	4119 AMARANTH LNC	Carlsbad, CA 92008-374		NONE	Y														
2071013500	4107 AMARANTH LNC	Carlsbad, CA 92008-374		NONE	Y														
2071013500	4095 AMARANTH LNC	Carlsbad, CA 92008-374		NONE	Y														
2071013500	4083 AMARANTH LNC	Carlsbad, CA 92008-374		NONE	Y														
2071013500	4071 AMARANTH LNC	Carlsbad, CA 92008-374		NONE	Y														
2071013500	4059 AMARANTH LNC	Carlsbad, CA 92008-374		NONE	Y														
2071013500	4047 AMARANTH LNC	Carlsbad, CA 92008-374		NONE	Y														
2071013500	4035 AMARANTH LNC	Carlsbad, CA 92008-374		NONE	Y														
2071013500	4023 AMARANTH LNC	Carlsbad, CA 92008-374		NONE	Y														
2071013500	4011 AMARANTH LNC	Carlsbad, CA 92008-374		NONE	Y														
2071013500	3999 AMARANTH LNC	Carlsbad, CA 92008-374		NONE	Y														
2071013500	3987 AMARANTH LNC	Carlsbad, CA 92008-374		NONE	Y														
2071013500	3975 AMARANTH LNC	Carlsbad, CA 92008-374		NONE	Y														
2071013500	3963 AMARANTH LNC	Carlsbad, CA 92008-374		NONE	Y														
2071013500	3951 AMARANTH LNC	Carlsbad, CA 92008-374		NONE	Y														
2071013500	3939 AMARANTH LNC	Carlsbad, CA 92008-374		NONE	Y														
2071013500	3927 AMARANTH LNC	Carlsbad, CA 92008-374		NONE	Y														
2071013500	3915 AMARANTH LNC	Carlsbad, CA 92008-374		NONE	Y														
2071013500	3903 AMARANTH LNC	Carlsbad, CA 92008-374		NONE	Y														
2071013500	3891 AMARANTH LNC	Carlsbad, CA 92008-374		NONE	Y														
2071013500	3879 AMARANTH LNC	Carlsbad, CA 92008-374		NONE	Y														
2071013500	3867 AMARANTH LNC	Carlsbad, CA 92008-374		NONE	Y														
2071013500	3855 AMARANTH LNC	Carlsbad, CA 92008-374		NONE	Y														
2071013500	3843 AMARANTH LNC	Carlsbad, CA 92008-374		NONE	Y														

Jurisdiction	Carlsbad	
Reporting Year	2023	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	04/30/2021 - 04/30/2029

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

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

Table B														
Regional Housing Needs Allocation Progress														
Permitted Units Issued by Affordability														
		1	2										3	4
Income Level		RHNA Allocation by Income Level	Projection Period - 06/30/2020-04/29/2021	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low	Deed Restricted	1,311	45	-	-	44	-	-	-	-	-	-	91	1,220
	Non-Deed Restricted		1	1	-	-	-	-	-	-	-	-		
Low	Deed Restricted	784	4	-	-	158	-	-	-	-	-	-	167	617
	Non-Deed Restricted		3	2	-	-	-	-	-	-	-	-		
Moderate	Deed Restricted	749	-	-	-	12	-	-	-	-	-	-	268	481
	Non-Deed Restricted		55	37	82	82	-	-	-	-	-	-		
Above Moderate		1,029	86	9	43	344	-	-	-	-	-	482	547	
Total RHNA		3,873												
Total Units			194	49	125	640	-	-	-	-	-	-	1,008	2,865
Progress toward extremely low-income housing need, as determined pursuant to Government Code 65583(a)(1).														
		5											6	7
		Extremely low-Income Need		2021	2022	2023	2024	2025	2026	2027	2028	2029	Total Units to Date	Total Units Remaining
Extremely Low-Income Units*		656		-	-	7	-	-	-	-	-	-	7	649

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

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Jurisdiction		Carlsbad	
Reporting Year		2023	(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) Adequate Sites	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) Adequate Sites	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	Apr-24	This program is complete (accounting for final action by the City Council on January 30, 2024, just beyond the 2023 reporting period). At its hearing, the City Council approved a General Plan Amendment, Rezone, and certified a Program Environmental Impact Report that provides 3,447 units at the lower and moderate income levels spread across 16 sites throughout the city.
1.1(c) Adequate Sites	Develop R-35 and R-40 General Plan and Zoning designations.	Apr-24	This program is complete (accounting for final action by the City Council on January 30, 2024, just beyond the 2023 reporting period).
1.1(d) Adequate Sites	Develop R-35 and R-40 General Plan and Zoning designations.	Apr-24	This program is complete (accounting for final action by the City Council on January 30, 2024, just beyond the 2023 reporting period).
1.1(e) Adequate Sites	Amend city Real Estate Strategic Plan, as necessary, to enable homes on city-owned sites.	Apr-24	This program implementation is underway and will be completed prior to the due date.
1.1(f) Adequate Sites	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) Adequate Sites	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 2023 city staff continued to assist NCTD and potential developers on requirements for development of the 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
1.1(h) Adequate Sites	Integrate 6th cycle sites inventory into GIS.	Dec-21	This program is complete.
1.1(i) Adequate Sites	Develop online GIS sites inventory for public access.	April 2022 / Ongoing	Program implementation included development in 2021 of an online, interactive map of potential housing sites.
1.1(j) Adequate Sites	Post development constraints evaluation (including Fire Hazard Severity Zone, hazards, utilities, etc.) and the sites inventory.	July 2022 / Ongoing	This program is complete. Development constraint information can be found here: https://carlsbad.maps.arcgis.com/apps/instant/sidebar/index.html?appid=942535a2da9e44ff8877756af41e9af2
1.1(k) Adequate Sites	The City will actively promote sites available for lower- and moderate-income housing development to potential developers, non-profits, and other interested parties.	Ongoing	The city is complying with and continues to implement this ongoing program. An online interactive map is available for public review of all potential sites that may be rezoned to accommodate the RHNA.
1.1(l) Adequate Sites	Coordinate with water and sewer providers and other utilities serving the City of Carlsbad to ensure infrastructure is available to ensure timely residential access.	Dec-21	This program is complete.
1.1(m) Adequate Sites	Provide Housing Element copies to all utilities serving Carlsbad.	Dec-21	This program is complete.
1.1(n) Adequate Sites	Evaluate "density" definition to ensure no constraints on the ability to achieve the maximum of the applicable density range.	Apr-23	This program is complete. An evaluation was prepared and found no constraints associated with the definition of "density" in the city's municipal code. The evaluation and findings were presented to the Planning Commission on April 19, 2023.
1.1(o) Adequate Sites	Establish written process to prioritize to affordable housing projects if availability of sewer service is limited.	Dec-22	This program is complete. The Carlsbad Municipal Water District developed a written process that was approved by City Council at their hearing on April 4, 2023.
1.2(a) Promote development of ADUs	Respond in a timely manner to update the Carlsbad Zoning Ordinance / Municipal Code to integrate changes in State housing law.	Ongoing	The city is complying with and continues to implement this ongoing program.
1.2(b) Promote development of ADUs	Maintain informational brochures to promote, educate and assist the development of ADUs.	Apr-22	This program is complete. The city has completed an informational bulletin that is updated as necessary and available on the city's website.

<p style="text-align: center;">Housing Programs Progress Report</p> <p style="text-align: center;">Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.</p>			
1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
1.2(c) Promote development of ADUs	Create separate city website for ADUs; provide step by step guide to necessary applications and information.	Dec-22	This program is complete. A webpage has been created that presently emphasizes development of the ADU permit ready program. An informational bulletin (fact sheet) provides ADU standards and processing steps. See https://www.carlsbadca.gov/departments/community-development/planning/adu-permit-ready-program
1.2(d) Promote development of ADUs	Continue to work with developers to incorporate ADUs into new single-family developments.	Ongoing	The city is complying with and continues to implement this ongoing program.
1.2(e) Promote development of ADUs	Develop at least four pre-approved ADU Plans that provide a variety in terms of size, type and style.	Apr-23	This program is complete. Staff prepared a variety of four pre-approved ADU plans and presented to Planning Commission on March 15, 2023 and to City Council on May 23, 2023. The plans are available at: https://www.carlsbadca.gov/departments/community-development/planning/adu-permit-ready-program
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 2023, building permits were issued for 82 accessory dwelling units. These units are considered to be affordable to moderate-income households. (Note: This table reports <i>issued</i> permits for accessory dwelling units, which may be different than numbers that appear in Table A-2 for <i>finalized</i> permits.)
1.3(a & f) Alternative Housing	Continue to monitor underutilized properties and sites in the community that have potential for alternative housing options and offer the information to interested developers. Utilize the Inclusionary Ordinance and Housing Trust Fund to encourage innovative housing structures.	Ongoing	The city is complying and continues to implement with this ongoing program.
1.3(b) Alternative Housing	Rezone underutilized commercial, office, and or industrial space, as appropriate, to facilitate use for alternative housing types.	April 2024 / Ongoing	This program is complete (accounting for final action by the City Council on January 30, 2024, just beyond the 2023 reporting period which rezoned underutilized commercial, office and industrial space for housing). In addition, passage of Ordinance CS-422 on May 10, 2022, amended the zoning code to allow “horizontal” residential uses in the Neighborhood Commercial, General Commercial, and Local Shopping Center zones.

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
1.3(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).	Apr-23	This program is complete. An evaluation was prepared and found the zoning ordinance encourages alternative housing that is affordable by design. The evaluation and findings were presented to the Planning Commission on April 19, 2023.
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.	Apr-23	This program is complete. An evaluation was prepared and documented examples of how the city is utilizing its regulatory powers to encourage the development of alternative housing. The evaluation and findings were presented to the Planning Commission on April 19, 2023.
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.	Apr-23	This program is complete. A 2022 fee update to the inclusionary housing in-lieu program implemented a development fee structure based on square foot rather than unit. Additional analysis identified additional opportunities to structure other development fees to be by square feet vs. unit. The analysis and findings were presented to the Planning Commission on April 19, 2023.
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.	Apr-23	This program is complete. As part of Zone Code Amendment 2022-0002 approved Sept. 27, 2022, the city completed some objective components by adding a definition of "small employee housing" (i.e., six or fewer persons), by amending the definition of family to incorporate the same, and by permitting small employee housing in the city's residential zones. In 2023, staff prepared additional zone code amendments to be consistent with California law. The amendments were presented to Planning Commission on April 5, 2023 and to City Council on May 23, 2023.
1.4(a & c) Lot Consolidation	The city will continue to make available an inventory of vacant and underutilized properties, and will market infill and redevelopment opportunities throughout the city (including the Village and Barrio), to interested developers.	Ongoing	The city is complying with and continues to implement this ongoing program.
1.4(b) Lot Consolidation	The city will identify sites where potential consolidation can happen based on current site usage and ownership.	Dec-22	This program is complete. Lot consolidation information can be found here: https://carlsbad.maps.arcgis.com/apps/instant/sidebar/index.html?appid=942535a2da9e44ff8877756af41e9af2

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
1.5 Flexibility in Development Standards	Monitor application of Municipal Code standards for constraints to development of new housing and recommend changes to remove such constraints.	Annually	The city is complying and continues to implement with this ongoing program. In 2023, the city evaluated changes to code language to clarify where mixed uses are allowed and scheduled corresponding code changes for 2024. Staff also included code language to allow higher densities and development flexibility as a part of Program 1.1, the rezoning of housing inventory sites, scheduled for 2024.
1.6(a) Development Streamlining	Establish expedited review process for projects exceeding inclusionary requirements.	Jun-22	This program is complete. The city has an application checklist (P-35) that guides applicants through a streamlined review process for projects that provide at least 20% affordable housing (in excess of the city's 15% inclusionary housing ordinance).
1.6(b, c & e) Development Streamlining	Review and amend land use regulations, development standards, permitting procedures, administrative procedures and fees, in order to remove impediments to, and reduce the cost of, affordable residential development. To the extent permitted by State law, use existing environmental documents to limit review of new developments to impacts not considered in the earlier environmental documents.	Ongoing	The city is complying with and implementing this ongoing program. In March 2022, the city amended its inclusionary fee to charge a per square foot versus per unit fee for projects of 2 to 6 units; this may reduce development costs for smaller units and incentivize their construction. The city has developed a robust series of informational bulletins to assist developers, consultants, and the public in understanding the city's process and aid in expediting permits. Examples of bulletins relevant to reduce costs and time include those on accessory dwelling units, building permit submittal requirements for residential uses, inclusionary housing, SB-9, SB-35, and SB-330, and the self-certification program on building inspections. Also, passage of Ordinance CS-422 in May 2022 helped clarify the city's site development plan process and permit "horizontal" mixed use development in many commercial zones.
1.6(d) Development Streamlining	Develop SB35 Application Form and Procedures.	Dec-21	This program is complete. SB 35 Permit Streamline Checklist (P-35) can be found here: https://www.carlsbadca.gov/home/showpublisheddocument/8425/637727626888562788
1.6(f) Development Streamlining	Expand "self-certification" building permit application/inspection options for qualifying projects.	Jun-22	This program is complete with passage of Ordinance CS-422 on May 10, 2022. The city has developed an informational bulletin on the self-certification process, available at https://www.carlsbadca.gov/home/showpublisheddocument/10193
1.6(g) Development Streamlining	Review permit procedures for Site Development Plans, make changes to improve certainty and remove requirements that could reduce density.	Apr-22	This program is completed with passage of Ordinance CS-422 on May 10, 2022.

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
1.7 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.	Apr-24	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 is complete/on-going. Passage of Ordinance CS-422 on May 10, 2022, allowed “horizontal” residential uses in the Neighborhood Commercial, General Commercial, and Local Shopping Center zones. The city has further evaluated changes to code language to clarify where mixed uses are allowed and scheduled corresponding code changes for the 2024 Zone Code Clean Up.
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 is complete/on-going. Information related to areas with mixed used potential is available here: https://carlsbad.maps.arcgis.com/apps/instant/sidebar/index.html?appid=942535a2da9e44ff8877756af41e9af2
1.8(c) Mixed Use	Update Code to define and allow horizontal and vertical mixed use projects.	Apr-22	This program is complete. Passage of Ordinance CS-422 on May 10, 2022, allowed “horizontal” residential uses in the Neighborhood Commercial, General Commercial, and Local Shopping Center zones.
1.8(d) Mixed Use	Evaluate and consider the expansion of live/work zoning allowances citywide.	Apr-23	This program item is complete. An evaluation including existing live/work zoning allowances, best practices within the San Diego region, and recommendations was presented to the Planning Commission for consideration on April 19, 2023.
1.9 Parking Standards	Review and update parking standards for high density, mixed use, and projects near transit.	Apr-23	This program implementation is underway and will be completed prior to the due date. A portion of this program is addressed by state law (AB 2097) that effectively eliminates parking requirements in new residential and commercial developments when located within a half-mile of a major transit stop. This law took effect Jan 1, 2023.

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
1.10 Energy Conservation	The city will enforce state requirements for energy conservation, including the latest green building standards, as amended by local ordinance to incorporate the city's Climate Action Plan measures, and promote and participate in regional water conservation and recycling programs.	Ongoing	The city is complying and continues to implement with this ongoing program. On Nov. 8, 2022, the City Council adopted the 2022 California Building Code and related state codes for construction, including the Solar Energy Code, Green Building Standards Code, and Energy Conservation Regulations.
1.11 Objective Design Standards	Adopt objective design standards for mixed use and multi-family housing projects, which will then be allowed by right and approved through a ministerial, staff-level review process.	September 2023 / Ongoing	This program implementation is underway and will be completed prior to the due date.
1.12 Smoke-Free Ordinance for Multi-Family Housing	Consider adopting a smoke free ordinance for multi-family housing.	Dec-23	This program is complete. Staff prepared analysis and options for the City Council to consider at its hearing on August 22, 2023. The Council directed staff to develop draft ordinance language, including education and enforcement mechanisms and to return for further consideration.
2.1(a) Inclusionary Housing	Complete a gap analysis of the city's inclusionary housing in-lieu fee.	Sep-21	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.	Apr-23	This program is complete. On Mach 22, 2022, the City Council adopted Resolution 2022-077, amending the fee.
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 2023, the city issued building permits for two of the sites identified in Resolution 7114, Marja Acres and Aviara Apartments, and a grading permit for a third site identified on the list, La Costa Town Square Parcel 3. Marja Acres provides 20% of its units as affordable housing as required by the resolution, with the majority of its 46 units as affordable to very low income households. Aviara Apartments provides 25% of its units as affordable housing with the majority of its 82 units as low income households. La Costa Town Square Parcel 3 provides 20% of its units as 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
2.2 Propose Replacement or Modification of GMP	Develop an alternative solution that will replace or modify the City's Growth Management Plan (GMP).	Dec-24	<p>As an alternative to this program, on April 6, 2021 the City Council adopted Resolution 2021-074 that suspended the growth cap and moratorium provisions of the Growth Management Program. Therefore, his program is complete.</p> <p>Additionally, in April 2023 the Growth Management Plan Citizens Committee completed over a year's worth of work developing recommendations for updating the city's Growth Management Plan. Their recommendations included modifications to the existing Growth Management Plan performance standards as well as recommendations for additional considerations related to quality of life. They City Council accepted the committee's report at their hearing on July 18, 2023.</p>
2.3(a) Density Bonus	Update the Carlsbad Zoning Ordinance / Municipal Code to integrate future changes in State Density Bonus Law, including an update to reflect the requirements of AB 2345.	December / Annually	The city is complying with and continues to implement this ongoing program.
2.3(b & c) Density Bonus	Apply the city's Density Bonus Ordinance, consistent with State law, and ensure that housing developers are informed about the city's density bonus program.	Ongoing	The city is complying with and continues to implement this ongoing program.
2.4(a) City-Initiated Development	Actively work with developers with interest in city-owned properties to negotiate residential or mixed-use development.	Ongoing	The city is complying with and continues to implement this ongoing program.

<p align="center">Housing Programs Progress Report</p> <p align="center">Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.</p>			
1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
2.4(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. In 2022, work completed toward implementing these programs included:</p> <ul style="list-style-type: none"> • The city completed additional public outreach on potential affordable housing sites as part of its implementation of programs 1.1 and 1.7; these potential sites include city-owned properties. This culminated in City Council direction to study specific potential housing sites for possible rezoning. • Staff continued work with a consultant to develop a permit-ready accessory dwelling unit program, including development of at least four sets of plans. • The city worked with North County Transit District on redevelopment plans for its Carlsbad Village and Poinsettia Coaster stations, including affordable housing, as required by Program 1.1(g). • The city amended its inclusionary fee to charge a per square foot versus per unit fee for projects of 2 to 6 units; this may reduce development costs for smaller units and incentivize their construction.
2.4(c, d, e) City-Initiated Development	Actively work with development partners to pursue development of rental and for sale housing on sites and included the RHNA after Program 1.1 is implemented. Sites are listed on Table B-5 in Appendix B.	December 2024 / Ongoing	The city is complying with and continues to implement this ongoing program. Sites are being evaluated for density that would be appropriate for multifamily housing. Sites that are up zoned through this process will have an increased affordable housing requirement.
2.5 Land Banking	The city will continue to implement a land banking program to acquire land suitable for development of housing affordable to lower- and moderate-income households.	Ongoing	The city is complying and continues to implement this ongoing program. The Housing & Homeless Services Dept. monitors vacant land opportunities.
2.6 Housing Trust Fund	Actively pursue housing activities to encumber and disburse monies within the Housing Trust Fund that are specifically designated for the development of affordable housing for low-income households.	Ongoing	The city is complying and continues to implement with this ongoing program, The city applied for state of California Local Housing Trust Fund program funds for several projects which received local Carlsbad Housing Trust Fund awards. Unfortunately, the city's application to the state was unsuccessful to the very competitive nature of the funding program. The city did not make any commitments of Housing Trust Fund dollars to low-income housing projects during 2023.

Housing Programs Progress Report Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.			
1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
2.7(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 continues to identify and apply for additional funding as it becomes available. In 2023, the Carlsbad Housing Agency began to work with the Veteran Affairs agency for a potential 2024 application of HUD VASH vouchers.
2.7(d) Section 8 Housing Choice Vouchers and Similar Housing Cost Offsets	Market and expand outreach to increase the distribution of housing vouchers in high opportunity areas.	April 2022 / Ongoing	The city created a Housing Navigator position to help identify opportunities to utilize housing vouchers.
2.8 Assistance for Homebuyer Down Payment & Closing Cost	Continue participation of the HOME Consortium Down Payment and Closing Cost Program to provide loans for low-income households.	Ongoing	Extended participation in the HOME Consortium; city continues to make this program available to residents.
2.9(a) Assistance for Special Needs Populations	The city will continue to provide CDBG funds through the annual Action Plan process to community, social welfare, non-profit, and other charitable groups that provide services for those with special needs in the north San Diego County area with a focus on Carlsbad residents.	Annually	For 2023, the city distributed \$81,823 in CDBG funds to two non-profit service providers.
2.9(b) Assistance for Special Needs Populations	Provide an informational guide regarding reasonable accommodations.	January 2022 / Ongoing	A reasonable accommodations application form available is available on the city website. The city has also developed an informational bulletin on reasonable accommodations, available here: https://www.carlsbadca.gov/home/showpublisheddocument/15879/638379724047970000

Housing Programs Progress Report Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.			
1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
2.9(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 is complete/underway. Staff prepared a memorandum summarizing ongoing efforts and progress made in 2023. Efforts undertaken include engaging with housing advocates on the 2023 homeless action plan; continued implementation of the inclusionary housing ordinance; receipt of two grants for homeless housing assistance; application for state funds from the Local Housing Trust Fund; and initiation of an annual memo that will report activities related to meeting the needs of special needs populations.
2.9(d & e) Assistance for Special Needs Populations	The city will monitor the needs for farmworker housing within the community, and facilitate and support efforts of individuals, private organizations, and public agencies to provide safe and adequate housing for farmworkers in agriculturally-zoned areas.	Ongoing	The city continues to monitor the farmworker community within Carlsbad, and beds continue to be available for farmworkers at the La Posada de Guadalupe shelter.
2.10 Senior Housing	The city will continue to encourage a wide variety of senior housing opportunities, especially for lower-income seniors with special needs, through the provision of financial assistance and regulatory incentives as specified in the city's Housing for Senior Citizens Ordinance.	Ongoing	The city is complying and continues to implement with this ongoing program, In April 2023, the City Council approved an allocation of \$500,000 in CDBG funds for Tyler Court Senior Apartments, which consists of 75 low-income apartments. The funding was allocated for several critical repairs needed, including water heater replacement, parking lot pavement, and exterior painting.
2.11 Housing for Persons with Disabilities	Continue to implement the Reasonable Accommodation Ordinance, evaluate the use and effectiveness of the ordinance.	Ongoing / Annually	Program implementation is ongoing and accomplished through zoning ordinance standards and a Reasonable Accommodations application form available online. In 2023, two applications were received.
2.12 Housing for Large Households	Continue to implement requirements for units with three or more bedrooms as part of the Inclusionary Housing Ordinance. The city shall encourage housing designs that meet the needs of extended, multigenerational, and/or large families.	Ongoing	The city continues to enforce the ordinance requirement that 10% of inclusionary units be 3BR+. For example, the Hope Apartment project, approved by City Council in September 2023, has 12 affordable three-bedroom units. Of the projects 20 affordable units, three are three bedroom, which exceeds the minimum 10% threshold. The 86-unit PFC Residential project, approved by the Planning Commission in May 2023 has 12 affordable 3BR+ units, which is more than 90% of the projects total affordable units.

Housing Programs Progress Report Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.			
1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
2.13(a – g & k) Housing for Persons Experiencing Homelessness	Carlsbad will continue to facilitate and assist with the acquisition, for lease or sale, and development of suitable sites for low barrier emergency shelters and transitional and permanent supportive housing for the homeless population.	Ongoing	The city contributed funding to Catholic Charities to expand staffing so their facility can better serve guests as a low barrier shelter. The city is working with Catholic Charities to expand their facility as a low barrier navigation center. Phase One could increase the CUP to allow more beds in the existing facility, Phase Two could allow for an expansion of the facility to serve women and families.
2.13(h) Housing for Persons Experiencing Homelessness	Review and amend the zoning ordinance and other documents to comply with Government Code 65651 and 65583(a)(4).	Oct-22	Program implementation is underway and staff will bring forward any necessary amendments for approval.
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.	Oct-22	This program is complete. City staff has been publishing data that quantifies the homeless population in Carlsbad. The city also participates in regional data collection such as the Point in Time Count and Housing Inventory Count. In addition, the city works with providers such as Catholic Charities to monitor emergency shelter need.
2.13(j) Housing for Persons Experiencing Homelessness	Evaluate the potential to allow for emergency shelters on properties owned by religious institutions and update zoning ordinance.	Apr-23	This program is complete. An evaluation including existing emergency shelter zoning allowances, best practices within the San Diego region, and recommendations was presented to the Planning Commission for consideration on April 19, 2023.
2.14 Military and Student Referrals	The city will assure that information on the availability of assisted or below-market housing is provided to all lower-income and special needs groups. The Housing Services Division will provide information to local military and student housing offices of the availability of low-income housing in Carlsbad.	Ongoing / Annually	The city continues to provide information to the public about the availability of low-income housing. The city's Housing and Homeless Services Division on its website provides public information on affordable ownership and rental housing, including the affordable housing resale program and a map and description of current and future affordable rental housing. See https://www.carlsbadca.gov/departments/housing-homeless-services/affordable-housing .

Housing Programs Progress Report Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.			
1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
2.15 Coastal Zone Monitoring	As a function of the building permit process, the city will continue to monitor and record Coastal Zone housing data to ensure the city implements requirements of State law, including Coastal Zone housing replacement requirements under Government Code 65590.	Ongoing	The city continues to implement this program. In 2023, Carlsbad issued building permits for 544 dwellings (excluding accessory dwelling units) in the coastal zone. Of those units, a total of 215 were provided as affordable housing. Demolition permits were issued for 6 units in the Coastal Zone to allow for the construction of 16 on-site units. One unit was demolished to allow for the Three on Cherry project which provided three units. One unit was demolished to allow for Chinquapin Coastal Homes which provided 9 units. One unit was demolished to allow for Blauvelt which provided one unit. Three units were demolished to allow for Garfield Beach Homes which provided 3 units (Note: This table reports issued demolition permits and so may report different numbers than appear in Table A-2 for finalized demolition permits.)
2.16 Housing Element Progress Report	Prepare and submit to HCD, OPR and SANDAG an Annual Progress Report on implementation of the Housing Element by April 1 of each year.	Annually	This program implementation is underway and will be completed prior to the due date.
3.1 Pursue State and Federal Funding	The City shall actively pursue appropriate federal and State funding sources to support the efforts of non-profit and for-profit developers for new construction and rehabilitation of affordable housing.	Ongoing	The city actively seeks resources for affordable housing.
3.2 Condominium Conversion	Continue implementation of the Inclusionary Housing Ordinance and impose inclusionary housing requirements on condominium conversions.	Ongoing	The city continues to apply inclusionary requirements to condominium conversions. In 2022, there were no entitlements approved for condominium conversions.
3.3 Mobilehome Park Preservation	Continue to regulate the conversion of mobile home parks as permitted by state law, provide information to mobile home park tenants regarding potential tenant purchase of parks and other assistance available.	Ongoing	The city continues to implement this program and the mobilehome zoning ordinance which regulates the conversion of mobilehome parks. In 2023, there were no entitlements approved for mobile home park conversions.

<p align="center">Housing Programs Progress Report</p> <p align="center">Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.</p>			
1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
3.4 Acquisition/ Rehabilitation/ Retention of Rental Housing	The city will continue to provide assistance on a case-by-case basis to preserve the existing stock of lower- and moderate-income rental housing.	Ongoing	The city continues to routinely monitor affordable housing stock. For example, the city has an Affordable Housing Resale Program which as noted in Program 3.6 helped to maintain the affordability of three at-risk lower-income units in 2023, for a total of 17 since the program began in 2020.
3.5(a) Rehabilitation of Owner-Occupied Housing	Update program to expand eligible costs and increase maximum loan amount.	Apr-22	This program is complete. Staff evaluated ways to increase the effectiveness of the rehabilitation program. Based on this evaluation, City Council directed staff to modify the program by: 1) increasing loan limits from \$5,000 to \$10,000 for mobile homes and \$25,000 for single family homes; 2) modifying the loan terms to include interest on repayment amounts of up to 3% to ensure the viability of the program; and 3) expanding eligible costs to include energy efficiency improvements.
3.5(b & c) Rehabilitation of Owner-Occupied Housing	Continue to implement the city's Minor Home Repair Program and allow dwellings to be rehabilitated that do not meet current zoning standards so long as the non-conformity is not increased and there is no threat to public health and/or safety.	Ongoing	City continues to distribute informational material and publish the information on the city's website to increase participation.
3.6 Affordable Housing Resale	To the extent funding is available, the city will exercise its purchase option to preserve, extend and enhance affordability of these units by reselling them to lower income purchasers.	Ongoing	In December 2020, the City Council approved the Affordable Housing Resale Policy and Program Guidelines. The program allows the city to acquire owner-occupied units at risk of losing their affordability restrictions, and ready them to be resold to another qualified low-income homebuyer. In 2023, the city acquired two units and sold three units. Since the program began, 17 at-risk lower-income units have been acquired, of which 13 units have been resold to eligible low-income buyers.
4.1 Fair Housing Services	With assistance from the city's fair housing provider, the city will continue to offer fair housing services to its residents and property owners.	Ongoing	The city will continue to promote and distribute fair housing services to its residents who are in need of counseling and services.
4.2 (a & b) Affirmatively Furthering Fair Housing	Reduce barriers to housing, including enforcement of housing safety codes, promoting equal access to information as identified in the Analysis of Impediments to Fair Housing.	Ongoing	The city continues to review its policies and procedures to ensure barriers that limit fair and equitable housing are either reduce or eliminated through regular program updates.

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
4.2(c) Affirmatively Furthering Fair Housing	Establish method of measuring progress of fair housing practices.	June 2022 / Annually	Carlsbad utilizes the "San Diego Regional Analysis of Impediments to Fair Housing Choice" report released by the San Diego Regional Alliance for Fair Housing to track progress in implementing fair housing practices. The report identifies discrimination on the basis of race, familial status, disability, and gender in Carlsbad and other cities using an established methodology. Further, as recommended in the report, the city continues to complete fair housing testing on random units within the city to measure fair housing compliance and the effects of fair housing education, training, and outreach.
4.2(d) Affirmatively Furthering Fair Housing	The city will use the information collected from Program 4.2 c. to proactively adjust and target community outreach.	Ongoing	The city continues to use the method above to adjust and target community 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.	Apr-24	Program implementation is underway. The city completed an Analysis of Impediments for the 2020 – 2025 time period as part of the regional analysis reported in Program 4.2(c). The city will continue to administer this program and monitor for any changes. Further, in 2023 the city released and RFP for supplemental fair housing analysis and selected a consultant to perform the work.
4.2(e) Affirmatively Furthering Fair Housing	The city shall continue to facilitate opportunities for all residents and stakeholders to provide meaningful and effective input on proposed planning activities early on and continuously throughout plan development and the public review process. Outreach efforts to disadvantaged communities will be a priority.	Ongoing	The city continues to provide opportunities for residents and stakeholders to provide input on planning activities and plan development. In addition, in 2023, the city released an RFP to develop recommendations on how to enhance its current public outreach generally and engagement with disadvantaged communities specifically.
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	Program implementation is underway. In 2023 the city released and RFP for supplemental fair housing analysis and selected a consultant to perform the work.

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
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	Program implementation is underway. In 2023 the city released and RFP for supplemental fair housing analysis and selected a consultant to perform the work.
General Comments			

Jurisdiction	Carlsbad	
Reporting Year	2023	(Jan. 1 - Dec. 31)
Housing Element Planning Period	6th Cycle	04/30/2021 - 04/30/2029

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	44
	Non-Deed Restricted	0
Low	Deed Restricted	158
	Non-Deed Restricted	0
Moderate	Deed Restricted	12
	Non-Deed Restricted	82
Above Moderate		344
Total Units		640

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

Units by Structure Type	Entitled	Permitted	Completed
Single-family Attached	0	78	6
Single-family Detached	18	17	13
2 to 4 units per structure	0	0	0
5+ units per structure	242	463	0
Accessory Dwelling Unit	17	82	46
Mobile/Manufactured Home	0	0	0
Total	277	640	65

Infill Housing Developments and Infill Units Permitted	# of Projects	Units
Indicated as Infill	183	311
Not Indicated as Infill	2	329

Housing Applications Summary	
Total Housing Applications Submitted:	77
Number of Proposed Units in All Applications Received:	298
Total Housing Units Approved:	43
Total Housing Units Disapproved:	0

Use of SB 35 Streamlining Provisions - Applications	
Number of SB 35 Streamlining Applications	0
Number of SB 35 Streamlining Applications Approved	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

Streamlining Provisions Used - Permitted Units	# of Projects	Units
SB 9 (2021) - Duplex in SF Zone	0	0
SB 9 (2021) - Residential Lot Split	0	0
AB 2011 (2022)	0	0
SB 6 (2022)	0	0
SB 35 (2017)	0	0

Ministerial and Discretionary Applications	Applications	Units
Ministerial	75	76
Discretionary	2	222

Density Bonus Applications and Units Permitted	
Number of Applications Submitted Requesting a Density Bonus	1
Number of Units in Applications Submitted Requesting a Density Bonus	218
Number of Projects Permitted with a Density Bonus	1
Number of Units in Projects Permitted with a Density Bonus	47

Housing Element Programs Implemented and Sites Rezoned	Count
Programs Implemented	88
Sites Rezoned to Accommodate the RHNA	0

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

March 19, 2024

Completed Entitlement Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	20
	Non-Deed Restricted	0
Low	Deed Restricted	13
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	17
Above Moderate		227
Total Units		277

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	44
	Non-Deed Restricted	0
Low	Deed Restricted	158
	Non-Deed Restricted	0
Moderate	Deed Restricted	12
	Non-Deed Restricted	82
Above Moderate		344
Total Units		640

Certificate of Occupancy Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	46
Above Moderate		19
Total Units		65

Item #2

Page 62 of 66

Description of Terms and Methods

2023 HOUSING ELEMENT ANNUAL PROGRESS REPORT

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

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

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

Table 1: Carlsbad’s Share of the RHNA		
Income Group	Percent of AMI	6 th cycle RHNA 2021-2029* (housing units)
Very Low	50% or under	1,311
Low	51-80%	784
Moderate	81-120%	749
Above moderate	Over 120%	1,029
Total		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 2023 AMI for a four-person household in Carlsbad at \$116,800.¹ In addition to establishing the AMI, HUD also establishes income limits for each of the four income groups which are adjusted for family size so that larger households have higher income limits (see Table 2 below).

¹ City of Carlsbad’s household income limits for 2023 can be found at <https://www.carlsbadca.gov/home/showpublisheddocument/14138/638230211751600000>

Table 2: CY 2023 Household Income Limits					
Income Group	Persons per household				
	1	2	3	5	7
Very Low	\$48,250	\$55,150	\$62,050	\$74,450	\$85,450
Low	\$77,200	\$88,200	\$110,250	\$119,100	\$136,750
Moderate	\$98,100	\$112,100	\$126,150	\$151,350	\$173,800
Above moderate	>\$98,100	>\$112,100	>\$126,150	>\$151,350	>\$173,800

Source: "Household Income Limits 2023", City of Carlsbad (effective May 15, 2023)

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 calendar year 2023.

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

Table 4: CY 2023 qualifying rent and utility expenses by number of bedrooms					
Income Group	Number of bedrooms				
	Studio	1	2	3	4
Very Low	\$1,206	\$1,379	\$1,551	\$1,861	\$2,136
Low	\$1,930	\$2,205	\$2,481	\$2,978	\$3,419
Moderate	\$2,453	\$2,803	\$3,154	\$3,784	\$4,345
Above Moderate	>\$2,453	>\$2,803	>\$3,154	>\$3,784	>\$4,345

Source: "Household Income Limits 2023", City of Carlsbad (effective May 15, 2023)

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 Median Income (AMI)	2023 Annual Income	Affordable Purchase Price (includes PMI)
Very Low (30-50%)	\$41,350 to \$68,900	\$139,170 to \$234,192
Low (50-80%)	\$68,900 to \$110,250	\$234,192 to \$376,811
Moderate (80-120%)	\$110,250 to 140,150	\$376,811 to \$479,939
Above Moderate (above 120%)	\$140,150 or above	\$479,939 and above

Methodology:

- 2023 AMI: \$116,800 (ranges above use a four-person household size)
<https://www.carlsbadca.gov/home/showpublisheddocument/14138/638230211751600000>
- Utilized affordability calculator: <https://www.calculator.net/house-affordability-calculator.html>
- Mortgage term: 30-year fixed-rate
- Interest: 6.81% (2023 average as reported by Freddie Mac - <https://themortgagereports.com/61853/30-year-mortgage-rates-chart>)
- Down payment: 10%
- Property tax: 1.2%
- HOA/insurance: \$300/month
- Assumes a 30% housing debt-to-income ratio

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

- *Apartment* – A multi-family unit that can be rented but not individually owned.
- Assistance Programs/Assisted Units – units receiving financial assistance from the city or other and/or other subsidy sources and have affordability deed restrictions.
- *Condominium* – A detached or attached home that can be purchased on commonly owned property irrespective of the unit category (see below).

- *Deed Restricted Units* – units considered affordable due to local program or policy, such as inclusionary housing ordinance. These units may also be assisted units.
- *Duplex* – Two units on a single lot. Units cannot be individually sold.
- *Non-deed Restricted Units/Market Rate Units* – Units that received no financial assistance from the city and have no affordability restrictions.
- *Unit Category* – According to HCD’s instructions for Housing Element Progress Reports, unit categories are as follows:
 - *Single Family-Detached Unit (SFD)* - a one-unit structure with open space on all four sides. The unit often possesses an attached garage.
 - *Single Family-Attached Unit (SFA)* - a one-unit structure attached to another unit by a common wall, commonly referred to as a townhouse, half-plex, or row house. The shared wall or walls extend from the foundation to the roof with adjoining units to form a property line. Each unit has individual heating and plumbing systems.
 - *2-, 3-, and 4-Plex Units per Structure (2-4)* - a structure containing two, three, or four units and not classified as single-unit attached structure.
 - *5 or More Units per Structure (5+)* - a structure containing five or more housing units.
 - *Accessory Dwelling Unit (ADU)* - means a unit that is attached, detached or located within the living area of the existing dwelling or residential dwelling unit which provides complete independent living facilities for one or more persons. It shall include permanent provisions for living, sleeping, eating, cooking, and sanitation on the same parcel on which the single-family dwelling is situated pursuant to Government Code section 65852.2. An ADU also includes the following: an efficiency unit, as defined in Section 17958.1 of the Health and Safety Code or a manufactured home, as defined in Section 18007 of the Health and Safety Code.

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