

AGENDA REPORT

City Council

MEETING DATE: March 15, 2023

PREPARED BY: Cindy Schubert,
Housing Management
Analyst;
Joel Cvetko, Associate
Planner

DEPT. DIRECTOR: Roy Sapa'u

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 thereof.

ENVIRONMENTAL CONSIDERATIONS:

The General Plan Annual Progress Report is a reporting document and does not create or alter policy. The content is provided for informational purposes only and is exempt from the requirements of the California Environmental Quality Act (CEQA) per 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. This informational item provides a means to monitor the implementation of the General Plan during the 12-month reporting period.

This item is not related to the Climate Action Plan.

STRATEGIC PLAN:

This item fits within the Organizational Effectiveness and Efficiency focus area of the City Council'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") must 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 2022 (January 1, 2022 – December 31, 2022). 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; RHNA progress; Housing Element Program implementation status; and other housing data as applicable during the 2022 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 2022 are the following:

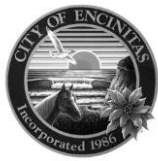
- Increased Inclusionary Requirement (by 5%) and Impact and In-Lieu Fees were approved by the California Coastal Commission in May 2022.
- Reduced parking standards for affordable housing units and new tandem parking standards for multifamily development were approved by the California Coastal Commission in February 2023.
- Adopted objective standards pertaining to development regulations for urban lot splits and two-unit residential development in single-family zones to implement Senate Bill 9 (awaiting California Coastal Commission approval).
- Implementation continued for the Homeless Action Plan and several action items were completed or are ongoing:

- One new FTE was created and filled to oversee Housing and Homeless Programs and Services. The new, full-time Homeless Solutions Manager directs implementation of the Homeless Action Plan.
- The City continues to participate in the Homeless Outreach Program for Empowerment (HOPE) partnership, with 273 individuals experiencing homelessness enrolled, 77 successfully housed, 10 reunited with out-of-state family and returned home, 11 offered/accepted gainful employment, 39 successfully placed in temporary shelters, 11 placed in a Safe Parking program, and 24 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, 2022, 211 formerly homeless households have been placed into permanent housing.
- Through a \$250,000 grant from the State's Homeless Prevention and Intervention Fund (HPIF), 43 households experiencing homelessness were placed into permanent housing and 22 households were provided support to stabilize their existing housing and prevent homelessness.
- The City applied for Permanent Local Housing Allocation (PLHA) grant 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 and the City is currently waiting for verification if the grant funds will be awarded.
- ADU production remains prominent with 122 permits issued in 2022, representing 80 percent of all new residential units.
- 199 planning applications processed by City staff, consistent with the number of applications from the previous year.
- Of the 199 applications processed, 28 projects reviewed by the Planning Commission.
- During 2022, a total of 42 Citizen Participation Program Meetings were held, of which 31 were for residential projects.
- 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 2022, three (3) Housing Element R-30 Sites were approved which will result in 475 total units, 101 of which will provide affordable housing units once constructed (status of all Housing Element Sites in Appendix B).
 - Six (6) Housing Element R-30 site applications are in review by Staff, all of which have submitted SB 330 pre-applications.
 - The City Council adopted the Objective Design and Development Standards on January 19, 2022 and approved by the California Coastal Commission on June 9, 2022.
 - 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, 2023. 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 2022



City of Encinitas Annual General Plan Progress Report 2022

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 15, 2023. It will be submitted to OPR and the Department of Housing and Community Development ("HCD") on or before April 1, 2023.

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 a 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 No. 2021-16), which was later approved by the California Coastal Commission and the Department of Housing and Community Development.

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 finally 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 City of Encinitas currently has the following lead-agency applications submitted and approved by the California Coastal Commission, which includes: 1) amendments to the Municipal Code to implement the 6th Cycle Housing Element by updating and increasing its local affordable housing inclusionary regulations on May 11, 2022, Accessory Dwelling Units (ADU) Ordinance to reflect changes in State law on November 16, 2022, and objective design standards on June 9, 2022. The following applications have been submitted to the California Coastal Commission and are pending review and approval:

- Establish parking minimums for inclusionary housing units;
- Parking regulation amendments to allow for tandem parking within multi-family housing development projects;
- SB9 implementation ordinance for urban lot splits and two-unit development;
- A reduction to the time frame for City Council appeals from 15 to 10 days.
- The Transit Oriented Development (TOD) parking reductions were also submitted to the California Coastal Commission in 2021 and is currently under review.

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 44.5 percent of all land area in the City of the Encinitas, more than any other land use. The primary existing housing type is single-family homes (77 percent with 58 percent detached single-family and 19 percent attached single-family). Multi-family condominiums and apartments currently comprise 21 percent of the existing housing supply. Mobile homes make up three percent of the housing supply. Commercial and office uses account for 417 acres or approximately three percent of total land area in the City of Encinitas. There are over 175 vacant and undeveloped lands, which account for 1,052 acres throughout the City of Encinitas. 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. Most of the infrastructure needed to serve existing and planned land uses are 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 2022, 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

2022 Land Use Element Implementation
Estimated 26,408 total housing units. Current data reporting for this information is based on the United States Census Data as of 2020.
152 building permits were issued for 152 new housing units.
A total of 199 planning applications were processed by City staff, with 59 projects reviewed by the Planning Commission, 7 of which were for new housing developments. A total of eight (8) appeals were filed with the City for City Council consideration. Out of the eight (8) appeals, two (2) were approved which overturned the Planning Commission denial of projects, and five (5) were denied upholding the Planning Commission and/or Director approval of projects. One (1) appeal was withdrawn.
122 building permits were issued for Accessory Dwelling Units (ADUs).
843 Cases/Investigations Opened by the Code Enforcement Division; 382 cases closed; and 1,225 parking citations reviewed.

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:

- Housing Opportunities
- Quality of Housing

- Maintenance and Preservation of Housing
- Housing Conservation

2022 Housing Element Implementation
152 building permits were issued for 152 new housing units: 1 very low deed restricted, 7 very low not deed restricted; 0 low deed restricted, 4 low not deed restricted; 40 moderate not deed restricted and 0 deed restricted and 100 above moderate-income units. 122 of the building permits issued 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.
During 2022, four (4) low-income homeowners were assisted through the City's Residential Rehabilitation Program to make needed home repairs.
City awarded \$48,473 CDBG funds plus \$6,527 from the General Fund to three (3) non-profit service providers. In addition, \$20,000 of CDBG funds were used for Fair Housing. One full-time Homeless Outreach Caseworker was funded through CDBG-CV and the General Fund. During 2022, 11 individuals entered the Safe Parking Program, 39 individuals entered interim housing, and 87 individuals entered permanent housing.
An average of 98 Section 8 Vouchers were administered, and an additional 10 "port-in" vouchers were administered from other Housing Authorities.
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 since 2016 and will be re-considered at the end of the 2022-2023 fiscal year. Since the beginning of the program in May 2016 through June 30, 2022, 211 formerly homeless households have been placed into permanent housing. This results in an annual average of 35 formerly homeless households entering into permanent housing.
Homeless Prevention and Intervention Fund ("HPIF") – The City received \$250,000 from the State for homeless prevention and intervention services utilizing COVID-19 relief funding. The distribution of funds was provided by the Community Resource Center to assist at least 40 individuals with case management and flex funds. From July 1, 2020 to June 30, 2022, 43 households experiencing homelessness in Encinitas were placed into permanent housing as a result of the work done through this project and 22 Encinitas households were provided support in an effort to stabilize their existing housing and prevent homelessness. These funds are no longer available, and the City continues to look for additional funding opportunities.
In June 2020, the Homeless Outreach Program for Empowerment, 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 2022, the program had 273 individuals enrolled in the HOPE program. Seventy-seven individuals experiencing homelessness were successfully housed, and 10 individuals were successfully reunited with out-of-state family and returned home. Also, in 2022, 11 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. Twenty-four individuals experiencing homelessness have been admitted and received Behavioral Health Services.

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 2022, 10 PRADU building permits were issued and 6 PRADU were issued occupancy.

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 initiated 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.

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.

2022 Circulation Element Implementation
<p>Modal Alternatives 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.</p> <p>In 2020, the City successfully applied for and received funding for the development of an implementation plan through the Caltrans Sustainable Communities Grant. 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. The MAP Encinitas project kicked-off in June 2021 and several community outreach events occurred in 2022.</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 City acquired needed easements in 2021, and is pursuing grants to acquire construction funding for the roundabout.</p>
<p>The El Portal pedestrian and bicycle rail undercrossing project began in November of 2020 and was completed in Summer 2022.</p>
<p>The Verdi rail undercrossing plans are complete and permitting is underway. The project will go to Planning Commission for approval, and then to the CPUC for approval. The City is pursuing grants for construction.</p>
<p>Leucadia Streetscape project – design is complete. Construction of Segment A North between Marcheta St and Basil St was completed in Summer 2022. An interim Phase 2 striping project to implement a lane diet and bike lane was completed in February 2023. Segment C from Jupiter to La Costa is scheduled to begin in Summer 2023 and take 30 to 36 months.</p>
<p>Multi-modal improvements completed in 2022 include: 1,200 feet of sidewalks added; 1,000 feet of trails installed; 15 miles of pavement resurfaced; 107 ADA ramps installed; 12 pedestrian crosswalks placed; 4.1 miles of additional traffic calming measures added; and 2.6 miles of bike facilities added.</p>

4. Public Safety:

The goals and policies contained in the Public 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. Topics or issue areas covered in the Public Safety Element include:

- Land Use Planning
- Risk Assessment/Land Use Suitability
- Hazards Mitigation
- Emergency Response and Action
- Safety Service Standards

2022 Public Safety Element Implementation

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 circulated 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 City anticipates that the updated Safety Element will be adopted in 2023. The update will require review by the California Coastal Commission for the portions of the Safety Element that are a part of the City's Local Coastal Program.

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

Six Frontline units (four type-1, one ladder truck, two brush engines, and type-6 patrol engine) – Three reserve type-1 engines.

The Encinitas Fire Department average response time for 2022 was five minutes and 19 seconds – a decrease of 9 seconds from the prior calendar year. On February 16, 2022, the City Council received a presentation from the Fire Chief regarding the City's new standard of coverage where the City Council also adopted Resolution No. 2022-21 to establish local response time benchmark measurements.

The Insurance Services Office (ISO) completed an evaluation of the City of Encinitas Fire Department and improved the ISO rating from 3/9 to 02/2x. 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 is being re-evaluated by ISO as of 2022.

The Fire Department completed revisions to the 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 is currently under review 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 Swiftwater and Flood, Cliff, and Dive emergencies. Staff consists of six full-time and 65 part-time personnel with lifeguards on duty 365 days a year.
1,406 ocean rescues were completed in 2022.
1,050 medical aids were made in 2022.
Marine Safety runs the Junior Lifeguard Program and had 1,249 participants in 2022.
3,497 warnings were issued (dog, glass, alcohol, smoking, bluff, etc.), and parking citations in 2022.
Total beach attendance for the Encinitas coastline in 2022 was approximately 3,408,508 people. Beach attendance for City managed beaches (Grandview, Beacon's, Stonesteps, Moonlight, and D Street) was approximately 2,544,642 in 2022.* *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 2022, Encinitas deputies responded to 19,191 calls for service and made 1,125 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

2022 Resource Management Element Implementation

In January 2022, U.S. Representative Mike Levin assisted the City of Encinitas in securing \$3.83 million of Federal funding for the U.S. Army Corps of Engineers (USACE) to construct the San Diego County Project. The San Diego County 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. Planning, engineering, and baseline monitoring are currently underway and will finish up in Spring of 2023. USACE is currently in the process of going out to bid for the sand dredge contract this winter. Construction is expected to occur in late 2023 or early 2024. This timing depends on the secured sand dredge contract and the timing of the other awarded contracts associated with the same dredge (including the Cities of San Clemente, Solana Beach, and Encinitas).

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 South 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 2022, 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 - Restoration of flood control capacity to prevent future flooding. Grants received from Hazard Mitigation and Vector Control to fund project. Continued progress of 5-year maintenance and monitoring program.

Four (4) additional Priority Development Projects (PDPs) granted occupancy/completed in 2022; for a total of 169 completed Best Management Practices (BMP) Priority Development Projects in inventory.

21 Proposed Storm Water Development Projects are in review.

462 Priority Development Projects structural BMP inspections were performed.

During the 2022 calendar year, the Wastewater Collection Division of the Utility Department cleaned approximately 968,628 feet (183.5 miles) of sewer and storm drainpipes. This number includes all sewer lines jetted and rodded combined.

223 sources of non-storm water discharges were identified and 223 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 2022, 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.

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

2022 Recreation Element Implementation
Continued recreation programs and citywide special events (such as Cyclovia, Holiday Parade, Egg Hunt, and various Senior Dances). Various Partnerships with Encinitas Organizations to hold community events.
Trail 95 was completed and opened to the public in August 2022. The design for Trail 82 is nearly complete and construction is on hold pending utilities relocation and funding.
July 2022 was Parks and Recreation Month, recognizing that park, recreation, and arts enriches the lives of residents and visitors in the City of Encinitas and urged all citizens to fully utilize and enjoy our parks, beaches, trails, open space, facilities, and recreational opportunities.
Organic Parks – Glen Park has been an organically maintained park since 2015. The City added Sun 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.
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. Topics or issue areas covered in the Noise Element include:

- Land Use Planning

2022 Noise Element Implementation
93 noise complaints were received – 83 cases were closed.
Continued implementing the Sheriff's Department 960 Hour Rehire Program (initiated October 2017), which entailed bringing on two retired Sheriff's Deputies to supplement Code Enforcement efforts related to noise abatement associated with alcohol serving establishments and short-term rentals. 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 2022, 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 & Housing Division are attached as **Appendix C**.

Current Planning Division processed a total of 199 projects, with 59 projects reviewed by the Planning Commission. A total of eight (8) appeals were filed with the City for City Council consideration. Out of the eight (8) appeals, two (2) were approved which overturned the Planning Commission denial of projects, and five (5) were denied upholding the Planning Commission and/or Director approval of projects and one (1) appeal was withdrawn.

The following table provides a breakdown in the application types processed for 2022.

DEVELOPMENT SERVICES DEPARTMENT - 2022 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)	0
Boundary Adjustment	9
Certificate of Compliance	3
Coastal Development Permit (CDP)	41
Design Review (Admin.)	10
Minor Use Permit	10
Agricultural Permit	1
Substantial Conformance	19

SB 9 Application	3
Tentative Parcel Map	7
Waiver-Parcel Map	2
Other Applications (zoning letters, amendments, interpretations, etc.)	24
Sub-total ->	140
PLANNING COMMISSION / CITY COUNCIL REVIEW	
Coastal Development Permit	13
Design Review Permit	20
Major Use Permit	8
PC or CC Interpretation	2
Policy/Ordinance Development	7
Tentative Map	4
Variance	4
Sub-total ->	59
GRAND TOTAL	199

The City issued approximately 3,595 building permits for commercial and residential projects in 2022.

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** also addresses the progress in meeting housing goals and objectives specified in the Housing Element, adopted in 2021.

VII. Additional Information and Activities

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. In 2022, CAP implementation involved the development of an electric vehicle charging station master plan; adoption of updated local green building, 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; installation of two roundabouts/traffic circles; continued replacement of certain City fleet vehicles with all-electric vehicles; launch of a new 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.

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 D**) was approved by the Planning Commission on March 30, 2022.

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 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. The Technical Working Group ended in 2022 and SANDAG transitioned to the Sustainable Communities Working Group (SCWG), which City staff is a membership of.

City staff is also serving on the SANDAG Housing Acceleration Program Technical Assistance (HAPTA) Committee.

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 & 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.

Grant Administration

SB2 Grant: In November 2019, the City of Encinitas applied for and was awarded grant funding under SB2, which is for increasing housing production in California. The City of Encinitas intended to utilize SB2 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. The grant received an amendment approval to extend the funds until June 30, 2024.

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 were 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, conducted public workshops and outreach throughout the 2021 and 2022 calendar years. Work has begun with the drafting of the Specific Plan document based upon the community’s feedback and the Environmental Impact Report is being prepared in 2022 pursuant to the California Environmental Quality Act (“CEQA”) guidelines.

San Diego Association of Governments (“SANDAG”) Housing Acceleration Grant Program (“HAP”): 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 percent all electric pursuant to local Green Building Code requirements that went into effect in July 2022. The funds are also being utilized for expedited processing of discretionary planning applications for the City’s Housing Element sites to facilitate housing production, and to also fund the City’s Housing Element Program 5C Displacement Risk Analysis to identify the local conditions that lead to displacement.

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, and the City is currently waiting for verification if the grant funds will be awarded or not. HCD has until March 2023 to notify applicants of their award status.

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.

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 planning 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

2022 Housing Element Annual Progress Report

General Information	
Jurisdiction Name	Encinitas
Reporting Calendar Year	2022
Contact Information	
First Name	Melinda
Last Name	Dacey
Title	Senior Planner Housing Services
Email	mdacey@encinitasca.gov
Phone	7606332711
Mailing Address	
Street Address	505 S Vulcan Ave
City	Encinitas
Zipcode	92024

Housing Element Annual Progress Report

Jurisdiction	Encinitas	
Reporting Year	2022	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	04/15/2021 - 04/15/2029

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	1
	Non-Deed Restricted	7
Low	Deed Restricted	0
	Non-Deed Restricted	4
Moderate	Deed Restricted	0
	Non-Deed Restricted	40
Above Moderate		100
Total Units		152

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

Units by Structure Type	Entitled	Permitted	Completed
SFA	0	0	1
SFD	12	30	17
2 to 4	2	0	16
5+	576	0	0
ADU	3	122	73
MH	0	0	0
Total	593	152	107

Housing Applications Summary	
Total Housing Applications Submitted:	27
Number of Proposed Units in All Applications Received:	869
Total Housing Units Approved:	214
Total Housing Units Disapproved:	0

Housing Element Annual Progress Report

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

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

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	0
	Non-Deed Restricted	0
Low	Deed Restricted	102
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		491
Total Units		593

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	1
	Non-Deed Restricted	7
Low	Deed Restricted	0
	Non-Deed Restricted	4
Moderate	Deed Restricted	0
	Non-Deed Restricted	40
Above Moderate		100
Total Units		152

Certificate of Occupancy Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	5
Low	Deed Restricted	0
	Non-Deed Restricted	3
Moderate	Deed Restricted	0
	Non-Deed Restricted	14
Above Moderate		85
Total Units		107

Housing Element Annual Progress Report

Project Identifier					Unit Types		Date Application Submitted
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)
Summary Row: Start Data Entry Below							
	256-400-14	206 Sunset Drive	Van Den Boom Residence (ADU)	MULTI-005396-2022	ADU	O	5/10/2022
	256-400-14	206 Sunset Drive	Van Den Boom Residence (duplex)	MULTI-005396-2022	2 to 4	O	5/10/2022
	216-041-20	1950 N. Coast Highway 101	Marea Village	MULTI-003780-2020	5+	R	8/5/2021
	262-061-85	Sage Canyon Dr	Sage Canyon	MULTI-003817-2020	5+	R	7/28/2021
	259-231-28 259-231-31 259-231-30	2220, 2228, 2230 Encinitas Blvd	Encinitas Boulevard Apartments	MULTI-003587-2020; DR-003589-2020; BADJ-003588-2020	5+	R	1/22/2021
	256-171-13, 256-141	662, 672 & 682 Clark Ave. 556 Union St.	Clark Avenue Apartments	MULTI-004609-2021	5+	R	9/19/2022
	261-15-06400	3459 Manchester Ave.	Greek Church	MULTI-004672-2021	5+	R	7/1/2021
	258-130-80, -82, -86, -91, -93, -94, 257-020-36, -37	185, 195, 211 & 225 Quail Gardens Drive	Quail Meadows	MULTI-003751-2020	5+	R	5/19/2022
	262-080-40	1376 Tennis Club Drive	Van Wetering New Single-Family Residence	MULTI-005560-2022, CDP-004438-2021	SFD	O	8/9/2022
	256-352-18	216 Neptune Avenue	Newman Residence	CDP-003343-2019	SFD	O	9/10/2019
	254-540-13	1704 Tattenham Road	Fender Crawlspace/ ADU Addition	CDP-003283-2019	ADU	O	2/3/2022

Housing Element Annual Progress Report

		Proposed Units - Affordability by Household Incomes								Total Approved Units by Project	Total Disapproved Units by Project
		5							6	7	8
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	Total <u>PROPOSED</u> Units by Project	Total <u>APPROVED</u> Units by project	Total <u>DISAPPROVED</u> Units by Project
Part Data Entry Below		1	0	128	0	0	0	740	869	214	0
256-400-14	206 Sunset Drive			1					1	1	
256-400-14	206 Sunset Drive							2	2	2	
216-041-20	1950 N. Coast Highway 101			19				75	94	94	
262-061-85	Sage Canyon Dr			29				116	145		
259-231-28	2220, 2228, 2230 Encinitas Blvd			42				241	283	283	
259-231-31											
259-231-30											
256-171-13, 256-141	662, 672 & 682 Clark Ave.			40				159	199	199	
	556 Union St.										
261-15-06400	3459 Manchester Ave.			12				48	60		
258-130-80, -82, - 86, -91, -93, -94, 257-020-36, -37	185, 195, 211 & 225 Quail Gardens Drive			72				413	485		
262-080-40	1376 Tennis Club Drive							1	1	1	
256-352-18	216 Neptune Avenue							1	1	1	
254-540-13	1704 Tattenham Road							1	1		

Housing Element Annual Progress Report

		Streamlining	Density Bonus Law Applications		Application Status	Notes
		9	10		11	12
Current APN	Street Address	Was <u>APPLICATION SUBMITTED</u> Pursuant to GC 65913.4(b)? (SB 35 Streamlining)	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.	Notes ⁺
Part Data Entry Below						
256-400-14	206 Sunset Drive	No	No	N/A	Approved	Approved: 8/4/2022
256-400-14	206 Sunset Drive	No	No	N/A	Approved	Project includes a two-unit struc
216-041-20	1950 N. Coast Highway 101	No	Yes	Yes	Approved	Approved: CC 8/10/2022, howev
262-061-85	Sage Canyon Dr	No	Yes	N/A	Pending	
259-231-28 259-231-31 259-231-30	2220, 2228, 2230 Encinitas Blvd	No	Yes	Yes	Approved	Approved: CC 6/8/2022
256-171-13, 256-141	662, 672 & 682 Clark Ave. 556 Union St.	No	Yes	Yes	Approved	Approved: CC 9/14/2022
261-15-06400	3459 Manchester Ave.	No	Yes	N/A	Pending	Approved: 2/9/2023
258-130-80, -82, -86, -91, -93, -94, 257-020-36, -37	185, 195, 211 & 225 Quail Gardens Drive	No	Yes	Yes	Pending	Project Continued off calendar f
262-080-40	1376 Tennis Club Drive	No	No	N/A	Approved	Approved: 11/3/2022
256-352-18	216 Neptune Avenue	No	No	N/A	Approved	Approved: 9/15/2022
254-540-13	1704 Tattenham Road	No	No	No	Pending	Pending Coastal Commission G

Housing Element Annual Progress Report

Project Identifier					Unit Types		Date Application Submitted
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)
	261-081-28	2258/2262 Cambridge Ave, Encinitas, CA, 92024	Cambridge Twinhome (single-family)	MULTI-004918-2021	2 to 4	O	12/13/2022
	261-081-28	2258/2262 Cambridge Ave, Encinitas, CA, 92024	Cambridge Twinhome (ADU)	MULTI-004918-2021	ADU	O	12/13/2022
	254-173-32	1605 Burgundy Rd.	Connelly Residence	CDP-004026-2020	SFD	O	9/1/2020
	260-192-30	957 Grange Hall Rd. Cardiff, CA. 92007	Papandrea Residence	CDP-004389-2021	SFD	O	9/6/2022
	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
	260-261-02-00	Vacant lot (between Verdi and Rubenstein)	McGrath House	CDP-005577-2022	SFD	O	12/15/2022
	257-401-11-00	Vacant lot (Zona Gale Road, Encinitas, CA)	Zona Gale Road Subdivision	MULTI-003289-2019	5+	O	2/25/2022
	256-411-03-00	303 Sunset Dr Encinitas, CA 92024	Mulligan Residence (single-family)	CDP-003374-2019	SFD	O	9/27/2022

Housing Element Annual Progress Report

		Proposed Units - Affordability by Household Incomes								Total Approved Units by Project	Total Disapproved Units by Project
		5							6	7	8
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	Total <u>PROPOSED</u> Units by Project	Total <u>APPROVED</u> Units by project	Total <u>DISAPPROVED</u> Units by Project
261-081-28	2258/2262 Cambridge Ave, Encinitas, CA, 92024							2	2		
261-081-28	2258/2262 Cambridge Ave, Encinitas, CA, 92024							2	2		
254-173-32	1605 Burgundy Rd.							1	1	1	
260-192-30	957 Grange Hall Rd. Cardiff, CA. 92007							1	1	1	
254-073-02-00	1825 Wilstone Ave							1	1		
254-073-02-00	1825 Wilstone Ave							1	1		
260-261-02-00	Vacant lot (between Verdi and Rubenstein)							1	1		
257-401-11-00	Vacant lot (Zona Gale Road, Encinitas, CA)	1						8	9		
256-411-03-00	303 Sunset Dr Encinitas, CA 92024							1	1	1	

Housing Element Annual Progress Report

		Streamlining	Density Bonus Law Applications		Application Status	Notes
		9	10		11	12
Current APN	Street Address	Was <u>APPLICATION SUBMITTED</u> Pursuant to GC 65913.4(b)? (SB 35 Streamlining)	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.	Notes ⁺
261-081-28	2258/2262 Cambridge Ave, Encinitas, CA, 92024	No	No	N/A	Pending	Other APN: 261-081-29
261-081-28	2258/2262 Cambridge Ave, Encinitas, CA, 92024	No	No	N/A	Pending	Other APN: 261-081-29
254-173-32	1605 Burgundy Rd.	No	No	N/A	Approved	Approved: 12/14/2022
260-192-30	957 Grange Hall Rd. Cardiff, CA. 92007	No	No	N/A	Approved	New SFD Approved 9/6/22 DSD
254-073-02-00	1825 Wilstone Ave	No	No	N/A	Pending	Project includes reconstruction of
254-073-02-00	1825 Wilstone Ave	No	No	N/A	Pending	
260-261-02-00	Vacant lot (between Verdi and Rubenstein)	No	No	N/A	Pending	
257-401-11-00	Vacant lot (Zona Gale Road, Encinitas, CA)	No	Yes	N/A	Pending	
256-411-03-00	303 Sunset Dr Encinitas, CA 92024	No	No	N/A	Approved	Approved: 9/27/2022

Housing Element Annual Progress Report

Project Identifier					Unit Types		Date Application Submitted
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)
	256-411-03-00	303 Sunset Dr Encinitas, CA 92024	Mulligan Residence (ADU)	CDP-003374-2019	ADU	R	9/27/2022
	264-091-38	3400 Jasmine Crest	Wildflower Estates Residences (single-family)	BLDR-017248-2021	SFD	O	10/11/2021
	264-091-38	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	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	184 North Coast Highway	Moonlight Mixed Use	MULTI-004729-2021	5+	R	7/27/2021
	254-144-01-00, 216-110-35-00	NE corner of Piraeus	Piraeus Point	MULTI-005158-2022	5+	O	2/3/2022
	256-040-73	810 Hermes Avenue	Hanwit Residence	CDP-004541-2021	SFD	O	2/3/2022
	259-210-44	4255 Colony Terrace	Davis Residence	MULTI-004600-2021	SFD	O	9/29/2022
	259-210-44	4255 Colony Terrace	Davis Residence	MULTI-004600-2021	ADU	O	9/29/2022
	258-344-22	1138 Devonshire Drive	Brough Residence	CDP-005047-2021	SFD	O	8/11/2022
	258-041-17	215 Fifth St	Casa Rana (single-family)	CDP-004380-2021	SFD	O	2/25/2022
	258-041-17	215 Fifth St	Casa Rana (ADU)	CDP-004380-2021	ADU	R	2/25/2022

Housing Element Annual Progress Report

		Proposed Units - Affordability by Household Incomes								Total Approved Units by Project	Total Disapproved Units by Project
		5							6	7	8
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	Total <u>PROPOSED</u> Units by Project	Total <u>APPROVED</u> Units by project	Total <u>DISAPPROVED</u> Units by Project
256-411-03-00	303 Sunset Dr Encinitas, CA 92024							1	1	1	
264-091-38	3400 Jasmine Crest							1	1	1	
264-091-38	3402 Jasmine Crest							1	1		
258-086-10-00	533 Third Street							1	1		
258-086-10-00	533 Third Street							1	1		
264-241-26	2568 Lone Jack Rd							1	1		
256-392-06-00, 256-392-11-00, 256-392-12-00	184 North Coast Highway	4						41	45		
254-144-01-00, 216-110-35-00	NE corner of Piraeus			15				135	150		
256-040-73	810 Hermes Avenue							1	1	1	
259-210-44	4255 Colony Terrace							1	1	1	
259-210-44	4255 Colony Terrace							1	1	1	
258-344-22	1138 Devonshire Drive							1	1	1	
258-041-17	215 Fifth St							1	1	1	
258-041-17	215 Fifth St							1	1	1	

Housing Element Annual Progress Report

		Streamlining	Density Bonus Law Applications		Application Status	Notes
		9	10		11	12
Current APN	Street Address	Was <u>APPLICATION SUBMITTED</u> Pursuant to GC 65913.4(b)? (SB 35 Streamlining)	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.	Notes ⁺
256-411-03-00	303 Sunset Dr Encinitas, CA 92024	No	No	N/A	Approved	Approved: 9/27/2022
264-091-38	3400 Jasmine Crest	No	No	N/A	Approved	Approved: 12/6/2022; Pending p
264-091-38	3402 Jasmine Crest	No	No	N/A	Pending	Pending payment
258-086-10-00	533 Third Street	No	No	N/A	Pending	
258-086-10-00	533 Third Street	No	No	N/A	Pending	
264-241-26	2568 Lone Jack Rd	No	No	N/A	Pending	
256-392-06-00, 256-392-11-00, 256-392-12-00	184 North Coast Highway	No	Yes	Yes	Pending	
254-144-01-00, 216-110-35-00	NE corner of Piraeus	No	No	No	Pending	
256-040-73	810 Hermes Avenue	No	No	No	Approved	Approved: 9/23/2022
259-210-44	4255 Colony Terrace	No	No	No	Approved	Approved: 10/26/2022
259-210-44	4255 Colony Terrace	No	No	No	Approved	Approved: 10/26/2022
258-344-22	1138 Devonshire Drive	No	No	No	Approved	Approved: 8/29/2022
258-041-17	215 Fifth St	No	No	N/A	Approved	Approved: 2/25/2022
258-041-17	215 Fifth St	No	No	N/A	Approved	Approved: 2/25/2022

Housing Element Annual Progress Report

Project Identifier					Unit Types		Date Application Submitted
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)
	262-011-10	1356 Crest Dr	Kimball Residence	MULTI-005186-2022	SFD	O	9/21/2022
	258-251-06	850 Nardo Road	Robinson Residence	CDP-004081-2020	SFD	O	9/21/2022

Housing Element Annual Progress Report

		Proposed Units - Affordability by Household Incomes								Total Approved Units by Project	Total Disapproved Units by Project
		5							6	7	8
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	Total <u>PROPOSED</u> Units by Project	Total <u>APPROVED</u> Units by project	Total <u>DISAPPROVED</u> Units by Project
262-011-10	1356 Crest Dr							1	1	1	
258-251-06	850 Nardo Road							1	1	1	

Housing Element Annual Progress Report

		Streamlining	Density Bonus Law Applications		Application Status	Notes
		9	10		11	12
Current APN	Street Address	Was <u>APPLICATION SUBMITTED</u> Pursuant to GC 65913.4(b)? (SB 35 Streamlining)	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.	Notes ⁺
262-011-10	1356 Crest Dr	No	No	N/A	Approved	Approved: 9/13/2022
258-251-06	850 Nardo Road	No	No	N/A	Approved	Approved: 9/6/2022

Housing Element Annual Progress Report

Project Identifier					Unit Types		Affordability by Household Income			
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	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							0	0	102	0
	2581223000	1116 Double LI Ranch Rd		BLDR-016164-2021	ADU	O				
	2160524100	1098 Urania Ave		BLDR-015624-2021	ADU	O				
	2545530100	672 Poinsettia Park N		BLDR-015081-2021	ADU	R				
	2592612400	2150 Bulrush Ln		BLDR-013919-2021	ADU	R				
	2563132800	1438 Hermes Ave		BLDR-016926-2021	ADU	R				
	2643103100	1050 Monterey Vista Way		BLDR-014219-2021	ADU	R				
	2583504700	1533 San Elijo Ave		BLDR-015972-2021	SFD	O				
	2594203600	1535 San Elijo Ave		BLDR-015973-2021	ADU	R				
	2541627400	1537 San Elijo Ave		BLDR-015974-2021	SFD	O				
	2546300500	1539 San Elijo Ave		BLDR-015975-2021	ADU	O				
	2606511700	1127 Evergreen Dr		BLDR-014772-2021	ADU	R				
	2160811400	1127 Aloha Dr		BLDR-016400-2021	ADU	R				
	2653315900	1262 Saxony Rd		BLDR-016410-2021	ADU	O				
	2642221900	431 Third St		BLDR-015118-2021	ADU	R				
	2543630300	452 N Coast Highway 101		BLDR-013808-2020	ADU	R				
	2541610800	3469 Western Springs Rd		BLDR-016553-2021	ADU	O				
	2561523700	1747 Red Barn Rd		BLDR-015955-2021	ADU	O				

Housing Element Annual Progress Report

Project Identifier Homes - Completed Entitlement						Affordability by Household Incomes - Building					
1					5	6	7				
Current APN	Street Address	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Entitlement Date Approved	# of Units issued Entitlements	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate-Income Deed Restricted
Start Data Entry Below		0	0	491		593	1	7	0	4	0
2581223000	1116 Double LI Ranch Rd					0		1			
2160524100	1098 Urania Ave					0					
2545530100	672 Poinsettia Park N					0					
2592612400	2150 Bulrush Ln					0					
2563132800	1438 Hermes Ave					0					
2643103100	1050 Monterey Vista Way					0					
2583504700	1533 San Elijo Ave					0					
2594203600	1535 San Elijo Ave					0					
2541627400	1537 San Elijo Ave					0					
2546300500	1539 San Elijo Ave					0					
2606511700	1127 Evergreen Dr					0					
2160811400	1127 Aloha Dr					0					
2653315900	1262 Saxony Rd					0					
2642221900	431 Third St					0					
2543630300	452 N Coast Highway 101					0					
2541610800	3469 Western Springs Rd					0					
2561523700	1747 Red Barn Rd					0					

Housing Element Annual Progress Report

Project Identifier Permits						Affordability by Household Incomes - Certifica					
1				8	9	10					
Current APN	Street Address	Moderate-Income Non Deed Restricted	Above Moderate-Income	Building Permits <u>Date Issued</u>	# of Units Issued Building Permits	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted
Start Data Entry Below		40	100		152	0	5	0	3	0	14
2581223000	1116 Double LI Ranch Rd			1/3/2022	1						
2160524100	1098 Urania Ave		1	1/5/2022	1						
2545530100	672 Poinsettia Park N		1	1/10/2022	1						
2592612400	2150 Bulrush Ln	1		1/12/2022	1						
2563132800	1438 Hermes Ave	1		1/13/2022	1						
2643103100	1050 Monterey Vista Way	1		1/18/2022	1						
2583504700	1533 San Elijo Ave		1	1/18/2022	1						
2594203600	1535 San Elijo Ave		1	1/18/2022	1						
2541627400	1537 San Elijo Ave		1	1/18/2022	1						
2546300500	1539 San Elijo Ave		1	1/18/2022	1						
2606511700	1127 Evergreen Dr		1	1/19/2022	1						
2160811400	1127 Aloha Dr	1		1/20/2022	1						1
2653315900	1262 Saxony Rd		1	1/20/2022	1						
2642221900	431 Third St		1	1/20/2022	1						
2543630300	452 N Coast Highway 101		1	1/25/2022	1						
2541610800	3469 Western Springs Rd		1	1/27/2022	1						
2561523700	1747 Red Barn Rd		1	2/2/2022	1						

Housing Element Annual Progress Report

Project Identifier tes of Occupancy						Streamlining	Infill	Housing with Financial Assistance and/or Deed Restrictions	
1			11	12	13	14	15	16	17
Current APN	Street Address	Above Moderate-Income	Certificates of Occupancy or other forms of readiness (see instructions) <u>Date Issued</u>	# of Units issued Certificates of Occupancy or other forms of readiness	How many of the units were Extremely Low Income?*	Was Project <u>APPROVED</u> using GC 65913.4(b)? (SB 35 Streamlining) Y/N	Infill Units? Y/N*	Assistance Programs for Each Development (may select multiple - see instructions)	Deed Restriction Type (may select multiple - see instructions)
Part Data Entry Below		85		107	0	0			
2581223000	1116 Double LI Ranch Rd			0	0	N			
2160524100	1098 Urania Ave			0	0	N			
2545530100	672 Poinsettia Park N			0	0	N			
2592612400	2150 Bulrush Ln			0	0	N			
2563132800	1438 Hermes Ave			0	0	N			
2643103100	1050 Monterey Vista Way			0	0	N			
2583504700	1533 San Elijo Ave			0	0	N			
2594203600	1535 San Elijo Ave			0	0	N			
2541627400	1537 San Elijo Ave			0	0	N			
2546300500	1539 San Elijo Ave			0	0	N			
2606511700	1127 Evergreen Dr	1	6/13/2022	1	0	N			
2160811400	1127 Aloha Dr		5/31/2022	1	0	N			
2653315900	1262 Saxony Rd			0	0	N			
2642221900	431 Third St			0	0	N			
2543630300	452 N Coast Highway 101			0	0	N			
2541610800	3469 Western Springs Rd			0	0	N			
2561523700	1747 Red Barn Rd			0	0	N			

Housing Element Annual Progress Report

Project Identifier		Housing without Financial Assistance or Deed Restrictions	Term of Affordability or Deed Restriction	Demolished/Destroyed Units			Density Bo	
1		18	19	20			21	22
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	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)
Start Data Entry Below				1		0		
2581223000	1116 Double LI Ranch Rd	SURVEY						
2160524100	1098 Urania Ave							
2545530100	672 Poinsettia Park N							
2592612400	2150 Bulrush Ln	SURVEY						
2563132800	1438 Hermes Ave	SURVEY						
2643103100	1050 Monterey Vista Way	SURVEY						
2583504700	1533 San Elijo Ave							
2594203600	1535 San Elijo Ave							
2541627400	1537 San Elijo Ave							
2546300500	1539 San Elijo Ave	SURVEY						
2606511700	1127 Evergreen Dr	SURVEY						
2160811400	1127 Aloha Dr	SURVEY						
2653315900	1262 Saxony Rd							
2642221900	431 Third St	SURVEY						
2543630300	452 N Coast Highway 101							
2541610800	3469 Western Springs Rd							
2561523700	1747 Red Barn Rd							

Housing Element Annual Progress Report

Project Identifier nus				Notes
1		23	24	25
Current APN	Street Address	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 ⁺
Part Data Entry Below				
2581223000	1116 Double LI Ranch Rd			
2160524100	1098 Urania Ave			
2545530100	672 Poinsettia Park N			
2592612400	2150 Bulrush Ln			
2563132800	1438 Hermes Ave			
2643103100	1050 Monterey Vista Way			
2583504700	1533 San Elijo Ave			
2594203600	1535 San Elijo Ave			
2541627400	1537 San Elijo Ave			
2546300500	1539 San Elijo Ave			
2606511700	1127 Evergreen Dr			
2160811400	1127 Aloha Dr			
2653315900	1262 Saxony Rd			
2642221900	431 Third St			
2543630300	452 N Coast Highway 101			
2541610800	3469 Western Springs Rd			
2561523700	1747 Red Barn Rd			

Housing Element Annual Progress Report

Project Identifier					Unit Types		Affordability by Household Income			
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	Very Low- Income Deed Restricted	Very Low- Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted
	2583720200	932 Emma Dr		BLDR-015919-2021	ADU	O				
	2544111200	936 St Albans Dr		BLDR-016603-2021	ADU	O				
	2541806400	1073 Evergreen Dr		BLDR-013062-2020	ADU	R				
	2542620500	1282 Santa Fe Dr		BLDR-015501-2021	ADU	R				
	2581022900	1214 Hymettus Ave		BLDR-013283-2020	ADU	O				
	2611110700	443 Ocean View Ave		BLDR-015503-2021	ADU	O				
	2603931100	1499 Summit Ave		BLDR-016449-2021	SFD	O				
	2545514400	1743 Eucalyptus Ave		BLDR-016743-2021	ADU	O				
	2605112100	982 Via Di Felicita		BLDR-016612-2021	ADU	R				
	2560407600	2056 Manchester Ave		BLDR-016716-2021	ADU	O				
	2560407600	452 Ocean View Ter		BLDR-013965-2021	SFD	O				
	2601921300	581 La Costa Ave		BLDR-017942-2021	ADU	O				
	2606306400	1337 Bellevue Ave		BLDR-017502-2021	ADU	O				
	2642232700	750 Dewitt Ave		BLDR-013902-2021	ADU	R				
	2606306300	826 Hermes Ave		BLDR-017126-2021	ADU	R				
	2544133200	345 Cerro St		BLDR-017320-2021	ADU	O				
	2573304200	1032 Hermes Ave		BLDR-015205-2021	ADU	O				
	2584201200	814 Clark Ave		BLDR-017642-2021	ADU	R				
	2541112400	827 Clark Ave		BLDR-013831-2020	ADU	O				
	2642411500	937 Oldham Ct		BLDR-017655-2021	ADU	R				

Housing Element Annual Progress Report

Project Identifier Homes - Completed Entitlement							Affordability by Household Incomes - Building				
1					5	6	7				
Current APN	Street Address	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	Very Low-Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate-Income Deed Restricted
2583720200	932 Emma Dr					0					
2544111200	936 St Albans Dr					0				1	
2541806400	1073 Evergreen Dr					0					
2542620500	1282 Santa Fe Dr					0					
2581022900	1214 Hymettus Ave					0					
2611110700	443 Ocean View Ave					0					
2603931100	1499 Summit Ave					0					
2545514400	1743 Eucalyptus Ave					0		1			
2605112100	982 Via Di Felicita					0					
2560407600	2056 Manchester Ave					0					
2560407600	452 Ocean View Ter					0					
2601921300	581 La Costa Ave					0					
2606306400	1337 Bellevue Ave					0					
2642232700	750 Dewitt Ave					0				1	
2606306300	826 Hermes Ave					0					
2544133200	345 Cerro St					0					
2573304200	1032 Hermes Ave					0					
2584201200	814 Clark Ave					0					
2541112400	827 Clark Ave					0					
2642411500	937 Oldham Ct					0					

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Project Identifier Permits						Affordability by Household Incomes - Certifica					
1				8	9	10					
Current APN	Street Address	Moderate-Income Non Deed Restricted	Above Moderate-Income	Building Permits <u>Date Issued</u>	# of Units Issued Building Permits	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted
2583720200	932 Emma Dr		1	2/7/2022	1						
2544111200	936 St Albans Dr			2/7/2022	1						
2541806400	1073 Evergreen Dr	1		2/8/2022	1						
2542620500	1282 Santa Fe Dr	1		2/8/2022	1						1
2581022900	1214 Hymettus Ave		1	2/9/2022	1						
2611110700	443 Ocean View Ave		1	2/9/2022	1						
2603931100	1499 Summit Ave		1	2/11/2022	1						
2545514400	1743 Eucalyptus Ave			2/16/2022	1						
2605112100	982 Via Di Felicita	1		2/17/2022	1						
2560407600	2056 Manchester Ave		1	2/23/2022	1						
2560407600	452 Ocean View Ter		1	2/23/2022	1						
2601921300	581 La Costa Ave		1	2/23/2022	1						
2606306400	1337 Bellevue Ave		1	3/1/2022	1						
2642232700	750 Dewitt Ave			3/1/2022	1				1		
2606306300	826 Hermes Ave	1		3/1/2022	1						1
2544133200	345 Cerro St		1	3/2/2022	1						
2573304200	1032 Hermes Ave		1	3/3/2022	1						
2584201200	814 Clark Ave	1		3/8/2022	1						1
2541112400	827 Clark Ave		1	3/8/2022	1						
2642411500	937 Oldham Ct		1	3/8/2022	1						

Housing Element Annual Progress Report

Project Identifier tes of Occupancy						Streamlining	Infill	Housing with Financial Assistance and/or Deed Restrictions	
1			11	12	13	14	15	16	17
Current APN	Street Address	Above Moderate-Income	Certificates of Occupancy or other forms of readiness (see instructions) <u>Date Issued</u>	# of Units issued Certificates of Occupancy or other forms of readiness	How many of the units were Extremely Low Income?*	Was Project <u>APPROVED</u> using GC 65913.4(b)? (SB 35 Streamlining) Y/N	Infill Units? Y/N*	Assistance Programs for Each Development (may select multiple - see instructions)	Deed Restriction Type (may select multiple - see instructions)
2583720200	932 Emma Dr			0	0	N			
2544111200	936 St Albans Dr			0	0	N			
2541806400	1073 Evergreen Dr			0	0	N			
2542620500	1282 Santa Fe Dr		6/22/2022	1	0	N			
2581022900	1214 Hymettus Ave			0	0	N			
2611110700	443 Ocean View Ave	1	4/28/2022	1	0	N			
2603931100	1499 Summit Ave			0	0	N			
2545514400	1743 Eucalyptus Ave			0	0	N			
2605112100	982 Via Di Felicita			0	0	N			
2560407600	2056 Manchester Ave			0	0	N			
2560407600	452 Ocean View Ter			0	0	N			
2601921300	581 La Costa Ave	1	2/23/2022	1	0	N			
2606306400	1337 Bellevue Ave			0	0	N			
2642232700	750 Dewitt Ave		3/22/2022	1	0	N			
2606306300	826 Hermes Ave		12/9/2022	1	0	N			
2544133200	345 Cerro St	1	8/4/2022	1	0	N			
2573304200	1032 Hermes Ave			0	0	N			
2584201200	814 Clark Ave		10/21/2022	1	0	N			
2541112400	827 Clark Ave			0	0	N			
2642411500	937 Oldham Ct	1	10/4/2022	1	0	N			

Housing Element Annual Progress Report

Project Identifier		Housing without Financial Assistance or Deed Restrictions	Term of Affordability or Deed Restriction	Demolished/Destroyed Units			Density Bo	
1		18	19	20			21	22
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	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)
2583720200	932 Emma Dr							
2544111200	936 St Albans Dr	SURVEY						
2541806400	1073 Evergreen Dr	SURVEY						
2542620500	1282 Santa Fe Dr	SURVEY						
2581022900	1214 Hymettus Ave							
2611110700	443 Ocean View Ave							
2603931100	1499 Summit Ave	SURVEY						
2545514400	1743 Eucalyptus Ave	SURVEY						
2605112100	982 Via Di Felicita	SURVEY						
2560407600	2056 Manchester Ave							
2560407600	452 Ocean View Ter							
2601921300	581 La Costa Ave							
2606306400	1337 Bellevue Ave							
2642232700	750 Dewitt Ave	SURVEY						
2606306300	826 Hermes Ave	SURVEY						
2544133200	345 Cerro St	SURVEY						
2573304200	1032 Hermes Ave	SURVEY						
2584201200	814 Clark Ave	SURVEY						
2541112400	827 Clark Ave	SURVEY						
2642411500	937 Oldham Ct	SURVEY						

Housing Element Annual Progress Report

Project Identifier nus				Notes
1		23	24	25
Current APN	Street Address	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 ⁺
2583720200	932 Emma Dr			
2544111200	936 St Albans Dr			
2541806400	1073 Evergreen Dr			
2542620500	1282 Santa Fe Dr			
2581022900	1214 Hymettus Ave			
2611110700	443 Ocean View Ave			
2603931100	1499 Summit Ave			
2545514400	1743 Eucalyptus Ave			
2605112100	982 Via Di Felicita			
2560407600	2056 Manchester Ave			
2560407600	452 Ocean View Ter			
2601921300	581 La Costa Ave			
2606306400	1337 Bellevue Ave			
2642232700	750 Dewitt Ave			
2606306300	826 Hermes Ave			
2544133200	345 Cerro St			
2573304200	1032 Hermes Ave			
2584201200	814 Clark Ave			
2541112400	827 Clark Ave			
2642411500	937 Oldham Ct			

Housing Element Annual Progress Report

Project Identifier					Unit Types		Affordability by Household Income			
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	Very Low- Income Deed Restricted	Very Low- Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted
	2543820400	624 Sereno View Rd		BLDR-017389-2021	ADU	R				
	2581415700	2107 Montgomery Ave		BLDR-009339-2020	ADU	O				
	2561630200	500 Andrew Ave		BLDR-016404-2021	ADU	O				
	2601620900	724 Cypress Hills Dr		BLDR-017744-2021	ADU	O				
	2562326400	858 Capri Rd		BLDR-016986-2021	ADU	R				
	2602131600	868 Clark Ave		BLDR-017663-2021	ADU	R				
	2641014000	1177 Saxony Rd		BLDR-017290-2021	ADU	O				
	2563912100	1238 Summit Ave		BLDR-018606-2022	ADU	O				
	2583442900	1153 Hymettus Ave		BLDR-017793-2021	ADU	O				
	2592820300	1214 Crest Dr		BLDR-015156-2021	ADU	R				
	2543511600	1500 Hymettus Ave		BLDR-016623-2021	ADU	R				
	2160720500	1531 Vanessa Cir		BLDR-016073-2021	ADU	O				
	2563912100	806 Clark Ave		BLDR-014522-2021	ADU	O				
	2642912300	652 Saxony Rd		BLDR-014848-2021	ADU	R				
	2544134000	706 Wood Dr		BLDR-010324-2019	SFD	O				
	2544131800	708 Wood Dr		BLDR-010325-2019	ADU	R				
	2581022500	2104 Colony Ter		BLDR-017273-2021	ADU	R				
	2561633700	2344 Newcastle Ave		BLDR-014625-2021	ADU	O				
	2545520400	4012 Manchester Ave		BLDR-018619-2022	ADU	O				

Housing Element Annual Progress Report

Project Identifier Homes - Completed Entitlement						Affordability by Household Incomes - Building					
1					5	6	7				
Current APN	Street Address	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Entitlement Date Approved	# of Units issued Entitlements	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate-Income Deed Restricted
2543820400	624 Sereno View Rd					0		1			
2581415700	2107 Montgomery Ave					0					
2561630200	500 Andrew Ave					0					
2601620900	724 Cypress Hills Dr					0					
2562326400	858 Capri Rd					0					
2602131600	868 Clark Ave					0					
2641014000	1177 Saxony Rd					0					
2563912100	1238 Summit Ave					0					
2583442900	1153 Hymettus Ave					0					
2592820300	1214 Crest Dr					0		1			
2543511600	1500 Hymettus Ave					0					
2160720500	1531 Vanessa Cir					0		1			
2563912100	806 Clark Ave					0					
2642912300	652 Saxony Rd					0					
2544134000	706 Wood Dr					0					
2544131800	708 Wood Dr					0					
2581022500	2104 Colony Ter					0				1	
2561633700	2344 Newcastle Ave					0					
2545520400	4012 Manchester Ave					0					

Housing Element Annual Progress Report

Project Identifier Permits						Affordability by Household Incomes - Certifica					
1				8	9	10					
Current APN	Street Address	Moderate-Income Non Deed Restricted	Above Moderate-Income	Building Permits <u>Date Issued</u>	# of Units Issued Building Permits	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted
2543820400	624 Sereno View Rd			3/14/2022	1		1				
2581415700	2107 Montgomery Ave		1	3/16/2022	1						
2561630200	500 Andrew Ave	1		3/16/2022	1						1
2601620900	724 Cypress Hills Dr	1		3/16/2022	1						1
2562326400	858 Capri Rd		1	3/17/2022	1						
2602131600	868 Clark Ave		1	3/21/2022	1						
2641014000	1177 Saxony Rd		1	3/23/2022	1						
2563912100	1238 Summit Ave		1	3/29/2022	1						
2583442900	1153 Hymettus Ave		1	4/4/2022	1						
2592820300	1214 Crest Dr			4/4/2022	1						
2543511600	1500 Hymettus Ave	1		4/4/2022	1						
2160720500	1531 Vanessa Cir			4/4/2022	1						
2563912100	806 Clark Ave		1	4/4/2022	1						
2642912300	652 Saxony Rd		1	4/5/2022	1						
2544134000	706 Wood Dr		1	4/6/2022	1						
2544131800	708 Wood Dr		1	4/6/2022	1						
2581022500	2104 Colony Ter			4/7/2022	1						
2561633700	2344 Newcastle Ave		1	4/7/2022	1						
2545520400	4012 Manchester Ave		1	4/7/2022	1						

Housing Element Annual Progress Report

Project Identifier tes of Occupancy						Streamlining	Infill	Housing with Financial Assistance and/or Deed Restrictions	
1			11	12	13	14	15	16	17
Current APN	Street Address	Above Moderate-Income	Certificates of Occupancy or other forms of readiness (see instructions) <u>Date Issued</u>	# of Units issued Certificates of Occupancy or other forms of readiness	How many of the units were Extremely Low Income?*	Was Project <u>APPROVED</u> using GC 65913.4(b)? (SB 35 Streamlining) Y/N	Infill Units? Y/N*	Assistance Programs for Each Development (may select multiple - see instructions)	Deed Restriction Type (may select multiple - see instructions)
2543820400	624 Sereno View Rd		3/28/2022	1	0	N			
2581415700	2107 Montgomery Ave			0	0	N			
2561630200	500 Andrew Ave		10/7/2022	1	0	N			
2601620900	724 Cypress Hills Dr		11/17/2022	1	0	N			
2562326400	858 Capri Rd			0	0	N			
2602131600	868 Clark Ave			0	0	N			
2641014000	1177 Saxony Rd			0	0	N			
2563912100	1238 Summit Ave	1	11/29/2022	1	0	N			
2583442900	1153 Hymettus Ave			0	0	N			
2592820300	1214 Crest Dr			0	0	N			
2543511600	1500 Hymettus Ave			0	0	N			
2160720500	1531 Vanessa Cir			0	0	N			
2563912100	806 Clark Ave			0	0	N			
2642912300	652 Saxony Rd			0	0	N			
2544134000	706 Wood Dr			0	0	N			
2544131800	708 Wood Dr			0	0	N			
2581022500	2104 Colony Ter			0	0	N			
2561633700	2344 Newcastle Ave			0	0	N			
2545520400	4012 Manchester Ave	1	9/21/2022	1	0	N			

Housing Element Annual Progress Report

Project Identifier		Housing without Financial Assistance or Deed Restrictions	Term of Affordability or Deed Restriction	Demolished/Destroyed Units			Density Bo	
1		18	19	20			21	22
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/Desroyed Units Owner or Renter	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)
2543820400	624 Sereno View Rd	SURVEY						
2581415700	2107 Montgomery Ave	SURVEY						
2561630200	500 Andrew Ave	SURVEY						
2601620900	724 Cypress Hills Dr	SURVEY						
2562326400	858 Capri Rd	SURVEY						
2602131600	868 Clark Ave							
2641014000	1177 Saxony Rd							
2563912100	1238 Summit Ave	SURVEY						
2583442900	1153 Hymettus Ave							
2592820300	1214 Crest Dr	SURVEY						
2543511600	1500 Hymettus Ave	SURVEY						
2160720500	1531 Vanessa Cir	SURVEY						
2563912100	806 Clark Ave	SURVEY						
2642912300	652 Saxony Rd							
2544134000	706 Wood Dr							
2544131800	708 Wood Dr							
2581022500	2104 Colony Ter	SURVEY						
2561633700	2344 Newcastle Ave							
2545520400	4012 Manchester Ave	SURVEY						

Housing Element Annual Progress Report

Project Identifier nus				Notes
1		23	24	25
Current APN	Street Address	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 ⁺
2543820400	624 Sereno View Rd			
2581415700	2107 Montgomery Ave			
2561630200	500 Andrew Ave			
2601620900	724 Cypress Hills Dr			
2562326400	858 Capri Rd			
2602131600	868 Clark Ave			
2641014000	1177 Saxony Rd			
2563912100	1238 Summit Ave			
2583442900	1153 Hymettus Ave			
2592820300	1214 Crest Dr			
2543511600	1500 Hymettus Ave			
2160720500	1531 Vanessa Cir			
2563912100	806 Clark Ave			
2642912300	652 Saxony Rd			
2544134000	706 Wood Dr			
2544131800	708 Wood Dr			
2581022500	2104 Colony Ter			
2561633700	2344 Newcastle Ave			
2545520400	4012 Manchester Ave			

Housing Element Annual Progress Report

Project Identifier					Unit Types		Affordability by Household Income			
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	Very Low- Income Deed Restricted	Very Low- Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted
	2641513400	1341 Ahlrich Ave		BLDR-017311-2021	ADU	O				
	2562712300	857 Sidonia St		BLDR-018437-2022	ADU	O				
	2541402200	651 Crest Dr		BLDR-013480-2020	ADU	R				
	2543812100	1410 Caudor St		BLDR-015992-2021	ADU	R				
	2540720700	798 (796) Leucadia Blvd		BLDR-014722-2021	ADU	O				
	2602123300	338 Sylvia St		BLDR-016383-2021	ADU	O				
	2583411200	620 Poinsettia Park Ct		BLDR-019842-2022	ADU	R				
	2541640900	1142 East Cove PI	East Cove Cottages	BLDR-012999-2020	SFD	O				
	2541112400	1204 East Cove PI	East Cove Cottages	BLDR-012992-2020	SFD	O				
	2582343700	1146 East Cove PI	East Cove Cottages	BLDR-012998-2020	SFD	O				
	2601310200	1150 East Cove PI	East Cove Cottages	BLDR-012997-2020	SFD	O				
	2560400700	1152 East Cove PI	East Cove Cottages	BLDR-012996-2020	SFD	O				
	2602131300	1156 East Cove PI	East Cove Cottages	BLDR-012994-2020	SFD	O				
	2581630901	1200 East Cove PI	East Cove Cottages	BLDR-012993-2020	SFD	O				
	2542533300	1201 East Cove PI	East Cove Cottages	BLDR-013000-2020	SFD	O				
	2570905901	1208 East Cove PI	East Cove Cottages	BLDR-012991-2020	SFD	O				
	2642921300	1211 East Cove PI	East Cove Cottages	BLDR-013001-2020	SFD	O				

Housing Element Annual Progress Report

Project Identifier Homes - Completed Entitlement							Affordability by Household Incomes - Building				
1					5	6	7				
Current APN	Street Address	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Entitlement Date Approved	# of Units issued Entitlements	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate-Income Deed Restricted
2641513400	1341 Ahlrich Ave					0					
2562712300	857 Sidonia St					0					
2541402200	651 Crest Dr					0					
2543812100	1410 Caudor St					0					
2540720700	798 (796) Leucadia Blvd					0					
2602123300	338 Sylvia St					0					
2583411200	620 Poinsettia Park Ct					0					
2541640900	1142 East Cove PI					0					
2541112400	1204 East Cove PI					0					
2582343700	1146 East Cove PI					0					
2601310200	1150 East Cove PI					0					
2560400700	1152 East Cove PI					0	1				
2602131300	1156 East Cove PI					0					
2581630901	1200 East Cove PI					0					
2542533300	1201 East Cove PI					0					
2570905901	1208 East Cove PI					0					
2642921300	1211 East Cove PI					0					

Housing Element Annual Progress Report

Project Identifier Permits						Affordability by Household Incomes - Certifica					
1				8	9	10					
Current APN	Street Address	Moderate- Income Non Deed Restricted	Above Moderate- Income	Building Permits Date Issued	# of Units Issued Building Permits	Very Low- Income Deed Restricted	Very Low- Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate- Income Deed Restricted	Moderate- Income Non Deed Restricted
2641513400	1341 Ahlrich Ave		1	4/14/2022	1						
2562712300	857 Sidonia St		1	4/20/2022	1						
2541402200	651 Crest Dr	1		4/25/2022	1						
2543812100	1410 Caudor St	1		4/27/2022	1						
2540720700	798 (796) Leucadia Blvd		1	5/2/2022	1						
2602123300	338 Sylvia St	1		5/4/2022	1						
2583411200	620 Poinsettia Park Ct	1		5/4/2022	1						1
2541640900	1142 East Cove PI		1	5/6/2022	1						
2541112400	1204 East Cove PI		1	5/6/2022	1						
2582343700	1146 East Cove PI		1	5/10/2022	1						
2601310200	1150 East Cove PI		1	5/10/2022	1						
2560400700	1152 East Cove PI			5/10/2022	1						
2602131300	1156 East Cove PI		1	5/10/2022	1						
2581630901	1200 East Cove PI		1	5/10/2022	1						
2542533300	1201 East Cove PI		1	5/10/2022	1						
2570905901	1208 East Cove PI		1	5/10/2022	1						
2642921300	1211 East Cove PI		1	5/10/2022	1						

Housing Element Annual Progress Report

Project Identifier tes of Occupancy						Streamlining	Infill	Housing with Financial Assistance and/or Deed Restrictions	
1			11	12	13	14	15	16	17
Current APN	Street Address	Above Moderate-Income	Certificates of Occupancy or other forms of readiness (see instructions) <u>Date Issued</u>	# of Units issued Certificates of Occupancy or other forms of readiness	How many of the units were Extremely Low Income?*	Was Project <u>APPROVED</u> using GC 65913.4(b)? (SB 35 Streamlining) Y/N	Infill Units? Y/N*	Assistance Programs for Each Development (may select multiple - see instructions)	Deed Restriction Type (may select multiple - see instructions)
2641513400	1341 Ahlrich Ave			0	0	N			
2562712300	857 Sidonia St			0	0	N			
2541402200	651 Crest Dr			0	0	N			
2543812100	1410 Caudor St			0	0	N			
2540720700	798 (796) Leucadia Blvd			0	0	N			
2602123300	338 Sylvia St			0	0	N			
2583411200	620 Poinsettia Park Ct		12/14/2022	1	0	N			
2541640900	1142 East Cove Pl			0	0	N			
2541112400	1204 East Cove Pl			0	0	N			
2582343700	1146 East Cove Pl			0	0	N			
2601310200	1150 East Cove Pl			0	0	N			
2560400700	1152 East Cove Pl			0	0	N			DB, INC
2602131300	1156 East Cove Pl			0	0	N			
2581630901	1200 East Cove Pl			0	0	N			
2542533300	1201 East Cove Pl			0	0	N			
2570905901	1208 East Cove Pl			0	0	N			
2642921300	1211 East Cove Pl			0	0	N			

Housing Element Annual Progress Report

Project Identifier		Housing without Financial Assistance or Deed Restrictions	Term of Affordability or Deed Restriction	Demolished/Destroyed Units			Density Bo	
1		18	19	20			21	22
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	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)
2641513400	1341 Ahlrich Ave	SURVEY						
2562712300	857 Sidonia St							
2541402200	651 Crest Dr	SURVEY						
2543812100	1410 Caudor St	SURVEY						
2540720700	798 (796) Leucadia Blvd	SURVEY						
2602123300	338 Sylvia St	SURVEY						
2583411200	620 Poinsettia Park Ct	SURVEY						
2541640900	1142 East Cove PI							
2541112400	1204 East Cove PI	SURVEY						
2582343700	1146 East Cove PI	SURVEY						
2601310200	1150 East Cove PI							
2560400700	1152 East Cove PI	N/A	1000				30.0%	10
2602131300	1156 East Cove PI	SURVEY						
2581630901	1200 East Cove PI							
2542533300	1201 East Cove PI							
2570905901	1208 East Cove PI	SURVEY						
2642921300	1211 East Cove PI							

Housing Element Annual Progress Report

Project Identifier nus				Notes
1	23	24	25	
Current APN	Street Address	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 ⁺
2641513400	1341 Ahlrich Ave			
2562712300	857 Sidonia St			
2541402200	651 Crest Dr			
2543812100	1410 Caudor St			
2540720700	798 (796) Leucadia Blvd			
2602123300	338 Sylvia St			
2583411200	620 Poinsettia Park Ct			
2541640900	1142 East Cove PI			
2541112400	1204 East Cove PI			
2582343700	1146 East Cove PI			
2601310200	1150 East Cove PI			
2560400700	1152 East Cove PI	Development Standards Modification	Yes	DB and INC
2602131300	1156 East Cove PI			
2581630901	1200 East Cove PI			
2542533300	1201 East Cove PI			
2570905901	1208 East Cove PI			
2642921300	1211 East Cove PI			

Housing Element Annual Progress Report

Project Identifier					Unit Types		Affordability by Household Income			
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	Very Low- Income Deed Restricted	Very Low- Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted
	2620802600	1212 East Cove Pl	East Cove Cottages	BLDR-012990-2020	SFD	O				
	2541640900	1220 East Cove Pl	East Cove Cottages	BLDR-012989-2020	SFD	O				
	2642223300	1221 East Cove Pl	East Cove Cottages	BLDR-013003-2020	SFD	O				
	2610934400	1216 East Cove Pl	East Cove Cottages	BLDR-012987-2020	SFD	O				
	2561102000	3316 Country Rose Cir		BLDR-015296-2021	ADU	R				
	2580903100	1730 Glasgow Ave		BLDR-019470-2022	ADU	R				
	2580903100	1387 Caudor St		BLDR-015851-2021	ADU	O				
	2560120500	358 Sunset Dr		BLDR-017295-2021	ADU	O				
	2591921500	1329 Neptune Ave		BLDR-018858-2022	ADU	O				
2581032300	2581032300	556 Stratford Dr		BLDR-018694-2022	ADU	R				
	2560303600	2374 Cambridge Ave		BLDR-017260-2021	ADU	O				
	2560303600	340 Sylvia St		BLDR-016384-2021	ADU	O				
	2563613300	496 La Veta Ave		BLDR-015078-2021	ADU	R				
	2543530500	1231 N Vulcan Ave		BLDR-014523-2021	ADU	R				
	2641602200	1233 N Vulcan Ave		BLDR-017216-2021	ADU	R				
	2564000300	2010 Crest Dr		BLDR-019305-2022	ADU	O				
	2542210300	722 Devonshire Dr		BLDR-018658-2022	ADU	O				
	2643901400	1063 N Vulcan Ave		BLDR-018831-2022	ADU	O				

Housing Element Annual Progress Report

Project Identifier Homes - Completed Entitlement							Affordability by Household Incomes - Building				
1					5	6	7				
Current APN	Street Address	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Entitlement Date Approved	# of Units issued Entitlements	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate-Income Deed Restricted
2620802600	1212 East Cove Pl					0					
2541640900	1220 East Cove Pl					0					
2642223300	1221 East Cove Pl					0					
2610934400	1216 East Cove Pl					0					
2561102000	3316 Country Rose Cir					0					
2580903100	1730 Glasgow Ave					0					
2580903100	1387 Caudor St					0					
2560120500	358 Sunset Dr					0					
2591921500	1329 Neptune Ave					0					
2581032300	556 Stratford Dr					0					
2560303600	2374 Cambridge Ave					0					
2560303600	340 Sylvia St					0					
2563613300	496 La Veta Ave					0					
2543530500	1231 N Vulcan Ave					0					
2641602200	1233 N Vulcan Ave					0					
2564000300	2010 Crest Dr					0					
2542210300	722 Devonshire Dr					0					
2643901400	1063 N Vulcan Ave					0					

Housing Element Annual Progress Report

Project Identifier Permits						Affordability by Household Incomes - Certifica					
1				8	9	10					
Current APN	Street Address	Moderate- Income Non Deed Restricted	Above Moderate- Income	Building Permits Date Issued	# of Units Issued Building Permits	Very Low- Income Deed Restricted	Very Low- Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate- Income Deed Restricted	Moderate- Income Non Deed Restricted
2620802600	1212 East Cove Pl		1	5/10/2022	1						
2541640900	1220 East Cove Pl		1	5/10/2022	1						
2642223300	1221 East Cove Pl		1	5/10/2022	1						
2610934400	1216 East Cove Pl		1	5/11/2022	1						
2561102000	3316 Country Rose Cir	1		5/11/2022	1						
2580903100	1730 Glasgow Ave		1	5/12/2022	1						
2580903100	1387 Caudor St		1	5/16/2022	1						
2560120500	358 Sunset Dr		1	5/16/2022	1						
2591921500	1329 Neptune Ave		1	5/17/2022	1						
2581032300	556 Stratford Dr		1	5/18/2022	1						
2560303600	2374 Cambridge Ave		1	5/24/2022	1						
2560303600	340 Sylvia St	1		5/24/2022	1						
2563613300	496 La Veta Ave	1		5/24/2022	1						
2543530500	1231 N Vulcan Ave		1	5/25/2022	1						
2641602200	1233 N Vulcan Ave		1	5/25/2022	1						
2564000300	2010 Crest Dr		1	5/26/2022	1						
2542210300	722 Devonshire Dr		1	5/31/2022	1						
2643901400	1063 N Vulcan Ave		1	6/6/2022	1						

Housing Element Annual Progress Report

Project Identifier tes of Occupancy						Streamlining	Infill	Housing with Financial Assistance and/or Deed Restrictions	
1			11	12	13	14	15	16	17
Current APN	Street Address	Above Moderate-Income	Certificates of Occupancy or other forms of readiness (see instructions) <u>Date Issued</u>	# of Units issued Certificates of Occupancy or other forms of readiness	How many of the units were Extremely Low Income?*	Was Project <u>APPROVED</u> using GC 65913.4(b)? (SB 35 Streamlining) Y/N	Infill Units? Y/N*	Assistance Programs for Each Development (may select multiple - see instructions)	Deed Restriction Type (may select multiple - see instructions)
2620802600	1212 East Cove Pl			0	0	N			
2541640900	1220 East Cove Pl			0	0	N			
2642223300	1221 East Cove Pl			0	0	N			
2610934400	1216 East Cove Pl			0	0	N			
2561102000	3316 Country Rose Cir			0	0	N			
2580903100	1730 Glasgow Ave			0	0	N			
2580903100	1387 Caudor St			0	0	N			
2560120500	358 Sunset Dr			0	0	N			
2591921500	1329 Neptune Ave			0	0	N			
2581032300	556 Stratford Dr			0	0	N			
2560303600	2374 Cambridge Ave			0	0	N			
2560303600	340 Sylvia St			0	0	N			
2563613300	496 La Veta Ave			0	0	N			
2543530500	1231 N Vulcan Ave	1	12/13/2022	1	0	N			
2641602200	1233 N Vulcan Ave	1	12/13/2022	1	0	N			
2564000300	2010 Crest Dr			0	0	N			
2542210300	722 Devonshire Dr			0	0	N			
2643901400	1063 N Vulcan Ave			0	0	N			

Housing Element Annual Progress Report

Project Identifier		Housing without Financial Assistance or Deed Restrictions	Term of Affordability or Deed Restriction	Demolished/Destroyed Units			Density Bo	
1		18	19	20			21	22
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	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)
2620802600	1212 East Cove Pl							
2541640900	1220 East Cove Pl							
2642223300	1221 East Cove Pl							
2610934400	1216 East Cove Pl							
2561102000	3316 Country Rose Cir	SURVEY						
2580903100	1730 Glasgow Ave							
2580903100	1387 Caudor St							
2560120500	358 Sunset Dr							
2591921500	1329 Neptune Ave	SURVEY						
2581032300	556 Stratford Dr							
2560303600	2374 Cambridge Ave							
2560303600	340 Sylvia St	SURVEY						
2563613300	496 La Veta Ave	SURVEY						
2543530500	1231 N Vulcan Ave							
2641602200	1233 N Vulcan Ave							
2564000300	2010 Crest Dr							
2542210300	722 Devonshire Dr							
2643901400	1063 N Vulcan Ave							

Housing Element Annual Progress Report

Project Identifier nus				Notes
1		23	24	25
Current APN	Street Address	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 ⁺
2620802600	1212 East Cove Pl			
2541640900	1220 East Cove Pl			
2642223300	1221 East Cove Pl			
2610934400	1216 East Cove Pl			
2561102000	3316 Country Rose Cir			
2580903100	1730 Glasgow Ave			
2580903100	1387 Caudor St			
2560120500	358 Sunset Dr			
2591921500	1329 Neptune Ave			
2581032300	556 Stratford Dr			
2560303600	2374 Cambridge Ave			
2560303600	340 Sylvia St			
2563613300	496 La Veta Ave			
2543530500	1231 N Vulcan Ave			
2641602200	1233 N Vulcan Ave			
2564000300	2010 Crest Dr			
2542210300	722 Devonshire Dr			
2643901400	1063 N Vulcan Ave			

Housing Element Annual Progress Report

Project Identifier					Unit Types		Affordability by Household Income			
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	Very Low- Income Deed Restricted	Very Low- Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted
	2581011200	176 Andrew Ave		BLDR-019014-2022	ADU	R				
	2592312700	252 Rancho Santa Fe Rd		BLDR-009569-2019	ADU	R				
	2592312700	252 Rancho Santa Fe Rd		BLDR-009568-2019	SFD	O				
	2591602100	754 Cole Ranch Rd		BLDR-018524-2022	ADU	O				
	2580411700	861 Bracero Rd		BLDR-015720-2021	ADU	R				
	2561221700	850 Clark Ave		BLDR-019341-2022	ADU	R				
	2561221700	848 Clark Ave		BLDR-019342-2022	ADU	R				
	2543812100	1247 Hymettus Ave		BLDR-016694-2021	ADU	R				
	2642313000	3235 Lone Hill Ln		BLDR-020091-2022	ADU	O				
	2591311500	302 Seeman Dr		BLDR-010727-2019	ADU	R				
	2594431900	1535 Calle Tulipanes		BLDR-019476-2022	ADU	R				
	2561103000	573 Hermes Ave		BLDR-018058-2021	ADU	O				
	2620121200	1375 Crest Dr		BLDR-019115-2022	ADU	R				
	2562513600	662 Hymettus Ave		BLDR-017943-2021	ADU	O				
	2593303100	1630 Olmeda St		BLDR-019013-2022	ADU	R				
	2642222400	3639 Copper Crest Rd		BLDR-018035-2021	ADU	O				
	2552221300	1446 Wildmeadow Pl		BLDR-014643-2021	ADU	R				
	2591602900	931 Doris Dr		BLDR-020612-2022	ADU	O				
	2601410400	729 Munevar Rd		BLDR-020578-2022	ADU	R				

Housing Element Annual Progress Report

Project Identifier Homes - Completed Entitlement						Affordability by Household Incomes - Building					
1					5	6	7				
Current APN	Street Address	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Entitlement Date Approved	# of Units issued Entitlements	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate-Income Deed Restricted
2581011200	176 Andrew Ave					0					
2592312700	252 Rancho Santa Fe Rd					0					
2592312700	252 Rancho Santa Fe Rd					0					
2591602100	754 Cole Ranch Rd					0					
2580411700	861 Bracero Rd					0					
2561221700	850 Clark Ave					0					
2561221700	848 Clark Ave					0					
2543812100	1247 Hymettus Ave					0					
2642313000	3235 Lone Hill Ln					0		1			
2591311500	302 Seeman Dr					0				1	
2594431900	1535 Calle Tulipanes					0					
2561103000	573 Hermes Ave					0					
2620121200	1375 Crest Dr					0					
2562513600	662 Hymettus Ave					0					
2593303100	1630 Olmeda St					0					
2642222400	3639 Copper Crest Rd					0					
2552221300	1446 Wildmeadow Pl					0					
2591602900	931 Doris Dr					0					
2601410400	729 Munevar Rd					0					

Housing Element Annual Progress Report

Project Identifier Permits						Affordability by Household Incomes - Certifica					
1				8	9	10					
Current APN	Street Address	Moderate-Income Non Deed Restricted	Above Moderate-Income	Building Permits Date Issued	# of Units Issued Building Permits	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted
2581011200	176 Andrew Ave		1	6/14/2022	1						
2592312700	252 Rancho Santa Fe Rd	1		6/14/2022	1						
2592312700	252 Rancho Santa Fe Rd		1	6/14/2022	1						
2591602100	754 Cole Ranch Rd		1	6/23/2022	1						
2580411700	861 Bracero Rd		1	6/28/2022	1						
2561221700	850 Clark Ave	1		7/5/2022	1						
2561221700	848 Clark Ave	1		7/5/2022	1						
2543812100	1247 Hymettus Ave	1		7/11/2022	1						
2642313000	3235 Lone Hill Ln			7/19/2022	1						
2591311500	302 Seeman Dr			7/28/2022	1						
2594431900	1535 Calle Tulipanes	1		7/28/2022	1						1
2561103000	573 Hermes Ave	1		8/9/2022	1						
2620121200	1375 Crest Dr		1	8/17/2022	1						
2562513600	662 Hymettus Ave		1	8/18/2022	1						
2593303100	1630 Olmeda St	1		8/22/2022	1						
2642222400	3639 Copper Crest Rd		1	8/23/2022	1						
2552221300	1446 Wildmeadow Pl	1		8/30/2022	1						
2591602900	931 Doris Dr	1		9/7/2022	1						
2601410400	729 Munevar Rd		1	9/8/2022	1						

Housing Element Annual Progress Report

Project Identifier tes of Occupancy						Streamlining	Infill	Housing with Financial Assistance and/or Deed Restrictions	
1			11	12	13	14	15	16	17
Current APN	Street Address	Above Moderate-Income	Certificates of Occupancy or other forms of readiness (see instructions) <u>Date Issued</u>	# of Units issued Certificates of Occupancy or other forms of readiness	How many of the units were Extremely Low Income?*	Was Project <u>APPROVED</u> using GC 65913.4(b)? (SB 35 Streamlining) Y/N	Infill Units? Y/N*	Assistance Programs for Each Development (may select multiple - see instructions)	Deed Restriction Type (may select multiple - see instructions)
2581011200	176 Andrew Ave			0	0	N			
2592312700	252 Rancho Santa Fe Rd			0	0	N			
2592312700	252 Rancho Santa Fe Rd			0	0	N			
2591602100	754 Cole Ranch Rd			0	0	N			
2580411700	861 Bracero Rd			0	0	N			
2561221700	850 Clark Ave			0	0	N			
2561221700	848 Clark Ave			0	0	N			
2543812100	1247 Hymettus Ave			0	0	N			
2642313000	3235 Lone Hill Ln			0	0	N			
2591311500	302 Seeman Dr			0	0	N			
2594431900	1535 Calle Tulipanes		12/16/2022	1	0	N			
2561103000	573 Hermes Ave			0	0	N			
2620121200	1375 Crest Dr			0	0	N			
2562513600	662 Hymettus Ave			0	0	N			
2593303100	1630 Olmeda St			0	0	N			
2642222400	3639 Copper Crest Rd			0	0	N			
2552221300	1446 Wildmeadow Pl			0	0	N			
2591602900	931 Doris Dr			0	0	N			
2601410400	729 Munevar Rd			0	0	N			

Housing Element Annual Progress Report

Project Identifier		Housing without Financial Assistance or Deed Restrictions	Term of Affordability or Deed Restriction	Demolished/Destroyed Units			Density Bo	
1		18	19	20			21	22
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	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)
2581011200	176 Andrew Ave							
2592312700	252 Rancho Santa Fe Rd	SURVEY						
2592312700	252 Rancho Santa Fe Rd							
2591602100	754 Cole Ranch Rd							
2580411700	861 Bracero Rd							
2561221700	850 Clark Ave	SURVEY						
2561221700	848 Clark Ave	SURVEY						
2543812100	1247 Hymettus Ave	SURVEY						
2642313000	3235 Lone Hill Ln	SURVEY						
2591311500	302 Seeman Dr	SURVEY						
2594431900	1535 Calle Tulipanes	SURVEY						
2561103000	573 Hermes Ave	SURVEY						
2620121200	1375 Crest Dr							
2562513600	662 Hymettus Ave							
2593303100	1630 Olmeda St	SURVEY						
2642222400	3639 Copper Crest Rd	SURVEY						
2552221300	1446 Wildmeadow Pl	SURVEY						
2591602900	931 Doris Dr	SURVEY						
2601410400	729 Munevar Rd							

Housing Element Annual Progress Report

Project Identifier nus				Notes
1	23	24	25	
Current APN	Street Address	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 ⁺
2581011200	176 Andrew Ave			
2592312700	252 Rancho Santa Fe Rd			
2592312700	252 Rancho Santa Fe Rd			
2591602100	754 Cole Ranch Rd			
2580411700	861 Bracero Rd			
2561221700	850 Clark Ave			
2561221700	848 Clark Ave			
2543812100	1247 Hymettus Ave			
2642313000	3235 Lone Hill Ln			
2591311500	302 Seeman Dr			
2594431900	1535 Calle Tulipanes			
2561103000	573 Hermes Ave			
2620121200	1375 Crest Dr			
2562513600	662 Hymettus Ave			
2593303100	1630 Olmeda St			
2642222400	3639 Copper Crest Rd			
2552221300	1446 Wildmeadow Pl			
2591602900	931 Doris Dr			
2601410400	729 Munevar Rd			

Housing Element Annual Progress Report

Project Identifier					Unit Types		Affordability by Household Income			
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	Very Low- Income Deed Restricted	Very Low- Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted
	2582151700	20 Briggs Ave		BLDR-019583-2022	ADU	R				
	2560831600	122 North Ct		BLDR-017740-2021	ADU	O				
	2161225400	1448 Blue Heron Ave		BLDR-020114-2022	ADU	O				
	2653530600	629 Rancho Santa Fe Rd		BLDR-018631-2022	ADU	O				
	2583442200	1138 Devonshire Dr		BLDR-018054-2021	SFD	O				
	2603941300	2097 Mackinnon Ave		BLDR-020324-2022	ADU	R				
	2540211400	116 Grandview St		BLDR-017262-2021	SFD	O				
	2540211400	112 Grandview St		BLDR-017776-2021	SFD	O				
	2563613200	247 La Mesa Ave		BLDR-017274-2021	ADU	O				
	2563613300	223 Marcheta St		BLDR-017275-2021	ADU	O				
	2563613200	247 La Mesa Ave		BLDR-017237-2021	SFD	O				
	2563613300	223 Marcheta St		BLDR-017238-2021	SFD	O				
	2612324200	2123 Bulrush Ln		BLDR-020912-2022	ADU	R				
	2581223000	650 Requeza St		BLDR-015460-2021	SFD	O				
	2601831200	1587 Starlight Dr		BLDR-020333-2022	ADU	O				
	2561632300	724 Del Rio Ave		BLDR-018789-2022	ADU	R				
	2611122000	2444 Oxford Ave		BLDR-017513-2021	ADU	R				
	2652511800	3278 Brookside Ln		BLDR-015231-2021	ADU	O				
	2542210300	1441 Neptune Ave		BLDR-017300-2021	ADU	O				
	2542210300	1439 Neptune Ave		BLDR-017294-2021	SFD	O				
	2581033100	568 Stratford Dr		BLDR-019443-2022	ADU	R				

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Project Identifier Homes - Completed Entitlement						Affordability by Household Incomes - Building					
1					5	6	7				
Current APN	Street Address	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Entitlement Date Approved	# of Units issued Entitlements	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate-Income Deed Restricted
2582151700	20 Briggs Ave					0					
2560831600	122 North Ct					0					
2161225400	1448 Blue Heron Ave					0					
2653530600	629 Rancho Santa Fe Rd					0					
2583442200	1138 Devonshire Dr					0					
2603941300	2097 Mackinnon Ave					0					
2540211400	116 Grandview St					0					
2540211400	112 Grandview St					0					
2563613200	247 La Mesa Ave					0					
2563613300	223 Marcheta St					0					
2563613200	247 La Mesa Ave					0					
2563613300	223 Marcheta St					0					
2612324200	2123 Bulrush Ln					0					
2581223000	650 Requeza St					0					
2601831200	1587 Starlight Dr					0					
2561632300	724 Del Rio Ave					0					
2611122000	2444 Oxford Ave					0					
2652511800	3278 Brookside Ln					0					
2542210300	1441 Neptune Ave					0					
2542210300	1439 Neptune Ave					0					
2581033100	568 Stratford Dr					0					

Housing Element Annual Progress Report

Project Identifier Permits						Affordability by Household Incomes - Certifica					
1				8	9	10					
Current APN	Street Address	Moderate-Income Non Deed Restricted	Above Moderate-Income	Building Permits <u>Date Issued</u>	# of Units Issued Building Permits	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted
2582151700	20 Briggs Ave	1		9/9/2022	1						
2560831600	122 North Ct		1	9/13/2022	1						
2161225400	1448 Blue Heron Ave		1	9/14/2022	1						
2653530600	629 Rancho Santa Fe Rd		1	9/28/2022	1						
2583442200	1138 Devonshire Dr		1	9/28/2022	1						
2603941300	2097 Mackinnon Ave	1		10/3/2022	1						
2540211400	116 Grandview St		1	10/4/2022	1						
2540211400	112 Grandview St		1	10/7/2022	1						
2563613200	247 La Mesa Ave		1	10/19/2022	1						
2563613300	223 Marcheta St		1	10/19/2022	1						
2563613200	247 La Mesa Ave		1	10/19/2022	1						
2563613300	223 Marcheta St		1	10/19/2022	1						
2612324200	2123 Bulrush Ln	1		10/21/2022	1						
2581223000	650 Requeza St		1	10/21/2022	1						
2601831200	1587 Starlight Dr		1	10/24/2022	1						
2561632300	724 Del Rio Ave	1		11/4/2022	1						
2611122000	2444 Oxford Ave		1	11/9/2022	1						
2652511800	3278 Brookside Ln		1	11/10/2022	1						
2542210300	1441 Neptune Ave		1	11/15/2022	1						
2542210300	1439 Neptune Ave		1	11/15/2022	1						
2581033100	568 Stratford Dr	1		11/16/2022	1						

Housing Element Annual Progress Report

Project Identifier tes of Occupancy						Streamlining	Infill	Housing with Financial Assistance and/or Deed Restrictions	
1			11	12	13	14	15	16	17
Current APN	Street Address	Above Moderate-Income	Certificates of Occupancy or other forms of readiness (see instructions) <u>Date Issued</u>	# of Units issued Certificates of Occupancy or other forms of readiness	How many of the units were Extremely Low Income?*	Was Project <u>APPROVED</u> using GC 65913.4(b)? (SB 35 Streamlining) Y/N	Infill Units? Y/N*	Assistance Programs for Each Development (may select multiple - see instructions)	Deed Restriction Type (may select multiple - see instructions)
2582151700	20 Briggs Ave			0	0	N			
2560831600	122 North Ct			0	0	N			
2161225400	1448 Blue Heron Ave			0	0	N			
2653530600	629 Rancho Santa Fe Rd			0	0	N			
2583442200	1138 Devonshire Dr			0	0	N			
2603941300	2097 Mackinnon Ave			0	0	N			
2540211400	116 Grandview St			0	0	N			
2540211400	112 Grandview St			0	0	N			
2563613200	247 La Mesa Ave			0	0	N			
2563613300	223 Marcheta St			0	0	N			
2563613200	247 La Mesa Ave			0	0	N			
2563613300	223 Marcheta St			0	0	N			
2612324200	2123 Bulrush Ln			0	0	N			
2581223000	650 Requeza St			0	0	N			
2601831200	1587 Starlight Dr			0	0	N			
2561632300	724 Del Rio Ave			0	0	N			
2611122000	2444 Oxford Ave			0	0	N			
2652511800	3278 Brookside Ln			0	0	N			
2542210300	1441 Neptune Ave			0	0	N			
2542210300	1439 Neptune Ave			0	0	N			
2581033100	568 Stratford Dr			0	0	N			

Housing Element Annual Progress Report

Project Identifier		Housing without Financial Assistance or Deed Restrictions	Term of Affordability or Deed Restriction	Demolished/Destroyed Units			Density Bo	
1		18	19	20			21	22
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	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)
2582151700	20 Briggs Ave	SURVEY						
2560831600	122 North Ct							
2161225400	1448 Blue Heron Ave							
2653530600	629 Rancho Santa Fe Rd							
2583442200	1138 Devonshire Dr							
2603941300	2097 Mackinnon Ave	SURVEY						
2540211400	116 Grandview St							
2540211400	112 Grandview St							
2563613200	247 La Mesa Ave							
2563613300	223 Marcheta St			1	Demolished	O		
2563613200	247 La Mesa Ave							
2563613300	223 Marcheta St							
2612324200	2123 Bulrush Ln	SURVEY						
2581223000	650 Requeza St							
2601831200	1587 Starlight Dr							
2561632300	724 Del Rio Ave	SURVEY						
2611122000	2444 Oxford Ave							
2652511800	3278 Brookside Ln							
2542210300	1441 Neptune Ave							
2542210300	1439 Neptune Ave							
2581033100	568 Stratford Dr	SURVEY						

Housing Element Annual Progress Report

Project Identifier nus				Notes
1		23	24	25
Current APN	Street Address	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 ⁺
2582151700	20 Briggs Ave			
2560831600	122 North Ct			
2161225400	1448 Blue Heron Ave			
2653530600	629 Rancho Santa Fe Rd			
2583442200	1138 Devonshire Dr			
2603941300	2097 Mackinnon Ave			
2540211400	116 Grandview St			
2540211400	112 Grandview St			
2563613200	247 La Mesa Ave			
2563613300	223 Marcheta St			
2563613200	247 La Mesa Ave			
2563613300	223 Marcheta St			
2612324200	2123 Bulrush Ln			
2581223000	650 Requeza St			
2601831200	1587 Starlight Dr			
2561632300	724 Del Rio Ave			
2611122000	2444 Oxford Ave			
2652511800	3278 Brookside Ln			
2542210300	1441 Neptune Ave			
2542210300	1439 Neptune Ave			
2581033100	568 Stratford Dr			

Housing Element Annual Progress Report

Project Identifier					Unit Types		Affordability by Household Income			
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	Very Low- Income Deed Restricted	Very Low- Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted
	2605632400	1881 Pariva Dr		BLDR-019695-2022	ADU	O				
	2605632400	1879 Pariva Dr		BLDR-019696-2022	ADU	O				
	2642323100	3460 Dove Hollow Rd		BLDR-020979-2022	ADU	O				
	2542521900	1222 Hygeia Ave		BLDR-021688-2022	ADU	O				
	2570111100	495 Quail Gardens Ln		BLDR-018856-2022	ADU	O				
	2605621100	1855 Playa Riviera Dr		BLDR-019511-2022	ADU	O				
	2561514300	650 Ocean View Ave		BLDR-013162-2020	ADU	O				
	2541807900	1342 Rainbow Ridge Ln		BLDR-019711-2022	ADU	O				
	2642920900	3376 Rocking Horse Cir		BLDR-020082-2022	ADU	R				
	2582312200	936 San Dieguito Dr		BLDR-020606-2022	ADU	O				
	2592104500	4249 Colony Terrance Dr		BLDR-017169-2021	ADU	O				
	2161224200	1430 Bella Azul Ct		BLDR-017541-2021	ADU	O				
	2592104500	4247 Colony Ter		BLDR-017148-2021	SFD	O				
	2604043300	2121 Oxford Ave		BLDR-019761-2022	ADU	R				
	2543531500	1123 Saxony Rd		BLDR-017700-2021	ADU	R				
	2604114202	2136 Edinburg Ave		BLDR-020046-2022	ADU	R				
	2641014000	3458 Bumann Rd		BLDR-016336-2021	ADU	R				
	2593622900	1503 Traske Rd		BLDR-020484-2022	ADU	O				

Housing Element Annual Progress Report

Project Identifier Homes - Completed Entitlement						Affordability by Household Incomes - Building					
1					5	6	7				
Current APN	Street Address	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Entitlement Date Approved	# of Units issued Entitlements	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate-Income Deed Restricted
2605632400	1881 Pariva Dr					0		1			
2605632400	1879 Pariva Dr					0					
2642323100	3460 Dove Hollow Rd					0					
2542521900	1222 Hygeia Ave					0					
2570111100	495 Quail Gardens Ln					0					
2605621100	1855 Playa Riviera Dr					0					
2561514300	650 Ocean View Ave					0					
2541807900	1342 Rainbow Ridge Ln					0					
2642920900	3376 Rocking Horse Cir					0					
2582312200	936 San Dieguito Dr					0					
2592104500	4249 Colony Terrance Dr					0					
2161224200	1430 Bella Azul Ct					0					
2592104500	4247 Colony Ter					0					
2604043300	2121 Oxford Ave					0					
2543531500	1123 Saxony Rd					0					
2604114202	2136 Edinburg Ave					0					
2641014000	3458 Bumann Rd					0					
2593622900	1503 Traske Rd					0					

Housing Element Annual Progress Report

Project Identifier Permits						Affordability by Household Incomes - Certifica					
1				8	9	10					
Current APN	Street Address	Moderate-Income Non Deed Restricted	Above Moderate-Income	Building Permits <u>Date Issued</u>	# of Units Issued Building Permits	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted
2605632400	1881 Pariva Dr			11/17/2022	1						
2605632400	1879 Pariva Dr		1	11/17/2022	1						
2642323100	3460 Dove Hollow Rd	1		11/21/2022	1						
2542521900	1222 Hygeia Ave		1	11/21/2022	1						
2570111100	495 Quail Gardens Ln	1		11/23/2022	1						
2605621100	1855 Playa Riviera Dr		1	11/28/2022	1						
2561514300	650 Ocean View Ave	1		11/28/2022	1						
2541807900	1342 Rainbow Ridge Ln		1	11/30/2022	1						
2642920900	3376 Rocking Horse Cir		1	11/30/2022	1						
2582312200	936 San Dieguito Dr		1	12/5/2022	1						
2592104500	4249 Colony Terrance Dr		1	12/7/2022	1						
2161224200	1430 Bella Azul Ct		1	12/7/2022	1						
2592104500	4247 Colony Ter		1	12/7/2022	1						
2604043300	2121 Oxford Ave	1		12/8/2022	1						
2543531500	1123 Saxony Rd	1		12/8/2022	1						
2604114202	2136 Edinburg Ave		1	12/12/2022	1						
2641014000	3458 Bumann Rd		1	12/13/2022	1						
2593622900	1503 Traske Rd	1		12/13/2022	1						

Housing Element Annual Progress Report

Project Identifier tes of Occupancy						Streamlining	Infill	Housing with Financial Assistance and/or Deed Restrictions	
1			11	12	13	14	15	16	17
Current APN	Street Address	Above Moderate-Income	Certificates of Occupancy or other forms of readiness (see instructions) <u>Date Issued</u>	# of Units issued Certificates of Occupancy or other forms of readiness	How many of the units were Extremely Low Income?*	Was Project <u>APPROVED</u> using GC 65913.4(b)? (SB 35 Streamlining) Y/N	Infill Units? Y/N*	Assistance Programs for Each Development (may select multiple - see instructions)	Deed Restriction Type (may select multiple - see instructions)
2605632400	1881 Pariva Dr			0	0	N			
2605632400	1879 Pariva Dr			0	0	N			
2642323100	3460 Dove Hollow Rd			0	0	N			
2542521900	1222 Hygeia Ave			0	0	N			
2570111100	495 Quail Gardens Ln			0	0	N			
2605621100	1855 Playa Riviera Dr			0	0	N			
2561514300	650 Ocean View Ave			0	0	N			
2541807900	1342 Rainbow Ridge Ln			0	0	N			
2642920900	3376 Rocking Horse Cir			0	0	N			
2582312200	936 San Dieguito Dr			0	0	N			
2592104500	4249 Colony Terrance Dr			0	0	N			
2161224200	1430 Bella Azul Ct			0	0	N			
2592104500	4247 Colony Ter			0	0	N			
2604043300	2121 Oxford Ave			0	0	N			
2543531500	1123 Saxony Rd			0	0	N			
2604114202	2136 Edinburg Ave			0	0	N			
2641014000	3458 Bumann Rd			0	0	N			
2593622900	1503 Traske Rd			0	0	N			

Housing Element Annual Progress Report

Project Identifier		Housing without Financial Assistance or Deed Restrictions	Term of Affordability or Deed Restriction	Demolished/Destroyed Units			Density Bo	
1		18	19	20			21	22
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	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)
2605632400	1881 Pariva Dr	SURVEY						
2605632400	1879 Pariva Dr							
2642323100	3460 Dove Hollow Rd	SURVEY						
2542521900	1222 Hygeia Ave	SURVEY						
2570111100	495 Quail Gardens Ln	SURVEY						
2605621100	1855 Playa Riviera Dr							
2561514300	650 Ocean View Ave	SURVEY						
2541807900	1342 Rainbow Ridge Ln							
2642920900	3376 Rocking Horse Cir	SURVEY						
2582312200	936 San Dieguito Dr							
2592104500	4249 Colony Terrance Dr	SURVEY						
2161224200	1430 Bella Azul Ct							
2592104500	4247 Colony Ter							
2604043300	2121 Oxford Ave	SURVEY						
2543531500	1123 Saxony Rd	SURVEY						
2604114202	2136 Edinburg Ave							
2641014000	3458 Bumann Rd							
2593622900	1503 Traske Rd	SURVEY						

Housing Element Annual Progress Report

Project Identifier nus				Notes
1	23	24	25	
Current APN	Street Address	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 ⁺
2605632400	1881 Pariva Dr			
2605632400	1879 Pariva Dr			
2642323100	3460 Dove Hollow Rd			
2542521900	1222 Hygeia Ave			
2570111100	495 Quail Gardens Ln			
2605621100	1855 Playa Riviera Dr			
2561514300	650 Ocean View Ave			
2541807900	1342 Rainbow Ridge Ln			
2642920900	3376 Rocking Horse Cir			
2582312200	936 San Dieguito Dr			
2592104500	4249 Colony Terrance Dr			
2161224200	1430 Bella Azul Ct			
2592104500	4247 Colony Ter			
2604043300	2121 Oxford Ave			
2543531500	1123 Saxony Rd			
2604114202	2136 Edinburg Ave			
2641014000	3458 Bumann Rd			
2593622900	1503 Traske Rd			

Housing Element Annual Progress Report

Project Identifier					Unit Types		Affordability by Household Income			
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	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted
	2560407300	810 Hermes Ave		BLDR-017232-2021	SFD	O				
	2561515700	558 Ocean View Ave		BLDR-021590-2022	ADU	R				
	2600511800	1318 Bellevue Ave		BLDR-016210-2021	SFD	O				
	2573302300	1157 Arden Dr		BLDR-013721-2020	ADU	O				
	2560902300	1126 S Coast Highway 101		MULTI-002851-2019 BLDM-010443-2020	SFA	O				
	2602131800	1530 Caudor St		BLDR-013761-2020	ADU	O				
	2641718800	955 Passiflora Ave		BLDR-015481-2021	ADU	O				
	2604033700	2139 Montgomery Ave	Schroeder Twin Homes	BLDR-009705-2019	2 to 4	O				
	2604033600	2149 Montgomery Ave	Schroeder Twin Homes	BLDR-009928-2019	ADU	O				
	2604033600	2149 Montgomery Ave		BLDR-009929-2019	2 to 4	O				
	2543251700	713 Sparta Dr		BLDR-013483-2020	ADU	O				
	2540730800	221 W G St		MULTI-003235-2020 BLDR-013798-2020	2 to 4	O				
	2594441900	910 Crest Dr		BLDR-013623-2020	ADU	O				
	2543700200	1327 Eolus Ave		BLDR-010585-2019	SFD	O				
	2562331900	1510 Avenida De Las Adelsas		BLDR-014078-2021	ADU	R				
	2594531400	1383 Hygeia Ave		BLDR-010163-2020	ADU	O				

Housing Element Annual Progress Report

Project Identifier Homes - Completed Entitlement							Affordability by Household Incomes - Building				
1					5	6	7				
Current APN	Street Address	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Entitlement Date Approved	# of Units issued Entitlements	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate-Income Deed Restricted
2560407300	810 Hermes Ave					0					
2561515700	558 Ocean View Ave					0					
2600511800	1318 Bellevue Ave					0					
2573302300	1157 Arden Dr					0					
2560902300	1126 S Coast Highway 101					0					
2602131800	1530 Caudor St					0					
2641718800	955 Passiflora Ave					0					
2604033700	2139 Montgomery Ave					0					
2604033600	2149 Montgomery Ave					0					
2604033600	2149 Montgomery Ave					0					
2543251700	713 Sparta Dr					0					
2540730800	221 W G St					0					
2594441900	910 Crest Dr					0					
2543700200	1327 Eolus Ave					0					
2562331900	1510 Avenida De Las Adelsas					0					
2594531400	1383 Hygeia Ave					0					

Housing Element Annual Progress Report

Project Identifier Permits						Affordability by Household Incomes - Certifica					
1				8	9	10					
Current APN	Street Address	Moderate-Income Non Deed Restricted	Above Moderate-Income	Building Permits <u>Date Issued</u>	# of Units Issued Building Permits	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted
2560407300	810 Hermes Ave		1	12/13/2022	1						
2561515700	558 Ocean View Ave	1		12/15/2022	1						
2600511800	1318 Bellevue Ave		1	12/19/2022	1						
2573302300	1157 Arden Dr				0						
2560902300	1126 S Coast Highway 101				0						
2602131800	1530 Caudor St				0						1
2641718800	955 Passiflora Ave				0						
2604033700	2139 Montgomery Ave				0						
2604033600	2149 Montgomery Ave				0						
2604033600	2149 Montgomery Ave				0						
2543251700	713 Sparta Dr				0						1
2540730800	221 W G St				0						
2594441900	910 Crest Dr				0						1
2543700200	1327 Eolus Ave				0						
2562331900	1510 Avenida De Las Adelsas				0						
2594531400	1383 Hygeia Ave				0						

Housing Element Annual Progress Report

Project Identifier tes of Occupancy						Streamlining	Infill	Housing with Financial Assistance and/or Deed Restrictions	
1			11	12	13	14	15	16	17
Current APN	Street Address	Above Moderate-Income	Certificates of Occupancy or other forms of readiness (see instructions) <u>Date Issued</u>	# of Units issued Certificates of Occupancy or other forms of readiness	How many of the units were Extremely Low Income?*	Was Project <u>APPROVED</u> using GC 65913.4(b)? (SB 35 Streamlining) Y/N	Infill Units? Y/N*	Assistance Programs for Each Development (may select multiple - see instructions)	Deed Restriction Type (may select multiple - see instructions)
2560407300	810 Hermes Ave			0	0	N			
2561515700	558 Ocean View Ave			0	0	N			
2600511800	1318 Bellevue Ave			0	0	N			
2573302300	1157 Arden Dr		1/12/2022	0		N			
2560902300	1126 S Coast Highway 101	1	1/26/2022	1		N			
2602131800	1530 Caudor St		2/4/2022	1		N			
2641718800	955 Passiflora Ave	1	2/8/2022	1		N			
2604033700	2139 Montgomery Ave	1	2/10/2022	1		N			
2604033600	2149 Montgomery Ave	1	2/10/2022	1		N			
2604033600	2149 Montgomery Ave	1	2/10/2022	1		N			
2543251700	713 Sparta Dr		2/15/2022	1		N			
2540730800	221 W G St	4	2/18/2022	4		N			
2594441900	910 Crest Dr		2/18/2022	1		N			
2543700200	1327 Eolus Ave	1	2/24/2022	1		N			
2562331900	1510 Avenida De Las Adelsas	1	3/3/2022	1		N			
2594531400	1383 Hygeia Ave	1	3/9/2022	1		N			

Housing Element Annual Progress Report

Project Identifier		Housing without Financial Assistance or Deed Restrictions	Term of Affordability or Deed Restriction	Demolished/Destroyed Units			Density Bo	
1		18	19	20			21	22
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	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)
2560407300	810 Hermes Ave	SURVEY						
2561515700	558 Ocean View Ave	SURVEY						
2600511800	1318 Bellevue Ave	SURVEY						
2573302300	1157 Arden Dr							
2560902300	1126 S Coast Highway 101	SURVEY						
2602131800	1530 Caudor St	SURVEY						
2641718800	955 Passiflora Ave							
2604033700	2139 Montgomery Ave							
2604033600	2149 Montgomery Ave							
2604033600	2149 Montgomery Ave							
2543251700	713 Sparta Dr	SURVEY						
2540730800	221 W G St							
2594441900	910 Crest Dr	SURVEY						
2543700200	1327 Eolus Ave							
2562331900	1510 Avenida De Las Adelsas							
2594531400	1383 Hygeia Ave							

Housing Element Annual Progress Report

Project Identifier nus				Notes
1	23	24	25	
Current APN	Street Address	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 ⁺
2560407300	810 Hermes Ave			
2561515700	558 Ocean View Ave			
2600511800	1318 Bellevue Ave			
2573302300	1157 Arden Dr			
2560902300	1126 S Coast Highway 101			
2602131800	1530 Caudor St			
2641718800	955 Passiflora Ave			
2604033700	2139 Montgomery Ave			
2604033600	2149 Montgomery Ave			
2604033600	2149 Montgomery Ave			
2543251700	713 Sparta Dr			
2540730800	221 W G St			
2594441900	910 Crest Dr			
2543700200	1327 Eolus Ave			
2562331900	1510 Avenida De Las Adelsas			
2594531400	1383 Hygeia Ave			

Housing Element Annual Progress Report

Project Identifier					Unit Types		Affordability by Household Income			
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	Very Low- Income Deed Restricted	Very Low- Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted
	2606306500	3335 Lone Hill Ln		BLDR-010125-2020	ADU	O				
	2582022100	1726 Hill Top Ln		BLDR-013774-2020	ADU	O				
	2563302500	1050 Hygeia Ave A		BLDR-011595-2020	ADU	O				
	2573303400	1435 Bella Azul Ct		MULTI-003643-2020 BLDR-011548-2020	SFD	O				
	2604033700	2139 Montgomery Ave		BLDR-009887-2019	ADU	O				
	2541011500	1255 Birmingham Dr		BLDR-010333-2020	ADU	R				
	2642321800	916 Hymettus Ave		BLDR-009752-2020	SFD	O				
	2603011300	1717 Glasgow Ave		BLDR-009415-2019	ADU	O				
	2607023200	771 Ocean Crest Rd		BLDR-016285-2021	ADU	R				
	2592613700	423 Bach St		BLDR-013211-2020	ADU	O				
	2582512500	944 Hygeia Ave		BLDR-014385-2021	ADU	O				
	2581711300	829 Fourth St	Fourth St Duplexes	BLDR-009596-2019	2 to 4	O				
	2582512400	1133 Wotan Dr		BLDR-012512-2020	ADU	O				
	2593700300	1131 Wotan Dr		BLDR-012482-2020	SFD	O				
	2581711400	813 Fourth St	Fourth St Duplexes	BLDR-009594-2019	2 to 4	O				
	2161001200	1079 Eolus Ave		BLDR-013610-2020	ADU	O				
	2543923300	1083 Eolus Ave		BLDR-009986-2020	SFD	O				
	2542303900	839 Sunrich Ln		BLDR-015863-2021	ADU	O				
	2160305400	2048 Sheridan Rd 2		BLDR-009698-2018	ADU	O				

Housing Element Annual Progress Report

Project Identifier Homes - Completed Entitlement							Affordability by Household Incomes - Building				
1					5	6	7				
Current APN	Street Address	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Entitlement Date Approved	# of Units issued Entitlements	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate-Income Deed Restricted
2606306500	3335 Lone Hill Ln					0					
2582022100	1726 Hill Top Ln					0					
2563302500	1050 Hygeia Ave A					0					
2573303400	1435 Bella Azul Ct					0					
2604033700	2139 Montgomery Ave					0					
2541011500	1255 Birmingham Dr					0					
2642321800	916 Hymettus Ave					0					
2603011300	1717 Glasgow Ave					0					
2607023200	771 Ocean Crest Rd					0					
2592613700	423 Bach St					0					
2582512500	944 Hygeia Ave					0					
2581711300	829 Fourth St					0					
2582512400	1133 Wotan Dr					0					
2593700300	1131 Wotan Dr					0					
2581711400	813 Fourth St					0					
2161001200	1079 Eolus Ave					0					
2543923300	1083 Eolus Ave					0					
2542303900	839 Sunrich Ln					0					
2160305400	2048 Sheridan Rd 2					0					

Housing Element Annual Progress Report

Project Identifier Permits						Affordability by Household Incomes - Certifica					
1				8	9	10					
Current APN	Street Address	Moderate-Income Non Deed Restricted	Above Moderate-Income	Building Permits <u>Date Issued</u>	# of Units Issued Building Permits	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted
2606306500	3335 Lone Hill Ln				0						
2582022100	1726 Hill Top Ln				0						
2563302500	1050 Hygeia Ave A				0		1				
2573303400	1435 Bella Azul Ct				0						
2604033700	2139 Montgomery Ave				0						
2541011500	1255 Birmingham Dr				0						
2642321800	916 Hymettus Ave				0						
2603011300	1717 Glasgow Ave				0						
2607023200	771 Ocean Crest Rd				0						1
2592613700	423 Bach St				0				1		
2582512500	944 Hygeia Ave				0						1
2581711300	829 Fourth St				0						
2582512400	1133 Wotan Dr				0						
2593700300	1131 Wotan Dr				0						
2581711400	813 Fourth St				0						
2161001200	1079 Eolus Ave				0						
2543923300	1083 Eolus Ave				0						
2542303900	839 Sunrich Ln				0						
2160305400	2048 Sheridan Rd 2				0						

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

Housing Element Annual Progress Report

Project Identifier tes of Occupancy						Streamlining	Infill	Housing with Financial Assistance and/or Deed Restrictions	
1			11	12	13	14	15	16	17
Current APN	Street Address	Above Moderate-Income	Certificates of Occupancy or other forms of readiness (see instructions) <u>Date Issued</u>	# of Units issued Certificates of Occupancy or other forms of readiness	How many of the units were Extremely Low Income?*	Was Project <u>APPROVED</u> using GC 65913.4(b)? (SB 35 Streamlining) Y/N	Infill Units? Y/N*	Assistance Programs for Each Development (may select multiple - see instructions)	Deed Restriction Type (may select multiple - see instructions)
2606306500	3335 Lone Hill Ln	1	3/9/2022	1		N			
2582022100	1726 Hill Top Ln	1	3/9/2022	1		N			
2563302500	1050 Hygeia Ave A		3/9/2022	1		N			
2573303400	1435 Bella Azul Ct	1	3/9/2022	1		N			
2604033700	2139 Montgomery Ave	1	3/18/2022	1		N			
2541011500	1255 Birmingham Dr	1	3/21/2022	1		N			
2642321800	916 Hymettus Ave	1	3/21/2022	1		N			
2603011300	1717 Glasgow Ave	1	3/22/2022	1		N			
2607023200	771 Ocean Crest Rd		3/23/2022	1		N			
2592613700	423 Bach St		3/24/2022	1		N			
2582512500	944 Hygeia Ave		3/29/2022	1		N			
2581711300	829 Fourth St	1	3/31/2022	1		N			
2582512400	1133 Wotan Dr	1	4/4/2022	1		N			
2593700300	1131 Wotan Dr	1	4/4/2022	1		N			
2581711400	813 Fourth St	1	4/8/2022	1		N			
2161001200	1079 Eolus Ave	1	4/8/2022	1		N			
2543923300	1083 Eolus Ave	1	4/8/2022	1		N			
2542303900	839 Sunrich Ln	1	4/11/2022	1		N			
2160305400	2048 Sheridan Rd 2	1	4/12/2022	1		N			

Housing Element Annual Progress Report

Project Identifier		Housing without Financial Assistance or Deed Restrictions	Term of Affordability or Deed Restriction	Demolished/Destroyed Units			Density Bo	
1		18	19	20			21	22
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/Des troyed Units Owner or Renter	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)
2606306500	3335 Lone Hill Ln							
2582022100	1726 Hill Top Ln							
2563302500	1050 Hygeia Ave A	SURVEY						
2573303400	1435 Bella Azul Ct							
2604033700	2139 Montgomery Ave							
2541011500	1255 Birmingham Dr							
2642321800	916 Hymettus Ave							
2603011300	1717 Glasgow Ave							
2607023200	771 Ocean Crest Rd	SURVEY						
2592613700	423 Bach St	SURVEY						
2582512500	944 Hygeia Ave	SURVEY						
2581711300	829 Fourth St							
2582512400	1133 Wotan Dr							
2593700300	1131 Wotan Dr							
2581711400	813 Fourth St							
2161001200	1079 Eolus Ave							
2543923300	1083 Eolus Ave							
2542303900	839 Sunrich Ln							
2160305400	2048 Sheridan Rd 2							

Housing Element Annual Progress Report

Project Identifier nus				Notes
1	23	24	25	
Current APN	Street Address	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 ⁺
2606306500	3335 Lone Hill Ln			
2582022100	1726 Hill Top Ln			
2563302500	1050 Hygeia Ave A			
2573303400	1435 Bella Azul Ct			
2604033700	2139 Montgomery Ave			
2541011500	1255 Birmingham Dr			
2642321800	916 Hymettus Ave			
2603011300	1717 Glasgow Ave			
2607023200	771 Ocean Crest Rd			
2592613700	423 Bach St			
2582512500	944 Hygeia Ave			
2581711300	829 Fourth St			
2582512400	1133 Wotan Dr			
2593700300	1131 Wotan Dr			
2581711400	813 Fourth St			
2161001200	1079 Eolus Ave			
2543923300	1083 Eolus Ave			
2542303900	839 Sunrich Ln			
2160305400	2048 Sheridan Rd 2			

Housing Element Annual Progress Report

Project Identifier					Unit Types		Affordability by Household Income			
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	Very Low- Income Deed Restricted	Very Low- Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted
	2571102200	202 Village Green Rd		BLDR-009662-2019	ADU	R				
	2602123200	3539 Dove Hollow Rd		BLDR-012445-2020	ADU	R				
	2604032200	2385 Manchester Ave		BLDR-011885-2020	2 to 4	O				
	2583711500	2381 Manchester Ave		BLDR-011883-2020	2 to 4	O				
	2611110700	786 Plato Pl		BLDR-015652-2021	ADU	O				
	2640916200	3395 Wildflower Valley Dr		BLDR-010742-2019	SFD	O				
	2620800700	1095 Balour Dr		BLDR-014100-2021	ADU	O				
	2590506400	1157 Melba Rd		BLDR-015103-2021	ADU	R				
	2592711600	60 E F St		BLDR-012250-2020	ADU	O				
	2581711400	815 Fourth St	Fourth St Duplexes	BLDR-009595-2019	2 to 4	O				
	2581711300	831 Fourth St	Fourth St Duplexes	BLDR-009597-2019	2 to 4	O				
	2600839500	1510 Avenida De Los Lirios		BLDR-015554-2021	ADU	R				
	2582320600	755 San Dieguito Dr		BLDR-010849-2019	ADU	O				
	2650260700	1643 Hygeia Ave		BLDR-013159-2020	ADU	R				
	2570112600	639 Quail Gardens Ln		BLDR-010826-2019	ADU	O				
	2653904500	2321 El Camino Del Norte		BLDR-015410-2021	ADU	O				
	2606215900	1292 Summit Ave		BLDR-010582-2019	SFD	R				

Housing Element Annual Progress Report

Project Identifier Homes - Completed Entitlement							Affordability by Household Incomes - Building				
1					5	6	7				
Current APN	Street Address	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Entitlement Date Approved	# of Units issued Entitlements	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate-Income Deed Restricted
2571102200	202 Village Green Rd					0					
2602123200	3539 Dove Hollow Rd					0					
2604032200	2385 Manchester Ave					0					
2583711500	2381 Manchester Ave					0					
2611110700	786 Plato Pl					0					
2640916200	3395 Wildflower Valley Dr					0					
2620800700	1095 Balour Dr					0					
2590506400	1157 Melba Rd					0					
2592711600	60 E F St					0					
2581711400	815 Fourth St					0					
2581711300	831 Fourth St					0					
2600839500	1510 Avenida De Los Lirios					0					
2582320600	755 San Dieguito Dr					0					
2650260700	1643 Hygeia Ave					0					
2570112600	639 Quail Gardens Ln					0					
2653904500	2321 El Camino Del Norte					0					
2606215900	1292 Summit Ave					0					

Housing Element Annual Progress Report

Project Identifier Permits						Affordability by Household Incomes - Certifica					
1				8	9	10					
Current APN	Street Address	Moderate-Income Non Deed Restricted	Above Moderate-Income	Building Permits <u>Date Issued</u>	# of Units Issued Building Permits	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted
2571102200	202 Village Green Rd				0				1		
2602123200	3539 Dove Hollow Rd				0		1				
2604032200	2385 Manchester Ave				0						
2583711500	2381 Manchester Ave				0						
2611110700	786 Plato Pl				0						
2640916200	3395 Wildflower Valley Dr				0						
2620800700	1095 Balour Dr				0						
2590506400	1157 Melba Rd				0						
2592711600	60 E F St				0						
2581711400	815 Fourth St				0						
2581711300	831 Fourth St				0						
2600839500	1510 Avenida De Los Lirios				0						
2582320600	755 San Dieguito Dr				0						
2650260700	1643 Hygeia Ave				0						
2570112600	639 Quail Gardens Ln				0						
2653904500	2321 El Camino Del Norte				0						
2606215900	1292 Summit Ave				0						

Housing Element Annual Progress Report

Project Identifier tes of Occupancy						Streamlining	Infill	Housing with Financial Assistance and/or Deed Restrictions	
1			11	12	13	14	15	16	17
Current APN	Street Address	Above Moderate-Income	Certificates of Occupancy or other forms of readiness (see instructions) <u>Date Issued</u>	# of Units issued Certificates of Occupancy or other forms of readiness	How many of the units were Extremely Low Income?*	Was Project <u>APPROVED</u> using GC 65913.4(b)? (SB 35 Streamlining) Y/N	Infill Units? Y/N*	Assistance Programs for Each Development (may select multiple - see instructions)	Deed Restriction Type (may select multiple - see instructions)
2571102200	202 Village Green Rd		4/15/2022	1		N			
2602123200	3539 Dove Hollow Rd		4/19/2022	1		N			
2604032200	2385 Manchester Ave	1	4/20/2022	1		N			
2583711500	2381 Manchester Ave	1	4/20/2022	1		N			
2611110700	786 Plato Pl	1	4/22/2022	1		N			
2640916200	3395 Wildflower Valley Dr	1	4/28/2022	1		N			
2620800700	1095 Balour Dr	1	4/29/2022	1		N			
2590506400	1157 Melba Rd	1	4/29/2022	1		N			
2592711600	60 E F St	1	5/3/2022	1		N			
2581711400	815 Fourth St	1	5/11/2022	1		N			
2581711300	831 Fourth St	1	5/11/2022	1		N			
2600839500	1510 Avenida De Los Lirios	1	5/13/2022	1		N			
2582320600	755 San Dieguito Dr	1	5/16/2022	1		N			
2650260700	1643 Hygeia Ave	1	5/23/2022	1		N			
2570112600	639 Quail Gardens Ln	1	5/24/2022	1		N			
2653904500	2321 El Camino Del Norte	1	5/24/2022	1		N			
2606215900	1292 Summit Ave	1	5/31/2022	1		N			

Housing Element Annual Progress Report

Project Identifier		Housing without Financial Assistance or Deed Restrictions	Term of Affordability or Deed Restriction	Demolished/Destroyed Units			Density Bo	
1		18	19	20			21	22
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	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)
2571102200	202 Village Green Rd	SURVEY						
2602123200	3539 Dove Hollow Rd	SURVEY						
2604032200	2385 Manchester Ave							
2583711500	2381 Manchester Ave							
2611110700	786 Plato Pl							
2640916200	3395 Wildflower Valley Dr							
2620800700	1095 Balour Dr							
2590506400	1157 Melba Rd							
2592711600	60 E F St							
2581711400	815 Fourth St							
2581711300	831 Fourth St							
2600839500	1510 Avenida De Los Lirios							
2582320600	755 San Dieguito Dr							
2650260700	1643 Hygeia Ave							
2570112600	639 Quail Gardens Ln							
2653904500	2321 El Camino Del Norte							
2606215900	1292 Summit Ave							

Housing Element Annual Progress Report

Project Identifier nus				Notes
1		23	24	25
Current APN	Street Address	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 ⁺
2571102200	202 Village Green Rd			
2602123200	3539 Dove Hollow Rd			
2604032200	2385 Manchester Ave			
2583711500	2381 Manchester Ave			
2611110700	786 Plato Pl			
2640916200	3395 Wildflower Valley Dr			
2620800700	1095 Balour Dr			
2590506400	1157 Melba Rd			
2592711600	60 E F St			
2581711400	815 Fourth St			
2581711300	831 Fourth St			
2600839500	1510 Avenida De Los Lirios			
2582320600	755 San Dieguito Dr			
2650260700	1643 Hygeia Ave			
2570112600	639 Quail Gardens Ln			
2653904500	2321 El Camino Del Norte			
2606215900	1292 Summit Ave			

Housing Element Annual Progress Report

Project Identifier					Unit Types		Affordability by Household Income			
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	Very Low- Income Deed Restricted	Very Low- Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted
	2561514300	1832 Hygeia Ave		BLDR-014282-2021	ADU	O				
	2562360800	1143 Cornish Dr		BLDR-016919-2021	ADU	O				
	2606300300	1474 Summit Ave		BLDR-009987-2019	SFD	O				
	2594801600	611 Union St		BLDR-012305-2020	ADU	R				
	2570112600	639 Quail Gardens Ln		BLDR-010825-2019	SFD	O				
	2601912600	439 Fulvia St		BLDR-012035-2020	ADU	O				
	2594601100	437 Fulvia St		BLDR-012034-2020	SFD	O				
	2544002900	1541 San Elijo Ave		BLDR-012234-2020	SFD	O				
	2610924300	1541 San Elijo Ave		BLDR-012235-2020	ADU	O				
	2541733300	78 E F St	F Street Project	MULTI-002940-2019 BLDR-010025-2020	2 to 4	O				
	2606300300	1476 Summit Ave		BLDR-009988-2019	SFD	O				
	2582022400	76 E F St	F Street Project	MULTI-002940-2019 BLDR-010024-2019	2 to 4	O				
	2612333600	302 Gardendale Rd		BLDR-009879-2020	ADU	R				
	2582022500	664 Cornish Dr	F Street Project	MULTI-002940-2019 BLDR-010026-2019	SFD	O				

Housing Element Annual Progress Report

Project Identifier Homes - Completed Entitlement							Affordability by Household Incomes - Building				
1					5	6	7				
Current APN	Street Address	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Entitlement Date Approved	# of Units issued Entitlements	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate-Income Deed Restricted
2561514300	1832 Hygeia Ave					0					
2562360800	1143 Cornish Dr					0					
2606300300	1474 Summit Ave					0					
2594801600	611 Union St					0					
2570112600	639 Quail Gardens Ln					0					
2601912600	439 Fulvia St					0					
2594601100	437 Fulvia St					0					
2544002900	1541 San Elijo Ave					0					
2610924300	1541 San Elijo Ave					0					
2541733300	78 E F St					0					
2606300300	1476 Summit Ave					0					
2582022400	76 E F St					0					
2612333600	302 Gardendale Rd					0					
2582022500	664 Cornish Dr					0					

Housing Element Annual Progress Report

Project Identifier Permits						Affordability by Household Incomes - Certifica					
1				8	9	10					
Current APN	Street Address	Moderate- Income Non Deed Restricted	Above Moderate- Income	Building Permits Date Issued	# of Units Issued Building Permits	Very Low- Income Deed Restricted	Very Low- Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate- Income Deed Restricted	Moderate- Income Non Deed Restricted
2561514300	1832 Hygeia Ave				0						
2562360800	1143 Cornish Dr				0						
2606300300	1474 Summit Ave				0						
2594801600	611 Union St				0						
2570112600	639 Quail Gardens Ln				0						
2601912600	439 Fulvia St				0						
2594601100	437 Fulvia St				0						
2544002900	1541 San Elijo Ave				0						
2610924300	1541 San Elijo Ave				0						
2541733300	78 E F St				0						
2606300300	1476 Summit Ave				0						
2582022400	76 E F St				0						
2612333600	302 Gardendale Rd				0						
2582022500	664 Cornish Dr				0						

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Project Identifier tes of Occupancy						Streamlining	Infill	Housing with Financial Assistance and/or Deed Restrictions	
1			11	12	13	14	15	16	17
Current APN	Street Address	Above Moderate-Income	Certificates of Occupancy or other forms of readiness (see instructions) <u>Date Issued</u>	# of Units issued Certificates of Occupancy or other forms of readiness	How many of the units were Extremely Low Income?*	Was Project <u>APPROVED</u> using GC 65913.4(b)? (SB 35 Streamlining) Y/N	Infill Units? Y/N*	Assistance Programs for Each Development (may select multiple - see instructions)	Deed Restriction Type (may select multiple - see instructions)
2561514300	1832 Hygeia Ave	1	6/3/2022	1		N			
2562360800	1143 Cornish Dr	1	6/7/2022	1		N			
2606300300	1474 Summit Ave	1	6/9/2022	1		N			
2594801600	611 Union St	1	6/16/2022	1		N			
2570112600	639 Quail Gardens Ln	1	6/22/2022	1		N			
2601912600	439 Fulvia St	1	6/23/2022	1		N			
2594601100	437 Fulvia St	1	6/23/2022	1		N			
2544002900	1541 San Elijo Ave	1	6/23/2022	1		N			
2610924300	1541 San Elijo Ave	1	6/23/2022	1		N			
2541733300	78 E F St	1	6/24/2022	1		N			
2606300300	1476 Summit Ave	1	6/27/2022	1		N			
2582022400	76 E F St	1	6/27/2022	1		N			
2612333600	302 Gardendale Rd	1	6/29/2022	1		N			
2582022500	664 Cornish Dr	1	6/30/2022	1		N			

Housing Element Annual Progress Report

Project Identifier		Housing without Financial Assistance or Deed Restrictions	Term of Affordability or Deed Restriction	Demolished/Destroyed Units			Density Bo	
1		18	19	20			21	22
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	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)
2561514300	1832 Hygeia Ave							
2562360800	1143 Cornish Dr							
2606300300	1474 Summit Ave							
2594801600	611 Union St							
2570112600	639 Quail Gardens Ln							
2601912600	439 Fulvia St							
2594601100	437 Fulvia St							
2544002900	1541 San Elijo Ave							
2610924300	1541 San Elijo Ave							
2541733300	78 E F St							
2606300300	1476 Summit Ave							
2582022400	76 E F St							
2612333600	302 Gardendale Rd							
2582022500	664 Cornish Dr							

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Project Identifier nus				Notes
1	23	24	25	
Current APN	Street Address	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 ⁺
2561514300	1832 Hygeia Ave			
2562360800	1143 Cornish Dr			
2606300300	1474 Summit Ave			
2594801600	611 Union St			
2570112600	639 Quail Gardens Ln			
2601912600	439 Fulvia St			
2594601100	437 Fulvia St			
2544002900	1541 San Elijo Ave			
2610924300	1541 San Elijo Ave			
2541733300	78 E F St			
2606300300	1476 Summit Ave			
2582022400	76 E F St			
2612333600	302 Gardendale Rd			
2582022500	664 Cornish Dr			

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Project Identifier					Unit Types		Affordability by Household Income			
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	Very Low- Income Deed Restricted	Very Low- Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted
	2543923000	68 E F St	F Street Project	MULTI-002940-2019 BLDR-010023-2020	2 to 4	O				
	2581022900	541 San Dieguito Dr		BLDR-015881-2021	ADU	O				
	2541124900	345 Sanford St		BLDR-013819-2020	ADU	O				
	2595901200	223 Meadow Vista Way		BLDR-010699-2019	ADU	R				
	2653315900	2151 Woodwind Dr		BLDR-015602-2021	ADU	R				
	2602131800	1331 Lake Dr		BLDR-012105-2020	ADU	O				
	2160524100	172 Andrew Ave		BLDR-015472-2021	ADU	R				
	2581011000	627 Cornish Drive		BLDR-009623-2020	ADU	O				
	2601621600	847 Ocean Crest Rd		BLDR-013642-2020	ADU	O				
	2600530300	1284 Summit Ave		BLDR-013114-2020	SFD	O				
	2600530300	1284 Summit Ave		BLDR-013144-2020	ADU	O				
	2583411900	1262 San Dieguito Dr		BLDR-009922-2020	SFD	O				
	2561226300	810 Clark Ave		BLDR-011639-2020	ADU	R				
	2562923800	329 La Veta Ave		BLDR-009409-2020	ADU	O				
	2610924200	2314 Oxford Ave		BLDR-015161-2021	ADU	R				
	2561710500	594 Union St		BLDR-009478-2020	ADU	O				
	2160823500	327 Hillcrest Dr		BLDR-009978-2019	ADU	O				
	2601831800	508 Warwick Ave		BLDR-010874-2020	ADU	O				

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Project Identifier Homes - Completed Entitlement							Affordability by Household Incomes - Building				
1					5	6	7				
Current APN	Street Address	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Entitlement Date Approved	# of Units issued Entitlements	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate-Income Deed Restricted
2543923000	68 E F St					0					
2581022900	541 San Dieguito Dr					0					
2541124900	345 Sanford St					0					
2595901200	223 Meadow Vista Way					0					
2653315900	2151 Woodwind Dr					0					
2602131800	1331 Lake Dr					0					
2160524100	172 Andrew Ave					0					
2581011000	627 Cornish Drive					0					
2601621600	847 Ocean Crest Rd					0					
2600530300	1284 Summit Ave					0					
2600530300	1284 Summit Ave					0					
2583411900	1262 San Dieguito Dr					0					
2561226300	810 Clark Ave					0					
2562923800	329 La Veta Ave					0					
2610924200	2314 Oxford Ave					0					
2561710500	594 Union St					0					
2160823500	327 Hillcrest Dr					0					
2601831800	508 Warwick Ave					0					

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Project Identifier Permits						Affordability by Household Incomes - Certifica					
1				8	9	10					
Current APN	Street Address	Moderate-Income Non Deed Restricted	Above Moderate-Income	Building Permits <u>Date Issued</u>	# of Units Issued Building Permits	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted
2543923000	68 E F St				0						
2581022900	541 San Dieguito Dr				0						
2541124900	345 Sanford St				0						
2595901200	223 Meadow Vista Way				0						
2653315900	2151 Woodwind Dr				0						
2602131800	1331 Lake Dr				0						
2160524100	172 Andrew Ave				0						
2581011000	627 Cornish Drive				0						
2601621600	847 Ocean Crest Rd				0						
2600530300	1284 Summit Ave				0						
2600530300	1284 Summit Ave				0						
2583411900	1262 San Dieguito Dr				0						
2561226300	810 Clark Ave				0						1
2562923800	329 La Veta Ave				0		1				
2610924200	2314 Oxford Ave				0						
2561710500	594 Union St				0						
2160823500	327 Hillcrest Dr				0		1				
2601831800	508 Warwick Ave				0						

Housing Element Annual Progress Report

Project Identifier tes of Occupancy						Streamlining	Infill	Housing with Financial Assistance and/or Deed Restrictions	
1			11	12	13	14	15	16	17
Current APN	Street Address	Above Moderate-Income	Certificates of Occupancy or other forms of readiness (see instructions) <u>Date Issued</u>	# of Units issued Certificates of Occupancy or other forms of readiness	How many of the units were Extremely Low Income?*	Was Project <u>APPROVED</u> using GC 65913.4(b)? (SB 35 Streamlining) Y/N	Infill Units? Y/N*	Assistance Programs for Each Development (may select multiple - see instructions)	Deed Restriction Type (may select multiple - see instructions)
2543923000	68 E F St	1	6/30/2022	1		N			
2581022900	541 San Dieguito Dr	1	7/11/2022	1		N			
2541124900	345 Sanford St	1	8/3/2022	1		N			
2595901200	223 Meadow Vista Way	1	8/4/2022	1		N			
2653315900	2151 Woodwind Dr	1	8/5/2022	1		N			
2602131800	1331 Lake Dr	1	8/15/2022	1		N			
2160524100	172 Andrew Ave	1	8/26/2022	1		N			
2581011000	627 Cornish Drive	1	8/31/2022	1		N			
2601621600	847 Ocean Crest Rd	1	9/15/2022	1		N			
2600530300	1284 Summit Ave	1	9/19/2022	1		N			
2600530300	1284 Summit Ave	1	9/20/2022	1		N			
2583411900	1262 San Dieguito Dr	1	9/22/2022	1		N			
2561226300	810 Clark Ave		9/22/2022	1		N			
2562923800	329 La Veta Ave		9/29/2022	1		N			
2610924200	2314 Oxford Ave	1	10/6/2022	1		N			
2561710500	594 Union St	1	10/12/2022	1		N			
2160823500	327 Hillcrest Dr		10/20/2022	1		N			
2601831800	508 Warwick Ave	1	11/7/2022	1		N			

Housing Element Annual Progress Report

Project Identifier		Housing without Financial Assistance or Deed Restrictions	Term of Affordability or Deed Restriction	Demolished/Destroyed Units			Density Bo	
1		18	19	20			21	22
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	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)
2543923000	68 E F St							
2581022900	541 San Dieguito Dr							
2541124900	345 Sanford St							
2595901200	223 Meadow Vista Way							
2653315900	2151 Woodward Dr							
2602131800	1331 Lake Dr							
2160524100	172 Andrew Ave							
2581011000	627 Cornish Drive							
2601621600	847 Ocean Crest Rd							
2600530300	1284 Summit Ave							
2600530300	1284 Summit Ave							
2583411900	1262 San Dieguito Dr							
2561226300	810 Clark Ave	SURVEY						
2562923800	329 La Veta Ave	SURVEY						
2610924200	2314 Oxford Ave							
2561710500	594 Union St							
2160823500	327 Hillcrest Dr	SURVEY						
2601831800	508 Warwick Ave							

Housing Element Annual Progress Report

Project Identifier nus				Notes
1		23	24	25
Current APN	Street Address	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 ⁺
2543923000	68 E F St			
2581022900	541 San Dieguito Dr			
2541124900	345 Sanford St			
2595901200	223 Meadow Vista Way			
2653315900	2151 Woodwind Dr			
2602131800	1331 Lake Dr			
2160524100	172 Andrew Ave			
2581011000	627 Cornish Drive			
2601621600	847 Ocean Crest Rd			
2600530300	1284 Summit Ave			
2600530300	1284 Summit Ave			
2583411900	1262 San Dieguito Dr			
2561226300	810 Clark Ave			
2562923800	329 La Veta Ave			
2610924200	2314 Oxford Ave			
2561710500	594 Union St			
2160823500	327 Hillcrest Dr			
2601831800	508 Warwick Ave			

Housing Element Annual Progress Report

Project Identifier					Unit Types		Affordability by Household Income			
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	Very Low- Income Deed Restricted	Very Low- Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted
	2591308300	309 Princehouse Ln		BLDR-009844-2020	SFD	O				
	2591308300	307 Princehouse Ln		BLDR-009846-2020	ADU	O				
	2601921300	1305 Blue Sky Dr		BLDR-013187-2020	ADU	O				
	2610531700	2370 Manchester Ave		BLDR-010335-2019	SFD	O				
	2582022300	66 E F St	F Street Project	MULTI-002940-2019 BLDR-010022-2019	2 to 4	O				
	2564001400	206 Sunset Drive	Van Den Boom Residence (ADU)	MULTI-005396-2022	ADU	O			1	
	2564001400	206 Sunset Drive	Van Den Boom Residence (duplex)	MULTI-005396-2022	2 to 4	O				
	2160412000	1950 N. Coast Highway 101	Marea Village	MULTI-003780-2020	5+	R			19	
	2561712400 2561711500 2561711300	662, 672 & 682 Clark Ave. 556 Union St.	Clark Avenue Apartments	MULTI-004609-2021	5+	R			40	
	2592312800 2592313100 2592313000	2220, 2228, 2230 Encinitas Blvd	Encinitas Boulevard Apartments	MULTI-003587-2020; DR-003589-2020; BADJ-003588-2020	5+	R			42	
	2563521800	216 Neptune Avenue	Newman Residence	CDP-003343-2019	SFD	O				

Housing Element Annual Progress Report

Project Identifier Homes - Completed Entitlement							Affordability by Household Incomes - Building				
1					5	6	7				
Current APN	Street Address	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Entitlement Date Approved	# of Units issued Entitlements	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate-Income Deed Restricted
2591308300	309 Princehouse Ln					0					
2591308300	307 Princehouse Ln					0					
2601921300	1305 Blue Sky Dr					0					
2610531700	2370 Manchester Ave					0					
2582022300	66 E F St					0					
2564001400	206 Sunset Drive				8/4/2022	1					
2564001400	206 Sunset Drive			2	8/4/2022	2					
2160412000	1950 N. Coast Highway 101			75	8/10/2022	94					
2561712400 2561711500 2561711300	662, 672 & 682 Clark Ave. 556 Union St.			159	9/14/2022	199					
2592312800 2592313100 2592313000	2220, 2228, 2230 Encinitas Blvd			241	6/8/2022	283					
2563521800	216 Neptune Avenue			1	9/15/2022	1					

Housing Element Annual Progress Report

Project Identifier Permits						Affordability by Household Incomes - Certifica					
1				8	9	10					
Current APN	Street Address	Moderate-Income Non Deed Restricted	Above Moderate-Income	Building Permits <u>Date Issued</u>	# of Units Issued Building Permits	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted
2591308300	309 Princehouse Ln				0						
2591308300	307 Princehouse Ln				0						
2601921300	1305 Blue Sky Dr				0						
2610531700	2370 Manchester Ave				0						
2582022300	66 E F St				0						
2564001400	206 Sunset Drive				0						
2564001400	206 Sunset Drive				0						
2160412000	1950 N. Coast Highway 101				0						
2561712400 2561711500 2561711300	662, 672 & 682 Clark Ave. 556 Union St.				0						
2592312800 2592313100 2592313000	2220, 2228, 2230 Encinitas Blvd				0						
2563521800	216 Neptune Avenue				0						

Housing Element Annual Progress Report

Project Identifier tes of Occupancy						Streamlining	Infill	Housing with Financial Assistance and/or Deed Restrictions	
1			11	12	13	14	15	16	17
Current APN	Street Address	Above Moderate-Income	Certificates of Occupancy or other forms of readiness (see instructions) <u>Date Issued</u>	# of Units issued Certificates of Occupancy or other forms of readiness	How many of the units were Extremely Low Income?*	Was Project <u>APPROVED</u> using GC 65913.4(b)? (SB 35 Streamlining) Y/N	Infill Units? Y/N*	Assistance Programs for Each Development (may select multiple - see instructions)	Deed Restriction Type (may select multiple - see instructions)
2591308300	309 Princehouse Ln	1	11/16/2022	1		N			
2591308300	307 Princehouse Ln	1	11/17/2022	1		N			
2601921300	1305 Blue Sky Dr	1	11/23/2022	1		N			
2610531700	2370 Manchester Ave	1	12/6/2022	1		N			
2582022300	66 E F St	1	6/30/2022	1		N			
2564001400	206 Sunset Drive			0		N			Other
2564001400	206 Sunset Drive			0		N			
2160412000	1950 N. Coast Highway 101			0		N			INC, DB
2561712400 2561711500 2561711300	662, 672 & 682 Clark Ave. 556 Union St.			0		N			INC, DB
2592312800 2592313100 2592313000	2220, 2228, 2230 Encinitas Blvd			0		N			INC, DB
2563521800	216 Neptune Avenue			0		N			

Housing Element Annual Progress Report

Project Identifier		Housing without Financial Assistance or Deed Restrictions	Term of Affordability or Deed Restriction	Demolished/Destroyed Units			Density Bo	
1		18	19	20			21	22
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	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)
2591308300	309 Princehouse Ln							
2591308300	307 Princehouse Ln							
2601921300	1305 Blue Sky Dr							
2610531700	2370 Manchester Ave							
2582022300	66 E F St							
2564001400	206 Sunset Drive		1000					
2564001400	206 Sunset Drive							
2160412000	1950 N. Coast Highway 101		1000				0.0%	2
2561712400 2561711500 2561711300	662, 672 & 682 Clark Ave. 556 Union St.		1000				0.0%	5
2592312800 2592313100 2592313000	2220, 2228, 2230 Encinitas Blvd		1000				22.0%	6
2563521800	216 Neptune Avenue							

Housing Element Annual Progress Report

Project Identifier nus				Notes
1	23	24	25	
Current APN	Street Address	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 ⁺
2591308300	309 Princehouse Ln			
2591308300	307 Princehouse Ln			
2601921300	1305 Blue Sky Dr			
2610531700	2370 Manchester Ave			
2582022300	66 E F St			
2564001400	206 Sunset Drive			SB 330 Protected Unit (AUP Program)
2564001400	206 Sunset Drive			
2160412000	1950 N. Coast Highway 101	Development Standards Modification	Yes	15 units - 1000: 4 units - 55 years
2561712400 2561711500 2561711300	662, 672 & 682 Clark Ave. 556 Union St.	Development Standards Modification	Yes	10 DB - 55 years and 30 INC - 1000
2592312800 2592313100 2592313000	2220, 2228, 2230 Encinitas Blvd	Development Standards Modification	Yes	21 units- 1000; 29 units - 55 years
2563521800	216 Neptune Avenue			

Housing Element Annual Progress Report

Project Identifier					Unit Types		Affordability by Household Income			
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	Very Low- Income Deed Restricted	Very Low- Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted
	2620804000	1376 Tennis Club Drive	Van Wetering New Single-Family Residence	MULTI-005560-2022, CDP-004438-2021	SFD	O				
	2541733200	1605 Burgundy Rd	Connelly Residence	CDP-004026-2020	SFD	O				
2561712400	2601923000	957 Grange Hall Rd	Papandrea Residence	CDP-004389-2021	SFD	O				
	2564110300	303 Sunset Dr	Mulligan Residence (single-family)	CDP-003374-2019	SFD	O				
	2640913800	3400 Jasmine Crest	Wildflower Estates Residences (single-family)	BLDR-017248-2021	SFD	O				
	2560407300	810 Hermes Avenue	Hanwit Residence	CDP-004541-2021	SFD	O				
	2592104400	4255 Colony Terrace	Davis Residence	MULTI-004600-2021	SFD	O				
	2592104400	4255 Colony Terrace	Davis Residence	MULTI-004600-2021	ADU	O				
	2583442200	1138 Devonshire Drive	Brough Residence	CDP-005047-2021	SFD	O				
	2580411700	215 Fifth St	Casa Rana (single-family)	CDP-004380-2021	SFD	O				
	2580411700	215 Fifth St	Casa Rana (ADU)	CDP-004380-2021	ADU	R				
	2620111000	1356 Crest Dr	Kimball Residence	MULTI-005186-2022	SFD	O				
	2582510600	850 Nardo Road	Robinson Residence	CDP-004081-2020	SFD	O				

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Project Identifier Homes - Completed Entitlement							Affordability by Household Incomes - Building				
1					5	6	7				
Current APN	Street Address	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Entitlement Date Approved	# of Units issued Entitlements	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate-Income Deed Restricted
2620804000	1376 Tennis Club Drive			1	11/3/2022	1					
2541733200	1605 Burgundy Rd			1	12/14/2022	1					
2601923000	957 Grange Hall Rd			1	9/6/2022	1					
2564110300	303 Sunset Dr			1	9/27/2022	1					
2640913800	3400 Jasmine Crest			1	12/6/2022	1					
2560407300	810 Hermes Avenue			1	9/23/2022	1					
2592104400	4255 Colony Terrace			1	10/26/2022	1					
2592104400	4255 Colony Terrace			1	10/26/2022	1					
2583442200	1138 Devonshire Drive			1	8/29/2022	1					
2580411700	215 Fifth St			1	2/25/2022	1					
2580411700	215 Fifth St			1	2/25/2022	1					
2620111000	1356 Crest Dr			1	9/13/2022	1					
2582510600	850 Nardo Road			1	9/6/2022	1					

Housing Element Annual Progress Report

Project Identifier Permits						Affordability by Household Incomes - Certifica					
1				8	9	10					
Current APN	Street Address	Moderate-Income Non Deed Restricted	Above Moderate-Income	Building Permits <u>Date Issued</u>	# of Units Issued Building Permits	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted
2620804000	1376 Tennis Club Drive				0						
2541733200	1605 Burgundy Rd				0						
2601923000	957 Grange Hall Rd				0						
2564110300	303 Sunset Dr				0						
2640913800	3400 Jasmine Crest				0						
2560407300	810 Hermes Avenue				0						
2592104400	4255 Colony Terrace				0						
2592104400	4255 Colony Terrace				0						
2583442200	1138 Devonshire Drive				0						
2580411700	215 Fifth St				0						
2580411700	215 Fifth St				0						
2620111000	1356 Crest Dr				0						
2582510600	850 Nardo Road				0						

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Project Identifier tes of Occupancy						Streamlining	Infill	Housing with Financial Assistance and/or Deed Restrictions	
1			11	12	13	14	15	16	17
Current APN	Street Address	Above Moderate-Income	Certificates of Occupancy or other forms of readiness (see instructions) <u>Date Issued</u>	# of Units issued Certificates of Occupancy or other forms of readiness	How many of the units were Extremely Low Income?*	Was Project <u>APPROVED</u> using GC 65913.4(b)? (SB 35 Streamlining) Y/N	Infill Units? Y/N*	Assistance Programs for Each Development (may select multiple - see instructions)	Deed Restriction Type (may select multiple - see instructions)
2620804000	1376 Tennis Club Drive			0		N			
2541733200	1605 Burgundy Rd			0		N			
2601923000	957 Grange Hall Rd			0		N			
2564110300	303 Sunset Dr			0		N			
2640913800	3400 Jasmine Crest			0		N			
2560407300	810 Hermes Avenue			0		N			
2592104400	4255 Colony Terrace			0		N			
2592104400	4255 Colony Terrace			0		N			
2583442200	1138 Devonshire Drive			0		N			
2580411700	215 Fifth St			0		N			
2580411700	215 Fifth St			0		N			
2620111000	1356 Crest Dr			0		N			
2582510600	850 Nardo Road			0		N			

Housing Element Annual Progress Report

Project Identifier		Housing without Financial Assistance or Deed Restrictions	Term of Affordability or Deed Restriction	Demolished/Destroyed Units			Density Bo	
1		18	19	20			21	22
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	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)
2620804000	1376 Tennis Club Drive							
2541733200	1605 Burgundy Rd							
2601923000	957 Grange Hall Rd							
2564110300	303 Sunset Dr							
2640913800	3400 Jasmine Crest							
2560407300	810 Hermes Avenue							
2592104400	4255 Colony Terrace							
2592104400	4255 Colony Terrace							
2583442200	1138 Devonshire Drive							
2580411700	215 Fifth St							
2580411700	215 Fifth St							
2620111000	1356 Crest Dr							
2582510600	850 Nardo Road							

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Project Identifier nus				Notes
1		23	24	25
Current APN	Street Address	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 ⁺
2620804000	1376 Tennis Club Drive			
2541733200	1605 Burgundy Rd			
2601923000	957 Grange Hall Rd			
2564110300	303 Sunset Dr			
2640913800	3400 Jasmine Crest			
2560407300	810 Hermes Avenue			
2592104400	4255 Colony Terrace			
2592104400	4255 Colony Terrace			
2583442200	1138 Devonshire Drive			
2580411700	215 Fifth St			
2580411700	215 Fifth St			
2620111000	1356 Crest Dr			
2582510600	850 Nardo Road			

Housing Element Annual Progress Report

Income Level		RHNA Allocation by Income Level	Projection Period - 06/30/2020-04/14/2021	2021	2022	2023	2024	2025
Very Low	Deed Restricted	469	1	-	1	-	-	-
	Non-Deed Restricted		26	5	7	-	-	-
Low	Deed Restricted	369	-	-	-	-	-	-
	Non-Deed Restricted		4	1	4	-	-	-
Moderate	Deed Restricted	308	-	-	-	-	-	-
	Non-Deed Restricted		34	15	40	-	-	-
Above Moderate		408	108	70	100	-	-	-
Total RHNA		1,554						
Total Units			173	91	152	-	-	-
Progress toward extremely low-income housing need, as determined pursuant to Governmen								
		5						
		Extremely low-Income Need		2021	2022	2023	2024	2025
Extremely Low-Income Units*		235		-	2	-	-	-

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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	-	-	-	-	40	429
	Non-Deed Restricted		-	-	-	-		
Low	Deed Restricted	369	-	-	-	-	9	360
	Non-Deed Restricted		-	-	-	-		
Moderate	Deed Restricted	308	-	-	-	-	89	219
	Non-Deed Restricted		-	-	-	-		
Above Moderate		408	-	-	-	-	278	130
Total RHNA		1,554						
Total Units			-	-	-	-	416	1,138
it 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	-	-	-	-	2	233

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
2592313100	Rancho Santa Fe Dr	RANCHO SANTA FE PARCELS (GAFFNEY/GOODSEN)	Ord No. 2019-04	3/27/2019		11			Unaccommodated Need

Housing Element Annual Progress Report

Project Ident		Sites Description							
1		5	6	7	8		9	10	11
APN	Street Address	Parcel Size (Acres)	General Plan Designation	Zoning	Minimum Density Allowed	Maximum Density Allowed	Realistic Capacity	Vacant/Nonvacant	Description of Existing Uses
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	three residential structures across multiple parcels
2592313000	Rancho Santa Fe Dr	0.54	RR2/ R-30 OL	RR2/ R-30 OL	25 DU/AC	30 DU/AC	13	Non-Vacant	SEE ABOVE
2592313100	Rancho Santa Fe Dr	0.46	RR2/ R-30 OL	RR2/ R-30 OL	25 DU/AC	30 DU/AC	11	Non-Vacant	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
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 Iden		Sites Description							
1		5	6	7	8		9	10	11
APN	Street Address	Parcel Size (Acres)	General Plan Designation	Zoning	Minimum Density Allowed	Maximum Density Allowed	Realistic Capacity	Vacant/Nonvacant	Description of Existing Uses
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	UTILITY EASEMENT
2581309100	Mays Hollow Lane	0.33	R5/ R-30 OL	R5/ R-30 OL	25 DU/AC	30 DU/AC	8	Non-Vacant	SEE ABOVE
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	VACANT RESTAURANT AND SURFACE PARKING LOT
2581309700, 2581309800	630 Encinitas Boulevard	3.39	OP/ R-30 OL	OP/ R-30 OL	25 DU/AC	30 DU/AC	84	Non-Vacant	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

Housing Element Annual Progress Report

Project Ident		Sites Description							
1		5	6	7	8		9	10	11
APN	Street Address	Parcel Size (Acres)	General Plan Designation	Zoning	Minimum Density Allowed	Maximum Density Allowed	Realistic Capacity	Vacant/Nonvacant	Description of Existing Uses
2160520100	1967 N Vulcan Ave	2	R3/ R30 OL	R3/ R30 OL	25 DU/AC	30 DU/AC	50	Non-Vacant	temporary agricultural structures such as greenhouses
2582411000	1050 Regal Road	1.41	R11/ R-30 OL	R11/ R-30 OL	25 DU/AC	30 DU/AC	42	Non-Vacant	four existing 1 and 2-story structures associated with the existing church facility on-site, two paved parking lots
2612003700	2951 Manchester Avenue	0.54	R11/ R-30 OL	R11/ R-30 OL	25 DU/AC	30 DU/AC	16	Non-Vacant	ONE SINGLE STORY SINGLE-FAMILY RESIDENCE
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	ONE SINGLE STORY SINGLE-FAMILY RESIDENCE
2580521200	364 2nd St	0.65	DESP-VCM	DESP-VCM/ R-30 OL	25 DU/AC	30 DU/AC	9	Non-Vacant	2-story office building and a surface parking lot - Existing operational businesses
2580350700	371 2nd St	1.26	DESP-VCM	DESP-VCM/ R-30 OL	25 DU/AC	30 DU/AC	16	Non-Vacant	2-story office building, one 2-story residential structure, and a surface parking lot - Existing operational businesses
2561711300	682 Clark Ave	0.75	R5/ R-30 OL	R5/ R-30 OL	25 DU/AC	30 DU/AC	23	Non-Vacant	single-story residence
2561711400	672 Clark Ave	0.63	R5/ R-30 OL	R5/ R-30 OL	25 DU/AC	30 DU/AC	19	Non-Vacant	single-story residence

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
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
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 Iden		Sites Description							
1		5	6	7	8		9	10	11
APN	Street Address	Parcel Size (Acres)	General Plan Designation	Zoning	Minimum Density Allowed	Maximum Density Allowed	Realistic Capacity	Vacant/Nonvacant	Description of Existing Uses
2561711500	662 Clark Ave	1.41	R5/ R-30 OL	R5/ R-30 OL	25 DU/AC	30 DU/AC	42	Non-Vacant	outdoor storage area associated with agricultural uses
2561712000	556 Union St	0.6	R3/ R30 OL	R3/ R30 OL	25 DU/AC	30 DU/AC	18	Non-Vacant	flower growing business and associated greenhouse and sales temporary structures
2561712100	556 Union St	0.38	R3/ R30 OL	R3/ R30 OL	25 DU/AC	30 DU/AC	11	Non-Vacant	SEE ABOVE
2561712400	556 Union St	2.75	R3/ R30 OL	R3/ R30 OL	25 DU/AC	30 DU/AC	82	Non-Vacant	SEE ABOVE
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

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 sites inventory information is readily available and accessible on the City's website. Staff discusses the development 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. Additionally, the City issued a request for proposals (RFP) on July 20, 2022, and again on August 17, 2022 to address an anticipated "No Net Loss" scenario. The City Council approved the contract and budget on November 16, 2022.
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 2022, three (3) Housing Element R-30 Sites applications were approved which will result in 576 total units, 101 of which will provide affordable housing units once constructed. Of the 15 sites identified in the 6th cycle HE, six (6) have approved projects, six (6) Housing Element R-30 site applications are currently under review by Staff, and six (6) of which have submitted SB 330 pre-applications.
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.

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.
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. The City and Coastal Commission staff are currently working on options for replacement parking. 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.
Promote the development of accessory housing units	Explore tiny homes, micro-units, and other prefabricated units.	Annually.	PRADU Program has met expressed demand.
Promote the development of accessory housing units	Explore opportunities to create a permit-ready clearinghouse with other jurisdictions	December 31, 2021.	No expressed interested by other jurisdictions. City staff will continue exploring opportunities. City of San Diego is offering the City's PRADU plans.

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	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.	Completed. Results of the ADU survey were presented in a memo to the City Council in June 2021. A total of 79 responses were received, majority of which indicated a desire for more education and information, in particular the need to link residents/applicants with available financing resources, local contractors, and other resources. Staff also contacted ADU applicants who have obtained a building permit but yet to have an inspection, or have not scheduled an inspection for several months. Majority of respondents indicated that delays with the ADU permit were a result of prolonged work and/or complications with permit for the main dwelling occurring simultaneously. COVID-19 was a significant contributor to the delay; either due to back-ordered appliances/materials or contractor scheduling/availability.
Promote the development of accessory housing units	Continue to survey affordability levels as building permits are issued.	Annually.	Ongoing. The City surveys the affordability levels of each new residential unit receiving a building permit.
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	Ongoing. Will review in 2023.
Promote the development of accessory housing units	Update ADU production estimates with mid-cycle Housing Element update in 2025.	2025 Housing Element Update.	Ongoing. Will review and update if needed in 2025.
Promote the development of accessory housing units	Issue building permits for an average of 125 accessory units annually.	Ongoing	Ongoing. In 2022, the City issued building permits for 122 ADUs and have 124 ADU building permits under review.

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	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.
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 Service's staff will prepare policies and procedures for ADUs with the revision on the PRADU program in late 2022/early 2023 and monitor the effectiveness.
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. 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 issued a request for proposals (RFP) on July 20, 2022, and again on August 17, 2022 to address an anticipated "No Net Loss" scenario. The City Council approved the contract and budget on November 16, 2022.
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 no longer required under Section 65588(e)(4). Additionally, the City issued a request for proposals (RFP) on July 20, 2022, and again on August 17, 2022 to address an anticipated "No Net Loss" scenario. The City Council approved the contract and budget on November 16, 2022.

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	Ongoing. The City's CAP was updated to reflect the most current approved Housing Element, the updated CAP was approved by Council in November 2020. In 2021, the City adopted Green Building Ordinance 2021-13 effectively implementing all the building and development-related measures in the CAP. The City received California Energy Commission approval for this local "reach code" in July 13, 2022 making Ordinance 2021-13 immediately effective and enforceable. In 2022, CAP implementation involved the development of an electric vehicle charging station master plan; adoption of updated local green building, 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; installation of two roundabouts/traffic circles; continued replacement of certain City fleet vehicles with all-electric vehicles; launch of a new 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.
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.	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.

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. Previous standards did not impacted housing production; the City has exceeded above moderate RHNA in previous housing cycles. Most R-30 sites also meet standards in new ordinance by providing 20 percent low-income units.
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. City staff continues to address constraints previously identified including clarifying the discretionary review process, creating an expedited permit process for R-30 sites (still in process), modifications to the parking requirements for affordable units, allowing tandem parking with multi-family housing, and creating the Objective Design Standards. On September 22, 2021, the City Council approved ordinance amendments to establish inclusionary parking minimums (Ordinance No. 2021-12), and tandem parking for multi-family housing (Ordinance No. 2021-10). These amendments are currently waiting for Coastal Commission review and approval. Objective Design Standards amendments were adopted by City Council on January 19, 2022 and associated Ordinance Amendments were approved by Coastal Commission on June 9, 2022 (Ordinance No. 2022-02).
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. Held two Affordable Housing Developer Roundtable discussions and presented to Housing Authority/City Council on October 30, 2019. CC 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 program to offer affordable rentals.

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	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 during 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, City Council directed staff to continue working with the consultant to further investigate the feasibility of identified sites. During 2022, the City has issued permits for 12 lower-income units and 40 moderate units, and deemed complete new housing applications including 230 low-income housing units, and 5 very-low income units.
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.
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.	An RFP was conducted in August 2021 to select a consultant to assist the City in completing an equity study. One of the main focus areas of the study is access to housing, including financing. The Equity Study is currently in progress and expected to be completed in 2023.
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.

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	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. In December 2021, the City Council awarded a loan of \$235,000 in affordable housing funds to Habitat for Humanity for the completion of two new affordable homes. 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. No interest from the developers.
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.	Prepare inventory of City surplus land no longer required for the City's use by December 31 of each year, beginning December 31, 2020. Review suitability of sites owned by other public agencies by December 31, 2023.	The City has not identified any surplus land. However, in 2021, the City of Encinitas retained a consultant to identify development opportunities for affordable housing beyond the sites identified in the most recent Housing Element. The consultant evaluated City owned sites and private party sites and presented those preliminary results in November 2021. The City Council provided direction to further explore options at specific parcels. City and County staff are also exploring options on a Brownfield site owned by the County within the City's boundary for future housing potential.
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 2022 the City administered 98 vouchers and an additional 10 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. During 2022, the City participated in a regional emergency voucher program to provide vouchers for persons experiencing homelessness in Encinitas. This funding source was related to COVID-19 emergency funds which are no longer available.

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
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 e-mail.
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.
Utilize Section 8 housing choice vouchers	Continue to implement and update the Public Housing Agency (PHA) Plan, available on the City's website: https://www.encinitasca.gov/government/departments/development-services/policy-planning-housing/housing/section-8-housing-choice-voucher-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.
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 2022, staff routinely contacts potential landlords to inform about program, provide informational materials, and visit area apartment complexes. Due to COVID in person contact with the public was limited and preferred contact method for this type of informational meeting. EHA staff will be exploring outreach methods and materials in 2023.
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 pages. City staff works with Legal Aid Society to ensure that owners and participants understand the source of income protections. Additionally, the EHA participates in a cooperative waiting list between all Housing Authorities in San Diego County.

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
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. Utilize Legal Aid Society to provide trainings to educate property owners and managers regarding eviction moratorium, non-discrimination, and other applicable state laws. Outreach through mail and updated website.
Utilize Section 8 housing choice vouchers	Explore interim, additional or alternative funding sources to support current and future Section 8 waitlist applicants.	Ongoing.	Ongoing as appropriate. 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.
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. The Ordinance is consistent with Density Bonus Law. The City has approved three projects under Density Bonus Law, including eligible requests for density bonuses, concessions, waivers, and parking reductions. Five Density Bonus projects are pending approval whereas only two of those five projects are requesting waivers, concessions or parking reductions. While the Housing Element projects 377 units on three Housing Element Sites approved in 2022, the City approved Density Bonus allowing 576 units. The City reviews and approves eligible requests consistent with 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.

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
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 identified during 2021. Staff continues to monitor and will recommend amendments as applicable and needed to the Density Bonus Law. Staff will present an amendment in 2023 for consistency with Density Bonus Law. See Program 3B for additional information.
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.	To begin in 2023. This project was delayed due to staff turnover.
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.

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 Programs to Reduce Homelessness	Develop a Homeless Action Plan.	Adopt the Homeless Action Plan by Winter 2020-21; Ongoing Implementation.	The City Council approved the Homeless Action Plan 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. Additionally, in November 2022, the City identified the need for a full-time Homeless Solutions Manager position to focus on the implementation of the Homeless Action Plan, manage the established working groups, coordinate with and participate in regional homeless meetings, establish and maintain partnerships, and to respond, develop, and enhance the City's homelessness response activities. The City has applied for Permanent Local Housing Allocation ("PLHA") grant 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 and the City is currently waiting for verification if the grant funds will be awarded or not. HCD has until March 2023 to notify applicants of their award status.
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	The City continued to support the Opening Doors Program in 2022, including a general fund allocation. Additionally, the City funded one-full time Caseworker to expand the HOPE Team with supplemental CDBG-CARES funds. The City has applied for Permanent Local Housing Allocation ("PLHA") grant 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 and the City is currently waiting for verification if the grant funds will be awarded or not. HCD has until March 2023 to notify applicants of their award status.

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 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.	As of FY2021-22, the City of Encinitas has budgeted a full-time permanent employee to oversee all Homelessness Programs and Housing issues within the City; this position is the Housing Services Manager. As of July 2021, the position was filled after an extensive recruitment was conducted. Additionally, in November 2022, the City identified the need for a full-time Homeless Solutions Manager position to focus on the implementation of the Homeless Action Plan, manage the established working groups, coordinate with and participate in regional homeless meetings, establish and maintain partnerships, and to respond, develop, and enhance the City's homelessness response activities. The City has applied for Permanent Local Housing Allocation ("PLHA") grant 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 and the City is currently waiting for verification if the grant funds will be awarded or not. HCD has until March 2023 to notify applicants of their award status.
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.	Due to staffing, this project has been delayed. Staff will process this amendment in 2023. However, factory-built modular homes, constructed in compliance with the City's construction codes, and mobile homes/manufactured housing units that comply with the National Manufactured Housing Construction and Safety Standards Act of 1974, are considered single-family dwellings and treated as such.

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
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> <p>In Process - the City of Encinitas is in development of a new specific plan that will create a new Mixed-Use Zone, which will include parking standards for that type of use/development; the City intends to utilize this new parking metric for all mixed use development throughout the City. Subsequent amendments to the City's Zoning Code will be required to implement these modifications.</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.	Ongoing. Objective design standards were adopted by the City Council in January 2022 and approved by the Coastal Commission in June 2022. Staff will continue to monitor provisions and standards that may constrain housing development including the new objective design standards.
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.

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
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 began this effort in 2021 and due to staff turnover, this project has been delayed. The project is anticipated to be continued in 2023. The City's Objective Standards and Guidelines for mixed-use updates were approved by City Council in January 2022, and associated Ordinance Amendments were approved by Coastal Commission in June 2022.
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.
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 began this effort in 2021 and due to staff turnover, this project has been delayed. Staff anticipates that will be initiated in 2023.

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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.			
1	2	3	4
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	As proposed in Program 2A, adopt recommended changes to inclusionary ordinance by Spring 2021.	Completed. See Program 2A regarding changes to the inclusionary ordinance.

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
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 - The City is identifying other sites that may be required to meet 'no net loss' requirements and is monitoring possible need for up zoning. Any site identified to be rezoned will satisfy the adequate site requirements of Section 65583.2 and AFFH.

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
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.	City participated in the declaratory relief action, pursued to final judgment in the Superior Court. No appeal was filed. Court determined that a vote of the electorate is required when required by Proposition A. New Housing Element is no longer required in 2025 so some objectives no longer need to be met. The City is identifying other sites that may be required to meet 'no net loss' requirements and is monitoring possible need for up zoning. Additionally, the City issued a request for proposals (RFP) on July 20, 2022, and again on August 17, 2022 to address an anticipated "No Net Loss" scenario. The City Council approved the contract and budget on November 16, 2022.
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. Staff has developed supplemental application and materials for SB 35 and SB 330 preliminary applications and has developed a webpage to describe these laws. Staff continues monitoring provisions and standards that may constrain housing development. In addition, the City has hired a consultant utilizing SB 2 funding to assist in the development of an expedited permit process for all housing projects and education materials.

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
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 15% for very low-income housing and 15 percent 20% for low-income housing) and provide on-site affordable housing.	Develop and execute the new expedited permit process and education materials by August 2021.	Staff begun this effort in 2021 and anticipates completion in 2023. Staff prepared a SB 330 Preliminary Application, updated the Discretionary Permit Application and is in the process of creating a new expedited process for all large housing projects similar to what has been implemented for Housing Element sites.
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 the 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.
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. The next survey is anticipated to be conducted in 2023.

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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.			
1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
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	See above.
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.	Ongoing updating of educational materials, continuation of CPP process, and collaboration. Hold at least four workshops/listening forums per year.	Complete and ongoing. During 2022, the City held several formal outreach events, as well as several informal "pop-ups" at community events throughout the City. During 2022, a total of 42 Citizen Participation Program (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 and has created multiple new webpages.
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.

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	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 2022, the City held several formal outreach events, as well as several informal "pop-ups" at community events throughout the City. During 2022, 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.
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 also partners with local main street communities. All assist the City with promoting different activities including surveys and workshops that are available to the public and have staff participate in their activities such as farmers markets and other events.
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 2022. The City continues to implement the Citizen Participation Program. Only objective standards are used in the decision-making process for by-right projects.

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	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. This information is made readily available on the City's website, and is included in the City Council Agenda Report as an attachment.
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 2022, 1,200 feet of sidewalks added; 1,000 feet of trails installed; 15 miles of pavement resurfaced; 107 ADA ramps installed; 12 pedestrian crosswalks placed; 4.1 miles of additional traffic calming measures added; 2.6 miles of bike facilities added.
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 City Council Agenda Report as an attachment. 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 2023. 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.
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.	The draft Equity Study is currently under staff review, and was unable to be presented to City Council due to staff turnover. The final report recommendations is anticipated to be presented to City Council in 2023.
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	Ongoing. No substantial changes since adoption of the Housing Element.
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.	Upon conclusion of the Equity Study, and upon any recommendations of the Equity Committee, staff will explore recommended policies or programs for further consideration and approval by the respective decision making bodies.
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 City considers impacts when developing and implementing new policies, programs, and practices. Since COVID-19 restrictions were lightened, community workshops have been held in person but the information and opportunity to participate are offered online and both are offered in English and Spanish.

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	Upon conclusion of the Equity Study, and upon any recommendations of the Equity Committee, the City will determine whether additional languages need to be accommodated. The 2020 Census did not show significant changes in the City's demographic composition.
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	Upon conclusion of the Equity Study, and upon any recommendations of the Equity Committee, the City will determine any needed expansion to 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 eight 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. In March 2021, the City Council approved an extension of the Affordable Unit Policy until 2026.
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 low-income households were assisted during 2022. 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.

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	Proactively target areas of concentrated rehabilitation needs and ensure that residents are not displaced due to City-financed improvements.	Ongoing, with annual appropriations	Allocating CDBG funds in FY2023-24 to rehabilitate homes owned by low-income persons
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	Allocating CDBG funds in FY2023-24 to rehabilitate homes owned by low-income persons. The City will proactively promote the program during 2023.
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. Staff is exploring opportunities for lending education and credit counseling with partner organizations.
Affirmatively Further Fair Housing	Increase collaboration with the jurisdictions in the San Diego region to address regional housing issues and implement the AI 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 2022.
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 2022. No projects are 'at-risk' until 2049.
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 groups interested in affordable 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
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; no affordable housing at risk in next 10 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 2022.

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 to receive the password that will 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 chcklist here: https://www.hcd.ca.gov/community-development/docs/adequate-sites-checklist.pdf
	Extremely Low-Income ⁺	Very Low-Income ⁺	Low-Income ⁺	TOTAL UNITS ⁺	Extremely Low-Income ⁺	Very Low-Income ⁺	Low-Income ⁺	TOTAL UNITS ⁺	
Rehabilitation Activity	2	2		4					
Preservation of Units At-Risk									
Acquisition of Units									
Mobilehome Park Preservation									
Total Units by Income	2	2		4					

Housing Element Annual Progress Report

Above Moderate Income Units Converted to Moderate Income Pursua									
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 d this table, please ensure housing developments meet the requirements descr									
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									

No items to report for 2022.

Housing Element Annual Progress Report

nt to Government Code section 65400.2

eed-restricted rental housing for moderate-income households by the imposition of affordability covenants and restrictions for the unit. Before adding information to
ibed in Government Code 65400.2(b).

sehold Incomes After Conversion				Units credited toward Above Moderate RHNA		Notes
4				5		6
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>

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 2022.

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						

No items to report for 2022.

Housing Element Annual Progress Report

Units Constructed Pursuant to Government Code 65852.21 and Applications for Lot Splits Pursuant to Government Code 66411.7 (SB9)										
Project Identifier				Project Type	Date	Unit Constructed				Notes
1				2	3	4				
APN	Street Address	Project Name ⁺	Local Jurisdiction Tracking ID ⁺	Activity	Date	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Notes
Summary Row: Start Data Entry Below										

No items to report for 2022.

Housing Element Annual Progress Report

Student housing development for lower income students for which was granted a density bonus pursuant to subp								
Project Identifier				Project Type	Date	Units (Bed		
1				2	3			
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
Summary Row: Start Data Entry Below								

No items to report for 2022.

Housing Element Annual Progress Report

aragraph (F) of paragraph (1) of subdivision (b) of Section 65915					
s/Student Capacity) Approved				Units (Beds/Student Capacity) Granted Density Bonus	Notes
4				5	6
Low- Income Non Deed Restricted	Moderate- Income Deed Restricted	Moderate- Income Non Deed Restricted	Above Moderate- Income	Total Additional Beds Created Due to Density Bonus	Notes

Housing Element Annual Progress Report

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 Total award amount is auto-populated based on amounts entered in rows 15-26.				
Task	\$ Amount Awarded	\$ Cumulative Reimbursement Requested	Task Status	Other Funding	Notes
Existing Conditions Analysis	\$22,000.00	\$0.00	Completed	Other	The Existing Conditions Analysis was completed and finalized in December 2021. Reimbursements have not yet been processed for this task.
Community Outreach and Charrette	\$12,000.00	\$0.00	In Progress	Other	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 summary 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. Additional community outreach events are anticipated to occur in winter 2023. The ECR Task Force met five times with a public meeting in 2022. Reimbursements have not yet been processed for this task.
Community Workshops	\$20,000.00	\$0.00	In Progress	Other	

Housing Element Annual Progress Report

Task	\$ Amount Awarded	\$ Cumulative Reimbursement Requested	Task Status	Other Funding	Notes
Admin. Draft and Public Draft EI Camino Real Specific Plan	\$35,000.00	\$0.00	In Progress	Other	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. Reimbursements have not yet been processed for this task.
Community Workshops	\$20,000.00	\$0.00	Other (Please Specify in Notes)	Other	Please see above.
City Council and Planning Commission Presentation	\$10,000.00	\$0.00	Not yet started	Other	City Council and Planning Commission will receive a presentation and/or workshop once public review drafts are ready.
Admin Final and Public Final EI Camino Real Specific Plan	\$47,000.00	\$0.00	Not yet started	Other	Please see above.
Project Description and Technical Studies	\$45,000.00	\$0.00	In Progress	Other	Please see below.
Prepare NOP and Initial Study	\$5,000.00	\$0.00	In Progress	Other	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. Reimbursements have not yet been processed for this task.
Admin and Public Draft EIR	\$65,000.00	\$0.00	Other (Please Specify in Notes)	Other	The admin draft EIR is in process; however, significant delays are occurring with the project timeline (>6 months) with respect to traffic modeling, which is completed by the regional government (SANDAG) to analyze the potential impacts that may occur with adding residential uses into the ECR plan area. Reimbursements have not yet been processed for this task.
Final EIR and NOD	\$3,000.00	\$0.00	Other (Please Specify in Notes)	Other	Please see above.
Project Management	\$16,000.00	\$0.00	In Progress	Other	This is an ongoing task until the project is completed.

6TH CYCLE HOUSING ELEMENT SITES DEVELOPMENT SUMMARY

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
2023-03-15					Item #08D						Page 176 of 214

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

January 13, 2023

A. ACTIVE PROJECTS

NAME AND WP/CIP NO.	TYPE OF AMENDMENT? COASTAL APPROVAL?	SUMMARY/STATUS	SCHEDULE	PROJECT PLANNER
1. HOUSING ELEMENT UPDATE SIXTH CYCLE (2021 – 2029) (WC14B)	LCPA	<p><u>NEXT STEP:</u> Implementation of Programs and update the site selection in anticipation of no net loss scenario.</p> <p><u>STATUS:</u> The City issued a request for proposals (RFP) on July 20, 2022, and again on August 17, 2022, to address an anticipated "No Net Loss" scenario. The City Council approved the contract and budget on November 16, 2022. The City is currently working with the consultant and HCD staff before conducting a joint session with the City Council and Planning Commission regarding the site selection process.</p> <p><u>SUMMARY:</u> Identify additional sites suitable to address an anticipated no net loss scenario.</p>	2022-2024	Melinda Patty Roy
2. MODAL ALTERNATIVE PROJECT (MAP ENCINITAS) ATP IMPLEMENTATION PLAN	N/A No (Ultimately utilized in future efforts to update Mobility Element.)	<p><u>NEXT STEP:</u> As a condition of approval on 2/8/23, City Council directed staff to return with an updated, revised MAP project in one year.</p> <p><u>STATUS:</u> 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 Robin

NAME AND WP/CIP NO.	TYPE OF AMENDMENT? COASTAL APPROVAL?	SUMMARY/STATUS	SCHEDULE	PROJECT PLANNER
3. PERMIT READY PROGRAM (PRADU)	Policy No	<p>NEXT STEP: Update the PRADU plans to comply with the 2022 building code cycle that went into effect on January 1, 2023. Once plans are updated, the program needs to be advertised per SANDAG HAP Grant requirement.</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 CBC 2022 code went into effect on January 1, 2023 and the PRADU plans are in process of being updated to meet those 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. PUBLIC SAFETY ELEMENT UPDATE	GPA/LCPA Yes	<p>NEXT STEP: Board of Forestry review, public hearings with Planning Commission and City Council for adoption, and submittal to California Coastal Commission.</p> <p>STATUS: Draft updates have been prepared by staff. However, additional state law changes occurred, and the local hazard mitigation plan is currently being updated by</p>	2023-2024	Melinda Joel Hans FM

NAME AND WP/CIP NO.	TYPE OF AMENDMENT? COASTAL APPROVAL?	SUMMARY/STATUS	SCHEDULE	PROJECT PLANNER
		<p>the County and locally for the City. Staff has 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.</p> <p>SUMMARY: City Council authorized amendment in 2017. State law changes adopted in 2020/2021. Amendments to the Public 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 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. Ongoing work effort to prepare for launch of CSS. 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 Preparation and Public Scoping Meeting Open House</p>	2021-2024	Patty Melinda

NAME AND WP/CIP NO.	TYPE OF AMENDMENT? COASTAL APPROVAL?	SUMMARY/STATUS	SCHEDULE	PROJECT PLANNER
		<p>August 30, 2022, ECR Task Force September 13, 2022, ECR Task Force October 8, 2022, and ECR Task Force December 6, 2022.</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: 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>	2023	Katie Consultant Services
8. EXPEDITED PERMIT PROCESSING PROGRAM	LCPA/ZA/SPA	<p>NEXT STEPS: Develop new process and amend application.</p> <p>STATUS: Currently reviewing processes with 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	Anna Consultant Services
9. PARKING STANDARDS REVIEW AND ORDINANCE	LCPA/ZA/SPA	<p>NEXT STEPS: TOD parking ordinance is pending Coastal Commission review and approval.</p> <p>STATUS: Ordinance and staff report completed for Parking Standards related to: senior housing, affordable housing, transit oriented development, and tandem parking. Senior Housing not approved by Planning Commission. Affordable</p>	2024	Evan Patty

NAME AND WP/CIP NO.	TYPE OF AMENDMENT? COASTAL APPROVAL?	SUMMARY/STATUS	SCHEDULE	PROJECT PLANNER
		<p>housing, transit oriented development and tandem parking adopted by City Council in 2021.</p> <p>SUMMARY: Review the City's parking standards and provide specific parking standards for specialized housing as required by the Housing Element.</p>		
10. DENSITY BONUS ORDINANCE UPDATE	LCPA/ZA/SPA	<p>NEXT STEPS: Update Density Bonus Handouts. Review current housing law to assess if updates are required.</p> <p>STATUS: Original Ordinance was repealed in 2021.</p> <p>SUMMARY: required by State Law and Housing Element to update the Ordinance. Proposed changes include clarifying language and specific references to state law. Additional changes were made by Planning Commission and City Council, which included codifying density calculations based on Net Acreage to be consistent with existing General Plan Policy.</p>	2023	Joel Melinda
11. ADU ORDINANCE UPDATE	LCPA/ZA/SPA	<p>NEXT STEPS: Work with HCD and Coastal Commission on the replacement parking west of the 101 issue, and include any other relevant state law updates (AB 2221, SB 897).</p> <p>STATUS: 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</p>	2023	Evan Robin

NAME AND WP/CIP NO.	TYPE OF AMENDMENT? COASTAL APPROVAL?	SUMMARY/STATUS	SCHEDULE	PROJECT PLANNER
		<p>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 ordinance was submitted to the Coastal Commission and received final concurrence on November 16, 2022.</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>		
12. COMMERCIAL/ RESIDENTIAL GROUND FLOOR	LCPA/ZA/SPA	<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. 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>	2023-2024	Joel Melinda Roy
13. OUTDOOR DINING POLICY AND ORDINANCE	LCPA/MCA/ZA/SPA	<p>NEXT STEPS: Complete parking study and prepare a permanent outdoor dining ordinance.</p> <p>STATUS: 3/16/22 City Council meeting to initiate amendments, adopt policy to allow alcohol with sidewalk dining, and allocate a budget for studies. The consultant is finalizing the parking study and recommendations.</p>	2023-2024	Evan Robin

NAME AND WP/CIP NO.	TYPE OF AMENDMENT? COASTAL APPROVAL?	SUMMARY/STATUS	SCHEDULE	PROJECT PLANNER
		SUMMARY: City Council directed staff in December 2021 to process amendments to the municipal code to allow for more relaxed standards with outdoor dining on sidewalk and within parking areas.		
14. SB 9 ORDINANCE	LCPA/MCA/ZA/SPA	<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>	2023	Melinda
15. MOBILITY (CIRCULATION) ELEMENT UPDATE (WC16D)	GP/LCPA	<p>NEXT STEPS: Adopt VMT guidelines, finalize street network classifications and Mobility Analysis Guidelines (MAGs).</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. SANDAG modeling delayed for several months due to issues with their Regional Plan modeling update. Existing conditions, and goals/policies have been drafted. Working on finalizing the street network classification/typologies. Mobility Analysis Guidelines (including cross sections and objective</p>	2021-2024	Evan Robin Abe Roy Patty Jill Crystal

NAME AND WP/CIP NO.	TYPE OF AMENDMENT? COASTAL APPROVAL?	SUMMARY/STATUS	SCHEDULE	PROJECT PLANNER
		<p>design standards) in process. EIR is on hold until SANDAG modeling IS complete.</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>		
16. APPEAL TIMING		<p>NEXT STEPS: Ordinance No. 2022-07 is pending Coastal Commission review and approval.</p> <p>STATUS: Initiated amendment January 2022. City Council adopted Ordinance No.'s 2022-06 and 2022-07 on August 24, 2022.</p> <p>SUMMARY: Different time periods currently exist throughout the Municipal Code and there is a desire to make them consistent at 10 calendar days.</p>	2023	Melinda
17. ANNUAL GP PROGRESS REPORT		<p>NEXT STEPS: Finalize and present to City Council.</p> <p>STATUS: Finishing APR's currently, and writing staff report to provide to City Council on 3/15/2023. APR to be submitted to HCD and OPR prior to the 4/1/2023 due date.</p>	Annual	Patty Melinda Joel Robin Elisabeth Cindy Evan

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		
18. CANNABIS ORDINANCE UPDATE	MCA/LCPA	<p>NEXT STEPS: Four retail applicants selected in the lottery 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 10/21/22 and four applicants have been selected to proceed.</p> <p>SUMMARY: Adopt a new cannabis ordinance to reflect the ordinance that was adopted by the people. Repeal the existing 9.21 ordinance.</p>	2021-2023	Evan

NAME AND WP/CIP NO.	TYPE OF AMENDMENT? COASTAL APPROVAL?	SUMMARY/STATUS	SCHEDULE	PROJECT PLANNER
19. SHORT-TERM RENTAL (CH. 9.38) ORDINANCE UPDATE	MCA	<p>NEXT STEPS: Ordinance No. 2022-16 is pending submittal to Coastal Commission for their review and approval.</p> <p>STATUS: City Council initiated LCP amendment for short-term rentals on April 20, 2022 and adopted Ordinance No.'s 2022-15 and 2022-16 on December 14, 2022.</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>	2023	Melinda Joel
20. NATIVE PLANT ORDINANCE	TBD	<p>NEXT STEPS: Meet with County staff and local stakeholders to develop ordinance outline. 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> <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>	2022-23	Evan Robin

NAME AND WP/CIP NO.	TYPE OF AMENDMENT? COASTAL APPROVAL?	SUMMARY/STATUS	SCHEDULE	PROJECT PLANNER
		<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>		
21. RACIAL AND ETHNIC BARRIER STUDY	NA	<p>NEXT STEPS: Conduct biweekly meetings; exploring data and existing resources.</p> <p>STATUS: RFP was circulated in 2021 and a consultant was selected.</p> <p>SUMMARY: Study required per the housing element.</p>	2023	Joel Melinda
22. DISPLACEMENT RISK ANALYSIS	NA	<p>NEXT STEPS: RFP to be developed and circulated in May 2022.</p> <p>STATUS: Successful HAP grant award to fund the project.</p> <p>SUMMARY: Study required per the housing element.</p>	2023	Joel Melinda
23. UPDATE ENCINITAS HOUSING AUTHORITY 5 YEAR PLAN	NA	<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>	2023-2025	Cindy Nikki Melinda Elisabeth

NAME AND WP/CIP NO.	TYPE OF AMENDMENT? COASTAL APPROVAL?	SUMMARY/STATUS	SCHEDULE	PROJECT PLANNER
24. NAVIGATION CENTER AND SUPPORTIVE HOUSING	MCA/ZA/LCPA	<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 - 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>	2023-2024	Melinda Steven Patty Roy Joel
25. MANUFACTURED HOUSING	MCA/ZA/LCPA	<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>	2023-2024	Joel Melinda
26. CONSTRUCTION METHODS AND TECHNOLOGY	MCA/ZA/LCPA	<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</p>	2023-2024	Joel Melinda Patty Building Official

NAME AND WP/CIP NO.	TYPE OF AMENDMENT? COASTAL APPROVAL?	SUMMARY/STATUS	SCHEDULE	PROJECT PLANNER
		construction and determine if allowed by current zoning and building code.		
27. APPLICANT SURVEY – NONGOVERNMENTAL CONSTRAINTS	NA	<p>NEXT STEPS: Review prior survey and determine if it can be re-used or needs to be modified. Send out survey to project applicants.</p> <p>STATUS: Not yet started. HE Implementation Action.</p> <p>SUMMARY: HE implementation – Contact applicants of projects to discover nongovernmental constraints preventing construction two years after approval.</p>	2023	Melinda Patty
28. LOCAL HOUSING NEEDS EDUCATION	NA	<p>NEXT STEPS: Develop educational plan in coordination with adjacent jurisdictions, SANDAG, Legal Aide 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
29. RESIDENTIAL REHAB PROGRAM	NA	<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>	2023-2024	Cindy Melinda

NAME AND WP/CIP NO.	TYPE OF AMENDMENT? COASTAL APPROVAL?	SUMMARY/STATUS	SCHEDULE	PROJECT PLANNER
30. VISION ZERO	N/A	<p>NEXT STEPS: Create a scope of work, prepare an RFP, hire a consultant, conduct public outreach, draft the document. Bring to Mobility Commission and City Council.</p> <p>STATUS: Created a project webpage with background information and links.</p> <p>SUMMARY: Vision Zero is an initiative of the Vision Zero Network. As a nonprofit project, the Vision Zero Network is committed to build momentum and advance Vision Zero in communities across the U.S. The Network's vision utilizes a data-driven approach to eliminate traffic fatalities and severe injuries, within a specific time frame, by focusing on safe speed limits, safe street designs, and safe people. Vision Zero started in Sweden in the 1990s and has since spread to more than 30 cities nationwide. Vision Zero strategies focus on what is referred to as the five E's. They include:</p> <ul style="list-style-type: none"> • Engineering – Redesigning streets to make them safer/accessible for all people • Education – Raising awareness of unsafe activities and changing behaviors • Enforcement – Enhancing data-driven traffic enforcement in the areas of greatest concern • Emergency Services – Provision of Collision Scene Care and Transport to Evaluation • Evaluation – Reducing speed limits and prioritizing safety 	2023	Evan Robin
31. HOMELESS ACTION PLAN	NA	<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>	Ongoing	Steven

NAME AND WP/CIP NO.	TYPE OF AMENDMENT? COASTAL APPROVAL?	SUMMARY/STATUS	SCHEDULE	PROJECT PLANNER
		<p>STATUS: Homelessness programs are ongoing and funded through CDBG allocations or general fund. 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, and the City is currently waiting for verification if the grant funds will be awarded or not. HCD has until March 2023 to notify applicants of their award status.</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>		
32. VMT GUIDELINES (SB 743)	N/A	<p>NEXT STEPS: Once the draft guidelines are complete, need to take to City Council for adoption.</p> <p>STATUS: In coordination with City staff, the Mobility Element consultant has prepared draft VMT guidelines with VMT thresholds. Staff is working through the details of the guidelines before taking the document to City Council.</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 projects under CEQA. Instead, an alternative</p>	2023	Patty Evan Robin

NAME AND WP/CIP NO.	TYPE OF AMENDMENT? COASTAL APPROVAL?	SUMMARY/STATUS	SCHEDULE	PROJECT PLANNER
		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.		
33. MATURE TREE ORDINANCE	TBD	<p>NEXT STEPS: Staff will make recommendations and conduct a public workshop on the mature tree ordinance in March or April 2023.</p> <p>STATUS: Staff has done preliminary research on the City's existing documents that address tree preservation, and researched other cities that have adopted mature tree ordinances and what the different approaches are.</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>	2023	Evan Robin
34. MICRO-TRANSIT PROGRAM	TBD	<p>NEXT STEPS: Continue discussions with sustainability staff. Seek and apply for grant funding opportunities.</p> <p>STATUS: Further discussion is needed on what type of micro-transit system the City desires.</p> <p>SUMMARY: Policy CET-2 of the CAP calls for a local shuttle system, which is an example of micro-transit. It was originally based on a proposed transit system developed in the City's Transit Feasibility Study—which essentially proposed local bus routes, one to Mira Costa and one circulator. In more recent discussions with SANDAG and other regional transit stakeholders, an on-demand public rideshare system seems to be the more modern way to go. Similar to the programs operated by Via in various cities.</p>	2023-2024	Crystal Evan Robin

NAME AND WP/CIP NO.	TYPE OF AMENDMENT? COASTAL APPROVAL?	SUMMARY/STATUS	SCHEDULE	PROJECT PLANNER
		The Fox Point Farms project dedicated \$50,000 towards the implementation of a micro-transit program as one of their conditions of approval. The funding will pay for a small portion of one year of service. Microtransit systems typically cost around \$500,000-\$1M annually to operate.		

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.

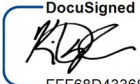
Section 2. Commission Direction

- 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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- Acknowledgement of finite resources and establishing priorities
- About the Planning Commission

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- 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 • 	-	-	-

Energov Two Full Years of Implementation <ul style="list-style-type: none"> Paperless online permitting through Customer Self Service (CSS) Inspections/Conditions formatting created Electronic plan routing (all paperless) 	-	-	-
Prior Policy Accomplishments	2020	2021	January-March 2022
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