

AGENDA REPORT

City Council

**MEETING
DATE:**

March 20, 2024

**PREPARED
BY:**

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Planner

**DEPARTMENT
DIRECTOR:**

Kerry Kusiak

DEPARTMENT: Development Services

**CITY
MANAGER:**

Pamela Antil

SUBJECT:

Annual Progress Report on the implementation of the General Plan

RECOMMENDED ACTION:

Approve the General Plan Annual Progress Report including implementation measures.

ENVIRONMENTAL CONSIDERATIONS:

The General Plan Annual Progress Report is a reporting document and does not create or alter policy. The actions before the City Council are not subject to the California Environmental Quality Act (CEQA) pursuant to Section 15060(c)(3) of the CEQA Guidelines since the actions are not a “project” pursuant to Section 15378(b)(5). The actions involve an organizational or administrative activity of government that will not result in a direct or indirect physical change in the environment. This informational item provides a means to monitor the implementation of the General Plan during the 12-month reporting period.

This item reports on the Climate Action Plan but does not create or alter policy.

STRATEGIC PLAN:

This item relates to the Fiscal Stewardship and Effective City Services Focus Area of the City’s Strategic Plan by addressing General Plan implementation and the delivery of services.

FISCAL CONSIDERATIONS:

This is an informational report and does not have a direct fiscal impact.

BACKGROUND:

Government Code Section 65400 mandates that each planning agency (local jurisdictions) submit an annual report on the status of their General Plan and progress in its implementation for each calendar year. State law requires that the local legislative body review the Annual Progress Report

(APR) prior to submittal to the State Office of Planning and Research (OPR) and the Department of Housing and Community Development (HCD).

The APR helps inform the OPR of local planning activities. HCD also requires jurisdictions to submit the Housing Element report, on prescribed tables, directly to HCD which also covers activities and accomplishments from the calendar year. The APR is due to both agencies April 1st of each year. The APR is also submitted to the San Diego Association of Governments (SANDAG). Timely submission of the annual report to HCD fulfills statutory requirements to report certain housing information, including the local agency's progress in meeting its share of regional housing needs and local efforts to remove governmental constraints to the development of housing. Additionally, the annual report gives OPR the opportunity to identify statewide trends in land use decision making and how local planning and development activities relate to statewide planning goals and policies.

Per Program 3G of the Housing Element, the City of Encinitas ("City") is to monitor the adequacy of development standards that could have an impact on the ability to develop housing at affordable levels or for special needs population. It also requires the evaluation of the development standards to facilitate development in the R-30 Overlay Zone and report to the City Council annually as part of the Housing Element Annual Progress Report, which is included in the Analysis section below.

ANALYSIS:

The General Plan APR provides an overview of what was implemented during the calendar year 2023 (January 1, 2023 – December 31, 2023). Topics addressed include the following:

- Introduction
- Purpose of the General Plan
- Status of the Adopted Elements
- Status of the Local Coastal Program
- Progress in the General Plan's Implementation

The Housing Element APR is included as Appendix B in the General Plan APR (Attachment 1). The Housing Element APR includes housing development applications deemed complete; new housing construction entitlements, permits, and completed housing units; RHNA progress, Housing Element Program implementation status, and other housing data and HCD reporting requirements as applicable during the 2023 calendar year.

The City continues to make progress with all the Housing Element Programs adopted in the 6th Cycle Housing Element on April 7, 2021. Most notable achievements during 2023 are the following:

- Reduced parking standards for affordable housing units and new tandem parking standards for multifamily development were approved by the California Coastal Commission in February 2023.
- Implementation continued for the Homeless Action Plan and several action items were completed or are ongoing:
 - The City hired a Homeless Solutions Manager in October of 2023. The Homeless Solutions Manager directs implementation of the Homeless Action Plan and provides case management and wrap around services to people experiencing homelessness (PEH) in Encinitas.

- The City continues to participate in the Homeless Outreach Program for Empowerment (HOPE) partnership, with 154 individuals experiencing homelessness enrolled, 90 successfully housed, 17 reunited with out-of-state family and returned home, 20 offered/accepted gainful employment, 39 successfully placed in temporary shelters, 11 placed in a Safe Parking program, and 39 who received behavioral health services.
- The City Council has annually renewed funding for the Opening Doors Program, which since May 2016 has provided City funds to a local service provider to help assess, match, and place homeless households into permanent housing. Through June 30, 2023, 53 formerly homeless households have been placed into permanent housing.
- On November 16, 2022, the Encinitas City Council authorized City staff to submit an application to HCD for Permanent Local Housing Allocation (“PLHA”) funds to be utilized specifically for the eligible activity of assisting persons who are experiencing homelessness or at-risk of becoming homeless. The application was submitted to HCD on November 30, 2022. On April 18, 2023, the City received notification from HCD that it was awarded \$665,494 for three out of five years of grant funding for total anticipated amount of \$936,264. On May 24, 2023, the Encinitas City Council accepted the grant award, appropriated the awarded funds, and adopted Resolution No. 2023-45. On September 27, 2023, the Encinitas City Council approved and authorized a Memorandum of Understanding (“MOU”) between the City of Encinitas and the City of Vista to cooperate on the establishment of the Buena Creek Navigation Center (“BCNC”) located in unincorporated County of San Diego area of the City of Vista, in addition to authorizing the release of a Request for Proposals (“RFP”) for the selection of a service provider to operate the low barrier navigation center. The RFP was made available on the City of Vista’s web-based procurement system from September 29, 2023, to November 29, 2023. Vendor interviews occurred with the closing of the RFP in November. The PLHA grant funds will be utilized to pay for the majority of Encinitas’ portion of the capital and operating costs of the BCNC.
- In October 2023, a Housing Management Analyst was hired to conduct annual monitoring of all affordable units within the City to ensure that households occupying the units are income qualifying and compliant with affordable housing agreements.
- ADU production remains prominent with 105 permits issued in 2023.
- 206 planning applications processed by City staff, consistent with the number of applications from the previous year.
- Of the 206 applications processed, 55 projects were reviewed by the Planning Commission.
- In accordance with Program 3G of the 2021-2029 Housing Element, City staff monitors the adequacy of development standards in Title 30 of the Encinitas Municipal Code and Specific Plans to determine if any standards create undue burdens or limit the ability for housing to be developed at the density designated in the site inventory.
 - During 2023, three (3) Housing Element R-30 Sites were approved which will result in 411 total units, 57 of which will provide deed restricted affordable housing units once constructed (status of all Housing Element Sites is provided in Appendix B). A fourth housing element site was approved in 2023; however, the project was subsequently appealed to the California Coastal Commission and the project representatives withdrew their application.
 - Two (2) Housing Element R-30 site applications are in review by Staff, all of which have submitted SB 330 pre-applications.

- No constraints caused by development standards have been identified that limit development of housing or the ability to achieve the densities in the R-30 zone as approved in the 2021-2029 Housing Element.

The final APR is scheduled for submission to OPR and HCD prior to March 31, 2024. Any comments received from the public or City Council will be included in the submission.

ATTACHMENTS:

1. City of Encinitas Annual General Plan Progress Report 2023



City of Encinitas Annual General Plan Progress Report 2023

I. Introduction

This report has been prepared pursuant to the requirements of Government Code Section 65400. Guidance for preparation of the report is provided by the Governor's Office of Planning and Research ("OPR"). The report discusses what was implemented during the 12-month reporting period and provides a means to determine if changes are needed in the plan or its implementation programs. The document is scheduled for review and approval by the City Council on March 20, 2024. It will be submitted to OPR and the Department of Housing and Community Development ("HCD") on or before April 1, 2024.

II. Purpose of the General Plan

The General Plan is mandated by California Government Code Section 65300, which requires each City and county to adopt a comprehensive plan for the physical development of the jurisdiction. It addresses land use, transportation routes, population growth, open space, resource preservation and utilization, air and water quality, noise, safety issues and other related physical, social, and economic development factors. Through the identification of goals, objectives, and policies, a General Plan creates a strategy framework for implementation. In addition to serving as a basis for local decision making, the General Plan establishes a clear set of development rules for citizens, developers, decision makers, neighboring cities, and counties, and provides the community with an opportunity to participate in the planning and decision-making process.

III. Status of the Adopted Elements

State law requires that general plans include seven elements which must cover the following topics: Land Use, Circulation (Mobility), Housing, Safety, Noise, Conservation, and Open Space with Recreation being optional. The elements may be combined or renamed, but basic requirements must be included. The relationship between the seven elements and the City of Encinitas General Plan is described in more detail in **Appendix A**.

State law does not provide a mandatory minimum timeframe for revisions of elements, except for the housing element. State requirements for housing elements are more detailed and specific than for the other general plan elements, and housing elements are updated every eight years according to a schedule set by the State. A jurisdiction's safety element is updated concurrently or after the adoption of a housing element update. Other elements may be updated less frequently and typically have a 20-year horizon.

On April 7, 2021, the City Council adopted the 6th Cycle Housing Element (Resolution 2021-16), which was later approved by the California Coastal Commission and the Department of Housing and Community Development.

On August 9, 2023, the City Council adopted the updated Safety Element. A Local Coastal Program Amendment for the updated Safety Element has been submitted to the California Coastal Commission for their review and approval.

IV. Status of the Local Coastal Program

Local Coastal Programs (“LCPs”) are basic planning tools to guide development in the coastal zone, in partnership with the California Coastal Commission. Each LCP includes a land use plan and measures to implement the plan (such as zoning ordinances). While each LCP reflects unique characteristics of individual local coastal communities, regional and statewide interests and concerns must also be addressed in conformity with Coastal Act goals and policies. Since most of the City of Encinitas is in the Coastal Zone, most of the City’s development is regulated by coastal development permits.

The goals of the LCP are to protect, maintain, and enhance the Coastal Zone environment; ensure a balance of utilization and conservation; maximize public access to and along the coast; prioritize coastal-dependent and related development; and encourage coordinated State and local initiatives to implement beneficial programs and other educational uses. Following adoption by a city council or county board of supervisors, an LCP is submitted to the California Coastal Commission for review for consistency with Coastal Act requirements. After an LCP has been approved, the California Coastal Commission’s coastal permitting authority over most new development within the coastal zone is transferred to the local government, which applies the requirements of the LCP in reviewing proposed new developments.

The City’s LCP has been certified by the California Coastal Commission, and the City has permitting authority over most new development within the coastal zone. The Commission reviews and approves any amendments to previously certified LCPs. The following applications have been submitted to the California Coastal Commission and are pending review:

- Short-Term Rental Ordinance;
- Safety Element;
- SB 9 Implementation Ordinance for urban lot splits and two-unit development;
- The Transit Oriented Development (TOD) parking reductions were also submitted to the California Coastal Commission in 2021 and is currently under review.

The following applications were approved by the California Coastal Commission in 2023:

- A reduction to the time frame for local appeal period from 15 to 10 calendar days, for consistency throughout the Encinitas Municipal Code and Subdivision Map Act;
- Parking regulation amendments to allow for tandem parking within multi-family housing development projects, and establish parking minimums for inclusionary housing units.

In addition, all portions of the City of Encinitas Land Use Plan and Implementation Plan have been certified by the California Coastal Commission.

V. Progress in the General Plan’s Implementation

Generally, all the existing parcels of land that have been developed have been purposed with land uses consistent with the General Plan. Residential land use currently accounts for 76% of all land area in the City of Encinitas, more than any other land use. Commercial and office uses account for approximately 5% of the total land area in the City of Encinitas. Public/Semi-public uses (transportation, parks and open space, and institutional uses) account for approximately 15% of the total land area in the City. There are over 254 vacant and undeveloped lands, which account for 460 acres throughout the City of Encinitas, which is approximately 4% of the total City land area. 89% of the residential land use is designated as single-family zoning with the remaining 11% being designated as multi-family zoning. The primary existing housing type is single-family homes at 76%. Multi-family condominiums and apartments currently comprise 21% of the existing housing supply. Mobile homes make up three

percent of the housing supply. Most of the streets and highways described in the General Plan are developed to their planned capacity or have capacity to be fully implemented in the future. The majority of infrastructure needed to serve existing and planned land uses is already in place. However, as the City of Encinitas continues to process development applications, capacity analyses are completed to determine the adequate upsizing or modifications required to accommodate proposed land uses.

During 2023, the City of Encinitas processed numerous projects and participated in a variety of planning programs that advance the General Plan’s implementation. The following summaries provide a brief overview of these projects and programs, yet are not intended to be exhaustive.

1. Land Use:

The goals and policies contained in the Land Use Element address preserving the integrity of the five individual communities that make up the City of Encinitas, while ensuring that future development is sensitive to the environment. The major issues facing the City of Encinitas, as identified in the 1989 plan, are underscored by a policy framework that emphasizes compatibility to the existing residential community, businesses, and the natural environment. The City of Encinitas Land Use Element contains 18 categories for land use – ten categories specifically address residential land use. Additionally, there are several overlay zones described. Topics or issue areas covered in the Land Use Element include:

- Maintaining Balanced Land Uses
- Growth Management
- Compatibility between Existing and Future Development
- Urban Design
- Environmental Sensitivity
- Preservation of Open Space
- Code Enforcement

Land Use Element Implementation (2023)
The City has an estimated 26,408 total housing units. Current data reporting for this information is based on the United States Census Data as of 2020.
In 2023,268 new housing units were issued building permits.
A total of 206 planning applications were processed by City staff, with 55 projects reviewed by the Planning Commission, seven (7) of which were for new housing units. A total of eight (8) projects were appealed to the City Council, of which two (2) were approved, five (5) were denied and one (1) was withdrawn.
105 building permits were issued for Accessory Dwelling Units (ADUs).
The Code Enforcement Division opened 897 cases/investigations, closed 762 cases, and reviewed 413 parking citations in 2023.
On August 11, 2021, the City Council adopted Ordinance No. 2021-04 to implement Measure H allowing cannabis-related uses in the City. On December 17, 2021, a Local Coastal Program Amendment regarding Ordinance No. 2021-04 was approved by the California Coastal Commission. Ordinance No. 2021-04 authorizes several cannabis-related uses in certain commercial, industrial, and agricultural zones. Ordinance No. 2021-04 created a new Encinitas Municipal Code (EMC) Chapter 9.25.

On October 20, 2021, the City Council adopted Resolution No. 2021-94 establishing cannabis business registration, application, and other regulatory fees in conjunction with Measure H.

The retail lottery was conducted on October 21, 2022, and four applicants were selected to proceed.

A cannabis tax was adopted by City Council on April 12, 2023.

2. Housing:

The goals and policies contained in the Housing Element help implement statewide housing goals which call for the provision of decent and sound housing for all persons. In addition, the Housing Element addresses the importance of continuing efforts toward providing housing that is affordable to all income groups. Topics or issue areas covered in the Housing Element include:

- Affirmatively Furthering Fair Housing
- Housing Opportunities
- Quality of Housing
- Maintenance and Preservation of Housing
- Housing Conservation

Housing Element Implementation (2023)

In 2023, the City issued building permits for 268 new housing units: nine very low deed restricted, nine very low non deed restricted; 12 low deed restricted, one low non deed restricted; 23 moderate non deed restricted; and 214 above moderate-income units. Of the building permits issued, 105 new housing units were for Accessory Dwelling Units (ADUs). Housing units identified as affordable units that are not deed restricted are newly built units that have been rented at an affordable cost per the price limitations outlined by HCD. In October 2023, the City hired a Housing Management Analyst to conduct annual monitoring of all affordable units within the City to ensure that households occupying the units are income qualifying and compliant with affordable housing agreements.

During 2023, four low-income homeowners were taken from the waiting list for assistance through the City's Residential Rehabilitation Program to make needed home repairs. All four projects are expected to be complete in 2024.

City awarded \$47,000 CDBG funds plus \$13,000 from the General Fund to three non-profit service providers. In addition, \$20,000 of CDBG funds were used for Fair Housing. Legal Aid Society of San Diego, the City's fair housing provider, conducted 12 webinars for tenants, property managers and owners regarding sources of income protection, eviction moratorium, non-discrimination, as well as other applicable state laws in 2023. 12 Encinitas residents were in attendance over the course of the year. Legal Aid Society also addressed 26 inquiries for potential fair housing violations. On November 11, 2023, staff conducted a survey with Legal Aid Society to identify causes of evictions to include in our economic displacement risk assessment. One full-time Homeless Outreach Caseworker was funded through CDBG-CV and the General Fund. During the first half of 2023, 16 individuals entered interim housing, and 53 individuals entered permanent housing.

An average of 100 Housing Choice Vouchers ("HCV") were administered by the Encinitas Housing Authority, and an additional average of eight "port-in" vouchers were administered from other Housing Authorities. In 2023, the City applied for "lower-than-average lease" funds from HUD, and was notified of the funding awarded on September 1, 2023, in an amount of \$315,326. The additional funding awarded increased the program budget by 23%, and directly enables the City to expand

upon the number of vouchers available to households that are waiting for rental assistance through the HCV program as required under program 2C of the Housing Element.

Encinitas Opening Doors Program - Initiated as a pilot project in 2016 to assist homeless households in Encinitas, the Opening Doors Program provides City funds to a local service provider to help assess, match, and place homeless households interested in housing, into permanent housing. The City Council has renewed funding for Opening Doors annually and it will be re-considered at the end of the 2023-2024 fiscal year. Since the beginning of the program in May 2016 through June 30, 2023, 238 formerly homeless households have been placed into permanent housing. This results in an annual average of 34 formerly homeless households entering into permanent housing.

In June 2020, the Homeless Outreach Program for Empowerment (HOPE), a partnership between the City, San Diego County Sheriff's Department, and San Diego County Health and Human Services Agency piloted a program in Encinitas to outreach to the City's unsheltered population. In January 2023, the City hired a Homeless Solutions Manager to implement the City's Homeless Action Plan (HAP) and expand the services available to persons experiencing homelessness (PEH). At the end of 2023, the program had 154 individuals enrolled in the HOPE program. 90 individuals experiencing homelessness were successfully housed, and 17 individuals were successfully reunited with out-of-state family and returned home. Also in 2023, 20 individuals were offered/accepted gainful employment through the efforts of HOPE Social Worker, 39 individuals were successfully placed in temporary shelters and 11 were placed in a Safe Parking program. 39 individuals experiencing homelessness have been admitted and received Behavioral Health Services in 2023.

In April 2019, the City of Encinitas finalized the Permit Ready Accessory Dwelling Unit ("PRADU") Program which encourages the construction of ADUs by offering property owners a selection of eight pre-approved ADU building plans that can be downloaded from the City's website. The permit-ready plans include customizable options to allow for variations in exterior materials and door and window fenestrations to express individual owners' tastes. The program assists property owners in creating ADUs by providing customizable plans, expediting the process, and reducing preconstruction fees. Since 2019 the City of Encinitas has waived all building permit fees associated with the creation of an Accessory Dwelling Unit. The PRADU program development and monitoring is ongoing. The City also initiated and completed an update to the PRADU plans in 2022 to coincide with the green building code update which requires all new residential units to be completely electrified in conjunction with Ordinance No. 2021-13. The ordinance went into effect after California Energy Commission approval in July 2022. In 2023, eight PRADU building permits were issued and nine PRADU were issued occupancy permits.

In 2023, the City of Encinitas hired a Homeless Solutions Manager to focus on the continuing implementation of the City's Homeless Action Plan that was adopted by the City Council on February 24, 2021. The City Council received two updates on the implementation progress of the Homeless Action Plan in 2023. During these updates, City staff informed City Council of an opportunity to establish a low barrier navigation center and developed a regional collaborative partnership with the City of Vista to embark upon the effort. On September 27, 2023, the Encinitas City Council approved and authorized a Memorandum of Understanding ("MOU") between the City of Encinitas and the City of Vista to cooperate on the establishment of the Buena Creek Navigation Center ("BCNC") located in unincorporated County of San Diego area of the City of Vista, in addition to authorizing the release of a Request for Proposals ("RFP") for the selection of a service provider to operate the low barrier navigation center. The RFP was made available on the City of Vista's web-based procurement system from September 29, 2023, to November 29, 2023. The BCNC will be primarily

funded through Permanent Local Housing Allocation grant funds, with a general fund subsidy to cover the remaining operating and capital costs of the center.

Housing Element Implementation Program 3H: Barriers to Racial and Ethnic Equity in Housing Study:

To fulfill Housing Element Implementation Program 3H, the City worked with a consultant to conduct a study to identify and review barriers to racial and ethnic equity in the Encinitas housing market. The consultant utilized an Outcome-Led Equity Framework to characterize inequality in Encinitas' housing outcomes using City and census data, identified the mechanisms behind potential drivers of this inequality, and examined the linkages between the drivers of inequality and existing City policies and practices. The Study employed a multifaceted approach, combining qualitative and quantitative methods. It involved interviews with community members and housing stakeholders, as well as an in-depth analysis of demographic and housing data from various sources, including the Census, the American Community Survey, SANDAG Data Surfer, HUD Fair Housing Data, and a number of other reputable data sources. The Study resulted in six findings and 10 recommendations that will be prioritized by the City Council for development of an action program to implement relevant changes.

Housing Element Implementation Program 5C: Displacement Risk Analysis:

To fulfill Housing Element Implementation Program 5C, the City worked with a consultant to conduct a Displacement Risk Analysis to identify the economic, social, and structural factors that put households at risk of displacement, focusing on the main driver of displacement in Encinitas: rising housing costs. The Study provides detailed information on the displacement forces in Encinitas, and identifies which neighborhoods face the greatest displacement risk through analysis of economic, demographic, and housing trends, immigration and emigration data, data on short-term rentals and their impact on the housing supply, and government programs that may influence displacement risk. The Study will inform City Council in development of an action plan to address factors contributing to displacement risk.

Accessory Dwelling Unit Survey and Code Initiation:

The Policy Planning and Housing division conducted a survey for Accessory Dwelling Units (ADU) and Junior ADUs (JADU) in 2023 in response to Housing Element Programs 1C and 3E. The programs required the City to conduct a survey that analyzes affordability levels, discovers nongovernmental constraints preventing construction, and identifies actions that may help to remove these nongovernmental constraints. The survey identified the cost of construction, the current availability of financing options, and external agencies as the most voiced nongovernmental constraints preventing construction. The City has taken several steps to address the feedback from the survey. These actions included applying and being rewarded funding through the SANDAG HAP Grant (REAP 2.0) for planning and engineering contract staff specifically for processing housing applications resulting in an accelerated permit process for housing production in the City, creating an administrative CDP process to streamline ADU/JADU permit applications located in the coastal zone, identifying processes that will ensure the state-mandated 60-day permit processing timeline is met, including establishing a 14-day application review time for ADU/JADU permit applications and revisions and advertising the City's Permit-Ready Accessory Dwelling Unit (PRADU) process to further streamline ADU/JADU production. An ADU Ordinance update has been initiated to reflect the legislative changes from SB 897 and AB 2221 which was approved by the City Council on April 19th, 2023.

Affordable Housing Roundtable:

On July 27, 2023, City staff hosted an affordable housing roundtable discussion with representatives of local school districts and religious institutions. Current and pending legislation were presented at the meeting to inform the representatives of state legislation that might ease the process of developing affordable housing on land owned by school districts and religious institutions. The roundtable featured two speakers. First, representatives from the Saints Constantine and Helen Greek Orthodox Church shared their experiences operating the current 31 affordable senior housing units as well as the church's experience of obtaining entitlements for 61 senior affordable units. Further, the roundtable featured the Director of Housing Development for a non-profit called "Yes in God's Backyard" (YIGBY). The director highlighted the work efforts his organization provides, including feasibility studies, development counseling, financing options, and assistance, as well as entitlement and policy support. Following the presentation, representatives from their organizations engaged in discussion, sharing their visions, goals, and constraints for providing affordable housing for the community in the future. Multiple representatives have shown interest and support for future cooperation with the City and YIGBY.

Affordable Housing and High Road Jobs Act and the Middle-Class Housing Act of 2022 (AB 2011 and SB 6, respectively):

Staff conducted an AB 2011/S B6 joint Planning Commission and City Council workshop on June 21, 2023, to discuss future housing opportunities within the City that could utilize these two new bills. On August 16, 2023, the City Council initiated amendments to the City's Municipal Code to implement AB 2011 and SB 6. Staff has been working with a consultant to develop a site selection tool to depict eligible sites within the City pursuant to legislative requirements in the bills.

On April 7, 2021, the City Council adopted the 6th Cycle Housing Element (Resolution 2021-16), which was later approved by the Department of Housing and Community Development on July 13, 2021. A complete list and status of the Housing Element implementation is available in the Housing Element Annual Progress Report in **Appendix B**.

3. Circulation:

The goals and policies contained in the Circulation Element address a wide range of issues concerning circulation in and through the City. This chapter emphasizes the need to maintain an efficient transportation system and establishes standards for future roads. Topics or issue areas covered in the Circulation Element include:

- Transportation System
- Roadway Functions and Standards
- Alternate Modes of Transit
- Scenic Highways
- Coastal Access

In Spring 2021, the City began a project to update its Mobility (Circulation) Element and create a framework to implement Senate Bill 743 (SB 743), a new state law governing transportation analysis. The Mobility Element is a section of the City's General Plan that identifies a multimodal transportation network to serve the community's needs. The last comprehensive update to the Mobility Element—previously known as the Circulation Element—was in 1989, when the population was lower and transportation options were very different. Since then, Encinitas has grown to nearly 65,000 residents and transportation options continue to expand. On October 9, 2023, staff presented an informational status update to the Mobility and Traffic Safety Commission on the Mobility Element Update.

The Mobility Element identifies:

- A safe, efficient, and adequate circulation system that responds to the transportation and infrastructure needs of all modes and users, including drivers, cyclists, pedestrians, transit users, and rail users.
- The location of existing and future transportation needs in the City.
- Long-term goals and policies for community mobility over the next 30 years.
- Strategies to reduce vehicle speed, increase driver attention, and protect vulnerable users on local streets, and to reduce overall vehicle-miles traveled (VMT) and urban sprawl.
- As part of the Mobility Element Update, the City is looking forward to consolidating the progressive policies from its various strategic, community and neighborhood plans—such the Climate Action Plan, Active Transportation Plan, Rail Corridor Vision Study, and others—into one cohesive, citywide framework.
- Provide equitable access for all users across all modes, ages, and abilities. This includes accommodations for senior, youth, disabled, low-income, minority, and multi-lingual populations.

Circulation Element Implementation (2023)
<p>Modal Alternative Project (MAP) Encinitas - The City of Encinitas Active Transportation Plan (“ATP”) was adopted in 2018. It established a network of biking and walking facilities throughout the City and identified needed routes, gap closures, safety considerations, and facility options for active transportation modes. An implementation plan prioritizing the projects and identifying funding opportunities was not part of the original ATP due to funding limitations. In 2020, the City successfully applied for and received funding for the development of an implementation plan through the Caltrans Sustainable Communities Grant. MAP Encinitas was adopted by City Council on February 8, 2023, under Resolution No. 2023-04.</p> <p>The creation of a strategic implementation plan is the ultimate objective of the MAP Encinitas Implementation Plan. MAP Encinitas provides the City with a prioritized list of bike and pedestrian projects that reflects the community’s desires and values. It also includes conceptual plans and fact sheets for 35 of the highest priority projects, so that the City is well-positioned to apply for additional grant funding.</p>
<p>City staff completed traffic modeling and travel demand modeling in 2023 to support the Mobility Element Update, the El Camino Real Specific Plan, and the Climate Action Plan Update. The purpose of this analysis was to forecast Vehicle Miles Traveled (VMT) for various planning projects within the City. In addition to VMT analysis, the modeling also provides Level of Service (LOS) analysis for roadway segments within the City and estimates travel mode share for each model scenario.</p>
<p>The City of Encinitas SB 743 Vehicle Miles Traveled (VMT) Analysis Guidelines were adopted by the City Council on November 8th, 2023. SB 743 removes vehicular level of service (LOS) and other automobile delay measures as an environmental impact under the California Environmental Quality Act (CEQA). Along with the Guidelines, the City also created its own VMT maps based on the recent traffic modeling that was conducted.</p>
<p>In late 2019, City Council approved a Coastal Development Permit for the Hygeia and Leucadia Boulevard Roundabout. Final project design was completed in late 2020. The Coastal Development Permit was extended to 2025. The City acquired needed easements in 2021, and is currently pursuing grants to acquire construction funding for the roundabout.</p>

<p>The Verdi Rail Undercrossing plans and studies are being developed and are anticipated to be finalized in February 2024. The project will then go to Planning Commission by May 2024, then Coastal Commission, and then to the CPUC for approval. The City will then begin pursuing grants in order to fund the construction of the project.</p>
<p>Leucadia Streetscape project – design and construction plans are complete. Segment A1 construction began in January of 2020 and was completed in June of 2022. Segment B/C striping started in August of 2022 and finished in May of 2023. Segment C (including drainage) is scheduled to begin in January of 2024 and is expected to take 18 months for construction. Completion is scheduled for Summer of 2025. Staff is still pursuing grants to fund Segments A2 and the entire B/C segment.</p>
<p>Multi-modal improvements completed in 2023 include: 50 feet of sidewalks added; 260 feet of trails installed; 1.35 miles of pavement resurfaced; 16 ADA ramps installed; 16 pedestrian crosswalks added; 1.71 miles of additional traffic calming measures added; and 2.62 miles of bike facilities added.</p>
<p>In 2023, the City created the new full-time position of Mobility Manager to support implementation of the Mobility Element. The Mobility Manager provides expertise, project support, and collaboration with City departments and the community on mobility-related policies, projects, and issues.</p>
<p>Staff is working on a coastal parking study to support a permanent outdoor dining ordinance. On December 20, 2023, staff presented an outdoor dining item to City Council regarding new state legislation (AB 1217), preliminary options from the coastal parking study, and desired modifications to current outdoor dining permitting processes. After public comment and deliberation, the Council provided staff the following direction on outdoor dining:</p> <ul style="list-style-type: none"> • Extend temporary outdoor dining to July 1, 2026, or until a permanent ordinance is adopted and in effect, whichever comes first (pursuant to AB 1217) • Prepare a permanent outdoor dining ordinance • Require a leasing fee for the use of public parking spaces as outdoor dining (but not for sidewalk space) • Develop design standards that include safety and aesthetics (including requiring aesthetic wrap of K-rail barriers) • Include no limit on the number of outdoor dining establishments per block • Increase the downtown parking limit from two to three hours • Remove inactive/unpermitted outdoor dining establishments • Ensure that converted parking be used exclusively for seating

4. Safety Element:

The goals and policies contained in the Safety Element focus on reducing the risk associated with hazards where mitigation is possible and developing strategies that will be effective in the event of a disaster or incident. This includes reducing the loss of life, injury, and property damage. The policies and programs articulated in this section will ensure that current and future residents and businesses in the City are served by a well-rounded, efficient, and environmentally safe system of public facilities and services. The 2023 update to the Safety Element reorganized the element into the following topic or issue areas:

- Emergency Preparedness

- Seismic and Geologic Hazards
- Flood Hazards
- Fire Hazards
- Hazardous Materials
- Land Use and Public Safety
- Climate Adaptation
- Coastal Resources

Safety Element Implementation (2023)

In September 2017, City Council authorized the initiation of amendments to the Public Safety Element of the General Plan. During 2018, City staff prepared draft amendments to the Public Safety Element and began circulating the document for departmental and interagency review. In early 2019, concerns of the 100-foot defensible space requirement in local Very High Fire Severity Zones pursuant to State law was identified as a potential conflict with the California Coastal Act. A representative with CalFire has been in consultation with the California Coastal Commission to discuss how to proceed given the conflict of State law within the Coastal Zone; the City of Encinitas proceeded to update the Safety Element in early 2022. The City released a public review draft of the Safety Element on November 18, 2022. The public comment period regarding the draft closed on January 18, 2023. The Planning Commission recommended adoption of the updated Safety Element on April 20, 2023. The City Council adopted the updated Safety Element on August 9, 2023. Portions of the Safety Element that are a part of the City's Local Coastal Program were submitted to the California Coastal Commission and are awaiting approval.

The Encinitas Fire Department operates six fire stations and employs 51 full-time firefighters/paramedics and six Chief Officers.

The Encinitas Fire Department has a total of 20 fire service vehicles that consist of 11 frontline units (four type-1 engines, one ladder truck, one brush engine, one type-6 patrol engine, and four chief vehicles), a utility vehicle, two reserve type-1 engines, one reserve brush engine, and one reserve chief vehicle. Fire prevention also has four frontline vehicles.

The Encinitas Fire Department average response time for 2023 was five minutes and 33 seconds.

The Insurance Services Office (ISO) completed an evaluation of the City of Encinitas Fire Department and improved the ISO rating from 3/9 in 2016, to 02/2x. The Fire Department continues to retain this ISO rating for 2023. ISO surveyed 48,632 communities nationwide, and less than three percent of which have a class of 2 or lower. The rating system runs on a scale from 1 (highest) to 10 (lowest). The components affecting the score include the performance of the fire department, the available water supply, and the communications systems in place (i.e., dispatch). This improved rating may lower home insurance rates. The Fire Department was re-evaluated in 2023 and is awaiting the completed final classification.

The City of Encinitas approved the updated Annex to the 2023 Countywide Multi-Jurisdictional Hazard Mitigation Plan, which involved coordination with representatives from all the jurisdictions in the region. The Plan identifies risks and ways to minimize damage from natural and manmade disasters. It is a comprehensive resource document that serves many purposes such as enhancing public awareness, creating a decision tool for management, promoting compliance with State and Federal program requirements, enhancing local policies for hazard mitigation

capability, and providing for inter-jurisdictional coordination. The plan was also approved by FEMA and CalOES.
Confined Space Rescue Drill. The Encinitas Fire Department, in conjunction with other North County Fire Departments, put on Confined Space Rescue Drill. This valuable training assisted with familiarizing personnel with the appropriate rescue equipment and techniques, ventilation monitoring, and preplanning for these types of rescues.
City of Encinitas Marine Safety responds to a wide variety of emergency and non-emergency incidents and calls for service in or near coastal and inland waters. The division has technical rescue capabilities in swift water and flood, cliff, and dive emergencies. Staff consists of nine full-time and 60 contract personnel with staff on duty 365 days a year.
In 2023, Marine Safety conducted 1,786 ocean rescues.
In 2023, Marine Safety conducted 25,345 preventative safety contacts.
In 2023, 1,149 medical aids were made by Marine Safety staff.
The Junior Lifeguard Program had 1,212 participants in the summer of 2023.
In 2023, 9,727 warnings were issued (dog, glass, alcohol, smoking, bluff, etc.) and parking citations were issued.
Total beach attendance for the Encinitas coastline in 2023 was approximately 3,407,276 people. Beach attendance for City managed beaches (Grandview, Beacon's, Stonesteps, Moonlight, and D Street) was approximately 2,927,530 in 2023.* *Counters are not located along Cardiff State Beach.
The City of Encinitas contracts for law enforcement services with the San Diego Sheriff Department, which has a station in Encinitas. In 2023, Encinitas deputies responded to 17,774 calls for service and made 1,028 total arrests (felony and misdemeanor).
The City renewed the Sheriff's Department 960 Hour Proactive Code Enforcement ("PACE") Patrol as a pilot program (initiated October 2017 and ongoing), which entailed bringing on Sheriff's Deputies to supplement Code Enforcement efforts related to public nuisance activities associated with alcohol serving establishments and short-term rentals.

5. Resource Management:

The goals and policies contained in the Resource Management Element address a wide range of issues that are designed to preserve significant natural and cultural resources in the City. This element meets State requirements concerning Open Space and Conservation Elements. It contains goals that further the protection and maintenance of natural resources, prevents their wasteful exploitation, degradation, and destruction. It also contains goals with managing open space, including undeveloped wilderness areas. Topics or issue areas covered in the Resource Management Element include:

- Water Quality
- Preservation of Trees
- Aesthetic Resources

- Air Quality
- Waste Management
- Cultural Resources
- Coastal Protection
- Biotic Resources
- Protection of Agricultural Resources
- Energy Conservation

Resource Management Element Implementation (2023)

In January 2022, U.S. 49th District Representative, Mike Levin assisted the City of Encinitas in securing Federal funding for the U.S. Army Corps of Engineers (USACE) to construct the San Diego County Project. Additionally, the California State Parks Division of Boating and Waterways also provided State Grant funding for this project. The San Diego County, CA Project is a cyclical, large beach nourishment project that uses offshore sand to widen the beach, lessen wave impacts to bluff faces, and increase recreational space on the beach. This is a joint project between the USACE, the City of Solana Beach, and the City of Encinitas. Construction has started in Segment 2 (or the City of Solana Beach Segment) from January 2024 to March 2024, in which approximately 700,000 cubic yards of compatible sediment will be dredge and placed along a reach of beach extending 7,200 linear feet. The City of Encinitas Segment (or Segment 1) is expected to start construction in March 2024 and go until June 2024. This segment will place compatible sediment along a 7,800 reach of beach with approximately 340,000 cubic yards of material.

2020 winner of the American Shore and Beach Preservation Association (ASBPA) Best Restored Beach Award, the Cardiff State Beach Living Shoreline (Project) is an innovative “green infrastructure” project, featuring 2,900 linear feet of reconstructed dunes. Located on the seaward side of Coast Highway 101 on Cardiff State Beach, the dune system protects a vulnerable segment of the roadway in addition to restoring natural habitat. This innovative, nature-based project addressed multiple issues along a low-lying area of the Cardiff coastline, including frequent flooding and erosion that impacted South Coast Highway 101, the prominence of cobble beaches that reduced coastal habitat and recreational beach use area, and previously poor beach access that was unsafe and not accessible for those with disabilities. The aim was to protect South Coast Highway 101 from damage, reduce flooding vulnerability, create coastal dune habitat, construct a pedestrian path along the beach, and beneficially reuse sand from annual dredging operations and other future projects containing excess high-quality beach sand. While a large amount of sand dune erosion occurred this past winter season of 2023, the engineered aspects of the revetment wall for the entire linear project site are still fully intact. These significant storm and weather events demonstrate the Projects resilience and effective adaptive coastal design.

Encinitas Creek Channel Project – The project includes restoration of flood control capacity to prevent future flooding. Grants were received from Hazard Mitigation and Vector Control to fund project and includes continued progress of 5-year maintenance and monitoring program.

Four (4) additional Priority Development Projects (PDPs) were granted occupancy or were completed in 2023; for a total of 175 completed Best Management Practices (BMP) Priority Development Projects.

69 Proposed Storm Water Development Projects were reviewed.

Structural BMP inspections were performed at 268 Priority Development Projects.

During 2023, the Wastewater Collection Division of the Utility Department cleaned approximately 721,633 feet (136.7 miles) of sewer and storm drainpipes. This number includes all sewer lines jetted and rodded combined.

137 sources of non-storm water discharges were identified and 137 were eliminated.
City of Encinitas Stormwater management staff continues to support the Stormwater Pollution Prevention Plan (SWPPP) Internship Programs at local schools through classroom visits and field trips, educating students on the important job of maintaining surface water quality in the City.
(Ongoing) Implementation of the Green Building Incentive Program - provides financial incentive, priority plan check, and City Council recognition for projects that register and achieve certification with Build It Green (BIG) Greenpoint Rated and/or US Green Building Council's (USGBC) Leadership in Energy and Environmental Design (LEED).
In response to California Senate Bill 1383 (SB 1383), starting on June 1, 2021, the City of Encinitas initiated residential collection of organics recycling material citywide. Throughout 2023, commercial and multi-family residential generators were enrolled in curbside organics recycling collection. All organic material collected by the City's franchise waste hauler, EDCO, including food scraps and green waste, are processed at a newly constructed anaerobic digester facility.
The City Council initiated staff to prepare a Mature Tree Preservation Policy to help protect and preserve mature trees throughout the City in 2022. A community workshop was held on March 28, 2023, and provided an opportunity for community members to learn about and give feedback on the Mature Tree Preservation Policy. A Joint Study Session between the Planning Commission and the Urban Forest Advisory Committee (UFAC) for the Mature Tree Preservation Policy was held on June 29, 2023. Topics included mature tree definition, mitigation and replacement strategies, and preservation incentives. Staff will be preparing an ordinance to protect mature or significant trees in the City.
City Council initiated the creation of a Native Plant Ordinance on January 25, 2023, by adoption of Resolution No. 2023-03. Staff has been working with County staff and the City Council Subcommittee to develop a scope of work for the ordinance and identify the budget required to hire a project consultant to prepare an implementing ordinance.

6. Recreation:

The goals and policies contained in the Recreation Element focus on ways existing recreational opportunities can be expanded to meet both existing and projected needs. Topics or issue areas covered in the Recreation Element include:

- Development of New Park and Recreational Facilities
- Preservation of Open Space
- Coastal Development and Resources
- Park Standards

Recreation Element Implementation (2023)
The City continued community programs and citywide special events such as the Holiday Parade, Cyclovia, Spring Egg Hunt, Moonlight Beach Concerts, and Movies in the Park. The City also expanded Partnerships with Encinitas Organizations to hold additional community events throughout the year.
The design for Trail 82 is nearly complete with construction on hold pending funding in a future budget cycle.
July 2023 is Parks and Recreation Month and City Council will provide recognition and a video presentation showcasing that park, recreation, and arts enriches the lives of residents and visitors

in the City and will urge all citizens to fully utilize and enjoy City parks, beaches, trails, open space, facilities, and recreational opportunities, with enhanced mobility safety education and awareness. Parks and Recreation Month 2023 (youtube.com)
Organic Parks – Glen Park has been an organically maintained park since 2015. The City added Vista Park and Las Verdes Park as organically managed in 2017. In 2018 Hawk View Park was added and in 2019 the City added Scott Valley Park, Mildred Macpherson Park, Leucadia Oaks Park, and Leucadia Roadside Park. In 2021, Olympus Park was added as an organically managed park. The City continues to maintain these parks organically.
The Parks Division planted more than 150 trees in 2023, exceeding the CAP Goal by more than 50%.
The Parks Division secured four grants valued at \$1.65M for sports lighting upgrades at Cardiff Sports Park, playground replacements at Wiro Park and Orpheus Park, beach access improvements, and trail improvements in Olivenhain.
Adoption of Parks and Recreation User Fee Adjustments, Establishing Pass-Through of Actual Credit/Debit Card Transaction, and Recreation Software Processing Fees was approved by City Council on June 28, 2023.
Athletic Field Use and Allocation Policy was finalized by staff and the Parks and Recreation Ad Hoc committee in July 2023 and recommended for City Council approval by the Parks and Recreation Commission in August 2023 (approved by City Council Jan. 24, 2024).
Contract Instructor recruitment and onboarding process was overhauled to offer a simplified online application to increase future community recreation and arts programs participation www.encinitasca.gov/instructor . Since the process was revised, 49 new proposals have been submitted versus only one submitted the previous year.
The Volunteer VIP program was launched in April 2023 and has grown from 40 to 155, a 287% increase in under a year, with VIPs serving over 2,000 service hours and saving approximately \$50,000 of staff time. The City developed a webpage dedicated to the new program with online registration and a portal for volunteers to sign in, manage their accounts and commit to assignments. www.encinitasca.gov/volunteer
The recreation sponsorship campaign raised \$18,200 to enhance special events and community connections.
The City collaborated with Library Services to repurpose the Literacy Lab to expand and enhance learning, programs, and rentals in the Encinitas Library which is managed by the Recreation Division.
Mobility – staff collaborated with school districts to review strategies to expand safe mobility and education for students who bicycle to school. Staff attended Back to School Night sites to connect with students and parents and educate them on current classes offered. Mobility Manager position approved FY24 and programs, outreach, and education continued to expand throughout 2023. Presented to the Youth Commission and planning future joint commission meeting for Safe Routes to School input.

City of Encinitas Parks and Recreation updated their trails mobile app utilizing OuterSpatial, allowing visitors and residents the opportunity to explore dozens of trails and routes using real-time GPS, parks, events, program news and more.

7. Noise:

The goals and policies contained in the Noise Element focus on ways to reduce unwanted or unpleasant sound and to ensure acceptable interior and exterior noise levels are maintained. Topics or issue areas covered in the Noise Element include:

- Land Use Planning

Noise Element Implementation (2023)
73 noise complaints were received – 68 cases were closed.
The City continued implementing the Sheriff's Department 960 Hour Rehire/Proactive Code Enforcement ("PACE") Program as a pilot program (initiated October 2017), which entails utilizing County of San Diego Sheriff's Department Deputies to supplement Code Enforcement efforts related to noise abatement associated with alcohol serving establishments and Short-Term Rental properties. This program is reviewed annually.
The City's standard Condition of Approval for development projects requires noise attenuation construction be provided to ensure a 45-decibel level indoors is achieved for all projects.

VI. Plans, Projects, and Accomplishments

The Development Services Department processed a variety of long range and current planning projects during 2023, including, but not limited to, ordinances, specific plan amendments, major use permits (MUP), subdivisions, design review and associated environmental reviews. A list of projects currently in process by the Policy Planning and Housing Division are attached as **Appendix C**.

Current Planning Division processed and approved a total of 206 projects, with 55 projects reviewed by the Planning Commission. A total of three projects were appealed to Council, zero of which were approved, three were denied and zero were withdrawn.

The following table provides a breakdown in the application types processed for 2023.

DEVELOPMENT SERVICES DEPARTMENT - 2023 DEVELOPMENT ACTIVITY	
ZONING ADMINISTRATOR / STAFF REVIEW	Total
Affordable Unit Policy (Program to legalize unpermitted accessory units if they are rent-restricted and brought into compliance with building and fire codes)	2
Boundary Adjustment	10
Certificate of Compliance	1
Coastal Development Permit (CDP)	54
Design Review (Admin.)	14

Minor Use Permit	14
Agricultural Permit	0
Substantial Conformance	26
SB 9 Application	0
Tentative Parcel Map	11
Waiver-Parcel Map	1
Other Applications (zoning letters, amendments, interpretations, etc.)	18
Sub-total ->	151
PLANNING COMMISSION / CITY COUNCIL REVIEW	
Coastal Development Permit	12
Design Review Permit	24
Major Use Permit	6
PC or CC Interpretation	3
Policy/Ordinance Development	6
Tentative Map	3
Variance	1
Sub-total ->	55
GRAND TOTAL	206

The City issued approximately 3,910 building permits for commercial and residential projects in 2023.

Progress in meeting the City's Share of Regional Housing Needs

Government Code Section 65400(a)(2)(B) provides: "The Housing Element portion of the Annual Progress Report ... shall be prepared through the use of forms and definitions adopted by the Department of Housing and Community Development ..." The tables provided in **Appendix B** demonstrates the progress made in meeting the City's share of regional housing needs. HCD requires a report format that consists of Excel spreadsheets. Therefore, **Appendix B-2** also addresses the progress in meeting housing goals and objectives specified in the Housing Element, adopted in 2021.

VII. Additional Information and Activities

City Council Strategic Plan

The City's Strategic Plan (**Appendix D**) was approved by City Council on February 14, 2023. The City's Strategic Plan contains the City Council's Vision, Mission, Operating Principles and Strategic Focus Areas. During a special session on February 13 and 14, 2023, the top six focus areas for the City were reconfirmed covering 2023-2024 projects. The top priorities identified in the Strategic Plan include:

1. Safe, legal railroad crossings and establishing citywide quiet zones.
2. Expand habitat stewardship and explore open space preservation.
3. Prioritize remaining Streetscape elements.
4. Quail Gardens Drive – Saxony – Westlake: Prioritize safe routes to school and complete projects for this area.
5. Utilize Homeless Solutions Manager to explore solutions for homeless and unhoused.
6. 100 % Affordable Housing (choose site, define project, explore funding options).

Planning Commission Work Plan

Encinitas Municipal Code Section 2.30.040.C requires the Planning Commission to prepare and present an annual report and work plan to the City Council; this requirement is further guided by the Commission's bylaws. The Commission's Annual Report serves as a retrospective look at the Planning Commission's activities during the calendar year. The Commission's Work Plan includes recommendations for the City Manager and City Council to consider in ensuring continuous improvement to the City's land use and regulatory framework. The Work Plan is submitted to the City Manager and City Council to align with the budget process, allowing for allocation of resources to implement all or part of the recommendations in the Work Plan. The 2022-2023 Planning Commission Work Plan (**Appendix E**) was approved by the Planning Commission on March 30th, 2022. A new Planning Commission Work Plan will be developed in 2024.

City of Encinitas Climate Action Plan

On January 17, 2018, the City Council adopted an updated Climate Action Plan (CAP). The plan sets targets for greenhouse gas emissions reduction and identifies measures the City will implement to achieve those targets. Measures include things such as establishing a Community Choice Energy program, promoting composting and recycling, deploying a local shuttle system, and improving electric vehicle and biking infrastructure. On November 18, 2020, City Council approved an updated Climate Action Plan and associated final Negative Declaration. As outlined in the 2018 CAP, the City committed to updating the CAP every five years. The CAP update process was initiated in 2023 and will involve the development of an updated baseline greenhouse gas emissions inventory and projection, updated emissions reduction targets, updated emission-reduction goals, and revised or additional measures, as warranted. In 2023, CAP implementation involved the completion of an electric vehicle charging station master plan; ongoing enforcement of local green building codes for renewable energy, energy efficiency, and electric vehicle charging requirements for building permits; ongoing operation of the City's community choice energy program, San Diego Community Power; installation of active transportation projects, including Leucadia Streetscape; improvements to traffic flow and efficiency; continued replacement of certain City fleet vehicles with all-electric vehicles; continued operation of a public bikeshare program; continued implementation of the City's zero waste program; and continued installation of City trees in the right-of-way and within City parks.

Mobility and Traffic Safety Commission

The Mobility and Traffic Safety Commission is a seven-member board. The Mobility and Traffic Safety Commission studies and reports to the City Council upon any matter referred to it by the City Council. The Mobility and Traffic Safety Commission has advisory responsibility regarding traffic issues and public safety. It is the duty of this Commission to serve as a liaison between the public and the City Council, and to conduct analysis and provide recommendations to the City Council on matters related to the circulation of motorized vehicles, pedestrians, bicycles, and on matters related to public safety. The scope of the Commission's role with respect to public safety includes but is not limited to traffic safety, emergency response for fire, medical and other crises, as well as the City's efforts to control and reduce criminal activities of all types. The Commission may conduct informational and educational meetings, prepare reports and analyses, and work with fire, marine safety, ambulance, and sheriff personnel.

Most recently the Mobility and Traffic Safety Commission has been actively working on reviewing new striping projects, crosswalk evaluations, implementation and deployment of traffic calming measures, and recommendations for major roadway and development projects.

Public Health and Safety Commission

The Public Health and Safety Commission is a seven-member board and acts in an advisory capacity to the City Council, City departments, and the City's law enforcement services providers (San Diego Sheriff's Department), and mental and social services providers, individual citizens, and community groups in identifying public health and safety concerns and recommend solutions to the City Council for consideration. The Commission promotes cooperation and encourages coordination between the Commission, the Fire Department, and the City's law enforcement services provider, and other entities, public and private, who are involved with community safety activities and efforts. The Commission also prepares an annual report to the City Council and to the community on the activities of the Commission.

SANDAG Mobility Working Group

City of Encinitas staff has actively participated in SANDAG Mobility Working Group meetings, which occur every other month. The SANDAG Mobility Working Group provides input to address mobility, equity, and housing challenges created by our region's growth. The working group makes recommendations to put forth public policies, strategies, and investments to help advance the implementation of the SANDAG Regional Plan. The Mobility Working Group reports to the Transportation Committee, which in turn reports to the SANDAG Board of Directors.

The Mobility Working Group membership includes one voting member and one alternate member from each SANDAG member agency, including the region's 18 cities, the County of San Diego, Metropolitan Transit System, North County Transit District, Port of San Diego, and the San Diego County Regional Airport Authority.

SANDAG Regional Planning Technical Working Group

The purpose of the Regional Planning Technical Working Group (TWG) is to review and make recommendations on key activities associated with the preparation and implementation of San Diego Forward: The 2021 Regional Plan, the Regional Growth Forecast, and other SANDAG land use, transportation, housing, public health, social equity, environmental, and related planning activities.

The TWG acts in an advisory capacity to the Regional Planning and Transportation Committees primarily on regional planning activities. The Regional Planning and Transportation Committees report to the SANDAG Board of Directors. The Board makes final decisions on San Diego Forward: The Regional Plan and other related planning activities.

The TWG also makes recommendations on key regional planning and implementation activities including the development/update of the Smart Growth Concept Map, the Smart Growth Incentive Program/Active Transportation Grant Program, land use, streamlining housing production, and transportation efforts, including transit-oriented development and complete streets, the Regional Housing Needs Assessment, public health as related to the built environment, social equity and environmental justice, and other related items. The TWG also assists with associated public outreach activities and helps inform and encourage active public participation by citizens and groups throughout the region. In general, the TWG's focus is on land use, transportation, housing, and environmental planning activities of regional significance.

In 2023 SANDAG began efforts to update the 2021 Regional Plan and is preparing the 2025 Region Plan and staff is providing land use updates, input of City land use planning scenarios as part of the 2024 Regional Plan. Staff has participated in several region wide and individual City specific meetings to ensure Encinitas is accurately represented in regional modeling effort and is engaged in the transportation planning process.

City staff is also serving on the SANDAG Housing Acceleration Program Technical Assistance and the SANDAG Sustainable Communities Working Group (SCWG).

Grant Administration

SB2 Grant: In November 2019, the City of Encinitas applied for and was awarded grant funding under SB 2, which is for increasing housing production in California. The City of Encinitas intended to utilize SB 2 grant funding to develop objective design standards and to expedite permit processing for housing projects in Encinitas. In February 2020, the City Council approved a contract with RRM to develop objective design standards and to create the expedited permit process for housing developments. The objective design standards were approved by City Council in January 2022, and associated Municipal Code amendments were approved by the California Coastal Commission in June 2022. In September 2020, the City Council approved the contract with Civic Solutions to provide contract planning services to assist with the review of housing projects, the funds awarded for this task were fully expended in June 2022. On September 28, 2023, the City submitted an SB2 Grant close out report and reimbursement request to HCD.

Local Early Action Plan Grant: In June 2020, the City of Encinitas applied for a Local Early Action Planning (“LEAP”) Grant from the California Department of Housing and Community Development (“HCD”). The City of Encinitas was eligible for a \$300,000 grant based on its population. In November 2020, the City of Encinitas was awarded the LEAP Grant for the development of the El Camino Real Corridor Specific Plan (“ECRSP”). A Request for Proposals (RFP) was released at the end of 2020 and responses to the RFP will be reviewed in early 2021. On June 30, 2021, the City Council awarded the contract for the ECRSP to RICK Engineering’s Planning and Design Division. The City has been working with the project team to identify existing conditions, constraints, and opportunities, and conducted public workshops and outreach throughout the 2021 and 2022 calendar years. The draft Specific Plan was developed based upon the community’s feedback and the associated environmental document is being prepared in 2023 pursuant to the California Environmental Quality Act (“CEQA”) guidelines. A LEAP grant amendment was submitted to HCD on April 22, 2022, to modify the program tasks and funding amounts associated to each specific plan task. On August 29, 2023, the City received a notification from HCD regarding any requests to extend the grant beyond the initial grant terms, and the City submitted a grant extension request with HCD prior to their September 22, 2023 deadline. On September 14, 2023, the City submitted a request for reimbursement with HCD and received a request for additional information that was subsequently submitted to HCD on October 18, 2023.

San Diego Association of Governments (“SANDAG”) Housing Acceleration Grant Program (“HAP”) Round 1: On January 20, 2022, the City of Encinitas applied for Grant funds from SANDAG utilizing their Regional Early Action Planning (“REAP”) grant award from HCD. The City was awarded \$310,000 of funding to update the City’s Permit Ready Accessory Dwelling Unit (“PRADU”) plans to coincide with a local requirement that all new residential buildings must be 100% all electric pursuant to local Green Building Code requirements that went into effect in July 2022. The funds were also utilized for expedited processing of discretionary planning applications for the City’s Housing Element sites and other housing development projects to facilitate housing production, and to fund the City’s Housing Element Program 5C Displacement Risk Analysis to identify the local conditions that lead to displacement. The City submits quarterly grant reports to SANDAG as part of ongoing grant monitoring.

San Diego Association of Governments (“SANDAG”) Housing Acceleration Grant Program (“HAP”) Round 2: On August 3, 2023, the City of Encinitas applied for Grant funds from SANDAG utilizing their Regional Early Action Planning (“REAP”) grant award from HCD. The City was awarded \$573,000 of funding to hire new planning and engineering staff to help streamline and enhance housing production by reducing development review times and expediting the approval process. The grant also includes

funding to amend the Encinitas Municipal Code and Local Coastal Program to comply with new housing legislation.

Permanent Local Housing Allocation (“PLHA”): On November 16, 2022, the Encinitas City Council authorized City staff to submit an application to HCD for PLHA funds to be utilized specifically for the eligible activity of assisting persons who are experiencing homelessness or at-risk of becoming homeless. The application was submitted to HCD on November 30, 2022. On April 18, 2023, the City received notification from HCD that it was awarded \$665,494 for three out of five years of grant funding for total anticipated amount of \$936,264. On May 24, 2023, the Encinitas City Council accepted the grant award, appropriated the awarded funds, and adopted Resolution No. 2023-45. On September 27, 2023, the Encinitas City Council approved and authorized a Memorandum of Understanding (“MOU”) between the City of Encinitas and the City of Vista to cooperate on the establishment of the Buena Creek Navigation Center (“BCNC”) located in unincorporated County of San Diego area of the City of Vista, in addition to authorizing the release of a Request for Proposals (“RFP”) for the selection of a service provider to operate the low barrier navigation center. The RFP was made available on the City of Vista’s web-based procurement system from September 29, 2023, to November 29, 2023. Vendor interviews occurred with the closing of the RFP in November and the vendor selection and award of the RFP occurred on January 24, 2024. The PLHA grant funds will be utilized to pay for the majority of the capital and operating costs of the BCNC.

Modal Alternatives Plan (MAP Encinitas): In 2020, the City successfully applied for and received funding for the development of an implementation plan through the Caltrans Sustainable Communities Grant. The grant funded creation of a strategic implementation plan which provides the City with a prioritized list of bike and pedestrian projects that reflects the community’s desires and values so that the City is well-positioned to apply for additional grant funding. The MAP Encinitas project kicked-off in June 2021 and several community outreach events occurred in 2022. MAP Encinitas was adopted by City Council on February 8, 2023, under Resolution No. 2023-04.

VIII. Conclusion

The General Plan is the City’s land use constitution and guiding vision. Upkeep and maintenance of the General Plan is a continuous process. The City of Encinitas implements the General Plan’s vision on a day-to-day basis in its many development, policy, planning, and housing projects and strives to include the public in the decision-making process. Any updates to the General Plan will correspond with OPR guidance on the topic.

Appendix A General Plan Content

State law requires that general plans include seven elements. The elements may be combined or renamed, but basic requirements must be included. Elements for other topics of local concern may also be included. The Encinitas General Plan includes one optional element, called the Recreation Element. The correspondence between State mandated elements and the Encinitas General Plan are illustrated below.

Mandatory Element	Encinitas General Plan	Element Description
Land Use	Land Use	Designates the proposed general distribution and location of the uses of the land for housing, business, industry, open space, including agriculture, natural resources, recreation, and enjoyment of scenic beauty, education, public buildings and grounds, solid and liquid waste disposal facilities, and other categories of public and private uses.
Circulation	Circulation	This element consists of the general location of existing and proposed major thoroughfares, transportation routes, and other local public utilities and facilities.
Conservation	Resource Management	The Conservation portion of this element addresses the conservation, development, and utilization of natural resources including water and its hydraulic force, soils, rivers and other waters, wildlife, minerals, and other natural resources.
Open Space	Resource Management	The Open Space portion of this element addresses the preservation of natural resources including, but not limited to, areas required for the preservation of plant and animal life. It also addresses managed production of features, resources, agricultural lands, and areas with scenic, historic and cultural value.
Safety	Public Safety	This element addresses the protection of the community from a variety of risks and hazards. This includes any unreasonable risks associated with

ATTACHMENT 1

the effects of seismically induced surface rupture and tsunami; slope instability leading to mudslides and landslides; flooding; and fire hazards.

Noise

Noise

Identifies noise problems and analyzes current and projected noise levels for highways, arterials and major local streets, railroad operations, rapid transit systems, and ground stationary noise sources.

Housing

Housing

The purpose of the Housing Element is to ensure that local governments adequately plan to meet the housing needs of all people within the community (regardless of their income). To adequately address housing needs and demand, local governments must adopt land use plans and regulatory systems that provide opportunities for, and do not unduly constrain, housing development. This element designates specific areas in the community to be zoned for housing but private developers or non-profit housing agencies actually build the units.

Optional Element

Recreation

The purpose of the Recreation Element is to preserve, acquire, develop, operate/maintain, increase and enhance public recreation opportunities and facilities throughout the city for all users. This element creates standards for parkland development to address how different parks will be developed and maintained to meet existing deficiencies as well as future needs.

City of Encinitas

2023 Housing Element Annual Progress Report

APPENDIX B

General Information	
Jurisdiction Name	Encinitas
Reporting Calendar Year	2023
Contact Information	
First Name	Evan
Last Name	Jedynak
Title	Senior Mobility Planner
Email	ejedynak@encinitasca.gov
Phone	7606332686
Mailing Address	
Street Address	505 S Vulcan Ave
City	Encinitas
Zipcode	92024

Housing Element Annual Progress Report

Jurisdiction	Encinitas	
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	9
	Non-Deed Restricted	9
Low	Deed Restricted	12
	Non-Deed Restricted	1
Moderate	Deed Restricted	0
	Non-Deed Restricted	23
Above Moderate		214
Total Units		268

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	5	2	0
Single-family Detached	25	17	27
2 to 4 units per structure	2	8	6
5+ units per structure	474	136	0
Accessory Dwelling Unit	34	105	82
Mobile/Manufactured Home	0	0	0
Total	540	268	115

Infill Housing Developments and Infill Units Permitted	# of Projects	Units
Indicated as Infill	196	268
Not Indicated as Infill	0	0

Housing Element Annual Progress Report

Housing Applications Summary	
Total Housing Applications Submitted:	78
Number of Proposed Units in All Applications Received:	648
Total Housing Units Approved:	67
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
Total Units Constructed with SB 35 Streamlining	0

Units Constructed - SB 35 Streamlining Permits			
Income	Rental	Ownership	Total
Very Low	0	0	0
Low	0	0	0
Moderate	0	0	0
Above Moderate	0	0	0
Total	0	0	0

Housing Element Annual Progress Report

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	# of Applications	Units
Ministerial	24	26
Discretionary	54	623

Density Bonus Applications and Units Permitted	
Number of Applications Submitted Requesting a Density Bonus	2
Number of Units in Applications Submitted Requesting a Density Bonus	512
Number of Projects Permitted with a Density Bonus	2
Number of Units in Projects Permitted with a Density Bonus	73

Housing Element Programs Implemented and Sites Rezoned	Count
Programs Implemented	107
Sites Rezoned to Accommodate the RHNA	0

Housing Element Annual Progress Report

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

Completed Entitlement Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	6
	Non-Deed Restricted	1
Low	Deed Restricted	58
	Non-Deed Restricted	49
Moderate	Deed Restricted	0
	Non-Deed Restricted	2
Above Moderate		424
Total Units		540

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	9
	Non-Deed Restricted	9
Low	Deed Restricted	12
	Non-Deed Restricted	1
Moderate	Deed Restricted	0
	Non-Deed Restricted	23
Above Moderate		214
Total Units		268

Certificate of Occupancy Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	1
	Non-Deed Restricted	12
Low	Deed Restricted	0
	Non-Deed Restricted	2
Moderate	Deed Restricted	0
	Non-Deed Restricted	18
Above Moderate		82
Total Units		115

Housing Element Annual Progress Report

Project Identifier					Unit Types		Date Application Submitted	Pr	
1					2	3	4		
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
Summary Row: Start Data Entry Below								82	0
	262-061-85-00	Sage Canyon Dr	Sage Canyon	MULTI-003817-2020	5+	R	7/28/2021		
	261-15-064-00	3459 Manchester Ave.	Greek Church	MULTI-004672-2021, BADJ-004675-2021, USE-004673-2021, CDP-004676-2021, DR-004674-2021	5+	R	7/1/2021		
	254-540-13-00	1704 Tattenham Road	Fender Crawlspace/ADU Addition	CDP-003283-2019	ADU	O	2/3/2022		
	261-081-28-00	2258/2262 Cambridge Ave, Encinitas, CA, 92024	Cambridge Twinhome [Single-family]	MULTI-004918-2021	2 to 4	O	12/13/2022		
	261-081-28-00	2258/2262 Cambridge Ave, Encinitas, CA, 92024	Cambridge Twinhome [ADU]	MULTI-004918-2021	ADU	O	12/13/2022		
	254-073-02-00	1825 Wilstone Ave	Brawer Residence [Single-family]	CDP-005434-2022	SFD	O	12/21/2022		
	254-073-02-00	1825 Wilstone Ave	Brawer Residence [ADU]	CDP-005434-2022	ADU	O	12/21/2022		

Housing Element Annual Progress Report

Project Proposed Units - Affordability by Household Incomes								Total Approved Units by Project	Total Disapproved Units by Project	Streamlining
		1	5				6	7	8	9
Current APN	Street Address	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate- Income Deed Restricted	Moderate- Income Non Deed Restricted	Above Moderate- Income	Total <u>PROPOSED</u> Units by Project	Total <u>APPROVED</u> Units by project	Total <u>DISAPPROVED</u> Units by Project	Please select streamlining provision/s the application was submitted pursuant to.
Row: Start Data Entry Below		1	0	0	2	563	648	67	0	
262-061-85-00	Sage Canyon Dr	29				116	145			NONE
261-15-064-00	3459 Manchester Ave.	12	49				61	61		NONE
254-540-13-00	1704 Tattenham Road					1	1			NONE
261-081-28-00	2258/2262 Cambridge Ave, Encinitas, CA, 92024					2	2	2		NONE
261-081-28-00	2258/2262 Cambridge Ave, Encinitas, CA, 92024					2	2	2		NONE
254-073-02-00	1825 Wilstone Ave					1	1	1		NONE
254-073-02-00	1825 Wilstone Ave					1	1	1		NONE

Housing Element Annual Progress Report

Project Information		Density Bonus Law Applications		Application Status	Project Type	Notes
1	2	10		11	12	13
Current APN	Street Address	Did the housing development application seek incentives or concessions pursuant to Government Code section 65915?	Were incentives or concessions requested pursuant to Government Code section 65915 approved?	Please indicate the status of the application.	Is the project considered a ministerial project or discretionary project?	Notes ⁺
Row: Start Data Entry Below						
262-061-85-00	Sage Canyon Dr	Yes	N/A	Withdrawn	Discretionary	The project was approved by the Planning Commission on 10/5/2023, and was subsequently appealed by the California Coastal Commission. The applicant withdrew their project November 2023.
261-15-064-00	3459 Manchester Ave.	Yes	N/A	Approved	Discretionary	Planning Commission approved on 1/19/2023
254-540-13-00	1704 Tattenham Road	No	No	Pending	Discretionary	
261-081-28-00	2258/2262 Cambridge Ave, Encinitas, CA, 92024	No	N/A	Approved	Discretionary	Planning Commission Approved on 3/2/2023
261-081-28-00	2258/2262 Cambridge Ave, Encinitas, CA, 92024	No	N/A	Approved	Discretionary	Planning Commission Approved on 3/2/2023
254-073-02-00	1825 Wilstone Ave	No	N/A	Approved	Discretionary	Approved 4/24/2023
254-073-02-00	1825 Wilstone Ave	No	N/A	Approved	Discretionary	Approved 4/24/2023

Housing Element Annual Progress Report

Project Identifier					Unit Types		Date Application Submitted	Pr	
1					2	3	4		
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
	260-261-02-00	Vacant lot (between Verdi and Rubenstein)	McGrath House	CDP-005577-2022	SFD	O	12/15/2022		
	216-030-10-00, 216-030-45-00, 216-030-46-00	510, 512, 514 La Costa Ave	La Costa 48/The Cove at Encinitas (Toll Brothers)	MULTI-005230-2022; CDP-005231-2022; DR-005232-2022	SFD	O	12/6/2023	4	
		3402 Jasmine Crest	Wildflower Estates Residences [ADU]	BLDR-017322-2021	ADU	O	10/13/2021		
	258-086-10-00	533 Third Street	Onkka Residence [Single-family]	BLDR-017317-2021	SFD	O	9/29/2022		
	258-086-10-00	533 Third Street	Onkka Residence [ADU]	BLDR-017318-2021	ADU	R	9/29/2022		
	264-241-26-00	2568 Lone Jack Rd	Anger Residence	BLDR-019478-2022	SFD	O	4/13/2022		
	256-392-06-00, 256-392-11-00, 256-392-12-00	158, 184, and 186 North Coast Highway 101	The Captain - Moonlight Mixed Use	MULTI-004729-2021, SUB-004731-2021, DR-004730- 2021, CDP-004732-2021, SIGN-006495-2023	5+	R	3/14/2022	4	
	254-144-01-00, 216-110-35-00	NE corner of Piraeus Street and Plato Place, Encinitas, CA 92024	Piraeus Point	MULTI-005158-2022	5+	O	2/3/2022		

Housing Element Annual Progress Report

Project Proposed Units - Affordability by Household Incomes								Total Approved Units by Project	Total Disapproved Units by Project	Streamlining
1		5					6	7	8	9
Current APN	Street Address	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate- Income Deed Restricted	Moderate- Income Non Deed Restricted	Above Moderate- Income	Total <u>PROPOSED</u> Units by Project	Total <u>APPROVED</u> Units by project	Total <u>DISAPPROVED</u> Units by Project	Please select streamlining provision/s the application was submitted pursuant to.
260-261-02-00	Vacant lot (between Verdi and Rubenstein)					1	1	1		NONE
216-030-10-00, 216-030-45-00, 216-030-46-00	510, 512, 514 La Costa Ave					38	42			NONE
	3402 Jasmine Crest					1	1			NONE
258-086-10-00	533 Third Street					1	1	1		NONE
258-086-10-00	533 Third Street					1	1	1		NONE
264-241-26-00	2568 Lone Jack Rd					1	1			NONE
256-392-06-00, 256-392-11-00, 256-392-12-00	158, 184, and 186 North Coast Highway 101					41	45	45		NONE
254-144-01-00, 216-110-35-00	NE corner of Piraeus Street and Plato Place, Encinitas, CA 92024	15				135	150	150		NONE

Housing Element Annual Progress Report

Project Information		Density Bonus Law Applications		Application Status	Project Type	Notes
1		10		11	12	13
Current APN	Street Address	Did the housing development application seek incentives or concessions pursuant to Government Code section 65915?	Were incentives or concessions requested pursuant to Government Code section 65915 approved?	Please indicate the status of the application.	Is the project considered a ministerial project or discretionary project?	Notes ⁺
260-261-02-00	Vacant lot (between Verdi and Rubenstein)	No	N/A	Approved	Discretionary	Approved 11/17/2023
216-030-10-00, 216-030-45-00, 216-030-46-00	510, 512, 514 La Costa Ave	No	N/A	Pending	Discretionary	
	3402 Jasmine Crest	No	N/A	Withdrawn	Ministerial	
258-086-10-00	533 Third Street	No	N/A	Approved	Ministerial	Approved 5/24/2023
258-086-10-00	533 Third Street	No	N/A	Approved	Ministerial	Approved 5/24/2023
264-241-26-00	2568 Lone Jack Rd	No	N/A	Pending	Ministerial	
256-392-06-00, 256-392-11-00, 256-392-12-00	158, 184, and 186 North Coast Highway 101	No	N/A	Approved	Discretionary	Planning Commission approved on 10/19/2023
254-144-01-00, 216-110-35-00	NE corner of Piraeus Street and Plato Place, Encinitas, CA 92024	Yes	Yes	Approved	Discretionary	Planning Commission approved on 5/18/2023 & City Council approved on 8/23/2023

Housing Element Annual Progress Report

Project Identifier					Unit Types		Date Application Submitted	Pr	
1					2	3	4		
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
	258-031-12-00, 258-031-15-00, 258-031-11-00	102 and 118 Second Street	Burtech Mixed Use Project	MULTI-004198-2020, SUB-004200-2020, DR-004201- 2020, USE-004866-2021, CDPNF-004203-2020	SFA	O	12/1/2023	2	
	258-111-16-00, 258-130-34-00, 258-130-81-00, 258-130-45-00	550-590 and 696 Encinitas Boulevard	Moonlight Apartments	MULTI-004979-2021, DR-004980-2021, BADJ-004981-2021, CDP-004982-2021	5+	R	6/21/2021		
	260-404-09-00	2143 Oxford Avenue	La Rue Twinhomes [SFA]	MULTI-005336-2022, DR-005337-2022, CDP-005338-2022	SFA	O	4/20/2022		
	260-404-09-00	2143 Oxford Avenue	La Rue Twinhomes [ADU]	MULTI-005336-2022. DR-005337-2022, CDP-005338-2022	ADU	O	4/20/2022		
	260-443-13-00	1849 Lahoud Drive	Van De Vort [ADU]	BLDR-023040-2023, CDPNF-006162-2023	ADU	O	11/21/2022		
	261-052-02-00	165 Norfolk Drive	Larry Raab [ADU]	CDPNF-006331-2023, BLDR- 023056-2022	ADU	O	11/21/2022		
	260-571-02-00	1916 Playa Riviera Dr	Ballantyne [ADU]	CDPNF-006242-2023, BLDR-023147-2022	ADU	R	8/11/2024		

Housing Element Annual Progress Report

Project Proposed Units - Affordability by Household Incomes								Total Approved Units by Project	Total Disapproved Units by Project	Streamlining
1		5					6	7	8	9
Current APN	Street Address	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate- Income Deed Restricted	Moderate- Income Non Deed Restricted	Above Moderate- Income	Total <u>PROPOSED</u> Units by Project	Total <u>APPROVED</u> Units by project	Total <u>DISAPPROVED</u> Units by Project	Please select streamlining provision/s the application was submitted pursuant to.
258-031-12-00, 258-031-15-00, 258-031-11-00	102 and 118 Second Street	1				13	16	16		NONE
258-111-16-00, 258-130-34-00, 258-130-81-00, 258-130-45-00	550-590 and 696 Encinitas Boulevard	30				172	202	202		NONE
260-404-09-00	2143 Oxford Avenue					1	1	2		NONE
260-404-09-00	2143 Oxford Avenue					1	1	2		NONE
260-443-13-00	1849 Lahoud Drive					1	1	1		NONE
261-052-02-00	165 Norfolk Drive					1	1	1		NONE
260-571-02-00	1916 Playa Riviera Dr					1	1			NONE

Housing Element Annual Progress Report

Project Information		Density Bonus Law Applications		Application Status	Project Type	Notes
1		10		11	12	13
Current APN	Street Address	Did the housing development application seek incentives or concessions pursuant to Government Code section 65915?	Were incentives or concessions requested pursuant to Government Code section 65915 approved?	Please indicate the status of the application.	Is the project considered a ministerial project or discretionary project?	Notes ⁺
258-031-12-00, 258-031-15-00, 258-031-11-00	102 and 118 Second Street	No	N/A	Approved	Discretionary	Planning Commission approved on 12/21/2023
258-111-16-00, 258-130-34-00, 258-130-81-00, 258-130-45-00	550-590 and 696 Encinitas Boulevard	No	N/A	Approved	Discretionary	Plannding Commission Approved 6/15/2023
260-404-09-00	2143 Oxford Avenue	No	N/A	Approved	Discretionary	Planning Commission Approved on 10/19/2023
260-404-09-00	2143 Oxford Avenue	No	N/A	Approved	Discretionary	Planning Commission Approved on 10/19/2023
260-443-13-00	1849 Lahoud Drive	No	N/A	Approved	Ministerial	Plan complete date 6/1/2023
261-052-02-00	165 Norfolk Drive	No	N/A	Approved	Ministerial	Plan complete date 7/17/2023
260-571-02-00	1916 Playa Riviera Dr	No	N/A	Pending	Ministerial	Approved 2024

Housing Element Annual Progress Report

Project Identifier					Unit Types		Date Application Submitted	Pr	
1					2	3	4		
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
	259-271-29-00	1031 Aloha Drive	Ari Vince [ADU]	BLDR-024182-2023, CDPNF-006440-2023	ADU	O	2/7/2023		
	260-651-33-00	340 Bach Street	Thralls [ADU]	CDPNF-006020-2023, BLDR-023341-2022	ADU	O	9/19/2023	1	
	260-282-15-00	456 Bristol Rd	Erskine [ADU]	CDPNF-006237-2023, BLDR-023333-2022	ADU	R	9/14/2023		
	258-342-02-00	1027 San Dieguito Drive	Spencer ADU As-Built	CDP-006268-2023, BLDR-023352-2022	ADU	R	9/26/2023		
	258-252-33-00	685 and 691 Requeza Street	Hoag Property MF Det. [ADUs]	CDPNF-006557-2023, BLDR-024128-2023	ADU	R	10/5/2023		
	259-340-51-00	267 Cerro Street	Minardi Accessory Dwelling Unit [ADU]	BLDR-026141-2023, CDPNF-006372-2023	ADU	R	10/23/2023		
	258-343-41-00	1034 Stratford Drive	Walter & Licharz [ADU]	CDPNF-006274-2023, BLDR-023092-2022	ADU	R	10/23/2023		
	260-473-16-00	1120 Judy Lane	Ritchie [ADU]	CDPNF-006266-2023, BLDR- 024981-2023	ADU	O	11/22/2023		
	259-060-26-00	1123 Balour Drive	Hart [ADU]	CDPNF-006282-2023, BLDR-025021-2023	ADU	R	11/17/2023		
	258-130-80-00	258-130-80-00	Quail Meadows	MULTI-003751-2020	5+	R	6/27/2023	72	
	259-060-30-00	1193 Balour Dr		CDPNF-006438-2023	ADU	O	10/5/2023		
	256-293-25-00	341 La Mesa Ave		CDPNF-006208-2023	ADU	O	12/19/2023		

Housing Element Annual Progress Report

Project Proposed Units - Affordability by Household Incomes								Total Approved Units by Project	Total Disapproved Units by Project	Streamlining
		1	5			6		7	8	9
Current APN	Street Address	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate- Income Deed Restricted	Moderate- Income Non Deed Restricted	Above Moderate- Income	Total <u>PROPOSED</u> Units by Project	Total <u>APPROVED</u> Units by project	Total <u>DISAPPROVED</u> Units by Project	Please select streamlining provision/s the application was submitted pursuant to.
259-271-29-00	1031 Aloha Drive					1	1	1		NONE
260-651-33-00	340 Bach Street						1	1		NONE
260-282-15-00	456 Bristol Rd				1		1	1		NONE
258-342-02-00	1027 San Dieguito Drive				1		1	1		NONE
258-252-33-00	685 and 691 Requeza Street					2	2	2		NONE
259-340-51-00	267 Cerro Street					1	1	1		NONE
258-343-41-00	1034 Stratford Drive					1	1	1		NONE
260-473-16-00	1120 Judy Lane					1	1	1		NONE
259-060-26-00	1123 Balour Drive					1	1	1		NONE
258-130-80-00	258-130-80-00					413	485			NONE
259-060-30-00	1193 Balour Dr					1	1			NONE
256-293-25-00	341 La Mesa Ave					1	1			NONE

Housing Element Annual Progress Report

Project Information		Density Bonus Law Applications		Application Status	Project Type	Notes
1		10		11	12	13
Current APN	Street Address	Did the housing development application seek incentives or concessions pursuant to Government Code section 65915?	Were incentives or concessions requested pursuant to Government Code section 65915 approved?	Please indicate the status of the application.	Is the project considered a ministerial project or discretionary project?	Notes ⁺
259-271-29-00	1031 Aloha Drive	No	N/A	Approved	Ministerial	Approval Date 9/20/2023
260-651-33-00	340 Bach Street	No	N/A	Approved	Ministerial	Plan complete date 10/17/2023
260-282-15-00	456 Bristol Rd	No	N/A	Approved	Ministerial	Plan complete date 10/12/2023
258-342-02-00	1027 San Dieguito Drive	No	N/A	Approved	Ministerial	Plan complete date 10/24/2023
258-252-33-00	685 and 691 Requeza Street	No	N/A	Approved	Ministerial	Plan complete date 11/23/2023
259-340-51-00	267 Cerro Street	No	N/A	Approved	Ministerial	Plan complete date 11/09/2023
258-343-41-00	1034 Stratford Drive	No	N/A	Approved	Ministerial	Plan complete date 11/20/2023
260-473-16-00	1120 Judy Lane	No	N/A	Approved	Ministerial	Approved in 2024
259-060-26-00	1123 Balour Drive	No	N/A	Approved	Ministerial	Approved in 2024
258-130-80-00	258-130-80-00	Yes	N/A	Pending	Discretionary	
259-060-30-00	1193 Balour Dr	No	N/A	Pending	Ministerial	
256-293-25-00	341 La Mesa Ave	No	N/A	Pending	Ministerial	

Housing Element Annual Progress Report

Project Identifier					Unit Types		Date Application Submitted	Pr	
1					2	3	4		
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
	258-350-41-00	753 Requeza St	Paonessa Residence [Single-family]	CDP-004465-2021	SFD	O	5/2/2023		
	258-350-41-00	753 Requeza St	Paonessa Residence [ADU]	CDP-004465-2021	ADU	O	5/3/2023		
	258-274-01-00	661 Melba	Melba [Single-family]	DR-006251-2023, MULTI-006250-2023, SUB-006769-2023, CDP-006253-2023, CDP-006252-2023	SFD	O	10/2/2023		
	258-274-01-00	661 Melba	Melba [ADU and JADU]	DR-006251-2023, MULTI-006250-2023, SUB-006769-2023, CDP-006253-2023, CDP-006252-2023	ADU	O	10/2/2023		
	254-330-13-00	936 Hymettus Ave	Anderson Lot Split [Single-family Parcel 3]	CDP-004850-2021, SUB-004851-2021, MULTI-004849-2021	SFD	O	8/8/2023		
	254-330-13-00	936 Hymettus Ave	Anderson Lot Split [Single-family Parcel 2]	CDP-004852-2021, SUB-004851-2021, MULTI-004849-2021	SFD	O	8/8/2023		
	258-232-34-00	802 Arden	802 Arden NSFR	MULTI-004447-2021, CDP-004448-2021	SFD	O	6/2/2023		

Housing Element Annual Progress Report

Project Proposed Units - Affordability by Household Incomes								Total Approved Units by Project	Total Disapproved Units by Project	Streamlining
1		5					6	7	8	9
Current APN	Street Address	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate- Income Deed Restricted	Moderate- Income Non Deed Restricted	Above Moderate- Income	Total <u>PROPOSED</u> Units by Project	Total <u>APPROVED</u> Units by project	Total <u>DISAPPROVED</u> Units by Project	Please select streamlining provision/s the application was submitted pursuant to.
258-350-41-00	753 Requeza St					1	1	1		NONE
258-350-41-00	753 Requeza St					1	1	1		NONE
258-274-01-00	661 Melba					1	1			NONE
258-274-01-00	661 Melba					2	2			NONE
254-330-13-00	936 Hymettus Ave					1	1	1		NONE
254-330-13-00	936 Hymettus Ave					1	1	2		NONE
258-232-34-00	802 Arden					1	1	1		NONE

Housing Element Annual Progress Report

Project Information		Density Bonus Law Applications		Application Status	Project Type	Notes
1		10		11	12	13
Current APN	Street Address	Did the housing development application seek incentives or concessions pursuant to Government Code section 65915?	Were incentives or concessions requested pursuant to Government Code section 65915 approved?	Please indicate the status of the application.	Is the project considered a ministerial project or discretionary project?	Notes ⁺
258-350-41-00	753 Requeza St	No	N/A	Approved	Discretionary	Approval date 5/30/2023
258-350-41-00	753 Requeza St	No	N/A	Approved	Ministerial	Approval date 5/30/2023
258-274-01-00	661 Melba	No	N/A	Pending	Discretionary	N/A
258-274-01-00	661 Melba	No	No	Pending	Discretionary	N/A
254-330-13-00	936 Hymettus Ave	No	N/A	Approved	Discretionary	Approval date 9/5/2023
254-330-13-00	936 Hymettus Ave	No	N/A	Approved	Discretionary	Approval date 9/5/2023
258-232-34-00	802 Arden	No	N/A	Approved	Discretionary	Approval date 6/30/2023

Housing Element Annual Progress Report

Project Identifier					Unit Types		Date Application Submitted	Pr	
1					2	3	4		
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
	258-101-12-00	651 Cornish	Saxten Residence [Single-family]	MULTI-005821-2022, CDP-004692-2021, USE-005822-2022	SFD	O	9/21/2023		
	258-101-12-01	652 Cornish	Saxten Residence [ADU]	MULTI-005821-2022, CDP-004692-2021, USE-005822-2023	ADU	O	9/21/2023		
	257-011-28-00	501 Quail Gardens	Salameh - Quail Gardens [Single-family]	MULTI-005793-2022	SFD	O	5/15/2023		
	257-011-28-00	501 Quail Gardens	Salameh - Quail Gardens [Single-family]	MULTI-005797-2022	SFD	O	7/14/2023		
	257-011-28-00	501 Quail Gardens	Salameh - Quail Gardens [ADU]	MULTI-005797-2022	ADU	O	9/26/2023		
	256-262-05-00	487 Neptune Ave	Miller Residence [Single-family]	CDP-005756-2022	SFD	O	9/26/2023		
	256-262-05-00	487 Neptune Ave	Miller Residence [ADU]	CDP-005756-2022	ADU	O	9/26/2023		
	256-420-27-00	459 Arroyo Drive	Swiley Residence	CDP-005066-2021	SFD	O	8/2/2023		
	256-271-23-00	452 La Veta Avenue	Polloreno Residence	CDP-004990-2021	SFD	O	5/2/2023		

Housing Element Annual Progress Report

Project Proposed Units - Affordability by Household Incomes								Total Approved Units by Project	Total Disapproved Units by Project	Streamlining
1		5					6	7	8	9
Current APN	Street Address	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate- Income Deed Restricted	Moderate- Income Non Deed Restricted	Above Moderate- Income	Total <u>PROPOSED</u> Units by Project	Total <u>APPROVED</u> Units by project	Total <u>DISAPPROVED</u> Units by Project	Please select streamlining provision/s the application was submitted pursuant to.
258-101-12-00	651 Cornish					1	1	1		NONE
258-101-12-01	652 Cornish					1	1	1		NONE
257-011-28-00	501 Quail Gardens					1	1			SB 9 (2021) - Residential Lot Split
257-011-28-00	501 Quail Gardens					1	1			SB 9 (2021) - Residential Lot Split
257-011-28-00	501 Quail Gardens					1	1			SB 9 (2021) - Residential Lot Split
256-262-05-00	487 Neptune Ave					1	1	1		NONE
256-262-05-00	487 Neptune Ave					1	1	1		NONE
256-420-27-00	459 Arroyo Drive					1	1	1		NONE
256-271-23-00	452 La Veta Avenue					1	1	1		NONE

Housing Element Annual Progress Report

Project Information		Density Bonus Law Applications		Application Status	Project Type	Notes
1	2	10		11	12	13
Current APN	Street Address	Did the housing development application seek incentives or concessions pursuant to Government Code section 65915?	Were incentives or concessions requested pursuant to Government Code section 65915 approved?	Please indicate the status of the application.	Is the project considered a ministerial project or discretionary project?	Notes ⁺
258-101-12-00	651 Cornish	No	N/A	Approved	Discretionary	Approval date 10/19/2023
258-101-12-01	652 Cornish	No	N/A	Approved	Discretionary	Approval date 10/19/2023
257-011-28-00	501 Quail Gardens	No	N/A	Pending	Ministerial	N/A
257-011-28-00	501 Quail Gardens	No	N/A	Pending	Ministerial	N/A
257-011-28-00	501 Quail Gardens	No	N/A	Pending	Ministerial	N/A
256-262-05-00	487 Neptune Ave	No	N/A	Approved	Discretionary	Approval date 10/24/2023
256-262-05-00	487 Neptune Ave	No	N/A	Approved	Discretionary	Approval date 10/24/2023
256-420-27-00	459 Arroyo Drive	No	N/A	Approved	Discretionary	Approval date 8/30/2023
256-271-23-00	452 La Veta Avenue	No	N/A	Approved	Discretionary	Approval date 5/30/2023

Housing Element Annual Progress Report

Project Identifier					Unit Types		Date Application Submitted	Pr	
1					2	3	4		
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
	254-362-37-00	834 Leucadia	Sanford Single Family Residence Lot 5 [ADU]	CDP-006062-2023	ADU	O	7/24/2023		
	259-390-25-00	817 Crest Dr		CDPNF-006834-2023	ADU	O	5/26/2023		
	260-275-30-00	1749 San Elijo Avenue	Reef House	CDP-005073-2021	SFD	O	5/8/2023		
	258-350-55-00	805 Bracero Rc	Bracero ADU	CDPNF-006263-2023	ADU	O	12/17/2023		
	260-261-02-00	1610 Summit Avenue	McGrath House	CDP-005577-2022	SFD	O	10/20/2023		
	254-362-37-00	834 Leucadia	Sanford Single Family Residence Lot 5 [Single-family]	CDP-006062-2023	SFD	O	7/24/2023		
	254-173-32-00	1605 Burgundy Road		CDP-004026-2020, BLDR-018487-2022	SFD	O	12/7/2022		
	254-221-38-00	1465 Neptune Avenue	Meardon Residence	CDP-005723-2022	SFD	O	10/10/2023		
	262-080-34-00	1270 Berryman Canyon		CDPNF-006570-2023	ADU	O	10/26/2023		
	256-314-59-00	397 Sunset Dr	Lagasse Residence [Single-family]	CDP-005670-2022	SFD	O	10/2/2023		
	256-314-59-01	397 Sunset Dr	Lagasse Residence [ADU]	CDP-005670-2023	ADU	O	10/2/2023		
	256-293-37-00	387 La Mesa Ave	El Portal Beach Residence [Single-family]	CDP-004803-2021	SFD	O	5/22/2023		
	256-293-37-00	387 La Mesa Ave	El Portal Beach Residence [ADU]	CDP-004803-2021	ADU	O	5/22/2023		
	256-281-13-00	391 Neptune Ave	Neptune [Single-family]	CDP-004661-2021	SFD	O	12/27/2022		

Housing Element Annual Progress Report

Project Proposed Units - Affordability by Household Incomes								Total Approved Units by Project	Total Disapproved Units by Project	Streamlining
		1	5				6	7	8	9
Current APN	Street Address	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate- Income Deed Restricted	Moderate- Income Non Deed Restricted	Above Moderate- Income	Total <u>PROPOSED</u> Units by Project	Total <u>APPROVED</u> Units by project	Total <u>DISAPPROVED</u> Units by Project	Please select streamlining provision/s the application was submitted pursuant to.
254-362-37-00	834 Leucadia					1	1			NONE
259-390-25-00	817 Crest Dr					1	1	1		NONE
260-275-30-00	1749 San Elijo Avenue					1	1			NONE
258-350-55-00	805 Bracero Rc					1	1	1		NONE
260-261-02-00	1610 Summit Avenue					1	1	1		NONE
254-362-37-00	834 Leucadia					1	1			NONE
254-173-32-00	1605 Burgundy Road					1	1	1		NONE
254-221-38-00	1465 Neptune Avenue					1	1	1		NONE
262-080-34-00	1270 Berryman Canyon					1	1			NONE
256-314-59-00	397 Sunset Dr					1	1	1		NONE
256-314-59-01	397 Sunset Dr					1	1	1		NONE
256-293-37-00	387 La Mesa Ave					1	1	1		NONE
256-293-37-00	387 La Mesa Ave					1	1	1		NONE
256-281-13-00	391 Neptune Ave					1	1	1		NONE

Housing Element Annual Progress Report

Project Information		Density Bonus Law Applications		Application Status	Project Type	Notes
1		10		11	12	13
Current APN	Street Address	Did the housing development application seek incentives or concessions pursuant to Government Code section 65915?	Were incentives or concessions requested pursuant to Government Code section 65915 approved?	Please indicate the status of the application.	Is the project considered a ministerial project or discretionary project?	Notes ⁺
254-362-37-00	834 Leucadia	No	N/A	Pending	Discretionary	N/A
259-390-25-00	817 Crest Dr	No	N/A	Approved	Ministerial	N/A
260-275-30-00	1749 San Elijo Avenue	No	N/A	Pending	Discretionary	N/A
258-350-55-00	805 Bracero Rc	No	N/A	Approved	Ministerial	Approval date 5/17/2023
260-261-02-00	1610 Summit Avenue	No	N/A	Approved	Discretionary	Approval date 11/17/2023
254-362-37-00	834 Leucadia	No	N/A	Pending	Discretionary	N/A
254-173-32-00	1605 Burgundy Road	No	N/A	Approved	Discretionary	Approval date 1/4/2023
254-221-38-00	1465 Neptune Avenue	No	N/A	Approved	Discretionary	Approval date 11/7/2023
262-080-34-00	1270 Berryman Canyon	No	N/A	Pending	Ministerial	N/A
256-314-59-00	397 Sunset Dr	No	N/A	Approved	Discretionary	Approval date 10/30/2023
256-314-59-01	397 Sunset Dr	No	N/A	Approved	Discretionary	Approval date 10/30/2023
256-293-37-00	387 La Mesa Ave	No	N/A	Approved	Discretionary	Approval date 6/19/2023
256-293-37-00	387 La Mesa Ave	No	N/A	Approved	Discretionary	Approval date 6/19/2023
256-281-13-00	391 Neptune Ave	No	N/A	Approved	Discretionary	Approval date 1/24/2023

Housing Element Annual Progress Report

Project Identifier					Unit Types		Date Application Submitted	Pr	
1					2	3	4		
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
	256-281-13-00	391 Neptune Ave	Neptune [ADU]	CDP-004661-2021	ADU	O	12/27/2022		
	256-293-41-00	384 La Veta Ave	La Veta Ave Lot 5 [Single-family]	CDP-005202-2022	SFD	O	10/9/2023		
	256-293-41-00	384 La Veta Ave	La Veta Ave Lot 5 [ADU]	CDP-005202-2022	ADU	O	10/9/2023		
	261-112-2000	2442 Oxford Ave	Oxford [Single-family]	CDP-003800-2020	SFD	O	1/26/2023		
	261-112-2000	2442 Oxford Ave	Oxford [ADU]	CDP-003800-2020	ADU	O	1/26/2023		
	254-362-34-00	N/A	Sanford Single Family Residence Lot 2 [Single-family]	CDP-005882-2022	SFD	O	8/10/2023		
	254-362-34-00	N/A	Sanford Single Family Residence Lot 2 [ADU]	CDP-005882-2022	ADU	O	8/10/2023		
	254-362-35-00	N/A	Sanford Single Family Residence Lot 3 [Single-family]	CDP-005887-2023	SFD	O	9/19/2023		
	254-362-35-00	N/A	Sanford Single Family Residence Lot 3 [ADU]	CDP-005887-2023	ADU	O	9/19/2023		
	256-293-37-00	223 El Portal St	El Portal Beach Residence - Lot 44 [Single-family]	CDP-004804-2021	SFD	O	5/22/2023		
	256-293-37-00	223 El Portal St	El Portal Beach Residence - Lot 44 [ADU]	CDP-004804-2021	ADU	O	5/22/2023		

Housing Element Annual Progress Report

Project Proposed Units - Affordability by Household Incomes								Total Approved Units by Project	Total Disapproved Units by Project	Streamlining
		1	5			6		7	8	9
Current APN	Street Address	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate- Income Deed Restricted	Moderate- Income Non Deed Restricted	Above Moderate- Income	Total <u>PROPOSED</u> Units by Project	Total <u>APPROVED</u> Units by project	Total <u>DISAPPROVED</u> Units by Project	Please select streamlining provision/s the application was submitted pursuant to.
256-281-13-00	391 Neptune Ave					1	1	1		NONE
256-293-41-00	384 La Veta Ave					1	1	1		NONE
256-293-41-00	384 La Veta Ave					1	1	1		NONE
261-112-2000	2442 Oxford Ave					1	1	1		NONE
261-112-2000	2442 Oxford Ave					1	1	1		NONE
254-362-34-00	N/A					1	1			NONE
254-362-34-00	N/A					1	1			NONE
254-362-35-00	N/A					1	1			NONE
254-362-35-00	N/A					1	1			NONE
256-293-37-00	223 El Portal St					1	1	1		NONE
256-293-37-00	223 El Portal St					1	1	1		NONE

Housing Element Annual Progress Report

Project Information		Density Bonus Law Applications		Application Status	Project Type	Notes
1		10		11	12	13
Current APN	Street Address	Did the housing development application seek incentives or concessions pursuant to Government Code section 65915?	Were incentives or concessions requested pursuant to Government Code section 65915 approved?	Please indicate the status of the application.	Is the project considered a ministerial project or discretionary project?	Notes ⁺
256-281-13-00	391 Neptune Ave	No	N/A	Approved	Discretionary	Approval date 1/24/2023
256-293-41-00	384 La Veta Ave	No	N/A	Approved	Discretionary	Approval date 11/6/2023
256-293-41-00	384 La Veta Ave	No	N/A	Approved	Discretionary	Approval date 11/6/2023
261-112-2000	2442 Oxford Ave	No	N/A	Approved	Discretionary	Approval date 2/23/2023
261-112-2000	2442 Oxford Ave	No	N/A	Approved	Discretionary	Approval date 2/23/2023
254-362-34-00	N/A	No	N/A	Pending	Discretionary	N/A
254-362-34-00	N/A	No	N/A	Pending	Discretionary	N/A
254-362-35-00	N/A	No	N/A	Pending	Discretionary	N/A
254-362-35-00	N/A	No	N/A	Pending	Discretionary	N/A
256-293-37-00	223 El Portal St	No	N/A	Approved	Discretionary	Approval date 6/19/2023
256-293-37-00	223 El Portal St	No	N/A	Approved	Discretionary	Approval date 6/19/2023

Housing Element Annual Progress Report

Project Identifier					Unit Types		Date Application Submitted	Pr	
1					2	3	4		
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
	254-353-20-00		Saxony Residences [Single-family Lot 1]	CDP-006019-2023, MULTI-006016-2023	SFD	O	10/2/2023		
	254-353-20-00		Saxony Residences [ADU Lot 1]	CDP-006019-2023, MULTI-006016-2023	ADU	O	10/2/2023		
	254-353-20-00		Saxony Residences [Single-family Lot 2]	CDP-006019-2023, MULTI-006016-2023	SFD	O	10/2/2023		
	254-353-20-00		Saxony Residences [ADU Lot 2]	CDP-006019-2023, MULTI-006016-2023	ADU	O	10/2/2023		
	260-394-17-00	2065 Mackinnon Ave	Brady SFR [Single-family]	CDP-004886-2021	SFD	O	11/6/2023		
	260-394-17-00	2065 Mackinnon Ave	Brady SFR [ADU]	CDP-004886-2021	ADU	O	11/6/2023		
	261-052-12-00	2387 Newport Ave	Matsalla SFR [Single-family]	BADJ-003505-2019, CDP-003506-2019, MULTI-003501-2019	SFD	O	3/8/2023		
	261-052-12-00	2387 Newport Ave	Matsalla SFR [ADU]	BADJ-003505-2019, CDP-003506-2019, MULTI-003501-2019	ADU	O	3/8/2023		

Housing Element Annual Progress Report

Project Proposed Units - Affordability by Household Incomes								Total Approved Units by Project	Total Disapproved Units by Project	Streamlining
1		5					6	7	8	9
Current APN	Street Address	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate- Income Deed Restricted	Moderate- Income Non Deed Restricted	Above Moderate- Income	Total <u>PROPOSED</u> Units by Project	Total <u>APPROVED</u> Units by project	Total <u>DISAPPROVED</u> Units by Project	Please select streamlining provision/s the application was submitted pursuant to.
						1	1			SB 9 (2021) - Residential Lot Split
254-353-20-00						1	1			SB 9 (2021) - Residential Lot Split
254-353-20-00						1	1			SB 9 (2021) - Residential Lot Split
254-353-20-00						1	1			SB 9 (2021) - Residential Lot Split
254-353-20-00						1	1			SB 9 (2021) - Residential Lot Split
260-394-17-00	2065 Mackinnon Ave					1	1	1		NONE
260-394-17-00	2065 Mackinnon Ave					1	1	1		NONE
261-052-12-00	2387 Newport Ave					1	1	1		NONE
261-052-12-00	2387 Newport Ave					1	1	1		NONE

Housing Element Annual Progress Report

Project Information		Density Bonus Law Applications		Application Status	Project Type	Notes
1		10		11	12	13
Current APN	Street Address	Did the housing development application seek incentives or concessions pursuant to Government Code section 65915?	Were incentives or concessions requested pursuant to Government Code section 65915 approved?	Please indicate the status of the application.	Is the project considered a ministerial project or discretionary project?	Notes ⁺
254-353-20-00		No	No	Pending	Ministerial	N/A
254-353-20-00		No	No	Pending	Ministerial	N/A
254-353-20-00		No	No	Pending	Ministerial	N/A
254-353-20-00		No	N/A	Pending	Discretionary	N/A
260-394-17-00	2065 Mackinnon Ave	No	N/A	Approved	Discretionary	Approval date 12/4/2023
260-394-17-00	2065 Mackinnon Ave	No	N/A	Approved	Discretionary	Approval date 12/4/2023
261-052-12-00	2387 Newport Ave	No	N/A	Approved	Discretionary	Approval date 4/5/2023
261-052-12-00	2387 Newport Ave	No	N/A	Approved	Discretionary	Approval date 4/5/2023

Housing Element Annual Progress Report

Project Identifier					Unit Types		Date Application Submitted	Pr	
1					2	3	4		
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
	258-141-25-00	501 Ocean Bluff Way	Ocean Bluff	SUB-006459-2023, CDP-006445-2023, USE-006446-2023, DR-006444-2023, MULTI-006443-2023	5+	O	11/9/2023	3	
	260-392-15-00	2087 Edinburg ave	Zaiser Residence [Single-family]	BADJ-006137-2023, CDP-006138-2023, MULTI-006136-2023	SFD	O	7/13/2023		
	260-392-15-00	2087 Edinburg ave	Zaiser Residence [ADU]	BADJ-006137-2023, CDP-006138-2023, MULTI-006136-2023	ADU	O	7/13/2023		
	254-111-30-00	159 Sanford St	Sanford Leaf Residence [Single-family]	CDP-005268-2022	SFD	O	9/14/2023		
	254-111-30-00	159 Sanford St	Sanford Leaf Residence [ADU]	CDP-005268-2022	ADU	O	9/14/2023		
	254-111-30-00	159 Sanford St	Sanford Leaf Residence [JADU]	CDP-005268-2022	ADU	O	9/14/2023		
	256-083-12-00	145 Athena St	145 Athena St Residence Remodel [Single-family]	CDP-005251-2022	SFD	O	3/13/2023		
	256-083-12-00	145 Athena St	145 Athena St Residence Remodel [ADU]	CDP-005251-2022	ADU	O	3/13/2023		

Housing Element Annual Progress Report

Project Proposed Units - Affordability by Household Incomes								Total Approved Units by Project	Total Disapproved Units by Project	Streamlining
		1	5				6	7	8	9
Current APN	Street Address	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate- Income Deed Restricted	Moderate- Income Non Deed Restricted	Above Moderate- Income	Total <u>PROPOSED</u> Units by Project	Total <u>APPROVED</u> Units by project	Total <u>DISAPPROVED</u> Units by Project	Please select streamlining provision/s the application was submitted pursuant to.
258-141-25-00	501 Ocean Bluff Way					24	27			NONE
260-392-15-00	2087 Edinburg ave					1	1			NONE
260-392-15-00	2087 Edinburg ave					1	1			NONE
254-111-30-00	159 Sanford St					1	1	1		NONE
254-111-30-00	159 Sanford St					1	1	1		NONE
254-111-30-00	159 Sanford St					1	1	1		NONE
256-083-12-00	145 Athena St					1	1	1		NONE
256-083-12-00	145 Athena St					1	1	1		NONE

Housing Element Annual Progress Report

Project Information		Density Bonus Law Applications		Application Status	Project Type	Notes
1	2	10		11	12	13
Current APN	Street Address	Did the housing development application seek incentives or concessions pursuant to Government Code section 65915?	Were incentives or concessions requested pursuant to Government Code section 65915 approved?	Please indicate the status of the application.	Is the project considered a ministerial project or discretionary project?	Notes ⁺
258-141-25-00	501 Ocean Bluff Way	Yes	N/A	Pending	Discretionary	N/A
260-392-15-00	2087 Edinburg ave	No	N/A	Pending	Discretionary	N/A
260-392-15-00	2087 Edinburg ave	No	N/A	Pending	Discretionary	N/A
254-111-30-00	159 Sanford St	No	N/A	Approved	Discretionary	Approval date 10/12/2023
254-111-30-00	159 Sanford St	No	N/A	Approved	Discretionary	Approval date 10/12/2023
254-111-30-00	159 Sanford St	No	N/A	Approved	Discretionary	Approval date 10/12/2023
256-083-12-00	145 Athena St	No	N/A	Approved	Discretionary	Approval date 4/10/2023
256-083-12-00	145 Athena St	No	N/A	Approved	Discretionary	Approval date 4/10/2023

Housing Element Annual Progress Report

Project Identifier					Unit Types		Date Application Submitted	Pr	
1					2	3	4		
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
	260-621-53-00	1301 Cornish Dr	Siuzdak Duplex Renovation	MULTI-005414-2022	2 to 4	O	7/19/2023		
	254-253-36-00	1201 N Vulcan Ave	Euclyptus Apartments Facade Enhancement	DR-005474-2022, BADJ-006215-2023, CDP-005475-2022, MULTI 005473-2022	ADU	R	9/14/2023		
	260-473-16-00	1120 Judy Ln		CDPNF-006266-2023	ADU	O	11/22/2023		
	259-261-58-00	1114 Crest Dr		CDPNF-006305-2023	ADU	O	10/11/2023		
	254-361-05-00	973 Saxony RD	Wilson Residence [Single-family]	DR-005934-2023, CDP-005933-2023, MULTI-005932-2023	SFD	O	9/25/2023		
	254-361-05-00	973 Saxony RD	Wilson Residence [ADU and Guest House]	DR-005934-2023, CDP-005933-2023, MULTI-005932-2023	ADU	O	9/25/2023		
	254-590-20-00	713 Normandy		CDP-004726-2021	SFD	O	2/1/2023		
	261-081-28-00	2264 Cambridge Ave	Cambridge Twinhomes [Single-family]	DR-004919-2021	SFA	O	2/2/2023		
	261-081-28-00	2264 Cambridge Ave	Cambridge Twinhomes [ADU]	DR-004919-2021	ADU	O	2/2/2023		
	258-342-26-00	1126 Arden Dr		CDPNF-006767-2023	ADU	O	10/18/2023		

Housing Element Annual Progress Report

Project Proposed Units - Affordability by Household Incomes								Total Approved Units by Project	Total Disapproved Units by Project	Streamlining
1		5					6	7	8	9
Current APN	Street Address	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate- Income Deed Restricted	Moderate- Income Non Deed Restricted	Above Moderate- Income	Total <u>PROPOSED</u> Units by Project	Total <u>APPROVED</u> Units by project	Total <u>DISAPPROVED</u> Units by Project	Please select streamlining provision/s the application was submitted pursuant to.
260-621-53-00	1301 Cornish Dr					2	2	2		NONE
254-253-36-00	1201 N Vulcan Ave					1	1	1		NONE
260-473-16-00	1120 Judy Ln					1	1			NONE
259-261-58-00	1114 Crest Dr					1	1			NONE
254-361-05-00	973 Saxony RD					1	1			NONE
254-361-05-00	973 Saxony RD					2	2			NONE
254-590-20-00	713 Normandy					1	1	1		NONE
261-081-28-00	2264 Cambridge Ave					1	1	1		NONE
261-081-28-00	2264 Cambridge Ave					1	1	1		NONE
258-342-26-00	1126 Arden Dr					1	1			NONE

Housing Element Annual Progress Report

Project Information		Density Bonus Law Applications		Application Status	Project Type	Notes
1		10		11	12	13
Current APN	Street Address	Did the housing development application seek incentives or concessions pursuant to Government Code section 65915?	Were incentives or concessions requested pursuant to Government Code section 65915 approved?	Please indicate the status of the application.	Is the project considered a ministerial project or discretionary project?	Notes ⁺
260-621-53-00	1301 Cornish Dr	No	N/A	Approved	Discretionary	Approval date 8/16/2023
254-253-36-00	1201 N Vulcan Ave	No	No	Approved	Discretionary	Approval date 10/12/2023
260-473-16-00	1120 Judy Ln	No	No	Pending	Ministerial	N/A
259-261-58-00	1114 Crest Dr	No	No	Pending	Ministerial	N/A
254-361-05-00	973 Saxony RD	No	No	Pending	Discretionary	N/A
254-361-05-00	973 Saxony RD	No	No	Pending	Discretionary	N/A
254-590-20-00	713 Normandy	No	No	Approved	Discretionary	Approval date 3/1/2023
261-081-28-00	2264 Cambridge Ave	No	No	Approved	Discretionary	Approval date 3/2/2023
261-081-28-00	2264 Cambridge Ave	No	No	Approved	Discretionary	N/A
258-342-26-00	1126 Arden Dr	No	No	Pending	Ministerial	

Housing Element Annual Progress Report

Project Identifier					Unit Types		A	
1					2	3		
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
Summary Row: Start Data Entry Below								
	261-15-064-00	3459 Manchester Ave	Greek Church	MULTI-004672-2021, BADJ-004675-2021, USE-004673-2021, CDP-004676-2021, DR-004674-2021	5+	R		
	261-081-28-00	2258/2262 Cambridge Ave	Cambridge Twinhome [Single- family)	MULTI-004918-2021	SFA	O		
	261-081-28-00	2258/2262 Cambridge Ave	Cambridge Twinhome [ADU]	MULTI-004918-2021	ADU	O		
	254-073-02-00	1825 Wilstone Ave	Brawer Residence [Single-family]	CDP-005434-2022	SFD	O		
	254-073-02-00	1825 Wilstone Ave	Brawer Residence [ADU]	CDP-005434-2022	ADU	O		
	260-261-02-00	Vacant lot (between Verdi and Rubenstein)	McGrath House	CDP-005577-2022	SFD	O		
	258-086-10-00	533 Third Street	Onkka Residence [Single-family]	BLDR-017317-2021	SFD	O		
	258-086-10-00	533 Third Street	Onkka Residence [ADU]	BLDR-017318-2021	ADU	R		

Housing Element Annual Progress Report

Project Identifier ffordability by Household Incomes - Completed Entitlement									
1		4					5	6	
Current APN	Street Address	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate- Income Deed Restricted	Moderate- Income Non Deed Restricted	Above Moderate- Income	Entitlement <u>Date Approved</u>	# of Units issued Entitlements	Very Low- Income Deed Restricted
Start Data Entry Below		58	49	0	2	424		540	9
261-15-064-00	3459 Manchester Ave	12	49				1/19/2023	61	
261-081-28-00	2258/2262 Cambridge Ave					2	3/2/2023	2	
261-081-28-00	2258/2262 Cambridge Ave					2	3/2/2023	2	
254-073-02-00	1825 Wilstone Ave					1	4/24/2023	1	
254-073-02-00	1825 Wilstone Ave					1	4/24/2023	1	
260-261-02-00	Vacant lot (between Verdi and Rubenstein)					1	11/17/2023	1	
258-086-10-00	533 Third Street					1	5/24/2023	1	
258-086-10-00	533 Third Street					1	5/24/2023	1	

Housing Element Annual Progress Report

Project Identifier Affordability by Household Incomes - Building Permits									
1		7						8	9
Current APN	Street Address	Very Low- Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate- Income Deed Restricted	Moderate- Income Non Deed Restricted	Above Moderate- Income	Building Permits <u>Date Issued</u>	# of Units Issued Building Permits
Start Data Entry Below		9	12	1	0	23	214		268
261-15-064-00	3459 Manchester Ave								0
261-081-28-00	2258/2262 Cambridge Ave								0
261-081-28-00	2258/2262 Cambridge Ave								0
254-073-02-00	1825 Wilstone Ave								0
254-073-02-00	1825 Wilstone Ave								0
260-261-02-00	Vacant lot (between Verdi and Rubenstein)								0
258-086-10-00	533 Third Street						1	5/24/2023	1
258-086-10-00	533 Third Street						1	5/24/2023	1

Housing Element Annual Progress Report

Project Identifier		Affordability by Household Incomes - Certificates of Occupancy							
1		10							11
Current APN	Street Address	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>
Start Data Entry Below		1	12	0	2	0	18	82	
261-15-064-00	3459 Manchester Ave								
261-081-28-00	2258/2262 Cambridge Ave								
261-081-28-00	2258/2262 Cambridge Ave								
254-073-02-00	1825 Wilstone Ave								
254-073-02-00	1825 Wilstone Ave								
260-261-02-00	Vacant lot (between Verdi and Rubenstein)								
258-086-10-00	533 Third Street								
258-086-10-00	533 Third Street								

Housing Element Annual Progress Report

Project Identifier				Streamlining	Infill	Housing with Financial Assistance and/or Deed Restrictions	
1		12	13	14	15	16	17
Current APN	Street Address	# of Units issued Certificates of Occupancy or other forms of readiness	How many of the units were Extremely Low Income?	Please select the streamlining provision the project was APPROVED pursuant to. (may select multiple)	Infill Units? Y/N ⁺	Assistance Programs for Each Development (may select multiple - see instructions)	Deed Restriction Type (may select multiple - see instructions)
Start Data Entry Below		115	9				
261-15-064-00	3459 Manchester Ave	0	0	NONE	Y		DB, INC
261-081-28-00	2258/2262 Cambridge Ave	0	0	NONE	Y		
261-081-28-00	2258/2262 Cambridge Ave	0	0	NONE	Y		
254-073-02-00	1825 Wilstone Ave	0	0	NONE	Y		
254-073-02-00	1825 Wilstone Ave	0	0	NONE	Y		
260-261-02-00	Vacant lot (between Verdi and Rubenstein)	0	0	NONE	Y		
258-086-10-00	533 Third Street	0	0	NONE	Y		
258-086-10-00	533 Third Street	0	0	NONE	Y		

Housing Element Annual Progress Report

Project Identifier		Housing without Financial Assistance or Deed Restrictions	Term of Affordability or Deed Restriction	Demolished/Destroyed Units		
1		18	19	20		
Current APN	Street Address	For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)	Term of Affordability or Deed Restriction (years) (if affordable in perpetuity enter 1000) ⁺	Number of Demolished/Destroyed Units	Demolished or Destroyed Units	Demolished/Destroyed Units Owner or Renter
Start Data Entry Below				6		
261-15-064-00	3459 Manchester Ave	COMMITMENT LETTER ON FILE	1000			
261-081-28-00	2258/2262 Cambridge Ave					
261-081-28-00	2258/2262 Cambridge Ave					
254-073-02-00	1825 Wilstone Ave					
254-073-02-00	1825 Wilstone Ave					
260-261-02-00	Vacant lot (between Verdi and Rubenstein)					
258-086-10-00	533 Third Street			1		
258-086-10-00	533 Third Street					

Housing Element Annual Progress Report

Project Identifier		Density Bonus				Notes
1		21	22	23	24	25
Current APN	Street Address	Total Density Bonus Applied to the Project (Percentage Increase in Total Allowable Units or Total Maximum Allowable Residential Gross Floor Area)	Number of Other Incentives, Concessions, Waivers, or Other Modifications Given to the Project (Excluding Parking Waivers or Parking Reductions)	List the incentives, concessions, waivers, and modifications (Excluding Parking Waivers or Parking Modifications)	Did the project receive a reduction or waiver of parking standards? (Y/N)	Notes ⁺
Start Data Entry Below						
261-15-064-00	3459 Manchester Ave	35.0%	1	Development Standards Modification	Yes	3 DB units deed restricted for 55 years, 9 INC units deed restricted in perpetuity
261-081-28-00	2258/2262 Cambridge Ave					
261-081-28-00	2258/2262 Cambridge Ave					
254-073-02-00	1825 Wilstone Ave					
254-073-02-00	1825 Wilstone Ave					
260-261-02-00	Vacant lot (between Verdi and Rubenstein)					
258-086-10-00	533 Third Street					
258-086-10-00	533 Third Street					

Housing Element Annual Progress Report

Project Identifier					Unit Types		A	
1					2	3		
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
	256-392-06-00, 256-392-11-00, 256-392-12-00	158, 184, 186 North Coast Highway 101	The Captain - Moonlight Mixed Use	MULTI-004729-2021, SUB-004731-2021, DR-004730- 2021, CDP-004732-2021, SIGN-006495-2023	5+	R	4	
	254-144-01-00, 216-110-35-00	NE corner of Piraeus Street and Plato Place	Piraeus Point	MULTI-005158-2022	5+	O		
	258-031-12-00, 258-031-15-00, 258-031-11-00	102 and 118 Second Street	Burtech Mixed Use Project	MULTI-004198-2020, SUB-004200-2020, DR-004201- 2020, USE-004866-2021, CDPNF-004203-2020	5+	O	2	
	258-111-16-00, 258-130-34-00, 258-130-81-00, and 258-130-45-	550-590 and 696 Encinitas Boulevard	Moonlight Apartments	MULTI-004979-2021, DR-004980-2021, BADJ-004981-2021, CDP-004982-2021	5+	R		
	260-404-09-00	2143 Oxford Avenue	La Rue Twinhomes [SFA]	MULTI-005336-2022, DR-005337-2022, CDP-005338-2022	SFA	O		
	260-404-09-00	2143 Oxford Avenue	La Rue Twinhomes [ADU]	MULTI-005336-2022, DR-005337-2022, CDP-005338-2022	ADU	O		

Housing Element Annual Progress Report

Project Identifier ffordability by Household Incomes - Completed Entitlement									
1		4					5	6	
Current APN	Street Address	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate- Income Deed Restricted	Moderate- Income Non Deed Restricted	Above Moderate- Income	Entitlement <u>Date Approved</u>	# of Units issued Entitlements	Very Low- Income Deed Restricted
256-392-06-00, 256-392-11-00, 256-392-12-00	158, 184, 186 North Coast Highway 101					41	10/18/2023	45	
254-144-01-00, 216-110-35-00	NE corner of Piraeus Street and Plato Place	15				135	8/23/2023	150	
258-031-12-00, 258-031-15-00, 258-031-11-00	102 and 118 Second Street	1				13	12/21/2023	16	
258-111-16-00, 258-130-34-00, 258-130-81-00, and 258-130-45-	550-590 and 696 Encinitas Boulevard	30				172	6/15/2023	202	
260-404-09-00	2143 Oxford Avenue					2	10/19/2023	2	
260-404-09-00	2143 Oxford Avenue					2	10/19/2023	2	

Housing Element Annual Progress Report

Project IdentifierAffordability by Household Incomes - Building Permits									
1		7						8	9
Current APN	Street Address	Very Low-Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Building Permits Date Issued	# of Units Issued Building Permits
256-392-06-00, 256-392-11-00, 256-392-12-00	158, 184, 186 North Coast Highway 101								0
254-144-01-00, 216-110-35-00	NE corner of Piraeus Street and Plato Place								0
258-031-12-00, 258-031-15-00, 258-031-11-00	102 and 118 Second Street								0
258-111-16-00, 258-130-34-00, 258-130-81-00, and 258-130-45-	550-590 and 696 Encinitas Boulevard								0
260-404-09-00	2143 Oxford Avenue								0
260-404-09-00	2143 Oxford Avenue								0

Housing Element Annual Progress Report

Project Identifier		Affordability by Household Incomes - Certificates of Occupancy							
1		10							11
Current APN	Street Address	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>
256-392-06-00, 256-392-11-00, 256-392-12-00	158, 184, 186 North Coast Highway 101								
254-144-01-00, 216-110-35-00	NE corner of Piraeus Street and Plato Place								
258-031-12-00, 258-031-15-00, 258-031-11-00	102 and 118 Second Street								
258-111-16-00, 258-130-34-00, 258-130-81-00, and 258-130-45-	550-590 and 696 Encinitas Boulevard								
260-404-09-00	2143 Oxford Avenue								
260-404-09-00	2143 Oxford Avenue								

Housing Element Annual Progress Report

Project Identifier				Streamlining	Infill	Housing with Financial Assistance and/or Deed Restrictions	
1		12	13	14	15	16	17
Current APN	Street Address	# of Units issued Certificates of Occupancy or other forms of readiness	How many of the units were Extremely Low Income?	Please select the streamlining provision the project was APPROVED pursuant to. (may select multiple)	Infill Units? Y/N ⁺	Assistance Programs for Each Development (may select multiple - see instructions)	Deed Restriction Type (may select multiple - see instructions)
256-392-06-00, 256-392-11-00, 256-392-12-00	158, 184, 186 North Coast Highway 101		0	0	NONE	Y	
254-144-01-00, 216-110-35-00	NE corner of Piraeus Street and Plato Place		0	NONE	Y		DB, INC
258-031-12-00, 258-031-15-00, 258-031-11-00	102 and 118 Second Street		0	NONE	Y		DB, INC
258-111-16-00, 258-130-34-00, 258-130-81-00, and 258-130-45-	550-590 and 696 Encinitas Boulevard		0	NONE	Y		DB, INC
260-404-09-00	2143 Oxford Avenue		0	NONE	Y		
260-404-09-00	2143 Oxford Avenue		0	NONE	Y		

Housing Element Annual Progress Report

Project Identifier		Housing without Financial Assistance or Deed Restrictions	Term of Affordability or Deed Restriction	Demolished/Destroyed Units		
1		18	19	20		
Current APN	Street Address	For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)	Term of Affordability or Deed Restriction (years) (if affordable in perpetuity enter 1000) ⁺	Number of Demolished/Destroyed Units	Demolished or Destroyed Units	Demolished/Destroyed Units Owner or Renter
256-392-06-00, 256-392-11-00, 256-392-12-00	158, 184, 186 North Coast Highway 101		1000			
254-144-01-00, 216-110-35-00	NE corner of Piraeus Street and Plato Place		1000			
258-031-12-00, 258-031-15-00, 258-031-11-00	102 and 118 Second Street		1000			
258-111-16-00, 258-130-34-00, 258-130-81-00, and 258-130-45-	550-590 and 696 Encinitas Boulevard		1000			
260-404-09-00	2143 Oxford Avenue					
260-404-09-00	2143 Oxford Avenue					

Housing Element Annual Progress Report

Project Identifier		Density Bonus				Notes
1		21	22	23	24	25
Current APN	Street Address	Total Density Bonus Applied to the Project (Percentage Increase in Total Allowable Units or Total Maximum Allowable Residential Gross Floor Area)	Number of Other Incentives, Concessions, Waivers, or Other Modifications Given to the Project (Excluding Parking Waivers or Parking Reductions)	List the incentives, concessions, waivers, and modifications (Excluding Parking Waivers or Parking Modifications)	Did the project receive a reduction or waiver of parking standards? (Y/N)	Notes ⁺
256-392-06-00, 256-392-11-00, 256-392-12-00	158, 184, 186 North Coast Highway 101	35.0%	3	Development Standards Modification	Yes	4 INC units deed restricted in perpetuity
254-144-01-00, 216-110-35-00	NE corner of Piraeus Street and Plato Place	50.0%	2	Development Standards Modification	Yes	15 INC units deed restrict
258-031-12-00, 258-031-15-00, 258-031-11-00	102 and 118 Second Street	50.0%	3	Development Standards Modification	Yes	1 DB unit deed restricted for 55 years, 2 INC units deed restricted in perpetuity
258-111-16-00, 258-130-34-00, 258-130-81-00, and 258-130-45-	550-590 and 696 Encinitas Boulevard	35.0%	3	Development Standards Modification	Yes	10 DB units deed restricted for 55 years, 20 INC units deed restricted in perpetuity
260-404-09-00	2143 Oxford Avenue					
260-404-09-00	2143 Oxford Avenue					

Housing Element Annual Progress Report

Project Identifier					Unit Types		A	
1					2	3		
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
	264-222-41-00	3128 Dusty Trail		BLDR-010731-2020	ADU	R		
	258-343-19-00	220 Santa Fe Rd		BLDR-014171-2021	ADU	R		
	262-120-48-00	1523 Juniperhill Dr		BLDR-014766-2021	ADU	R		
	256-411-03-00	313 Sunset Dr		BLDR-015377-2021	ADU	O		
	258-122-30-00	650 Requeza St		BLDR-015468-2021	ADU	O		
	264-310-31-00	2268 11th St		BLDR-015526-2021	ADU	O		
	256-040-76-00	808 Hygeia Ave		BLDR-015962-2021	ADU	O		
	256-040-76-00	802 Hygeia Ave		BLDR-015963-2021	ADU	O		
	256-163-02-00	887 Del Riego Ave		BLDR-016269-2021	ADU	O		
	256-271-23-00	452 La Veta Ave	Polloreno Residence [ADU]	BLDR-016620-2021	ADU	R		
	260-213-13-00	1264 Torrey Dr		BLDR-017093-2021	ADU	O		
	258-090-31-00	93 N Vulcan Ave		BLDR-017263-2021	ADU	R		
	258-090-31-00	91 N Vulcan Ave		BLDR-017264-2021	ADU	R		
	264-390-14-00	3434 Lone Hill Ln		BLDR-017302-2021	ADU	R		
	258-041-17-00	217 5th St		BLDR-017313-2021	ADU	O		
	254-381-08-00	467 E Glaucus St		BLDR-017497-2021	ADU	O		
	259-160-24-00	937 Doris Dr		BLDR-017691-2021	ADU	R		
	256-400-60-00	245 N Vulcan Ave		BLDR-018047-2021	ADU	O		
	258-233-04-00	727 Arden Dr		BLDR-018085-2021	ADU	O		
	260-393-19-00	2036 Mackinnon Ave		BLDR-018117-2021	ADU	R		
	258-022-16-00	318 A St		BLDR-018723-2022	ADU	R		
	258-022-16-00	320 A St		BLDR-018762-2022	ADU	R		

Housing Element Annual Progress Report

Project Identifier ffordability by Household Incomes - Completed Entitlement									
1		4					5	6	
Current APN	Street Address	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate- Income Deed Restricted	Moderate- Income Non Deed Restricted	Above Moderate- Income	Entitlement <u>Date Approved</u>	# of Units issued Entitlements	Very Low- Income Deed Restricted
264-222-41-00	3128 Dusty Trail							0	
258-343-19-00	220 Santa Fe Rd							0	
262-120-48-00	1523 Juniperhill Dr							0	
256-411-03-00	313 Sunset Dr							0	
258-122-30-00	650 Requeza St							0	
264-310-31-00	2268 11th St							0	
256-040-76-00	808 Hygeia Ave							0	
256-040-76-00	802 Hygeia Ave							0	
256-163-02-00	887 Del Riego Ave							0	
256-271-23-00	452 La Veta Ave							0	
260-213-13-00	1264 Torrey Dr							0	
258-090-31-00	93 N Vulcan Ave							0	
258-090-31-00	91 N Vulcan Ave							0	
264-390-14-00	3434 Lone Hill Ln							0	
258-041-17-00	217 5th St							0	
254-381-08-00	467 E Glaucus St							0	
259-160-24-00	937 Doris Dr							0	
256-400-60-00	245 N Vulcan Ave							0	
258-233-04-00	727 Arden Dr							0	
260-393-19-00	2036 Mackinnon Ave							0	
258-022-16-00	318 A St							0	
258-022-16-00	320 A St							0	

Housing Element Annual Progress Report

Project Identifier Affordability by Household Incomes - Building Permits									
1		7						8	9
Current APN	Street Address	Very Low- Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate- Income Deed Restricted	Moderate- Income Non Deed Restricted	Above Moderate- Income	Building Permits <u>Date Issued</u>	# of Units Issued Building Permits
264-222-41-00	3128 Dusty Trail						1	9/12/2023	1
258-343-19-00	220 Santa Fe Rd						1	2/9/2023	1
262-120-48-00	1523 Juniperhill Dr					1		9/28/2023	1
256-411-03-00	313 Sunset Dr					1		7/11/2023	1
258-122-30-00	650 Requeza St						1	1/17/2023	1
264-310-31-00	2268 11th St						1	4/26/2023	1
256-040-76-00	808 Hygeia Ave					1		8/28/2023	1
256-040-76-00	802 Hygeia Ave						1	8/28/2023	1
256-163-02-00	887 Del Riego Ave	1						6/13/2023	1
256-271-23-00	452 La Veta Ave						1	10/24/2023	1
260-213-13-00	1264 Torrey Dr						1	10/24/2023	1
258-090-31-00	93 N Vulcan Ave						1	2/15/2023	1
258-090-31-00	91 N Vulcan Ave						1	2/15/2023	1
264-390-14-00	3434 Lone Hill Ln					1		8/14/2023	1
258-041-17-00	217 5th St						1	5/9/2023	1
254-381-08-00	467 E Glaucus St						1	6/14/2023	1
259-160-24-00	937 Doris Dr						1	9/5/2023	1
256-400-60-00	245 N Vulcan Ave						1	1/9/2023	1
258-233-04-00	727 Arden Dr						1	11/21/2023	1
260-393-19-00	2036 Mackinnon Ave						1	4/6/2023	1
258-022-16-00	318 A St						1	8/31/2023	1
258-022-16-00	320 A St						1	9/11/2023	1

Housing Element Annual Progress Report

Project Identifier		Affordability by Household Incomes - Certificates of Occupancy							
1		10							11
Current APN	Street Address	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>
264-222-41-00	3128 Dusty Trail								
258-343-19-00	220 Santa Fe Rd								
262-120-48-00	1523 Juniperhill Dr								
256-411-03-00	313 Sunset Dr								
258-122-30-00	650 Requeza St								
264-310-31-00	2268 11th St								
256-040-76-00	808 Hygeia Ave								
256-040-76-00	802 Hygeia Ave								
256-163-02-00	887 Del Riego Ave								
256-271-23-00	452 La Veta Ave								
260-213-13-00	1264 Torrey Dr								
258-090-31-00	93 N Vulcan Ave								
258-090-31-00	91 N Vulcan Ave								
264-390-14-00	3434 Lone Hill Ln								
258-041-17-00	217 5th St								
254-381-08-00	467 E Glaucus St								
259-160-24-00	937 Doris Dr								
256-400-60-00	245 N Vulcan Ave								
258-233-04-00	727 Arden Dr								
260-393-19-00	2036 Mackinnon Ave								
258-022-16-00	318 A St								
258-022-16-00	320 A St								

Housing Element Annual Progress Report

Project Identifier				Streamlining	Infill	Housing with Financial Assistance and/or Deed Restrictions	
1		12	13	14	15	16	17
Current APN	Street Address	# of Units issued Certificates of Occupancy or other forms of readiness	How many of the units were Extremely Low Income?	Please select the streamlining provision the project was APPROVED pursuant to. (may select multiple)	Infill Units? Y/N ⁺	Assistance Programs for Each Development (may select multiple - see instructions)	Deed Restriction Type (may select multiple - see instructions)
264-222-41-00	3128 Dusty Trail	0	0	NONE	Y		
258-343-19-00	220 Santa Fe Rd	0	0	NONE	Y		
262-120-48-00	1523 Juniperhill Dr	0	0	NONE	Y		
256-411-03-00	313 Sunset Dr	0	0	NONE	Y		
258-122-30-00	650 Requeza St	0	0	NONE	Y		
264-310-31-00	2268 11th St	0	0	NONE	Y		
256-040-76-00	808 Hygeia Ave	0	0	NONE	Y		
256-040-76-00	802 Hygeia Ave	0	0	NONE	Y		
256-163-02-00	887 Del Riego Ave	0	1	NONE	Y		
256-271-23-00	452 La Veta Ave	0	0	NONE	Y		
260-213-13-00	1264 Torrey Dr	0	0	NONE	Y		
258-090-31-00	93 N Vulcan Ave	0	0	NONE	Y		
258-090-31-00	91 N Vulcan Ave	0	0	NONE	Y		
264-390-14-00	3434 Lone Hill Ln	0	0	NONE	Y		
258-041-17-00	217 5th St	0	0	NONE	Y		
254-381-08-00	467 E Glaucus St	0	0	NONE	Y		
259-160-24-00	937 Doris Dr	0	0	NONE	Y		
256-400-60-00	245 N Vulcan Ave	0	0	NONE	Y		
258-233-04-00	727 Arden Dr	0	0	NONE	Y		
260-393-19-00	2036 Mackinnon Ave	0	0	NONE	Y		
258-022-16-00	318 A St	0	0	NONE	Y		
258-022-16-00	320 A St	0	0	NONE	Y		

Housing Element Annual Progress Report

Project Identifier		Housing without Financial Assistance or Deed Restrictions	Term of Affordability or Deed Restriction	Demolished/Destroyed Units		
1		18	19	20		
Current APN	Street Address	For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)	Term of Affordability or Deed Restriction (years) (if affordable in perpetuity enter 1000) ⁺	Number of Demolished/Destroyed Units	Demolished or Destroyed Units	Demolished/Destroyed Units Owner or Renter
264-222-41-00	3128 Dusty Trail					
258-343-19-00	220 Santa Fe Rd					
262-120-48-00	1523 Juniperhill Dr	SURVEY				
256-411-03-00	313 Sunset Dr	SURVEY				
258-122-30-00	650 Requeza St					
264-310-31-00	2268 11th St					
256-040-76-00	808 Hygeia Ave	SURVEY				
256-040-76-00	802 Hygeia Ave					
256-163-02-00	887 Del Riego Ave	SURVEY				
256-271-23-00	452 La Veta Ave					
260-213-13-00	1264 Torrey Dr					
258-090-31-00	93 N Vulcan Ave					
258-090-31-00	91 N Vulcan Ave					
264-390-14-00	3434 Lone Hill Ln	SURVEY				
258-041-17-00	217 5th St					
254-381-08-00	467 E Glaucus St					
259-160-24-00	937 Doris Dr					
256-400-60-00	245 N Vulcan Ave					
258-233-04-00	727 Arden Dr					
260-393-19-00	2036 Mackinnon Ave					
258-022-16-00	318 A St					
258-022-16-00	320 A St					

Housing Element Annual Progress Report

Project Identifier		Density Bonus				Notes
1		21	22	23	24	25
Current APN	Street Address	Total Density Bonus Applied to the Project (Percentage Increase in Total Allowable Units or Total Maximum Allowable Residential Gross Floor Area)	Number of Other Incentives, Concessions, Waivers, or Other Modifications Given to the Project (Excluding Parking Waivers or Parking Reductions)	List the incentives, concessions, waivers, and modifications (Excluding Parking Waivers or Parking Modifications)	Did the project receive a reduction or waiver of parking standards? (Y/N)	Notes ⁺
264-222-41-00	3128 Dusty Trail					
258-343-19-00	220 Santa Fe Rd					
262-120-48-00	1523 Juniperhill Dr					
256-411-03-00	313 Sunset Dr					
258-122-30-00	650 Requeza St					
264-310-31-00	2268 11th St					
256-040-76-00	808 Hygeia Ave					
256-040-76-00	802 Hygeia Ave					
256-163-02-00	887 Del Riego Ave					
256-271-23-00	452 La Veta Ave					
260-213-13-00	1264 Torrey Dr					
258-090-31-00	93 N Vulcan Ave					
258-090-31-00	91 N Vulcan Ave					
264-390-14-00	3434 Lone Hill Ln					
258-041-17-00	217 5th St					
254-381-08-00	467 E Glaucus St					
259-160-24-00	937 Doris Dr					
256-400-60-00	245 N Vulcan Ave					
258-233-04-00	727 Arden Dr					
260-393-19-00	2036 Mackinnon Ave					
258-022-16-00	318 A St					
258-022-16-00	320 A St					

Housing Element Annual Progress Report

Project Identifier					Unit Types		A	
1					2	3		
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
	258-274-31-00	672 Santa Fe Dr		BLDR-018768-2022	ADU	R		
	260-382-43-00	2054 Montgomery Ave		BLDR-018797-2022	ADU	O		
	260-382-43-00	2060 Montgomery Ave		BLDR-018798-2022	ADU	O		
	264-162-13-00	1219 Caminito Carolina		BLDR-018853-2022	ADU	O		
	254-324-33-00	951 N Vulcan Ave 105		BLDR-019012-2022	ADU	R		
	260-461-07-00	1744 Lake Dr		BLDR-019507-2022	ADU	R		
	264-101-36-00	3563 Fortuna Ranch Rd		BLDR-019689-2022	ADU	R		
	258-372-26-00	908 Bonita Dr A		BLDR-019799-2022	ADU	R		
	254-061-19-00	248 Hillcrest Dr		BLDR-019919-2022	ADU	O		
	260-394-14-00	2053 Mackinnon Ave		BLDR-020023-2022	ADU	O		
	259-442-09-00	318 Avenida De Las Rosas		BLDR-020285-2022	ADU	O		
	258-271-34-00	1020 Golden Rd		BLDR-020497-2022	ADU	R		
	254-302-04-00	1013 Neptune Ave		BLDR-020609-2022	ADU	O		
	258-341-26-00	1162 San Dieguito Dr		BLDR-020763-2022	ADU	O		
	260-393-18-00	2044 Mackinnon Ave		BLDR-020834-2022	ADU	R		
	258-184-15-00	815 Third St		BLDR-020885-2022	ADU	R		
	258-184-15-00	817 Third St		BLDR-020904-2022	ADU	R		
	216-063-12-00	368 Andrew Ave		BLDR-020905-2022	ADU	O		
	258-272-64-00	1028 Gardena Rd	Gardena [ADU and JADU]	BLDR-020968-2022	ADU	O		
	264-261-23-00	950 Springwood Ln		BLDR-020969-2022	ADU	O		
	258-141-16-00	519 Camino El Dorado		BLDR-021094-2022	ADU	O		
	264-143-56-00	1050 California St		BLDR-021116-2022	ADU	R		

Housing Element Annual Progress Report

Project Identifier ffordability by Household Incomes - Completed Entitlement									
1		4					5	6	
Current APN	Street Address	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate- Income Deed Restricted	Moderate- Income Non Deed Restricted	Above Moderate- Income	Entitlement <u>Date Approved</u>	# of Units issued Entitlements	Very Low- Income Deed Restricted
258-274-31-00	672 Santa Fe Dr							0	
260-382-43-00	2054 Montgomery Ave							0	
260-382-43-00	2060 Montgomery Ave							0	
264-162-13-00	1219 Caminito Carolina							0	
254-324-33-00	951 N Vulcan Ave 105							0	
260-461-07-00	1744 Lake Dr							0	
264-101-36-00	3563 Fortuna Ranch Rd							0	
258-372-26-00	908 Bonita Dr A							0	
254-061-19-00	248 Hillcrest Dr							0	
260-394-14-00	2053 Mackinnon Ave							0	
259-442-09-00	318 Avenida De Las Rosas							0	
258-271-34-00	1020 Golden Rd							0	
254-302-04-00	1013 Neptune Ave							0	
258-341-26-00	1162 San Dieguito Dr							0	
260-393-18-00	2044 Mackinnon Ave							0	
258-184-15-00	815 Third St							0	
258-184-15-00	817 Third St							0	
216-063-12-00	368 Andrew Ave							0	
258-272-64-00	1028 Gardena Rd							0	
264-261-23-00	950 Springwood Ln							0	
258-141-16-00	519 Camino El Dorado							0	
264-143-56-00	1050 California St							0	

Housing Element Annual Progress Report

Project Identifier Affordability by Household Incomes - Building Permits									
1		7						8	9
Current APN	Street Address	Very Low- Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate- Income Deed Restricted	Moderate- Income Non Deed Restricted	Above Moderate- Income	Building Permits <u>Date Issued</u>	# of Units Issued Building Permits
258-274-31-00	672 Santa Fe Dr					1		10/9/2023	1
260-382-43-00	2054 Montgomery Ave						1	5/19/2023	1
260-382-43-00	2060 Montgomery Ave						1	5/19/2023	1
264-162-13-00	1219 Caminito Carolina					1		7/18/2023	1
254-324-33-00	951 N Vulcan Ave 105					1		7/18/2023	1
260-461-07-00	1744 Lake Dr					1		5/31/2023	1
264-101-36-00	3563 Fortuna Ranch Rd						1	9/8/2023	1
258-372-26-00	908 Bonita Dr A						1	5/11/2023	1
254-061-19-00	248 Hillcrest Dr						1	2/2/2023	1
260-394-14-00	2053 Mackinnon Ave						1	11/17/2023	1
259-442-09-00	318 Avenida De Las Rosas						1	3/21/2023	1
258-271-34-00	1020 Golden Rd					1		2/6/2023	1
254-302-04-00	1013 Neptune Ave						1	1/19/2023	1
258-341-26-00	1162 San Dieguito Dr						1	4/10/2023	1
260-393-18-00	2044 Mackinnon Ave					1		9/19/2023	1
258-184-15-00	815 Third St						1	8/7/2023	1
258-184-15-00	817 Third St						1	8/7/2023	1
216-063-12-00	368 Andrew Ave					1		2/1/2023	1
258-272-64-00	1028 Gardena Rd					2		4/20/2023	2
264-261-23-00	950 Springwood Ln						1	1/30/2023	1
258-141-16-00	519 Camino El Dorado						1	8/21/2023	1
264-143-56-00	1050 California St						1	1/18/2023	1

Annual Building Activity Report Summary
New Construction, Entitled, Permits and Completed Units
Item #08E

Housing Element Annual Progress Report

Project Identifier		Affordability by Household Incomes - Certificates of Occupancy							
1		10							11
Current APN	Street Address	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>
258-274-31-00	672 Santa Fe Dr								
260-382-43-00	2054 Montgomery Ave								
260-382-43-00	2060 Montgomery Ave								
264-162-13-00	1219 Caminito Carolina								
254-324-33-00	951 N Vulcan Ave 105								
260-461-07-00	1744 Lake Dr								
264-101-36-00	3563 Fortuna Ranch Rd								
258-372-26-00	908 Bonita Dr A								
254-061-19-00	248 Hillcrest Dr								
260-394-14-00	2053 Mackinnon Ave								
259-442-09-00	318 Avenida De Las Rosas								
258-271-34-00	1020 Golden Rd								
254-302-04-00	1013 Neptune Ave								
258-341-26-00	1162 San Dieguito Dr								
260-393-18-00	2044 Mackinnon Ave								
258-184-15-00	815 Third St								
258-184-15-00	817 Third St								
216-063-12-00	368 Andrew Ave								
258-272-64-00	1028 Gardena Rd								
264-261-23-00	950 Springwood Ln								
258-141-16-00	519 Camino El Dorado								
264-143-56-00	1050 California St								

Housing Element Annual Progress Report

Project Identifier				Streamlining	Infill	Housing with Financial Assistance and/or Deed Restrictions	
1		12	13	14	15	16	17
Current APN	Street Address	# of Units issued Certificates of Occupancy or other forms of readiness	How many of the units were Extremely Low Income?	Please select the streamlining provision the project was APPROVED pursuant to. (may select multiple)	Infill Units? Y/N ⁺	Assistance Programs for Each Development (may select multiple - see instructions)	Deed Restriction Type (may select multiple - see instructions)
258-274-31-00	672 Santa Fe Dr	0	0	NONE	Y		
260-382-43-00	2054 Montgomery Ave	0	0	NONE	Y		
260-382-43-00	2060 Montgomery Ave	0	0	NONE	Y		
264-162-13-00	1219 Caminito Carolina	0	0	NONE	Y		
254-324-33-00	951 N Vulcan Ave 105	0	0	NONE	Y		
260-461-07-00	1744 Lake Dr	0	0	NONE	Y		
264-101-36-00	3563 Fortuna Ranch Rd	0	0	NONE	Y		
258-372-26-00	908 Bonita Dr A	0	0	NONE	Y		
254-061-19-00	248 Hillcrest Dr	0	0	NONE	Y		
260-394-14-00	2053 Mackinnon Ave	0	0	NONE	Y		
259-442-09-00	318 Avenida De Las Rosas	0	0	NONE	Y		
258-271-34-00	1020 Golden Rd	0	0	NONE	Y		
254-302-04-00	1013 Neptune Ave	0	0	NONE	Y		
258-341-26-00	1162 San Dieguito Dr	0	0	NONE	Y		
260-393-18-00	2044 Mackinnon Ave	0	0	NONE	Y		
258-184-15-00	815 Third St	0	0	NONE	Y		
258-184-15-00	817 Third St	0	0	NONE	Y		
216-063-12-00	368 Andrew Ave	0	0	NONE	Y		
258-272-64-00	1028 Gardena Rd	0	0	NONE	Y		
264-261-23-00	950 Springwood Ln	0	0	NONE	Y		
258-141-16-00	519 Camino El Dorado	0	0	NONE	Y		
264-143-56-00	1050 California St	0	0	NONE	Y		

Housing Element Annual Progress Report

Project Identifier		Housing without Financial Assistance or Deed Restrictions	Term of Affordability or Deed Restriction	Demolished/Destroyed Units		
1		18	19	20		
Current APN	Street Address	For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)	Term of Affordability or Deed Restriction (years) (if affordable in perpetuity enter 1000) ⁺	Number of Demolished/Destroyed Units	Demolished or Destroyed Units	Demolished/Destroyed Units Owner or Renter
258-274-31-00	672 Santa Fe Dr	SURVEY				
260-382-43-00	2054 Montgomery Ave					
260-382-43-00	2060 Montgomery Ave					
264-162-13-00	1219 Caminito Carolina	SURVEY				
254-324-33-00	951 N Vulcan Ave 105	SURVEY				
260-461-07-00	1744 Lake Dr	SURVEY				
264-101-36-00	3563 Fortuna Ranch Rd					
258-372-26-00	908 Bonita Dr A					
254-061-19-00	248 Hillcrest Dr					
260-394-14-00	2053 Mackinnon Ave					
259-442-09-00	318 Avenida De Las Rosas					
258-271-34-00	1020 Golden Rd	SURVEY				
254-302-04-00	1013 Neptune Ave					
258-341-26-00	1162 San Dieguito Dr					
260-393-18-00	2044 Mackinnon Ave	SURVEY				
258-184-15-00	815 Third St					
258-184-15-00	817 Third St					
216-063-12-00	368 Andrew Ave	SURVEY				
258-272-64-00	1028 Gardena Rd	SURVEY				
264-261-23-00	950 Springwood Ln					
258-141-16-00	519 Camino El Dorado					
264-143-56-00	1050 California St					

Housing Element Annual Progress Report

Project Identifier		Density Bonus				Notes
1		21	22	23	24	25
Current APN	Street Address	Total Density Bonus Applied to the Project (Percentage Increase in Total Allowable Units or Total Maximum Allowable Residential Gross Floor Area)	Number of Other Incentives, Concessions, Waivers, or Other Modifications Given to the Project (Excluding Parking Waivers or Parking Reductions)	List the incentives, concessions, waivers, and modifications (Excluding Parking Waivers or Parking Modifications)	Did the project receive a reduction or waiver of parking standards? (Y/N)	Notes ⁺
258-274-31-00	672 Santa Fe Dr					
260-382-43-00	2054 Montgomery Ave					
260-382-43-00	2060 Montgomery Ave					
264-162-13-00	1219 Caminito Carolina					
254-324-33-00	951 N Vulcan Ave 105					
260-461-07-00	1744 Lake Dr					
264-101-36-00	3563 Fortuna Ranch Rd					
258-372-26-00	908 Bonita Dr A					
254-061-19-00	248 Hillcrest Dr					
260-394-14-00	2053 Mackinnon Ave					
259-442-09-00	318 Avenida De Las Rosas					
258-271-34-00	1020 Golden Rd					
254-302-04-00	1013 Neptune Ave					
258-341-26-00	1162 San Dieguito Dr					
260-393-18-00	2044 Mackinnon Ave					
258-184-15-00	815 Third St					
258-184-15-00	817 Third St					
216-063-12-00	368 Andrew Ave					
258-272-64-00	1028 Gardena Rd					
264-261-23-00	950 Springwood Ln					
258-141-16-00	519 Camino El Dorado					
264-143-56-00	1050 California St					

Housing Element Annual Progress Report

Project Identifier					Unit Types		A	
1					2	3		
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
	262-011-10-00	1354 Crest Dr		BLDR-021513-2022	ADU	O		
	259-280-31-00	1127 Bonita Dr		BLDR-021592-2022	ADU	O		
	258-420-49-00	516 Kristen Ct		BLDR-021595-2022	ADU	R		
	264-091-22-00	3242 Olivenhain Farms Rd		BLDR-021647-2022	ADU	O		
	259-231-44-00	256 Rancho Santa Fe Rd		BLDR-021780-2022	ADU	O		
	216-082-44-00	1764 Eolus Ave		BLDR-021789-2022	ADU	R		
	259-261-56-00	1095 Crest Dr		BLDR-021935-2022	ADU	O		
	260-556-02-00	1747 Freda Ln		BLDR-021943-2022	ADU	O		
	256-110-05-00	584 Hygeia Ave		BLDR-021983-2022	ADU	R		
	256-052-03-00	733 Neptune Ave		BLDR-022208-2022	ADU	R		
	259-500-21-00	2058 Anaconda Ln		BLDR-022222-2022	ADU	R		
	260-191-03-00	1218 Blue Sky Dr		BLDR-022352-2022	ADU	O		
	254-382-04-00	1238 Orpheus Ave		BLDR-022353-2022	ADU	O		
	258-252-36-00	758 Nardo Rd		BLDR-022455-2022	ADU	O		
	257-253-47-00	450 Zarina Ln		BLDR-022638-2022	ADU	R		
	254-030-23-00	142 Avocado St		BLDR-022640-2022	ADU	R		
	260-556-06-00	1719 Freda Ln		BLDR-022641-2022	ADU	O		
	259-420-16-00	1577 Avenida De Los Lirios		BLDR-022672-2022	ADU	R		
	264-222-15-00	3892 Copper Crest Rd		BLDR-022768-2022	ADU	O		
	257-311-20-00	1612 Pleasant Pl		BLDR-022848-2022	ADU	R		
	260-222-22-00	1595 Lake Dr		BLDR-022918-2022	ADU	O		
	258-212-01-00	810 Cornish Dr		BLDR-022998-2022	ADU	O		
	256-301-10-00	416 Orpheus Ave		BLDR-023024-2022	ADU	O		

Housing Element Annual Progress Report

Project Identifier ffordability by Household Incomes - Completed Entitlement									
1		4					5	6	
Current APN	Street Address	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate- Income Deed Restricted	Moderate- Income Non Deed Restricted	Above Moderate- Income	Entitlement <u>Date Approved</u>	# of Units issued Entitlements	Very Low- Income Deed Restricted
262-011-10-00	1354 Crest Dr							0	
259-280-31-00	1127 Bonita Dr							0	
258-420-49-00	516 Kristen Ct							0	
264-091-22-00	3242 Olivenhain Farms Rd							0	
259-231-44-00	256 Rancho Santa Fe Rd							0	
216-082-44-00	1764 Eolus Ave							0	
259-261-56-00	1095 Crest Dr							0	
260-556-02-00	1747 Freda Ln							0	
256-110-05-00	584 Hygeia Ave							0	
256-052-03-00	733 Neptune Ave							0	
259-500-21-00	2058 Anaconda Ln							0	
260-191-03-00	1218 Blue Sky Dr							0	
254-382-04-00	1238 Orpheus Ave							0	
258-252-36-00	758 Nardo Rd							0	
257-253-47-00	450 Zarina Ln							0	
254-030-23-00	142 Avocado St							0	
260-556-06-00	1719 Freda Ln							0	
259-420-16-00	1577 Avenida De Los Lirios							0	
264-222-15-00	3892 Copper Crest Rd							0	
257-311-20-00	1612 Pleasant Pl							0	
260-222-22-00	1595 Lake Dr							0	
258-212-01-00	810 Cornish Dr							0	
256-301-10-00	416 Orpheus Ave							0	

Housing Element Annual Progress Report

Project Identifier Affordability by Household Incomes - Building Permits									
1		7						8	9
Current APN	Street Address	Very Low- Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate- Income Deed Restricted	Moderate- Income Non Deed Restricted	Above Moderate- Income	Building Permits <u>Date Issued</u>	# of Units Issued Building Permits
262-011-10-00	1354 Crest Dr						1	7/17/2023	1
259-280-31-00	1127 Bonita Dr						1	1/31/2023	1
258-420-49-00	516 Kristen Ct						1	4/20/2023	1
264-091-22-00	3242 Olivenhain Farms Rd						1	6/8/2023	1
259-231-44-00	256 Rancho Santa Fe Rd	1						6/20/2023	1
216-082-44-00	1764 Eolus Ave						1	3/21/2023	1
259-261-56-00	1095 Crest Dr						1	11/15/2023	1
260-556-02-00	1747 Freda Ln						1	7/24/2023	1
256-110-05-00	584 Hygeia Ave					1		2/10/2023	1
256-052-03-00	733 Neptune Ave						1	5/19/2023	1
259-500-21-00	2058 Anaconda Ln			1				3/30/2023	1
260-191-03-00	1218 Blue Sky Dr						1	2/13/2023	1
254-382-04-00	1238 Orpheus Ave					1		11/27/2023	1
258-252-36-00	758 Nardo Rd						1	4/5/2023	1
257-253-47-00	450 Zarina Ln						1	8/30/2023	1
254-030-23-00	142 Avocado St					1		7/14/2023	1
260-556-06-00	1719 Freda Ln					1		10/2/2023	1
259-420-16-00	1577 Avenida De Los Lirios					1		3/23/2023	1
264-222-15-00	3892 Copper Crest Rd						1	9/20/2023	1
257-311-20-00	1612 Pleasant Pl						1	8/16/2023	1
260-222-22-00	1595 Lake Dr						1	8/21/2023	1
258-212-01-00	810 Cornish Dr	1						6/20/2023	1
256-301-10-00	416 Orpheus Ave	1						5/1/2023	1

Annual Building Activity Report Summary New Construction, Entitled, Permits and Completed Units Item #08E

Housing Element Annual Progress Report

Project Identifier		Affordability by Household Incomes - Certificates of Occupancy							
1		10							11
Current APN	Street Address	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>
262-011-10-00	1354 Crest Dr								
259-280-31-00	1127 Bonita Dr								
258-420-49-00	516 Kristen Ct								
264-091-22-00	3242 Olivenhain Farms Rd								
259-231-44-00	256 Rancho Santa Fe Rd								
216-082-44-00	1764 Eolus Ave								
259-261-56-00	1095 Crest Dr								
260-556-02-00	1747 Freda Ln								
256-110-05-00	584 Hygeia Ave								
256-052-03-00	733 Neptune Ave								
259-500-21-00	2058 Anaconda Ln								
260-191-03-00	1218 Blue Sky Dr								
254-382-04-00	1238 Orpheus Ave								
258-252-36-00	758 Nardo Rd								
257-253-47-00	450 Zarina Ln								
254-030-23-00	142 Avocado St								
260-556-06-00	1719 Freda Ln								
259-420-16-00	1577 Avenida De Los Lirios								
264-222-15-00	3892 Copper Crest Rd								
257-311-20-00	1612 Pleasant Pl								
260-222-22-00	1595 Lake Dr								
258-212-01-00	810 Cornish Dr								
256-301-10-00	416 Orpheus Ave								

Housing Element Annual Progress Report

Project Identifier				Streamlining	Infill	Housing with Financial Assistance and/or Deed Restrictions	
1		12	13	14	15	16	17
Current APN	Street Address	# of Units issued Certificates of Occupancy or other forms of readiness	How many of the units were Extremely Low Income?	Please select the streamlining provision the project was APPROVED pursuant to. (may select multiple)	Infill Units? Y/N ⁺	Assistance Programs for Each Development (may select multiple - see instructions)	Deed Restriction Type (may select multiple - see instructions)
262-011-10-00	1354 Crest Dr	0	0	NONE	Y		
259-280-31-00	1127 Bonita Dr	0	0	NONE	Y		
258-420-49-00	516 Kristen Ct	0	0	NONE	Y		
264-091-22-00	3242 Olivenhain Farms Rd	0	0	NONE	Y		
259-231-44-00	256 Rancho Santa Fe Rd	0	1	NONE	Y		
216-082-44-00	1764 Eolus Ave	0	0	NONE	Y		
259-261-56-00	1095 Crest Dr	0	0	NONE	Y		
260-556-02-00	1747 Freda Ln	0	0	NONE	Y		
256-110-05-00	584 Hygeia Ave	0	0	NONE	Y		
256-052-03-00	733 Neptune Ave	0	0	NONE	Y		
259-500-21-00	2058 Anaconda Ln	0	0	NONE	Y		
260-191-03-00	1218 Blue Sky Dr	0	0	NONE	Y		
254-382-04-00	1238 Orpheus Ave	0	0	NONE	Y		
258-252-36-00	758 Nardo Rd	0	0	NONE	Y		
257-253-47-00	450 Zarina Ln	0	0	NONE	Y		
254-030-23-00	142 Avocado St	0	0	NONE	Y		
260-556-06-00	1719 Freda Ln	0	0	NONE	Y		
259-420-16-00	1577 Avenida De Los Lirios	0	0	NONE	Y		
264-222-15-00	3892 Copper Crest Rd	0	0	NONE	Y		
257-311-20-00	1612 Pleasant Pl	0	0	NONE	Y		
260-222-22-00	1595 Lake Dr	0	0	NONE	Y		
258-212-01-00	810 Cornish Dr	0	1	NONE	Y		
256-301-10-00	416 Orpheus Ave	0	1	NONE	Y		

Housing Element Annual Progress Report

Project Identifier		Housing without Financial Assistance or Deed Restrictions	Term of Affordability or Deed Restriction	Demolished/Destroyed Units		
1		18	19	20		
Current APN	Street Address	For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)	Term of Affordability or Deed Restriction (years) (if affordable in perpetuity enter 1000) ⁺	Number of Demolished/Destroyed Units	Demolished or Destroyed Units	Demolished/Destroyed Units Owner or Renter
262-011-10-00	1354 Crest Dr					
259-280-31-00	1127 Bonita Dr					
258-420-49-00	516 Kristen Ct					
264-091-22-00	3242 Olivenhain Farms Rd					
259-231-44-00	256 Rancho Santa Fe Rd	SURVEY				
216-082-44-00	1764 Eolus Ave					
259-261-56-00	1095 Crest Dr					
260-556-02-00	1747 Freda Ln					
256-110-05-00	584 Hygeia Ave	SURVEY				
256-052-03-00	733 Neptune Ave					
259-500-21-00	2058 Anaconda Ln	SURVEY				
260-191-03-00	1218 Blue Sky Dr					
254-382-04-00	1238 Orpheus Ave	SURVEY				
258-252-36-00	758 Nardo Rd					
257-253-47-00	450 Zarina Ln					
254-030-23-00	142 Avocado St	SURVEY				
260-556-06-00	1719 Freda Ln	SURVEY				
259-420-16-00	1577 Avenida De Los Lirios	SURVEY				
264-222-15-00	3892 Copper Crest Rd					
257-311-20-00	1612 Pleasant Pl					
260-222-22-00	1595 Lake Dr					
258-212-01-00	810 Cornish Dr	SURVEY				
256-301-10-00	416 Orpheus Ave	SURVEY				

Housing Element Annual Progress Report

Project Identifier		Density Bonus				Notes
1		21	22	23	24	25
Current APN	Street Address	Total Density Bonus Applied to the Project (Percentage Increase in Total Allowable Units or Total Maximum Allowable Residential Gross Floor Area)	Number of Other Incentives, Concessions, Waivers, or Other Modifications Given to the Project (Excluding Parking Waivers or Parking Reductions)	List the incentives, concessions, waivers, and modifications (Excluding Parking Waivers or Parking Modifications)	Did the project receive a reduction or waiver of parking standards? (Y/N)	Notes ⁺
262-011-10-00	1354 Crest Dr					
259-280-31-00	1127 Bonita Dr					
258-420-49-00	516 Kristen Ct					
264-091-22-00	3242 Olivenhain Farms Rd					
259-231-44-00	256 Rancho Santa Fe Rd					
216-082-44-00	1764 Eolus Ave					
259-261-56-00	1095 Crest Dr					
260-556-02-00	1747 Freda Ln					
256-110-05-00	584 Hygeia Ave					
256-052-03-00	733 Neptune Ave					
259-500-21-00	2058 Anaconda Ln					
260-191-03-00	1218 Blue Sky Dr					
254-382-04-00	1238 Orpheus Ave					
258-252-36-00	758 Nardo Rd					
257-253-47-00	450 Zarina Ln					
254-030-23-00	142 Avocado St					
260-556-06-00	1719 Freda Ln					
259-420-16-00	1577 Avenida De Los Lirios					
264-222-15-00	3892 Copper Crest Rd					
257-311-20-00	1612 Pleasant Pl					
260-222-22-00	1595 Lake Dr					
258-212-01-00	810 Cornish Dr					
256-301-10-00	416 Orpheus Ave					

Housing Element Annual Progress Report

Project Identifier					Unit Types		A	
1					2	3		
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
	260-443-13-00	1849 Lahoud Dr		BLDR-023040-2022	ADU	O		
	261-052-02-00	165 Norfolk Dr		BLDR-023056-2022	ADU	O		
	258-343-41-00	1034 Stratford Dr		BLDR-023092-2022	ADU	R		
	260-571-02-00	1916 Playa Riviera Dr		BLDR-023147-2022	ADU	R		
	260-282-15-00	456 Bristol Rd		BLDR-023333-2022	ADU	R		
	260-651-33-00	340 Bach St		BLDR-023341-2022	ADU	O		1
	254-102-76-00	1507 Halia Ct		BLDR-023538-2022	ADU	R		
	257-122-05-00	1728 Red Barn Rd		BLDR-024090-2023	ADU	O		
	258-252-33-00	691 Requeza St		CDPNF-006557-2023,	ADU	R		
	258-252-33-00	685 Requeza St		CDPNF-006557-2023,	ADU	R		
	259-271-29-00	1031 Aloha Dr		BLDR-024192-2023	ADU	O		
	259-492-13-00	1921 Park Dale Ln		BLDR-025128-2023	ADU	O		
	256-314-08-00	306 Alviso Way		BLDR-025800-2023	ADU	O		
	256-400-47-00	257 N Vulcan Ave		BLDR-025915-2023	ADU	R		
	259-340-51-00	267 Cerro St		BLDR-026141-2023	ADU	R		
	260-555-14-00	1729 Legaye Rd		BLDR-028047-2023	ADU	R		
	256-400-14-00	210 Sunset Dr		BLDR-028140-2023	ADU	O		
	256-411-03-00	303 Sunset Dr		BLDR-015364-2021	SFD	O		
	256-040-76-00	806 Hygeia Ave		BLDR-015922-2021	SFD	O		
	256-040-76-00	804 Hygeia Ave		BLDR-015924-2021	SFD	O		
	260-213-13-00	1262 Torrey Dr		BLDR-017094-2021	SFD	O		

Housing Element Annual Progress Report

Project Identifier ffordability by Household Incomes - Completed Entitlement									
1		4					5	6	
Current APN	Street Address	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	Very Low- Income Deed Restricted
260-443-13-00	1849 Lahoud Dr					1	6/1/2023	1	
261-052-02-00	165 Norfolk Dr					1	7/17/2023	1	
258-343-41-00	1034 Stratford Dr					1	11/20/2023	1	
260-571-02-00	1916 Playa Riviera Dr							0	
260-282-15-00	456 Bristol Rd				1		10/12/2023	1	
260-651-33-00	340 Bach St						10/17/2023	1	
254-102-76-00	1507 Halia Ct							0	
257-122-05-00	1728 Red Barn Rd							0	
258-252-33-00	691 Requeza St					1	11/2/2023	1	
258-252-33-00	685 Requeza St					1	11/2/2023	1	
259-271-29-00	1031 Aloha Dr					1	9/20/2023	1	
259-492-13-00	1921 Park Dale Ln							0	
256-314-08-00	306 Alviso Way							0	
256-400-47-00	257 N Vulcan Ave							0	
259-340-51-00	267 Cerro St					1	11/9/2023	1	
260-555-14-00	1729 Legaye Rd							0	
256-400-14-00	210 Sunset Dr							0	
256-411-03-00	303 Sunset Dr							0	
256-040-76-00	806 Hygeia Ave							0	
256-040-76-00	804 Hygeia Ave							0	
260-213-13-00	1262 Torrey Dr							0	

Housing Element Annual Progress Report

Project Identifier Affordability by Household Incomes - Building Permits									
1		7						8	9
Current APN	Street Address	Very Low- Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate- Income Deed Restricted	Moderate- Income Non Deed Restricted	Above Moderate- Income	Building Permits <u>Date Issued</u>	# of Units Issued Building Permits
260-443-13-00	1849 Lahoud Dr						1	10/26/2023	1
261-052-02-00	165 Norfolk Dr						1	7/28/2023	1
258-343-41-00	1034 Stratford Dr						1	12/1/2023	1
260-571-02-00	1916 Playa Riviera Dr						1	10/5/2023	1
260-282-15-00	456 Bristol Rd					1		12/14/2023	1
260-651-33-00	340 Bach St	1						10/20/2023	1
254-102-76-00	1507 Halia Ct					1		8/7/2023	1
257-122-05-00	1728 Red Barn Rd	1						8/3/2023	1
258-252-33-00	691 Requeza St						1	11/15/2023	1
258-252-33-00	685 Requeza St						1	11/15/2023	1
259-271-29-00	1031 Aloha Dr						1	10/4/2023	1
259-492-13-00	1921 Park Dale Ln	1						10/2/2023	1
256-314-08-00	306 Alviso Way						1	5/10/2023	1
256-400-47-00	257 N Vulcan Ave						1	12/7/2023	1
259-340-51-00	267 Cerro St						1	11/9/2023	1
260-555-14-00	1729 Legaye Rd						1	12/14/2023	1
256-400-14-00	210 Sunset Dr						1	10/16/2023	1
256-411-03-00	303 Sunset Dr						1	7/3/2023	1
256-040-76-00	806 Hygeia Ave						1	8/28/2023	1
256-040-76-00	804 Hygeia Ave						1	8/28/2023	1
260-213-13-00	1262 Torrey Dr						1	10/24/2023	1

Annual Building Activity Report Summary
New Construction, Entitled, Permits and Completed Units
Item #08E

Housing Element Annual Progress Report

Project Identifier		Affordability by Household Incomes - Certificates of Occupancy							
1		10							11
Current APN	Street Address	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>
260-443-13-00	1849 Lahoud Dr								
261-052-02-00	165 Norfolk Dr								
258-343-41-00	1034 Stratford Dr								
260-571-02-00	1916 Playa Riviera Dr								
260-282-15-00	456 Bristol Rd								
260-651-33-00	340 Bach St								
254-102-76-00	1507 Halia Ct								
257-122-05-00	1728 Red Barn Rd								
258-252-33-00	691 Requeza St								
258-252-33-00	685 Requeza St								
259-271-29-00	1031 Aloha Dr								
259-492-13-00	1921 Park Dale Ln								
256-314-08-00	306 Alviso Way								
256-400-47-00	257 N Vulcan Ave								
259-340-51-00	267 Cerro St								
260-555-14-00	1729 Legaye Rd								
256-400-14-00	210 Sunset Dr								
256-411-03-00	303 Sunset Dr								
256-040-76-00	806 Hygeia Ave								
256-040-76-00	804 Hygeia Ave								
260-213-13-00	1262 Torrey Dr								

Housing Element Annual Progress Report

Project Identifier				Streamlining	Infill	Housing with Financial Assistance and/or Deed Restrictions	
1		12	13	14	15	16	17
Current APN	Street Address	# of Units issued Certificates of Occupancy or other forms of readiness	How many of the units were Extremely Low Income?	Please select the streamlining provision the project was APPROVED pursuant to. (may select multiple)	Infill Units? Y/N ⁺	Assistance Programs for Each Development (may select multiple - see instructions)	Deed Restriction Type (may select multiple - see instructions)
260-443-13-00	1849 Lahoud Dr	0	0	NONE	Y		
261-052-02-00	165 Norfolk Dr	0	0	NONE	Y		
258-343-41-00	1034 Stratford Dr	0	0	NONE	Y		
260-571-02-00	1916 Playa Riviera Dr	0	0	NONE	Y		
260-282-15-00	456 Bristol Rd	0	0	NONE	Y		
260-651-33-00	340 Bach St	0	0	NONE	Y		
254-102-76-00	1507 Halia Ct	0	0	NONE	Y		
257-122-05-00	1728 Red Barn Rd	0	1	NONE	Y		
258-252-33-00	691 Requeza St	0	0	NONE	Y		
258-252-33-00	685 Requeza St	0	0	NONE	Y		
259-271-29-00	1031 Aloha Dr	0	0	NONE	Y		
259-492-13-00	1921 Park Dale Ln	0	1	NONE	Y		
256-314-08-00	306 Alviso Way	0	0	NONE	Y		
256-400-47-00	257 N Vulcan Ave	0	0	NONE	Y		
259-340-51-00	267 Cerro St	0	0	NONE	Y		
260-555-14-00	1729 Legaye Rd	0	0	NONE	Y		
256-400-14-00	210 Sunset Dr	0	0	NONE	Y		
256-411-03-00	303 Sunset Dr	0	0	NONE	Y		
256-040-76-00	806 Hygeia Ave	0	0	NONE	Y		
256-040-76-00	804 Hygeia Ave	0	0	NONE	Y		
260-213-13-00	1262 Torrey Dr	0	0	NONE	Y		

Housing Element Annual Progress Report

Project Identifier		Housing without Financial Assistance or Deed Restrictions	Term of Affordability or Deed Restriction	Demolished/Destroyed Units		
1		18	19	20		
Current APN	Street Address	For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)	Term of Affordability or Deed Restriction (years) (if affordable in perpetuity enter 1000) ⁺	Number of Demolished/Destroyed Units	Demolished or Destroyed Units	Demolished/Destroyed Units Owner or Renter
260-443-13-00	1849 Lahoud Dr					
261-052-02-00	165 Norfolk Dr					
258-343-41-00	1034 Stratford Dr					
260-571-02-00	1916 Playa Riviera Dr					
260-282-15-00	456 Bristol Rd	SURVEY				
260-651-33-00	340 Bach St	SURVEY				
254-102-76-00	1507 Halia Ct	SURVEY				
257-122-05-00	1728 Red Barn Rd	SURVEY				
258-252-33-00	691 Requeza St					
258-252-33-00	685 Requeza St					
259-271-29-00	1031 Aloha Dr					
259-492-13-00	1921 Park Dale Ln	SURVEY				
256-314-08-00	306 Alviso Way					
256-400-47-00	257 N Vulcan Ave					
259-340-51-00	267 Cerro St					
260-555-14-00	1729 Legaye Rd					
256-400-14-00	210 Sunset Dr					
256-411-03-00	303 Sunset Dr					
256-040-76-00	806 Hygeia Ave					
256-040-76-00	804 Hygeia Ave					
260-213-13-00	1262 Torrey Dr					

Housing Element Annual Progress Report

Project Identifier		Density Bonus				Notes
1		21	22	23	24	25
Current APN	Street Address	Total Density Bonus Applied to the Project (Percentage Increase in Total Allowable Units or Total Maximum Allowable Residential Gross Floor Area)	Number of Other Incentives, Concessions, Waivers, or Other Modifications Given to the Project (Excluding Parking Waivers or Parking Reductions)	List the incentives, concessions, waivers, and modifications (Excluding Parking Waivers or Parking Modifications)	Did the project receive a reduction or waiver of parking standards? (Y/N)	Notes ⁺
260-443-13-00	1849 Lahoud Dr					
261-052-02-00	165 Norfolk Dr					
258-343-41-00	1034 Stratford Dr					
260-571-02-00	1916 Playa Riviera Dr					
260-282-15-00	456 Bristol Rd					
260-651-33-00	340 Bach St					
254-102-76-00	1507 Halia Ct					
257-122-05-00	1728 Red Barn Rd					
258-252-33-00	691 Requeza St					
258-252-33-00	685 Requeza St					
259-271-29-00	1031 Aloha Dr					
259-492-13-00	1921 Park Dale Ln					
256-314-08-00	306 Alviso Way					
256-400-47-00	257 N Vulcan Ave					
259-340-51-00	267 Cerro St					
260-555-14-00	1729 Legaye Rd					
256-400-14-00	210 Sunset Dr					
256-411-03-00	303 Sunset Dr					
256-040-76-00	806 Hygeia Ave					
256-040-76-00	804 Hygeia Ave					
260-213-13-00	1262 Torrey Dr					

Housing Element Annual Progress Report

Project Identifier					Unit Types		A	
1					2	3		
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
	258-090-31-00	89 N Vulcan Ave		BLDR-017236-2021	SFD	O		
	258-041-17-00	215 5th St		BLDR-017270-2021	SFD	O		
	261-062-07-00	2155 Manchester Ave		BLDR-017992-2021	SFD	O		
	258-103-09-00	615 Arden Dr		BLDR-018151-2021	SFD	O		
	254-590-20-00	713 Normandy Rd		BLDR-018210-2021	SFD	O		
	254-173-32-00	1605 Burgundy Rd		BLDR-018487-2022; CDP-004026-2020	SFD	O		
	258-122-46-00	683 Westlake St		BLDR-018574-2022	SFD	O		
	258-122-47-00	679 Westlake St		BLDR-018575-2022	SFD	O		
	258-184-15-00	811 Third St		BLDR-018731-2022	SFA	R		
	258-184-15-00	813 Third St		BLDR-018733-2022	SFA	R		
	260-382-43-00	2052 Montgomery Ave		BLDR-018795-2022	SFD	O		
	260-382-43-00	2058 Montgomery Ave		BLDR-018796-2022	ADU	O		
	216-052-01-00	1967 N Vulcan Ave		BLDR-018958-2022	5+	R		
	260-394-14-00	2051 Mackinnon Ave		BLDR-020014-2022	SFD	O		
	262-011-10-00	1356 Crest Dr		BLDR-021511-2022	SFD	O		
	261-062-07-00	2157 Manchester Ave		BLDR-028316-2023	SFD	O		
	262-011-10-00	1356 Crest Dr		BLDR-021511-2022	ADU	O		
	2602131600	868 Clark Ave		BLDR-017663-2021	ADU	R		

Housing Element Annual Progress Report

Project Identifier ffordability by Household Incomes - Completed Entitlement									
1		4					5	6	
Current APN	Street Address	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate- Income Deed Restricted	Moderate- Income Non Deed Restricted	Above Moderate- Income	Entitlement <u>Date Approved</u>	# of Units issued Entitlements	Very Low- Income Deed Restricted
258-090-31-00	89 N Vulcan Ave							0	
258-041-17-00	215 5th St							0	
261-062-07-00	2155 Manchester Ave							0	
258-103-09-00	615 Arden Dr							0	
254-590-20-00	713 Normandy Rd					1	3/1/2023	1	
254-173-32-00	1605 Burgundy Rd					1	1/4/2023	1	
258-122-46-00	683 Westlake St							0	
258-122-47-00	679 Westlake St							0	
258-184-15-00	811 Third St							0	
258-184-15-00	813 Third St							0	
260-382-43-00	2052 Montgomery Ave							0	
260-382-43-00	2058 Montgomery Ave							0	
216-052-01-00	1967 N Vulcan Ave							0	
260-394-14-00	2051 Mackinnon Ave							0	
262-011-10-00	1356 Crest Dr							0	
261-062-07-00	2157 Manchester Ave							0	
262-011-10-00	1356 Crest Dr							0	
2602131600	868 Clark Ave							0	

Housing Element Annual Progress Report

Project Identifier Affordability by Household Incomes - Building Permits									
1		7						8	9
Current APN	Street Address	Very Low- Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate- Income Deed Restricted	Moderate- Income Non Deed Restricted	Above Moderate- Income	Building Permits <u>Date Issued</u>	# of Units Issued Building Permits
258-090-31-00	89 N Vulcan Ave						1	2/15/2023	1
258-041-17-00	215 5th St						1	4/25/2023	1
261-062-07-00	2155 Manchester Ave						1	12/18/2023	1
258-103-09-00	615 Arden Dr						1	6/19/2023	1
254-590-20-00	713 Normandy Rd						1	7/19/2023	1
254-173-32-00	1605 Burgundy Rd						1	10/11/2023	1
258-122-46-00	683 Westlake St						1	4/19/2023	1
258-122-47-00	679 Westlake St						1	3/15/2023	1
258-184-15-00	811 Third St						1	4/12/2023	1
258-184-15-00	813 Third St						1	4/18/2023	1
260-382-43-00	2052 Montgomery Ave						1	5/19/2023	1
260-382-43-00	2058 Montgomery Ave						1	5/19/2023	1
216-052-01-00	1967 N Vulcan Ave		12				60	1/26/2023	72
260-394-14-00	2051 Mackinnon Ave						1	11/17/2023	1
262-011-10-00	1356 Crest Dr						1	7/17/2023	1
261-062-07-00	2157 Manchester Ave						1	12/18/2023	1
262-011-10-00	1356 Crest Dr						1	7/17/2023	1
2602131600	868 Clark Ave								0

Housing Element Annual Progress Report

Project Identifier		Affordability by Household Incomes - Certificates of Occupancy							
1		10							11
Current APN	Street Address	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>
258-090-31-00	89 N Vulcan Ave								
258-041-17-00	215 5th St								
261-062-07-00	2155 Manchester Ave								
258-103-09-00	615 Arden Dr								
254-590-20-00	713 Normandy Rd								
254-173-32-00	1605 Burgundy Rd								
258-122-46-00	683 Westlake St								
258-122-47-00	679 Westlake St								
258-184-15-00	811 Third St								
258-184-15-00	813 Third St								
260-382-43-00	2052 Montgomery Ave								
260-382-43-00	2058 Montgomery Ave								
216-052-01-00	1967 N Vulcan Ave								
260-394-14-00	2051 Mackinnon Ave								
262-011-10-00	1356 Crest Dr								
261-062-07-00	2157 Manchester Ave								
262-011-10-00	1356 Crest Dr								
2602131600	868 Clark Ave							1	4/18/2023

Housing Element Annual Progress Report

Project Identifier				Streamlining	Infill	Housing with Financial Assistance and/or Deed Restrictions	
1		12	13	14	15	16	17
Current APN	Street Address	# of Units issued Certificates of Occupancy or other forms of readiness	How many of the units were Extremely Low Income?	Please select the streamlining provision the project was APPROVED pursuant to. (may select multiple)	Infill Units? Y/N ⁺	Assistance Programs for Each Development (may select multiple - see instructions)	Deed Restriction Type (may select multiple - see instructions)
258-090-31-00	89 N Vulcan Ave	0	0	NONE	Y		
258-041-17-00	215 5th St	0	0	NONE	Y		
261-062-07-00	2155 Manchester Ave	0	0	NONE	Y		
258-103-09-00	615 Arden Dr	0	0	NONE	Y		
254-590-20-00	713 Normandy Rd	0	0	NONE	Y		
254-173-32-00	1605 Burgundy Rd	0	0	NONE	Y		
258-122-46-00	683 Westlake St	0	0	NONE	Y		
258-122-47-00	679 Westlake St	0	0	NONE	Y		
258-184-15-00	811 Third St	0	0	NONE	Y		
258-184-15-00	813 Third St	0	0	NONE	Y		
260-382-43-00	2052 Montgomery Ave	0	0	NONE	Y		
260-382-43-00	2058 Montgomery Ave	0	0	NONE	Y		
216-052-01-00	1967 N Vulcan Ave	0	0	NONE	Y		DB, INC
260-394-14-00	2051 Mackinnon Ave	0	0	NONE	Y		
262-011-10-00	1356 Crest Dr	0	0	NONE	Y		
261-062-07-00	2157 Manchester Ave	0	0	NONE	Y		
262-011-10-00	1356 Crest Dr	0	0	NONE	Y		
2602131600	868 Clark Ave	1	0	NONE	Y		

Housing Element Annual Progress Report

Project Identifier		Housing without Financial Assistance or Deed Restrictions	Term of Affordability or Deed Restriction	Demolished/Destroyed Units		
1		18	19	20		
Current APN	Street Address	For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)	Term of Affordability or Deed Restriction (years) (if affordable in perpetuity enter 1000) ⁺	Number of Demolished/Destroyed Units	Demolished or Destroyed Units	Demolished/Destroyed Units Owner or Renter
258-090-31-00	89 N Vulcan Ave					
258-041-17-00	215 5th St					
261-062-07-00	2155 Manchester Ave					
258-103-09-00	615 Arden Dr					
254-590-20-00	713 Normandy Rd					
254-173-32-00	1605 Burgundy Rd					
258-122-46-00	683 Westlake St					
258-122-47-00	679 Westlake St					
258-184-15-00	811 Third St					
258-184-15-00	813 Third St					
260-382-43-00	2052 Montgomery Ave					
260-382-43-00	2058 Montgomery Ave					
216-052-01-00	1967 N Vulcan Ave		1000			
260-394-14-00	2051 Mackinnon Ave					
262-011-10-00	1356 Crest Dr					
261-062-07-00	2157 Manchester Ave					
262-011-10-00	1356 Crest Dr					
2602131600	868 Clark Ave	SURVEY				

Housing Element Annual Progress Report

Project Identifier		Density Bonus				Notes
1		21	22	23	24	25
Current APN	Street Address	Total Density Bonus Applied to the Project (Percentage Increase in Total Allowable Units or Total Maximum Allowable Residential Gross Floor Area)	Number of Other Incentives, Concessions, Waivers, or Other Modifications Given to the Project (Excluding Parking Waivers or Parking Reductions)	List the incentives, concessions, waivers, and modifications (Excluding Parking Waivers or Parking Modifications)	Did the project receive a reduction or waiver of parking standards? (Y/N)	Notes ⁺
258-090-31-00	89 N Vulcan Ave					
258-041-17-00	215 5th St					
261-062-07-00	2155 Manchester Ave					
258-103-09-00	615 Arden Dr					
254-590-20-00	713 Normandy Rd					
254-173-32-00	1605 Burgundy Rd					
258-122-46-00	683 Westlake St					
258-122-47-00	679 Westlake St					
258-184-15-00	811 Third St					
258-184-15-00	813 Third St					
260-382-43-00	2052 Montgomery Ave					
260-382-43-00	2058 Montgomery Ave					
216-052-01-00	1967 N Vulcan Ave	35.0%	2	Development Standards Modification	Yes	3 DB units deed restricted for 55 years, 9 INC units deed restricted in perpetuity
260-394-14-00	2051 Mackinnon Ave					
262-011-10-00	1356 Crest Dr					
261-062-07-00	2157 Manchester Ave					
262-011-10-00	1356 Crest Dr					
2602131600	868 Clark Ave					

Housing Element Annual Progress Report

Project Identifier					Unit Types		A	
1					2	3		
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
	2560230800	770 N Coast Highway 101	The Beacons	BLDM-010422-2017	2 to 4	O		
	2591312200	211 Seeman Dr		BLDR-010376-2015	ADU	O		
	2543611000	1063 Saxony Rd		BLDR-009442-2018	ADU	O		
	2543811200	1240 Eolus Ave		BLDR-010670-2018	ADU	R		
	2605110100	965 Birmingham Dr		BLDR-009387-2019	ADU	R		
	2543910400	440 Naiad St		BLDR-009714-2019	ADU	O		
	2620121100	1351 Crest Dr		BLDR-011027-2020	ADU	O		
	2561226300	812 Clark Ave		BLDR-011639-2020	ADU	R		
	2641718800	862 Chelsea Ln		BLDR-012118-2020	ADU	O		
	2581630800	767 Second St		BLDR-012658-2020	ADU	O		
	2594601100	651 Crest Dr		BLDR-013480-2020	ADU	R		
	2612333600	1210 Sea Village Dr		BLDR-013601-2020	ADU	R		
	2603640300	1937 Cambridge Ave		BLDR-013699-2020	ADU	O		
	2603640300	1941 Cambridge Ave		BLDR-013702-2020	ADU	O		
	2546000300	1421 Arbor Ct		BLDR-014051-2021	ADU	O		
	2543022200	192 Jasper St		BLDR-014316-2021	ADU	O		
	2573113000	1630 Clearwater Pl		BLDR-014372-2021	ADU	O		
	2582020400	33 Mcneill Ave		BLDR-014499-2021	ADU	O		
	2561222800	806 Clark Ave		BLDR-014522-2021	ADU	O		
	2541628100	1690 Burgundy Rd		BLDR-015037-2021	ADU	O		
	2543312000	890 Hymettus Ave		BLDR-015045-2021	ADU	R		

Housing Element Annual Progress Report

Project Identifier ffordability by Household Incomes - Completed Entitlement									
1		4					5	6	
Current APN	Street Address	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate- Income Deed Restricted	Moderate- Income Non Deed Restricted	Above Moderate- Income	Entitlement <u>Date Approved</u>	# of Units issued Entitlements	Very Low- Income Deed Restricted
2560230800	770 N Coast Highway 101							0	
2591312200	211 Seeman Dr							0	
2543611000	1063 Saxony Rd							0	
2543811200	1240 Eolus Ave							0	
2605110100	965 Birmingham Dr							0	
2543910400	440 Naiad St							0	
2620121100	1351 Crest Dr							0	
2561226300	812 Clark Ave							0	
2641718800	862 Chelsea Ln							0	
2581630800	767 Second St							0	
2594601100	651 Crest Dr							0	
2612333600	1210 Sea Village Dr							0	
2603640300	1937 Cambridge Ave							0	
2603640300	1941 Cambridge Ave							0	
2546000300	1421 Arbor Ct							0	
2543022200	192 Jasper St							0	
2573113000	1630 Clearwater Pl							0	
2582020400	33 Mcneill Ave							0	
2561222800	806 Clark Ave							0	
2541628100	1690 Burgundy Rd							0	
2543312000	890 Hymettus Ave							0	

Housing Element Annual Progress Report

Project Identifier Affordability by Household Incomes - Building Permits									
1		7						8	9
Current APN	Street Address	Very Low- Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate- Income Deed Restricted	Moderate- Income Non Deed Restricted	Above Moderate- Income	Building Permits <u>Date Issued</u>	# of Units Issued Building Permits
2560230800	770 N Coast Highway 101								0
2591312200	211 Seeman Dr								0
2543611000	1063 Saxony Rd								0
2543811200	1240 Eolus Ave								0
2605110100	965 Birmingham Dr								0
2543910400	440 Naiad St								0
2620121100	1351 Crest Dr								0
2561226300	812 Clark Ave								0
2641718800	862 Chelsea Ln								0
2581630800	767 Second St								0
2594601100	651 Crest Dr								0
2612333600	1210 Sea Village Dr								0
2603640300	1937 Cambridge Ave								0
2603640300	1941 Cambridge Ave								0
2546000300	1421 Arbor Ct								0
2543022200	192 Jasper St								0
2573113000	1630 Clearwater Pl								0
2582020400	33 Mcneill Ave								0
2561222800	806 Clark Ave								0
2541628100	1690 Burgundy Rd								0
2543312000	890 Hymettus Ave								0

Housing Element Annual Progress Report

Project Identifier		Affordability by Household Incomes - Certificates of Occupancy							
1		10							11
Current APN	Street Address	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>
2560230800	770 N Coast Highway 101							4	5/31/2023
2591312200	211 Seeman Dr							1	1/5/2023
2543611000	1063 Saxony Rd							1	4/18/2023
2543811200	1240 Eolus Ave		1						6/12/2023
2605110100	965 Birmingham Dr							1	3/6/2023
2543910400	440 Naiad St							1	3/14/2023
2620121100	1351 Crest Dr							1	11/30/2023
2561226300	812 Clark Ave						1		1/13/2023
2641718800	862 Chelsea Ln		1						3/14/2023
2581630800	767 Second St		1						2/13/2023
2594601100	651 Crest Dr						1		2/2/2023
2612333600	1210 Sea Village Dr						1		12/7/2023
2603640300	1937 Cambridge Ave							1	5/30/2023
2603640300	1941 Cambridge Ave							1	5/18/2023
2546000300	1421 Arbor Ct							1	2/15/2023
2543022200	192 Jasper St							1	12/22/2023
2573113000	1630 Clearwater Pl							1	3/17/2023
2582020400	33 Mcneill Ave							1	11/13/2023
2561222800	806 Clark Ave							1	8/25/2023
2541628100	1690 Burgundy Rd							1	9/6/2023
2543312000	890 Hymettus Ave							1	6/29/2023

Housing Element Annual Progress Report

Project Identifier				Streamlining	Infill	Housing with Financial Assistance and/or Deed Restrictions	
1		12	13	14	15	16	17
Current APN	Street Address	# of Units issued Certificates of Occupancy or other forms of readiness	How many of the units were Extremely Low Income?	Please select the streamlining provision the project was APPROVED pursuant to. (may select multiple)	Infill Units? Y/N*	Assistance Programs for Each Development (may select multiple - see instructions)	Deed Restriction Type (may select multiple - see instructions)
2560230800	770 N Coast Highway 101	4		NONE	Y		
2591312200	211 Seeman Dr	1		NONE	Y		
2543611000	1063 Saxony Rd	1		NONE	Y		
2543811200	1240 Eolus Ave	1		NONE	Y		
2605110100	965 Birmingham Dr	1		NONE	Y		
2543910400	440 Naiad St	1		NONE	Y		
2620121100	1351 Crest Dr	1		NONE	Y		
2561226300	812 Clark Ave	1		NONE	Y		
2641718800	862 Chelsea Ln	1		NONE	Y		
2581630800	767 Second St	1		NONE	Y		
2594601100	651 Crest Dr	1		NONE	Y		
2612333600	1210 Sea Village Dr	1		NONE	Y		
2603640300	1937 Cambridge Ave	1		NONE	Y		
2603640300	1941 Cambridge Ave	1		NONE	Y		
2546000300	1421 Arbor Ct	1		NONE	Y		
2543022200	192 Jasper St	1		NONE	Y		
2573113000	1630 Clearwater Pl	1		NONE	Y		
2582020400	33 Mcneill Ave	1		NONE	Y		
2561222800	806 Clark Ave	1		NONE	Y		
2541628100	1690 Burgundy Rd	1		NONE	Y		
2543312000	890 Hymettus Ave	1		NONE	Y		

Housing Element Annual Progress Report

Project Identifier		Housing without Financial Assistance or Deed Restrictions	Term of Affordability or Deed Restriction	Demolished/Destroyed Units		
1		18	19	20		
Current APN	Street Address	For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)	Term of Affordability or Deed Restriction (years) (if affordable in perpetuity enter 1000) ⁺	Number of Demolished/Destroyed Units	Demolished or Destroyed Units	Demolished/Destroyed Units Owner or Renter
2560230800	770 N Coast Highway 101					
2591312200	211 Seeman Dr					
2543611000	1063 Saxony Rd					
2543811200	1240 Eolus Ave	SURVEY				
2605110100	965 Birmingham Dr					
2543910400	440 Naiad St					
2620121100	1351 Crest Dr					
2561226300	812 Clark Ave	SURVEY				
2641718800	862 Chelsea Ln	SURVEY				
2581630800	767 Second St	SURVEY				
2594601100	651 Crest Dr	SURVEY				
2612333600	1210 Sea Village Dr	SURVEY				
2603640300	1937 Cambridge Ave					
2603640300	1941 Cambridge Ave					
2546000300	1421 Arbor Ct					
2543022200	192 Jasper St					
2573113000	1630 Clearwater Pl					
2582020400	33 Mcneill Ave					
2561222800	806 Clark Ave					
2541628100	1690 Burgundy Rd					
2543312000	890 Hymettus Ave					

Housing Element Annual Progress Report

Project Identifier		Density Bonus				Notes
1		21	22	23	24	25
Current APN	Street Address	Total Density Bonus Applied to the Project (Percentage Increase in Total Allowable Units or Total Maximum Allowable Residential Gross Floor Area)	Number of Other Incentives, Concessions, Waivers, or Other Modifications Given to the Project (Excluding Parking Waivers or Parking Reductions)	List the incentives, concessions, waivers, and modifications (Excluding Parking Waivers or Parking Modifications)	Did the project receive a reduction or waiver of parking standards? (Y/N)	Notes ⁺
2560230800	770 N Coast Highway 101					
2591312200	211 Seeman Dr					
2543611000	1063 Saxony Rd					
2543811200	1240 Eolus Ave					
2605110100	965 Birmingham Dr					
2543910400	440 Naiad St					
2620121100	1351 Crest Dr					
2561226300	812 Clark Ave					
2641718800	862 Chelsea Ln					
2581630800	767 Second St					
2594601100	651 Crest Dr					
2612333600	1210 Sea Village Dr					
2603640300	1937 Cambridge Ave					
2603640300	1941 Cambridge Ave					
2546000300	1421 Arbor Ct					
2543022200	192 Jasper St					
2573113000	1630 Clearwater Pl					
2582020400	33 Mcneill Ave					
2561222800	806 Clark Ave					
2541628100	1690 Burgundy Rd					
2543312000	890 Hymettus Ave					

Housing Element Annual Progress Report

Project Identifier					Unit Types		A	
1					2	3		
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
	2541812400	1413 Rainbow Ridge Ln		BLDR-015082-2021	ADU	O		
	2580851000	431 Third St		BLDR-015118-2021	ADU	R		
	2620110100	1214 Crest Dr		BLDR-015156-2021	ADU	R		
	2602641900	1663 Rubenstein Dr		BLDR-015168-2021	ADU	R		
	2652511800	3278 Brookside Ln		BLDR-015231-2021	ADU	O		
	2653316500	2264 Woodwind Dr		BLDR-015453-2021	ADU	R		
	2605112100	932 Emma Dr		BLDR-015919-2021	ADU	O		
	2606306300	1535 San Elijo Ave		BLDR-015973-2021	ADU	O		
	2606306400	1539 San Elijo Ave		BLDR-015975-2021	ADU	O		
	2612440700	2161 Via Tiempo		BLDR-016125-2021	ADU	R		
	2581415700	606 Camino De Orchidia		BLDR-016212-2021	ADU	O		
	2543511600	1262 Saxony Rd		BLDR-016410-2021	ADU	O		
	2561633700	866 Del Rio Ave		BLDR-016558-2021	ADU	R		
	2641513400	982 Via Di Felicita		BLDR-016612-2021	ADU	R		
	2541402200	1500 Hymettus Ave		BLDR-016623-2021	ADU	R		
	2603701800	2056 Manchester Ave		BLDR-016716-2021	ADU	O		
	2540720700	1743 Eucalyptus Ave		BLDR-016743-2021	ADU	O		
	2610934400	2374 Cambridge Ave		BLDR-017260-2021	ADU	O		
	2591921500	2104 Colony Ter		BLDR-017273-2021	ADU	R		
	2600520500	1337 Belleview Ave		BLDR-017502-2021	ADU	O		

Housing Element Annual Progress Report

Project Identifier ffordability by Household Incomes - Completed Entitlement									
1		4					5	6	
Current APN	Street Address	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate- Income Deed Restricted	Moderate- Income Non Deed Restricted	Above Moderate- Income	Entitlement <u>Date Approved</u>	# of Units issued Entitlements	Very Low- Income Deed Restricted
2541812400	1413 Rainbow Ridge Ln							0	
2580851000	431 Third St							0	
2620110100	1214 Crest Dr							0	
2602641900	1663 Rubenstein Dr							0	
2652511800	3278 Brookside Ln							0	
2653316500	2264 Woodwind Dr							0	
2605112100	932 Emma Dr							0	
2606306300	1535 San Elijo Ave							0	
2606306400	1539 San Elijo Ave							0	
2612440700	2161 Via Tiempo							0	
2581415700	606 Camino De Orchidia							0	
2543511600	1262 Saxony Rd							0	
2561633700	866 Del Rio Ave							0	
2641513400	982 Via Di Felicita							0	
2541402200	1500 Hymettus Ave							0	
2603701800	2056 Manchester Ave							0	
2540720700	1743 Eucalyptus Ave							0	
2610934400	2374 Cambridge Ave							0	
2591921500	2104 Colony Ter							0	
2600520500	1337 Bellevue Ave							0	

Housing Element Annual Progress Report

Project Identifier									
1								8	9
Current APN	Street Address	Very Low- Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate- Income Deed Restricted	Moderate- Income Non Deed Restricted	Above Moderate- Income	Building Permits <u>Date Issued</u>	# of Units Issued Building Permits
2541812400	1413 Rainbow Ridge Ln								0
2580851000	431 Third St								0
2620110100	1214 Crest Dr								0
2602641900	1663 Rubenstein Dr					1		4/3/2023	1
2652511800	3278 Brookside Ln								0
2653316500	2264 Woodwind Dr								0
2605112100	932 Emma Dr								0
2606306300	1535 San Elijo Ave								0
2606306400	1539 San Elijo Ave								0
2612440700	2161 Via Tiempo								0
2581415700	606 Camino De Orchidia								0
2543511600	1262 Saxony Rd								0
2561633700	866 Del Rio Ave								0
2641513400	982 Via Di Felicita								0
2541402200	1500 Hymettus Ave								0
2603701800	2056 Manchester Ave								0
2540720700	1743 Eucalyptus Ave								0
2610934400	2374 Cambridge Ave								0
2591921500	2104 Colony Ter								0
2600520500	1337 Bellevue Ave								0

Housing Element Annual Progress Report

Project Identifier		Affordability by Household Incomes - Certificates of Occupancy							
1		10							11
Current APN	Street Address	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>
2541812400	1413 Rainbow Ridge Ln							1	6/30/2023
2580851000	431 Third St							1	2/14/2023
2620110100	1214 Crest Dr		1						3/27/2023
2602641900	1663 Rubenstein Dr						1		10/13/2023
2652511800	3278 Brookside Ln							1	7/18/2023
2653316500	2264 Woodwind Dr						1		2/3/2023
2605112100	932 Emma Dr							1	3/29/2023
2606306300	1535 San Elijo Ave							1	10/3/2023
2606306400	1539 San Elijo Ave							1	10/3/2023
2612440700	2161 Via Tiempo						1		7/19/2023
2581415700	606 Camino De Orchidia		1						9/25/2023
2543511600	1262 Saxony Rd		1						11/30/2023
2561633700	866 Del Rio Ave							1	8/30/2023
2641513400	982 Via Di Felicita						1		12/4/2023
2541402200	1500 Hymettus Ave						1		1/23/2023
2603701800	2056 Manchester Ave							1	11/13/2023
2540720700	1743 Eucalyptus Ave		1						4/14/2023
2610934400	2374 Cambridge Ave							1	8/9/2023
2591921500	2104 Colony Ter				1				11/17/2023
2600520500	1337 Bellevue Ave							1	1/10/2023

Housing Element Annual Progress Report

Project Identifier				Streamlining	Infill	Housing with Financial Assistance and/or Deed Restrictions	
1		12	13	14	15	16	17
Current APN	Street Address	# of Units issued Certificates of Occupancy or other forms of readiness	How many of the units were Extremely Low Income?	Please select the streamlining provision the project was APPROVED pursuant to. (may select multiple)	Infill Units? Y/N ⁺	Assistance Programs for Each Development (may select multiple - see instructions)	Deed Restriction Type (may select multiple - see instructions)
2541812400	1413 Rainbow Ridge Ln	1		NONE	Y		
2580851000	431 Third St	1		NONE	Y		
2620110100	1214 Crest Dr	1		NONE	Y		
2602641900	1663 Rubenstein Dr	1		NONE	Y		
2652511800	3278 Brookside Ln	1		NONE	Y		
2653316500	2264 Woodwind Dr	1		NONE	Y		
2605112100	932 Emma Dr	1		NONE	Y		
2606306300	1535 San Elijo Ave	1		NONE	Y		
2606306400	1539 San Elijo Ave	1		NONE	Y		
2612440700	2161 Via Tiempo	1		NONE	Y		
2581415700	606 Camino De Orchidia	1		NONE	Y		
2543511600	1262 Saxony Rd	1	1	NONE	Y		
2561633700	866 Del Rio Ave	1		NONE	Y		
2641513400	982 Via Di Felicita	1		NONE	Y		
2541402200	1500 Hymettus Ave	1		NONE	Y		
2603701800	2056 Manchester Ave	1		NONE	Y		
2540720700	1743 Eucalyptus Ave	1		NONE	Y		
2610934400	2374 Cambridge Ave	1		NONE	Y		
2591921500	2104 Colony Ter	1		NONE	Y		
2600520500	1337 Belleview Ave	1		NONE	Y		

Housing Element Annual Progress Report

Project Identifier		Housing without Financial Assistance or Deed Restrictions	Term of Affordability or Deed Restriction	Demolished/Destroyed Units		
1		18	19	20		
Current APN	Street Address	For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)	Term of Affordability or Deed Restriction (years) (if affordable in perpetuity enter 1000) ⁺	Number of Demolished/Destroyed Units	Demolished or Destroyed Units	Demolished/Destroyed Units Owner or Renter
2541812400	1413 Rainbow Ridge Ln					
2580851000	431 Third St					
2620110100	1214 Crest Dr	SURVEY				
2602641900	1663 Rubenstein Dr	SURVEY				
2652511800	3278 Brookside Ln					
2653316500	2264 Woodwind Dr	SURVEY				
2605112100	932 Emma Dr					
2606306300	1535 San Elijo Ave					
2606306400	1539 San Elijo Ave					
2612440700	2161 Via Tiempo	SURVEY				
2581415700	606 Camino De Orchidia	SURVEY				
2543511600	1262 Saxony Rd	SURVEY				
2561633700	866 Del Rio Ave					
2641513400	982 Via Di Felicita	SURVEY				
2541402200	1500 Hymettus Ave	SURVEY				
2603701800	2056 Manchester Ave					
2540720700	1743 Eucalyptus Ave	SURVEY				
2610934400	2374 Cambridge Ave					
2591921500	2104 Colony Ter	SURVEY				
2600520500	1337 Bellevue Ave					

Housing Element Annual Progress Report

Project Identifier		Density Bonus				Notes
1		21	22	23	24	25
Current APN	Street Address	Total Density Bonus Applied to the Project (Percentage Increase in Total Allowable Units or Total Maximum Allowable Residential Gross Floor Area)	Number of Other Incentives, Concessions, Waivers, or Other Modifications Given to the Project (Excluding Parking Waivers or Parking Reductions)	List the incentives, concessions, waivers, and modifications (Excluding Parking Waivers or Parking Modifications)	Did the project receive a reduction or waiver of parking standards? (Y/N)	Notes ⁺
2541812400	1413 Rainbow Ridge Ln					
2580851000	431 Third St					
2620110100	1214 Crest Dr					
2602641900	1663 Rubenstein Dr					
2652511800	3278 Brookside Ln					
2653316500	2264 Woodward Dr					
2605112100	932 Emma Dr					
2606306300	1535 San Elijo Ave					
2606306400	1539 San Elijo Ave					
2612440700	2161 Via Tiempo					
2581415700	606 Camino De Orchidia					
2543511600	1262 Saxony Rd					
2561633700	866 Del Rio Ave					
2641513400	982 Via Di Felicita					
2541402200	1500 Hymettus Ave					
2603701800	2056 Manchester Ave					
2540720700	1743 Eucalyptus Ave					
2610934400	2374 Cambridge Ave					
2591921500	2104 Colony Ter					
2600520500	1337 Bellevue Ave					

Housing Element Annual Progress Report

Project Identifier					Unit Types		A	
1					2	3		
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
	2161224200	1430 Bella Azul Ct		BLDR-017541-2021	ADU	O		
	2543531500	1123 Saxony Rd		BLDR-017700-2021	ADU	R		
	2543911600	1153 Hymettus Ave		BLDR-017793-2021	ADU	O		
	2564001900	149 N Vulcan Ave		BLDR-018245-2021	ADU	O		
	2653520900	754 Cole Ranch Rd		BLDR-018524-2022	ADU	R		
	2653530600	629 Rancho Santa Fe Rd		BLDR-018631-2022	ADU	O		
	2582345100	722 Devonshire Dr		BLDR-018658-2022	ADU	O		
	2581032300	556 Stratford Dr		BLDR-018694-2022	ADU	R		
	2543244300	1063 N Vulcan Ave		BLDR-018831-2022	ADU	O		
	2593303100	1630 Olmeda St		BLDR-019013-2022	ADU	R		
	2561221700	850 Clark Ave		BLDR-019341-2022	ADU	R		
	2561221700	848 Clark Ave		BLDR-019342-2022	ADU	R		
	2564006100	249 N Vulcan Ave		BLDR-019564-2022	ADU	R		
	2605632400	1881 Pariva Dr		BLDR-019695-2022	ADU	O		
	2605632400	1879 Pariva Dr		BLDR-019696-2022	ADU	O		
	2604043300	2121 Oxford Ave		BLDR-019761-2022	ADU	R		
	2604114202	2136 Edinburg Ave		BLDR-020046-2022	ADU	R		
	2642313000	3237 Lone Hill Ln		BLDR-020091-2022	ADU	O		
	2161225400	1448 Blue Heron Ave		BLDR-020114-2022	ADU	O		
	2603941300	2097 Mackinnon Ave		BLDR-020324-2022	ADU	R		
	2601831200	1587 Starlight Dr		BLDR-020333-2022	ADU	O		

Housing Element Annual Progress Report

Project Identifier ffordability by Household Incomes - Completed Entitlement									
1		4					5	6	
Current APN	Street Address	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate- Income Deed Restricted	Moderate- Income Non Deed Restricted	Above Moderate- Income	Entitlement <u>Date Approved</u>	# of Units issued Entitlements	Very Low- Income Deed Restricted
2161224200	1430 Bella Azul Ct							0	
2543531500	1123 Saxony Rd							0	
2543911600	1153 Hymettus Ave							0	
2564001900	149 N Vulcan Ave							0	
2653520900	754 Cole Ranch Rd							0	
2653530600	629 Rancho Santa Fe Rd							0	
2582345100	722 Devonshire Dr							0	
2581032300	556 Stratford Dr							0	
2543244300	1063 N Vulcan Ave							0	
2593303100	1630 Olmeda St							0	
2561221700	850 Clark Ave							0	
2561221700	848 Clark Ave							0	
2564006100	249 N Vulcan Ave							0	
2605632400	1881 Pariva Dr							0	
2605632400	1879 Pariva Dr							0	
2604043300	2121 Oxford Ave							0	
2604114202	2136 Edinburg Ave							0	
2642313000	3237 Lone Hill Ln							0	
2161225400	1448 Blue Heron Ave							0	
2603941300	2097 Mackinnon Ave							0	
2601831200	1587 Starlight Dr							0	

Housing Element Annual Progress Report

Project Identifier Affordability by Household Incomes - Building Permits									
1		7						8	9
Current APN	Street Address	Very Low- Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate- Income Deed Restricted	Moderate- Income Non Deed Restricted	Above Moderate- Income	Building Permits <u>Date Issued</u>	# of Units Issued Building Permits
2161224200	1430 Bella Azul Ct								0
2543531500	1123 Saxony Rd								0
2543911600	1153 Hymettus Ave								0
2564001900	149 N Vulcan Ave						1	2/13/2023	1
2653520900	754 Cole Ranch Rd								0
2653530600	629 Rancho Santa Fe Rd								0
2582345100	722 Devonshire Dr								0
2581032300	556 Stratford Dr								0
2543244300	1063 N Vulcan Ave								0
2593303100	1630 Olmeda St								0
2561221700	850 Clark Ave								0
2561221700	848 Clark Ave								0
2564006100	249 N Vulcan Ave						1	4/10/2023	1
2605632400	1881 Pariva Dr								0
2605632400	1879 Pariva Dr								0
2604043300	2121 Oxford Ave								0
2604114202	2136 Edinburg Ave								0
2642313000	3237 Lone Hill Ln								0
2161225400	1448 Blue Heron Ave								0
2603941300	2097 Mackinnon Ave								0
2601831200	1587 Starlight Dr								0

Housing Element Annual Progress Report

		Affordability by Household Incomes - Certificates of Occupancy							
1		10							11
Current APN	Street Address	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>
2161224200	1430 Bella Azul Ct		1						11/9/2023
2543531500	1123 Saxony Rd				1				12/8/2023
2543911600	1153 Hymettus Ave							1	5/11/2023
2564001900	149 N Vulcan Ave							1	4/13/2023
2653520900	754 Cole Ranch Rd							1	1/17/2023
2653530600	629 Rancho Santa Fe Rd							1	8/3/2023
2582345100	722 Devonshire Dr							1	6/20/2023
2581032300	556 Stratford Dr							1	7/17/2023
2543244300	1063 N Vulcan Ave							1	5/19/2023
2593303100	1630 Olmeda St						1		3/16/2023
2561221700	850 Clark Ave						1		3/7/2023
2561221700	848 Clark Ave						1		3/7/2023
2564006100	249 N Vulcan Ave							1	6/29/2023
2605632400	1881 Pariva Dr		1						11/2/2023
2605632400	1879 Pariva Dr							1	11/2/2023
2604043300	2121 Oxford Ave						1		3/22/2023
2604114202	2136 Edinburg Ave							1	7/5/2023
2642313000	3237 Lone Hill Ln		1						2/24/2023
2161225400	1448 Blue Heron Ave							1	2/3/2023
2603941300	2097 Mackinnon Ave						1		11/2/2023
2601831200	1587 Starlight Dr							1	4/21/2023

Housing Element Annual Progress Report

Project Identifier				Streamlining	Infill	Housing with Financial Assistance and/or Deed Restrictions	
1		12	13	14	15	16	17
Current APN	Street Address	# of Units issued Certificates of Occupancy or other forms of readiness	How many of the units were Extremely Low Income?	Please select the streamlining provision the project was APPROVED pursuant to. (may select multiple)	Infill Units? Y/N ⁺	Assistance Programs for Each Development (may select multiple - see instructions)	Deed Restriction Type (may select multiple - see instructions)
2161224200	1430 Bella Azul Ct	1		NONE	Y		
2543531500	1123 Saxony Rd	1		NONE	Y		
2543911600	1153 Hymettus Ave	1		NONE	Y		
2564001900	149 N Vulcan Ave	1		NONE	Y		
2653520900	754 Cole Ranch Rd	1		NONE	Y		
2653530600	629 Rancho Santa Fe Rd	1		NONE	Y		
2582345100	722 Devonshire Dr	1		NONE	Y		
2581032300	556 Stratford Dr	1		NONE	Y		
2543244300	1063 N Vulcan Ave	1		NONE	Y		
2593303100	1630 Olmeda St	1		NONE	Y		
2561221700	850 Clark Ave	1		NONE	Y		
2561221700	848 Clark Ave	1		NONE	Y		
2564006100	249 N Vulcan Ave	1		NONE	Y		
2605632400	1881 Pariva Dr	1		NONE	Y		
2605632400	1879 Pariva Dr	1		NONE	Y		
2604043300	2121 Oxford Ave	1		NONE	Y		
2604114202	2136 Edinburg Ave	1		NONE	Y		
2642313000	3237 Lone Hill Ln	1		NONE	Y		
2161225400	1448 Blue Heron Ave	1		NONE	Y		
2603941300	2097 Mackinnon Ave	1		NONE	Y		
2601831200	1587 Starlight Dr	1		NONE	Y		

Housing Element Annual Progress Report

Project Identifier		Housing without Financial Assistance or Deed Restrictions	Term of Affordability or Deed Restriction	Demolished/Destroyed Units		
1		18	19	20		
Current APN	Street Address	For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)	Term of Affordability or Deed Restriction (years) (if affordable in perpetuity enter 1000) ⁺	Number of Demolished/Destroyed Units	Demolished or Destroyed Units	Demolished/Destroyed Units Owner or Renter
2161224200	1430 Bella Azul Ct	SURVEY				
2543531500	1123 Saxony Rd	SURVEY				
2543911600	1153 Hymettus Ave					
2564001900	149 N Vulcan Ave					
2653520900	754 Cole Ranch Rd					
2653530600	629 Rancho Santa Fe Rd					
2582345100	722 Devonshire Dr					
2581032300	556 Stratford Dr					
2543244300	1063 N Vulcan Ave					
2593303100	1630 Olmeda St	SURVEY				
2561221700	850 Clark Ave	SURVEY				
2561221700	848 Clark Ave	SURVEY				
2564006100	249 N Vulcan Ave					
2605632400	1881 Pariva Dr	SURVEY				
2605632400	1879 Pariva Dr					
2604043300	2121 Oxford Ave	SURVEY				
2604114202	2136 Edinburg Ave					
2642313000	3237 Lone Hill Ln	SURVEY				
2161225400	1448 Blue Heron Ave					
2603941300	2097 Mackinnon Ave	SURVEY				
2601831200	1587 Starlight Dr					

Housing Element Annual Progress Report

Project Identifier		Density Bonus				Notes
1		21	22	23	24	25
Current APN	Street Address	Total Density Bonus Applied to the Project (Percentage Increase in Total Allowable Units or Total Maximum Allowable Residential Gross Floor Area)	Number of Other Incentives, Concessions, Waivers, or Other Modifications Given to the Project (Excluding Parking Waivers or Parking Reductions)	List the incentives, concessions, waivers, and modifications (Excluding Parking Waivers or Parking Modifications)	Did the project receive a reduction or waiver of parking standards? (Y/N)	Notes ⁺
2161224200	1430 Bella Azul Ct					
2543531500	1123 Saxony Rd					
2543911600	1153 Hymettus Ave					
2564001900	149 N Vulcan Ave					
2653520900	754 Cole Ranch Rd					
2653530600	629 Rancho Santa Fe Rd					
2582345100	722 Devonshire Dr					
2581032300	556 Stratford Dr					
2543244300	1063 N Vulcan Ave					
2593303100	1630 Olmeda St					
2561221700	850 Clark Ave					
2561221700	848 Clark Ave					
2564006100	249 N Vulcan Ave					
2605632400	1881 Pariva Dr					
2605632400	1879 Pariva Dr					
2604043300	2121 Oxford Ave					
2604114202	2136 Edinburg Ave					
2642313000	3237 Lone Hill Ln					
2161225400	1448 Blue Heron Ave					
2603941300	2097 Mackinnon Ave					
2601831200	1587 Starlight Dr					

Housing Element Annual Progress Report

Project Identifier					Unit Types		A	
1					2	3		
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
	2593622900	1503 Traske Rd		BLDR-020484-2022	ADU	O		
	2542303700	136 Phoebe St		BLDR-020525-2022	ADU	R		
	2591602900	931 Doris Dr		BLDR-020612-2022	ADU	O		
	2563720100	251 Roseta St		BLDR-020796-2022	ADU	R		
	2612324200	2123 Bulrush Ln		BLDR-020912-2022	ADU	R		
	2643101300	953 Marisa Ln		BLDR-020997-2022	ADU	O		
	2600731100	1322 Rubenstein Ave		BLDR-021229-2022	ADU	R		
	2600816900	1366 Rubenstein Ave		BLDR-021575-2022	ADU	O		
	2542521900	1222 Hygeia Ave		BLDR-021688-2022	ADU	O		
	2543255400	953 Hermes Ave		BLDR-021855-2022	ADU	O		
	2561221500	641 Leucadia Blvd		BLDR-021872-2022	ADU	O		
	2603010200	1614 Mackinnon Ave		BLDR-021970-2022	ADU	O		
	2593903600	738 Doris Dr		BLDR-021989-2022	ADU	O		
	2641723100	609 Windmill Ranch Rd		BLDR-022205-2022	ADU	R		
	2582731900	630 Santa Fe Dr		BLDR-022272-2022	ADU	R		
	2621201900	1637 Mapleleaf Ct		BLDR-022412-2022	ADU	O		
	2583421000	1143 San Dieguito Dr		BLDR-022460-2022	ADU	R		
	2583711400	955 Nardo Rd		BLDR-023283-2022	ADU	O		
	2583420200	1027 San Dieguito Dr		BLDR-023352-2022	ADU	R		
	2160532300	129 Andrew Ave		BLDR-009667-2018	ADU	O		

Housing Element Annual Progress Report

Project Identifier ffordability by Household Incomes - Completed Entitlement									
1		4					5	6	
Current APN	Street Address	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate- Income Deed Restricted	Moderate- Income Non Deed Restricted	Above Moderate- Income	Entitlement <u>Date Approved</u>	# of Units issued Entitlements	Very Low- Income Deed Restricted
2593622900	1503 Traske Rd							0	
2542303700	136 Phoebe St							0	
2591602900	931 Doris Dr							0	
2563720100	251 Roseta St							0	
2612324200	2123 Bulrush Ln							0	
2643101300	953 Marisa Ln							0	
2600731100	1322 Rubenstein Ave							0	
2600816900	1366 Rubenstein Ave							0	
2542521900	1222 Hygeia Ave							0	
2543255400	953 Hermes Ave							0	
2561221500	641 Leucadia Blvd							0	
2603010200	1614 Mackinnon Ave							0	
2593903600	738 Doris Dr							0	
2641723100	609 Windmill Ranch Rd							0	
2582731900	630 Santa Fe Dr							0	
2621201900	1637 Mapleleaf Ct							0	
2583421000	1143 San Dieguito Dr							0	
2583711400	955 Nardo Rd							0	
2583420200	1027 San Dieguito Dr				1		10/24/2023	1	
2160532300	129 Andrew Ave							0	

Housing Element Annual Progress Report

Project Identifier Affordability by Household Incomes - Building Permits									
1		7						8	9
Current APN	Street Address	Very Low- Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate- Income Deed Restricted	Moderate- Income Non Deed Restricted	Above Moderate- Income	Building Permits <u>Date Issued</u>	# of Units Issued Building Permits
2593622900	1503 Traske Rd								0
2542303700	136 Phoebe St					1		2/22/2023	1
2591602900	931 Doris Dr								0
2563720100	251 Roseta St						1	4/11/2023	1
2612324200	2123 Bulrush Ln								0
2643101300	953 Marisa Ln	1						4/18/2023	1
2600731100	1322 Rubenstein Ave						1	2/16/2023	1
2600816900	1366 Rubenstein Ave						1	3/7/2023	1
2542521900	1222 Hygeia Ave								0
2543255400	953 Hermes Ave						1	3/13/2020	1
2561221500	641 Leucadia Blvd						1	4/27/2023	1
2603010200	1614 Mackinnon Ave						1	1/25/2023	1
2593903600	738 Doris Dr						1	4/12/2023	1
2641723100	609 Windmill Ranch Rd						1	7/20/2023	1
2582731900	630 Santa Fe Dr						1	1/18/2023	1
2621201900	1637 Mapleleaf Ct						1	1/11/2023	1
2583421000	1143 San Dieguito Dr						1	2/24/2023	1
2583711400	955 Nardo Rd	1						4/27/2023	1
2583420200	1027 San Dieguito Dr					1		11/13/2023	1
2160532300	129 Andrew Ave								0

Housing Element Annual Progress Report

Project Identifier		Affordability by Household Incomes - Certificates of Occupancy							
1		10							11
Current APN	Street Address	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>
2593622900	1503 Traske Rd						1		6/12/2023
2542303700	136 Phoebe St						1		10/30/2023
2591602900	931 Doris Dr						1		3/3/2023
2563720100	251 Roseta St							1	5/12/2023
2612324200	2123 Bulrush Ln						1		11/22/2023
2643101300	953 Marisa Ln		1						11/6/2023
2600731100	1322 Rubenstein Ave							1	10/19/2023
2600816900	1366 Rubenstein Ave							1	12/18/2023
2542521900	1222 Hygeia Ave							1	3/31/2023
2543255400	953 Hermes Ave							1	8/16/2023
2561221500	641 Leucadia Blvd							1	12/4/2023
2603010200	1614 Mackinnon Ave							1	6/6/2023
2593903600	738 Doris Dr							1	12/20/2023
2641723100	609 Windmill Ranch Rd							1	12/18/2023
2582731900	630 Santa Fe Dr							1	7/13/2023
2621201900	1637 Mapleleaf Ct							1	6/29/2023
2583421000	1143 San Dieguito Dr							1	8/25/2023
2583711400	955 Nardo Rd		1						10/9/2023
2583420200	1027 San Dieguito Dr						1		12/26/2023
2160532300	129 Andrew Ave							1	7/5/2023

Housing Element Annual Progress Report

Project Identifier				Streamlining	Infill	Housing with Financial Assistance and/or Deed Restrictions	
1		12	13	14	15	16	17
Current APN	Street Address	# of Units issued Certificates of Occupancy or other forms of readiness	How many of the units were Extremely Low Income?	Please select the streamlining provision the project was APPROVED pursuant to. (may select multiple)	Infill Units? Y/N ⁺	Assistance Programs for Each Development (may select multiple - see instructions)	Deed Restriction Type (may select multiple - see instructions)
2593622900	1503 Traske Rd	1		NONE	Y		
2542303700	136 Phoebe St	1		NONE	Y		
2591602900	931 Doris Dr	1		NONE	Y		
2563720100	251 Roseta St	1		NONE	Y		
2612324200	2123 Bulrush Ln	1		NONE	Y		
2643101300	953 Marisa Ln	1	1	NONE	Y		
2600731100	1322 Rubenstein Ave	1		NONE	Y		
2600816900	1366 Rubenstein Ave	1		NONE	Y		
2542521900	1222 Hygeia Ave	1		NONE	Y		
2543255400	953 Hermes Ave	1		NONE	Y		
2561221500	641 Leucadia Blvd	1		NONE	Y		
2603010200	1614 Mackinnon Ave	1		NONE	Y		
2593903600	738 Doris Dr	1		NONE	Y		
2641723100	609 Windmill Ranch Rd	1		NONE	Y		
2582731900	630 Santa Fe Dr	1		NONE	Y		
2621201900	1637 Mapleleaf Ct	1		NONE	Y		
2583421000	1143 San Dieguito Dr	1		NONE	Y		
2583711400	955 Nardo Rd	1	1	NONE	Y		
2583420200	1027 San Dieguito Dr	1		NONE	Y		
2160532300	129 Andrew Ave	1		NONE	Y		

Housing Element Annual Progress Report

Project Identifier		Housing without Financial Assistance or Deed Restrictions	Term of Affordability or Deed Restriction	Demolished/Destroyed Units		
1		18	19	20		
Current APN	Street Address	For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)	Term of Affordability or Deed Restriction (years) (if affordable in perpetuity enter 1000) ⁺	Number of Demolished/Destroyed Units	Demolished or Destroyed Units	Demolished/Destroyed Units Owner or Renter
2593622900	1503 Traske Rd	SURVEY				
2542303700	136 Phoebe St	SURVEY				
2591602900	931 Doris Dr	SURVEY				
2563720100	251 Roseta St					
2612324200	2123 Bulrush Ln	SURVEY				
2643101300	953 Marisa Ln	SURVEY				
2600731100	1322 Rubenstein Ave					
2600816900	1366 Rubenstein Ave					
2542521900	1222 Hygeia Ave					
2543255400	953 Hermes Ave					
2561221500	641 Leucadia Blvd					
2603010200	1614 Mackinnon Ave					
2593903600	738 Doris Dr	SURVEY				
2641723100	609 Windmill Ranch Rd					
2582731900	630 Santa Fe Dr					
2621201900	1637 Mapleleaf Ct					
2583421000	1143 San Dieguito Dr					
2583711400	955 Nardo Rd	SURVEY				
2583420200	1027 San Dieguito Dr	SURVEY				
2160532300	129 Andrew Ave					

Housing Element Annual Progress Report

Project Identifier		Density Bonus				Notes
1		21	22	23	24	25
Current APN	Street Address	Total Density Bonus Applied to the Project (Percentage Increase in Total Allowable Units or Total Maximum Allowable Residential Gross Floor Area)	Number of Other Incentives, Concessions, Waivers, or Other Modifications Given to the Project (Excluding Parking Waivers or Parking Reductions)	List the incentives, concessions, waivers, and modifications (Excluding Parking Waivers or Parking Modifications)	Did the project receive a reduction or waiver of parking standards? (Y/N)	Notes ⁺
2593622900	1503 Traske Rd					
2542303700	136 Phoebe St					
2591602900	931 Doris Dr					
2563720100	251 Roseta St					
2612324200	2123 Bulrush Ln					
2643101300	953 Marisa Ln					
2600731100	1322 Rubenstein Ave					
2600816900	1366 Rubenstein Ave					
2542521900	1222 Hygeia Ave					
2543255400	953 Hermes Ave					
2561221500	641 Leucadia Blvd					
2603010200	1614 Mackinnon Ave					
2593903600	738 Doris Dr					
2641723100	609 Windmill Ranch Rd					
2582731900	630 Santa Fe Dr					
2621201900	1637 Mapleleaf Ct					
2583421000	1143 San Dieguito Dr					
2583711400	955 Nardo Rd					
2583420200	1027 San Dieguito Dr					
2160532300	129 Andrew Ave					

Housing Element Annual Progress Report

Project Identifier					Unit Types		A	
1					2	3		
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
	2606301600	1542 Summit Ave		BLDR-009399-2020	SFD	O		
	2611453300	2585 Montgomery Ave		BLDR-010219-2020	SFD	O		
	2611453200	2595 Montgomery Ave		BLDR-010220-2020	SFD	O		
	2620121100	1349 Crest Dr		BLDR-010817-2020	SFD	O		
	2602131800	1331 Lake Dr		BLDR-012089-2020	SFD	O		
	2601310200	1216 East Cove PI	East Cove Cottages	BLDR-012987-2020	SFD	O		
	2601310200	1220 East Cove PI	East Cove Cottages	BLDR-012989-2020	SFD	O		
	2601310200	1212 East Cove PI	East Cove Cottages	BLDR-012990-2020	SFD	O		
	2601310200	1208 East Cove PI	East Cove Cottages	BLDR-012991-2020	SFD	O		
	2601310200	1204 East Cove PI	East Cove Cottages	BLDR-012992-2020	SFD	O		
	2601310200	1200 East Cove PI	East Cove Cottages	BLDR-012993-2020	SFD	O		
	2601310200	1156 East Cove PI	East Cove Cottages	BLDR-012994-2020	SFD	O		
	2601310200	1152 East Cove PI	East Cove Cottages	BLDR-012996-2020	SFD	O		
	2601310200	1150 East Cove PI	East Cove Cottages	BLDR-012997-2020	SFD	O		
	2601310200	1146 East Cove PI	East Cove Cottages	BLDR-012998-2020	SFD	O		
	2601310200	1142 East Cove PI	East Cove Cottages	BLDR-012999-2020	SFD	O		
	2601310200	1201 East Cove PI	East Cove Cottages	BLDR-013000-2020	SFD	O		
	2601310200	1211 East Cove PI	East Cove Cottages	BLDR-013001-2020	SFD	O		
	2601310200	1221 East Cove PI	East Cove Cottages	BLDR-013003-2020	SFD	O		

Annual Building Activity Report Summary

New Construction, Entitled, Permits and Completed Units

Item #08E

Housing Element Annual Progress Report

Project Identifier ffordability by Household Incomes - Completed Entitlement									
1		4					5	6	
Current APN	Street Address	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate- Income Deed Restricted	Moderate- Income Non Deed Restricted	Above Moderate- Income	Entitlement <u>Date Approved</u>	# of Units issued Entitlements	Very Low- Income Deed Restricted
2606301600	1542 Summit Ave							0	
2611453300	2585 Montgomery Ave							0	
2611453200	2595 Montgomery Ave							0	
2620121100	1349 Crest Dr							0	
2602131800	1331 Lake Dr							0	
2601310200	1216 East Cove PI							0	
2601310200	1220 East Cove PI							0	
2601310200	1212 East Cove PI							0	
2601310200	1208 East Cove PI							0	
2601310200	1204 East Cove PI							0	
2601310200	1200 East Cove PI							0	
2601310200	1156 East Cove PI							0	
2601310200	1152 East Cove PI							0	
2601310200	1150 East Cove PI							0	
2601310200	1146 East Cove PI							0	
2601310200	1142 East Cove PI							0	
2601310200	1201 East Cove PI							0	
2601310200	1211 East Cove PI							0	
2601310200	1221 East Cove PI							0	

Housing Element Annual Progress Report

Project Identifier Affordability by Household Incomes - Building Permits									
1		7						8	9
Current APN	Street Address	Very Low- Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate- Income Deed Restricted	Moderate- Income Non Deed Restricted	Above Moderate- Income	Building Permits <u>Date Issued</u>	# of Units Issued Building Permits
2606301600	1542 Summit Ave								0
2611453300	2585 Montgomery Ave								0
2611453200	2595 Montgomery Ave								0
2620121100	1349 Crest Dr								0
2602131800	1331 Lake Dr								0
2601310200	1216 East Cove PI								0
2601310200	1220 East Cove PI								0
2601310200	1212 East Cove PI								0
2601310200	1208 East Cove PI								0
2601310200	1204 East Cove PI								0
2601310200	1200 East Cove PI								0
2601310200	1156 East Cove PI								0
2601310200	1152 East Cove PI								0
2601310200	1150 East Cove PI								0
2601310200	1146 East Cove PI								0
2601310200	1142 East Cove PI								0
2601310200	1201 East Cove PI								0
2601310200	1211 East Cove PI								0
2601310200	1221 East Cove PI								0

Annual Building Activity Report Summary
New Construction, Entitled, Permits and Completed Units
Item #08E

Housing Element Annual Progress Report

Project Identifier		Affordability by Household Incomes - Certificates of Occupancy							
1		10							11
Current APN	Street Address	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>
2606301600	1542 Summit Ave							1	3/29/2023
2611453300	2585 Montgomery Ave							1	10/3/2023
2611453200	2595 Montgomery Ave							1	10/3/2023
2620121100	1349 Crest Dr							1	12/13/2023
2602131800	1331 Lake Dr							1	2/14/2023
2601310200	1216 East Cove PI							1	4/3/2023
2601310200	1220 East Cove PI							1	3/28/2023
2601310200	1212 East Cove PI							1	3/24/2023
2601310200	1208 East Cove PI							1	3/27/2023
2601310200	1204 East Cove PI							1	4/6/2023
2601310200	1200 East Cove PI							1	4/6/2023
2601310200	1156 East Cove PI							1	3/29/2023
2601310200	1152 East Cove PI	1							4/6/2023
2601310200	1150 East Cove PI							1	4/6/2023
2601310200	1146 East Cove PI							1	3/27/2023
2601310200	1142 East Cove PI							1	4/6/2023
2601310200	1201 East Cove PI							1	4/6/2023
2601310200	1211 East Cove PI							1	4/6/2023
2601310200	1221 East Cove PI							1	3/28/2023

Housing Element Annual Progress Report

Project Identifier				Streamlining	Infill	Housing with Financial Assistance and/or Deed Restrictions	
1		12	13	14	15	16	17
Current APN	Street Address	# of Units issued Certificates of Occupancy or other forms of readiness	How many of the units were Extremely Low Income?	Please select the streamlining provision the project was APPROVED pursuant to. (may select multiple)	Infill Units? Y/N ⁺	Assistance Programs for Each Development (may select multiple - see instructions)	Deed Restriction Type (may select multiple - see instructions)
2606301600	1542 Summit Ave	1		NONE	Y		
2611453300	2585 Montgomery Ave	1		NONE	Y		
2611453200	2595 Montgomery Ave	1		NONE	Y		
2620121100	1349 Crest Dr	1		NONE	Y		
2602131800	1331 Lake Dr	1		NONE	Y		
2601310200	1216 East Cove PI	1		NONE	Y		
2601310200	1220 East Cove PI	1		NONE	Y		
2601310200	1212 East Cove PI	1		NONE	Y		
2601310200	1208 East Cove PI	1		NONE	Y		
2601310200	1204 East Cove PI	1		NONE	Y		
2601310200	1200 East Cove PI	1		NONE	Y		
2601310200	1156 East Cove PI	1		NONE	Y		
2601310200	1152 East Cove PI	1	0	NONE	N		INC, DB
2601310200	1150 East Cove PI	1		NONE	Y		
2601310200	1146 East Cove PI	1		NONE	Y		
2601310200	1142 East Cove PI	1		NONE	Y		
2601310200	1201 East Cove PI	1		NONE	Y		
2601310200	1211 East Cove PI	1		NONE	Y		
2601310200	1221 East Cove PI	1		NONE	Y		

Housing Element Annual Progress Report

Project Identifier		Housing without Financial Assistance or Deed Restrictions	Term of Affordability or Deed Restriction	Demolished/Destroyed Units		
1		18	19	20		
Current APN	Street Address	For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)	Term of Affordability or Deed Restriction (years) (if affordable in perpetuity enter 1000) ⁺	Number of Demolished/Destroyed Units	Demolished or Destroyed Units	Demolished/Destroyed Units Owner or Renter
2606301600	1542 Summit Ave			2	Demolished	O
2611453300	2585 Montgomery Ave					
2611453200	2595 Montgomery Ave			1	Demolished	O
2620121100	1349 Crest Dr					
2602131800	1331 Lake Dr					
2601310200	1216 East Cove PI					
2601310200	1220 East Cove PI					
2601310200	1212 East Cove PI					
2601310200	1208 East Cove PI					
2601310200	1204 East Cove PI					
2601310200	1200 East Cove PI					
2601310200	1156 East Cove PI					
2601310200	1152 East Cove PI		1000			
2601310200	1150 East Cove PI					
2601310200	1146 East Cove PI					
2601310200	1142 East Cove PI					
2601310200	1201 East Cove PI					
2601310200	1211 East Cove PI					
2601310200	1221 East Cove PI					

Housing Element Annual Progress Report

Project Identifier		Density Bonus				Notes
1		21	22	23	24	25
Current APN	Street Address	Total Density Bonus Applied to the Project (Percentage Increase in Total Allowable Units or Total Maximum Allowable Residential Gross Floor Area)	Number of Other Incentives, Concessions, Waivers, or Other Modifications Given to the Project (Excluding Parking Waivers or Parking Reductions)	List the incentives, concessions, waivers, and modifications (Excluding Parking Waivers or Parking Modifications)	Did the project receive a reduction or waiver of parking standards? (Y/N)	Notes ⁺
2606301600	1542 Summit Ave					
2611453300	2585 Montgomery Ave					
2611453200	2595 Montgomery Ave					
2620121100	1349 Crest Dr					
2602131800	1331 Lake Dr					
2601310200	1216 East Cove PI					
2601310200	1220 East Cove PI					
2601310200	1212 East Cove PI					
2601310200	1208 East Cove PI					
2601310200	1204 East Cove PI					
2601310200	1200 East Cove PI					
2601310200	1156 East Cove PI					
2601310200	1152 East Cove PI	30.0%	1	Development Standards Modification	Yes	1 INC unit deed restricted in perpetuity
2601310200	1150 East Cove PI					
2601310200	1146 East Cove PI					
2601310200	1142 East Cove PI					
2601310200	1201 East Cove PI					
2601310200	1211 East Cove PI					
2601310200	1221 East Cove PI					

Housing Element Annual Progress Report

Project Identifier					Unit Types		A	
1					2	3		
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
	2603640300	1935 Cambridge Ave	Cambridge Duplex	BLDR-013598-2020	2 to 4	O		
	2603640300	1939 Cambridge Ave	Cambridge Duplex	BLDR-013689-2020	2 to 4	O		
	2583421500	1233 San Dieguito Dr		BLDR-013905-2021	SFD	O		
	2564127400	452 Ocean View Ter		BLDR-013965-2021	SFD	O		
	2641605200	2920 Lone Jack Rd		BLDR-014607-2021	SFD	O		
	2543020200	1023 Neptune Ave		BLDR-014954-2021	SFD	O		
	2543633900	1060 Urania Ave		BLDR-015096-2021	SFD	O		
	2606306300	1533 San Elijo Ave		BLDR-015972-2021	SFD	O		
	2606306400	1537 San Elijo Ave		BLDR-015974-2021	SFD	O		
	2600839400	1499 Summit Ave		BLDR-016449-2021	SFD	O		
	2546121200	1240 Molar Ln, Encinitas, CA 92024	Fox Point Farms Phase 001: Cottage/Carriage: Model Plan 5A - Cottag	BLDR-020663-2022	5+	O		

Housing Element Annual Progress Report

Project Identifier ffordability by Household Incomes - Completed Entitlement									
1		4					5	6	
Current APN	Street Address	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate- Income Deed Restricted	Moderate- Income Non Deed Restricted	Above Moderate- Income	Entitlement <u>Date Approved</u>	# of Units issued Entitlements	Very Low- Income Deed Restricted
2603640300	1935 Cambridge Ave							0	
2603640300	1939 Cambridge Ave							0	
2583421500	1233 San Dieguito Dr							0	
2564127400	452 Ocean View Ter							0	
2641605200	2920 Lone Jack Rd							0	
2543020200	1023 Neptune Ave							0	
2543633900	1060 Urania Ave							0	
2606306300	1533 San Elijo Ave							0	
2606306400	1537 San Elijo Ave							0	
2600839400	1499 Summit Ave							0	
2546121200	1240 Molara Ln, Encinitas, CA 92024							0	

Housing Element Annual Progress Report

Project Identifier Affordability by Household Incomes - Building Permits									
1		7						8	9
Current APN	Street Address	Very Low- Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate- Income Deed Restricted	Moderate- Income Non Deed Restricted	Above Moderate- Income	Building Permits <u>Date Issued</u>	# of Units Issued Building Permits
2603640300	1935 Cambridge Ave								0
2603640300	1939 Cambridge Ave								0
2583421500	1233 San Dieguito Dr								0
2564127400	452 Ocean View Ter								0
2641605200	2920 Lone Jack Rd								0
2543020200	1023 Neptune Ave								0
2543633900	1060 Urania Ave								0
2606306300	1533 San Elijo Ave								0
2606306400	1537 San Elijo Ave								0
2600839400	1499 Summit Ave								0
2546121200	1240 Molar Ln, Encinitas, CA 92024						1	9/7/2023	1

Housing Element Annual Progress Report

Project Identifier		Affordability by Household Incomes - Certificates of Occupancy							
1		10							11
Current APN	Street Address	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>
2603640300	1935 Cambridge Ave							1	5/18/2023
2603640300	1939 Cambridge Ave							1	5/18/2023
2583421500	1233 San Dieguito Dr							1	7/28/2023
2564127400	452 Ocean View Ter							1	7/19/2023
2641605200	2920 Lone Jack Rd							1	4/18/2023
2543020200	1023 Neptune Ave							1	10/20/2023
2543633900	1060 Urania Ave							1	6/20/2023
2606306300	1533 San Elijo Ave							1	10/3/2023
2606306400	1537 San Elijo Ave							1	10/3/2023
2600839400	1499 Summit Ave							1	5/15/2023
2546121200	1240 Molar Ln, Encinitas, CA 92024								

Housing Element Annual Progress Report

Project Identifier				Streamlining	Infill	Housing with Financial Assistance and/or Deed Restrictions	
1		12	13	14	15	16	17
Current APN	Street Address	# of Units issued Certificates of Occupancy or other forms of readiness	How many of the units were Extremely Low Income?	Please select the streamlining provision the project was APPROVED pursuant to. (may select multiple)	Infill Units? Y/N ⁺	Assistance Programs for Each Development (may select multiple - see instructions)	Deed Restriction Type (may select multiple - see instructions)
2603640300	1935 Cambridge Ave	1		NONE	Y		
2603640300	1939 Cambridge Ave	1		NONE	Y		
2583421500	1233 San Dieguito Dr	1		NONE	Y		
2564127400	452 Ocean View Ter	1		NONE	Y		
2641605200	2920 Lone Jack Rd	1		NONE	Y		
2543020200	1023 Neptune Ave	1		NONE	Y		
2543633900	1060 Urania Ave	1		NONE	Y		
2606306300	1533 San Elijo Ave	1		NONE	Y		
2606306400	1537 San Elijo Ave	1		NONE	Y		
2600839400	1499 Summit Ave	1		NONE	Y		
2546121200	1240 Molar Ln, Encinitas, CA 92024	0		NONE	Y		INC, DB

Housing Element Annual Progress Report

Project Identifier		Housing without Financial Assistance or Deed Restrictions	Term of Affordability or Deed Restriction	Demolished/Destroyed Units		
1		18	19	20		
Current APN	Street Address	For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)	Term of Affordability or Deed Restriction (years) (if affordable in perpetuity enter 1000) ⁺	Number of Demolished/Destroyed Units	Demolished or Destroyed Units	Demolished/Destroyed Units Owner or Renter
2603640300	1935 Cambridge Ave					
2603640300	1939 Cambridge Ave					
2583421500	1233 San Dieguito Dr			1	Demolished	O
2564127400	452 Ocean View Ter					
2641605200	2920 Lone Jack Rd					
2543020200	1023 Neptune Ave			1	Demolished	O
2543633900	1060 Urania Ave					
2606306300	1533 San Elijo Ave					
2606306400	1537 San Elijo Ave					
2600839400	1499 Summit Ave					
2546121200	1240 Molar Ln, Encinitas, CA 92024					

Housing Element Annual Progress Report

Project Identifier		Density Bonus				Notes
1		21	22	23	24	25
Current APN	Street Address	Total Density Bonus Applied to the Project (Percentage Increase in Total Allowable Units or Total Maximum Allowable Residential Gross Floor Area)	Number of Other Incentives, Concessions, Waivers, or Other Modifications Given to the Project (Excluding Parking Waivers or Parking Reductions)	List the incentives, concessions, waivers, and modifications (Excluding Parking Waivers or Parking Modifications)	Did the project receive a reduction or waiver of parking standards? (Y/N)	Notes ⁺
2603640300	1935 Cambridge Ave					
2603640300	1939 Cambridge Ave					
2583421500	1233 San Dieguito Dr					
2564127400	452 Ocean View Ter					
2641605200	2920 Lone Jack Rd					
2543020200	1023 Neptune Ave					
2543633900	1060 Urania Ave					
2606306300	1533 San Elijo Ave					
2606306400	1537 San Elijo Ave					
2600839400	1499 Summit Ave					
2546121200	1240 Molar Ln, Encinitas, CA 92024	35.0%	3	Development Standards Modification	Yes	Permits issued for APNs 2546121200, 2546121400, and 2546121700 are individual unit permits of the 250 unit Fox Point Farms Project. The density bonus information listed in this row applies to the entire project.

Housing Element Annual Progress Report

Project Identifier					Unit Types		A	
1					2	3		
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
	2546121200	1246 Molar Ln, Encinitas, CA 92024	Fox Point Farms Phase 001: Cottage/Carriage: Model Plan 4A - Cottage	BLDR-020664-2022	5+	O		
	2546121200	1250 Molar Ln, Encinitas, CA 92024	Fox Point Farms Phase 001: Cottage/Carriage: Model Plan 5BR - Cottage	BLDR-020665-2022	5+	O		
	2546121200	1256 Molar Ln, Encinitas, CA 92024	Fox Point Farms Phase 001: Cottage/Carriage: Model Plan 4BR - Carriage	BLDR-020666-2022	5+	O		
	2546121200	1260 Molar Ln, Encinitas, CA 92024	Fox Point Farms Phase 02A: Cottage/Carriage: Model Plan 5A - Cottage	BLDR-020667-2022	5+	O		

Housing Element Annual Progress Report

Project Identifier ffordability by Household Incomes - Completed Entitlement									
1		4					5	6	
Current APN	Street Address	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate- Income Deed Restricted	Moderate- Income Non Deed Restricted	Above Moderate- Income	Entitlement <u>Date Approved</u>	# of Units issued Entitlements	Very Low- Income Deed Restricted
2546121200	1246 Molar Ln, Encinitas, CA 92024							0	
2546121200	1250 Molar Ln, Encinitas, CA 92024							0	
2546121200	1256 Molar Ln, Encinitas, CA 92024							0	
2546121200	1260 Molar Ln, Encinitas, CA 92024							0	

Housing Element Annual Progress Report

Project Identifier Affordability by Household Incomes - Building Permits									
1		7						8	9
Current APN	Street Address	Very Low-Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Building Permits <u>Date Issued</u>	# of Units Issued Building Permits
2546121200	1246 Molar Ln, Encinitas, CA 92024						1	9/7/2023	1
2546121200	1250 Molar Ln, Encinitas, CA 92024						1	9/7/2023	1
2546121200	1256 Molar Ln, Encinitas, CA 92024						1	9/7/2023	1
2546121200	1260 Molar Ln, Encinitas, CA 92024						1	9/26/2023	1

Housing Element Annual Progress Report

Project Identifier		Affordability by Household Incomes - Certificates of Occupancy							
1		10							11
Current APN	Street Address	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>
2546121200	1246 Molar Ln, Encinitas, CA 92024								
2546121200	1250 Molar Ln, Encinitas, CA 92024								
2546121200	1256 Molar Ln, Encinitas, CA 92024								
2546121200	1260 Molar Ln, Encinitas, CA 92024								

Housing Element Annual Progress Report

Project Identifier				Streamlining	Infill	Housing with Financial Assistance and/or Deed Restrictions	
1		12	13	14	15	16	17
Current APN	Street Address	# of Units issued Certificates of Occupancy or other forms of readiness	How many of the units were Extremely Low Income?	Please select the streamlining provision the project was APPROVED pursuant to. (may select multiple)	Infill Units? Y/N ⁺	Assistance Programs for Each Development (may select multiple - see instructions)	Deed Restriction Type (may select multiple - see instructions)
		0					
2546121200	1246 Molar Ln, Encinitas, CA 92024			NONE	Y		
2546121200	1250 Molar Ln, Encinitas, CA 92024			NONE	Y		
2546121200	1256 Molar Ln, Encinitas, CA 92024			NONE	Y		
2546121200	1260 Molar Ln, Encinitas, CA 92024			NONE	Y		

Housing Element Annual Progress Report

Project Identifier		Housing without Financial Assistance or Deed Restrictions	Term of Affordability or Deed Restriction	Demolished/Destroyed Units		
1		18	19	20		
Current APN	Street Address	For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)	Term of Affordability or Deed Restriction (years) (if affordable in perpetuity enter 1000) ⁺	Number of Demolished/Destroyed Units	Demolished or Destroyed Units	Demolished/Destroyed Units Owner or Renter
2546121200	1246 Molar Ln, Encinitas, CA 92024					
2546121200	1250 Molar Ln, Encinitas, CA 92024					
2546121200	1256 Molar Ln, Encinitas, CA 92024					
2546121200	1260 Molar Ln, Encinitas, CA 92024					

Housing Element Annual Progress Report

Project Identifier		Density Bonus				Notes
1		21	22	23	24	25
Current APN	Street Address	Total Density Bonus Applied to the Project (Percentage Increase in Total Allowable Units or Total Maximum Allowable Residential Gross Floor Area)	Number of Other Incentives, Concessions, Waivers, or Other Modifications Given to the Project (Excluding Parking Waivers or Parking Reductions)	List the incentives, concessions, waivers, and modifications (Excluding Parking Waivers or Parking Modifications)	Did the project receive a reduction or waiver of parking standards? (Y/N)	Notes ⁺
2546121200	1246 Molar Ln, Encinitas, CA 92024					
2546121200	1250 Molar Ln, Encinitas, CA 92024					
2546121200	1256 Molar Ln, Encinitas, CA 92024					
2546121200	1260 Molar Ln, Encinitas, CA 92024					

Housing Element Annual Progress Report

Project Identifier					Unit Types		A	
1					2	3		
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
	2546121200	1266 Molar Ln, Encinitas, CA 92024	Fox Point Farms Phase 02A: Cottage/Carriage: Model Plan 4A - Carriage	BLDR-020668-2022	5+	O		
	2546121200	1270 Molar Ln, Encinitas, CA 92024	Fox Point Farms Phase 02A: Cottage/Carriage: Model Plan 5CR - Cottage	BLDR-020669-2022	5+	O		
	2546121700	1276 Molar Ln, Encinitas, CA 92024	Fox Point Farms Phase 02A: Cottage/Carriage: Model Plan 4CR - Carriage	BLDR-020670-2022	5+	O		
	2546121200	1280 Molar Ln, Encinitas, CA 92024	Fox Point Farms Phase 02B: Cottage/Carriage: Model Plan 5B - Cottage	BLDR-020671-2022	5+	O		

Housing Element Annual Progress Report

Project Identifier ffordability by Household Incomes - Completed Entitlement									
1		4					5	6	
Current APN	Street Address	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate- Income Deed Restricted	Moderate- Income Non Deed Restricted	Above Moderate- Income	Entitlement <u>Date Approved</u>	# of Units issued Entitlements	Very Low- Income Deed Restricted
2546121200	1266 Molar Ln, Encinitas, CA 92024							0	
2546121200	1270 Molar Ln, Encinitas, CA 92024							0	
2546121700	1276 Molar Ln, Encinitas, CA 92024							0	
2546121200	1280 Molar Ln, Encinitas, CA 92024							0	

Housing Element Annual Progress Report

Project Identifier Affordability by Household Incomes - Building Permits									
1		7						8	9
Current APN	Street Address	Very Low- Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate- Income Deed Restricted	Moderate- Income Non Deed Restricted	Above Moderate- Income	Building Permits <u>Date Issued</u>	# of Units Issued Building Permits
2546121200	1266 Molar Ln, Encinitas, CA 92024						1	9/26/2023	1
2546121200	1270 Molar Ln, Encinitas, CA 92024						1	9/26/2023	1
2546121700	1276 Molar Ln, Encinitas, CA 92024						1	9/26/2023	1
2546121200	1280 Molar Ln, Encinitas, CA 92024						1	9/11/2023	1

Housing Element Annual Progress Report

Project Identifier		Affordability by Household Incomes - Certificates of Occupancy							
1		10							11
Current APN	Street Address	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>
2546121200	1266 Molar Ln, Encinitas, CA 92024								
2546121200	1270 Molar Ln, Encinitas, CA 92024								
2546121700	1276 Molar Ln, Encinitas, CA 92024								
2546121200	1280 Molar Ln, Encinitas, CA 92024								

Housing Element Annual Progress Report

Project Identifier				Streamlining	Infill	Housing with Financial Assistance and/or Deed Restrictions	
1		12	13	14	15	16	17
Current APN	Street Address	# of Units issued Certificates of Occupancy or other forms of readiness	How many of the units were Extremely Low Income?	Please select the streamlining provision the project was APPROVED pursuant to. (may select multiple)	Infill Units? Y/N ⁺	Assistance Programs for Each Development (may select multiple - see instructions)	Deed Restriction Type (may select multiple - see instructions)
		0					
2546121200	1266 Molar Ln, Encinitas, CA 92024			NONE	Y		
2546121200	1270 Molar Ln, Encinitas, CA 92024			NONE	Y		
2546121700	1276 Molar Ln, Encinitas, CA 92024			NONE	Y		
2546121200	1280 Molar Ln, Encinitas, CA 92024			NONE	Y		

Housing Element Annual Progress Report

Project Identifier		Housing without Financial Assistance or Deed Restrictions	Term of Affordability or Deed Restriction	Demolished/Destroyed Units		
1		18	19	20		
Current APN	Street Address	For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)	Term of Affordability or Deed Restriction (years) (if affordable in perpetuity enter 1000) ⁺	Number of Demolished/Destroyed Units	Demolished or Destroyed Units	Demolished/Destroyed Units Owner or Renter
2546121200	1266 Molar Ln, Encinitas, CA 92024					
2546121200	1270 Molar Ln, Encinitas, CA 92024					
2546121700	1276 Molar Ln, Encinitas, CA 92024					
2546121200	1280 Molar Ln, Encinitas, CA 92024					

Housing Element Annual Progress Report

Project Identifier		Density Bonus				Notes
1		21	22	23	24	25
Current APN	Street Address	Total Density Bonus Applied to the Project (Percentage Increase in Total Allowable Units or Total Maximum Allowable Residential Gross Floor Area)	Number of Other Incentives, Concessions, Waivers, or Other Modifications Given to the Project (Excluding Parking Waivers or Parking Reductions)	List the incentives, concessions, waivers, and modifications (Excluding Parking Waivers or Parking Modifications)	Did the project receive a reduction or waiver of parking standards? (Y/N)	Notes ⁺
2546121200	1266 Molara Ln, Encinitas, CA 92024					
2546121200	1270 Molara Ln, Encinitas, CA 92024					
2546121700	1276 Molara Ln, Encinitas, CA 92024					
2546121200	1280 Molara Ln, Encinitas, CA 92024					

Housing Element Annual Progress Report

Project Identifier					Unit Types		A	
1					2	3		
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
	2546121200	1286 Molar Ln, Encinitas, CA 92024	Fox Point Farms Phase 02B: Cottage/Carriage: Model Plan 4B - Carriage	BLDR-020673-2022	5+	O		
	2546121200	1290 Molar Ln, Encinitas, CA 92024	Fox Point Farms Phase 02B: Cottage/Carriage: Model Plan 5A - Cottage	BLDR-020674-2022	5+	O		
	2546121200	1296 Molar Ln, Encinitas, CA 92024	Fox Point Farms Phase 02B: Cottage/Carriage: Model Plan 4A - Carriage	BLDR-020675-2022	5+	O		
	2546121700	1004 Palmaria Ct, Encinitas, CA 92024	Fox Point Farms PHASE 101 : 5-PLEX - MODEL PLAN 1	BLDR-020704-2022	5+	O		
	2546121700	1024 Palmaria Ct, Encinitas, CA 92024	Fox Point Farms Phase 102: 4 Plex: Model 1	BLDR-020705-2022	2 to 4	O		

Housing Element Annual Progress Report

Project Identifier ffordability by Household Incomes - Completed Entitlement									
1		4					5	6	
Current APN	Street Address	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate- Income Deed Restricted	Moderate- Income Non Deed Restricted	Above Moderate- Income	Entitlement <u>Date Approved</u>	# of Units issued Entitlements	Very Low- Income Deed Restricted
2546121200	1286 Molar Ln, Encinitas, CA 92024							0	
2546121200	1290 Molar Ln, Encinitas, CA 92024							0	
2546121200	1296 Molar Ln, Encinitas, CA 92024							0	
2546121700	1004 Palmaria Ct, Encinitas, CA 92024							0	
2546121700	1024 Palmaria Ct, Encinitas, CA 92024							0	

Housing Element Annual Progress Report

Project Identifier Affordability by Household Incomes - Building Permits									
1		7						8	9
Current APN	Street Address	Very Low- Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate- Income Deed Restricted	Moderate- Income Non Deed Restricted	Above Moderate- Income	Building Permits <u>Date Issued</u>	# of Units Issued Building Permits
2546121200	1286 Molar Ln, Encinitas, CA 92024						1	9/11/2023	1
2546121200	1290 Molar Ln, Encinitas, CA 92024						1	9/11/2023	1
2546121200	1296 Molar Ln, Encinitas, CA 92024						1	9/11/2023	1
2546121700	1004 Palmaria Ct, Encinitas, CA 92024						1	2/1/2023	1
2546121700	1024 Palmaria Ct, Encinitas, CA 92024						1	10/18/2023	1

Housing Element Annual Progress Report

Project Identifier		Affordability by Household Incomes - Certificates of Occupancy							
1		10							11
Current APN	Street Address	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>
2546121200	1286 Molar Ln, Encinitas, CA 92024								
2546121200	1290 Molar Ln, Encinitas, CA 92024								
2546121200	1296 Molar Ln, Encinitas, CA 92024								
2546121700	1004 Palmaria Ct, Encinitas, CA 92024								
2546121700	1024 Palmaria Ct, Encinitas, CA 92024								

Housing Element Annual Progress Report

Project Identifier				Streamlining	Infill	Housing with Financial Assistance and/or Deed Restrictions	
1		12	13	14	15	16	17
Current APN	Street Address	# of Units issued Certificates of Occupancy or other forms of readiness	How many of the units were Extremely Low Income?	Please select the streamlining provision the project was APPROVED pursuant to. (may select multiple)	Infill Units? Y/N ⁺	Assistance Programs for Each Development (may select multiple - see instructions)	Deed Restriction Type (may select multiple - see instructions)
		0					
2546121200	1286 Molar Ln, Encinitas, CA 92024			NONE	Y		
2546121200	1290 Molar Ln, Encinitas, CA 92024			NONE	Y		
2546121200	1296 Molar Ln, Encinitas, CA 92024			NONE	Y		
2546121700	1004 Palmaria Ct, Encinitas, CA 92024			NONE	Y		
2546121700	1024 Palmaria Ct, Encinitas, CA 92024			NONE	Y		

Housing Element Annual Progress Report

Project Identifier		Housing without Financial Assistance or Deed Restrictions	Term of Affordability or Deed Restriction	Demolished/Destroyed Units		
1		18	19	20		
Current APN	Street Address	For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)	Term of Affordability or Deed Restriction (years) (if affordable in perpetuity enter 1000) ⁺	Number of Demolished/Destroyed Units	Demolished or Destroyed Units	Demolished/Destroyed Units Owner or Renter
2546121200	1286 Molar Ln, Encinitas, CA 92024					
2546121200	1290 Molar Ln, Encinitas, CA 92024					
2546121200	1296 Molar Ln, Encinitas, CA 92024					
2546121700	1004 Palmaria Ct, Encinitas, CA 92024					
2546121700	1024 Palmaria Ct, Encinitas, CA 92024					

Housing Element Annual Progress Report

Project Identifier		Density Bonus				Notes
1		21	22	23	24	25
Current APN	Street Address	Total Density Bonus Applied to the Project (Percentage Increase in Total Allowable Units or Total Maximum Allowable Residential Gross Floor Area)	Number of Other Incentives, Concessions, Waivers, or Other Modifications Given to the Project (Excluding Parking Waivers or Parking Reductions)	List the incentives, concessions, waivers, and modifications (Excluding Parking Waivers or Parking Modifications)	Did the project receive a reduction or waiver of parking standards? (Y/N)	Notes ⁺
2546121200	1286 Molar Ln, Encinitas, CA 92024					
2546121200	1290 Molar Ln, Encinitas, CA 92024					
2546121200	1296 Molar Ln, Encinitas, CA 92024					
2546121700	1004 Palmaria Ct, Encinitas, CA 92024					
2546121700	1024 Palmaria Ct, Encinitas, CA 92024					

Housing Element Annual Progress Report

Project Identifier					Unit Types		A	
1					2	3		
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
	2546121700	1040 Palmaria Ct, Encinitas, CA 92024	Fox Point Farms Phase 103 - 4 Plex : Model Plan 1	BLDR-020706-2022	2 to 4	O		
	2546121700	1012 Palmaria Ct, Encinitas, CA 92024	Fox Point Farms PHASE 101 : 5- PLEX - MODEL PLAN 1	BLDR-020707-2022	5+	O		
	2546121200	1008 Palmaria Ct, Encinitas, CA 92024	Fox Point Farms 5- Plex	BLDR-020708-2022	5+	O		
	2546121700	1016 Palmaria Ct, Encinitas, CA 92024	Fox Point Farms PHASE 101 : 5- PLEX - MODEL PLAN 2X	BLDR-020709-2022	5+	O		
	2546121700	1028 Palmaria Ct, Encinitas, CA 92024	Fox Point Farms Phase 102: 4 Plex: Model Plan 2	BLDR-020710-2022	2 to 4	O		
	2546121700	1044 Palmaria Ct, Encinitas, CA 92024	Fox Point Farms Phase 103 - 4 Plex : Model Plan 2	BLDR-020711-2022	2 to 4	O		
	2546121700	1000 Palmaria Ct, Encinitas, CA 92024	Fox Point Farms PHASE 101 : 5- PLEX - MODEL PLAN 3	BLDR-020713-2022	5+	O		

Housing Element Annual Progress Report

Project Identifier ffordability by Household Incomes - Completed Entitlement									
1		4					5	6	
Current APN	Street Address	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate- Income Deed Restricted	Moderate- Income Non Deed Restricted	Above Moderate- Income	Entitlement <u>Date Approved</u>	# of Units issued Entitlements	Very Low- Income Deed Restricted
2546121700	1040 Palmaria Ct, Encinitas, CA 92024							0	
2546121700	1012 Palmaria Ct, Encinitas, CA 92024							0	
2546121200	1008 Palmaria Ct, Encinitas, CA 92024							0	
2546121700	1016 Palmaria Ct, Encinitas, CA 92024							0	
2546121700	1028 Palmaria Ct, Encinitas, CA 92024							0	
2546121700	1044 Palmaria Ct, Encinitas, CA 92024							0	
2546121700	1000 Palmaria Ct, Encinitas, CA 92024							0	

Housing Element Annual Progress Report

Project Identifier Affordability by Household Incomes - Building Permits									
1		7						8	9
Current APN	Street Address	Very Low- Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate- Income Deed Restricted	Moderate- Income Non Deed Restricted	Above Moderate- Income	Building Permits <u>Date Issued</u>	# of Units Issued Building Permits
2546121700	1040 Palmaria Ct, Encinitas, CA 92024						1	10/19/2023	1
2546121700	1012 Palmaria Ct, Encinitas, CA 92024						1	2/1/2023	1
2546121200	1008 Palmaria Ct, Encinitas, CA 92024						1	2/1/2023	1
2546121700	1016 Palmaria Ct, Encinitas, CA 92024						1	2/1/2023	1
2546121700	1028 Palmaria Ct, Encinitas, CA 92024						1	10/18/2023	1
2546121700	1044 Palmaria Ct, Encinitas, CA 92024						1	10/19/2023	1
2546121700	1000 Palmaria Ct, Encinitas, CA 92024						1	2/1/2023	1

Housing Element Annual Progress Report

Project Identifier		Affordability by Household Incomes - Certificates of Occupancy							
1		10							11
Current APN	Street Address	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>
2546121700	1040 Palmaria Ct, Encinitas, CA 92024								
2546121700	1012 Palmaria Ct, Encinitas, CA 92024								
2546121200	1008 Palmaria Ct, Encinitas, CA 92024								
2546121700	1016 Palmaria Ct, Encinitas, CA 92024								
2546121700	1028 Palmaria Ct, Encinitas, CA 92024								
2546121700	1044 Palmaria Ct, Encinitas, CA 92024								
2546121700	1000 Palmaria Ct, Encinitas, CA 92024								

Housing Element Annual Progress Report

Project Identifier				Streamlining	Infill	Housing with Financial Assistance and/or Deed Restrictions	
1		12	13	14	15	16	17
Current APN	Street Address	# of Units issued Certificates of Occupancy or other forms of readiness	How many of the units were Extremely Low Income?	Please select the streamlining provision the project was APPROVED pursuant to. (may select multiple)	Infill Units? Y/N ⁺	Assistance Programs for Each Development (may select multiple - see instructions)	Deed Restriction Type (may select multiple - see instructions)
2546121700	1040 Palmaria Ct, Encinitas, CA 92024	0		NONE	Y		
2546121700	1012 Palmaria Ct, Encinitas, CA 92024	0		NONE	Y		
2546121200	1008 Palmaria Ct, Encinitas, CA 92024	0		NONE	Y		
2546121700	1016 Palmaria Ct, Encinitas, CA 92024	0		NONE	Y		
2546121700	1028 Palmaria Ct, Encinitas, CA 92024	0		NONE	Y		
2546121700	1044 Palmaria Ct, Encinitas, CA 92024	0		NONE	Y		
2546121700	1000 Palmaria Ct, Encinitas, CA 92024	0		NONE	Y		

Housing Element Annual Progress Report

Project Identifier		Housing without Financial Assistance or Deed Restrictions	Term of Affordability or Deed Restriction	Demolished/Destroyed Units		
1		18	19	20		
Current APN	Street Address	For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)	Term of Affordability or Deed Restriction (years) (if affordable in perpetuity enter 1000) ⁺	Number of Demolished/Destroyed Units	Demolished or Destroyed Units	Demolished/Destroyed Units Owner or Renter
2546121700	1040 Palmaria Ct, Encinitas, CA 92024					
2546121700	1012 Palmaria Ct, Encinitas, CA 92024					
2546121200	1008 Palmaria Ct, Encinitas, CA 92024					
2546121700	1016 Palmaria Ct, Encinitas, CA 92024					
2546121700	1028 Palmaria Ct, Encinitas, CA 92024					
2546121700	1044 Palmaria Ct, Encinitas, CA 92024					
2546121700	1000 Palmaria Ct, Encinitas, CA 92024					

Housing Element Annual Progress Report

Project Identifier		Density Bonus				Notes
1		21	22	23	24	25
Current APN	Street Address	Total Density Bonus Applied to the Project (Percentage Increase in Total Allowable Units or Total Maximum Allowable Residential Gross Floor Area)	Number of Other Incentives, Concessions, Waivers, or Other Modifications Given to the Project (Excluding Parking Waivers or Parking Reductions)	List the incentives, concessions, waivers, and modifications (Excluding Parking Waivers or Parking Modifications)	Did the project receive a reduction or waiver of parking standards? (Y/N)	Notes ⁺
2546121700	1040 Palmaria Ct, Encinitas, CA 92024					
2546121700	1012 Palmaria Ct, Encinitas, CA 92024					
2546121200	1008 Palmaria Ct, Encinitas, CA 92024					
2546121700	1016 Palmaria Ct, Encinitas, CA 92024					
2546121700	1028 Palmaria Ct, Encinitas, CA 92024					
2546121700	1044 Palmaria Ct, Encinitas, CA 92024					
2546121700	1000 Palmaria Ct, Encinitas, CA 92024					

Housing Element Annual Progress Report

Project Identifier					Unit Types		A	
1					2	3		
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
	2546121700	1020 Palmaria Ct, Encinitas, CA 92024	Fox Point Farms Phase 102: 4 Plex: Model Plan 3	BLDR-020714-2022	2 to 4	O		
	2546121200	1032 Palmaria Ct, Encinitas, CA 92024	Fox Point Farms Phase 102: 4 Plex: Model 3X	BLDR-020715-2022	2 to 4	O		
	2546121700	1036 Palmaria Ct, Encinitas, CA 92024	Fox Point Farms Phase 103 - 4 Plex : Model Plan 3	BLDR-020716-2022	2 to 4	O		
	2546121700	1048 Palmaria Ct, Encinitas, CA 92024	Fox Point Farms Phase 103 - 4 Plex : Model Plan 3X	BLDR-020717-2022	2 to 4	O		
	2546121200	1503 Livorno PI 206, Encinitas, CA 92024	Fox Point Farms Phase 301 - 13 plex Building: Model Plan 17X	BLDR-025709-2023	5+	O		
	2546121200	1503 Livorno PI 209, Encinitas, CA 92024	Fox Point Farms Phase 301 - 13 plex Building: Model Plan 18X	BLDR-025712-2023	5+	O		

Housing Element Annual Progress Report

Project Identifier ffordability by Household Incomes - Completed Entitlement									
1		4					5	6	
Current APN	Street Address	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate- Income Deed Restricted	Moderate- Income Non Deed Restricted	Above Moderate- Income	Entitlement <u>Date Approved</u>	# of Units issued Entitlements	Very Low- Income Deed Restricted
2546121700	1020 Palmaria Ct, Encinitas, CA 92024							0	
2546121200	1032 Palmaria Ct, Encinitas, CA 92024							0	
2546121700	1036 Palmaria Ct, Encinitas, CA 92024							0	
2546121700	1048 Palmaria Ct, Encinitas, CA 92024							0	
2546121200	1503 Livorno PI 206, Encinitas, CA 92024							0	
2546121200	1503 Livorno PI 209, Encinitas, CA 92024							0	

Housing Element Annual Progress Report

Project Identifier Affordability by Household Incomes - Building Permits									
1		7						8	9
Current APN	Street Address	Very Low- Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate- Income Deed Restricted	Moderate- Income Non Deed Restricted	Above Moderate- Income	Building Permits <u>Date Issued</u>	# of Units Issued Building Permits
2546121700	1020 Palmaria Ct, Encinitas, CA 92024						1	10/18/2023	1
2546121200	1032 Palmaria Ct, Encinitas, CA 92024						1	10/18/2023	1
2546121700	1036 Palmaria Ct, Encinitas, CA 92024						1	10/19/2023	1
2546121700	1048 Palmaria Ct, Encinitas, CA 92024						1	10/19/2023	1
2546121200	1503 Livorno PI 206, Encinitas, CA 92024						1	11/9/2023	1
2546121200	1503 Livorno PI 209, Encinitas, CA 92024						1	11/9/2023	1

Housing Element Annual Progress Report

Project Identifier		Affordability by Household Incomes - Certificates of Occupancy							
1		10							11
Current APN	Street Address	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>
2546121700	1020 Palmaria Ct, Encinitas, CA 92024								
2546121200	1032 Palmaria Ct, Encinitas, CA 92024								
2546121700	1036 Palmaria Ct, Encinitas, CA 92024								
2546121700	1048 Palmaria Ct, Encinitas, CA 92024								
2546121200	1503 Livorno PI 206, Encinitas, CA 92024								
2546121200	1503 Livorno PI 209, Encinitas, CA 92024								

Housing Element Annual Progress Report

Project Identifier				Streamlining	Infill	Housing with Financial Assistance and/or Deed Restrictions	
1		12	13	14	15	16	17
Current APN	Street Address	# of Units issued Certificates of Occupancy or other forms of readiness	How many of the units were Extremely Low Income?	Please select the streamlining provision the project was APPROVED pursuant to. (may select multiple)	Infill Units? Y/N ⁺	Assistance Programs for Each Development (may select multiple - see instructions)	Deed Restriction Type (may select multiple - see instructions)
2546121700	1020 Palmaria Ct, Encinitas, CA 92024	0		NONE	Y		
2546121200	1032 Palmaria Ct, Encinitas, CA 92024	0		NONE	Y		
2546121700	1036 Palmaria Ct, Encinitas, CA 92024	0		NONE	Y		
2546121700	1048 Palmaria Ct, Encinitas, CA 92024	0		NONE	Y		
2546121200	1503 Livorno PI 206, Encinitas, CA 92024	0		NONE	Y		
2546121200	1503 Livorno PI 209, Encinitas, CA 92024	0		NONE	Y		

Housing Element Annual Progress Report

Project Identifier		Housing without Financial Assistance or Deed Restrictions	Term of Affordability or Deed Restriction	Demolished/Destroyed Units		
1		18	19	20		
Current APN	Street Address	For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)	Term of Affordability or Deed Restriction (years) (if affordable in perpetuity enter 1000) ⁺	Number of Demolished/Destroyed Units	Demolished or Destroyed Units	Demolished/Destroyed Units Owner or Renter
2546121700	1020 Palmaria Ct, Encinitas, CA 92024					
2546121200	1032 Palmaria Ct, Encinitas, CA 92024					
2546121700	1036 Palmaria Ct, Encinitas, CA 92024					
2546121700	1048 Palmaria Ct, Encinitas, CA 92024					
2546121200	1503 Livorno Pl 206, Encinitas, CA 92024					
2546121200	1503 Livorno Pl 209, Encinitas, CA 92024					

Housing Element Annual Progress Report

Project Identifier		Density Bonus				Notes
1		21	22	23	24	25
Current APN	Street Address	Total Density Bonus Applied to the Project (Percentage Increase in Total Allowable Units or Total Maximum Allowable Residential Gross Floor Area)	Number of Other Incentives, Concessions, Waivers, or Other Modifications Given to the Project (Excluding Parking Waivers or Parking Reductions)	List the incentives, concessions, waivers, and modifications (Excluding Parking Waivers or Parking Modifications)	Did the project receive a reduction or waiver of parking standards? (Y/N)	Notes ⁺
2546121700	1020 Palmaria Ct, Encinitas, CA 92024					
2546121200	1032 Palmaria Ct, Encinitas, CA 92024					
2546121700	1036 Palmaria Ct, Encinitas, CA 92024					
2546121700	1048 Palmaria Ct, Encinitas, CA 92024					
2546121200	1503 Livorno PI 206, Encinitas, CA 92024					
2546121200	1503 Livorno PI 209, Encinitas, CA 92024					

Housing Element Annual Progress Report

Project Identifier					Unit Types		A	
1					2	3		
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
	2546121200	1503 Livorno PI 207, Encinitas, CA 92024	Fox Point Farms Phase 301 - 13 plex Building: Model Plan 17X	BLDR-025710-2023	5+	O		
	2546121200	1503 Livorno PI 205, Encinitas, CA 92024	Fox Point Farms Phase 301 - 13 plex Building: Model Plan 16	BLDR-025708-2023	5+	O		
	2546121200	1503 Livorno PI 103, Encinitas, CA 92024	Fox Point Farms Phase 301 - 13 plex Building: Model Plan 20	BLDR-025702-2023	5+	O		
	2546121200	1503 Livorno PI 104, Encinitas, CA 92024	Fox Point Farms Phase 301 - 13 plex Building: Model Plan 12X	BLDR-025703-2023	5+	O		
	2546121200	1503 Livorno PI 208, Encinitas, CA 92024	Fox Point Farms Phase 301 - 13 plex Building: Model Plan 17X	BLDR-025711-2023	5+	O		

Housing Element Annual Progress Report

Project Identifier ffordability by Household Incomes - Completed Entitlement									
1		4					5	6	
Current APN	Street Address	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate- Income Deed Restricted	Moderate- Income Non Deed Restricted	Above Moderate- Income	Entitlement <u>Date Approved</u>	# of Units issued Entitlements	Very Low- Income Deed Restricted
2546121200	1503 Livorno PI 207, Encinitas, CA 92024							0	
2546121200	1503 Livorno PI 205, Encinitas, CA 92024							0	
2546121200	1503 Livorno PI 103, Encinitas, CA 92024							0	
2546121200	1503 Livorno PI 104, Encinitas, CA 92024							0	
2546121200	1503 Livorno PI 208, Encinitas, CA 92024							0	

Housing Element Annual Progress Report

Project IdentifierAffordability by Household Incomes - Building Permits									
1		7						8	9
Current APN	Street Address	Very Low-Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Building Permits Date Issued	# of Units Issued Building Permits
2546121200	1503 Livorno PI 207, Encinitas, CA 92024						1	11/9/2023	1
2546121200	1503 Livorno PI 205, Encinitas, CA 92024						1	11/9/2023	1
2546121200	1503 Livorno PI 103, Encinitas, CA 92024						1	11/9/2023	1
2546121200	1503 Livorno PI 104, Encinitas, CA 92024						1	11/9/2023	1
2546121200	1503 Livorno PI 208, Encinitas, CA 92024						1	11/9/2023	1

Housing Element Annual Progress Report

Project Identifier		Affordability by Household Incomes - Certificates of Occupancy							
1		10							11
Current APN	Street Address	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>
2546121200	1503 Livorno PI 207, Encinitas, CA 92024								
2546121200	1503 Livorno PI 205, Encinitas, CA 92024								
2546121200	1503 Livorno PI 103, Encinitas, CA 92024								
2546121200	1503 Livorno PI 104, Encinitas, CA 92024								
2546121200	1503 Livorno PI 208, Encinitas, CA 92024								

Housing Element Annual Progress Report

Project Identifier				Streamlining	Infill	Housing with Financial Assistance and/or Deed Restrictions	
1		12	13	14	15	16	17
Current APN	Street Address	# of Units issued Certificates of Occupancy or other forms of readiness	How many of the units were Extremely Low Income?	Please select the streamlining provision the project was APPROVED pursuant to. (may select multiple)	Infill Units? Y/N ⁺	Assistance Programs for Each Development (may select multiple - see instructions)	Deed Restriction Type (may select multiple - see instructions)
		0		NONE	Y		
2546121200	1503 Livorno PI 207, Encinitas, CA 92024						
2546121200	1503 Livorno PI 205, Encinitas, CA 92024						
2546121200	1503 Livorno PI 103, Encinitas, CA 92024						
2546121200	1503 Livorno PI 104, Encinitas, CA 92024						
2546121200	1503 Livorno PI 208, Encinitas, CA 92024						

Housing Element Annual Progress Report

Project Identifier		Housing without Financial Assistance or Deed Restrictions	Term of Affordability or Deed Restriction	Demolished/Destroyed Units		
1		18	19	20		
Current APN	Street Address	For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)	Term of Affordability or Deed Restriction (years) (if affordable in perpetuity enter 1000) ⁺	Number of Demolished/Destroyed Units	Demolished or Destroyed Units	Demolished/Destroyed Units Owner or Renter
2546121200	1503 Livorno PI 207, Encinitas, CA 92024					
2546121200	1503 Livorno PI 205, Encinitas, CA 92024					
2546121200	1503 Livorno PI 103, Encinitas, CA 92024					
2546121200	1503 Livorno PI 104, Encinitas, CA 92024					
2546121200	1503 Livorno PI 208, Encinitas, CA 92024					

Housing Element Annual Progress Report

Project Identifier		Density Bonus				Notes
1		21	22	23	24	25
Current APN	Street Address	Total Density Bonus Applied to the Project (Percentage Increase in Total Allowable Units or Total Maximum Allowable Residential Gross Floor Area)	Number of Other Incentives, Concessions, Waivers, or Other Modifications Given to the Project (Excluding Parking Waivers or Parking Reductions)	List the incentives, concessions, waivers, and modifications (Excluding Parking Waivers or Parking Modifications)	Did the project receive a reduction or waiver of parking standards? (Y/N)	Notes ⁺
2546121200	1503 Livorno PI 207, Encinitas, CA 92024					
2546121200	1503 Livorno PI 205, Encinitas, CA 92024					
2546121200	1503 Livorno PI 103, Encinitas, CA 92024					
2546121200	1503 Livorno PI 104, Encinitas, CA 92024					
2546121200	1503 Livorno PI 208, Encinitas, CA 92024					

Housing Element Annual Progress Report

Project Identifier					Unit Types		A	
1					2	3		
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
	2546121200	1503 Livorno PI 202, Encinitas, CA 92024	Fox Point Farms Phase 301 - 13 plex Building: Model Plan 19	BLDR-025705-2023	5+	O		
	2546121200	1503 Livorno PI 204, Encinitas, CA 92024	Fox Point Farms Phase 301 - 13 plex Building: Model Plan 11	BLDR-025707-2023	5+	O		
	2546121200	1503 Livorno PI 201, Encinitas, CA 92024	Fox Point Farms Phase 301 - 13 plex Building: Model Plan 15X	BLDR-025704-2023	5+	O		
	2546121200	1503 Livorno PI 102, Encinitas, CA 92024	Fox Point Farms Phase 301 - 13 plex Building: Model Plan 13X	BLDR-025701-2023	5+	O		
	2546121200	1503 Livorno PI 203, Encinitas, CA 92024	Fox Point Farms Phase 301 - 13 plex Building: Model Plan 14X	BLDR-025706-2023	5+	O		

Housing Element Annual Progress Report

Project Identifier ffordability by Household Incomes - Completed Entitlement									
1		4					5	6	
Current APN	Street Address	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate- Income Deed Restricted	Moderate- Income Non Deed Restricted	Above Moderate- Income	Entitlement <u>Date Approved</u>	# of Units issued Entitlements	Very Low- Income Deed Restricted
2546121200	1503 Livorno PI 202, Encinitas, CA 92024							0	
2546121200	1503 Livorno PI 204, Encinitas, CA 92024							0	
2546121200	1503 Livorno PI 201, Encinitas, CA 92024							0	
2546121200	1503 Livorno PI 102, Encinitas, CA 92024							0	
2546121200	1503 Livorno PI 203, Encinitas, CA 92024							0	

Housing Element Annual Progress Report

Project Identifier		Affordability by Household Incomes - Building Permits							
1		7						8	9
Current APN	Street Address	Very Low- Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate- Income Deed Restricted	Moderate- Income Non Deed Restricted	Above Moderate- Income	Building Permits <u>Date Issued</u>	# of Units Issued Building Permits
2546121200	1503 Livorno PI 202, Encinitas, CA 92024						1	11/9/2023	1
2546121200	1503 Livorno PI 204, Encinitas, CA 92024						1	11/9/2023	1
2546121200	1503 Livorno PI 201, Encinitas, CA 92024						1	11/9/2023	1
2546121200	1503 Livorno PI 102, Encinitas, CA 92024						1	11/9/2023	1
2546121200	1503 Livorno PI 203, Encinitas, CA 92024						1	11/9/2023	1

Housing Element Annual Progress Report

Project Identifier		Affordability by Household Incomes - Certificates of Occupancy							
1		10							11
Current APN	Street Address	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>
2546121200	1503 Livorno PI 202, Encinitas, CA 92024								
2546121200	1503 Livorno PI 204, Encinitas, CA 92024								
2546121200	1503 Livorno PI 201, Encinitas, CA 92024								
2546121200	1503 Livorno PI 102, Encinitas, CA 92024								
2546121200	1503 Livorno PI 203, Encinitas, CA 92024								

Housing Element Annual Progress Report

Project Identifier				Streamlining	Infill	Housing with Financial Assistance and/or Deed Restrictions	
1		12	13	14	15	16	17
Current APN	Street Address	# of Units issued Certificates of Occupancy or other forms of readiness	How many of the units were Extremely Low Income?	Please select the streamlining provision the project was APPROVED pursuant to. (may select multiple)	Infill Units? Y/N ⁺	Assistance Programs for Each Development (may select multiple - see instructions)	Deed Restriction Type (may select multiple - see instructions)
		0		NONE	Y		
2546121200	1503 Livorno PI 202, Encinitas, CA 92024						
2546121200	1503 Livorno PI 204, Encinitas, CA 92024						
2546121200	1503 Livorno PI 201, Encinitas, CA 92024						
2546121200	1503 Livorno PI 102, Encinitas, CA 92024						
2546121200	1503 Livorno PI 203, Encinitas, CA 92024						

Housing Element Annual Progress Report

Project Identifier		Housing without Financial Assistance or Deed Restrictions	Term of Affordability or Deed Restriction	Demolished/Destroyed Units		
1		18	19	20		
Current APN	Street Address	For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)	Term of Affordability or Deed Restriction (years) (if affordable in perpetuity enter 1000) ⁺	Number of Demolished/Destroyed Units	Demolished or Destroyed Units	Demolished/Destroyed Units Owner or Renter
2546121200	1503 Livorno PI 202, Encinitas, CA 92024					
2546121200	1503 Livorno PI 204, Encinitas, CA 92024					
2546121200	1503 Livorno PI 201, Encinitas, CA 92024					
2546121200	1503 Livorno PI 102, Encinitas, CA 92024					
2546121200	1503 Livorno PI 203, Encinitas, CA 92024					

Housing Element Annual Progress Report

Project Identifier		Density Bonus				Notes
1		21	22	23	24	25
Current APN	Street Address	Total Density Bonus Applied to the Project (Percentage Increase in Total Allowable Units or Total Maximum Allowable Residential Gross Floor Area)	Number of Other Incentives, Concessions, Waivers, or Other Modifications Given to the Project (Excluding Parking Waivers or Parking Reductions)	List the incentives, concessions, waivers, and modifications (Excluding Parking Waivers or Parking Modifications)	Did the project receive a reduction or waiver of parking standards? (Y/N)	Notes ⁺
2546121200	1503 Livorno PI 202, Encinitas, CA 92024					
2546121200	1503 Livorno PI 204, Encinitas, CA 92024					
2546121200	1503 Livorno PI 201, Encinitas, CA 92024					
2546121200	1503 Livorno PI 102, Encinitas, CA 92024					
2546121200	1503 Livorno PI 203, Encinitas, CA 92024					

Housing Element Annual Progress Report

Project Identifier					Unit Types		A	
1					2	3		
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
	2546121400	1600 San Remo PI 201, Encinitas, CA 92024	Fox Point Farms Phase 201- 7-plex residential building : Floorplan #7	BLDR-027146-2023	5+	O		
	2546121400	1601 San Remo PI 202, Encinitas, CA 92024	Fox Point Farms Phase 202 : 7-plex residential building - Floorplan #7	BLDR-027147-2023	5+	R		
	2546121400	1600 San Remo PI 101, Encinitas, CA 92024	Fox Point Farms 7-plex residential building -Floor Plan #6	BLDR-027353-2023	5+	R		
	2546121400	1600 San Remo PI 102, Encinitas, CA 92024	Fox Point Farms Phase 201 - 7-plex residential building : Floorplan #9	BLDR-027354-2023	5+	O		
	2546121400	1600 San Remo PI 103, Encinitas, CA 92024	Fox Point Farms Phase 201 - 7-plex residential building : Floorplan #8	BLDR-027355-2023	5+	O		

Housing Element Annual Progress Report

Project Identifier ffordability by Household Incomes - Completed Entitlement									
1		4					5	6	
Current APN	Street Address	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate- Income Deed Restricted	Moderate- Income Non Deed Restricted	Above Moderate- Income	Entitlement <u>Date Approved</u>	# of Units issued Entitlements	Very Low- Income Deed Restricted
2546121400	1600 San Remo PI 201, Encinitas, CA 92024							0	
2546121400	1601 San Remo PI 202, Encinitas, CA 92024							0	1
2546121400	1600 San Remo PI 101, Encinitas, CA 92024							0	1
2546121400	1600 San Remo PI 102, Encinitas, CA 92024							0	
2546121400	1600 San Remo PI 103, Encinitas, CA 92024							0	

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Project Identifier Affordability by Household Incomes - Building Permits									
1		7						8	9
Current APN	Street Address	Very Low- Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate- Income Deed Restricted	Moderate- Income Non Deed Restricted	Above Moderate- Income	Building Permits <u>Date Issued</u>	# of Units Issued Building Permits
2546121400	1600 San Remo PI 201, Encinitas, CA 92024						1	11/22/2023	1
2546121400	1601 San Remo PI 202, Encinitas, CA 92024							11/22/2023	1
2546121400	1600 San Remo PI 101, Encinitas, CA 92024							11/27/2023	1
2546121400	1600 San Remo PI 102, Encinitas, CA 92024						1	11/27/2023	1
2546121400	1600 San Remo PI 103, Encinitas, CA 92024						1	11/27/2023	1

Housing Element Annual Progress Report

Project Identifier		Affordability by Household Incomes - Certificates of Occupancy							
1		10							11
Current APN	Street Address	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>
2546121400	1600 San Remo PI 201, Encinitas, CA 92024								
2546121400	1601 San Remo PI 202, Encinitas, CA 92024								
2546121400	1600 San Remo PI 101, Encinitas, CA 92024								
2546121400	1600 San Remo PI 102, Encinitas, CA 92024								
2546121400	1600 San Remo PI 103, Encinitas, CA 92024								

Housing Element Annual Progress Report

Project Identifier				Streamlining	Infill	Housing with Financial Assistance and/or Deed Restrictions	
1		12	13	14	15	16	17
Current APN	Street Address	# of Units issued Certificates of Occupancy or other forms of readiness	How many of the units were Extremely Low Income?	Please select the streamlining provision the project was APPROVED pursuant to. (may select multiple)	Infill Units? Y/N ⁺	Assistance Programs for Each Development (may select multiple - see instructions)	Deed Restriction Type (may select multiple - see instructions)
		0		NONE	Y		
2546121400	1600 San Remo PI 201, Encinitas, CA 92024						
2546121400	1601 San Remo PI 202, Encinitas, CA 92024	0	0	NONE	Y		
2546121400	1600 San Remo PI 101, Encinitas, CA 92024	0	0	NONE	Y		
2546121400	1600 San Remo PI 102, Encinitas, CA 92024	0		NONE	Y		
2546121400	1600 San Remo PI 103, Encinitas, CA 92024	0		NONE	Y		

Housing Element Annual Progress Report

Project Identifier		Housing without Financial Assistance or Deed Restrictions	Term of Affordability or Deed Restriction	Demolished/Destroyed Units		
1		18	19	20		
Current APN	Street Address	For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)	Term of Affordability or Deed Restriction (years) (if affordable in perpetuity enter 1000) ⁺	Number of Demolished/Destroyed Units	Demolished or Destroyed Units	Demolished/Destroyed Units Owner or Renter
2546121400	1600 San Remo PI 201, Encinitas, CA 92024					
2546121400	1601 San Remo PI 202, Encinitas, CA 92024		1000			
2546121400	1600 San Remo PI 101, Encinitas, CA 92024		1000			
2546121400	1600 San Remo PI 102, Encinitas, CA 92024					
2546121400	1600 San Remo PI 103, Encinitas, CA 92024					

Housing Element Annual Progress Report

Project Identifier		Density Bonus				Notes
1		21	22	23	24	25
Current APN	Street Address	Total Density Bonus Applied to the Project (Percentage Increase in Total Allowable Units or Total Maximum Allowable Residential Gross Floor Area)	Number of Other Incentives, Concessions, Waivers, or Other Modifications Given to the Project (Excluding Parking Waivers or Parking Reductions)	List the incentives, concessions, waivers, and modifications (Excluding Parking Waivers or Parking Modifications)	Did the project receive a reduction or waiver of parking standards? (Y/N)	Notes ⁺
2546121400	1600 San Remo PI 201, Encinitas, CA 92024					
2546121400	1601 San Remo PI 202, Encinitas, CA 92024					
2546121400	1600 San Remo PI 101, Encinitas, CA 92024					
2546121400	1600 San Remo PI 102, Encinitas, CA 92024					
2546121400	1600 San Remo PI 103, Encinitas, CA 92024					

Housing Element Annual Progress Report

Project Identifier					Unit Types		A	
1					2	3		
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
	2546121400	1600 San Remo PI 104, Encinitas, CA 92024	Fox Point Farms Phase 201 - 7-plex residential building : Floorplan #9	BLDR-027356-2023	5+	O		
	2546121400	1600 San Remo PI 105, Encinitas, CA 92024	Fox Point Farms Phase 201 - 7-plex residential building : Floorplan #6	BLDR-027357-2023	5+	O		
	2546121400	1600 San Remo PI 202, Encinitas, CA 92024	Fox Point Farms Phase 201 - 7-plex residential building : Floorplan #7	BLDR-027358-2023	5+	O		
	2546121400	1601 San Remo PI 105, Encinitas, CA 92024	Fox Point Farms PHASE 202: 7-plex residential building - Floor Plan #6	BLDR-027364-2023	5+	R		
	2546121400	1601 San Remo PI 104, Encinitas, CA 92024	Fox Point Farms PHASE 202: 7-plex residential building - Floor Plan #9	BLDR-027365-2023	5+	O		

Housing Element Annual Progress Report

Project Identifier ffordability by Household Incomes - Completed Entitlement									
1		4					5	6	
Current APN	Street Address	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate- Income Deed Restricted	Moderate- Income Non Deed Restricted	Above Moderate- Income	Entitlement <u>Date Approved</u>	# of Units issued Entitlements	Very Low- Income Deed Restricted
2546121400	1600 San Remo PI 104, Encinitas, CA 92024							0	
2546121400	1600 San Remo PI 105, Encinitas, CA 92024							0	
2546121400	1600 San Remo PI 202, Encinitas, CA 92024							0	
2546121400	1601 San Remo PI 105, Encinitas, CA 92024							0	1
2546121400	1601 San Remo PI 104, Encinitas, CA 92024							0	

Housing Element Annual Progress Report

Project Identifier Affordability by Household Incomes - Building Permits									
1		7						8	9
Current APN	Street Address	Very Low- Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate- Income Deed Restricted	Moderate- Income Non Deed Restricted	Above Moderate- Income	Building Permits <u>Date Issued</u>	# of Units Issued Building Permits
2546121400	1600 San Remo PI 104, Encinitas, CA 92024						1	11/27/2023	1
2546121400	1600 San Remo PI 105, Encinitas, CA 92024						1	11/27/2023	1
2546121400	1600 San Remo PI 202, Encinitas, CA 92024						1	11/27/2023	1
2546121400	1601 San Remo PI 105, Encinitas, CA 92024							11/27/2023	1
2546121400	1601 San Remo PI 104, Encinitas, CA 92024						1	11/27/2023	1

Housing Element Annual Progress Report

Project Identifier		Affordability by Household Incomes - Certificates of Occupancy							
1		10							11
Current APN	Street Address	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>
2546121400	1600 San Remo PI 104, Encinitas, CA 92024								
2546121400	1600 San Remo PI 105, Encinitas, CA 92024								
2546121400	1600 San Remo PI 202, Encinitas, CA 92024								
2546121400	1601 San Remo PI 105, Encinitas, CA 92024								
2546121400	1601 San Remo PI 104, Encinitas, CA 92024								

Housing Element Annual Progress Report

Project Identifier				Streamlining	Infill	Housing with Financial Assistance and/or Deed Restrictions	
1		12	13	14	15	16	17
Current APN	Street Address	# of Units issued Certificates of Occupancy or other forms of readiness	How many of the units were Extremely Low Income?	Please select the streamlining provision the project was APPROVED pursuant to. (may select multiple)	Infill Units? Y/N ⁺	Assistance Programs for Each Development (may select multiple - see instructions)	Deed Restriction Type (may select multiple - see instructions)
		0		NONE	Y		
2546121400	1600 San Remo PI 104, Encinitas, CA 92024						
2546121400	1600 San Remo PI 105, Encinitas, CA 92024	0		NONE	Y		
2546121400	1600 San Remo PI 202, Encinitas, CA 92024	0		NONE	Y		
2546121400	1601 San Remo PI 105, Encinitas, CA 92024	0	0	NONE	Y		
2546121400	1601 San Remo PI 104, Encinitas, CA 92024	0		NONE	Y		

Housing Element Annual Progress Report

Project Identifier		Housing without Financial Assistance or Deed Restrictions	Term of Affordability or Deed Restriction	Demolished/Destroyed Units		
1		18	19	20		
Current APN	Street Address	For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)	Term of Affordability or Deed Restriction (years) (if affordable in perpetuity enter 1000) ⁺	Number of Demolished/Destroyed Units	Demolished or Destroyed Units	Demolished/Destroyed Units Owner or Renter
2546121400	1600 San Remo Pl 104, Encinitas, CA 92024					
2546121400	1600 San Remo Pl 105, Encinitas, CA 92024					
2546121400	1600 San Remo Pl 202, Encinitas, CA 92024					
2546121400	1601 San Remo Pl 105, Encinitas, CA 92024		1000			
2546121400	1601 San Remo Pl 104, Encinitas, CA 92024					

Housing Element Annual Progress Report

Project Identifier		Density Bonus				Notes
1		21	22	23	24	25
Current APN	Street Address	Total Density Bonus Applied to the Project (Percentage Increase in Total Allowable Units or Total Maximum Allowable Residential Gross Floor Area)	Number of Other Incentives, Concessions, Waivers, or Other Modifications Given to the Project (Excluding Parking Waivers or Parking Reductions)	List the incentives, concessions, waivers, and modifications (Excluding Parking Waivers or Parking Modifications)	Did the project receive a reduction or waiver of parking standards? (Y/N)	Notes ⁺
2546121400	1600 San Remo PI 104, Encinitas, CA 92024					
2546121400	1600 San Remo PI 105, Encinitas, CA 92024					
2546121400	1600 San Remo PI 202, Encinitas, CA 92024					
2546121400	1601 San Remo PI 105, Encinitas, CA 92024					
2546121400	1601 San Remo PI 104, Encinitas, CA 92024					

Housing Element Annual Progress Report

Project Identifier					Unit Types		A	
1					2	3		
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
	2546121400	1601 San Remo PI 103, Encinitas, CA 92024	Fox Point Farms PHASE 202 : 7-plex residential building - Floor Plan #8	BLDR-027367-2023	5+	R		
	2546121400	1601 San Remo PI 102, Encinitas, CA 92024	Fox Point Farms PHASE 202 : 7-plex residential building - Floor Plan #9	BLDR-027368-2023	5+	O		
	2546121400	1601 San Remo PI 101, Encinitas, CA 92024	Fox Point Farms PHASE 202: 7-plex residential building - Floor Plan #6	BLDR-027369-2023	5+	O		
	2546121400	1601 San Remo PI 201, Encinitas, CA 92024	Fox Point Farms PHASE 202 : 7-plex residential building - Floor Plan #7	BLDR-027370-2023	5+	O		
	2546121400	1602 San Remo PI 202, Encinitas, CA 92024	Fox Point Farms Phase 203: 7- Plex - Model Plan 7 Unit 101	BLDR-027892-2023	5+	O		

Housing Element Annual Progress Report

Project Identifier ffordability by Household Incomes - Completed Entitlement									
1		4					5	6	
Current APN	Street Address	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate- Income Deed Restricted	Moderate- Income Non Deed Restricted	Above Moderate- Income	Entitlement <u>Date Approved</u>	# of Units issued Entitlements	Very Low- Income Deed Restricted
2546121400	1601 San Remo PI 103, Encinitas, CA 92024							0	1
2546121400	1601 San Remo PI 102, Encinitas, CA 92024							0	
2546121400	1601 San Remo PI 101, Encinitas, CA 92024							0	
2546121400	1601 San Remo PI 201, Encinitas, CA 92024							0	
2546121400	1602 San Remo PI 202, Encinitas, CA 92024							0	

Housing Element Annual Progress Report

Project Identifier		Affordability by Household Incomes - Building Permits							
1		7						8	9
Current APN	Street Address	Very Low-Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Building Permits <u>Date Issued</u>	# of Units Issued Building Permits
2546121400	1601 San Remo Pl 103, Encinitas, CA 92024							11/27/2023	1
2546121400	1601 San Remo Pl 102, Encinitas, CA 92024						1	11/27/2023	1
2546121400	1601 San Remo Pl 101, Encinitas, CA 92024						1	11/27/2023	1
2546121400	1601 San Remo Pl 201, Encinitas, CA 92024						1	11/27/2023	1
2546121400	1602 San Remo Pl 202, Encinitas, CA 92024						1	12/21/2023	1

Housing Element Annual Progress Report

Project Identifier		Affordability by Household Incomes - Certificates of Occupancy							
1		10							11
Current APN	Street Address	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>
2546121400	1601 San Remo PI 103, Encinitas, CA 92024								
2546121400	1601 San Remo PI 102, Encinitas, CA 92024								
2546121400	1601 San Remo PI 101, Encinitas, CA 92024								
2546121400	1601 San Remo PI 201, Encinitas, CA 92024								
2546121400	1602 San Remo PI 202, Encinitas, CA 92024								

Housing Element Annual Progress Report

Project Identifier				Streamlining	Infill	Housing with Financial Assistance and/or Deed Restrictions	
1		12	13	14	15	16	17
Current APN	Street Address	# of Units issued Certificates of Occupancy or other forms of readiness	How many of the units were Extremely Low Income?	Please select the streamlining provision the project was APPROVED pursuant to. (may select multiple)	Infill Units? Y/N ⁺	Assistance Programs for Each Development (may select multiple - see instructions)	Deed Restriction Type (may select multiple - see instructions)
		0	0	NONE	Y		
2546121400	1601 San Remo PI 103, Encinitas, CA 92024						
2546121400	1601 San Remo PI 102, Encinitas, CA 92024	0		NONE	Y		
2546121400	1601 San Remo PI 101, Encinitas, CA 92024	0		NONE	Y		
2546121400	1601 San Remo PI 201, Encinitas, CA 92024	0		NONE	Y		
2546121400	1602 San Remo PI 202, Encinitas, CA 92024	0		NONE	Y		

Housing Element Annual Progress Report

Project Identifier		Housing without Financial Assistance or Deed Restrictions	Term of Affordability or Deed Restriction	Demolished/Destroyed Units		
1		18	19	20		
Current APN	Street Address	For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)	Term of Affordability or Deed Restriction (years) (if affordable in perpetuity enter 1000) ⁺	Number of Demolished/Destroyed Units	Demolished or Destroyed Units	Demolished/Destroyed Units Owner or Renter
2546121400	1601 San Remo Pl 103, Encinitas, CA 92024		1000			
2546121400	1601 San Remo Pl 102, Encinitas, CA 92024					
2546121400	1601 San Remo Pl 101, Encinitas, CA 92024					
2546121400	1601 San Remo Pl 201, Encinitas, CA 92024					
2546121400	1602 San Remo Pl 202, Encinitas, CA 92024					

Housing Element Annual Progress Report

Project Identifier		Density Bonus				Notes
1		21	22	23	24	25
Current APN	Street Address	Total Density Bonus Applied to the Project (Percentage Increase in Total Allowable Units or Total Maximum Allowable Residential Gross Floor Area)	Number of Other Incentives, Concessions, Waivers, or Other Modifications Given to the Project (Excluding Parking Waivers or Parking Reductions)	List the incentives, concessions, waivers, and modifications (Excluding Parking Waivers or Parking Modifications)	Did the project receive a reduction or waiver of parking standards? (Y/N)	Notes ⁺
2546121400	1601 San Remo Pl 103, Encinitas, CA 92024					
2546121400	1601 San Remo Pl 102, Encinitas, CA 92024					
2546121400	1601 San Remo Pl 101, Encinitas, CA 92024					
2546121400	1601 San Remo Pl 201, Encinitas, CA 92024					
2546121400	1602 San Remo Pl 202, Encinitas, CA 92024					

Housing Element Annual Progress Report

Project Identifier					Unit Types		A	
1					2	3		
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
	2546121400	1602 San Remo PI 105, Encinitas, CA 92024	Fox Point Farms Phase 203: 7- Plex - Model Plan 6 Unit 102	BLDR-027897-2023	5+	O		
	2546121400	1602 San Remo PI 104, Encinitas, CA 92024	Fox Point Farms Phase 203: 7- Plex - Model Plan 9 Unit 103	BLDR-027898-2023	5+	O		
	2546121400	1602 San Remo PI 103, Encinitas, CA 92024	Fox Point Farms Phase 203: 7- Plex - Model Plan 8 Unit 104	BLDR-027903-2023	5+	R		
	2546121400	1602 San Remo PI 102, Encinitas, CA 92024	Fox Point Farms Phase 203: 7- Plex - Model Plan 9 Unit 105	BLDR-027906-2023	5+	O		
	2546121400	1602 San Remo PI 101, Encinitas, CA 92024	Fox Point Farms Phase 203: 7- Plex - Model Plan 6 Unit 201	BLDR-027907-2023	5+	R		

Housing Element Annual Progress Report

Project Identifier ffordability by Household Incomes - Completed Entitlement									
1		4					5	6	
Current APN	Street Address	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate- Income Deed Restricted	Moderate- Income Non Deed Restricted	Above Moderate- Income	Entitlement <u>Date Approved</u>	# of Units issued Entitlements	Very Low- Income Deed Restricted
2546121400	1602 San Remo PI 105, Encinitas, CA 92024							0	
2546121400	1602 San Remo PI 104, Encinitas, CA 92024							0	
2546121400	1602 San Remo PI 103, Encinitas, CA 92024							0	1
2546121400	1602 San Remo PI 102, Encinitas, CA 92024							0	
2546121400	1602 San Remo PI 101, Encinitas, CA 92024							0	1

Housing Element Annual Progress Report

Project IdentifierAffordability by Household Incomes - Building Permits									
1		7						8	9
Current APN	Street Address	Very Low-Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Building Permits Date Issued	# of Units Issued Building Permits
2546121400	1602 San Remo Pl 105, Encinitas, CA 92024						1	12/21/2023	1
2546121400	1602 San Remo Pl 104, Encinitas, CA 92024						1	12/21/2023	1
2546121400	1602 San Remo Pl 103, Encinitas, CA 92024							12/21/2023	1
2546121400	1602 San Remo Pl 102, Encinitas, CA 92024						1	12/21/2023	1
2546121400	1602 San Remo Pl 101, Encinitas, CA 92024							12/21/2023	1

Housing Element Annual Progress Report

Project Identifier		Affordability by Household Incomes - Certificates of Occupancy							
1		10							11
Current APN	Street Address	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>
2546121400	1602 San Remo PI 105, Encinitas, CA 92024								
2546121400	1602 San Remo PI 104, Encinitas, CA 92024								
2546121400	1602 San Remo PI 103, Encinitas, CA 92024								
2546121400	1602 San Remo PI 102, Encinitas, CA 92024								
2546121400	1602 San Remo PI 101, Encinitas, CA 92024								

Housing Element Annual Progress Report

Project Identifier				Streamlining	Infill	Housing with Financial Assistance and/or Deed Restrictions	
1		12	13	14	15	16	17
Current APN	Street Address	# of Units issued Certificates of Occupancy or other forms of readiness	How many of the units were Extremely Low Income?	Please select the streamlining provision the project was APPROVED pursuant to. (may select multiple)	Infill Units? Y/N ⁺	Assistance Programs for Each Development (may select multiple - see instructions)	Deed Restriction Type (may select multiple - see instructions)
		0		NONE	Y		
2546121400	1602 San Remo PI 105, Encinitas, CA 92024						
2546121400	1602 San Remo PI 104, Encinitas, CA 92024	0		NONE	Y		
2546121400	1602 San Remo PI 103, Encinitas, CA 92024	0	0	NONE	Y		
2546121400	1602 San Remo PI 102, Encinitas, CA 92024	0		NONE	Y		
2546121400	1602 San Remo PI 101, Encinitas, CA 92024	0	0	NONE	Y		

Housing Element Annual Progress Report

Project Identifier		Housing without Financial Assistance or Deed Restrictions	Term of Affordability or Deed Restriction	Demolished/Destroyed Units		
1		18	19	20		
Current APN	Street Address	For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)	Term of Affordability or Deed Restriction (years) (if affordable in perpetuity enter 1000) ⁺	Number of Demolished/Destroyed Units	Demolished or Destroyed Units	Demolished/Destroyed Units Owner or Renter
2546121400	1602 San Remo Pl 105, Encinitas, CA 92024					
2546121400	1602 San Remo Pl 104, Encinitas, CA 92024					
2546121400	1602 San Remo Pl 103, Encinitas, CA 92024		1000			
2546121400	1602 San Remo Pl 102, Encinitas, CA 92024					
2546121400	1602 San Remo Pl 101, Encinitas, CA 92024		1000			

Housing Element Annual Progress Report

Project Identifier		Density Bonus				Notes
1		21	22	23	24	25
Current APN	Street Address	Total Density Bonus Applied to the Project (Percentage Increase in Total Allowable Units or Total Maximum Allowable Residential Gross Floor Area)	Number of Other Incentives, Concessions, Waivers, or Other Modifications Given to the Project (Excluding Parking Waivers or Parking Reductions)	List the incentives, concessions, waivers, and modifications (Excluding Parking Waivers or Parking Modifications)	Did the project receive a reduction or waiver of parking standards? (Y/N)	Notes ⁺
2546121400	1602 San Remo PI 105, Encinitas, CA 92024					
2546121400	1602 San Remo PI 104, Encinitas, CA 92024					
2546121400	1602 San Remo PI 103, Encinitas, CA 92024					
2546121400	1602 San Remo PI 102, Encinitas, CA 92024					
2546121400	1602 San Remo PI 101, Encinitas, CA 92024					

Housing Element Annual Progress Report

Project Identifier					Unit Types		A	
1					2	3		
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
	2546121400	1602 San Remo PI 201, Encinitas, CA 92024	Fox Point Farms Phase 203: 7- Plex - Model Plan 7 Unit 202	BLDR-027909-2023	5+	O		
	2546121200	1503 Livorno PI 101, Encinitas, CA 92024	Fox Point Farms Phase 301 - 13 plex Building: Model Plan 11	BLDR-028148-2023	5+	R		
	2546121400	1502 Livorno PI 101, Encinitas, CA 92024	Fox Point Farms PHASE 302: 13 Plex - Model Plan 11	BLDR-028151-2023	5+	O		
	2546121400	1502 Livorno PI 102, Encinitas, CA 92024	Fox Point Farms Phase 302 : 13-Plex Model Plan 13X	BLDR-028667-2023	5+	O		
	2546121400	1502 Livorno PI 103, Encinitas, CA 92024	Fox Point Farms Phase 302 : 13-Plex Model Plan 20	BLDR-028670-2023	5+	O		

Housing Element Annual Progress Report

Project Identifier ffordability by Household Incomes - Completed Entitlement									
1		4					5	6	
Current APN	Street Address	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate- Income Deed Restricted	Moderate- Income Non Deed Restricted	Above Moderate- Income	Entitlement <u>Date Approved</u>	# of Units issued Entitlements	Very Low- Income Deed Restricted
2546121400	1602 San Remo PI 201, Encinitas, CA 92024							0	
2546121200	1503 Livorno PI 101, Encinitas, CA 92024							0	1
2546121400	1502 Livorno PI 101, Encinitas, CA 92024							0	
2546121400	1502 Livorno PI 102, Encinitas, CA 92024							0	
2546121400	1502 Livorno PI 103, Encinitas, CA 92024							0	

Housing Element Annual Progress Report

Project IdentifierAffordability by Household Incomes - Building Permits									
1		7						8	9
Current APN	Street Address	Very Low-Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Building Permits Date Issued	# of Units Issued Building Permits
2546121400	1602 San Remo PI 201, Encinitas, CA 92024						1	12/21/2023	1
2546121200	1503 Livorno PI 101, Encinitas, CA 92024							11/9/2023	1
2546121400	1502 Livorno PI 101, Encinitas, CA 92024						1	11/21/2023	1
2546121400	1502 Livorno PI 102, Encinitas, CA 92024						1	11/21/2023	1
2546121400	1502 Livorno PI 103, Encinitas, CA 92024						1	11/21/2023	1

Housing Element Annual Progress Report

Project Identifier		Affordability by Household Incomes - Certificates of Occupancy							
1		10							11
Current APN	Street Address	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>
2546121400	1602 San Remo PI 201, Encinitas, CA 92024								
2546121200	1503 Livorno PI 101, Encinitas, CA 92024								
2546121400	1502 Livorno PI 101, Encinitas, CA 92024								
2546121400	1502 Livorno PI 102, Encinitas, CA 92024								
2546121400	1502 Livorno PI 103, Encinitas, CA 92024								

Housing Element Annual Progress Report

Project Identifier				Streamlining	Infill	Housing with Financial Assistance and/or Deed Restrictions	
1		12	13	14	15	16	17
Current APN	Street Address	# of Units issued Certificates of Occupancy or other forms of readiness	How many of the units were Extremely Low Income?	Please select the streamlining provision the project was APPROVED pursuant to. (may select multiple)	Infill Units? Y/N ⁺	Assistance Programs for Each Development (may select multiple - see instructions)	Deed Restriction Type (may select multiple - see instructions)
		0		NONE	Y		
2546121400	1602 San Remo PI 201, Encinitas, CA 92024						
2546121200	1503 Livorno PI 101, Encinitas, CA 92024	0	0	NONE	Y		
2546121400	1502 Livorno PI 101, Encinitas, CA 92024	0		NONE	Y		
2546121400	1502 Livorno PI 102, Encinitas, CA 92024	0		NONE	Y		
2546121400	1502 Livorno PI 103, Encinitas, CA 92024	0		NONE	Y		

Housing Element Annual Progress Report

Project Identifier		Housing without Financial Assistance or Deed Restrictions	Term of Affordability or Deed Restriction	Demolished/Destroyed Units		
1		18	19	20		
Current APN	Street Address	For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)	Term of Affordability or Deed Restriction (years) (if affordable in perpetuity enter 1000) ⁺	Number of Demolished/Destroyed Units	Demolished or Destroyed Units	Demolished/Destroyed Units Owner or Renter
2546121400	1602 San Remo PI 201, Encinitas, CA 92024					
2546121200	1503 Livorno PI 101, Encinitas, CA 92024		55			
2546121400	1502 Livorno PI 101, Encinitas, CA 92024					
2546121400	1502 Livorno PI 102, Encinitas, CA 92024					
2546121400	1502 Livorno PI 103, Encinitas, CA 92024					

Housing Element Annual Progress Report

Project Identifier		Density Bonus				Notes
1		21	22	23	24	25
Current APN	Street Address	Total Density Bonus Applied to the Project (Percentage Increase in Total Allowable Units or Total Maximum Allowable Residential Gross Floor Area)	Number of Other Incentives, Concessions, Waivers, or Other Modifications Given to the Project (Excluding Parking Waivers or Parking Reductions)	List the incentives, concessions, waivers, and modifications (Excluding Parking Waivers or Parking Modifications)	Did the project receive a reduction or waiver of parking standards? (Y/N)	Notes ⁺
2546121400	1602 San Remo PI 201, Encinitas, CA 92024					
2546121200	1503 Livorno PI 101, Encinitas, CA 92024					
2546121400	1502 Livorno PI 101, Encinitas, CA 92024					
2546121400	1502 Livorno PI 102, Encinitas, CA 92024					
2546121400	1502 Livorno PI 103, Encinitas, CA 92024					

Housing Element Annual Progress Report

Project Identifier					Unit Types		A	
1					2	3		
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
	2546121400	1502 Livorno PI 104, Encinitas, CA 92024	Fox Point Farms Phase 302 : 13-Plex Model Plan 12X	BLDR-028673-2023	5+	O		
	2546121400	1502 Livorno PI 201, Encinitas, CA 92024	Fox Point Farms Phase 302 : 13-Plex Model Plan 15X	BLDR-028674-2023	5+	O		
	2546121400	1502 Livorno PI 202, Encinitas, CA 92024	Fox Point Farms Phase 302 : 13-Plex Model Plan 19	BLDR-028677-2023	5+	O		
	2546121400	1502 Livorno PI 203, Encinitas, CA 92024	Fox Point Farms Phase 302 : 13-Plex Model Plan 14X	BLDR-028678-2023	5+	O		
	2546121400	1502 Livorno PI 204, Encinitas, CA 92024	Fox Point Farms Phase 302 : 13-Plex Model Plan 11	BLDR-028679-2023	5+	O		

Housing Element Annual Progress Report

Project Identifier ffordability by Household Incomes - Completed Entitlement									
1		4					5	6	
Current APN	Street Address	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate- Income Deed Restricted	Moderate- Income Non Deed Restricted	Above Moderate- Income	Entitlement <u>Date Approved</u>	# of Units issued Entitlements	Very Low- Income Deed Restricted
2546121400	1502 Livorno PI 104, Encinitas, CA 92024							0	
2546121400	1502 Livorno PI 201, Encinitas, CA 92024							0	
2546121400	1502 Livorno PI 202, Encinitas, CA 92024							0	
2546121400	1502 Livorno PI 203, Encinitas, CA 92024							0	
2546121400	1502 Livorno PI 204, Encinitas, CA 92024							0	

Housing Element Annual Progress Report

Project IdentifierAffordability by Household Incomes - Building Permits									
1		7						8	9
Current APN	Street Address	Very Low-Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Building Permits Date Issued	# of Units Issued Building Permits
2546121400	1502 Livorno PI 104, Encinitas, CA 92024						1	11/21/2023	1
2546121400	1502 Livorno PI 201, Encinitas, CA 92024						1	11/21/2023	1
2546121400	1502 Livorno PI 202, Encinitas, CA 92024						1	11/21/2023	1
2546121400	1502 Livorno PI 203, Encinitas, CA 92024						1	11/21/2023	1
2546121400	1502 Livorno PI 204, Encinitas, CA 92024						1	11/21/2023	1

Housing Element Annual Progress Report

Project Identifier		Affordability by Household Incomes - Certificates of Occupancy							
1		10							11
Current APN	Street Address	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>
2546121400	1502 Livorno PI 104, Encinitas, CA 92024								
2546121400	1502 Livorno PI 201, Encinitas, CA 92024								
2546121400	1502 Livorno PI 202, Encinitas, CA 92024								
2546121400	1502 Livorno PI 203, Encinitas, CA 92024								
2546121400	1502 Livorno PI 204, Encinitas, CA 92024								

Housing Element Annual Progress Report

Project Identifier				Streamlining	Infill	Housing with Financial Assistance and/or Deed Restrictions	
1		12	13	14	15	16	17
Current APN	Street Address	# of Units issued Certificates of Occupancy or other forms of readiness	How many of the units were Extremely Low Income?	Please select the streamlining provision the project was APPROVED pursuant to. (may select multiple)	Infill Units? Y/N ⁺	Assistance Programs for Each Development (may select multiple - see instructions)	Deed Restriction Type (may select multiple - see instructions)
2546121400	1502 Livorno PI 104, Encinitas, CA 92024	0		NONE	Y		
2546121400	1502 Livorno PI 201, Encinitas, CA 92024	0		NONE	Y		
2546121400	1502 Livorno PI 202, Encinitas, CA 92024	0		NONE	Y		
2546121400	1502 Livorno PI 203, Encinitas, CA 92024	0		NONE	Y		
2546121400	1502 Livorno PI 204, Encinitas, CA 92024	0		NONE	Y		

Housing Element Annual Progress Report

Project Identifier		Housing without Financial Assistance or Deed Restrictions	Term of Affordability or Deed Restriction	Demolished/Destroyed Units		
1		18	19	20		
Current APN	Street Address	For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)	Term of Affordability or Deed Restriction (years) (if affordable in perpetuity enter 1000) ⁺	Number of Demolished/Destroyed Units	Demolished or Destroyed Units	Demolished/Destroyed Units Owner or Renter
2546121400	1502 Livorno PI 104, Encinitas, CA 92024					
2546121400	1502 Livorno PI 201, Encinitas, CA 92024					
2546121400	1502 Livorno PI 202, Encinitas, CA 92024					
2546121400	1502 Livorno PI 203, Encinitas, CA 92024					
2546121400	1502 Livorno PI 204, Encinitas, CA 92024					

Housing Element Annual Progress Report

Project Identifier		Density Bonus				Notes
1		21	22	23	24	25
Current APN	Street Address	Total Density Bonus Applied to the Project (Percentage Increase in Total Allowable Units or Total Maximum Allowable Residential Gross Floor Area)	Number of Other Incentives, Concessions, Waivers, or Other Modifications Given to the Project (Excluding Parking Waivers or Parking Reductions)	List the incentives, concessions, waivers, and modifications (Excluding Parking Waivers or Parking Modifications)	Did the project receive a reduction or waiver of parking standards? (Y/N)	Notes ⁺
2546121400	1502 Livorno PI 104, Encinitas, CA 92024					
2546121400	1502 Livorno PI 201, Encinitas, CA 92024					
2546121400	1502 Livorno PI 202, Encinitas, CA 92024					
2546121400	1502 Livorno PI 203, Encinitas, CA 92024					
2546121400	1502 Livorno PI 204, Encinitas, CA 92024					

Housing Element Annual Progress Report

Project Identifier					Unit Types		A	
1					2	3		
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
	2546121400	1502 Livorno PI 205, Encinitas, CA 92024	Fox Point Farms Phase 302 : 13-Plex Model Plan 16	BLDR-028680-2023	5+	O		
	2546121400	1502 Livorno PI 206, Encinitas, CA 92024	Fox Point Farms Phase 302 : 13-Plex Model Plan 17X	BLDR-028681-2023	5+	O		
	2546121400	1502 Livorno PI 207, Encinitas, CA 92024	Fox Point Farms Phase 302 : 13-Plex Model Plan 15X	BLDR-028683-2023	5+	O		
	2546121400	1502 Livorno PI 208, Encinitas, CA 92024	Fox Point Farms Phase 302 : 13-Plex Model Plan 17X	BLDR-028684-2023	5+	R		
	2546121400	1502 Livorno PI 209, Encinitas, CA 92024	Fox Point Farms Phase 302 : 13-Plex Model Plan 15X	BLDR-028685-2023	5+	R		
	258-350-41-00	753 Requeza St	Paonessa Residence [Single-family]	CDP-004465-2021	SFD	O		

Housing Element Annual Progress Report

Project Identifier ffordability by Household Incomes - Completed Entitlement									
1		4					5	6	
Current APN	Street Address	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate- Income Deed Restricted	Moderate- Income Non Deed Restricted	Above Moderate- Income	Entitlement <u>Date Approved</u>	# of Units issued Entitlements	Very Low- Income Deed Restricted
2546121400	1502 Livorno PI 205, Encinitas, CA 92024							0	
2546121400	1502 Livorno PI 206, Encinitas, CA 92024							0	
2546121400	1502 Livorno PI 207, Encinitas, CA 92024							0	
2546121400	1502 Livorno PI 208, Encinitas, CA 92024							0	1
2546121400	1502 Livorno PI 209, Encinitas, CA 92024							0	1
258-350-41-00	753 Requeza St					1	5/30/2023	1	

Housing Element Annual Progress Report

Project IdentifierAffordability by Household Incomes - Building Permits									
1		7						8	9
Current APN	Street Address	Very Low-Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Building Permits Date Issued	# of Units Issued Building Permits
2546121400	1502 Livorno PI 205, Encinitas, CA 92024						1	11/21/2023	1
2546121400	1502 Livorno PI 206, Encinitas, CA 92024						1	11/21/2023	1
2546121400	1502 Livorno PI 207, Encinitas, CA 92024						1	11/21/2023	1
2546121400	1502 Livorno PI 208, Encinitas, CA 92024							11/21/2023	1
2546121400	1502 Livorno PI 209, Encinitas, CA 92024							11/21/2023	1
258-350-41-00	753 Requeza St								0

Housing Element Annual Progress Report

Project Identifier		Affordability by Household Incomes - Certificates of Occupancy							
1		10							11
Current APN	Street Address	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>
2546121400	1502 Livorno PI 205, Encinitas, CA 92024								
2546121400	1502 Livorno PI 206, Encinitas, CA 92024								
2546121400	1502 Livorno PI 207, Encinitas, CA 92024								
2546121400	1502 Livorno PI 208, Encinitas, CA 92024								
2546121400	1502 Livorno PI 209, Encinitas, CA 92024								
258-350-41-00	753 Requeza St								

Housing Element Annual Progress Report

Project Identifier				Streamlining	Infill	Housing with Financial Assistance and/or Deed Restrictions	
1		12	13	14	15	16	17
Current APN	Street Address	# of Units issued Certificates of Occupancy or other forms of readiness	How many of the units were Extremely Low Income?	Please select the streamlining provision the project was APPROVED pursuant to. (may select multiple)	Infill Units? Y/N ⁺	Assistance Programs for Each Development (may select multiple - see instructions)	Deed Restriction Type (may select multiple - see instructions)
		0		NONE	Y		
2546121400	1502 Livorno PI 205, Encinitas, CA 92024						
2546121400	1502 Livorno PI 206, Encinitas, CA 92024						
2546121400	1502 Livorno PI 207, Encinitas, CA 92024						
2546121400	1502 Livorno PI 208, Encinitas, CA 92024		0	NONE	Y		
2546121400	1502 Livorno PI 209, Encinitas, CA 92024		0	NONE	Y		
258-350-41-00	753 Requeza St		0		NONE	Y	

Housing Element Annual Progress Report

Project Identifier		Housing without Financial Assistance or Deed Restrictions	Term of Affordability or Deed Restriction	Demolished/Destroyed Units		
1		18	19	20		
Current APN	Street Address	For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)	Term of Affordability or Deed Restriction (years) (if affordable in perpetuity enter 1000) ⁺	Number of Demolished/Destroyed Units	Demolished or Destroyed Units	Demolished/Destroyed Units Owner or Renter
2546121400	1502 Livorno PI 205, Encinitas, CA 92024					
2546121400	1502 Livorno PI 206, Encinitas, CA 92024					
2546121400	1502 Livorno PI 207, Encinitas, CA 92024					
2546121400	1502 Livorno PI 208, Encinitas, CA 92024		55			
2546121400	1502 Livorno PI 209, Encinitas, CA 92024		55			
258-350-41-00	753 Requeza St					

Housing Element Annual Progress Report

Project Identifier		Density Bonus				Notes
1		21	22	23	24	25
Current APN	Street Address	Total Density Bonus Applied to the Project (Percentage Increase in Total Allowable Units or Total Maximum Allowable Residential Gross Floor Area)	Number of Other Incentives, Concessions, Waivers, or Other Modifications Given to the Project (Excluding Parking Waivers or Parking Reductions)	List the incentives, concessions, waivers, and modifications (Excluding Parking Waivers or Parking Modifications)	Did the project receive a reduction or waiver of parking standards? (Y/N)	Notes ⁺
2546121400	1502 Livorno PI 205, Encinitas, CA 92024					
2546121400	1502 Livorno PI 206, Encinitas, CA 92024					
2546121400	1502 Livorno PI 207, Encinitas, CA 92024					
2546121400	1502 Livorno PI 208, Encinitas, CA 92024					
2546121400	1502 Livorno PI 209, Encinitas, CA 92024					
258-350-41-00	753 Requeza St					

Housing Element Annual Progress Report

Project Identifier					Unit Types		A	
1					2	3		
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
	258-350-41-00	753 Requeza St	Paonessa Residence [ADU]	CDP-004465-2021	ADU	O		
	254-330-13-00	936 Hymettus Ave	Anderson Lot Split [Single-family Parcel 3]	CDP-004850-2021, SUB-004851-2021, MULTI-004849-2021	SFD	O		
	254-330-13-00	936 Hymettus Ave	Anderson Lot Split [Single-family Parcel 2]	CDP-004852-2021, SUB-004851-2021, MULTI-004849-2021	SFD	O		
	259-390-25-00	817 Crest Dr		CDPNF-006834-2023	ADU	O		
	258-232-34-00	802 Arden	802 Arden NSFR	MULTI-004447-2021, CDP-004448-2021	SFD	O		
	258-101-12-00	651 Cornish	Saxten Residence [Single-family]	MULTI-005821-2022, CDP-004692-2021, USE-005822-2022	SFD	O		
	258-101-12-00	651 Cornish	Saxten Residence [ADU]	MULTI-005821-2022, CDP-004692-2021, USE-005822-2023	ADU	O		
	256-262-05-00	487 Neptune Ave	Miller Residence [Single-family]	CDP-005756-2022	SFD	O		
	256-262-05-00	487 Neptune Ave	Miller Residence [ADU]	CDP-005756-2022	ADU	O		
	256-420-27-00	459 Arroyo Drive	Swiley Residence	CDP-005066-2021	SFD	O		

Housing Element Annual Progress Report

Project Identifier ffordability by Household Incomes - Completed Entitlement									
1		4					5	6	
Current APN	Street Address	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate- Income Deed Restricted	Moderate- Income Non Deed Restricted	Above Moderate- Income	Entitlement <u>Date Approved</u>	# of Units issued Entitlements	Very Low- Income Deed Restricted
258-350-41-00	753 Requeza St					1	5/30/2023	1	
254-330-13-00	936 Hymettus Ave					1	9/5/2023	1	
254-330-13-00	936 Hymettus Ave					1	9/5/2023	1	
259-390-25-00	817 Crest Dr					1	5/26/2023	1	
258-232-34-00	802 Arden					1	6/30/2023	1	
258-101-12-00	651 Cornish					1	10/19/2023	1	
258-101-12-00	651 Cornish					1	10/19/2023	1	
256-262-05-00	487 Neptune Ave					1	10/24/2023	1	
256-262-05-00	487 Neptune Ave					1	10/24/2023	1	
256-420-27-00	459 Arroyo Drive					1	8/30/2023	1	

Housing Element Annual Progress Report

Project Identifier Affordability by Household Incomes - Building Permits									
1		7						8	9
Current APN	Street Address	Very Low- Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate- Income Deed Restricted	Moderate- Income Non Deed Restricted	Above Moderate- Income	Building Permits <u>Date Issued</u>	# of Units Issued Building Permits
258-350-41-00	753 Requeza St								0
254-330-13-00	936 Hymettus Ave								0
254-330-13-00	936 Hymettus Ave								0
259-390-25-00	817 Crest Dr								0
258-232-34-00	802 Arden								0
258-101-12-00	651 Cornish								0
258-101-12-00	651 Cornish								0
256-262-05-00	487 Neptune Ave								0
256-262-05-00	487 Neptune Ave								0
256-420-27-00	459 Arroyo Drive								0

Housing Element Annual Progress Report

Project Identifier		Affordability by Household Incomes - Certificates of Occupancy							
1		10							11
Current APN	Street Address	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>
258-350-41-00	753 Requeza St								
254-330-13-00	936 Hymettus Ave								
254-330-13-00	936 Hymettus Ave								
259-390-25-00	817 Crest Dr								
258-232-34-00	802 Arden								
258-101-12-00	651 Cornish								
258-101-12-00	651 Cornish								
256-262-05-00	487 Neptune Ave								
256-262-05-00	487 Neptune Ave								
256-420-27-00	459 Arroyo Drive								

Housing Element Annual Progress Report

Project Identifier				Streamlining	Infill	Housing with Financial Assistance and/or Deed Restrictions	
1		12	13	14	15	16	17
Current APN	Street Address	# of Units issued Certificates of Occupancy or other forms of readiness	How many of the units were Extremely Low Income?	Please select the streamlining provision the project was APPROVED pursuant to. (may select multiple)	Infill Units? Y/N ⁺	Assistance Programs for Each Development (may select multiple - see instructions)	Deed Restriction Type (may select multiple - see instructions)
258-350-41-00	753 Requeza St	0		NONE	Y		
254-330-13-00	936 Hymettus Ave	0		NONE	Y		
254-330-13-00	936 Hymettus Ave	0		NONE	Y		
259-390-25-00	817 Crest Dr	0		NONE	Y		
258-232-34-00	802 Arden	0		NONE	Y		
258-101-12-00	651 Cornish	0		NONE	Y		
258-101-12-00	651 Cornish	0		NONE	Y		
256-262-05-00	487 Neptune Ave	0		NONE	Y		
256-262-05-00	487 Neptune Ave	0		NONE	Y		
256-420-27-00	459 Arroyo Drive	0		NONE	Y		

Housing Element Annual Progress Report

Project Identifier		Housing without Financial Assistance or Deed Restrictions	Term of Affordability or Deed Restriction	Demolished/Destroyed Units		
1		18	19	20		
Current APN	Street Address	For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)	Term of Affordability or Deed Restriction (years) (if affordable in perpetuity enter 1000) ⁺	Number of Demolished/Destroyed Units	Demolished or Destroyed Units	Demolished/Destroyed Units Owner or Renter
258-350-41-00	753 Requeza St					
254-330-13-00	936 Hymettus Ave					
254-330-13-00	936 Hymettus Ave					
259-390-25-00	817 Crest Dr					
258-232-34-00	802 Arden					
258-101-12-00	651 Cornish					
258-101-12-00	651 Cornish					
256-262-05-00	487 Neptune Ave					
256-262-05-00	487 Neptune Ave					
256-420-27-00	459 Arroyo Drive					

Housing Element Annual Progress Report

Project Identifier		Density Bonus				Notes
1		21	22	23	24	25
Current APN	Street Address	Total Density Bonus Applied to the Project (Percentage Increase in Total Allowable Units or Total Maximum Allowable Residential Gross Floor Area)	Number of Other Incentives, Concessions, Waivers, or Other Modifications Given to the Project (Excluding Parking Waivers or Parking Reductions)	List the incentives, concessions, waivers, and modifications (Excluding Parking Waivers or Parking Modifications)	Did the project receive a reduction or waiver of parking standards? (Y/N)	Notes ⁺
258-350-41-00	753 Requeza St					
254-330-13-00	936 Hymettus Ave					
254-330-13-00	936 Hymettus Ave					
259-390-25-00	817 Crest Dr					
258-232-34-00	802 Arden					
258-101-12-00	651 Cornish					
258-101-12-00	651 Cornish					
256-262-05-00	487 Neptune Ave					
256-262-05-00	487 Neptune Ave					
256-420-27-00	459 Arroyo Drive					

Housing Element Annual Progress Report

Project Identifier					Unit Types		A	
1					2	3		
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
	256-271-23-00	452 La Veta Ave	Polloreno Residence [Single-family]	CDP-004990-2021	SFD	O		
	258-350-55-00	805 Bracero Rd	Bracero ADU	CDPNF-006263-2023	ADU	O		
	260-261-02-00	1610 Summit Avenue	McGrath House	CDP-005577-2022	SFD	O		
	254-221-38-00	1465 Neptune Avenue	Meardon Residence	CDP-005723-2022	SFD	O		
	256-314-59-00	397 Sunset Dr	Lagasse Residence [Single-family]	CDP-005670-2022	SFD	O		
	256-314-59-01	397 Sunset Dr	Lagasse Residence [ADU]	CDP-005670-2023	ADU	O		
	256-293-37-00	387 La Mesa Ave	El Portal Beach Residence [Single-family]	CDP-004803-2021	SFD	O		
	256-293-37-00	387 La Mesa Ave	El Portal Beach Residence [ADU]	CDP-004803-2021	ADU	O		
	256-281-13-00	391 Neptune Ave	Neptune [Single-family]	CDP-004661-2021	SFD	O		
	256-281-13-00	391 Neptune Ave	Neptune [ADU]	CDP-004661-2021	ADU	O		
	256-293-41-00	384 La Veta Ave	La Veta Ave Lot 5 [Single-family]	CDP-005202-2022	SFD	O		
	256-293-41-00	384 La Veta Ave	La Veta Ave Lot 5 [ADU]	CDP-005202-2022	ADU	O		

Housing Element Annual Progress Report

Project Identifier ffordability by Household Incomes - Completed Entitlement									
1		4					5	6	
Current APN	Street Address	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate- Income Deed Restricted	Moderate- Income Non Deed Restricted	Above Moderate- Income	Entitlement <u>Date Approved</u>	# of Units issued Entitlements	Very Low- Income Deed Restricted
256-271-23-00	452 La Veta Ave					1	5/30/2023	1	
258-350-55-00	805 Bracero Rd					1	5/17/2023	1	
260-261-02-00	1610 Summit Avenue					1	11/17/2023	1	
254-221-38-00	1465 Neptune Avenue					1	11/17/2023	1	
256-314-59-00	397 Sunset Dr					1	10/30/2023	1	
256-314-59-01	397 Sunset Dr					1	10/30/2023	1	
256-293-37-00	387 La Mesa Ave					1	6/19/2023	1	
256-293-37-00	387 La Mesa Ave					1	6/19/2023	1	
256-281-13-00	391 Neptune Ave					1	1/24/2023	1	
256-281-13-00	391 Neptune Ave					1	1/24/2023	1	
256-293-41-00	384 La Veta Ave					1	11/6/2023	1	
256-293-41-00	384 La Veta Ave					1	11/6/2023	1	

Housing Element Annual Progress Report

Project IdentifierAffordability by Household Incomes - Building Permits									
1		7						8	9
Current APN	Street Address	Very Low-Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Building Permits Date Issued	# of Units Issued Building Permits
256-271-23-00	452 La Veta Ave								0
258-350-55-00	805 Bracero Rd								0
260-261-02-00	1610 Summit Avenue								0
254-221-38-00	1465 Neptune Avenue								0
256-314-59-00	397 Sunset Dr								0
256-314-59-01	397 Sunset Dr								0
256-293-37-00	387 La Mesa Ave								0
256-293-37-00	387 La Mesa Ave								0
256-281-13-00	391 Neptune Ave								0
256-281-13-00	391 Neptune Ave								0
256-293-41-00	384 La Veta Ave								0
256-293-41-00	384 La Veta Ave								0

Housing Element Annual Progress Report

Project Identifier		Affordability by Household Incomes - Certificates of Occupancy							
1		10							11
Current APN	Street Address	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>
256-271-23-00	452 La Veta Ave								
258-350-55-00	805 Bracero Rd								
260-261-02-00	1610 Summit Avenue								
254-221-38-00	1465 Neptune Avenue								
256-314-59-00	397 Sunset Dr								
256-314-59-01	397 Sunset Dr								
256-293-37-00	387 La Mesa Ave								
256-293-37-00	387 La Mesa Ave								
256-281-13-00	391 Neptune Ave								
256-281-13-00	391 Neptune Ave								
256-293-41-00	384 La Veta Ave								
256-293-41-00	384 La Veta Ave								

Housing Element Annual Progress Report

Project Identifier				Streamlining	Infill	Housing with Financial Assistance and/or Deed Restrictions	
1		12	13	14	15	16	17
Current APN	Street Address	# of Units issued Certificates of Occupancy or other forms of readiness	How many of the units were Extremely Low Income?	Please select the streamlining provision the project was APPROVED pursuant to. (may select multiple)	Infill Units? Y/N ⁺	Assistance Programs for Each Development (may select multiple - see instructions)	Deed Restriction Type (may select multiple - see instructions)
256-271-23-00	452 La Veta Ave	0		NONE	Y		
258-350-55-00	805 Bracero Rd	0		NONE	Y		
260-261-02-00	1610 Summit Avenue	0		NONE	Y		
254-221-38-00	1465 Neptune Avenue	0		NONE	Y		
256-314-59-00	397 Sunset Dr	0		NONE	Y		
256-314-59-01	397 Sunset Dr	0		NONE	Y		
256-293-37-00	387 La Mesa Ave	0		NONE	Y		
256-293-37-00	387 La Mesa Ave	0		NONE	Y		
256-281-13-00	391 Neptune Ave	0		NONE	Y		
256-281-13-00	391 Neptune Ave	0		NONE	Y		
256-293-41-00	384 La Veta Ave	0		NONE	Y		
256-293-41-00	384 La Veta Ave	0		NONE	Y		

Housing Element Annual Progress Report

Project Identifier		Housing without Financial Assistance or Deed Restrictions	Term of Affordability or Deed Restriction	Demolished/Destroyed Units		
1		18	19	20		
Current APN	Street Address	For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)	Term of Affordability or Deed Restriction (years) (if affordable in perpetuity enter 1000) ⁺	Number of Demolished/Destroyed Units	Demolished or Destroyed Units	Demolished/Destroyed Units Owner or Renter
256-271-23-00	452 La Veta Ave					
258-350-55-00	805 Bracero Rd					
260-261-02-00	1610 Summit Avenue					
254-221-38-00	1465 Neptune Avenue					
256-314-59-00	397 Sunset Dr					
256-314-59-01	397 Sunset Dr					
256-293-37-00	387 La Mesa Ave					
256-293-37-00	387 La Mesa Ave					
256-281-13-00	391 Neptune Ave					
256-281-13-00	391 Neptune Ave					
256-293-41-00	384 La Veta Ave					
256-293-41-00	384 La Veta Ave					

Housing Element Annual Progress Report

Project Identifier		Density Bonus				Notes
1		21	22	23	24	25
Current APN	Street Address	Total Density Bonus Applied to the Project (Percentage Increase in Total Allowable Units or Total Maximum Allowable Residential Gross Floor Area)	Number of Other Incentives, Concessions, Waivers, or Other Modifications Given to the Project (Excluding Parking Waivers or Parking Reductions)	List the incentives, concessions, waivers, and modifications (Excluding Parking Waivers or Parking Modifications)	Did the project receive a reduction or waiver of parking standards? (Y/N)	Notes ⁺
256-271-23-00	452 La Veta Ave					
258-350-55-00	805 Bracero Rd					
260-261-02-00	1610 Summit Avenue					
254-221-38-00	1465 Neptune Avenue					
256-314-59-00	397 Sunset Dr					
256-314-59-01	397 Sunset Dr					
256-293-37-00	387 La Mesa Ave					
256-293-37-00	387 La Mesa Ave					
256-281-13-00	391 Neptune Ave					
256-281-13-00	391 Neptune Ave					
256-293-41-00	384 La Veta Ave					
256-293-41-00	384 La Veta Ave					

Housing Element Annual Progress Report

Project Identifier					Unit Types		A	
1					2	3		
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
	261-112-2000	2442 Oxford Ave	Oxford [Single-family]	CDP-003800-2020	SFD	O		
	261-112-2000	2442 Oxford Ave	Oxford [ADU]	CDP-003800-2020	ADU	O		
	256-293-37-00	223 El Portal St	El Portal Beach Residence - Lot 44 [ADU]	CDP-004804-2021	ADU	O		
	256-293-37-00	223 El Portal St	El Portal Beach Residence - Lot 44 [Single-family]	CDP-004804-2021	SFD	O		
	260-394-17-00	2065 Mackinnon Ave	Brady SFR [Single-family]	CDP-004886-2021	SFD	O		
	260-394-17-00	2065 Mackinnon Ave	Brady SFR [ADU]	CDP-004886-2021	ADU	O		
	261-052-12-00	2387 Newport Ave	Matsalla SFR [Single-family]	BADJ-003505-2019, CDP-003506-2019, MULTI-003501-2019	SFD	O		
	261-052-12-00	2387 Newport Ave	Matsalla SFR [ADU]	BADJ-003505-2019, CDP-003506-2019, MULTI-003501-2019	ADU	O		
	261-081-28-00	2264 Cambridge Ave	Cambridge Twinhomes [Single-family]	DR-004919-2021	SFA	O		
	261-081-28-00	2264 Cambridge Ave	Cambridge Twinhomes [ADU]	DR-004919-2021	ADU	O		

Annual Building Activity Report Summary

New Construction, Entitled, Permits and Completed Units

Item #08E

Housing Element Annual Progress Report

Project Identifier ffordability by Household Incomes - Completed Entitlement									
1		4					5	6	
Current APN	Street Address	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate- Income Deed Restricted	Moderate- Income Non Deed Restricted	Above Moderate- Income	Entitlement <u>Date Approved</u>	# of Units issued Entitlements	Very Low- Income Deed Restricted
261-112-2000	2442 Oxford Ave					1	2/23/2023	1	
261-112-2000	2442 Oxford Ave					1	2/23/2023	1	
256-293-37-00	223 El Portal St					1	6/19/2023	1	
256-293-37-00	223 El Portal St					1	5/22/2023	1	
260-394-17-00	2065 Mackinnon Ave					1	12/4/2023	1	
260-394-17-00	2065 Mackinnon Ave					1	12/4/2023	1	
261-052-12-00	2387 Newport Ave					1	4/5/2023	1	
261-052-12-00	2387 Newport Ave					1	4/5/2023	1	
261-081-28-00	2264 Cambridge Ave					1	3/2/2023	1	
261-081-28-00	2264 Cambridge Ave					1	3/2/2023	1	

Housing Element Annual Progress Report

Project IdentifierAffordability by Household Incomes - Building Permits									
1		7						8	9
Current APN	Street Address	Very Low-Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Building Permits Date Issued	# of Units Issued Building Permits
261 112-2000	2442 Oxford Ave								0
261-112-2000	2442 Oxford Ave								0
256-293-37-00	223 El Portal St								0
256-293-37-00	223 El Portal St								0
260-394-17-00	2065 Mackinnon Ave								0
260-394-17-00	2065 Mackinnon Ave								0
261-052-12-00	2387 Newport Ave								0
261-052-12-00	2387 Newport Ave								0
261-081-28-00	2264 Cambridge Ave								0
261-081-28-00	2264 Cambridge Ave								0

Housing Element Annual Progress Report

Project Identifier		Affordability by Household Incomes - Certificates of Occupancy							
1		10							11
Current APN	Street Address	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>
261 112-2000	2442 Oxford Ave								
261-112-2000	2442 Oxford Ave								
256-293-37-00	223 El Portal St								
256-293-37-00	223 El Portal St								
260-394-17-00	2065 Mackinnon Ave								
260-394-17-00	2065 Mackinnon Ave								
261-052-12-00	2387 Newport Ave								
261-052-12-00	2387 Newport Ave								
261-081-28-00	2264 Cambridge Ave								
261-081-28-00	2264 Cambridge Ave								

Housing Element Annual Progress Report

Project Identifier				Streamlining	Infill	Housing with Financial Assistance and/or Deed Restrictions	
1		12	13	14	15	16	17
Current APN	Street Address	# of Units issued Certificates of Occupancy or other forms of readiness	How many of the units were Extremely Low Income?	Please select the streamlining provision the project was APPROVED pursuant to. (may select multiple)	Infill Units? Y/N ⁺	Assistance Programs for Each Development (may select multiple - see instructions)	Deed Restriction Type (may select multiple - see instructions)
261-112-2000	2442 Oxford Ave	0		NONE	Y		
261-112-2000	2442 Oxford Ave	0		NONE	Y		
256-293-37-00	223 El Portal St	0		NONE	Y		
256-293-37-00	223 El Portal St	0		NONE	Y		
260-394-17-00	2065 Mackinnon Ave	0		NONE	Y		
260-394-17-00	2065 Mackinnon Ave	0		NONE	Y		
261-052-12-00	2387 Newport Ave	0		NONE	Y		
261-052-12-00	2387 Newport Ave	0		NONE	Y		
261-081-28-00	2264 Cambridge Ave	0		NONE	Y		
261-081-28-00	2264 Cambridge Ave	0		NONE	Y		

Housing Element Annual Progress Report

Project Identifier		Housing without Financial Assistance or Deed Restrictions	Term of Affordability or Deed Restriction	Demolished/Destroyed Units		
1		18	19	20		
Current APN	Street Address	For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)	Term of Affordability or Deed Restriction (years) (if affordable in perpetuity enter 1000) ⁺	Number of Demolished/Destroyed Units	Demolished or Destroyed Units	Demolished/Destroyed Units Owner or Renter
261-112-2000	2442 Oxford Ave					
261-112-2000	2442 Oxford Ave					
256-293-37-00	223 El Portal St					
256-293-37-00	223 El Portal St					
260-394-17-00	2065 Mackinnon Ave					
260-394-17-00	2065 Mackinnon Ave					
261-052-12-00	2387 Newport Ave					
261-052-12-00	2387 Newport Ave					
261-081-28-00	2264 Cambridge Ave					
261-081-28-00	2264 Cambridge Ave					

Housing Element Annual Progress Report

Project Identifier		Density Bonus				Notes
1		21	22	23	24	25
Current APN	Street Address	Total Density Bonus Applied to the Project (Percentage Increase in Total Allowable Units or Total Maximum Allowable Residential Gross Floor Area)	Number of Other Incentives, Concessions, Waivers, or Other Modifications Given to the Project (Excluding Parking Waivers or Parking Reductions)	List the incentives, concessions, waivers, and modifications (Excluding Parking Waivers or Parking Modifications)	Did the project receive a reduction or waiver of parking standards? (Y/N)	Notes ⁺
261-112-2000	2442 Oxford Ave					
261-112-2000	2442 Oxford Ave					
256-293-37-00	223 El Portal St					
256-293-37-00	223 El Portal St					
260-394-17-00	2065 Mackinnon Ave					
260-394-17-00	2065 Mackinnon Ave					
261-052-12-00	2387 Newport Ave					
261-052-12-00	2387 Newport Ave					
261-081-28-00	2264 Cambridge Ave					
261-081-28-00	2264 Cambridge Ave					

Housing Element Annual Progress Report

Project Identifier					Unit Types		A	
1					2	3		
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
	254-253-36-00	1201 N Vulcan Ave	Euclyptus Apartments Facade Enhancement	DR-005474-2022, BADJ-006215-2023, CDP-005475-2022, MULTI 005473-2022	ADU	R		
	260-621-53-00	1301 Cornish Dr	Siuzdak Duplex Renovation	MULTI-005414-2022	2 to 4	O		
	256-083-12-00	145 Athena St	145 Athena St Residence Remodel [Single-family]	CDP-005251-2022	SFD	O		
	256-083-12-00	145 Athena St	145 Athena St Residence Remodel [ADU]	CDP-005251-2022	ADU	O		
	254-111-30-00	159 Sanford St	Sanford Leaf Residence [Single-family]	CDP-005268-2022	SFD	O		
	254-111-30-00	159 Sanford St	Sanford Leaf Residence [ADU]	CDP-005268-2022	ADU	O		
	254-111-30-00	159 Sanford St	Sanford Leaf Residence [JADU]	CDP-005268-2022	ADU	O		

Housing Element Annual Progress Report

Project Identifier ffordability by Household Incomes - Completed Entitlement									
1		4					5	6	
Current APN	Street Address	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate- Income Deed Restricted	Moderate- Income Non Deed Restricted	Above Moderate- Income	Entitlement <u>Date Approved</u>	# of Units issued Entitlements	Very Low- Income Deed Restricted
254-253-36-00	1201 N Vulcan Ave					1	10/12/2023	1	
260-621-53-00	1301 Cornish Dr					2	8/16/2023	2	
256-083-12-00	145 Athena St					1	4/10/2023	1	
256-083-12-00	145 Athena St					1	4/10/2023	1	
254-111-30-00	159 Sanford St					1	10/12/2023	1	
254-111-30-00	159 Sanford St					1	10/12/2023	1	
254-111-30-00	159 Sanford St					1	10/12/2023	1	

Housing Element Annual Progress Report

Project Identifier Affordability by Household Incomes - Building Permits									
1		7						8	9
Current APN	Street Address	Very Low- Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate- Income Deed Restricted	Moderate- Income Non Deed Restricted	Above Moderate- Income	Building Permits <u>Date Issued</u>	# of Units Issued Building Permits
254-253-36-00	1201 N Vulcan Ave								0
260-621-53-00	1301 Cornish Dr								0
256-083-12-00	145 Athena St								0
256-083-12-00	145 Athena St								0
254-111-30-00	159 Sanford St								0
254-111-30-00	159 Sanford St								0
254-111-30-00	159 Sanford St								0

Housing Element Annual Progress Report

Project Identifier		Affordability by Household Incomes - Certificates of Occupancy							
1		10							11
Current APN	Street Address	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>
254-253-36-00	1201 N Vulcan Ave								
260-621-53-00	1301 Cornish Dr								
256-083-12-00	145 Athena St								
256-083-12-00	145 Athena St								
254-111-30-00	159 Sanford St								
254-111-30-00	159 Sanford St								
254-111-30-00	159 Sanford St								

Housing Element Annual Progress Report

Project Identifier				Streamlining	Infill	Housing with Financial Assistance and/or Deed Restrictions	
1		12	13	14	15	16	17
Current APN	Street Address	# of Units issued Certificates of Occupancy or other forms of readiness	How many of the units were Extremely Low Income?	Please select the streamlining provision the project was APPROVED pursuant to. (may select multiple)	Infill Units? Y/N ⁺	Assistance Programs for Each Development (may select multiple - see instructions)	Deed Restriction Type (may select multiple - see instructions)
254-253-36-00	1201 N Vulcan Ave	0		NONE	Y		
260-621-53-00	1301 Cornish Dr	0		NONE	Y		
256-083-12-00	145 Athena St	0		NONE	Y		
256-083-12-00	145 Athena St	0		NONE	Y		
254-111-30-00	159 Sanford St	0		NONE	Y		
254-111-30-00	159 Sanford St	0		NONE	Y		
254-111-30-00	159 Sanford St	0		NONE	Y		

Housing Element Annual Progress Report

Project Identifier		Housing without Financial Assistance or Deed Restrictions	Term of Affordability or Deed Restriction	Demolished/Destroyed Units		
1		18	19	20		
Current APN	Street Address	For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)	Term of Affordability or Deed Restriction (years) (if affordable in perpetuity enter 1000) ⁺	Number of Demolished/Destroyed Units	Demolished or Destroyed Units	Demolished/Destroyed Units Owner or Renter
254-253-36-00	1201 N Vulcan Ave					
260-621-53-00	1301 Cornish Dr					
256-083-12-00	145 Athena St					
256-083-12-00	145 Athena St					
254-111-30-00	159 Sanford St					
254-111-30-00	159 Sanford St					
254-111-30-00	159 Sanford St					

Housing Element Annual Progress Report

Project Identifier		Density Bonus				Notes
1		21	22	23	24	25
Current APN	Street Address	Total Density Bonus Applied to the Project (Percentage Increase in Total Allowable Units or Total Maximum Allowable Residential Gross Floor Area)	Number of Other Incentives, Concessions, Waivers, or Other Modifications Given to the Project (Excluding Parking Waivers or Parking Reductions)	List the incentives, concessions, waivers, and modifications (Excluding Parking Waivers or Parking Modifications)	Did the project receive a reduction or waiver of parking standards? (Y/N)	Notes ⁺
254-253-36-00	1201 N Vulcan Ave					
260-621-53-00	1301 Cornish Dr					
256-083-12-00	145 Athena St					
256-083-12-00	145 Athena St					
254-111-30-00	159 Sanford St					
254-111-30-00	159 Sanford St					
254-111-30-00	159 Sanford St					

Housing Element Annual Progress Report

Income Level		RHNA Allocation by Income Level	Projection Period 06/30/2020- 04/29/2021	2021	2022	2023	2024	2025
Very Low	Deed Restricted	469	1	-	1	9	-	-
	Non-Deed Restricted		26	5	7	9	-	-
Low	Deed Restricted	369	-	-	-	12	-	-
	Non-Deed Restricted		4	1	4	1	-	-
Moderate	Deed Restricted	308	-	-	-	-	-	-
	Non-Deed Restricted		34	15	40	23	-	-
Above Moderate		408	111	67	100	214	-	-
Total RHNA		1,554						
Total Units			176	88	152	268	-	-
Progress toward extremely low-income housing need, as determined pursuant to Govern								
		5						
		Extremely low- Income Need		2021	2022	2023	2024	2025
Extremely Low-Income Units*		235		-	-	8	-	-

Housing Element Annual Progress Report

Income Level		RHNA Allocation by Income Level	2026	2027	2028	2029	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low	Deed Restricted	469	-	-	-	-	58	411
	Non-Deed Restricted		-	-	-	-		
Low	Deed Restricted	369	-	-	-	-	22	347
	Non-Deed Restricted		-	-	-	-		
Moderate	Deed Restricted	308	-	-	-	-	112	196
	Non-Deed Restricted		-	-	-	-		
Above Moderate		408	-	-	-	-	492	-
Total RHNA		1,554						
Total Units			-	-	-	-	684	954
ment Code 65583(a)(1).								
		5					6	7
		Extremely low-Income Need	2026	2027	2028	2029	Total Units to Date	Total Units Remaining
Extremely Low-Income Units*		235	-	-	-	-	8	227

Housing Element Annual Progress Report

Project Identifier				Date of Rezone	RHNA Shortfall by Household Income Category				Rezone Type
1				2	3				4
APN	Street Address	Project Name ⁺	Local Jurisdiction Tracking ID ⁺	Date of Rezone	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Rezone Type
Summary Row: Start Data Entry Below					#VALUE!		#VALUE!	#VALUE!	
2581111600	696 & 550 Encinitas Blvd, Quail Gardens Dr	ENCINITAS BLVD & QUAIL GARDENS SITES	Ord No. 2019-04	3/27/2019		66			Unaccommodated Need
2581304500	696 & 550 Encinitas Blvd, Quail Gardens Dr	ENCINITAS BLVD & QUAIL GARDENS SITES	Ord No. 2019-04	3/27/2019		7			Unaccommodated Need
2581308100	696 & 550 Encinitas Blvd, Quail Gardens Dr	ENCINITAS BLVD & QUAIL GARDENS SITES	Ord No. 2019-04	3/27/2019		39			Unaccommodated Need
2581303400	696 & 550 Encinitas Blvd, Quail Gardens Dr	ENCINITAS BLVD & QUAIL GARDENS SITES	Ord No. 2019-04	3/27/2019		31			Unaccommodated Need
2592313200	Rancho Santa Fe Dr	RANCHO SANTA FE PARCELS (GAFFNEY/GOODSEN)	Ord No. 2019-04	3/27/2019		36			Unaccommodated Need
2592312800	Rancho Santa Fe Dr	RANCHO SANTA FE PARCELS (GAFFNEY/GOODSEN)	Ord No. 2019-04	3/27/2019		89			Unaccommodated Need
2592313000	Rancho Santa Fe Dr	RANCHO SANTA FE PARCELS (GAFFNEY/GOODSEN)	Ord No. 2019-04	3/27/2019		13			Unaccommodated Need

Housing Element Annual Progress Report

Project Ident		Sites Description						
1		5	6	7	8		9	10
APN	Street Address	Parcel Size (Acres)	General Plan Designation	Zoning	Minimum Density Allowed	Maximum Density Allowed	Realistic Capacity	Vacant/Nonvacant
Summary Row: Start Data Entry Below								
2581111600	696 & 550 Encinitas Blvd, Quail Gardens Dr	2.2	OP/ R-30 OL	OP/ R-30 OL	25 DU/AC	30 DU/AC	66	Vacant
2581304500	696 & 550 Encinitas Blvd, Quail Gardens Dr	0.23	OP/ R-30 OL	OP/ R-30 OL	25 DU/AC	30 DU/AC	7	Vacant
2581308100	696 & 550 Encinitas Blvd, Quail Gardens Dr	1.31	OP/ R-30 OL	OP/ R-30 OL	25 DU/AC	30 DU/AC	39	Vacant
2581303400	696 & 550 Encinitas Blvd, Quail Gardens Dr	1.02	OP/ R-30 OL	OP/ R-30 OL	25 DU/AC	30 DU/AC	31	Vacant
2592313200	Rancho Santa Fe Dr	1.45	RR2/ R-30 OL	RR2/ R-30 OL	25 DU/AC	30 DU/AC	36	Vacant
2592312800	Rancho Santa Fe Dr	3.57	RR2/ R-30 OL	RR2/ R-30 OL	25 DU/AC	30 DU/AC	89	Non-Vacant
2592313000	Rancho Santa Fe Dr	0.54	RR2/ R-30 OL	RR2/ R-30 OL	25 DU/AC	30 DU/AC	13	Non-Vacant

Housing Element Annual Progress Report

Project Ident		
1		11
APN	Street Address	Description of Existing Uses
Summary Row: Start Data Entry Below		
2581111600	696 & 550 Encinitas Blvd, Quail Gardens Dr	
2581304500	696 & 550 Encinitas Blvd, Quail Gardens Dr	
2581308100	696 & 550 Encinitas Blvd, Quail Gardens Dr	
2581303400	696 & 550 Encinitas Blvd, Quail Gardens Dr	
2592313200	Rancho Santa Fe Dr	
2592312800	Rancho Santa Fe Dr	three residential structures across multiple parcels
2592313000	Rancho Santa Fe Dr	SEE ABOVE

Housing Element Annual Progress Report

Project Identifier				Date of Rezone	RHNA Shortfall by Household Income Category				Rezone Type
1				2	3				4
APN	Street Address	Project Name ⁺	Local Jurisdiction Tracking ID ⁺	Date of Rezone	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Rezone Type
2592313100	Rancho Santa Fe Dr	RANCHO SANTA FE PARCELS (GAFFNEY/GOODSEN)	Ord No. 2019-04	3/27/2019		11			Unaccommodated Need
2620618500	Sage Canyon Drive	SAGE CANYON PARCEL	Ord No. 2019-04	3/27/2019		60			Unaccommodated Need
2570203600	Mays Hollow Ln	BALDWIN & SONS PROPERTIES	Ord No. 2019-04	3/27/2019		43			Unaccommodated Need
2570203700	225 Quail Gardens Dr	BALDWIN & SONS PROPERTIES	Ord No. 2019-04	3/27/2019		31			Unaccommodated Need
2581308000	185, 195 Quail Gardens Drive, Encinitas Blvd	BALDWIN & SONS PROPERTIES	Ord No. 2019-04	3/27/2019		25			Unaccommodated Need
2581308600	185, 195 Quail Gardens Drive, Encinitas Blvd	BALDWIN & SONS PROPERTIES	Ord No. 2019-04	3/27/2019		56			Unaccommodated Need
2581309300	185, 195 Quail Gardens Drive, Encinitas Blvd	BALDWIN & SONS PROPERTIES	Ord No. 2019-04	3/27/2019		33			Unaccommodated Need
2581309400	185, 195 Quail Gardens Drive, Encinitas Blvd	BALDWIN & SONS PROPERTIES	Ord No. 2019-04	3/27/2019		7			Unaccommodated Need
2581308200	Quail Gardens Drive	BALDWIN & SONS PROPERTIES	Ord No. 2019-04	3/27/2019		22			Unaccommodated Need
2581309100	Mays Hollow Lane	BALDWIN & SONS PROPERTIES	Ord No. 2019-04	3/27/2019		8			Unaccommodated Need
2611506400	3459 Manchester Avenue	GREEK CHURCH PARCEL	Ord No. 2019-04	3/27/2019		60			Unaccommodated Need
2160412000, 2160412100	1950 HWY 101	JACKEL PROPERTIES	Ord No. 2019-04	3/27/2019		33			Unaccommodated Need
2581309700, 2581309800	630 Encinitas Boulevard	SUNSHINE GARDENS	Ord No. 2019-04	3/27/2019		84			Unaccommodated Need

Housing Element Annual Progress Report

Project Ident		Sites Description						
1		5	6	7	8		9	10
APN	Street Address	Parcel Size (Acres)	General Plan Designation	Zoning	Minimum Density Allowed	Maximum Density Allowed	Realistic Capacity	Vacant/Nonvacant
2592313100	Rancho Santa Fe Dr	0.46	RR2/ R-30 OL	RR2/ R-30 OL	25 DU/AC	30 DU/AC	11	Non-Vacant
2620618500	Sage Canyon Drive	2.4	R3/ R30 OL	R3/ R30 OL	25 DU/AC	30 DU/AC	60	Vacant
2570203600	Mays Hollow Ln	1.74	R3/ R30 OL	R3/ R30 OL	25 DU/AC	30 DU/AC	43	Vacant
2570203700	225 Quail Gardens Dr	1.24	R3/ R30 OL	R3/ R30 OL	25 DU/AC	30 DU/AC	31	Vacant
2581308000	185, 195 Quail Gardens Drive, Encinitas Blvd	1	R5/ R-30 OL	R5/ R-30 OL	25 DU/AC	30 DU/AC	25	Vacant
2581308600	185, 195 Quail Gardens Drive, Encinitas Blvd	2.24	R5/ R-30 OL	R5/ R-30 OL	25 DU/AC	30 DU/AC	56	Vacant
2581309300	185, 195 Quail Gardens Drive, Encinitas Blvd	1.35	R5/ R-30 OL	R5/ R-30 OL	25 DU/AC	30 DU/AC	33	Vacant
2581309400	185, 195 Quail Gardens Drive, Encinitas Blvd	0.27	R5/ R-30 OL	R5/ R-30 OL	25 DU/AC	30 DU/AC	7	Vacant
2581308200	Quail Gardens Drive	0.88	R5/ R-30 OL	R5/ R-30 OL	25 DU/AC	30 DU/AC	22	Non-Vacant
2581309100	Mays Hollow Lane	0.33	R5/ R-30 OL	R5/ R-30 OL	25 DU/AC	30 DU/AC	8	Non-Vacant
2611506400	3459 Manchester Avenue	2	RR1/ R-30 OL	RR1/ R-30 OL	25 DU/AC	30 DU/AC	60	Vacant
2160412000, 2160412100	1950 HWY 101	2.97	North 101 Corridor Specific Plan	N-LVSC	25 DU/AC	30 DU/AC	33	Non-Vacant
2581309700, 2581309800	630 Encinitas Boulevard	3.39	OP/ R-30 OL	OP/ R-30 OL	25 DU/AC	30 DU/AC	84	Non-Vacant

Housing Element Annual Progress Report

Project Ident		
1		11
APN	Street Address	Description of Existing Uses
2592313100	Rancho Santa Fe Dr	SEE ABOVE
2620618500	Sage Canyon Drive	
2570203600	Mays Hollow Ln	
2570203700	225 Quail Gardens Dr	
2581308000	185, 195 Quail Gardens Drive, Encinitas Blvd	
2581308600	185, 195 Quail Gardens Drive, Encinitas Blvd	
2581309300	185, 195 Quail Gardens Drive, Encinitas Blvd	
2581309400	185, 195 Quail Gardens Drive, Encinitas Blvd	
2581308200	Quail Gardens Drive	UTILITY EASEMENT
2581309100	Mays Hollow Lane	SEE ABOVE
2611506400	3459 Manchester Avenue	
2160412000, 2160412100	1950 HWY 101	VACANT RESTAURANT AND SURFACE PARKING LOT
2581309700, 2581309800	630 Encinitas Boulevard	single-story commercial building, a paved surface parking lot, and a variety of retail uses in both permanent and temporary structures

Housing Element Annual Progress Report

Project Identifier				Date of Rezone	RHNA Shortfall by Household Income Category				Rezone Type
1				2	3				4
APN	Street Address	Project Name ⁺	Local Jurisdiction Tracking ID ⁺	Date of Rezone	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Rezone Type
2160520100	1967 N Vulcan Ave	VULCAN & LA COSTA	Ord No. 2019-04	3/27/2019		50			Unaccommodated Need
2582411000	1050 Regal Road	SEACOAST CHURCH	Ord No. 2019-04	3/27/2019		42			Unaccommodated Need
2612003700	2951 Manchester Avenue	MANCHESTER AVENUE WEST SITES	Ord No. 2019-04	3/27/2019		16			Unaccommodated Need
2612003800	2951 Manchester Avenue	MANCHESTER AVENUE WEST SITES	Ord No. 2019-04	3/27/2019		15			Unaccommodated Need
2612003900	2955 Manchester Avenue	MANCHESTER AVENUE WEST SITES	Ord No. 2019-04	3/27/2019		19			Unaccommodated Need
2580521200	364 2nd St	HARRISON PROPERTIES	Ord No. 2019-04	3/27/2019		9			Unaccommodated Need
2580350700	371 2nd St	HARRISON PROPERTIES	Ord No. 2019-04	3/27/2019		16			Unaccommodated Need
2561711300	682 Clark Ave	MEYER PROPOSAL	Ord No. 2019-04	3/27/2019		23			Unaccommodated Need
2561711400	672 Clark Ave	MEYER PROPOSAL	Ord No. 2019-04	3/27/2019		19			Unaccommodated Need
2561711500	662 Clark Ave	MEYER PROPOSAL	Ord No. 2019-04	3/27/2019		42			Unaccommodated Need
2561712000	556 Union St	MEYER PROPOSAL	Ord No. 2019-04	3/27/2019		18			Unaccommodated Need

Housing Element Annual Progress Report

Project Ident		Sites Description						
1		5	6	7	8		9	10
APN	Street Address	Parcel Size (Acres)	General Plan Designation	Zoning	Minimum Density Allowed	Maximum Density Allowed	Realistic Capacity	Vacant/Nonvacant
2160520100	1967 N Vulcan Ave	2	R3/ R30 OL	R3/ R30 OL	25 DU/AC	30 DU/AC	50	Non-Vacant
2582411000	1050 Regal Road	1.41	R11/ R-30 OL	R11/ R-30 OL	25 DU/AC	30 DU/AC	42	Non-Vacant
2612003700	2951 Manchester Avenue	0.54	R11/ R-30 OL	R11/ R-30 OL	25 DU/AC	30 DU/AC	16	Non-Vacant
2612003800	2951 Manchester Avenue	0.5	R11/ R-30 OL	R11/ R-30 OL	25 DU/AC	30 DU/AC	15	Vacant
2612003900	2955 Manchester Avenue	0.63	R11/ R-30 OL	R11/ R-30 OL	25 DU/AC	30 DU/AC	19	Non-Vacant
2580521200	364 2nd St	0.65	DESP-VCM	DESP-VCM/ R-30 OL	25 DU/AC	30 DU/AC	9	Non-Vacant
2580350700	371 2nd St	1.26	DESP-VCM	DESP-VCM/ R-30 OL	25 DU/AC	30 DU/AC	16	Non-Vacant
2561711300	682 Clark Ave	0.75	R5/ R-30 OL	R5/ R-30 OL	25 DU/AC	30 DU/AC	23	Non-Vacant
2561711400	672 Clark Ave	0.63	R5/ R-30 OL	R5/ R-30 OL	25 DU/AC	30 DU/AC	19	Non-Vacant
2561711500	662 Clark Ave	1.41	R5/ R-30 OL	R5/ R-30 OL	25 DU/AC	30 DU/AC	42	Non-Vacant
2561712000	556 Union St	0.6	R3/ R30 OL	R3/ R30 OL	25 DU/AC	30 DU/AC	18	Non-Vacant

Housing Element Annual Progress Report

Project Ident		
1		11
APN	Street Address	Description of Existing Uses
2160520100	1967 N Vulcan Ave	temporary agricultural structures such as greenhouses
2582411000	1050 Regal Road	four existing 1 and 2-story structures associated with the existing church facility on-site, two paved parking lots
2612003700	2951 Manchester Avenue	ONE SINGLE STORY SINGLE-FAMILY RESIDENCE
2612003800	2951 Manchester Avenue	
2612003900	2955 Manchester Avenue	ONE SINGLE STORY SINGLE-FAMILY RESIDENCE
2580521200	364 2nd St	2-story office building and a surface parking lot - Existing operational businesses
2580350700	371 2nd St	2-story office building, one 2-story residential structure, and a surface parking lot - Existing operational businesses
2561711300	682 Clark Ave	single-story residence
2561711400	672 Clark Ave	single-story residence
2561711500	662 Clark Ave	outdoor storage area associated with agricultural uses
2561712000	556 Union St	flower growing business and associated greenhouse and sales temporary structures

Housing Element Annual Progress Report

Project Identifier				Date of Rezone	RHNA Shortfall by Household Income Category				Rezone Type
1				2	3				4
APN	Street Address	Project Name ⁺	Local Jurisdiction Tracking ID ⁺	Date of Rezone	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Rezone Type
2561712100	556 Union St	MEYER PROPOSAL	Ord No. 2019-04	3/27/2019		11			Unaccommodated Need
2561712400	556 Union St	MEYER PROPOSAL	Ord No. 2019-04	3/27/2019		82			Unaccommodated Need
2574702400	N El Camino Real	ARMSTRONG PARCELS	Ord No. 2019-04	3/27/2019		31			Unaccommodated Need

Housing Element Annual Progress Report

Project Ident		Sites Description						
1		5	6	7	8		9	10
APN	Street Address	Parcel Size (Acres)	General Plan Designation	Zoning	Minimum Density Allowed	Maximum Density Allowed	Realistic Capacity	Vacant/Nonvacant
2561712100	556 Union St	0.38	R3/ R30 OL	R3/ R30 OL	25 DU/AC	30 DU/AC	11	Non-Vacant
2561712400	556 Union St	2.75	R3/ R30 OL	R3/ R30 OL	25 DU/AC	30 DU/AC	82	Non-Vacant
2574702400	N El Camino Real	1.06	GC/ R30 OL	GC R-30 OL	25 DU/AC	30 DU/AC	31	Vacant

Housing Element Annual Progress Report

Project Ident		
1		11
APN	Street Address	Description of Existing Uses
2561712100	556 Union St	SEE ABOVE
2561712400	556 Union St	SEE ABOVE
2574702400	N El Camino Real	

Housing Element Annual Progress Report

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
Accommodate the City's Regional Housing Needs Assessment Allocation	Maintain internal consistency with all General Plan elements	Adoption of Housing Element - April 15, 2021	Completed. Adopted in April 2021.
Accommodate the City's Regional Housing Needs Assessment Allocation	Make available the sites inventory to interested developers.	Ongoing	The HE sites inventory information is readily available and accessible on the City's website. Staff discusses the development requirements, and local inclusionary housing requirements with interested developers at regular Wednesday Staff Advisory Committee (SAC) meetings with priority for housing element sites. Housing Element Application Status table is updated on a regular basis and available on the City's website.
Monitor Sites Zoned to Accommodate Lower Income Housing	Monitor sites zoned to accommodate lower income units to ensure these sites continue to be viable opportunities to accommodate lower income households.	Annually.	Ongoing. During 2023, three (3) Housing Element R-30 Sites applications were approved which will result in 411 total units, 57 of which will provide affordable housing units once constructed. Of the 15 sites identified in the 6th cycle HE, nine (9) have approved projects, two (2) Housing Element R-30 site applications are currently under review by staff as SB 330 pre-applications. One (1) application has been withdrawn and three (3) have not been submitted.
Monitor Sites Zoned to Accommodate Lower Income Housing	Review provisions, standards or other regulatory features for constraints on housing development and amend within one year of the identification of a constraint as stated in Program 3B.	Annually, as appropriate.	Ongoing. Objective design standards were adopted by the City Council in January 2022 and approved by the Coastal Commission in June 2022. Staff continually monitors provisions and standards that may constrain housing development. In 2023, the city implemented an administrative coastal development permit process for ADUs and shortened review times to help further streamline development and meet the timelines mandated by state law. Staff conducted an AB2011/SB6 joint Planning Commission and City Council workshop on June 21, 2023 to discuss future housing opportunities within the City that could utilize these two new bills. On August 16, 2023, the City Council initiated amendments to the City's municipal code to implement AB 2011 and SB 6. Staff has been working with a consultant to develop a site selection tool to depict eligible sites within the City pursuant to legislative requirements in the bills. Additionally, the City's implementation ordinance for SB 9 was submitted to the California Coastal Commission in December of 2022 and the City is working with Coastal staff to address some concerns regarding Coastal Act compliance with the ordinance. AB 2011, SB 6, and City's implementation ordinance of SB 9 require affordable housing and expand opportunities elsewhere in the City where they may not have been previously allowed otherwise, to accommodate lower income housing.

Housing Element Annual Progress Report

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
Promote the development of accessory housing units	Monitor success of permit-ready packets to market accessory unit production	Annually.	In April 2019, the City of Encinitas finalized the Permit Ready Accessory Dwelling Unit (PRADU) Program which encourages the construction of ADUs by offering property owners a selection of eight pre-approved ADU building plans that can be downloaded from the city’s website. The permit-ready plans include customizable options to allow for variations in exterior materials and door and window fenestrations to express individual owners’ tastes. The program assists property owners in creating ADUs by providing customizable plans, expediting the process, and reducing preconstruction fees. Since 2019, the City of Encinitas has waived all permit fees associated with the creation of an Accessory Dwelling Unit. Program Development and Monitoring is ongoing. The City also initiated and completed an update to the PRADU plans in 2022 to coincide with the green building code update which requires all new residential units to be completely electrified in conjunction with Ordinance No. 2021-13. The ordinance went into effect after California Energy Commission approval in July 2022. In 2022, 10 PRADU building permits were issued and 6 PRADU were issued occupancy. In 2023, 8 PRADU building permits were issued and 9 PRADU were issued occupancy.
Promote the development of accessory housing units	Amend Accessory Unit Ordinance if needed to conform to future amendments to State law and submit to HCD.	Update zoning code within one year after any future amendments are passed applicable to State Accessory Dwelling Unit law. Process Coastal Commission certification of Local Coastal Program Amendments as required.	On February 9, 2022, City Council adopted Ordinance No. 2022-03, adopting the modifications suggested by the California Coastal Commission to City Council Ordinance No. 2020-10 regarding ADUs, with the exception of the provisions regarding replacement parking. Additionally, on January 26, 2022, the City Council adopted Resolution No. 2022-11 initiating amendments pertaining to ADU replacement parking and other clarifications in accordance with state law. On September 14th, 2022, the City Council adopted Ordinance No. 2022-11 for the modification regarding the CDP requirement. That ordinance was submitted to the CCC and received final concurrence on November 16, 2022. Throughout 2023, the City and Coastal Commission staff worked on options for replacement parking, coming to an agreement in December of 2023. An ADU Ordinance update has been initiated to reflect the legislative changes from SB 897 and AB 2221 which was approved by the City Council on April 19th, 2023. City Staff updated the City's FAQ to reflect the legislative changes from SB 897 and AB 2221 for external and internal consistency with state law.
Promote the development of accessory housing units	Explore tiny homes, micro-units, and other prefabricated units.	Annually.	PRADU Program has met expressed demand.

Housing Element Annual Progress Report

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
Promote the development of accessory housing units	Explore opportunities to create a permit-ready clearinghouse with other jurisdictions	December 31, 2021.	Encinitas coordinated with the City of Anaheim and they are utilizing our PRADU plans. City staff will continue exploring opportunities. SANDAG has asked City staff to participate in an public outreach effort to other jurisdictions in Spring of 2024 to discuss our ADU programs including permit-ready ADU programs to other jurisdictions due to the success of our programs.
Promote the development of accessory housing units	Prepare and circulate survey of ADU applicants from 2019 and 2020 to determine where any improvements can be made to the process and non-governmental constraints to construction of ADUs, such as financing.	Prepare and circulate ADU Applicant Survey by March 2021. Report findings of survey June 2021.	In 2023, city staff conducted a survey to determine where any improvements can be made. The survey identified the cost of construction, the current availability of financing options, and external agencies as the most voiced nongovernmental constraints preventing construction. The identified actions that may help to remove these nongovernmental constraints included the utilization of REAP 2.0 funds to increase assistance to applicants, advertising the PRADU for streamlining, and educating the public on state financing options through CalFHA.
Promote the development of accessory housing units	Continue to survey affordability levels as building permits are issued.	Annually.	See row 22 below.
Promote the development of accessory housing units	Review production estimates and affordability levels every two years. If production estimates are below projected amount determine if any program improvements are needed such as constraints caused by the permit process.	Review in 2023	City continues to monitor ADU production on an annual basis. In 2023, the City issued building permits for 105 ADUs and has an additional 124 ADU building permits under review. The City sent out ADU surveys in May and October of 2023, going out to 706 applicants who applied for ADU permits during 6th Cycle Housing Element. Affordability levels were surveyed and City continues to monitor affordability levels.
Promote the development of accessory housing units	Update ADU production estimates with mid-cycle Housing Element update in 2025.	2025 Housing Element Update.	Ongoing. 2025 Housing Element Update no longer required under Section 65588(e)(4). City continues to monitor ADU production on an annual basis and will update if needed. The City promotes ADUs and sends out information regarding the PRADU program, with a recent notification being distributed on November 20th, 2023.
Promote the development of accessory housing units	Issue building permits for an average of 125 accessory units annually.	Ongoing	Ongoing. In 2023, the City issued building permits for 105 ADUs and have 124 ADU building permits under review.
Develop Programs to Promote and Encourage Accessory Dwelling Units Affordable to Lower Income and Moderate Income Households	Survey and evaluate a variety of potential methods and strategies to encourage ADU development affordable to lower and moderate income households. To be completed in conjunction with the Survey in Program 1C.	Evaluate ADU policies/programs 2021-2022; Ongoing. Propose an incentive program to City Council by June 2021.	Ongoing. The City Council reviewed possible options for ADU incentives in June 2021. Due to competing funding priorities, PRADU Program, existing market demand and production, and significant production of affordable ADU's, no additional incentives appeared necessary to encourage production of affordable ADUs. In 2022, the City Council also directed staff to waive the Coastal Development Permit fees for ADUs, which became a code requirement as requested by the California Coastal Commission during their review of Ordinance amendments that went into effect in November 2022. In 2023, city staff started advertising the ADU Grant Program through the California Housing Finance Agency (Cal HFA) on the city's website.

Housing Element Annual Progress Report

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
Develop Programs to Promote and Encourage Accessory Dwelling Units Affordable to Lower Income and Moderate Income Households	Adopt appropriate procedures, policies and regulatory provisions.	Develop appropriate procedures, policies and regulatory provisions by June 2023.	Ongoing. Development Services staff prepared policies and procedures for ADUs with the revision of the PRADU program. Staff is also updating our ADU replacement parking provisions in the coastal zone and has been coordinating with Coastal Commission staff for implementation. Discussions with Coastal Commission staff have resulted in a determination that replacement parking will only be required when removing covered parking in conjunction with the construction of a new ADU within a quarter-mile walking distance from beach access points. Staff also continuously advertises the availability of the program and monitors the effectiveness of the program.
Ensure that adequate sites remain available throughout the planning period	Review each housing approval on sites listed in the Housing Element and make findings required by Government Code Section 65863 if a site is proposed with fewer units or a different income level than shown in the Housing Element. If insufficient suitable sites remain at each income level, identify and, if necessary, rezone sufficient sites within 180 days.	At the time of approval of a project on a site listed in the Housing Element.	Ongoing. The City makes findings required by Government Code Section 65863 at the time of approval when housing element sites contain fewer units or a different income level than shown in the Housing Element. Additionally, the City monitors all housing development project applications to ensure compliance with the City's local inclusionary regulations and state Density Bonus law to keep track of the number of affordable units being entitled within the City, which cumulatively contribute to meeting the City's RHNA allocation at all income levels.
Ensure that adequate sites remain available throughout the planning period	Identify additional sites that may be required to be up zoned to meet "no net loss" requirements for Housing Element adoption in 2025. Any site identified to be up zoned will satisfy the adequate site requirements of Section 65583.2 and will be consistent with the City's obligation to affirmatively further fair housing.	Housing Element adoption in 2025 as identified in Program 3C.	Ongoing. Staff continues to review Housing Element site projects to determine if adequate sites will remain and will identify sites for additional rezoning pursuant to Section 65863.2 and to be consistent with the City's obligation to affirmatively further fair housing when required. 2025 Housing Element Update is no longer required under Section 65588(e)(4). City continues to monitor for No Net Loss and the City has deemed the City owned site at 634 Quail Gardens Drive as surplus. In coordination with HCD, the City has gone through the SLA process and is beginning financial feasibility, conceptual site planning and will be hiring a professional outreach specialist to develop a comprehensive public engagement plan for a 100% affordable housing project.

Housing Element Annual Progress Report

Housing Programs Progress Report Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.			
1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
Energy conservation and energy efficiency opportunities	Implement the residential strategy measures listed in the City of Encinitas Climate Action Plan.	Ongoing	In 2022, Encinitas City Council passed Ordinance No. 2022-14, pertaining to Title 24, Part 11, Green Building (CALGreen) Code. This ordinance mandated that all new residential and nonresidential buildings in the city be designed and constructed entirely without plumbed fuel gas and exclusively with electric systems. However, in 2023, in response to the Ninth Circuit's ruling in California Restaurant Association v. City of Berkeley, City Council temporarily suspended the requirement for all-electric new buildings. Staff is currently exploring alternative approaches that align with Federal and State regulations, aiming to encourage but not mandate the construction of all-electric buildings. In 2023, the City also made significant strides in its Climate Action Plan implementation. This included the finalization of an electric vehicle charging station master plan, ongoing enforcement of local green building codes emphasizing renewable energy, energy efficiency, and electric vehicle charging provisions for building permits. Additionally, the city continues to operate its community choice energy program, San Diego Community Power, contributing to its sustainable energy initiatives.
Energy conservation and energy efficiency opportunities	Promote and encourage regional water conservation incentive programs and City's Green Building Incentive Program.	Ongoing	City continues to implement the Green Building Incentive Program - provides financial incentive, priority plan check, and City Council recognition for projects that register and achieve certification with Build It Green (BIG) Greenpoint Rated and/or US Green Building Council's (USGBC) Leadership in Energy and Environmental Design (LEED).
Water and Sewer Services Providers	Submittal of the Housing Element to Water and Sewer purveyors	After adoption of 6th Cycle Housing Element	Completed. The Housing Element was submitted to all water and sewer providers.
Continue and Improve Inclusionary Housing Policies	Adopt recommended amendments to inclusionary housing ordinance	Adopt recommended changes to inclusionary ordinance by Spring 2021. Process Coastal Commission certification of Local Coastal Program Amendments as required.	Completed. During 2021, the Inclusionary Ordinance was amended to increase the affordability percentage to 15 percent very-low income and 20 percent low-income which was supported by an economic feasibility study. The amendments also modified and added definitions, reduced the number of ADU's provided as an alternative compliance option, and established provisions for collection of impact and in-lieu fees. The Inclusionary Ordinance received California Coastal Commission Approval on May 11, 2022.
Continue and Improve Inclusionary Housing Policies	Continue to implement the inclusionary housing program in all areas of the City.	Ongoing	Ongoing. Ordinance updates were approved by the City Council in October 2021 and went into effect in May 2022 following Coastal Commission approval. In October 2023, the City hired an additional Housing Management Analyst to conduct annual monitoring of all affordable units within the City to ensure that households occupying the units are income qualifying and compliant with affordable housing agreements.

Housing Element Annual Progress Report

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
Continue and Improve Inclusionary Housing Policies	Evaluate program effectiveness and impact on housing production.	Ongoing - annually.	Ongoing. Ordinance updates were approved by the City Council in October 2021 and went into effect in May 2022 following Coastal Commission approval. The City is monitoring the effectiveness of the program and has begun to see an increase in affordable housing units as well as increasing funding that is available in the City's affordable housing fund with the affordable housing in-lieu fee.
Continue and Improve Inclusionary Housing Policies	Review provisions, standards or other regulatory features for constraints on housing development and amend within one year of the identification of a constraint as stated in Program 3B.	Within one year of the identification of a constraint as stated in Program 3B.	Ongoing. Constraints have not been identified since the City's inclusionary ordinance update has become effective after Coastal Commission certification in May 2022.
Program 2 B: Facilitate affordable housing for all income levels	Encourage the development of sites designated for moderate-income housing by continuing to implement the City's adopted specific plans. To achieve 'affordability by design,' consider adoption of maximum unit size limits for sites designated for moderate-income housing.	Review development standards applicable to moderate-income sites to encourage 'affordability by design' by December 31, 2022.	Completed. On R-30 sites, a maximum average unit size of dwelling units was adopted in Ordinance No. 2019-04 and approved by the Coastal Commission in September 2019. City held two Affordable Housing Developer Roundtable discussions and presented to Housing Authority/City Council on October 30, 2019. The City Council provided direction on incentives, of which "affordable by design" was discussed along with micro-units and tiny homes. Options are still under exploration. The City also continues to promote the ADU and PRADU programs to offer affordable rentals.
Facilitate affordable housing for all income levels	Identify and work with developers of housing strategy sites identified in 1A and nonprofit developers to identify opportunities to increase the percentage of affordable housing above that required by the City's inclusionary ordinance, by encouraging developers to apply for available funds and use other creative mechanisms, with the goal of developing 250 affordable units.	Ongoing meetings with developers of housing strategy sites and nonprofits.	Ongoing. Staff continues to discuss strategies with developers City-wide, specifically including those identified in the Housing Element, and other potential affordable housing sites. Additionally, in 2021, the City worked with a consultant to identify sites for a 100% affordable housing project. The preliminary results of which were presented to the City Council in October 2021. At that time, the City Council directed staff to continue working with the consultant to further investigate the feasibility of identified sites. During 2023, the City has issued permits for 31 lower-income units and 23 moderate units, and deemed complete new housing applications including 84 lower-income housing units. In 2023, 114 lower-income units received project entitlements, including 2 moderate-income units. On July 27, 2023, the City further conducted a roundtable in response to local faith-based institutions and school districts in anticipation of SB4. Staff had a representative from the faith-based non-profit "YIGBY" present the work the organization does to the local stakeholders to improve their knowledge of resources available and services YIGBY provides.
Facilitate affordable housing for all income levels	Explore programs that support first-time and lower-income homebuyers.	Explore programs that support first-time and lower-income homebuyers by December 31, 2022.	Ongoing. The City refers residents to the County First-Time Homebuyer Program and maintains information on the City website. Staff will continue to explore funding options and programs to support first-time lower income homebuyers.

Housing Element Annual Progress Report

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
Facilitate affordable housing for all income levels	Explore opportunities to increase access to financing, especially for communities of color, who are more likely to be denied financing at every income level.	Explore opportunities to increase access to financing by December 31, 2021.	Ongoing. As part of the Barriers to Racial and Ethnic Equity in Housing Study, the project team researched differences in approval rates for housing financing loans by race. The Study's final report provides information on how limited access to financing for communities of color contributes to housing inequities.
Facilitate affordable housing for all income levels	Maintain existing publicly owned affordable housing occupied by low-income households.	Annually monitor existing publicly owned affordable housing occupied by low-income households.	Ongoing. The Encinitas Housing Authority owns 16 condo units, which are operated as affordable rentals. The units are monitored annually to ensure they units are occupied by low-income households.
Facilitate affordable housing for all income levels	Annually allocate designated Affordable Housing Funds and other identified funds to increase the supply of affordable housing for lower income households, including seniors, extremely low- and lower-income households, disabled, homeless and those at risk of homelessness. Seek to leverage these funds with federal, state, and County HOME funds to increase the amount of affordable lower income multifamily housing on housing strategy sites.	Annual allocation of available funds.	Ongoing. City staff closely monitors the availability of affordable housing funds made available by the County or State. Staff meets with developers of Housing Element Sites to determine interest in increasing the number of affordable units. On June 22, 2022, the City Council approved an affordable housing loan request by Chelsea Investment Corporation, in partnership with Shea Homes, in the amount of \$400,000 for the development of 40 affordable units on a property known as Fox Point Farms. The loan approval is contingent upon successful award of TCAC from the State. On December 13, 2023, City Council approved an extension of the affordable housing loan request to December 31, 2024 subject to submission of a revised affordable housing plan and the award of tax-exempt bonds and low-income tax credits.

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Housing Programs Progress Report Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.			
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Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
Facilitate affordable housing for all income levels	Analyze sites owned by the City and other public agencies (including San Diego County and Transit District) to identify those that could be suitable to support affordable housing development and determine whether housing development would be feasible and what actions would be needed to develop housing on those sites.	<p>Prepare inventory of City surplus land no longer required for the City's use by December 31 of each year, beginning December 31, 2020.</p> <p>Review suitability of sites owned by other public agencies by December 31, 2023.</p>	<p>At the March 22, 2023, special City Council study session, City Council directed staff to assess a 100 percent affordable housing project on the City owned site at 634 Quail Gardens Drive (APN: 257-011-17-00) ("L-7 site") for the following development scenarios:</p> <ol style="list-style-type: none"> 1. An affordable housing project with approximately 30-45 units with an SB9 proposal that would not trigger Measure A. 2. A senior housing development of approximately 60 units that would require upzoning of the site and would trigger Measure A. <p>Staff submitted a draft NOA for HCD review on October 5, 2023. On October 8, 2023, HCD confirmed the NOA is consistent with HCD's direction of submitting an NOA to entities listed in Government Code Section 54222(b) in accordance with Section 54221(f)(2).</p> <p>On November 8, 2023, City Council declared the land surplus via Resolution No. 2023-128. Following the 60 days required for designated entities to notify the City in writing of their interest in leasing or purchasing the property, staff will embark on a robust and comprehensive community outreach and engagement plan for feedback the project.</p>
Utilize Section 8 housing choice vouchers	Continue to administer and fund Housing Choice Vouchers based on HUD funding availability and "port-ins," HCV recipients from other communities that reside in Encinitas.	Ongoing administration of the House Choice Vouchers	Ongoing. During 2023, the City administered 100 vouchers and an additional 8 port-in vouchers from other Housing Authorities.
Utilize Section 8 housing choice vouchers	Promote and encourage expansion of funding opportunities through collaboration with federal, state, and local agencies.	Promote Housing Choice Voucher Program annually	Ongoing. On June 16, 2023, City staff applied for a "Lower than Average Leasing" funding opportunity that was made available through a Housing Assistance Payment (HAP) set-aside fund established by HUD. On September 1, 2023, the City of Encinitas Housing Authority was notified that our request for adjustment funding under the CY 2023 HAP Set-Aside was approved in the amount of \$315,326. The funding must be used to assist qualified households on the waitlist which results in additional vouchers being issued by the Housing Authority. On August 23, 2023, staff explored a HUD-VASH opportunity.
Utilize Section 8 housing choice vouchers	Provide direct outreach to waitlisted and potential program participants through programs such as workshops, print materials, online materials, and direct contact.	Develop additional outreach methods and supplemental services by December 31, 2021.	Ongoing. Provide printed materials, online information, online applications, and a dedicated housing hotline and housing email. Emails were sent regarding affordable housing opportunities and senior housing opportunities in nearby jurisdictions.

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Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
Utilize Section 8 housing choice vouchers	Identify appropriate supplemental services or referral programs for waitlisted program participants.	Develop additional outreach methods and supplemental services by December 31, 2021.	Ongoing. Maintain a list of referral programs, provide referrals to supplemental services and programs, update website with resources. Emails were sent regarding affordable housing opportunities and senior housing opportunities in nearby jurisdictions.
Utilize Section 8 housing choice vouchers	Continue to implement and update the Public Housing Agency (PHA) Plan, available on the City's website: https://encinitasca.gov/Resident/Housing-Resources/Section-8- Program .	Update the PHA Plan in 2025	Completed in 2020. The EHA approved the Five Year Plan on March 18, 2020. The plan will be updated again in 2025. There are four goals with identified objectives set forth in the 2020 PHA plan including program utilization and effectiveness, occupancy rates, fair housing compliance and outreach, and funding non-profits providing services to domestic violence victims. EHA makes progress on each objective annually and will report on the performance in meeting those objectives. In August 2023, the City expressed interest to participate in the Regional Equity Plan for both CDBG and the PHA.
Utilize Section 8 housing choice vouchers	Promote the Housing Choice Voucher program to property owners and managers through direct mail annually and at least annually to the public through an informational meeting.	Promote Housing Choice Voucher Program annually	Ongoing. During 2023, staff routinely contacts potential landlords to inform about program, provide informational materials, and visit area apartment complexes. Information for potential property owners and managers is included on the City's website with an information video explaining the HCV program. In January 2023, the City hired a Homelessness Solutions Manager who is also outreaching to landlords to promote the Housing Choice Voucher Program and supporting some of our homeless residents who are on the waiting list.
Utilize Section 8 housing choice vouchers	Affirmatively market and promote the use of Housing Choice Vouchers throughout the City.	Promote Housing Choice Voucher Program annually	Ongoing. The City maintains fair housing information on multiple housing pages, including the Section 8 Housing Choice Voucher pages. City staff works with Legal Aid Society of San Diego to ensure that owners and participants understand the sources of income protections. Additionally, the EHA participates in a cooperative waiting list between all Housing Authorities in San Diego County.
Utilize Section 8 housing choice vouchers	Work with appropriate service providers to educate property owners and managers regarding non-discrimination and other applicable provisions in state laws, including new legal requirements pursuant to SB 329, through community presentations, articles, and other media. See Program 5A.	Develop additional outreach methods and supplemental services by December 31, 2021.	Ongoing. The City utilizes Legal Aid Society of San Diego to provide trainings to educate property owners and managers regarding eviction moratorium, non-discrimination, and other applicable state and federal fair housing and tenant protection laws. The City conducts outreach through mailers and websiteupdates. Legal Aid Society of San Diego conducted 11 webinars for tenants, property managers and owners in 2023. On November 11, 2023, staff conducted a survey with Legal Aid Society to identify causes of evictions to include in our economic displacement risk assessment. Information from the interview was incorporated, as applicable, into the study.

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Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
Utilize Section 8 housing choice vouchers	Explore interim, additional or alternative funding sources to support current and future Section 8 waitlist applicants.	Ongoing.	Ongoing. The City is exploring ways to support waitlist applicants by providing more permanent affordable housing through the Inclusionary Ordinance and development of a 100% affordable project. On June 16, 2023, City staff applied for a "Lower Than Average Leasing" funding opportunity that was made available through a Housing Assistance Payment (HAP) set-aside fund established by HUD. On September 1, 2023, the City of Encinitas Housing Authority was notified that our request for adjustment funding under the CY2023 HAP set-aside was approved in the amount of \$315,326. The funding must be used to assist qualified households on the waitlist which results in additional vouchers being issued by the Housing Authority. On August 23, 2023, staff explored a HUD-VASH opportunity.
Ensure that the density bonus ordinance continues to be consistent with State law	Ensure the City's density bonus ordinance is consistent with future amendments to State density bonus law and case law.	Repeal the amendments made to the City's density bonus ordinance included in Ordinance 2020-09 adopted December 2020 and adopt any amendments required to be consistent with current requirements of State Density Bonus Law within three months. Immediately process density bonus applications consistent with current State Density Bonus Law.	Completed. On June 23, 2021, the City Council adopted Ordinance No. 2021-07, repealing the amendments made to the City's Density Bonus Ordinance in 2020 that were not in compliance with law at that time. The City's Municipal Code that incorporates density bonus [EMC Section 30.16.010(E)] is consistent with Density Bonus Law. Additionally, the City is processing all applications that request a State Density Bonus consistent with state law, and consistent with any changes the legislature makes to State Density Bonus Law.
Ensure that the density bonus ordinance continues to be consistent with State law	Ensure that housing program included in the density bonus ordinance incentivizes the construction of affordable housing.	Amend the density bonus ordinance within one year after amendments are passed applicable to State Density Bonus law or if there are changes in case law.	The City will amend the Density Bonus Ordinance as needed and necessary to comply with changes to State Law. In 2023, the City was notified of an intent to award \$173,000 (Reap 2.0) from SANDAG for updates to the Encinitas Municipal Code to comply with new housing legislation, to prepare implementing ordinances in order to facilitate streamlining of housing/density bonus projects, and to remove barriers to development of housing projects.
Ensure that the density bonus ordinance continues to be consistent with State law	Review provisions, standards or other regulatory features for constraints on housing development and amend within one year of the identification of a constraint as stated in Program 3B.	Ongoing.	Ongoing. No constraints were identified during 2023. Staff continues to monitor and will recommend amendments as applicable and required to Density Bonus Law. See Program 3B for additional information.

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Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
Accommodate Specialized Housing Types to Assist Persons with Special Needs	Ensure the Zoning Code continues to be consistent with State law and case law relative to special needs housing.	Repeal Ordinance No. 2020-16 Group Home Permit ordinance within three months and immediately suspend enforcement of the ordinance.	Completed. On June 23, 2021, the City Council adopted Ordinance No. 2021-08, repealing the Group Home Ordinance approved in 2020.
Accommodate Specialized Housing Types to Assist Persons with Special Needs	Adopt policies and procedures for processing supportive housing and low barrier navigation centers; ensure that any application for supportive housing or a low barrier navigation center is processed 'by right' as required by State law.	Adopt policies and procedures for processing supportive housing and low barrier navigation center by December 31, 2022.	In 2023, the City of Encinitas hired a Homeless Solutions Manager to focus on the continuing implementation of the City's Homeless Action Plan that was adopted by the City Council on February 24, 2021. The City Council received two updates on the implementation progress of the Homeless Action Plan in 2023. During these updates, City staff informed City Council of an opportunity to establish a low barrier navigation center, and developed a regional collaborative partnership with the City of Vista to embark upon the effort. On September 27, 2023, the Encinitas City Council approved and authorized a Memorandum of Understanding ("MOU") between the City of Encinitas and the City of Vista to cooperate on the establishment of the Buena Creek Navigation Center ("BCNC") located in unincorporated County of San Diego area of the City of Vista, in addition to authorizing the release of a Request for Proposals ("RFP") for the selection of a service provider to operate the low barrier navigation center. The RFP was made available on the City of Vista's web-based procurement system from September 29, 2023, to November 29, 2023. The BCNC will be primarily funded through Permanent Local Housing Allocation grant funds, with a general fund subsidy to cover the remaining operating and capital costs of the center.
Accommodate Specialized Housing Types to Assist Persons with Special Needs	Review provisions, standards or other regulatory features for constraints on housing development and amend within one year of the identification of a constraint as stated in Program 3B.	Annual monitoring of state laws regarding special needs housing. Adopt Zoning Code changes within one year if other changes in state law or case law require code changes.	Ongoing. Staff continues to monitor state laws and will bring forward recommended changes to the zoning code if needed and applicable. See Program 3B for additional information.

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Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
Continue Programs to Reduce Homelessness	Develop a Homeless Action Plan.	Adopt the Homeless Action Plan by Winter 2020-21; Ongoing Implementation.	<p>The City Council approved the Homeless Action Plan (HAP) on February 24, 2021. Several of the short-term action items have begun and completed, including the hiring of a permanent Housing Programs City staff person, leveraging additional CDBG funds to expand the Homeless Outreach team, and establishing working groups. A Community Work Group was established in Fall 2021 and meets regularly to develop action items identifying community engagement opportunities, multimedia outreach materials, and Homeless Action Plan updates. The Homeless Solutions Manager focuses on the implementation of the Homeless Action Plan, manages the established working groups, coordinates with and participates in regional homeless meetings, establishes and maintains partnerships, and responds, develops, and enhances the City's homelessness response activities including outreach service and housing placement. In 2023, City Council authorized and approved a Memorandum of Understanding (MOU) by and between the City of Encinitas and the City of Vista to cooperate on the establishment of a low barrier navigation center for adults only in North County San Diego, consistent with Action #2 of Goal 2 of the City's HAP.</p> <p>On October 23, 2023 the City hosted a Regional Task Force on Housing (RTFH) meeting for all north county cities to discuss combating homelessness, enhance coordination of services and identify funding opportunities. RTFH shared the services they offer to municipalities to help end homelessness and implement the HAP. Staff also provided two HAP updates to City Council on April 12, and August 2023.</p>
Continue Programs to Reduce Homelessness	Continue to support programs to prevent homelessness and serve individuals experiencing homelessness based on community need including HOPE and Opening Doors.	Ongoing	<p>In June 2020, the Homeless Outreach Program for Empowerment (HOPE), a partnership between the City, San Diego County Sheriff's Department, and San Diego County Health and Human Services Agency piloted a program in Encinitas to outreach to the City's unsheltered population. At the end of 2023, the program had 154 individuals enrolled in the HOPE program. 90 individuals experiencing homelessness were successfully housed, and 17 individuals were successfully reunited with out-of-state family and returned home. Also in 2023, 20 individuals were offered/accepted gainful employment through the efforts of HOPE Social Worker, 39 individuals were successfully placed in temporary shelters and 11 were placed in a Safe Parking program. 39 individuals experiencing homelessness have been admitted and received Behavioral Health Services in 2023.</p>

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Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
Continue Programs to Reduce Homelessness	Identify funding opportunities and partnerships with local interest groups, including faith-based organizations, the Regional Task Force on the Homeless, County of San Diego, and the State.	Identify funding opportunities based on program needs annually.	In 2023, the City received notification from HCD that it was awarded \$665,494 for three out of five years of grant funding for total anticipated amount of \$936,264. On May 24, 2023, the Encinitas City Council accepted the grant award, appropriated the awarded funds, and adopted Resolution No. 2023-45. On September 27, 2023, the Encinitas City Council approved and authorized a Memorandum of Understanding (“MOU”) between the City of Encinitas and the City of Vista to cooperate on the establishment of the Buena Creek Navigation Center (“BCNC”) located in unincorporated County of San Diego, adjacent to the City of Vista.
Manufactured Housing	Revise the Zoning Code and Specific Plans, as appropriate, to ensure consistency with state law regarding manufactured homes.	Adopt required changes to Zoning Code and Specific Plans by December 2021; 2022 Coastal Commission certification of Local Coastal Program Amendments.	Staff is researching the process of revising the Zoning Code and Specific Plans to ensure consistency with state law regarding manufactured homes.

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Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
Establish Parking Standards Appropriate for Different Kinds of Housing	Update the City's parking regulations.	Adopt all code amendments Spring 2021; 2021 Coastal Commission certification of Local Coastal Program Amendments.	<p>Completed. On R-30 sites, a reduced parking standards for deed restricted affordable units was adopted in Ordinance No. 2019-04 and approved by the Coastal Commission in September 2019.</p> <p>Completed. Staff proposed changes to Parking Regulations for Transit-Oriented Development, Senior Citizen Housing Development, Mixed-Use Development, and Tandem Parking Regulations for all Residential Development to the Planning Commission in June 2021. The Planning Commission recommended approval of three of the four ordinances, but requested that additional information be provided for Senior Citizen Housing parking regulations. Staff is currently researching parking for Senior Housing Developments and will present its findings to the Planning Commission thereafter. The City Council unanimously approved the three ordinances for Transit, Tandem and Affordable parking regulations in September 2021. The City of Encinitas submitted to the California Coastal Commission for final concurrence in October 2021 and is awaiting approval.</p>
Modify Regulations that Constrain the Development of Housing	Review provisions, standards or other regulatory features for constraints on housing development. Remove identified constraints to residential development within one year of the identification of a constraint.	Annual review of objective development standards and adopt necessary amendments within one year.	At the March 22, 2023, special City Council study session, City Council directed staff to assess a 100 percent affordable housing project on the City owned site at 634 Quail Gardens Drive (APN: 257-011-17-00) ("L-7 site") for the following development sce
Modify Regulations that Constrain the Development of Housing	Work with the development community to identify potential constraints.	Annual review of objective development standards and adopt necessary amendments within one year.	Ongoing. During 2021, the City conducted outreach within the community and among the development community to better understand standards that may potentially constrain housing development. Objective design standards were adopted by the City Council in February 2022 and approved by the Coastal Commission in June 2022. Staff will hold additional focus groups or survey of development community regarding the discretionary review and permit process to identify any constraints. City Staff meets regularly with local architects and developers to maintain insights on development constraints. In addition, on July 27, 2023 staff held a round table meeting with local faith based organizations and school districts (including Mira Costa College) to discuss housing impediments and potential housing opportunities per SB4. Staff had a representative from the faith-based non-profit "YIGBY" present the work the organization does to the local stakeholders to improve their knowledge of resources available and services YIGBY provides.

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Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
Modify Regulations that Constrain the Development of Housing	Review ground floor retail requirements in mixed use zones and remove where unnecessary or infeasible.	July 2021 adoption of code amendments relating to ground floor commercial uses and objective standards.	Staff is researching the process of reviewing ground floor retail requirements in mixed use zones for potential removal where unnecessary or infeasible.
Modify Regulations that Constrain the Development of Housing	Explore construction methods and technologies such as modular housing construction and determine if allowed by current zoning and building code.	Explore alternative construction methods by January 2022 and determine if zoning and building code changes are required to accommodate them.	Staff is researching construction methods and technologies such as modular housing construction and determine if allowed by current zoning and building code.
Modify Regulations that Constrain the Development of Housing	Revise design guidelines and zoning standards to ensure they are objective standards.	December 2021 Coastal Commission certification of proposed amendments relating to ground floor commercial uses and objective standards.	Completed. The City utilized SB2 grant funding to hire a consultant that was retained in February 2020. The City Council approved updates to the City's Objective Design Standards in January of 2022. Coastal Commission also approved associated code amendments in June of 2022.

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Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
Right to Vote Amendment	Continue to participate in the current declaratory relief action, City of Encinitas v. Department of Housing and Community Development, in which the City seeks limited preemption of Proposition A with respect to housing element adoption and necessary implementing actions (amendments to the Land Use Element, up zoning of sites in connection with the adoption of the Housing Element, up zoning of sites to the extent required by Gov't Code §65863, and adoption of development standards required to implement a Housing Element). After final judgment comply with the Court order. If the Court determines that a vote of the electorate is required to adopt housing elements and related implementing actions or dismisses the action without a decision on the merits, take actions in advance of the next Housing Element due date (April 2025) to ensure that future Housing Elements and implementing actions, including up zoning of sites to the extent required by Government Code § 65863), can be adopted in a timely fashion consistent with State law. These actions will include, but are not limited to, the following: • Establishing a schedule so that approval actions are taken sufficiently in advance of the Housing Element due date to allow for a vote, if required. • Identify additional sites that may be required to be up zoned to meet "no net loss" requirements for Housing Element adoption in 2025.	As proposed in Program 2A, adopt recommended changes to inclusionary ordinance by Spring 2021.	Completed. See Program 2A regarding changes to the inclusionary ordinance.

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Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
Right to Vote Amendment (cont'd)	<ul style="list-style-type: none">• Including a buffer of sites when adopting Housing Elements to ensure that adequate sites will remain throughout the planning period, and that there will be no need to up zone sites during the planning period to comply with the 'no net loss' statute (Gov't Code § 65863).• Completing an economic feasibility analysis and amending the City's Inclusionary Housing Ordinance to require that affordable housing be developed on each identified site to the maximum amount that is economically feasible, so that each site is developed at the designated income level to the extent feasible.• Providing assistance to owners of sites suitable for lower income housing to identify subsidy sources that could support a higher percentage of lower income housing.• Developing more affordable housing by implementing Programs 1D (affordable ADUs), 2A (increased affordable housing requirements), and 2B (development of new affordable housing). If the Court determines that a vote of the electorate is required to adopt housing elements and related implementing actions or dismisses the action without a decision on the merits, other possible actions to be taken by the City may include: Submitting a ballot measure to the voters to amend Proposition A so that a simple majority of the City Council may adopt future Housing Elements and implementing actions without requiring a vote of the electorate.		

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Right to Vote Amendment	See above	Commence review of sites that may be suitable for up zoning immediately after Housing Element adoption. Identify suitable sites and complete environmental review of any required up zoning. Any site identified to be rezoned will satisfy the adequate site requirements of Section 65583.2 and will be consistent with the City's obligation affirmatively further fair housing.	In Process - Staff continues to review Housing Element site projects to determine if adequate sites will remain and will identify sites for additional rezoning pursuant to Section 65863.2 and to be consistent with the City's obligation to affirmatively further fair housing when required.2025 Housing Element Update is no longer required under Section 65588(e)(4). City continues to monitor for No Net Loss and the City has deemed the City owned site at 634 Quail Gardens Drive as surplus. In coordination with HCD, the City has gone through the SLA process and is beginning financial feasibility, conceptual site planning and will be hiring a professional outreach specialist to develop a comprehensive public engagement plan for a 100% affordable housing project. Staff provided a City Council update on monitoring No Net Loss on March 22, 2023.
Right to Vote Amendment	See above	If the Court determines that a vote of the electorate is required to adopt housing elements and related implementing actions or dismisses the action without a decision on the merits, develop the next Housing Element at an early date and commence any required rezoning prior to Housing Element adoption to ensure that the Housing Element may be adopted on time. Monitor possible need for up zoning due to "no net loss" and schedule required election at appropriate time.	See response above.

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Improve the Efficiency of the Development Review Process for Housing Projects	Analyze development review process to identify constraints and develop expedited permit process that exceeds Permit Streamlining Act timelines.	Annual review of the development review process to identify constraints and adopt policies to address those constraints within one year.	Ongoing. Objective design standards were adopted by the City Council in January 2022 and approved by the Coastal Commission in June 2022. On June 8, 2023, the California Coastal Commission approved the City's local coastal program amendment to reduce the local appeal period timeframe from 15 days to ten calendar days; thereby reducing processing timeframes for development projects. Staff will continue to monitor provisions and standards that may constrain housing development including the new objective design standards. In 2023, the City was awarded \$173,000 (Reap 2.0) for updates to the Encinitas Municipal Code to comply with new housing legislation, prepare implementing ordinances in order to facilitate streamlining of housing/density bonus projects, and remove barriers to development of housing projects.
Improve the Efficiency of the Development Review Process for Housing Projects	Expedite permit processing for housing developments that exceed the City's inclusionary requirements as identified in the Municipal Code (currently 10 percent for very low-income housing and 15 percent for low-income housing) and provide on-site affordable housing.	Develop and execute the new expedited permit process and education materials by August 2021.	Ongoing. Staff prepared an SB 330 Preliminary Application, and updated the Discretionary Permit Application. In 2023, the City utilized contract staff with funding from SANDAG Housing Acceleration Program (HAP) program funds (HCD REAP program), and SB 2 grant funds to augment staffing needs of the development services department that focused solely on processing Housing Element site applications as well as review of projects that are increasing residential units on a property to expedite project review times. Additionally, SB 2 funds were utilized to update public education materials regarding the City's application process and procedures.
Improve the Efficiency of the Development Review Process for Housing Projects	To the extent permitted by State law, use existing environmental documents to limit review of new developments to impacts not considered in the earlier document.	Ongoing	Ongoing. The City has utilized Measure T EIR and adopted Housing Element Environmental Assessment to limit review of new developments on Housing Element sites to impacts not considered in the earlier documents.
Improve the Efficiency of the Development Review Process for Housing Projects	Apply the objective standards included in the Environmental Assessment to the review of housing developments.	Ongoing	Ongoing. The City has routinely used objective standards included in the environmental assessment to review housing developments.
Improve the Efficiency of the Development Review Process for Housing Projects	Provide information on the City's website regarding the additional studies and analysis required by the EA and recommended mitigation measures within six months of adoption.	Update City's website with information specific to additional analysis required by the Environmental Assessment within six months of adoption.	Complete.

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Improve the Efficiency of the Development Review Process for Housing Projects	Develop an SB 35 application form and processing procedures.	Develop an SB 35 application form and processing procedures by July 2021.	Complete and ongoing. Staff has developed supplemental materials for SB 35 and SB 330 preliminary applications. Forms and information will be updated as needed.
Review Nongovernmental Constraints Impeding Development of Approved Housing Projects	Contact applicants of projects to discover nongovernmental constraints preventing construction two years after approval.	By July 2021, complete contacts to applicants who have not received permits two years after approval, and every two years thereafter.	Complete and ongoing. In June 2020, staff surveyed applicants whose permits had not resulted in a completed housing unit and found that they decided to not move forward and another project is still in review at Coastal Commission. No issues or constraints were identified. In 2023, a new survey has been conducted. The survey identified the cost of construction, the current availability of financing options, and external agencies as the most voiced nongovernmental constraints preventing construction.
Review Nongovernmental Constraints Impeding Development of Approved Housing Projects	To the extent appropriate and legally possible, identify actions that may help to remove these nongovernmental constraints.	Ongoing	The identified actions that may help to remove these nongovernmental constraints included the utilization of REAP 2.0 funds to increase assistance to applicants, advertising the PRADU for streamlining, and educating the public on state financing options through Cal HFA.
Seek to Create Community Support for Housing at a Variety of Income Levels	Provide information to Encinitas residents about local housing needs, state law requirements and other topics related to housing for all income levels.	<p>Ongoing updating of educational materials, continuation of CPP process, and collaboration.</p> <p>Hold at least four workshops/listening forums per year.</p>	Complete and ongoing. During 2023, the City held several formal outreach events, as well as several informal "pop-ups" at community events throughout the City. During 2023, a total of 42 CPP meetings were conducted, of which 31 were for residential projects. The City Council and Planning Commission each reviewed dozens of housing projects, policies, and ordinances, all of which were available for public participation and comment. An informational video regarding housing needs and state laws has been added to the reel which plays before City Council meetings and is available on the website. Staff continually updates applications and forms to inform the public and development community about relevant housing laws. Whenever feasible, notices, workshop materials, and presentations are made available in English and Spanish. The City Council formed an Equity Committee which is reviewing topics such as language access. It is anticipated that the Equity Committee will make recommendations to the City Council for ways in which to offer more inclusive communication. In addition, staff held several meetings with affordable housing advocates such as Community Housing Works (April 2023), Faith in Action and Keys for Homes (July 2023) to create a stronger partnership, to hear from these community partners, and to discuss collaboration opportunities to help advance affordable housing within the City.

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1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
Seek to Create Community Support for Housing at a Variety of Income Levels	As provided in Program 3B, develop objective design standards that define designs that are consistent with community character, and ensure that any housing developed at higher densities complies with those objective design standards.	Ongoing	Complete and ongoing. During 2021, Objective design standards were approved by the Planning Commission in 2021 and adopted by the City Council in early 2022. The Coastal Commission approved associated code amendments on June 9, 2022. Staff continually monitors provisions and standards that may constrain housing development. In 2023, city staff attended regional training on objective design standards to ensure consistency with current trends and topics in relation to objective design standards.
Seek to Create Community Support for Housing at a Variety of Income Levels	Develop educational outreach materials and listening forums that may include but are not limited to workshops, one on one meetings and discussions, and online and print educational resources in English and Spanish. All resources will be available online and hard copy at City Hall and local public libraries.	Ongoing updating of educational materials, continuation of CPP process, and collaboration.	Complete and ongoing. During 2023, the City held several formal outreach events, roundtables, as well as several informal "pop-ups" at community events throughout the City. During 2023, a total of 42 CPP meetings were conducted. The City Council and Planning Commission each reviewed dozens of housing projects, policies, and ordinances, all of which were available for public participation and comment. An informational video regarding city planning is available on the city's website. Staff continually updates applications, forms and FAQ's to inform the public and development community about relevant housing laws. Whenever feasible, notices, workshop materials, and presentations are made available in English and Spanish.
Seek to Create Community Support for Housing at a Variety of Income Levels	Increase collaboration and build relationships with local and regional organizations to discuss housing topics and assist with outreach to promote educational opportunities to reach underserved residents.	Ongoing.	Complete and ongoing. The City is collaborating and building relationships with different interest groups including faith-based organizations, housing, homeless, and equity interest groups. Staff held several meetings with affordable housing advocates such as Community Housing Works (April 2023), Faith in Action and Keys for Homes (July 2023) to create a stronger partnership, to hear from these community partners, and to discuss collaboration opportunities to help advance affordable housing within the City. Staff also partners with local main street communities. These community partners assist the City with promoting different activities including affordable housing projects, the Buena Creek Navigation Center, as well as surveys and workshops that are available to the public. Staff also participates in their activities such as farmers markets and other events.

Housing Element Annual Progress Report

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
Seek to Create Community Support for Housing at a Variety of Income Levels	Continue the CPP process to reduce community opposition.	Monitor CPP and development review process for by-right projects to ensure only objective standards are used in the decision-making process and amend within one year of the identification of a constraint.	Ongoing. A total of 42 CPP meetings were held during 2023. The City continues to implement the Citizen Participation Program. Only objective standards are used in the decision-making process for by-right projects.
Seek to Create Community Support for Housing at a Variety of Income Levels	In staff reports and at community meetings, emphasize that only objective standards can be used by decision-making bodies in making decisions about projects qualifying for 'by right' review.	Ongoing	Ongoing. Staff closely monitors the status of all of the Housing Element sites and makes recommendations based only on objective standards. Staff reports for housing projects indicate how projects comply with applicable objective design standards. This information is made readily available on the City's website, and is included in the Planning Commission and City Council Agenda Reports.
Seek to Create Community Support for Housing at a Variety of Income Levels	Annually identify infrastructure needs to add to the City's capital improvement program reduce opposition to housing development and attempt to identify funding sources that may provide that infrastructure.	Annually review infrastructure needs related to housing when the City's capital improvement program is adopted.	Ongoing. The City continues to implement and assess needed amendments to the CIP to aid housing development. In 2023 the following improvements were constructed: 50 feet of sidewalks; 260 feet of trails; 1.35 miles of pavement resurfaced; 16 ADA ramps; 16 pedestrian crosswalks; 1.71 miles of additional traffic calming measures; and 2.62 miles of bike facilities.
Monitor Adequacy of Development Standards	Amend R-30 development standards if projects cannot achieve the densities shown in the site inventory.	Ongoing Evaluation. Report to City Council annually, as part of Housing Element Annual Report. If needed to address constraints, following the City Council review of the Annual Report, request initiation of a zoning amendment within 6 months to be processed within a year.	Ongoing. Staff closely monitors the status of all of the Housing Element sites. This information is made readily available on the City's website, and is included in the Planning Commission and City Council Agenda Reports. As noted previously, the number of units approved on R-30 Housing Element Sites exceeds the densities shown in the site inventory.

Housing Element Annual Progress Report

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
Monitor Adequacy of Development Standards	Review provisions, standards or other regulatory features for constraints on housing development and amend within one year of the identification of a constraint as stated in Program 3B.	Ongoing Evaluation. Report to City Council annually, as part of Housing Element Annual Report. If needed to address constraints, following the City Council review of the Annual Report, request initiation of a zoning amendment within 6 months to be processed within a year.	Ongoing. The City Council will review the Annual Report in March 2024. Housing element site project applications have met or exceeded densities planned for in the Housing Element. Objective design standards were adopted by the City Council in February 2022 and approved by the Coastal Commission in June 2022 and are used to review housing projects consistent with state housing law.
Examining and Mitigating Barriers to Racial and Ethnic Equity	Conduct study to identify barriers to equity among all racial and ethnic groups in acquiring and renting housing in Encinitas and seek to determine why the City's ethnic composition is dissimilar from that of the San Diego region as a whole.	Conduct Study by December 31, 2022.	Complete. The Barriers to Racial and Ethnic Equity in Housing study was presented to City Council on January 17, 2024. City Council asked staff to conduct further research and analysis on eight of the ten recommendations and bring them back to Council for consideration and inclusion in an action program to address housing inequities in the City. This work to provide further analysis and develop an action program is ongoing.
Examining and Mitigating Barriers to Racial and Ethnic Equity	Track lower-income housing units by Census Tract and identify areas that may be underserved with lower income housing.	Ongoing	Complete. The Barriers to Racial and Ethnic Equity in Housing study identified those census tracts in the City with the lowest incomes and those with the highest proportion of BIPOC (Black, Indigenous, People of Color) residents. The Study concludes these census tract characteristics tend to correlate and are clustered in the central part of the City. A majority of the City's Housing Element sites are in this central part of the City where the need for affordable housing is greatest.
Examining and Mitigating Barriers to Racial and Ethnic Equity	Establish appropriate policies or programs that address identified barriers to equity for all races and ethnic groups.	Implement policies and programs by December 31, 2023.	Ongoing. City staff will be returning to Council in 2024 with further analysis on eight of the ten recommendations from the Barriers to Racial and Ethnic Equity in Housing study, which are designed to address barriers to equity in housing. Council will be asked to prioritize the recommendations in order to develop an action program.
Examining and Mitigating Barriers to Racial and Ethnic Equity	When developing new policies, programs, and practices, determine whether they have disparate impacts on any race or ethnic group.	Ongoing.	Ongoing. The Barriers to Racial and Ethnic Equity in Housing study analyzed the impacts of recommended policy proposals to ensure barriers to equitable housing for all race or ethnic groups are addressed.

Housing Element Annual Progress Report

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
Examining and Mitigating Barriers to Racial and Ethnic Equity	Expand the existing Limited English Proficiency (LEP) Plan to all housing-related informational materials, presentations, and other outreach collateral. The City will analyze the demographic composition of the community annually to determine which languages should be accommodated.	Ongoing	Ongoing. The City has identified, based on local demographic data, that Spanish is the primary non-English language for which materials must be translated. The City has already translated a number of its housing-related informational materials into Spanish and is working to translate new materials as they are produced. The City also provides Spanish translation as requested and provides a translator for certain public hearings.
Examining and Mitigating Barriers to Racial and Ethnic Equity	Explore the expansion of the LEP to other housing and development programs and services provided by the City.	Ongoing	Ongoing. Upon conclusion of the Barriers to Racial and Ethnic Equity in Housing study, and upon City Council adoption of recommendations for an action program, the City will determine any needed expansion of the LEP.
Examining and Mitigating Barriers to Racial and Ethnic Equity	Continue to recruit a diverse and multi-lingual staff.	Ongoing.	Ongoing. The City currently has eleven permanent full-time equivalent staff located across City Departments at multiple City locations.
Pursue Opportunities to Create Safe and Healthy Housing	Allow units built without permits to continue to house residents in healthy and safe housing.	March 2021 consider further extension of the AUP Program	Complete and ongoing. On June 9, 2021, the City Council extended the Affordable Unit Policy (AUP) program for a period of 5 years. Additional extensions may occur pending Council direction.
Assist in Rehabilitating Housing	Assist low-income households in achieving healthy and safe housing and provide education regarding the possibility of lead poisoning in older homes.	Ongoing, with annual appropriations	Ongoing. Lead-based paint education is included in all federally funded housing programs, including the City's Section 8 Program, Residential Rehabilitation Program, and assisted rental projects.
Assist in Rehabilitating Housing	Assist an average of 5 households a year.	Ongoing, with annual appropriations	Four projects began in 2023 and are expected to be completed in 2024. The City's program offers financial assistance to qualified low-income owners of mobile home and single-family/condo units. The financial assistance is in the form of grants and forgivable loans to mobile home owners and loans to owners of single-family/condo units. The loans for single-family/condo units are up to \$50,000 and \$10,000 for mobile homes. Majority of the program participants are mobile home owners; however, there are single-family owner participants, which can decrease the amount available for other projects.
Assist in Rehabilitating Housing	Proactively target areas of concentrated rehabilitation needs and ensure that residents are not displaced due to City-financed improvements.	Ongoing, with annual appropriations	CDBG funds were allocated in FY2023-24 to rehabilitate homes owned by low-income persons. Additional funds will be allocated in FY2024-25.

Housing Element Annual Progress Report

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
Assist in Rehabilitating Housing	Annually promote the program at the beginning of each fiscal year through the Senior Center, HOAs, NextDoor and other organizations and media as applicable.	Ongoing, with annual appropriations	CDBG funds were allocated in FY2023-24 to rehabilitate homes owned by low-income persons. Due to limited CDBG funding availability and the current wait list, the City did not proactively promote the program during 2023. The City will proactively promote the program during 2024 when additional funding is available.
Affirmatively Further Fair Housing	Contract with a suitable service provider to: a) undertake multimedia fair housing outreach using means such as social media, chat rooms, webinars, and community meetings, aimed at protected classes; and b) provide lending education and credit counseling, primarily to lower income households, to reduce disparities in loan approval rates and use of subprime loans.	Ongoing.	Ongoing. The City contracts with Legal Aid Society to provide outreach with many mediums including print, in-person, and online. There has been an increase in online outreach and education events. City staff works with Legal Aid Society of San Diego to ensure that owners and participants understand the sources of income protections. Legal Aid Society of San Diego conducted 11 webinars for tenants and property managers and owners in 2023. On November 11, 2023, staff conducted a survey with Legal Aid Society to identify causes of evictions to include in our economic Displacement Risk Analysis. Staff is exploring opportunities for lending education and credit counseling with partner organizations.
Affirmatively Further Fair Housing	Continue to contract with Legal Aid Society or other capable organization to review housing discrimination complaints.	Ongoing reporting to the media on fair housing complaint resolutions and litigation.	Ongoing. The City contracts with Legal Aid Society to assist 20 individuals/families with fair housing issues and to screen for fair housing issues within Encinitas. This assists the City with implementing the actions in the Analysis of Impediments to Fair Housing Choice (AI). The City is currently working with the jurisdictions in the San Diego Region to draft the Affirmatively Further Fair Housing Plan for 2025-30. On October 11, 2023, staff conducted a survey with the Legal Aid Society of San Diego to identify causes of evictions to include in the Displacement Risk Analysis. Staff also discussed partnering for a grant opportunity with Legal Aid to increase funding but Legal Aid was not able to pursue the grant.
Affirmatively Further Fair Housing	Provide more housing options for special needs groups, especially for seniors and persons with disabilities. Continue to enforce requirements for accessible units in new housing and encourage universal design principles in new housing developments. Support developments that provide housing for seniors. See Program 2E.	Annually collaborate with affordable housing providers to ensure affirmative fair marketing plans and de-concentration policies are implemented	Two senior housing projects were approved in 2023. One project includes a 200-unit senior residential care facility and 15 affordable deed restricted units. Another project includes 61 residential apartments, 49 market rate units that will be rented below market rate and 12 affordable units that are deed restricted. In addition, the City has deemed the City owned site at 634 Quail Gardens Drive as surplus. In coordination with HCD, the City has gone through the SLA process and is beginning financial feasibility, conceptual site planning and will be hiring a professional outreach specialist to develop a comprehensive public engagement plan for a 100% affordable housing project. One development scenario being analyzed is a affordable senior housing project and Council has requested that accommodations for assessibility be part of the design to provide housing for persons with disabilities.

Housing Element Annual Progress Report

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
Affirmatively Further Fair Housing	Complete the update to the Regional Analysis of Impediments (AI) to Fair Housing Choice in partnership with regional agencies, and implement any additional actions contained in the AI.	Complete updates to Regional Analysis of Impediments in 2020 and 2025	The City is coordinating with regional partners to conduct the analysis of impediments for the 2025-2029 consolidated plan. A request for quotation (RFQ) was prepared and made available on the County of San Diego's procurment system, Buynet, from December 15, 2023 with a response deadline of January 19, 2024.

Housing Element Annual Progress Report

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
Affirmatively Further Fair Housing	As identified in the 2020-2025 AI, the City will promote the following actions: • Promote the Housing Choice Voucher program. See Program 2C • Increase housing options for special needs populations. See Program 2E • Conduct random fair housing testing three times a year to identify issues, trends, and problem properties. • Expand testing to investigate emerging trends of suspected discriminatory practices. • Report to the media on fair housing complaint resolutions and litigation. • Diversify and expand the housing stock to accommodate the varied housing needs of different groups. See Program 2B • Provide fair housing education opportunities throughout the calendar year with targeted population and city staff to allow for meaningful discussions and dissemination of useful information. These educational opportunities may include but are not limited to workshops, one on one meetings and discussions, referral opportunities, and online and print educational resources. In addition, fair housing training should be provided to the general public through the educational outreach identified in Program 3F. • Provide annual fair housing trainings to City staff. • Work collaboratively with affordable housing providers to ensure affirmative fair marketing plans and de-concentration policies are implemented. • Coordinate with the Reinvestment Task Force to receive annual reporting from the Task Force on progress in outreach and education.	Complete updates to Regional Analysis of Impediments in 2020 and 2025	<p>The City is starting the process with regional partners to conduct the analysis of impediments for 2025.</p> <ul style="list-style-type: none"> • The Housing Choice Voucher program received two requests for reasonable accommodations from participants which resulted in a participant renting from a relative and a move in unit location from an upper floor to a lower floor outside the leasing period. Additionally, the City's HCV webpage includes landlord education materials that were prepared by HUD to inform landlords in regards to what is involved for the program. • City staff attended the following trainings in 2023 to help educate staff on how to create policy and regulatory documents that identify and combat housing discrimination and racial bias; identify impediments to fair housing and improve equitable access for all residents throughout the City to create more inclusive communities; and to help staff implement state housing law including AFFH: <ul style="list-style-type: none"> SANDAG Series 15 Taskforce: 12/18/23 SANDAG HAP TA Housing Rehab Program Forum – 12/13/23 HUD Manufactured Housing FAQ Webinar – 11/29/23 SANDAG Vision Zero PDT (North Subregion): 11/15/23 NYU Furman Center Housing Solutions Lab – Data Talks, Session 1: Local Housing Data 101 – 11/16/23 HCD Neighborhood Change Map Info Session – 11/7/23 SANDAG Regional Training #4 – 10/3/23 SANDAG Anti-Displacement Strategy seminars – 7/25/23, 9/13/23 SANDAG 2023 Housing & Land Use Legislation – 7/18/23 AB 2011/SB 6 Joint PC/CC Study Session – 6/21/23 CCC SB 9 Webinar for Local Governments – 6/19/23 AB 2011/SB 6 Presentation from Scott Porter – 4/6/23 AB 2011/SB 6 APA Training – 2/24/23 Affordable Housing Forum – St. Andrew's Episcopal Church – 1/26/23 SANDAG Mobility Working Group: Bi-monthly meetings BCCA Presentation on “missing middle” housing – January 18th, 2023 (in-person) HCD AFFH Webinar - June 7th, 2023 (virtual) APA California Conference - Sept 16th -19th (attend a few sessions on housing) (in person) SANDAG Regional Training on Objective Design Standards – October 17th, 2023 (virtual)

Housing Element Annual Progress Report

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
Affirmatively Further Fair Housing	Increase collaboration with the jurisdictions in the San Diego region to address regional housing issues and implement the Analysis of Impediments through continued membership in SDRAFFH.	Participate in regular meetings with SDRAFFH to address regional housing issues and implement the AI.	Ongoing. City staff attended four of four quarterly SDRAFFH meetings during 2023. Staff held several meetings with affordable housing advocates such as Community Housing Works (April 2023), Faith in Action and Keys for Homes (July 2023) to create a stronger partnership, to hear from these community partners, and to discuss collaboration opportunities to help advance affordable housing within the City. In addition, on July 27, 2023 staff held a round table meeting with local faith based organizations and school districts (including Mira Costa College) to discuss housing impediments and potential housing opportunities per SB4. Staff had a representative from the faith-based non-profit "YIGBY" present the work the organization does to the local stakeholders to improve their knowledge of resources available and services YIGBY provides.
Affirmatively Further Fair Housing	Partner with local and regional organizations to discuss housing topics, including new housing policies and programs. See Program 3F.	Ongoing.	Ongoing. The City is engaged with several community groups, including Faith in Action, Encinitas for Equality, and Keys for Homes. The City partners with community groups to assist with educational outreach or other housing-related issues. These community partners have provided letters of support of grant applications to promote affordable housing and attend public meetings to show their support for housing projects and homelessness services. On October 23, 2023 the City hosted a Regional Task Force on Housing (RTFH) meeting for all north county cities to discuss combating homelessness, enhance coordination of services and identify funding opportunities. RTFH shared the services they offer to municipalities to help end homelessness and implement the HAP. Staff also provided two HAP updates to City Council on April 12, and August 2023.
Affirmatively Further Fair Housing	The City will provide housing-related informational materials, presentations, and other outreach material in Spanish throughout the planning period. The City will analyze the demographic composition of the community annually to determine if additional languages should be accommodated.	The City will analyze the demographic composition of the community annually to determine if additional languages should be accommodated.	Ongoing. The City monitors and reviews the linguistic needs of residents and translates documents and information as appropriate and feasible. Spanish-language housing related materials are available on the City's Housing webpages at encinitasca.gov/residents/housing . A Spanish speaking housing staff member is available for translation for all housing related emails, phone calls and in-person inquiries. The City prepared a Barriers to Racial and Ethnic Equity in Housing study and Economic Displacement Risk analysis which identifies city demographic composition. The next step for the Barriers to Racial and Ethnic Equity in Housing study is to prepare an action program in 2024.

Housing Element Annual Progress Report

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
Affirmatively Further Fair Housing	Actively recruit diverse residents to serve or participate on boards, committees, and other City bodies.	Ongoing recruitment effort to increase diversity of residents to serve or participate on boards, committees, and other City bodies.	Ongoing. The City appointed a Public Health and Safety Commission on June 14, 2023 and included a more diverse population. The El Camino Real Specific Plan includes a low-income resident to serve on this task force and the City continues to actively recruit diverse residents to serve on City commissions and boards.
Reasonably Accommodate Housing for Persons with Disabilities	Annual review of requests for reasonable accommodations.	Ongoing implementation of Ordinance 2019-14.	Ongoing. Zero requests were received in 2023.
Reasonably Accommodate Housing for Persons with Disabilities	Develop outreach and dissemination programs and materials for the public and City staff.	Develop outreach and dissemination materials by December 31, 2021.	Ongoing. City staff is in the process of creating outreach materials. Current materials are still undergoing internal review. Outreach materials are anticipated to be distributed in 2024.
Economic Displacement Risk Analysis	Conduct a Displacement Risk Analysis Study to identify the local conditions that lead to displacement including the effect of non-resident occupied short term rentals on the housing supply and develop and implement an action program based on the results.	Conduct study by December 31, 2022	Ongoing. The draft Displacement Risk Analysis Study was prepared in 2023 will be presented to the City Council on February 21, 2024. The study analyzes economic, demographic, and housing-related factors that contribute to displacement risk, including the effect of short-term rentals on the housing supply. The next step will be implementation of an action plan to help reduce displacement within the City.
Economic Displacement Risk Analysis	Identify potential partners to participate in the study that specialize in eviction-related topics related to displacement, such as the Legal Aid Society of San Diego.	Establish action program by June 30, 2023	Complete. Project staff and consultant met with the Legal Aid Society of San Diego (LASSD) to discuss evictions as they pertain to displacement on October 11, 2023. The data and feedback received from LASSD were included in the draft Displacement Risk Analysis Study.
Economic Displacement Risk Analysis	Annually monitor program effectiveness.	Annual monitoring of action program	Ongoing. Once the Study is adopted and an action program is developed, the action plan will be monitored annually by City staff for effectiveness.
Monitor “At-Risk” and Publicly Assisted Housing Projects	Monitor the status of any Notices of Intent and Plans of Action filed by property owners to convert to market rate units.	Ongoing	Ongoing. No notices were received in 2023. No projects are at-risk until 2027.
Monitor “At-Risk” and Publicly Assisted Housing Projects	Identify non-profit organizations as potential purchasers/managers of at-risk housing units.	Ongoing	Ongoing. Staff continues to build and maintain relationships with non-profit and community based interested in affordable housing. Staff held several meetings with affordable housing advocates such as Community Housing Works (April 2023), Faith in Action and Keys for Homes (July 2023) to create a stronger partnership, to hear from these community partners, and to discuss collaboration opportunities to help advance affordable housing within the City.

Housing Element Annual Progress Report

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
Monitor “At-Risk” and Publicly Assisted Housing Projects	Explore funding sources available to purchase affordability covenants on at-risk projects, transfer ownership of at-risk projects to public or nonprofit agencies, purchase existing buildings to replace at-risk units or construct replacement units.	Ongoing	Ongoing. Staff continuously explores funding sources for various activities pertaining to affordable housing.
Monitor “At-Risk” and Publicly Assisted Housing Projects	Ensure the tenants are properly noticed and informed of their rights, in particular, that they are eligible to obtain special Section 8 vouchers reserved for tenants of converted properties.	Ongoing	Ongoing. No Notices of Intent have been filed. There are 10 affordable units that will be returning to market rate in the next ten years.
Continue to Provide Credit under the Inclusionary Ordinance for Preservation of At-Risk Housing	Allow developers to meet inclusionary requirements by preserving at-risk housing units or converting market-rate units to affordable when consistent with the provisions of Government Code Section 65583.1.	Ongoing	Complete and ongoing. The City's Inclusionary Ordinance includes an alternative compliance option of preservation or conversion of at-risk affordable units.

Housing Element Annual Progress Report

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

No items to report for 2023

Housing Element Annual Progress Report

Units Rehabilitated, Preserved and Acquired for Alternative Adequate Sites pursuant to Government Code section 65583.1(c)									
Please note this table is optional: The jurisdiction can use this table to report units that have been substantially rehabilitated, converted from non-affordable to affordable by acquisition, and preserved, including mobilehome park preservation, consistent with the standards set forth in Government Code section 65583.1, subdivision (c). Please note, motel, hotel, hostel rooms or other structures that are converted from non-residential to residential units pursuant to Government Code section 65583.1(c)(1)(D) are considered net-new housing units and must be reported in Table A2 and not reported in Table F.									
Activity Type	Units that Do Not Count Towards RHNA ⁺ Listed for Informational Purposes Only				Units that Count Towards RHNA ⁺ Note - Because the statutory requirements severely limit what can be counted, please contact HCD at apr@hcd.ca.gov and we will unlock the form which enable you to populate these fields.				The description should adequately document how each unit complies with subsection (c) of Government Code Section 65583.1 ⁺ . For detailed reporting requirements, see the ckcklist here:
	Extremely Low-Income ⁺	Very Low-Income ⁺	Low-Income ⁺	TOTAL UNITS ⁺	Extremely Low-Income ⁺	Very Low-Income ⁺	Low-Income ⁺	TOTAL UNITS ⁺	https://www.hcd.ca.gov/community-development/docs/adequate-sites-checklist.pdf
Rehabilitation Activity									
Preservation of Units At-Risk									
Acquisition of Units									
Mobilehome Park Preservation									
Total Units by Income									

No items to report for 2023

Housing Element Annual Progress Report

Above Moderate Income Units Converted to Moderate Income Pursu

For up to 25 percent of a jurisdiction’s moderate-income regional housing need allocation, the planning agency may include the number of units in an existing multifamily building that were converted to deed please ensure housing developments meet the requirements describe

Project Identifier					Unit Types		Affordability by Hou		
1					2	3			
Prior APN ⁺	Current APN	Street Address	Project Name ⁺	Local Jurisdiction Tracking ID	Unit Category (2 to 4,5+)	Tenure R=Renter	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low- Income Deed Restricted
Summary Row: Start Data Entry Below							0	0	0

No items to report for 2023

Housing Element Annual Progress Report

ant to Government Code section 65400.2								
For up to 25 percent of a jurisdiction’s md-restricted rental housing for moderate-income households by the imposition of affordability covenants and restrictions for the unit. Before adding information to this table, d in Government Code 65400.2(b).								
Household Incomes After Conversion						Units credited toward Moderate Income RHNA		Notes
4						5		6
Prior APN ⁺	Current APN	Low- Income Non Deed Restricted	Moderate- Income Deed Restricted	Moderate- Income Non Deed Restricted	Above Moderate- Income	Total Moderate Income Units Converted from Above Moderate	<u>Date Converted</u>	<u>Notes</u>
Summary Row: Start Data Entry Below		0	0	0	0	0		

No items to report for 2023

Housing Element Annual Progress Report

Locally Owned Lands Included in the Housing Element Sites Inventory that have been sold, leased, or otherwise disposed of						
Project Identifier						
1				2	3	4
APN	Street Address	Project Name ⁺	Local Jurisdiction Tracking ID ⁺	Realistic Capacity Identified in the Housing Element	Entity to whom the site transferred	Intended Use for Site
Summary Row: Start Data Entry Below						

No items to report for 2023

Housing Element Annual Progress Report

Locally Owned Surplus Sites						
Parcel Identifier				Designation	Size	Notes
1	2	3	4	5	6	7
APN	Street Address/Intersection	Existing Use	Number of Units	Surplus Designation	Parcel Size (in acres)	Notes
Summary Row: Start Data Entry Below						
257-011-17-00	634 Quail Gardens Drive	Vacant		Surplus Land	9.46	City Council initiated the SLA process in accordance with HCD who approved by required process and the Notice of Availability (NOA). HCD approved the NOC on October 8, 2023 and the NOA was sent to required agencies the required 60-day period from 11/21/22 -1/22/24. No responses were recieved. On 2/14/2024 Council approved retaining consultants to prepare a financial feasiblity analysis, concept site design, a robust public outreach program for a 100% affordable housing project.

Housing Element Annual Progress Report

Student housing development for lower income students for which was granted a density bonus pursuant to subparagraph (F) of p									
Project Identifier				Project Type	Date	Units (Beds/Student Capacity)			
1				2	3	4			
APN	Street Address	Project Name ⁺	Local Jurisdiction Tracking ID ⁺	Unit Category (SH - Student Housing)	Date	Very Low- Income Deed Restricted	Very Low- Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted
Summary Row: Start Data Entry Below									

No items to report for 2023

Housing Element Annual Progress Report

Paragraph (1) of subdivision (b) of Section 65915				
Approved			Units (Beds/Student Capacity) Granted Density Bonus	Notes
			5	6
Moderate- Income Deed Restricted	Moderate- Income Non Deed Restricted	Above Moderate- Income	Total Additional Beds Created Due to Density Bonus	Notes

No items to report for 2023

Tenent Preference Policy

Local governments are required to inform HCD about any local tenant preference ordinance the local government maintains when the jurisdiction submits their annual progress report on housing approvals and production, per Government Code 7061 (SB 649, 2022, Cortese). Effective January 1, 2023, local governments adopting a tenant preference are required to create a webpage on their internet website containing authorizing local ordinance and supporting materials, no more than 90 days after the ordinance becomes operational.

Does the Jurisdiction have a local tenant preference policy?	No	
If the jurisdiction has a local tenant preference policy, provide a link to the jurisdiction's webpage on their internet website containing authorizing local ordinance and supporting materials.		
Notes		

Local Early Action Planning (LEAP) Reporting					
(CCR Title 25 §6202)					
Please update the status of the proposed uses listed in the entity’s application for funding and the corresponding impact on housing within the region or jurisdiction, as applicable, categorized based on the eligible uses specified in Section 50515.02 or 50515.03, as applicable.					
Total Award Amount	\$ 300,000.00 <small>Total award amount is auto-populated based on amounts entered in rows 15-26.</small>				
Task	\$ Amount Awarded	\$ Cumulative Reimbursement Requested	Task Status	Other Funding	Notes
Task 1 Identify Exisiting Conditions (SWOT)	48,000.00	41,513.52	Completed	Local General Fund	The Existing Conditions Analysis was completed and finalized in December 2021.
Task 2 Community Engagement Strategy	40,000.00	30,935.50	In Progress	Local General Fund	The first community outreach event occurred on November 15, 2021 and a developer roundtable discussion took place on December 7, 2021. On January 26, 2022, the City Council received and informational update and directed City staff to look into the creation of a task force for the development of the specific plan and return to City Council at a future meeting date with additional information. On May 11, 2022, the City Council received a report on the task force feasibility and directed staff to establish the El Camino Real Specific Plan Task Force (ECR Task Force) and adopted Resolution No. 2022-46. The first ECR Task Force meeting was held on June 7, 2022. A second public workshop was held on June 20, 2022, which provided a summmary of the public feedback from the first workshop and the developer roundtable. Workshop No. 2 focused on design alternatives for the plan area with a hands-on activity designed to gain community input on preferred development types and site design, which will ultimately inform the urban design of the corridor. Four pop-up events also took place in the corridor from July 10-15, 2022. The ECR Task Force met five times with a public meeting in 2022. The draft specific plan will be released for public comment in spring 2024 and the final workshop will coincide with this effort.
Task 3 El Camino Real Specific Plan	78,000.00	65,136.88	In Progress	Local General Fund	An administrative draft has been submitted to the City by the consultant and is currently under review for feedback and comments. Specific components of the draft have been presented to the ECR Task Force for their preliminary feedback and comments regarding the draft community benefits program and draft development standards. Screencheck drafts of the specific plan were completed and provided to the City in 2023 for review and feedback while the CEQA document was being worked on. The draft specific plan incorporates objective design and development standards, and will be a guide for future commercial development throughout the corridor. The public review draft will be released for public review in Spring 2024.

Housing Element Annual Progress Report

Task	\$ Amount Awarded	\$ Cumulative Reimbursement Requested	Task Status	Other Funding	Notes
Task 4 Environmental Compliance	115,000.00	29,109.38	In Progress	Local General Fund	A Notice of Preparation was released on August 15, 2022 and a public scoping meeting was held in August 30, 2022. The NOP comment period concluded on September 14, 2022. The CEQA document was the focus for the project in 2023 and the City has been in consultation with native american tribes that provided written requests to consult with the City. The City also worked through a project delay regarding traffic modeling with SANDAG and hired a 3rd party consultant to conduct the analysis. The CEQA document will be released in conjunction with the public review draft of the specific plan in Spring 2024.
Task 5 Public Hearings	5,000.00	-	Other (Please Specify in Notes)	Local General Fund	Public hearings are anticipated to occur in Spring/Summer 2024.
Task 6 Project Management	7,500.00	7,151.02	In Progress	Local General Fund	This is an ongoing task until the project is completed.
Traffic Analysis	4,000.00	1,130.78	In Progress	Local General Fund	This task will be completed once the environmental document is ready for Council approval.
Project Website	2,500.00	1,947.93	In Progress	Local General Fund	This is an ongoing task until the public outreach tasks are complete.

6TH CYCLE HOUSING ELEMENT SITES DEVELOPMENT SUMMARY

APPENDIX B2

PROJECT NAME	HEU SITE NO.	HEU SITE NAME	LOCATION	HEU ALLOTTED UNITS	APPLICATION FILING DATE	DENSITY BONUS?	TOTAL UNITS	MARKET RATE UNITS	AFFORDABLE UNITS	BY RIGHT	STATUS
Foxpoint Farms	09	Echter Property	1150 Quail Gardens Dr.	246	December 20, 2019	YES	250	210	40 (VERY LOW)	NO	APPROVED CC RESOLUTION 2021-06 (DENY APPEAL) PC RESOLUTIONS 2020-27 (PROJECT) 2020-28 (EIR) SB330 APPLICATION DEEMED SUBMITTED MARCH 12, 2020 ANNA COLAMUSSI acolamussi@encinitasca.gov
1967 N. Vulcan	AD8	Vulcan & La Costa	1967 N. Vulcan Avenue	50	July 21, 2020	YES	72	60	12 (LOW)	YES	APPROVED CC RESOLUTION 2021-86 AUGUST 25, 2021 SB330 APPLICATION DEEMED SUBMITTED NOVEMBER 20, 2020 ANNA COLAMUSSI acolamussi@encinitasca.gov
Encinitas Boulevard Apartments	08 (a,b)	Rancho Santa Fe (Gaffney/Goodson)	2220, 2228 & 2230 Encinitas Blvd.	149	January 31, 2020	YES	283	241	42 (LOW)	YES	APPROVED CC 2022-70 JUNE 8, 2022 SB330 APPLICATION DEEMED SUBMITTED APRIL 24, 2020 ANNA COLAMUSSI acolamussi@encinitasca.gov
Sunshine Garden Apartments	12	Sunshine Gardens	628 & 630 Encinitas Blvd.	84	February 24, 2020	YES	140	119	21 (LOW)	YES	APPROVED PC 2021-29 SEPTEMBER 2, 2021

PROJECT NAME	HEU SITE NO.	HEU SITE NAME	LOCATION	HEU ALLOTTED UNITS	APPLICATION FILING DATE	DENSITY BONUS?	TOTAL UNITS	MARKET RATE UNITS	AFFORDABLE UNITS	BY RIGHT	STATUS
											SB330 APPLICATION DEEMED SUBMITTED FEBRUARY 24, 2020 ANNA COLAMUSSI acolamussi@encinitasca.gov
Marea Village (previously Fenway N. Hwy 101)	07	Jackel Property	1950 N. Coast Highway 101	33	June 8, 2020	YES	94	75	19 (LOW)	NO	APPROVED PC 2022-08 (PROJECT) PC 2022-09 (EIR) JUNE 16, 2022 APPROVED ON APPEAL CC 2022-89 AUGUST 10, 2022 APPEALED COASTAL COMMISSION SEPTEMBER 1, 2022 SB330 APPLICATION DEEMED SUBMITTED JUNE 8, 2020 ANNA COLAMUSSI acolamussi@encinitasca.gov PATTY ANDERS panders@encinitasca.gov
Quail Meadows	AD2	Baldwin & Sons Properties	211 & 225 Quail Gardens Drive	225	May 12, 2020	YES	483	411	72 (LOW)	YES	PLANNING COMMISSION HEARING SCHEDULED OCTOBER 20, 2022 CONTINUED OFF CALENDAR SB330 APPLICATION DEEMED SUBMITTED JULY 2, 2020

PROJECT NAME	HEU SITE NO.	HEU SITE NAME	LOCATION	HEU ALLOTTED UNITS	APPLICATION FILING DATE	DENSITY BONUS?	TOTAL UNITS	MARKET RATE UNITS	AFFORDABLE UNITS	BY RIGHT	STATUS
											ANDREW MAYNARD amaynard@encinitasca.gov
Sage Canyon	AD1	Sage Canyon Parcel	Sage Canyon Drive	60	June 15, 2020	YES	145	116	29 (LOW)	YES	DEEMED COMPLETE COMPLIANCE REVIEW COMPLETED December 22, 2022 SB330 APPLICATION DEEMED SUBMITTED OCTOBER 26, 2020 ANDREW MAYNARD amaynard@encinitasca.gov
Clark Avenue Apartments	AD31	Meyer (Clark)	662, 672 & 682 Clark Ave. 556 Union St.	195	June 2, 2021	YES	199	159	40 (LOW)	YES	APPROVED CC RESOLUTION 2022-96 SEPTEMBER 14, 2022 SB330 APPLICATION DEEMED SUBMITTED JANUARY 27, 2021 ANDREW MAYNARD amaynard@encinitasca.gov
Saints Constantine & Helen Senior Apts.	01	Greek Church	3459 Manchester Ave.	60	July 6, 2021	YES	60	48	12 (LOW)	YES	PLANNING COMMISSION SCHEDULED JANUARY 19, 2023 SB330 APPLICATION DEEMED SUBMITTED JULY 8, 2021 SCHEDULED FOR PLANNING COMMISSION ON 1/19/2023 PATTY ANDERS panders@encinitasca.gov
2024-03-20					Item #08E						Page 339 of 379

PROJECT NAME	HEU SITE NO.	HEU SITE NAME	LOCATION	HEU ALLOTTED UNITS	APPLICATION FILING DATE	DENSITY BONUS?	TOTAL UNITS	MARKET RATE UNITS	AFFORDABLE UNITS	BY RIGHT	STATUS
Piraeus Point	02	Cannon Property (Piraeus)	Piraeus St.	208	February 3, 2022	YES	149	134	15 (VERY LOW)	-	2 ND COMMENT LETTER ISSUED JULY 27, 2022 DRAFT EIR ISSUED FOR PUBLIC REVIEW DECEMBER 6, 2022 to FEBRUARY 6, 2023 SB330 APPLICATION DEEMED SUBMITTED FEBRUARY 3, 2022 NICK KOUTOUFIDIS nkoutoufidis@encinitasca.gov
Moonlight Apartments	05	Encinitas Blvd. & Quail Gardens	550, 590 & 696 Encinitas Blvd.	143	November 8, 2021	YES	202	172	30 (LOW)	UNDER REVIEW	3rd COMMENT LETTER ISSUED NOVEMBER 30, 2022 SB330 APPLICATION DEEMED SUBMITTED JUNE 21, 2021 NICK KOUTOUFIDIS nkoutoufidis@encinitasca.gov
Camino	06a	Armstrong Parcels	701 N. El Camino Real	31	-	Yes	87	78	9 (Very Low)	-	SB330 APPLICATION DEEMED SUBMITTED 12/12/2022
	AD14	Harrison	364 & 371 Second Street	25	-	-	-	-	-	-	N//A
	AD9	Seacoast Church	1050 Regal Road	42	-	-	-	-	-	-	N/A/
	AD11	Manchester Avenue West	2951 & 2955 Manchester Avenue	50	-	-	-	-	-	-	N/A

A. ACTIVE PROJECTS

NAME AND WP/CIP NO.	TYPE OF AMENDMENT?	SUMMARY/STATUS	SCHEDULE	PROJECT PLANNER
	COASTAL APPROVAL?			
1. HOUSING ELEMENT SIXTH CYCLE IMPLEMENTATION (2021 – 2029) (WC14B)	N/A No	<p><u>NEXT STEP:</u> Implementation of program goals and objectives.</p> <p><u>STATUS:</u> The City is working diligently to implement the program as outlined within Table D of the Housing Element Annual Progress Report.</p> <p><u>SUMMARY:</u> The 6th Cycle Housing Element has an eight-year planning period.</p>	2021-2029	Melinda Patty Evan Joel Robin Cindy
2. MODAL ALTERNATIVE PROJECT (MAP ENCINITAS) ACTIVE TRANSPORTATION PLAN (ATP) IMPLEMENTATION PLAN	N/A No (Ultimately utilized in future efforts to update Mobility Element.)	<p><u>NEXT STEP:</u> City Council requested an update on implementation status in 2024.</p> <p><u>STATUS:</u> Staff completed the MAP and ATP implementation plan that City Council approved on 2/8/23.</p> <p><u>SUMMARY:</u> MAP Encinitas is to prioritize Active Transportation Plan (ATP) and develop concept plans for 35 of the ATP identified projects. Tied to CAP and Mobility Element and available funding.</p>	2023-2024	Evan

NAME AND WP/CIP NO.	TYPE OF AMENDMENT?	SUMMARY/STATUS	SCHEDULE	PROJECT PLANNER
	COASTAL APPROVAL?			
3. PERMIT READY PROGRAM (PRADU)	Policy No	<p>NEXT STEP: Promote the City's PRADU program in addition to the development of Accessory Dwelling Units.</p> <p>STATUS: RFP posted on 6/13/18, closed on 7/12/18. Five proposals received; Review team met week of 7/30/2018. Two design teams chosen 8/6/18. Contracts signed 9/20/18. Housing for Generations Workshop 1/22/19 and Open House 1/28/19. PRADU Plans Launched 4/8/19. CA League of Cities Award and Conference 10/16/19 and 10/17/19. PRADU Plans currently being updated to comply with CBC-2019. Improvements/additions to program went to Council 10/14/20 and direction was received. The City completed the update to the PRADU plans for the all-electric requirement for new residential units under the City's local green building code in 2022. The California Building Code 2022 code went into effect on January 1, 2023 and the PRADU plans were updated in 2023 to meet the code requirements.</p> <p>SUMMARY: Permit-ready program provides eight ADU building plan sets that are available via download from the internet (Architecture, Engineering, Building Plans included with the Permit-Ready Plans).</p>	2023	Melinda Andrew Joel
4. SAFETY ELEMENT UPDATE	GPA/LCPA Yes	<p>NEXT STEP: Approval of LCP Amendment by the California Coastal Commission.</p> <p>STATUS: Draft updates were prepared by staff. Additional state law changes occurred, and the local hazard mitigation plan was updated by the County and locally for the City. Staff hired a consultant to process the Safety Element. A public review draft was released for review and comment on November 18, 2022, with the public comment period concluding on January 18, 2023. The Planning Commission</p>	2023-2024	Melinda Joel Hans FM

NAME AND WP/CIP NO.	TYPE OF AMENDMENT?	SUMMARY/STATUS	SCHEDULE	PROJECT PLANNER
	COASTAL APPROVAL?			
		<p>recommended adoption of the updated Safety Element on April 20, 2023. The City Council adopted the updated Safety Element on August 9, 2023. Portions of the Safety Element that are part of the City's Local Coastal Program were submitted to the California Coastal Commission and are awaiting approval.</p> <p>SUMMARY: City Council authorized amendment in 2017. State law changes adopted in 2020/2021. Updated Safety Element adopted and submitted to California Coastal Commission in 2023. Amendments to the Safety Element made to be consistent with state law regarding the risk of fire in local and state responsibility areas, and other associated bills enacted since the 1995 amendment.</p>		
5. ENERGOV	N/A	<p>NEXT STEP: Ongoing system modifications for annual report generating and user friendliness for both internal and external users.</p> <p>STATUS: Developed an EnerGov project workflow and created a new PLCY plan case type for advanced planning projects. Staff continues to participate in review and will be working on data migration of advanced planning projects.</p>	Ongoing	Melinda Cindy Evan (Energov Team)
6. EL CAMINO REAL SPECIFIC PLAN (ECRSP)	SPA/LCPA Yes	<p>NEXT STEP: Bi-weekly check-ins with RICK Engineering and CEQA consultant, updating the draft specific plan and conducting additional public outreach.</p> <p>STATUS: Conducting public outreach: Workshop 1 held November 15, 2021, a developer roundtable on December 7, 2021, City Council status update January 26, 2022, ECRSP Task Force created May 2022, ECRSP Task Force Meeting June 7, 2022, Design Alternatives Workshop June 20, 2022, ECR Task Force Meeting August 2, 2022, Notice of</p>	2021-2025	Patty Melinda Kerry

NAME AND WP/CIP NO.	TYPE OF AMENDMENT? COASTAL APPROVAL?	SUMMARY/STATUS	SCHEDULE	PROJECT PLANNER
		<p>Preparation and Public Scoping Meeting Open House August 30, 2022, ECR Task Force September 13, 2022, ECR Task Force October 8, 2022, and ECR Task Force December 6, 2022. In 2023, this project was focused on the preparation of the associated environmental documentation, which had a project delay due to a high demand with SANDAG traffic modeling as well as outside projects having to wait for forecasting updates to their traffic modeling tool.</p> <p>SUMMARY: Creation of new draft Specific Plan for the El Camino Real corridor; provide better roadway networks for all modes of transportation including trails within area, improve pedestrian friendliness, and explore providing housing within ECRSP.</p>		
7. OMNIBUS CODE CLEANUP	ZA/SPA/LCPA Yes	<p>STATUS: An ongoing list of amendments is maintained by staff to track this need. Once ready, staff will propose a draft list of amendments for Council authorization.</p> <p>SUMMARY: Annual cleanup of Municipal Code and Specific Plans. Dependent on active workload and existing pending projects.</p>	2024-2025	Andrew Consultant Services
8. PERMIT PROCESSING PROGRAM	TBD	<p>NEXT STEPS: Develop new process, amend application, and implement changes.</p> <p>STATUS: Currently reviewing processes with Director and consultants. Project schedule extended into June 2024.</p> <p>SUMMARY: Review the City's development review process and timelines. Determine the best methods for successful project submittals and review; pitfalls to avoid, and/or roadblocks.</p>	2023-2025	Anna Consultant Services

NAME AND WP/CIP NO.	TYPE OF AMENDMENT?	SUMMARY/STATUS	SCHEDULE	PROJECT PLANNER
	COASTAL APPROVAL?			
9. DENSITY BONUS AND HOUSING LAW ORDINANCE UPDATES	LCPA/ZA/SPA Yes	<p><u>NEXT STEPS:</u> Additional changes to housing law become effective January 1, 2024, and a code amendment initiation will be forthcoming to address these changes. Update Density Bonus Handouts and other applicable information guides, as needed.</p> <p><u>STATUS:</u> Prior Ordinance that was inconsistent with State Density Bonus law was repealed in 2021.</p> <p><u>SUMMARY:</u> Required by State Law and Housing Element to update the Ordinance.</p>	2023-2025	Joel Melinda
10. ADU ORDINANCE UPDATE	LCPA/ZA/SPA Yes	<p><u>NEXT STEPS:</u> Prepare a Local Coastal Program Amendment to incorporate the replacement parking requirements agreed upon with Coastal Commission, and any other relevant state law updates (AB 2221, SB 897, AB 1033, etc.).</p> <p><u>STATUS:</u> On November 18, 2020, the City Council adopted Ordinance No. 2020-10. The Coastal Commission suggested modifications regarding replacement parking, nonconforming conditions, and setbacks.</p> <p>On February 9, 2022, the City Council adopted Ordinance No. 2022-03 to accept the Coastal Commission modifications regarding nonconforming conditions and setbacks, without accepting the replacement parking modifications. The Coastal Commission suggested another modification, which addresses when a CDP is required for the construction of a new ADU/JADU.</p> <p>On September 14th, 2022, the City Council adopted Ordinance No. 2022-11 for the modification regarding the Coastal Development Permit (CDP) requirement. That</p>	2023-2025	Evan Robin

NAME AND WP/CIP NO.	TYPE OF AMENDMENT? COASTAL APPROVAL?	SUMMARY/STATUS	SCHEDULE	PROJECT PLANNER
		<p>ordinance was submitted to the Coastal Commission and received final concurrence on November 16, 2022.</p> <p>On September 28, 2022, the State of California Legislature adopted two new ADU and JADU bills - SB 897 and AB 2221. Both bills went into effect on January 1, 2023. Municipal Code changes were initiated by City Council on April 19th, 2023 to direct staff to comply with these laws.</p> <p>City staff has been working with Coastal Commission staff on ADU replacement parking, which will be required a quarter-mile walking distance from beach access points not subject to AB 2097. Both parties have agreed to this metric.</p> <p>SUMMARY: Required by State law and Housing Element to update local Ordinance. Proposed changes are required as the state law has changed and to expand code language to clarify processing requirements.</p>		
11. COMMERCIAL/ RESIDENTIAL GROUND FLOOR AND AB 2011 AND SB 6	LCPA/ZA/SPA Yes	<p>NEXT STEPS: Identify what zones may be appropriate that do not conflict with Coastal Act. Coordinate with Coastal staff regarding their view with Coastal Act implementation.</p> <p>STATUS: State Laws passed during the 2022 legislative cycle (AB 2011 and SB 6) go into effect on July 1, 2023. Analysis started and City Council initiated an ordinance amendment to implement AB 2011/SB 6 on August 16, 2023. AB2011 only applies to Coastal Areas if projects proposed 100% affordable units.</p> <p>SUMMARY: HE identifies the need to examine and make required amendments to the Specific Plans to allow residential on ground floor where none is allowed today.</p>	2023-2025	Melinda Patty Kerry

NAME AND WP/CIP NO.	TYPE OF AMENDMENT? COASTAL APPROVAL?	SUMMARY/STATUS	SCHEDULE	PROJECT PLANNER
12. OUTDOOR DINING POLICY AND ORDINANCE	LCPA/MCA/ZA/SPA Yes	<p>NEXT STEPS: Complete parking study and prepare a permanent outdoor dining ordinance.</p> <p>STATUS: On December 20, 2023, staff presented an outdoor dining item to City Council regarding new state legislation (AB 1217), preliminary options from the coastal parking study, and desired modifications to current outdoor dining permitting processes. After public comment and deliberation, the Council provided staff the following direction on outdoor dining:</p> <ol style="list-style-type: none"> 1. Extend temporary outdoor dining to July 1, 2026, or until a permanent ordinance is adopted and in effect, whichever comes first (pursuant to AB 1217) 2. Prepare a permanent outdoor dining ordinance 3. Require a leasing fee for the use of public parking spaces as outdoor dining (but not for sidewalk space) 4. Develop design standards that include safety and aesthetics (including requiring aesthetic wrap of K-rail barriers) 5. Include no limit on the number of outdoor dining establishments per block 6. Increase the downtown parking limit from two to three hours 7. Remove inactive/unpermitted outdoor dining establishments 8. Ensure that converted parking be used exclusively for seating <p>SUMMARY: Planning is working with Code Enforcement and Engineering staff to undergo an extensive review of all outdoor dining establishments, which is the first step to</p>	2023-2025	Evan Robin

NAME AND WP/CIP NO.	TYPE OF AMENDMENT? COASTAL APPROVAL?	SUMMARY/STATUS	SCHEDULE	PROJECT PLANNER
		<p>removing the inactive/unpermitted establishments. We are also compiling accurate contact information for each establishment.</p> <p>Staff is in the process of researching aesthetic design standards and leasing fees. Further, we are working with the parking study consultant CR Associates to discuss finalizing the study.</p>		
13. SB 9 ORDINANCE (URBAN LOT SPLITS AND TWO-UNIT DEVELOPMENT)	LCPA/MCA/ZA/SPA Yes	<p>NEXT STEPS: Pending Coastal Commission review and approval.</p> <p>STATUS: 3/9/22 City Council/Planning Commission joint meeting staff presented overview of SB9 and received direction. City adopted Urgency Ordinance 12/5/2021 to provide clarification on implementation of SB 9 while new ordinance is developed. City Council adopted Ordinance No. 2022-17 on November 9, 2022.</p> <p>SUMMARY: State adopted SB9 which went into effect 1/1/2022. 12/15/2021 City Council initiated amendments to the municipal code and LCP to develop objective standards.</p>	2022-2024	Melinda Evan Robin
14. MOBILITY (CIRCULATION) ELEMENT UPDATE (WC16D)	GP/LCPA Yes	<p>NEXT STEPS: Finalize Mobility Element document and Mobility Analysis Guidelines (MAGs). Finalize EIR.</p> <p>STATUS: Informational presentations have been given to the Mobility and Traffic Safety Commission, Planning Commission, and City Council. Three formal workshops and several pop-up workshops have been held.</p> <p>City staff completed traffic modeling and travel demand modeling in 2023 to support the Mobility Element Update, the El Camino Real Specific Plan, and the Climate Action</p>	2021-2024	Evan Robin Abe Kerry Patty Jill Crystal Nick Anna

NAME AND WP/CIP NO.	TYPE OF AMENDMENT? COASTAL APPROVAL?	SUMMARY/STATUS	SCHEDULE	PROJECT PLANNER
		<p>Plan Update. The purpose of this analysis was to forecast Vehicle Miles Traveled (VMT) for various planning projects within the City. In addition to VMT analysis, the modeling also provides Level of Service (LOS) analysis for roadway segments within the City and estimates travel mode share for each model scenario.</p> <p>The City of Encinitas SB 743 Vehicle Miles Traveled (VMT) Analysis Guidelines were adopted by the City Council on November 8th, 2023. SB 743 removes vehicular level of service (LOS) and other automobile delay measures as an environmental impact under the California Environmental Quality Act (CEQA). Along with the Guidelines, the City also created its own VMT maps based on the recent traffic modeling that was conducted.</p> <p>SUMMARY: Develop an update to the City's Mobility Element to define a safe, efficient, and adequate circulation system in the city that responds to all circulation needs related to the physical circulation system as well as all modes of transportation. This project was aligned and consolidated with other mobility studies named the "Coastal Mobility & Livability Study" (CMLS). CMLS links together three separate mobility studies (Rail Corridor Vision Study, Parking Study and Active Transportation) into a common work program. The results of these studies will help establish a framework for Circulation Element policy development.</p>		
15. ANNUAL GP PROGRESS REPORT	N/A	<p>NEXT STEPS: Finalize and present to City Council.</p> <p>STATUS: APR to be prepared and submitted to HCD and OPR prior to the 4/1/2024 due date.</p>	Annual	Patty Melinda Evan Joel Robin

NAME AND WP/CIP NO.	TYPE OF AMENDMENT? COASTAL APPROVAL?	SUMMARY/STATUS	SCHEDULE	PROJECT PLANNER
		SUMMARY: Government Code Section 65400 mandates that jurisdictions submit an annual report on the status of their General Plan and progress in its implementation. State law requires that the local legislative body review and accept the annual report		Cindy Melissa
16. CANNABIS ORDINANCE UPDATE	MCA/LCPA	<p>NEXT STEPS: The three retail applicants selected in the lottery that haven't opened yet are in the process of obtaining building permits and business registrations.</p> <p>STATUS: On August 11, 2021, the City Council adopted Ordinance No. 2021-04 to implement Measure H. On December 17, 2021, a Local Coastal Program Amendment regarding Ordinance No. 2021-04 was approved by the California Coastal Commission. Ordinance No. 2021-04 authorizes several cannabis-related uses in certain commercial, industrial, and agricultural zones. Ordinance No. 2021-04 created a new Encinitas Municipal Code (EMC) Chapter 9.25.</p> <p>On October 20, 2021, the City Council adopted Resolution No. 2021-94 establishing cannabis business registration, application, and other regulatory fees in conjunction with Measure H.</p> <p>The retail lottery was conducted on October 21, 2022 and four applicants have been selected to proceed. One establishment has opened thus far.</p> <p>A cannabis tax was adopted by City Council on April 12, 2023.</p>	2021-2024	Evan Kerry

NAME AND WP/CIP NO.	TYPE OF AMENDMENT?	SUMMARY/STATUS	SCHEDULE	PROJECT PLANNER
	COASTAL APPROVAL?			
		SUMMARY: Adopt a new cannabis ordinance to reflect the ordinance that was adopted by the people. Repealed the existing 9.21 ordinance.		
17. SHORT-TERM RENTAL (CH. 9.38) ORDINANCE UPDATE	MCA/LCPA Yes	<p>NEXT STEPS: Ordinance No. 2022-16 is under review by the California Coastal Commission.</p> <p>STATUS: City Council initiated LCP amendment for short-term rentals on April 20, 2022 and adopted Ordinance Nos. 2022-15 and 2022-16 on December 14, 2022. The LCP amendment was submitted to the California Coastal Commission in 2023.</p> <p>SUMMARY: Amend Chapter 9.38 to extend the length of time a STR can operate from one year to three years in addition to other miscellaneous code amendments. Add a new chapter to Title 30 to limit the number of non-hosted short-term rentals within the City based off of a percentage of the residential units within the City, and provide a distance requirement between non-hosted short-term rentals.</p>	2022-2024	Melinda Joel
18. NATIVE PLANT ORDINANCE	TBD	<p>NEXT STEPS: Meet with City Council Subcommittee to develop ordinance outline and scope of work for consultants. Conduct public outreach.</p> <p>STATUS: On August 11, 2021, the City Council voted to form an ad hoc joint committee to develop technical guidelines for a native plant policy and programs. The City Council designated Councilmembers Lyndes and Hinze to act as City Council Subcommittee members.</p>	2022-25	Evan Robin Patty

NAME AND WP/CIP NO.	TYPE OF AMENDMENT? COASTAL APPROVAL?	SUMMARY/STATUS	SCHEDULE	PROJECT PLANNER
		<p>Councilmember Ehlers later replaced Councilmember Hinze on the Subcommittee. The Subcommittee held three joint meetings with the Planning Commission, Environmental Commission, and Urban Forest Advisory Committee on March 31, 2022, May 31, 2022, and August 3, 2022.</p> <p>City Council initiated the native plant policy on 1/25/23 by adopting Resolution No. 2023-03.</p> <p>SUMMARY: City Council initiated discussion to explore native plant landscape policy.</p>		
19. RACIAL AND ETHNIC BARRIERS STUDY	N/A	<p>NEXT STEPS: Staff will return to City Council in 2024 with additional research on eight of the ten recommendations to be considered for inclusion in an action plan.</p> <p>STATUS: RFP was circulated in 2021 and a consultant was selected. Study was conducted in 2022. Report was produced and additional public input was gathered in 2023. The Barriers to Racial and Ethnic Equity in Housing Study will be presented to City Council in early 2024 to formulate an action plan.</p> <p>SUMMARY: Study required per Housing Element Implementation Program 3H.</p>	2021-2024	Joel Melinda
20. DISPLACEMENT RISK ANALYSIS	N/A	<p>NEXT STEPS: Presentation of the study report to the City Council in early 2024.</p> <p>STATUS: Successful HAP grant award to fund the project. The City worked with a consultant to conduct a Displacement Risk Analysis to identify the economic, social, and structural factors that put households at risk of displacement, focusing on the main driver of displacement in Encinitas: rising housing costs. The Study provides</p>	2022-2024	Joel Melinda

NAME AND WP/CIP NO.	TYPE OF AMENDMENT? COASTAL APPROVAL?	SUMMARY/STATUS	SCHEDULE	PROJECT PLANNER
		<p>detailed information on the displacement forces in Encinitas, and identifies which neighborhoods face the greatest displacement risk, through analysis of economic, demographic, and housing trends, immigration and emigration data, data on short-term rentals and their impact on the housing supply, and government programs that may influence displacement risk. The Study will inform City Council in development of an action plan to address factors contributing to displacement risk.</p> <p>SUMMARY: Study required per Housing Element Implementation Program 5C.</p>		
21. UPDATE ENCINITAS HOUSING AUTHORITY 5 YEAR PLAN	Federal Department of Housing and Urban Development	<p>NEXT STEPS: RFP to be developed and circulated.</p> <p>STATUS: Not yet started. HE Implementation Action.</p> <p>SUMMARY: There are four goals with identified objectives set forth in the 2020 Public Housing Agency (PHA) Plan including program utilization and effectiveness, occupancy rates, fair housing compliance and outreach, and funding non-profits providing services to domestic violence victims. Encinitas Housing Authority (EHA) makes progress on each objective annually and will report on the performance in meeting those objectives.</p>	2024-2025	Cindy Nikki Melinda Elisabeth
22. NAVIGATION CENTER AND SUPPORTIVE HOUSING	MCA/ZA/LCPA Yes	<p>NEXT STEPS: Research municipal code and State laws to determine necessary amendments and code initiation, when applicable. Annual reporting requirements pursuant to PLHA grant funds being utilized for the operating costs of the navigation center.</p> <p>STATUS: A low barrier navigation center, Buena Creek Navigation Center, is being established in partnership with</p>	2023-2024	Melinda Steven Patty Kerry

NAME AND WP/CIP NO.	TYPE OF AMENDMENT? COASTAL APPROVAL?	SUMMARY/STATUS	SCHEDULE	PROJECT PLANNER
		<p>the City of Vista, which is scheduled to open in February/March 2024. HE Implementation Action.</p> <p>SUMMARY: HE implementation - Adopt policies and procedures for processing supportive housing and low barrier navigation centers; ensure that any application for supportive housing or a low barrier navigation center is processed 'by right' as required by State law.</p>		
23. MANUFACTURED HOUSING	MCA/ZA/LCPA Yes	<p>NEXT STEPS: Research municipal code and State laws to determine necessary amendments and code initiation. Develop application review procedure for expedited processing.</p> <p>STATUS: Not yet started. HE Implementation Action.</p> <p>SUMMARY: HE implementation – Revise the Zoning Code and Specific Plans, as appropriate, to ensure consistency with state law regarding manufactured homes.</p>	2024-2026	Joel Melinda
24. CONSTRUCTION METHODS AND TECHNOLOGY	MCA/ZA/LCPA Yes	<p>NEXT STEPS: Research municipal code and State laws to determine necessary amendments and code initiation. Develop application review procedure for expedited processing.</p> <p>STATUS: This effort began in 2021 but was delayed due to staff turnover. HE Implementation Action.</p> <p>SUMMARY: HE implementation - Explore construction methods and technologies such as modular housing construction and determine if allowed by current zoning and building code.</p>	2024-2026	Joel Melinda Patty Building Official

NAME AND WP/CIP NO.	TYPE OF AMENDMENT?	SUMMARY/STATUS	SCHEDULE	PROJECT PLANNER
	COASTAL APPROVAL?			
25. APPLICANT SURVEY – NONGOVERNMENTAL CONSTRAINTS	N/A	<p>NEXT STEPS: Submit any adjustments to previous Annual Progress Reports (APR) to the California Department of Housing and Community Development (HCD). Further, continue to implement identified actions that may help to remove nongovernmental constraints.</p> <p>STATUS: Survey has been completed in 2023.</p> <p>SUMMARY: The City conducted a survey for Accessory Dwelling Units (ADU) and Junior ADUs (JADU) in 2023 in response to Housing Element Programs 1C and 3E. The programs required the City to conduct a survey that analyzes affordability levels, discovers nongovernmental constraints preventing construction, and identifies actions that may help to remove these nongovernmental constraints.</p>	Biennial Last completed in 2023	Melinda Robin Patty
26. LOCAL HOUSING NEEDS EDUCATION	N/A	<p>NEXT STEPS: Develop educational plan in coordination with adjacent jurisdictions, SANDAG, Legal Aid Society, etc.</p> <p>STATUS: Ongoing. HE Implementation Action.</p> <p>SUMMARY: HE implementation – Provide information to Encinitas residents about local housing needs, state law requirements and other topics related to housing for all income levels. At least 4 per year.</p>	Annually	Melinda Cindy Patty
27. RESIDENTIAL REHAB PROGRAM	N/A	<p>NEXT STEPS: Explore program effectiveness and initiate process to modify program changes (if any).</p> <p>STATUS: Program is ongoing and funded through CDBG allocations.</p> <p>SUMMARY: HE implementation - Assist an average of 5 households a year.</p>	2023-2025	Cindy Melinda

NAME AND WP/CIP NO.	TYPE OF AMENDMENT?	SUMMARY/STATUS	SCHEDULE	PROJECT PLANNER
	COASTAL APPROVAL?			
28. HOMELESS ACTION PLAN	N/A	<p>NEXT STEPS: Continue work to implement the goals and actions of the plan. Initiate the process to modify the plan and its goals (if necessary).</p> <p>STATUS: Homelessness programs are ongoing and funded through CDBG allocations or general fund. The City was awarded \$665,494 in Permanent Local Housing Allocation (PLHA) grant funds, which will be utilized to operate the low barrier navigation center, known as Buena Creek Navigation Center (BCNC), in partnership with the City of Vista. A total of six rooms, with a total of twelve beds will be available to house persons experiencing homelessness in the City of Encinitas. The BCNC will provide on-site case management and wrap-around support services.</p> <p>SUMMARY: HE Implementation - Continue to support programs to prevent homelessness and serve individuals experiencing homelessness based on community need including HOPE and Opening Doors. Identify funding opportunities and partnerships with local interest groups, including faith-based organizations, the Regional Task Force on the Homeless, County of San Diego, and the State.</p>	Ongoing	Steven
29. MATURE TREE ORDINANCE	TBD	<p>NEXT STEPS: Develop a draft ordinance for presentation to City Council in Spring 2024.</p> <p>STATUS: A community workshop was held on March 28, 2023, and provided an opportunity for community members to learn about and give feedback on the Mature Tree Preservation Policy. A Joint Study Session between the Planning Commission and the Urban Forest Advisory Committee (UFAC) for the Mature Tree Preservation Policy was held on June 29, 2023. Topics included mature tree</p>	2023-2024	Evan Robin Patty Kerry

NAME AND WP/CIP NO.	TYPE OF AMENDMENT?	SUMMARY/STATUS	SCHEDULE	PROJECT PLANNER
	COASTAL APPROVAL?			
		<p>definition, mitigation and replacement strategies, and preservation incentives.</p> <p>SUMMARY: Initiated a mature tree ordinance on 12/8/21. Key features of the ordinance should be to clearly define “mature tree”, identify constraints, and incentivize preservation of mature trees.</p>		
30. VMT EXCHANGE PROGRAM	N/A	<p>NEXT STEPS: Finalize scope of work with consultant, enter into contract.</p> <p>STATUS: The City of Encinitas SB 743 Vehicle Miles Traveled (VMT) Analysis Guidelines were adopted by the City Council on November 8th, 2023. SB 743 removes vehicular level of service (LOS) and other automobile delay measures as an environmental impact under the California Environmental Quality Act (CEQA). As a condition of approval, City Council directed staff to develop a VMT Exchange Program. Staff has engaged with consultant Fehr & Peers regarding the VMT Exchange Program.</p> <p>SUMMARY: Per the CEQA Guidelines, starting on July 1, 2020, automobile delay and LOS are no longer used as the performance measure to determine the transportation impacts of land development projects under CEQA. Instead, an alternative metric that supports the goals of the SB 743 legislation is necessary. CEQA requires VMT analysis for compliance with state policies to evaluate a project’s potential impacts related to VMT significance criteria.</p>	2023-2024	Evan Robin Patty

NAME AND WP/CIP NO.	TYPE OF AMENDMENT? COASTAL APPROVAL?	SUMMARY/STATUS	SCHEDULE	PROJECT PLANNER
31. RESOURCE MANAGEMENT ELEMENT AMENDMENT	GPA/LCPA Yes	<p>NEXT STEPS: Prepare a scope of work and enter into contract with a consultant.</p> <p>STATUS: Planning staff has had several internal discussions with Sustainability about what the amendment will entail. Staff has also corresponded with consultants for preliminary cost estimates.</p> <p>SUMMARY: Legislature passed SB 1425 requiring local jurisdictions to update the Resource Management Element (Open Space) of the City's General Plan by January 1, 2026. It must incorporate the following updates:</p> <p>(1) Access to open space for all residents in a manner that considers social, economic, and racial equity, correlated with the environmental justice element or environmental justice policies in the general plan, as applicable.</p> <p>(2) Climate resilience and other co-benefits of open space, correlated with the safety element.</p> <p>(3) Rewilding opportunities, correlated with the land use element.</p>	2023-2025	Evan Patty

CITY OF ENCINITAS

Strategic Plan



Vision

Encinitas is five unique communities thriving as ONE great City.

Mission

Leading the preservation and evolution of our City and providing innovative services that enhance the quality of life for residents, visitors, businesses, and our communities.

Focus Areas



Mobility & Alternate Modes

Mobility and Alternative Modes mean we strive to be a nation-wide leader in mode shift by providing data driven solutions to create a safe transportation network along with programs that educate and empower people to reach destinations by active transportation and micro-mobility.



Engagement & Education

Engagement and education means taking initiative to listen and learn from the community using diverse and inclusive communication tools that continually adapt and build relationships with our community stakeholders. Communication and engagement are characterized as fair, civil, timely and transparent.



Housing & Affordability

Housing & Affordability means providing diverse and affordable housing, including workforce housing, having a roof over everyone's head, engaging underrepresented populations, and ensuring the provision of support services.



Fiscal Stewardship & Effective City Services

Fiscal Stewardship means using resources in a prudent and efficient manner consistent with City goals. Effective City Services means services are provided respectfully, responsibly, timely and predictably.



Evolving & Preserving Community Character

Evolving & Preserving Community Character means managing growth while maintaining an accessible, innovative, and welcoming unique beach city; ensuring that diversity of the community includes a great mix of businesses, people, housing and open space that results in a high quality of life.



Environmental Health & Leadership

Environmental Health & Leadership means continuing our environmental leadership by showing our commitment to good stewardship of our natural resources; meeting our goals on Climate Action remains a priority, including decarbonization, mobility mode shift, clean air and water, responsible solid waste disposal, storm and wastewater reuse, shoreline, and open space preservation.

2023-2024 Council Goals

- ✓ Safe, legal railroad crossings and establish citywide quiet zones
- ✓ Expand habitat stewardship and explore open space preservation
- ✓ Prioritize remaining Streetscape elements
- ✓ Quail Gardens Drive – Saxony – Westlake: Prioritize safe routes to school and complete streets projects for this area
- ✓ Utilize Housing Solutions Manager to explore solutions for the homeless and unhoused
- ✓ 100% Affordable Housing (choose site, define project, explore funding options)

REVISED RESOLUTION NO. PC 2022-03**A RESOLUTION OF THE CITY OF ENCINITAS PLANNING COMMISSION APPROVING THE ANNUAL REPORT FROM JANUARY 2020 THROUGH DECEMBER 2021 AND THE 2022-2023 WORK PLAN, AUTHORIZING TRANSMITTAL TO THE CITY MANAGER AND CITY COUNCIL AND ASSIGNING REPRESENTATIVE**

WHEREAS, Encinitas Municipal Code Section 2.30.040 C. requires the Commission to prepare and present an annual report and work plan to the City Council, which requirement is further guided by the Commission's bylaws; and

WHEREAS the Planning Commission conducted duly agendized public hearing on March 3, 2022.

NOW, THEREFORE, BE IT RESOLVED that the Encinitas Planning Commission hereby APPROVES its Annual Report and Work Plan based on the following Environmental Determination and provides for the following further direction:

Section 1. California Environmental Quality Act Determination

This action is exempt from the California Environmental Quality Act pursuant to CEQA Guidelines Section 15378(b)(5), which exempts organizational or administrative activities of governments that will not result in direct or indirect physical changes in the environment.

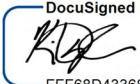
Section 2. Commission Direction

- A. Exhibit A includes the 2022-2023 Annual Report and Work Plan.
- B. The Commission representative Chair Ehlers is designated to present the Annual Report and Work Plan to the City Manager and City Council.

The above environmental determination and direction are supported by the minutes, maps, and exhibits, all of which are herein incorporated by reference.


PASSED AND ADOPTED this 30th day of March, 2022, by the following vote, to wit:

AYES: Ehlers, Doyle, Dalton, Sherod
 NOES: None
 ABSTAIN: None
 ABSENT: Ryan

DocuSigned by:

 FFF68D43368644D...

Kevin Doyle, Vice-Chair

ATTEST: DocuSigned by:


 E137385BA26B4C3...

Anna Colamussi
 Secretary

EXHIBIT A
ANNUAL REPORT AND WORK PLAN

**Annual Report and Work Plan
Planning Commission
City of Encinitas
January 2020 – December 2021**

Adopted March 30, 2022
Exhibit 'A' to Resolution No. PC 2022-

<i>Representative</i>	<i>Community</i>	<i>Position</i>	<i>Term</i>
Bruce J. Ehlers	Olivenhain	Chair	3/20 - 3/23
Kevin T. Doyle	Old Encinitas	Vice-Chair	3/21 - 3/24
Susan M. Sherod	New Encinitas	Commissioner	3/20 - 3/23
Christine (Chris) Ryan	Leucadia	Commissioner	8/21 - 3/23
Steven E. Dalton	Cardiff by the Sea	Commissioner	3/21 - 3/24

Secretary

Anna Colamussi
Planning Manager

Assistant City Attorney

Scott E. Porter

Commission Clerk

Deana Gay

Bylaws

<https://archive.encinitasca.gov/WebLink/DocView.aspx?dbid=0&id=821936&page=1&cr=1>

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- Overview and highlights

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- Purpose of the Annual Report and Work Plan
- Acknowledgement of finite resources and establishing priorities
- About the Planning Commission

Prior Year Report on Accomplishments and Activities

- Implementation report on prior year Work Plan
- Docket statistics

Forward-looking Work Plan

- Action item
- Justification
- Priority

SUMMARY

The Planning Commission is pleased to present this annual report and work plan to the City Manager, City Council and community. The Commission and staff accomplished much in 2020 through 2021. Fundamental structural improvements were put into place, providing the Commission and staff the tools needed to effectively execute their duties as stewards of land use in Encinitas. The City's update of its Housing Plan, an element of the General Plan, is the most significant land use and policy initiative in Encinitas. In a City passionate about its quality of life, the Commission provides a public forum for decision making on discretionary land use projects. In doing so, the Commissioners maintain a respectful and healthy dialogue about matters before it and generally achieve consensus decisions for positive outcomes. The recommended work plan identifies continuous improvement opportunities, which either align with the City Council work plan, or leverage from it to accomplish even more.

INTRODUCTION AND BACKGROUND

Purpose of the Annual Report and Work Plan

The Annual Report serves as a retrospective look at the Planning Commission's activities from January 2020 through December 2021. The Work Plan includes recommendations for the City Manager and City Council to consider in ensuring continuous improvement to the City's land use and regulatory framework. The work plan is submitted to the City Manager and City Council to align with the budget process, allowing for allocation of resources to implement all or part of the recommended work plan.

Acknowledgement of Finite Resources and Establishing Priorities

The Commission understands that departmental resources are finite, necessitating prioritization of items in the work plan. The work plan has been filtered to include what the Commission believes to be the City's highest land use policy and regulatory priorities. These priorities have been categorized to assist in programming the work plan. Alignment with the City Council's work plan is specifically noted, where that occurs. Seeing opportunities to consolidate, coordinate or leverage the City Council's work plan, the Commission has identified opportunities to accomplish even more for the betterment of Encinitas.

About the Planning Commission

The Encinitas Planning Commission is established in accordance with Section 2.34 of the Encinitas Municipal Code. It consists of five members. The Commission has final authority to decide discretionary projects, except for minor projects that are acted upon by the Development Services Department. Final Commission decisions are appealable to the City Council. The Commission also is an integral part of the land use policy and regulatory making process. It assists the Council in distilling broad options and issues into focus, facilitating the City Council's decision making on land use policy and regulatory matters. The role of the Planning Commission is to provide input on land use and ensure orderly development reflective of Encinitas community values. It is accountable to the City Council.

SUMMARY OF 2020-2022 ACCOMPLISHMENTS AND ACTIVITIES

<i>Planning Commission Meetings Held</i>	<i>2020</i>	<i>2021</i>	<i>January-March 2022</i>
Joint Study Sessions with City Council	0	2	1
Regular Commission Meetings	18	21	3
<i>Projects Reviewed by the Planning Commission</i>		<i>2021</i>	<i>January-March 2022</i>
Policy and Regulatory Projects	3	10	0
Discretionary Projects Reviewed	31	35	4
Projects Appealed to Council	4	6	1
a. Upheld?	3	4	1
b. Reversed?	-	2	-
c. Modified?	1	-	-
d. Appeal Withdrawn?	-	-	-
e. Referred back to Planning Commission?		-	
Alcohol Land Use Permits	4	6	0
Density Bonus Projects	3	4	0
<i>Discretionary Projects Acted Upon by Staff</i>	<i>2020</i>	<i>2021</i>	<i>January-March 2022</i>
Discretionary Projects	45	78	14
Appealed to Council	1	2	-
a. Upheld?		2	-
b. Reversed?		-	-
c. Modified?		-	-
d. Referred to Planning Commission?		-	-
<i>Continuous Improvement Initiatives Completed</i>	<i>2020</i>	<i>2021</i>	<i>January-March 2022</i>
Staff Resources <ul style="list-style-type: none"> • SB2 – Contract Planner (20-21) • Civic Solutions two Contract Planners (21) • Environmental Coordinator position replaced with Senior Planner (22) • Housing Coordinator Position created (21) • Senior Mobility Planner created (21) 	-	-	-
Process Improvements <ul style="list-style-type: none"> • Plan Title Sheet Template Created • Updates to submittal checklist • 	-	-	-

<p>Energov Two Full Years of Implementation</p> <ul style="list-style-type: none"> • Paperless online permitting through Customer Self Service (CSS) • Inspections/Conditions formatting created • Electronic plan routing (all paperless) 	-	-	-
<i>Prior Policy Accomplishments</i>	<i>2020</i>	<i>2021</i>	<i>January-March 2022</i>
Housing Element Update – considered the update to the City’s Housing Element for the 2021-2029 housing cycle. Planning Commission recommended approval to Council to approve the update.		1 hearing	
Adoption of the updated Accessory Dwelling Unit and Junior Accessory Dwelling Unit Ordinances – Planning Commission recommended approval to the City Council with modifications.	4 hearings		
Consider amendments to Titles 2, 9 and 30 of the Encinitas Municipal Code the Downtown Encinitas, North 101 Corridor, Encinitas Ranch, and Cardiff-by-the-Sea Specific Plans; and the Local Coastal Program, regulating group homes, including sober living homes, operating in single-family residential zones in the City of Encinitas. Planning Commission recommended approval to the City Council with modifications.	2 hearings		
Repealing of Ordinance No. 2020-16 (Group Home Permit Ordinance) and reinstating language in Titles 2, 9 And 30 of the Encinitas Municipal Code, and provisions of the Downtown Encinitas, North 101 Corridor, Encinitas Ranch, And Cardiff-by-the-sea Specific Plans existing prior to adoption of Ordinance No. 2020-16. Planning Commission recommended approval to the City Council.		1 hearing	
Considered proposed amendments to Chapter 30.16.020(C) (Density Bonus Regulations) of the Encinitas Municipal Code. Planning Commission recommended approval to the City Council with modifications.	4 hearings		

Resolution Recommending Approval of Ordinance No. 2021-07, repealing Ordinance No. 2020-09 (Density Bonus Amendments) and reinstating zoning code language existing prior to adoption of Ordinance No. 2020-09. Planning Commission recommended approval to the City Council.		1 hearing	
Considered amendments to EMC Chapter 30.41 Affordable Housing of the Encinitas Municipal Code to increase the inclusionary housing percentage requirements to better address the need for affordable units for all residential development, in-lieu fee as an alternative method of compliance, and a new affordable housing impact fee for residential care facilities. Planning Commission recommended approval to the City Council with modifications.		5 hearings	
Considered amendments to Title 30 of the Encinitas Municipal Code and the Local Coastal Plan to Establish parking standards appropriate for different kinds of housing-related development in the City of Encinitas. Planning Commission recommended approval to the City Council.		2 hearings	
Consider repealing Encinitas Municipal Code Chapter 9.21 (Marijuana and Marijuana-Related Activities and Uses) and amending Title 30 (Zoning) of the Encinitas Municipal Code, and the Downtown Encinitas, North 101 Corridor, Encinitas Ranch, and Cardiff-by-the-Sea Specific Plans, and the Local Coastal Program, regulating Cannabis activity in the City of Encinitas. Planning Commission recommended approval to the City Council.		2 hearings	
Considered amendments to Chapters 23.08 (Design Review) and 30.16 (Residential Zones) of the Encinitas Municipal Code, the Downtown Encinitas, North 101 Corridor, Encinitas Ranch, and Cardiff-by-the-Sea Specific Plans, the City's Design Guidelines, and the Local Coastal Program, to provide for objective design and development standards for multiple family and mixed-use housing development. Planning		5 hearings	

Commission made recommended modifications and recommended approval to City Council.			
<i>Future Work Plan</i>			<i>January-March 2022</i>
Updates to Permit and Service Delivery Performance Standards and Process Guide		1	1

Planning Commission's Policy and Regulatory Work Plan, January 2020 – December 2021

Goal is to consolidate initiatives into comprehensive work programs allowing more to be accomplished than otherwise possible. *The lists below within each category are in no particular priority order.*

Work Programs Summary

A. Current Goals

1. Senate Bill 9
2. Mobility/Circulation Element
3. El Camino Real Specific Plan
4. Accessory Dwelling Units (parking)
5. Modify Appeal periods
6. Public Safety Element
7. Short Term Rentals
8. Outdoor Dining
9. Native Plant Ordinance
10. Increase Affordable Housing
11. Policy Interpretations
12. Omnibus Code Clean Up

B. As Time Permits

1. Community Character Analysis
2. Sign Ordinance Update
3. Leucadia Northwest Circulation/Crossings
4. Preservation of Open Space
5. Citizen Participation Program Meetings
6. Expiration/Extension of Stale Permits

C. Long-term Goals

1. Land Use Element Update
 - a. Regulating the Size of Single-Family Houses
 - b. Zoning Code Update
2. Recreation Element Update

3. Citywide Noise Ordinance Update
4. Residential Care – General Zoning Code Amendment
5. Unpermitted Accessory Dwelling Units Ordinance
6. Entertainment Ordinance
7. Cardiff Twinhome Lot Variance Requests
8. Bluff Determination Procedure

Work Program Categories

Current and As Time Permits Goals	Focused amendments required by law or City Council and/or requiring minimal level of resources with good potential to create efficiencies
Long-term Goals	Comprehensive work programs based on community visioning and clearly defining what Encinitas wants to be.

Work Programs Detail

A. CURRENT GOALS

NAME	COUNCIL'S WORK PLAN/DIRECTION?	AMENDS GENERAL PLAN (GPA)/LOCAL COASTAL PLAN (LCPA)/ZONING CODE (ZA)?	SUMMARY/COMMENTS	SCHEDULE*	BUDGET	FUNDED	HOURS
CURRENT							
1. SENATE BILL 9	Yes	Yes, GPA, LCPA, SPA, and ZA	Develop standards for implementing two-unit residential development and urban lot split.	2022	Staff Time	-	-
2. Mobility/Circulation Element Update	Yes	Yes, GPA, and LCPA	Update the Mobility/Circulation Element to define a safe, efficient, and	2021-2023	Yes	Yes	Yes

			adequate citywide circulation system. Planning Commission desire to focus on alternative transportation methods.				
3. EL CAMINO REAL CORRIDOR SPECIFIC PLAN	Yes	Yes, SPA, LCPA, and ZA	Creation of new Specific Plan for the El Camino Real corridor; provide better circulation within area, and pedestrian friendliness, explore providing housing within area.	2021-2023	Yes	Yes	TBD
4. ACCESSORY DWELLING UNITS (PARKING)	Yes	LCPA, and ZA	Research ADU replacement parking restrictions and coordinate with CCC.	2022	TBD	TBD	TBD
5. MODIFY APPEAL PERIODS	Yes	Yes, LCPA, and ZA	Different appeal period times exist throughout the Municipal Code and there is a desire to make them consistent.	2022	Staff Time	-	-
6. PUBLIC SAFETY ELEMENT UPDATE	Yes	Yes	Update the Public Safety Element to be consistent with State Law.	2018-2019	Yes	Yes	TBD
7. SHORT TERM RENTALS	Yes	LCPA, and ZA	Council requested a data driven analysis to consider establishing a cap within the City.	2022	Staff Time	-	-
8. OUTDOOR DINING	Yes	GPA, LCPA, SPA, and ZA	Amend outdoor dining regulations to be more flexibility and be allowed permanently within parking areas.	2022	Staff Time	-	-

9. NATIVE PLANT ORDINANCE	No	TBD	Explore a native plant landscape policy.	2022-2023	TBD	TBD	-
10. INCREASE AFFORDABLE HOUSING	TBD	Yes, GPA, LCPA, SPA and ZA	Explore percentages of affordable housing (50 percent/100 percent etc.), tiny homes, near transit, commercial strip malls, plan that creates a positive vote, create tools to encourage affordable housing.	TBD	TBD	TBD	TBD
11. POLICY INTERPRETATIONS	No	No	Compile all historic policy interpretations made by Planning Commission and locate all online.	2022	Staff Time	Yes	N/A
12. OMNIBUS CODE CLEAN UP	No	Yes	Clean up code sections.	TBD	Staff Time	Yes	N/A

B. AS TIME PERMITS GOALS

NAME	COUNCIL'S WORK PLAN/DIRECTION?	AMENDS GENERAL PLAN (GPA)/LOCAL COASTAL PLAN (LCPA)/ZONING CODE (ZA)?	SUMMARY/COMMENTS	SCHEDULE*	BUDGET	FUNDED	HOURS
AS TIME PERMITS							
1. COMMUNITY CHARACTER ANALYSIS	No	Yes	Define community character and identify determinants of community character.	TBD	TBD	TBD	TBD
2. SIGN ORDINANCE UPDATE	No	Yes	Comprehensive update to the Sign Ordinance (EMC Chapter 30.60) <ul style="list-style-type: none"> – Resolve conflicts with First Amendment rights – Standards for digital signage. 	TBD	TBD	N/A	TBD
3. LEUCADIA NORTHWEST CIRCULATION/CROSSINGS	TBD	TBD	Infrastructure improvements to address needs due to development within the area.	TBD	TBD	TBD	TBD
4. PRESERVATION OF OPEN SPACE	No	TBD	Determine ways to implement Resolution 2022-04 by City Council to support the conservation of open space.	TBD	TBD	TBD	TBD
5. CITIZEN PARTICIPATION PROGRAM	No	TBD	Make modification to require the timing of when CPP meeting shall occur.	TBD	TBD	TBD	TBD

6. EXPIRATION/EXTENSION OF STALE PERMITS	No	Yes	Update code language to address stale permits.	TBD	Staff Time	N/A	TBD
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LONG TERM GOALS

NAME	COUNCIL'S WORK PLAN/DIRECTION?	AMENDS GENERAL PLAN (GPA)/LOCAL COASTAL PLAN (LCPA)/ZONING CODE (ZA)?	COMMENTS	SCHEDULE*	BUDGET	FUNDED	HOURS
LONG-TERM							
1. LAND USE ELEMENT UPDATE	No	Yes	Leverages multiple Strategic Plan initiatives, including Economic Development, Circulation Element Update and Parks Master Plan Update; would reinforce areas of stability and address areas of change in the city; can address community-specific planning topics.	TBD	TBD	TBD	TBD
A. REGULATING THE SIZE OF SINGLE-FAMILY RESIDENCE	Yes	Yes	Prior Council direction to consider options for a local ordinance to regulate the size of single-family homes to make them more consistent with existing surrounding neighborhoods. Should be addressed as part of an update of the Land Use Element, Zoning Code Update	TBD	TBD	TBD	TBD

NAME	COUNCIL'S WORK PLAN/DIRECTION?	AMENDS GENERAL PLAN (GPA)/LOCAL COASTAL PLAN (LCPA)/ZONING CODE (ZA)?	COMMENTS	SCHEDULE*	BUDGET	FUNDED	HOURS
			and updated citywide Design Guidelines.				
B. ZONING CODE UPDATE	No	Yes	<p>Bring needed modernization to the Zoning Code, especially addressing areas of frustration that do not yield desired outcomes; achieves update to Local Coastal Program.</p> <p>Also addresses:</p> <ul style="list-style-type: none"> • Evaluation, update and potential incorporation of existing Specific Plans into the Land Use Element and Zoning Code • Parking and bike standards • Sign code update • Updates to Specific Plans • Updates to Noise standards 	TBD	Staff time	Yes	TBD

NAME	COUNCIL'S WORK PLAN/DIRECTION?	AMENDS GENERAL PLAN (GPA)/LOCAL COASTAL PLAN (LCPA)/ZONING CODE (ZA)?	COMMENTS	SCHEDULE*	BUDGET	FUNDED	HOURS
2. RECREATION ELEMENT UPDATE	No	Yes	Leverages Parks Master Plan Update to make corresponding updates to the Recreation Element; conduct concurrently with updates to Circulation and Land Use Elements to ensure that the mobility network addresses recreation facilities and trails, along with accounting for recreation needs related to land use.	TBD	TBD	N/A	TBD
3. CITYWIDE NOISE ORDINANCE UPDATE	Yes	Yes	Update City Noise standards.	TBD	TBD	N/A	TBD
7. RESIDENTIAL CARE – GENERAL ZONING CODE AMENDMENT	Yes	Yes	Amendment to the zoning code to consider appropriate zoning for residential care facilities (7 or more persons).	TBD	N/A	N/A	N/A
8. UNPERMITTED ACCESSORY DWELLING UNITS ORDINANCE	Yes	Yes	Ordinance to permit unpermitted accessory dwelling units that cannot comply with current zoning standards.	TBD	Staff time	Yes	TBD

NAME	COUNCIL'S WORK PLAN/DIRECTION?	AMENDS GENERAL PLAN (GPA)/LOCAL COASTAL PLAN (LCPA)/ZONING CODE (ZA)?	COMMENTS	SCHEDULE*	BUDGET	FUNDED	HOURS
9. ENTERTAINMENT ORDINANCE	Yes	Yes	Ordinance to regulate entertainment activities open to the public.	TBD	Staff time	Yes	TBD
10. CARDIFF TWINHOME LOT VARIANCE REQUESTS	No	Yes	Modify Municipal Code to allow zero lot lines in Cardiff R15 zones.	TBD	TBD	TBD	TBD
11. BLUFF DETERMINATION PROCEDURE	No	TBD	Create a more robust method to make bluff determinations.	TBD	TBD	TBD	TBD

* Excludes Coastal Commission LCPA process

City's General Plan Elements

General Plan Element ¹	Suggested Timing of Comprehensive Update	Comprehensive Update Underway or Coming Soon	Focused Amendments Underway	Leveraged Comprehensive Update Possible Soon	Future Update
Housing	2029				●
Recreation ²	TBD				●
Land Use	TBD				●
Mobility/Circulation	2022-2023	●			
Resource Management ^{3,4}	TBD				●
Public Safety ⁴	2022	●			
Noise	TBD				●

1. A Local Coastal Program is required for areas in the Coastal Zone; includes portions of the City's General Plan and the Municipal Code
2. The Recreation Element is not mandated by the State, but is a common optional element
3. Both the State-mandated Conservation and Open Space Elements are part of the City's Resource Management Element
4. Government Code Section 65302 requires the Resource Management (conservation element) and Public Safety Elements be updated after the Housing Element

Other common or State-suggested optional elements or themes include Economic Development; Healthy Communities; Social Equity, Environmental Justice and Community Resilience; Climate Change