HOUSING COMMISSION

Agenda

Regular Meeting
May 14, 2026, 4 p.m.

Council Chamber
1200 Carlsbad Village Drive
Carlsbad, CA 92008
carlsbadca.gov

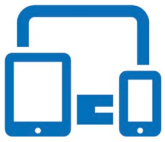
Welcome to the Housing Commission Meeting

We welcome your interest and involvement in the city's legislative process. This agenda includes information about topics coming before the Housing Commission and the action recommended by city staff. You can read about each topic in the staff reports, which are available on the city website.

How to watch



In Person
City Council Chamber
1200 Carlsbad Village Drive



Online
Watch the livestream at
carlsbadca.gov/watch

How to participate

If you would like to provide comments to the Commission, please:

- Fill out a speaker request form, located in the foyer.
- Submit the form to the Clerk before the item begins.
- When it's your turn, the Clerk will call your name and invite you to the podium.
- For non-agenda public comment, speakers must confine their remarks to matters within the Commission's subject matter jurisdiction.
- For public comment on agenda items, speakers must confine their remarks to the question or matter under consideration.
- Speakers have three minutes, unless the presiding officer (usually the Chair) changes that time.
- You may not give your time to another person, but can create a group. A group must select a single speaker as long as three other members of your group are present. All forms must be submitted to the Clerk before the item begins and will only be accepted for items listed on the agenda (not for general public comment at the beginning of the meeting). Group representatives have 10 minutes unless that time is changed by the presiding officer or the Commission.
- Failure to comply with the rules for public participation is disruptive conduct. Continuing disruptive conduct after being asked by the presiding official to cease may result in removal from the meeting.
- **In writing:** Email comments to christian.gutierrez@carlsbadca.gov. Comments received by 1 p.m. the day prior to the meeting will be shared with the Commission prior to the meeting. When e-mailing comments, please identify in the subject line the agenda item to which your comments relate. All comments received will be included as part of the official record.

Reasonable accommodations

Reasonable Accommodations Persons with a disability may request an agenda packet in appropriate alternative formats as required by the Americans with Disabilities Act of 1990. Reasonable accommodations and auxiliary aids will be provided to effectively allow participation in the meeting. Please contact the City Manager's Office at 442-339-2821 (voice), 711 (free relay service for TTY users), 760-720-9461 (fax) or manager@carlsbadca.gov by noon on the Tuesday before the meeting to make arrangements. City staff will respond to requests by noon on Thursday, the day of the meeting, and will seek to resolve requests before the start of the meeting in order to maximize accessibility.

CALL TO ORDER:

ROLL CALL:

PLEDGE OF ALLEGIANCE:

APPROVAL OF MINUTES:
Minutes of the Regular Meeting held on April 9, 2026

PRESENTATIONS:

PUBLIC COMMENT: *The Brown Act allows any member of the public to comment on items not on the agenda. Please treat others with courtesy, civility, and respect. Members of the public may participate in the meeting by submitting comments as provided on the front page of this agenda. The Commission will receive comments in the beginning of the meeting. In conformance with the Brown Act, no action can occur on these items.*

CONSENT CALENDAR: *The items listed under Consent Calendar are considered routine and will be enacted by one motion as listed below. There will be no separate discussion on these items prior to the time the Commission, votes on the motion unless members of the Commission, staff, or the public request specific items be discussed and/or removed from the Consent Calendar for separate action.*

PUBLIC HEARINGS: None.

DEPARTMENTAL REPORTS:

1. GENERAL PLAN AND HOUSING ELEMENT ANNUAL PROGRESS REPORT FOR CALENDAR YEAR 2025 – Receive the General Plan and Housing Element Annual Progress Report for Calendar Year 2025. (Staff contact: Alex Patterson, Community Development Department)

   Recommended Action: Receive the report.

2. REQUEST FROM KINGDOM DEVELOPMENT FOR A HOUSING TRUST FUND LOAN NOT TO EXCEED $850,000 TOWARD DEVELOPMENT COSTS OF CHESTNUT APARTMENTS – Adopt a resolution recommending that the City Council approve a loan to Chestnut Apartments, LP, from the Housing Trust Fund in an amount not to exceed $850,000 for gap financing toward development costs of Chestnut Apartments. (Staff contact: Mandy Mills, Housing & Homeless Services Department)

   Recommended Action: Adopt the resolution.

COMMISSION MEMBER COMMENTARY AND REQUESTS FOR CONSIDERATION OF MATTERS: *This portion of the agenda is for the Commission to make brief announcements, brief reports of their activities and requests for future agenda items.*

STAFF COMMENTS:

ADJOURNMENT:

HOUSING COMMISSION
Minutes

April 9, 2026, 4 p.m.

Council Chamber
1200 Carlsbad Village Drive
Carlsbad, CA 92008

CALL TO ORDER: 4 p.m.

ROLL CALL: Horton, Berger, Chang, Ydigoras.
Absent: Neff-Sinclair.

PLEDGE OF ALLEGIANCE: Chair Horton led the Pledge of Allegiance.

APPROVAL OF MINUTES:
Minutes of the Regular Meeting held on March 12, 2026

Motion by Commissioner Chang, seconded by Commissioner Berger, to approve the minutes as presented. Minutes carried, 4/0/1 (Neff-Sinclair – Absent).

PRESENTATIONS: None.

PUBLIC COMMENT: None.

CONSENT CALENDAR: None.

PUBLIC HEARING: None.

DEPARTMENTAL REPORTS:

1. FAIR HOUSING PRESENTATION – Receive the Fair Housing Presentation provided by the Legal Aid Society of San Diego. (Staff contact: Christian Gutierrez, Housing & Homeless Services Department)

   Recommended Action: Receive the presentation.

Amalea Romero, Fair Housing Senior Attorney for the Legal Aid Society of San Diego, reviewed a PowerPoint Presentation (on file with the office of the City Clerk).

Commissioners received the presentation, asked questions and made comments. Ms. Romero responded to questions.

COMMISSION COMMENTARY AND REQUESTS FOR CONSIDERATION OF MATTERS:
Commissioner Ydigoras asked about developments in the city's Information Technology (IT) Department related to housing. Housing Services Manager Christian Gutierrez responded that he would inquire with IT and update the Commission at a future meeting.

ANNOUNCEMENTS: None.

STAFF COMMENTS: None.

ADJOURNMENT: 4:52 p.m.

Erica Nava
Secretary

HOUSING COMMISSION

Staff Report

Meeting Date:	May 14, 2026
To:	Housing Commission
From:	Mandy Mills, Housing & Homeless Services Director
Staff Contact:	Alex Patterson, Assistant Planner alex.patterson@carlsbadca.gov, 442-339-5149
Subject:	General Plan and Housing Element Annual Progress Report for Calendar Year 2025
District:	All

Recommended Action

Receive the General Plan and Housing Element Annual Progress Report for Calendar Year 2025.

Executive Summary

Each year, the City of Carlsbad is required by law to prepare the informational General Plan and Housing Element Annual Progress Report (Exhibit 1) and submit the report to various state agencies demonstrating the city's progress in implementing its General Plan. Virtually all the annual reporting requirements focus on the city's status in meeting its share of regional housing production goals and implementing the various housing programs specified in the 2021-2029 Housing Element, which is one of nine elements of the city's General Plan.

The city has completed almost all housing programs within identified timeframes, as appropriate, and is scheduled to complete within the next year the few remaining one-time programs identified in the Housing Element. As reflected in the report, the city remains in compliance with its 2021-2029 state-certified Housing Element.

California Government Code Section 65400(a)(2) requires the City Council to consider this report at a public meeting and to submit the report to the state by April 1st each year. The City Council adopted a resolution accepting the report and finding that it satisfied state reporting requirements at its hearing on March 24, 2026. It is being presented to the Housing Commission for informational purposes and no action is required.

Explanation & Analysis

Background

A general plan is a long-term policy document that provides the framework a local government uses to guide future land use and natural resource decisions. All cities and counties in California are required by state law to have a general plan that is comprised of at least seven mandated

elements. Those elements include land use, circulation, housing, conservation, open space, noise and safety.

The housing element of the general plan specifically serves two main purposes:

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

Statutory requirements

State law mandates that all cities and counties submit a report on the status and progress in implementing the General Plan from the previous calendar year.[1] The annual report must describe progress in implementing the General Plan but does not require detailed reporting on every element. The Housing Element is the only element with strict, state-mandated reporting requirements. The Housing Element's annual reporting requirements are established by legislation and have continued to expand over the years.

The attached annual report was prepared to fulfill the reporting requirements of the state (Government Code Section 65400(a)(2)) and the city's 2021-2029 Housing Element (Program 2.16). This was the fifth report sent to the California Department of Housing and Community Development, the Governor's Office of Land Use and Climate Innovation and the San Diego Association of Governments (SANDAG) describing the status of the city's implementation of its General Plan, and more significantly, its 2021-2029 Housing Element.

Report structure

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

General Plan

The General Plan component of the report provides information on projects and activities undertaken by the city in 2025 that are in alignment with, and help realize the vision of, the General Plan which was last comprehensively updated in 2015. The report organizes these activities under three categories:

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

Housing Element

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

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

- Housing development applications submitted

[1] Government Code Section 65400 mandates that all cities and counties submit an annual report on the status of the General Plan and progress in its implementation to their local legislative bodies by April 1 of each year.

- Housing development activity (newly entitled, permitted and constructed units), including quantities of units affordable to different income categories, streamlining provisions applied, financial assistance programs accessed and density bonus provisions applied
- The Regional Housing Needs Allocation (RHNA) progress, the process through which the state, through SANDAG, our regional association of governments, tells cities how many housing units they must plan for to accommodate people of varying income levels
- Sites identified or rezoned to accommodate housing need
- Program implementation status, as required by Government Code Section 65583

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

Report highlights

The report provides broad information on the implementation of the General Plan's nine elements and numerous policies by city departments throughout the reporting period. Many of 2025's notable highlights, however, relate to the city's efforts to provide its share of housing and are summarized below.

Building permit activity increases, although less than 2023 peak

The city issued 343 building permits during the 2025 calendar year for new housing units that will be available across all income categories. As reflected in the table below, this represents a 19% increase in the total number of building permits issued as compared to 2024, although it is approximately 46% less when compared to 2023. Major projects for which building permits were issued in 2025 included Hope Apartments, with 156 units; and La Costa Town Square, with 36 units.

Building permits issued				
Income category	**Annual income range (2025)[2,3]**	**2023**	**2024**	**2025**
Above moderate	More than $156,950	344	221	307
Moderate	$132,400 - $156,950	94	51	1
Low	$82,700 - $132,400	158	14	19
Very low	$49,600 - $82,700	44	3	16
Extremely low	$19,600 - $49,600	N/A[4]	N/A[4]	0
Acutely low	Less than $19,600	N/A[4]	N/A[4]	0
Total		**640**	**289**	**343**

[2] City of Carlsbad Household Income Limits 2025 can be found at carlsbadca.gov/departments/housing-homeless-services/affordable-housing

[3] Based on a four-person household

[4] Income category not reportable before 2025 and was included in the city's very low income RHNA allocation.

It is important to note that these numbers are a "snapshot in time" and represent one phase of project development. The numbers do not include milestones that occur in the earlier phases of permit processing (entitlement) or later phases (building permit finalization) that also occurred in 2025. The Annual Progress Report highlights the building permit issued phase per state Department of Housing and Community Development direction for reporting on housing development activity. Full information can be found in Table A2 of the Annual Progress Report, provided as Exhibit 1.

While building permit issuance increased compared to last year, entitlement activity for new projects remained about the same, 202 units entitled for 2025 versus 254 units entitled for 2024. Recently approved major projects that are expected to have building permits issued in the current and coming years include Inns of America (98 units) and The Roosevelt (23 units).

Building permit finalization activity for projects ready for occupancy increased, largely due to the large Aviara Apartments project, which accounted for 329 units in total (718 building permits were finalized in 2025 compared to 234 building permits finalized in 2024).

Housing Element Rezone Program

In accordance with state law and the actions outlined under Housing Element Program 1.1 - Provide Adequate Sites to Accommodate the RHNA, staff-initiated amendments to the Carlsbad Municipal Code, Zoning Ordinance, General Plan, Local Coastal Program – the planning document for the city's Coastal Zone – and several master and specific plans. The purpose of these amendments was to make necessary updates to the city's plans to accommodate multi-family housing at the density and quantities deemed necessary by the city's housing needs assessment. This was achieved by identifying suitable sites for multi-family housing and rezoning the properties to a compatible zoning designation.

The proposed rezone program was presented before the Planning Commission on Oct. 18, 2023, and the Housing Commission on Dec. 14, 2023. The commissions considered the proposal and, after hearing public comments, voted to recommend approval to the City Council.

- At its Jan. 30, 2024, hearing, the City Council approved a General Plan amendment, rezone, and certified a program environmental impact report that provides 3,447 units of zoning capacity at the lower and moderate income levels spread across 16 sites throughout the city.
- On Aug. 15, 2025, the Coastal Commission approved the Local Coastal Program amendment with suggested modifications.
- On Dec. 2, 2025, the City Council approved the ordinance with the Coastal Commission's suggested modifications.
- Final certification of the changes from Coastal Commission was received on Feb. 5, 2026.

Growth Management Plan update

Following presentation of the Carlsbad Tomorrow Growth Management Citizens Committee recommendations to the City Council in July 2023, staff across multiple departments collaborated in the preparation of a work plan to implement the committee's and City Council's recommendations. Staff returned to the City Council with the work plan on Nov. 19, 2024, and

received direction from the City Council to move forward with preparing updates to the Growth Management Plan's public facility performance standards, as specified, and to prepare a consultant contract to evaluate and update development impact fees and update identified local facility management plans.

A City Council memorandum dated Nov. 6, 2025, summarized the status of the Growth Management Plan update in detail and, most notably, reported that NBS Government Finance Group was awarded a contract to complete a comprehensive evaluation of funding for public facilities infrastructure, ensuring that all city-imposed impact fees and taxes are sufficient to support both current and future development needs.

Climate Action Plan update

The City Council adopted the Climate Action Plan Update on Nov. 12, 2024, and initiated several implementation measures in 2025, including;

- Switching all municipal accounts to the 100% renewable electricity rate through its existing Community Choice Energy provider
- Clean Energy Alliance (Climate Action Plan Climate Action Plan Actions E-1.a, E-1.b and E-1.d)
- Adding over 500 trees to the city's tree inventory (Action CS-1.a)
- Completing an inventory to assess urban canopy cover (Action CS-1.c)

Informational bulletins

Community Development staff continue to update their library of Informational Bulletins, which are available to decision-makers and the public on the city's website. As the California legislature enacts new laws, new informational bulletins are created and existing informational bulletins are updated. For instance, in 2025, staff created a new bulletin to help explain implications of Senate Bills 684 (2023) and 1123 (2024), which allow for ministerial small lot subdivisions (IB-166). Staff also thoroughly revised the city's informational bulletin related to Accessory Dwelling Units to account for changes to state law on accessory dwelling units. (IB-111).

Other updates to existing bulletins included topics such as Senate Bill 9 (2021), which established a streamlined, staff-level approval process for increasing housing density in areas previously zoned exclusively for single-family homes; Assembly Bill 2011 (2022), which permits affordable or mixed-income housing developments on land zoned for commercial, retail or office uses, bypassing certain California Environmental Quality Act requirements if projects meet specific criteria; and right-of-way encroachments.

Environmental Evaluation

The proposed action is not a “project” as defined by California Environmental Quality Act, or CEQA, Section 21065 and CEQA Guidelines Section 15378(b)(4), because the action is intended to convey information and is advisory in nature and does not involve any commitment to a specific project that may result in a potentially significant physical impact on the environment. As such, this activity is not subject to CEQA pursuant to Section 15060(c)(3). Any subsequent action or direction relative to this action may require preparation of an environmental document in accordance with the CEQA Guidelines.

Exhibits

1. General Plan and Housing Element Annual Progress Report for Calendar Year 2025
2. Description of terms and methods

COMMUNITY DEVELOPMENT

GENERAL PLAN AND HOUSING ELEMENT ANNUAL PROGRESS REPORT FOR 2025

City of Carlsbad

CITY OF CARLSBAD GENERAL PLAN AND HOUSING ELEMENT ANNUAL PROGRESS REPORT FOR CALENDAR YEAR 2025

INTRODUCTION

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

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

California Government Code 65400 details the information that must be contained within the annual progress report, although there is no prescribed format, sequence, or length for the report[1]. The annual progress report reviews activity related to the general plan within the preceding calendar year and must be submitted to the state by April 1 of the following year. As such, this annual progress report is for the time period of January 1, 2025, through December 31, 2025.

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

1. Sustainability
2. The Local Economy, Business Diversity and Tourism
3. Open Space and the Natural Environment; Access to Recreation and Active, Healthy Lifestyles
4. History, the Arts and Cultural Resources; High Quality Education and Community Services
5. Walking, Biking, Public Transportation and Connectivity
6. Small Town Feel, Beach Community Character and Connectedness; Neighborhood Revitalization, Community Design and Livability

[1] Planning and Land Use Team, Governor's Office of Land Use and Climate Innovation (2026, January 16) *Annual Progress Report Memo – 2025 Reporting Year* [Memorandum]. Office of Land Use and Climate Innovation. 20260121-APR_Memo_Reporting_Year_2025.pdf

The City of Carlsbad also currently provides multiple stand-alone reports on topics related to the General Plan separately from the General Plan and Housing Element Annual Progress Report.

The contents of the City of Carlsbad's General Plan and Housing Element Annual Progress Report for Calendar Year 2025 include:

Report

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

Housing Element Annual Progress Report Data Tables

- Table A: Housing Development Applications Submitted
- Table A2: Annual Building Activity Report Summary – Completed Entitlements, Building Permits Issued, Building Permits Finaled/Certificates of Occupancy
- Table B: Regional Housing Needs Allocation Progress
- Table D: Program Implementation Status Pursuant to Gov't Code Section 65583

UPDATES TO THE GENERAL PLAN/ZONING ORDINANCE

Publicly initiated General Plan amendments/zoning code amendments:

- Zoning Ordinance Amendments to Encourage Development of Accessory Dwelling Units and Junior Accessory Dwelling Units and Proposed Permit-ready ADU Program – ZCA 2023-0001/LCPA 2023-0017/PUB 2023-0002: Following City Council approval of the ADU amendments in 2023, the city submitted the LCPA for properties within the Coastal Zone to the California Coastal Commission on October 31, 2023. The application was deemed submitted on January 3, 2024. The application was under review by the Coastal Commission for all of 2024 as they utilized a one-year extension after the initial 60-working day review period. On February 6, 2025, the Coastal Commission approved the amendment as submitted.
- Citywide Objective Design Standards for Multifamily Housing and Mixed-Use Development – ZCA 2020-0003, LCPA 2020-0007, PUB 2020-0004: Following City Council approval of the Citywide Objective Design Standards in 2023, the city submitted the LCPA for properties within the Coastal Zone to the California Coastal Commission on October 31, 2023. The application was deemed submitted on January 3, 2024. The application was under review by the Coastal Commission for all of 2024 as they utilized a one-year extension after the initial 60-working day review period. The Coastal Commission approved the changes with suggested modifications on Feb. 6, 2025. On May 20, 2025, the City Council approved the ordinance with the Coastal Commission's suggested modifications and on June 12, 2025, the Coastal Commission certified the City Council's action.
- Objective Design Standards for Multifamily Housing and Mixed-Use Development in the Village and Barrio – AMEND 2021-0008/LCPA 2023-0016 (DEV08014): Following City Council approval of the Village and Barrio Objective Design Standards in 2023, the city submitted the LCPA for properties within the Coastal Zone to the California Coastal Commission on October 31, 2023. The application was deemed submitted on January 3, 2024. The application was under review by the Coastal Commission for all of 2024 as they utilized a one-year extension after the initial 90-working day review period. The Coastal Commission approved the changes with suggested modifications on Feb. 6, 2025. On May 20, 2025, the City Council approved the ordinance with the Coastal Commission's suggested modifications and on June 12, 2025, the Coastal Commission certified the City Council's action.
- Housing Element Implementation and Public Safety Element Update – GPA 2022-0001/ZC 2022-0001/ZC 2022-0001/LCPA 2022-0009/AMEND 2023-0011/AMEND 2023-0012(PUB 2022-0010): The city completed an amendment to the General Plan Land Use and Community Design Element, Public Safety Element, Zoning Ordinance, Local Coastal Program and the Bressi Ranch Master Plan, Green Valley Master Plan, Fenton Carlsbad Center Specific Plan, North County Plaza Specific Plan, and

Westfield Carlsbad Specific Plans for the purpose of implementing Housing Element Program 1.1 - Provide Adequate Sites to Accommodate the RHNA, Program 1.3 – Alternative Housing, and Program 1.7 – Sites from Prior Elements. The changes specifically included the rezoning of identified sites for multi-family housing. The ordinance and plan changes accommodated the housing allocations established by the Regional Housing Needs Assessment and brought the Zoning Ordinance and Local Coastal Program into compliance with Housing Element requirements and state law. The city's Planning Commission recommended approval as proposed 5/1/1 on October 18, 2023. The Housing Commission received a presentation of the proposed changes and recommended additional affordability requirements for city-owned and non-city owned sites on December 14, 2023.

  - At its January 30, 2024, hearing, the City Council approved a General Plan Amendment, rezone, and certified a Program Environmental Impact Report that provided 3,447 units of zoning capacity at the lower and moderate-income levels spread across 16 sites throughout the city.
  - Following City Council approval, staff submitted the LCPA for properties within the Coastal Zone to the California Coastal Commission on March 29, 2024. The application was deemed submitted on May 3, 2024. The application was under review by the Coastal Commission for the remainder of 2024 as they utilized a one-year extension after the initial 90-working day review period
  - Staff responded to subsequent inquiries from HCD staff regarding the adequacy of the action to meet the requirements of the Housing Element in July and September of 2024. HCD staff confirmed compliance in an email on December 3, 2024.
  - On Aug. 15, 2025, the Coastal Commission approved the Local Coastal Program Amendment with suggested modifications. On Dec. 2, 2025, the City Council approved the ordinance with the Coastal Commission's suggested modifications. Final certification of the changes from Coastal Commission is expected in early 2026.

- Aura Circle Open Space (GPA 2021-0001, ZC 2021-0001, LCPA 2021-0011 (PUB 2021-0002)) and Buena Vista Park Open Space (GPA 2021-0002, ZC 2021-0002 (PUB 2021-0003)) Designations: The city completed an amendment to the General Plan Land Use and Community Design Element, Local Coastal Program and Zoning Ordinance for the purpose of aligning the designations of the Aura Circle open space preserve and Buena Vista Reservoir Park with their uses. The City Council approved the changes at its January 30, 2024, hearing. Following City Council approval, staff submitted the LCPA for the Aura Circle property to the California Coastal Commission on March 29, 2024. The application was deemed submitted on May 3, 2024. The application was under review by the Coastal Commission for the remainder of 2024 as they utilized a one-year extension after the initial 90-working day review period. On Aug. 15, 2025, the Coastal Commission approved the Local Coastal Program Amendment as submitted.
- 2024 Zone Code Clean Up ZC 2024-0001/MCA 2024-0001/LCPA 2024-0020 (PUB 2024-0005): The city initiated a series of amendments to the municipal code and Local Coastal Program for the purpose of processing routine maintenance to the code for increased clarity and consistency with state law. The city's Planning Commission recommended approval as proposed on May 15, 2024. The City Council approved, with revisions, the adoption of the code amendments on July 30, 2024. Following City Council approved, staff submitted the LCPA for properties within the Coastal Zone to the California Coastal Commission on December 5, 2024. The application was deemed submitted on Jan. 7, 2025. The application was under review by the Coastal Commission for all of 2025 as they utilized a one-year extension after the initial 60-working day review period.

GENERAL PLAN IMPLEMENTATION ACTIONS

General plans are comprehensive in nature and govern actions relating to the physical development of the city. General plans are long-range planning documents and, as such, the time horizon for the 2015 General Plan is 2035 and includes actions that will be completed in short-, mid-, and long-term timeframes or are on-going activities. Below is a discussion of activities and accomplishments related to the General Plan and its core values and elements that occurred in 2025.

Concurrent Implementation of Multiple Core Values

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

Pursuant to California Senate Bill 166 (2017), the adopted Growth Management Program is required to change its enforcement mechanism for failure to comply with the required performance standards (i.e., the city can no longer impose a moratorium on residential development if a public facility standard is not met). For this reason, and to provide an update to a program that is reaching close to 40 years in age, the city initiated a Growth Management Program Update process in 2022. This effort included the City Council-appointed Carlsbad Tomorrow Growth Management Citizens Committee which met 15 times between March 2022 and April 2023 and discussed and made recommendations for each of the existing Growth Management Program's 11 public facility "performance standards," as well as other topics important to maintaining Carlsbad's quality of life. The committee's recommendations were presented to the City Council in July 2023. Staff returned to City Council in November 2024 with a work plan that included changes to the public facility performance standards, as specified, and authorized staff to prepare a consultant contract to evaluate and update development impact fees and update identified Local Facility Management Plans. In 2025, two separate RFPs were released, one to conduct an impact fee nexus study and one to update certain Local Facility Management Plans. A winning bidder was selected for the fee study and the city approved this contract on November 6, 2025. No bids were received for the Local Facility Management Plan update effort, and staff are evaluating if this work can be conducted in-house or if a future RFP will be appropriate.

Sustainability

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

Implementation actions that occurred during the reporting period include:

- With adoption of the Climate Action Plan (CAP) Update on November 12, 2024, staff continued implementation of this updated Plan. Implementation activities in 2025 include the following:
    - Starting July 2025, the city opted up all its municipal accounts to the 100% renewable electricity rate through its existing Community Choice Energy provider, Clean Energy Alliance (CAP Actions E-1.a, E-1.b, and E-1.d).
    - Staff completed implementation of Community Forest Management Plan Goal 2.A (CAP Action CS-1.a).
    - Staff completed an inventory to assess urban canopy cover (CAP Action CS-1.c).
    - Staff published a Request for Proposal and selected a firm to prepare a Clean Mobility Charging Master Plan to support implementation of CAP Action T-8.e. At the time of writing, the contract for this project will be approved by the City Council January 27, 2026, and work will kick off in February 2026.
- Staff launched the Climate Action Plan Dashboard in July 2025. This public-facing dashboard provides accessible, timely, and transparent information on implementation of the CAP.
- Staff continued to implement the Carlsbad Green Business Program, which supports implementation actions within the CAP.

The Local Economy, Business Diversity, and Tourism

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

- The city manager presented the Fiscal Year 2025-26 Budget and Capital Improvement Program (Budget) to the City Council for consideration at a hearing on June 17, 2025. The budget includes data on the city's administration, operations, staffing, facilities, projects, and forecasts in the context of the city's five-year strategic plan and fiscal year goals.
- The city continues to work towards the implementation of the five-year strategic plan (2023-2027) which outlines policy goals designed to reflect the most important priorities of the community. Program milestones that were achieved during 2025 include City Council's approval of Coastal Commission's proposed modifications to the Village & Barrio and citywide objective design standards on May 20, 2025, the Coastal Commission's approval of rezones for seven Housing Element sites on August 15, 2025, and City Council's adoption of updated Fire Hazard Severity Zone maps to reflect current wildfire risk and guide mitigation efforts in July 2025.

Open Space and Active Lifestyles

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

- Item 1 under the Natural Community Conservation Planning Act of 1991, Carlsbad and the cities of Encinitas, Escondido, Oceanside, San Marcos, Solana Beach and Vista participated in the preparation of the Multiple Habitat Conservation Program (MHCP), which was adopted and certified by the San Diego Association of Governments in 2003. [NOTE: the MHCP was a regional framework plan. Each city was going to adopt their own city-specific "subarea plan" under the MHCP. The City of Carlsbad is the only MHCP city that ended up with an adopted subarea plan (i.e., the HMP, 2004).]
- The city has a long history of conservation efforts and has been successful in implementing its 2004 Habitat Management Plan. Since then, the city has dedicated 96% of the lands identified as part of the overall preserve system. As the city nears buildout, future conservation efforts will occur within the remaining areas targeted for future preservation, most of which are located in the northeastern quadrant of the city.
- The Public Works Department Habitat Management Division produced its annual Habitat Management Report for Reporting Year 21, which includes November 1, 2024, through October 31, 2025. The report summarized that for the reporting period:
    - There were no acquisitions of open space lands.
    - There was a net gain on 0.61 acres of Habitat Management Plan hardline associated with the El Camino Real Widening – Arenal to La Costa Project. The broader widening project still requires review and approval before the Planning Commission, City Council, and Coastal Commission, but the minor HMP amendment has been completed at an administrative level.
    - The city debited zero acres from the existing Lake Calavera Mitigation Parcel for city projects, leaving 92.2 acres (credits) for future upland mitigation.
    - One Habitat Management Plan minor amendment was processed as an HMP hardline boundary adjustment associated with the El Camino Real Widening Project. The broader widening project still requires review and approval before the Planning Commission, City Council, and Coastal Commission, but the minor HMP amendment has been completed at an administrative level.
    - Ongoing management and monitoring activities in Habitat Management Plan preserves conducted in 2025 included brush management in selected areas, invasive species monitoring and control, installation and maintenance of fences and signage,

patrolling, rare plant counts and habitat assessments, vegetation mapping, sensitive species surveys, wildlife movement monitoring, habitat enhancement, and public outreach activities.

- On November 6, 2025, the Community Development Department Planning Division produced its annual Open Space Status Report for Fiscal Year 2024-2025, which includes July 1, 2024, through June 30, 2025. During the reporting period, the city's open space inventory increased by 1.8 acres due to 0.3 acres added from the Martin Residence project and 1.5 acres added from the Ocean View Estates project.

Education, Culture, and Community Service

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

- On June 17, 2025, the City Council approved an ordinance adopting the updated the Local Responsibility Area Fire Hazard Severity Zones map, as identified by the California Department of Forestry and Fire Protection (Cal Fire). This map designates high and moderate fire hazard severity zones in Carlsbad, in addition to the previously identified very high hazard severity zones (2008). To better identify and mitigate wildfire risk citywide, the city is conducting a comprehensive risk assessment and developing a wildfire mitigation plan. Upon completion, a Community Wildfire Protection Plan will be prepared.
- On September 9, 2025, Carlsbad's first ALERTCalifornia wildfire detection camera was activated in the La Costa Ridge community. The Fire Department is evaluating additional sites in coordination with the Carlsbad Municipal Water District and UC San Diego.
- As of June 2025, the Emergency Operations Center is officially operating from the newly remodeled facility at Police & Fire Headquarters. This enhanced EOC includes upgraded technology systems and workspace improvements designed to support staff during activations.
- On numerous occasions, educational posts on social media regarding evacuations and the expansion and enhancement of the Genasys system were shared with the community in alignment with General Plan Policy 6-P.79.
- The city drone program was utilized for two fire incidents to relay accurate information to community members.

Walking, Biking, Public Transportation, and Connectivity

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

- The city is enhancing safety along Avenida Encinas for all modes of transportation as part of the regionwide Coastal Rail Trail. Since the last report, construction was completed on Segment two, the southernmost segment of Avenida Encinas between the Poinsettia Coaster Station and Carlsbad Boulevard. Improvements along this segment include implementing a road realignment reducing the number of driving lanes from two to one between Poinsettia Lane and Windrose Circle. This change aims to slow vehicle speeds and provide more room for bicyclists and pedestrians while maintaining acceptable traffic operations for vehicles and improving vehicle efficiencies and reducing delay at intersections by increasing the capacity of right turns. Additionally, the project features striping modifications, enhanced and buffered Class-II bike lanes, improved intersection treatments with curb extensions, traffic calming measures, and high-visibility crosswalks
- Initiated construction for the Beach Access Repairs and Upgrades from Pine Avenue to Tamarack Avenue Project. The project includes the replacement of the four stairways along Carlsbad Boulevard between Hemlock Avenue and Pine Avenue, and will widen the sidewalk between Cherry Avenue and Pine Avenue

- Additional initiatives aimed at enhancing the city's multimodal transportation network include:
    - Safe Routes to School: Received City Council approval for the Jefferson Elementary and Sage Creek High School Safe Routes to School Plans
    - Transportation Demand Management (TDM) ordinance monitoring: Completed annual monitoring and surveying for 20 Carlsbad employers that are required to comply with the city's TDM ordinance
    - Completed construction for residential traffic safety improvements on Park Drive, Black Rail Road, Plum Tree Road and Carillo Way

Community, Neighborhood Character, and Housing

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

- The Housing Element Annual Progress Report Data Tables included with this report provide a quantitative measurement of progress in meeting regional housing needs, applications processed according to state law and state incentive programs, and expenditures of grant funds issued by the state related to housing. *It is important to note that the information provided in these tables is for calendar year 2025, which may or may not align with other reports or publications with different reporting periods.*
- The Community Development Department, Housing & Homeless Services Department, and other supporting/contributing divisions/departments were actively engaged in implementation of the Housing Element for the reporting period. Data Table D included in this report provides a program-by-program update of implementation of all Housing Element-related plans and programs.
- The city's first state-funded permit-ready ADU program associated with Housing Element Program Objective 1.2 d became available to the public June 2023 on the new permit-ready ADU program webpage (https://www.carlsbadca.gov/departments/community-development/planning/adu-permit-ready-program). The purpose of the program is to encourage ADU development by offering property owners a selection of pre-approved detached one-story ADU building plans to choose from, thereby streamlining the permitting review process and reducing up front design costs for homeowners. As of December 2025, the city received four permit-ready ADU plan permit applications. Of the four permits, the farmhouse and Spanish architectural styles were selected. Additionally, the three-bedroom, two-bedroom and studio floor plans were selected. Staff will continue to monitor and bring awareness of this program to encourage development of ADUs consistent with Housing Element Program Objective 1.2 and Policy 10-P.5.
- On April 17, 2025, the Community Development Department issued a City Council memo detailing the results of the 2024 annual parking study for the Village, Barrio and Beach neighborhoods which largely corroborated the results found in previous parking studies in that the current parking system is adequate overall, but public parking challenges remain and staff will continue to implement the recommended parking management strategies listed in the 2017 Parking Management Plan. The April memo included an additional action to request funds to complete a comprehensive parking study to provide a more holistic assessment of parking in the downtown area beyond the summer months. On June 17, 2025, the City Council authorized $150,000 for the FY 2025-2026 budget to fund the comprehensive parking study. Staff then solicited proposals from qualified firms for the preparation of the comprehensive parking study on Sept. 26, 2025 and four bids were received by the closing date of Nov. 7, 2025. A professional service agreement is anticipated to be granted by City Council in early 2026.

- On August 7, 2025 (Thursday) and August 9, 2025 (Saturday), the Community Development Department conducted an annual parking survey within the Village, Barrio and Beach neighborhoods. The summary report was in development through the fall and winter of 2025 and will be released in early 2026.

CUSTOMER SERVICE ACTIVITIES

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

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

- IB-166: Small Lot Subdivisions – bulletin created to summarize ministerial small lot subdivision process through SB-1123 and SB-684 (July 2025)
- IB-202: Right-of-Way Encroachments – bulletin revised to update links to other documents that have been updated since the original info bulletin was drafted (July 2025)
- IB-133: SB-9 California HOME Act – bulletin revised to reflect SB-450 amendments to SB-9 (July 2025)
- IB-111: Accessory Dwelling Units – bulletin updated to reflect SB-477, SB-1211 and AB-2533 (October 2025)

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

- Following new online applications were added to Carlsbad's Online Permit Portal during 2025
    - Building Miscellaneous Services
    - Commercial Tenant Improvement
    - Commercial Demolition
    - Engineering Oversize Load Permit
    - Engineering Right of Way Minor Construction
    - Engineering Right of Way Use (New/Renewal)
    - Planning Zone Compliance Letter
    - Early Assessments (City Projects)
    - Residential Addition
    - Residential Alteration
    - Residential Demolition
    - Residential Repair
    - Residential Second Dwelling Unit
    - Short Term Vacation Renewals
- Updated the Community Development website content on following pages: Applications and Forms, Building Plans, Building Inspection Requests, Development Fees, Online Permit Services, Permitting.
- New Online System rolled out September 2025 to applicants of building permits, called Green Halo, for collection/compliance for state-mandated recycling/reuse of construction debris per CALGreen.

Jurisdiction	Carlsbad	
Reporting Year	2025	(Jan. 1 - Dec. 31)
Housing Element Planning Period	6th Cycle	04/30/2021 - 04/30/2029

Building Permits Issued by Affordability Summary		
Income Level		**Current Year**
Acutely Low	Deed Restricted	0
	Non-Deed Restricted	0
Extremely Low	Deed Restricted	0
	Non-Deed Restricted	0
Very Low	Deed Restricted	16
	Non-Deed Restricted	0
Low	Deed Restricted	19
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	1
Above Moderate		307
Total Units		**343**

Units by Structure Type	**Entitled**	**Permitted**	**Completed**
Single-family Attached	38	81	229
Single-family Detached	16	5	27
2 to 4 units per structure	0	5	0
5+ units per structure	121	175	385
Accessory Dwelling Unit	27	77	77
Mobile/Manufactured Home	0	0	0
Total	**202**	**343**	**718**

Infill Housing Developments and Infill Units Permitted	**# of Projects**	**Units**
Indicated as Infill	155	342
Not Indicated as Infill	1	1

Housing Applications Summary	
Total Housing Applications Submitted:	103
Number of Proposed Units in All Applications Received:	813
Total Housing Units Approved:	219
Total Housing Units Disapproved:	0

Use of Streamlined Ministerial Approval Process or SMAP (formerly SB 35 / 423) - Applications	
Number of SMAP Applications	0
Number of SMAP Applications Approved	0

Units Constructed - SMAP (formerly SB 35 / 423) - Permits			
Income	**Rental**	**Ownership**	**Total**
Acutely Low	0	0	0
Extremely Low	0	0	0
Very Low	0	0	0
Low	0	0	0
Moderate	0	0	0
Above Moderate	0	0	0
Total	**0**	**0**	**0**

Streamlining Provisions Used - Permitted Units	**# of Projects**	**Units**
SB 9 (2021) - Duplex in SF Zone	1	1
SB 9 (2021) - Residential Lot Split	0	0
AB 2011 (2022)	0	0
SB 6 (2022)	0	0
SMAP	0	0

Ministerial and Discretionary Applications	**# of**	**Units**
Ministerial	81	81
Discretionary	22	732

Density Bonus Applications and Units Permitted	
Number of Applications Submitted Requesting a Density Bonus	7
Number of Units in Applications Submitted Requesting a Density Bonus	707
Number of Projects Permitted with a Density Bonus	1
Number of Units in Projects Permitted with a Density Bonus	156

Housing Element Programs Implemented and Sites Rezoned	**Count**
Programs Implemented	161
Sites Rezoned to Accommodate the RHNA	0

Housing Development Applications Submitted

Project Identifier					Unit Types		Date Application Submitted	Proposed Units - Affordability by Household Incomes										
1					2	3	4	5										6
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Date Application Submitted (see instructions)	Acutely Low-Income Deed Restricted	Acutely Low-Income Non Deed Restricted	Extremely Low-Income Deed Restricted	Extremely Low Income Non Deed Restricted	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Total PROPOSED Units by Project
Summary Row: Start Data Entry Below								0	0	0	0	9	0	104	0	0	1	699	813
	2070722100	4080 SUNNYHILL DR Carlsbad, CA 92008--275	4080 SUNNYHILL DRIVE	CDP2023-0041	ADU	R	1/22/2025											1.00	1
	2040100900	3215 TYLER ST Carlsbad, CA 92008--305	TYLER STREET HOMES	SDP2024-0008	5+	O	1/28/2025							2				10	12
	2052805700	3721 YVETTE WAY Carlsbad, CA 92008--255	BAKER ADU	CDP2024-0051	ADU	R	2/25/2025											1	1
	2070615200	3965 PACKARD LN Carlsbad, CA 92008--365	3965 PACKARD LN ADU	CDP2024-0052	ADU	R	1/24/2025											1	1
	2054304000	3815 HIGHLAND DR Carlsbad, CA 92008--253	RAPOZA ADU	CDP2024-0050	ADU	R	4/2/2025											1	1
	2071300400	3933 JAMES DR Carlsbad, CA 92008--260	SCHWEITZER ADU	CDP2024-0049	ADU	R	4/3/2025											1	1
	2071205500	3945 PARK DR Carlsbad, CA 92008--263	3945 PARK DRIVE ADU	CDP2024-0012	ADU	R	4/14/2025											1	1
	1563011600	1810 MARRON RD Carlsbad, CA 92008--117	NORTH COUNTY PLAZA M	GPA2021-0005	5+	R	4/22/2025							36				204	240
	2073001500	4935 AVILA AVE Carlsbad, CA 92008--370	THOMPSON ADU	CDP2024-0041	ADU	R	4/22/2025											1	1
	2100620900	5211 Carlsbad Blvd	CARLSBAD BLVD BEACH H	CDP2024-0028	2 to 4	O	5/7/2025											2	2
	2061601400	4275 HILLSIDE DR Carlsbad, CA 92008	4275 HILLSIDE RESIDENC	CDP2024-0048	SFD	O	6/13/2025											1	1
	2101130500	5370 EL ARBOL DR Carlsbad, CA 92008--431	5370 EL ARBOL DRIVE	CDP2024-0037	ADU	R	6/19/2025											1	1
	1552511800	2502 JEFFERSON ST Carlsbad, CA 92008--141	JEFFERSON STREET HOME	PUD2024-0004	SFA	O	5/21/2025					1						11	12
	2072801700	4921 LOMA WAY Carlsbad, CA 92008--380	KELLER ADU	CDP2024-0039	ADU	R	6/2/2025											1	1
	2042330900	122 ACACIA AVE Carlsbad, CA 92008--320	DEPAULO ADU	CDP2025-0009	ADU	R	8/8/2025											1	1
	2061601400	4275 HILLSIDE DR Carlsbad, CA 92008	MONN RESIDENCE	CDP2022-0012	ADU	R	2/6/2025											1	1
	2050201000	1328 PINE AVE Carlsbad, CA 92008--194	NOVAK PROPERTY-PINE A	MS2024-0007	SFD	O	4/28/2025										0	1	1
	2033051200	3055 MADISON ST Carlsbad, CA 92008--236	MADISON ST ADU	CDP2025-0003	ADU	R	9/10/2025											1	1
	2033051100	3081 MADISON ST Unit: A Carlsbad, CA 92008--305	VILLAGE TERRACES MIXE	SDP2023-0002	5+	O	9/12/2025							2				11	13
	1561903200	1308 OAK AVE Carlsbad, CA 92008--193	1308 OAK AVE MINOR SU	MS2023-0008	SFD	O	9/10/2025											3	3
	1561903200	1308 OAK AVE Carlsbad, CA 92008--193	1308 OAK AVE MINOR SU	MS2023-0008	ADU	R	9/10/2025											3	3
	2030230300	224 NORMANDY LN Carlsbad, CA 92008--222	LOPEZ RESIDENCE ADU	CDP2024-0025	ADU	R	6/18/2025											1	1
	2030210100	2445 OCEAN ST Carlsbad, CA 92008--223	DEVRIES TRIPLEX	SDP2023-0007	ADU	R	1/30/2025											1	1
	2030210100	2445 OCEAN ST Carlsbad, CA 92008--223	DEVRIES TRIPLEX	SDP2023-0007	2 to 4	R	1/30/2025										0	3	3
	2060911500	352 OLIVE AVE Carlsbad, CA 92008--742	352 OLIVE AVE	CDP2025-0008	ADU	R	10/10/2025											1	1
	2031410900	2678 OCEAN ST Carlsbad, CA 92008--223	RYAN REMODEL & ADU	CDP2024-0008	ADU	R	10/10/2025											1	1
	2132631900	TBD Gateway Rd	FAIRFIELD APARTMENT H	SDP2024-0009	5+	R	6/27/2025							64				256	320
	2061924800	4407 PARK DR Carlsbad, CA 92008	4407 PARK DR	CDP2025-0016	SFD	O	9/5/2025											1	1
	1552711700	2618 JEFFERSON ST Carlsbad, CA 92008--143	2618 JEFFERSON TOWNH	PUD2024-0005	SFA	O	10/15/2025											4	4
	2061805500	1115 HOOVER ST Carlsbad, CA 92008	CARLSBAD OCEANVIEW E	CDP2024-0030	SFD	O	9/17/2025											1	1
	2061805600	4332 ADAMS ST Carlsbad, CA 92008	CARLSBAD OCEANVIEW E	CDP2024-0031	SFD	O	10/15/2025											1	1
	2061805700	4340 ADAMS ST Carlsbad, CA 92008	CARLSBAD OCEANVIEW E	CDP2024-0029	SFD	O	9/17/2025											1	1
	1551702400	2647 JEFFERSON ST Carlsbad, CA 92008--144	2647 JEFFERSON STREET	PUD2024-0007	SFA	O	10/15/2025					1						11	12
	2052702200	1055 MAGNOLIA AVE Carlsbad, CA 92008--253	1055 MAGNOLIA ADU	CDP2025-0006	ADU	R	10/8/2025											1	1
	2062621300	3985 HIGHLAND DR Carlsbad, CA 92008	BOYACK FAMILY RESIDEN	CDP2025-0017	ADU	R	11/12/2025											1	1
	2122200300	1290 MARIPOSA RD Carlsbad, CA 92011--420	MARIPOSA ADU	CDP2024-0055	ADU	R	11/25/2025											1	1
	2101120500	5370 LOS ROBLES DR Carlsbad, CA 92008--433	VILELA ADU	CDP2025-0011	ADU	R	8/8/2025											1	1
	2071206800	1640 Tamarack Ave	FORREST RESIDENCE	CDP2025-0004	SFD	O	9/17/2025										0	1	1
	2155212800	7222 DURANGO CIR Carlsbad, CA 92011	FATIGATE ADU	CDP2025-0023	ADU	R	12/10/2025											1	1
	2101130900	5410 EL ARBOL DR Carlsbad, CA 92008--441	YAMANAKA RESIDENCE	CDP2024-0033	SFD	O	8/20/2025											1	1
	2100905200	755 Raintree Dr	INNS OF AMERICA	PUD2024-0009	5+	R	10/28/2025					7						91	98
	2041730100	3516 MADISON ST Carlsbad, CA 92008--503	MADISON AND PALM HO	SDP2024-0028	SFD	O	12/18/2025											1	1
	2041730100	3516 MADISON ST Carlsbad, CA 92008--503	MADISON AND PALM HO	SDP2024-0028	ADU	R	12/18/2025											1	1
	2041730100	3516 MADISON ST Carlsbad, CA 92008--503	MADISON AND PALM HO	SDP2024-0028	SFD	O	12/18/2025											1	1
	2041730100	3516 MADISON ST Carlsbad, CA 92008--503	MADISON AND PALM HO	SDP2024-0028	ADU	R	12/18/2025											1	1
	2041730100	3516 MADISON ST Carlsbad, CA 92008--503	MADISON AND PALM HO	SDP2024-0028	SFD	O	12/18/2025											1	1
	2041730100	3516 MADISON ST Carlsbad, CA 92008--503	MADISON AND PALM HO	SDP2024-0028	ADU	R	12/18/2025											1	1
	2040830100	737 PINE AVE, Carlsbad, CA 92008--242		CBR2024-2908	ADU	R	1/8/2025											1	1
	1675632700	4376 TUOLUMNE PL, Carlsbad, CA 92010--792	POFF ADU	CBR2021-2507	ADU	R	3/17/2025											1	1
	2080603700	4412 TRIESTE DR, Carlsbad, CA 92010--373		CBR2024-2711	ADU	R	1/6/2025											1	1
	2550621300	7813 QUEBRADA CIR, Carlsbad, CA 92009--834		CBR2025-0282	ADU	R	3/13/2025											1	1
	2161601000	2438 LA COSTA AVE, Carlsbad, CA 92009	TREHAN RESIDENCE	CBRA2025-0213	ADU	R	7/22/2025											1	1
	2162201800	2756 LEVANTE ST, Carlsbad, CA 92009--812		CBR2024-2304	ADU	R	2/12/2025											1	1
	2152802900	6518 ONDA PL, Carlsbad, CA 92009--531		CBR2024-3145	ADU	R	2/28/2025											1	1
	1560321100	2392 CIPRIANO LN, Carlsbad, CA 92008--100		CBRA2024-0018	ADU	R	1/23/2025											1	1
	2031301300	1009 HOME AVE, Carlsbad, CA 92008--183		CBR2024-3384	ADU	R	5/7/2025											1	1
	2031410800	2670 OCEAN ST, Carlsbad, CA 92008--223	SWAN RESIDENCE	CBRA2024-0020	ADU	O	1/14/2025											1	1
	2143661500	902 ORCHID WAY Unit: 2, Carlsbad, CA 92011--482		CBR2024-2654	ADU	R	6/20/2025											1	1
	1671805500	3032 BLENHARNE DR, Carlsbad, CA 92008--111		CBR2024-2941	ADU	R	1/28/2025										1		1
	1673920700	2734 CHESTNUT AVE Unit: 2, Carlsbad, CA 92010--212		CBR2024-2402	ADU	O	1/9/2025											1	1

Housing Development Applications Submitted

Project Identifier					Unit Types		Date Application Submitted	Proposed Units - Affordability by Household Incomes										
1					2	3	4	5										6
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Date Application Submitted (see instructions)	Acutely Low-Income Deed Restricted	Acutely Low-Income Non Deed Restricted	Extremely Low-Income Deed Restricted	Extremely Low Income Non Deed Restricted	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Total PROPOSED Units by Project
Summary Row: Start Data Entry Below								0	0	0	0	9	0	104	0	0	1	699	813
	2050510100	5231 HIGHLAND DR, Carlsbad, CA 92008--191	3229 HIGHLAND DR	CBRA2025-0074	ADU	R	9/23/2025											1	1
	1552230600	2402 BUENA VISTA CIR, Carlsbad, CA 92008--160	OLIVER ADU	CBR2024-1061	ADU	R	2/5/2025											1	1
	2052205600	1522 MAGNOLIA AVE, Carlsbad, CA 92008--262		CBR2024-2800	ADU	R	6/26/2025											1	1
	1671120600	3172 FALCON DR, Carlsbad, CA 92008--112		CBR2023-4606	ADU	R	10/1/2025											1	1
	2052102300	3642 ADAMS ST, Carlsbad, CA 92008--250		CBRA2025-0286	ADU	R	9/23/2025											1	1
	2552404300	3362 AVENIDA OBERTURA, Carlsbad, CA 92009--932		CBR2025-0597	ADU	R	6/19/2025											1	1
	2552003400	3247 AVENIDA ANACAPA Unit: 2, Carlsbad, CA 92009--930		CBR2025-1077	ADU	R	10/8/2025											1	1
	2552413000	7829 CALLE JALISCO, Carlsbad, CA 92009--933		CBR2025-0184	ADU	R	6/12/2025											1	1
	1561902000	1352 OAK AVE, Carlsbad, CA 92008--193		CBR2024-3379	ADU	R	3/6/2025											1	1
	1675117500	2659 SAUSALITO AVE, Carlsbad, CA 92010--790		CBR2025-0397	ADU	R	4/16/2025											1	1
	2051203100	1276 CHESTNUT AVE, Carlsbad, CA 92008		CBR2025-1703	ADU	O	11/5/2025											1	1
	2132401700	2213 AZURITE PL, Carlsbad, CA 92009--171		CBR2025-0293	ADU	R	6/27/2025											1	1
	2073120400	1751 TAMARACK AVE Unit: UNIT 2, Carlsbad, CA 92008--363		CBR2024-2792	ADU	R	3/11/2025											1	1
	2236810200	3560 CALLE PALMITO, Carlsbad, CA 92009--895		CBRA2024-0314	ADU	R	1/17/2025											1	1
	1552511600	1063 BUENA VISTA WAY, Carlsbad, CA 92008--144		CBR2025-0850	ADU	R	6/13/2025											1	1
	2156310100	6964 MIMOSA DR, Carlsbad, CA 92011		CBR2025-1771	ADU	R	11/7/2025											1	1
	2152805000	6538 VISPERA PL, Carlsbad, CA 92009--533		CBR2024-2790	ADU	R	3/10/2025											1	1
	2153903700	2942 CACATUA ST, Carlsbad, CA 92009--440	2940 CACATUA ADU	CBR2024-1730	ADU	R	3/13/2025											1	1
	2155220200	7221 DURANGO CIR Unit: 2, Carlsbad, CA 92011--511		CBR2024-3075	ADU	R	4/9/2025											1	1
	2132200500	6831 JADE LN, Carlsbad, CA 92009		CBR2025-1325	ADU	R	11/18/2025											1	1
	2232500100	7553 ESPERA ST, Carlsbad, CA 92009		CBR2025-0523	ADU	R	5/16/2025											1	1
	2552933200	7877 VISTA HIGUERA, Carlsbad, CA 92009--698		CBRA2025-0002	ADU	R	8/5/2025											1	1
	2072500300	4866 ALONDRA WAY, Carlsbad, CA 92008--380		CBR2025-0941	ADU	R	12/4/2025											1	1
	1561641600	2871 ELMWOOD ST, Carlsbad, CA 92008--151		CBR2024-3337	ADU	R	5/12/2025											1	1
	2081312400	4420 SALISBURY DR, Carlsbad, CA 92010--286		CBR2025-0247	ADU	R	9/19/2025											1	1
	2041111300	942 PINE AVE, Carlsbad, CA 92008--243		CBRA2025-0202	ADU	R	10/6/2025											1	1
	2071305300	1621 TAMARACK AVE, Carlsbad, CA 92008		CBR2025-1878	ADU	R	10/2/2025											1	1
	2070632500	3807 ALDER AVE, Carlsbad, CA 92008--270		CBRA2024-0016	ADU	R	10/7/2025											1	1
	2051521600	2053 LAURIE CIR, Carlsbad, CA 92008--255		CBRA2024-0003	ADU	R	4/4/2025											1	1
	1552510600	2533 DAVIS AVE, Carlsbad, CA 92008--145	LINDEN FAMILY ROOM ADDITION	CBR2024-0486	ADU	R	6/25/2025											1	1
	2052300100	1751 CHESTNUT AVE, Carlsbad, CA 92008		CBR2025-1113	ADU	R	8/19/2025											1	1
	2051603500	5328 MONROE ST, Carlsbad, CA 92008--204		CBRA2025-0057	ADU	R	3/18/2025											1	1
	2081123300	2713 GREENOCK CT, Carlsbad, CA 92010--651		CBR2025-0385	ADU	R	10/6/2025											1	1
	1683318500	3441 GENTLE KNOLL ST, Carlsbad, CA 92010--555		CBR2025-1030	ADU	O	11/4/2025											1	1
	2052805300	3742 GRECOURT WAY, Carlsbad, CA 92008		CBRA2025-0296	ADU	O	10/3/2025											1	1
	2060403100	832 CITRUS PL, Carlsbad, CA 92008--411	MCGERVEY ADU	CBRA2025-0144	ADU	O	12/31/2025											1	1
	2161600300	2410 LA COSTA AVE, Carlsbad, CA 92009--1		CBRA2025-0024	ADU	O	3/7/2025											1	1
	2050523100	1266 BASSWOOD AVE, Carlsbad, CA 92008--190		CBRA2025-0088	ADU	O	4/23/2025											1	1
	2081323500	4417 MAYFAIR CT, Carlsbad, CA 92010--289		CBR2024-2715	ADU	R	10/21/2025											1	1
	2060120200	3914 GARFIELD ST, Carlsbad, CA 92008--403	CRUSE HOUSE REMODEL, ADU/GARAGE	CBR2023-5320	ADU	R	3/18/2025											1	1
	2072740900	1891 VALENCIA AVE, Carlsbad, CA 92008--386		CBR2025-0717	ADU	O	8/13/2025											1	1
	2051606500	3374 DONNA DR, Carlsbad, CA 92008--201		CBR2025-0386	ADU	R	5/28/2025											1	1
	1675402700	3651 MARIA LN, Carlsbad, CA 92008--277		CBRA2025-0278	ADU	R	8/28/2025											1	1

Project Identifier					Unit Types		Date Application Submitted	Total Approved Units by Project	Total Disapproved Units by Project	Streamlining	Historic Sites	Density Bonus Law Applications		Application Status	Project Type	Notes
1					2	3	4	7	8	9	10	11		12	13	14
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)	Total APPROVED Units by project	Total DISAPPROVED Units by Project	Please select state streamlining provision/s the application was submitted pursuant to.	Is this project located on a site with an associated historical designation as outlined in Government Code Section 65400(a)(2)(N) and reported on Table L?	Did the housing development application seek incentives or concessions pursuant to Government Code section 65915?	Were incentives or concessions requested pursuant to Government Code section 65915 approved?	Please indicate the status of the application.	Is the project considered a ministerial project or discretionary project?	Notes*
Summary Row: Start Data Entry Below								219	0							
	2070722100	4080 SUNNYHILL DR Carlsbad, CA 92008--275	4080 SUNNYHILL DRIVE	CDP2023-0041	ADU	R	1/22/2025	1		NONE	No	No	N/A	Approved	Ministerial	
	2040100900	3215 TYLER ST Carlsbad, CA 92008--305	TYLER STREET HOMES	SDP2024-0008	5+	O	1/28/2025	12		NONE	No	Yes	Yes	Approved	Discretionary	
	2052805700	3721 YVETTE WAY Carlsbad, CA 92008--255	BAKER ADU	CDP2024-0051	ADU	R	2/25/2025	1		NONE	No	No	N/A	Approved	Ministerial	
	2070615200	3965 PACKARD LN Carlsbad, CA 92008--365	3965 PACKARD LN ADU	CDP2024-0052	ADU	R	1/24/2025			NONE	No	No	N/A	Withdrawn	Ministerial	
	2054304000	3815 HIGHLAND DR Carlsbad, CA 92008--253	RAPOZA ADU	CDP2024-0050	ADU	R	4/2/2025	1		NONE	No	No	N/A	Approved	Ministerial	
	2071300400	3933 JAMES DR Carlsbad, CA 92008--260	SCHWEITZER ADU	CDP2024-0049	ADU	R	4/3/2025	1		NONE	No	No	N/A	Approved	Ministerial	
	2071205500	3945 PARK DR Carlsbad, CA 92008--263	3945 PARK DRIVE ADU	CDP2024-0012	ADU	R	4/14/2025	1		NONE	No	No	N/A	Approved	Ministerial	
	1563011600	1810 MARRON RD Carlsbad, CA 92008--117	NORTH COUNTY PLAZA M	GPA2021-0005	5+	R	4/22/2025	0		NONE	No	Yes	No	Withdrawn	Discretionary	
	2073001500	4935 AVILA AVE Carlsbad, CA 92008--370	THOMPSON ADU	CDP2024-0041	ADU	R	4/22/2025			NONE	No	No	N/A	Approved	Ministerial	
	2100620900	5211 Carlsbad Blvd	CARLSBAD BLVD BEACH H	CDP2024-0028	2 to 4	O	5/7/2025	2		NONE	No	No	N/A	Approved	Discretionary	
	2061601400	4275 HILLSIDE DR Carlsbad, CA 92008	4275 HILLSIDE RESIDENCI	CDP2024-0048	SFD	O	6/13/2025			NONE	No	No	N/A	Withdrawn	Discretionary	
	2101130500	5370 EL ARBOL DR Carlsbad, CA 92008--431	5370 EL ARBOL DRIVE	CDP2024-0037	ADU	R	6/19/2025			NONE	No	No	N/A	Approved	Ministerial	
	1552511800	2502 JEFFERSON ST Carlsbad, CA 92008--141	JEFFERSON STREET HOM	PUD2024-0004	SFA	O	5/21/2025	12		NONE	No	Yes	N/A	Approved	Discretionary	
	2072801700	4921 LOMA WAY Carlsbad, CA 92008--380	KELLER ADU	CDP2024-0039	ADU	R	6/2/2025			NONE	No	No	N/A	Approved	Ministerial	
	2042330900	122 ACACIA AVE Carlsbad, CA 92008--320	DEPAULO ADU	CDP2025-0009	ADU	R	8/8/2025			NONE	No	No	N/A	Pending	Discretionary	
	2061601400	4275 HILLSIDE DR Carlsbad, CA 92008	MONN RESIDENCE	CDP2022-0012	ADU	R	2/6/2025			NONE	No	No	N/A	Withdrawn	Ministerial	
	2050201000	1328 PINE AVE Carlsbad, CA 92008--194	NOVAK PROPERTY-PINE A	MS2024-0007	SFD	O	4/28/2025			SB 9 (2021) - Residential Lot Split	No	No	N/A	Approved	Ministerial	
	2033051200	3055 MADISON ST Carlsbad, CA 92008--236	MADISON ST ADU	CDP2025-0003	ADU	R	9/10/2025			NONE	No	No	N/A	Approved	Ministerial	
	2033051100	3081 MADISON ST Unit: A Carlsbad, CA 92008--305	VILLAGE TERRACES MIXEI	SDP2023-0002	5+	O	9/12/2025	0	0	NONE	No	Yes	Yes	Withdrawn	Discretionary	
	1561903200	1308 OAK AVE Carlsbad, CA 92008--193	1308 OAK AVE MINOR SU	MS2023-0008	SFD	O	9/10/2025	3		NONE	No	No	N/A	Approved	Discretionary	
	1561903200	1308 OAK AVE Carlsbad, CA 92008--193	1308 OAK AVE MINOR SU	MS2023-0008	ADU	R	9/10/2025	3		NONE	No	No	N/A	Approved	Discretionary	
	2030230300	224 NORMANDY LN Carlsbad, CA 92008--222	LOPEZ RESIDENCE ADU	CDP2024-0025	ADU	R	6/18/2025			NONE	No	No	N/A	Approved	Discretionary	
	2030210100	2445 OCEAN ST Carlsbad, CA 92008--223	DEVRIES TRIPLEX	SDP2023-0007	ADU	R	1/30/2025			NONE	No	No	N/A	Withdrawn	Discretionary	
	2030210100	2445 OCEAN ST Carlsbad, CA 92008--223	DEVRIES TRIPLEX	SDP2023-0007	2 to 4	R	1/30/2025	0		NONE	No	No	N/A	Withdrawn	Discretionary	
	2060911500	352 OLIVE AVE Carlsbad, CA 92008--742	352 OLIVE AVE	CDP2025-0008	ADU	R	10/10/2025			NONE	No	No	N/A	Approved	Ministerial	
	2031410900	2678 OCEAN ST Carlsbad, CA 92008--223	RYAN REMODEL & ADU	CDP2024-0008	ADU	R	10/10/2025			NONE	No	No	N/A	Pending	Ministerial	
	2132631900	TBD Gateway Rd	FAIRFIELD APARTMENT H	SDP2024-0009	5+	R	6/27/2025	0		NONE	No	Yes	Yes	Pending	Discretionary	
	2061924800	4407 PARK DR Carlsbad, CA 92008	4407 PARK DR	CDP2025-0016	SFD	O	9/5/2025	1		NONE	No	No	N/A	Pending	Discretionary	
	1552711700	2618 JEFFERSON ST Carlsbad, CA 92008--143	2618 JEFFERSON TOWNH	PUD2024-0005	SFA	O	10/15/2025	4		NONE	No	No	N/A	Approved	Discretionary	
	2061805500	1115 HOOVER ST Carlsbad, CA 92008	CARLSBAD OCEANVIEW E	CDP2024-0030	SFD	O	9/17/2025	1		NONE	No	No	N/A	Approved	Discretionary	
	2061805600	4332 ADAMS ST Carlsbad, CA 92008	CARLSBAD OCEANVIEW E	CDP2024-0031	SFD	O	10/15/2025	1		NONE	No	No	N/A	Approved	Discretionary	
	2061805700	4340 ADAMS ST Carlsbad, CA 92008	CARLSBAD OCEANVIEW E	CDP2024-0029	SFD	O	9/17/2025	1		NONE	No	No	N/A	Approved	Discretionary	

Project Identifier					Unit Types		Date Application Submitted	Total Approved Units by Project	Total Disapproved Units by Project	Streamlining	Historic Sites	Density Bonus Law Applications		Application Status	Project Type	Notes
1					2	3	4	7	8	9	10	11		12	13	14
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)	Total APPROVED Units by project	Total DISAPPROVED Units by Project	Please select state streamlining provision/s the application was submitted pursuant to.	Is this project located on a site with an associated historical designation as outlined in Government Code Section 65400(a)(2)(N) and reported on Table L?	Did the housing development application seek incentives or concessions pursuant to Government Code section 65915?	Were incentives or concessions requested pursuant to Government Code section 65915 approved?	Please indicate the status of the application.	Is the project considered a ministerial project or discretionary project?	Notes*
Summary Row: Start Data Entry Below								219	0							
	1551702400	2647 JEFFERSON ST Carlsbad, CA 92008--144	2647 JEFFERSON STREET	PUD2024-0007	SFA	O	10/15/2025	12		NONE	No	Yes	Yes	Approved	Discretionary	
	2052702200	1055 MAGNOLIA AVE Carlsbad, CA 92008--253	1055 MAGNOLIA ADU	CDP2025-0006	ADU	R	10/8/2025			NONE	No	No	N/A	Approved	Ministerial	
	2062621300	3985 HIGHLAND DR Carlsbad, CA 92008	BOYACK FAMILY RESIDEN	CDP2025-0017	ADU	R	11/12/2025			NONE	No	No	N/A	Approved	Ministerial	
	2122200300	1290 MARIPOSA RD Carlsbad, CA 92011--420	MARIPOSA ADU	CDP2024-0055	ADU	R	11/25/2025			NONE	No	No	N/A	Approved	Ministerial	
	2101120500	5370 LOS ROBLES DR Carlsbad, CA 92008--433	VILELA ADU	CDP2025-0011	ADU	R	8/28/2025			NONE	No	No	N/A	Approved	Ministerial	
	2071206800	1640 Tamarack Ave	FORREST RESIDENCE	CDP2025-0004	SFD	O	9/17/2025	1		NONE	No	No	N/A	Approved	Discretionary	
	2155212800	7222 DURANGO CIR Carlsbad, CA 92011	FATIGATE ADU	CDP2025-0023	ADU	R	12/10/2025			NONE	No	No	N/A	Approved	Ministerial	
	2101130900	5410 EL ARBOL DR Carlsbad, CA 92008--441	YAMANAKA RESIDENCE	CDP2024-0033	SFD	O	8/20/2025	1		NONE	No	No	N/A	Approved	Discretionary	
	2100905200	755 Raintree Dr	INNS OF AMERICA	PUD2024-0009	5+	R	10/28/2025	98		NONE	No	Yes	Yes	Approved	Discretionary	
	2041730100	3516 MADISON ST Carlsbad, CA 92008--503	MADISON AND PALM HO	SDP2024-0028	SFD	O	12/18/2025	1		NONE	No	No	N/A	Approved	Ministerial	
	2041730100	3516 MADISON ST Carlsbad, CA 92008--503	MADISON AND PALM HO	SDP2024-0028	ADU	R	12/18/2025	1		NONE	No	No	N/A	Approved	Ministerial	
	2041730100	3516 MADISON ST Carlsbad, CA 92008--503	MADISON AND PALM HO	SDP2024-0028	SFD	O	12/18/2025	1		NONE	No	No	N/A	Approved	Ministerial	
	2041730100	3516 MADISON ST Carlsbad, CA 92008--503	MADISON AND PALM HO	SDP2024-0028	ADU	R	12/18/2025	1		NONE	No	No	N/A	Approved	Ministerial	
	2041730100	3516 MADISON ST Carlsbad, CA 92008--503	MADISON AND PALM HO	SDP2024-0028	SFD	O	12/18/2025	1		NONE	No	No	N/A	Approved	Ministerial	
	2041730100	3516 MADISON ST Carlsbad, CA 92008--503	MADISON AND PALM HO	SDP2024-0028	ADU	R	12/18/2025	1		NONE	No	No	N/A	Approved	Ministerial	
	2040830100	737 PINE AVE, Carlsbad, CA 92008--242		CBR2024-2908	ADU	R	1/8/2025	1		NONE	No	No	N/A	Approved	Ministerial	
	1675632700	4376 TUOLUMNE PL, Carlsbad, CA 92010--792	POFF ADU	CBR2021-2507	ADU	R	3/17/2025	1		NONE	No	No	N/A	Approved	Ministerial	
	2080603700	4412 TRIESTE DR, Carlsbad, CA 92010--373		CBR2024-2711	ADU	R	1/6/2025	1		NONE	No	No	N/A	Approved	Ministerial	
	2550621300	7813 QUEBRADA CIR, Carlsbad, CA 92009--834		CBR2025-0282	ADU	R	3/13/2025	1		NONE	No	No	N/A	Approved	Ministerial	
	2161601000	2438 LA COSTA AVE, Carlsbad, CA 92009	TREHAN RESIDENCE	CBRA2025-0213	ADU	R	7/22/2025	1		NONE	No	No	N/A	Approved	Ministerial	
	2162201800	2756 LEVANTE ST, Carlsbad, CA 92009--812		CBR2024-2304	ADU	R	2/12/2025	1		NONE	No	No	N/A	Approved	Ministerial	
	2152802900	6518 ONDA PL, Carlsbad, CA 92009--531		CBR2024-3145	ADU	R	2/28/2025	1		NONE	No	No	N/A	Approved	Ministerial	
	1560321100	2392 CIPRIANO LN, Carlsbad, CA 92008--100		CBRA2024-0018	ADU	R	1/23/2025	1		NONE	No	No	N/A	Approved	Ministerial	
	2031301300	1009 HOME AVE, Carlsbad, CA 92008--183		CBR2024-3384	ADU	R	5/7/2025	1		NONE	No	No	N/A	Approved	Ministerial	
	2031410800	2670 OCEAN ST, Carlsbad, CA 92008--223	SWAN RESIDENCE	CBRA2024-0020	ADU	O	1/14/2025	1		NONE	No	No	N/A	Approved	Ministerial	
	2143661500	902 ORCHID WAY Unit: 2, Carlsbad, CA 92011--482		CBR2024-2654	ADU	R	6/20/2025	1		NONE	No	No	N/A	Approved	Ministerial	
	1671805500	3052 BLENKARNE DR, Carlsbad, CA 92008--111		CBR2024-2941	ADU	R	1/28/2025	1		NONE	No	No	N/A	Approved	Ministerial	
	1673920700	2734 CHESTNUT AVE Unit: 2, Carlsbad, CA 92010--212		CBR2024-2402	ADU	O	1/9/2025	1		NONE	No	No	N/A	Approved	Ministerial	
	2050510100	3231 HIGHLAND DR, Carlsbad, CA 92008--191	3229 HIGHLAND DR	CBRA2025-0074	ADU	R	9/23/2025	1		NONE	No	No	N/A	Approved	Ministerial	
	1552230600	2402 BUENA VISTA CIR, Carlsbad, CA 92008--160	OLIVER ADU	CBR2024-1061	ADU	R	2/5/2025	1		NONE	No	No	N/A	Approved	Ministerial	
	2052205600	1522 MAGNOLIA AVE, Carlsbad, CA 92008--262		CBR2024-2800	ADU	R	6/26/2025	1		NONE	No	No	N/A	Approved	Ministerial	
	1671120600	3172 FALCON DR, Carlsbad, CA 92008--112		CBR2023-4606	ADU	R	10/1/2025	1		NONE	No	No	N/A	Approved	Ministerial	
	2052102300	3642 ADAMS ST, Carlsbad, CA 92008--250		CBRA2025-0286	ADU	R	9/23/2025	1		NONE	No	No	N/A	Approved	Ministerial	
	2552404300	3362 AVENIDA OBERTURA, Carlsbad, CA 92009--932		CBR2025-0597	ADU	R	6/19/2025	1		NONE	No	No	N/A	Approved	Ministerial	

Project Identifier					Unit Types		Date Application Submitted	Total Approved Units by Project	Total Disapproved Units by Project	Streamlining	Historic Sites	Density Bonus Law Applications		Application Status	Project Type	Notes
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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)	Total APPROVED Units by project	Total DISAPPROVED Units by Project	Please select state streamlining provision/s the application was submitted pursuant to.	Is this project located on a site with an associated historical designation as outlined in Government Code Section 65400(a)(2)(N) and reported on Table L?	Did the housing development application seek incentives or concessions pursuant to Government Code section 65915?	Were incentives or concessions requested pursuant to Government Code section 65915 approved?	Please indicate the status of the application.	Is the project considered a ministerial project or discretionary project?	Notes+
Summary Row: Start Data Entry Below								219	0							
	2552003400	3247 AVENIDA ANACAPA Unit: 2, Carlsbad, CA 92009--930		CBR2025-1077	ADU	R	10/8/2025	1		NONE	No	No	N/A	Approved	Ministerial	
	2552413000	7829 CALLE JALISCO, Carlsbad, CA 92009--933		CBR2025-0184	ADU	R	6/12/2025	1		NONE	No	No	N/A	Approved	Ministerial	
	1561902000	1352 OAK AVE, Carlsbad, CA 92008--193		CBR2024-3379	ADU	R	3/6/2025	1		NONE	No	No	N/A	Approved	Ministerial	
	1675117500	2659 SAUSALITO AVE, Carlsbad, CA 92010--790		CBR2025-0397	ADU	R	4/16/2025	1		NONE	No	No	N/A	Approved	Ministerial	
	2051203100	1276 CHESTNUT AVE, Carlsbad, CA 92008		CBR2025-1703	ADU	O	11/5/2025	1		NONE	No	No	N/A	Approved	Ministerial	
	2132401700	2213 AZURITE PL, Carlsbad, CA 92009--171		CBR2025-0293	ADU	R	6/27/2025	1		NONE	No	No	N/A	Approved	Ministerial	
	2073120400	1751 TAMARACK AVE Unit: UNIT 2, Carlsbad, CA 92008--363		CBR2024-2792	ADU	R	3/11/2025	1		NONE	No	No	N/A	Approved	Ministerial	
	2236810200	3560 CALLE PALMITO, Carlsbad, CA 92009--895		CBRA2024-0314	ADU	R	1/17/2025	1		NONE	No	No	N/A	Approved	Ministerial	
	1552511600	1063 BUENA VISTA WAY, Carlsbad, CA 92008--144		CBR2025-0850	ADU	R	6/13/2025	1		NONE	No	No	N/A	Approved	Ministerial	
	2156310100	6964 MIMOSA DR, Carlsbad, CA 92011		CBR2025-1771	ADU	R	11/7/2025	1		NONE	No	No	N/A	Approved	Ministerial	
	2152805000	6538 VISPERA PL, Carlsbad, CA 92009--533		CBR2024-2790	ADU	R	3/10/2025	1		NONE	No	No	N/A	Approved	Ministerial	
	2153903700	2942 CACATUA ST, Carlsbad, CA 92009--440	2940 CACATUA ADU	CBR2024-1730	ADU	R	3/13/2025	1		NONE	No	No	N/A	Approved	Ministerial	
	2155220200	7221 DURANGO CIR Unit: 2, Carlsbad, CA 92011--511		CBR2024-3075	ADU	R	4/9/2025	1		NONE	No	No	N/A	Approved	Ministerial	
	2132200500	6831 JADE LN, Carlsbad, CA 92009		CBR2025-1325	ADU	R	11/18/2025	1		NONE	No	No	N/A	Approved	Ministerial	
	2232500100	7553 ESFERA ST, Carlsbad, CA 92009		CBR2025-0523	ADU	R	5/16/2025	1		NONE	No	No	N/A	Approved	Ministerial	
	2552933200	7877 VISTA HIGUERA, Carlsbad, CA 92009--698		CBRA2025-0002	ADU	R	8/5/2025	1		NONE	No	No	N/A	Approved	Ministerial	
	2072500300	4864 ALONDRA WAY, Carlsbad, CA 92008--380		CBR2025-0941	ADU	R	12/4/2025	1		NONE	No	No	N/A	Approved	Ministerial	
	1561641600	2871 ELMWOOD ST, Carlsbad, CA 92008--151		CBR2024-3337	ADU	R	5/12/2025	1		NONE	No	No	N/A	Approved	Ministerial	
	2081312400	4420 SALISBURY DR, Carlsbad, CA 92010--286		CBR2025-0247	ADU	R	9/19/2025	1		NONE	No	No	N/A	Approved	Ministerial	
	2041111300	942 PINE AVE, Carlsbad, CA 92008--243		CBRA2025-0202	ADU	R	10/6/2025	1		NONE	No	No	N/A	Approved	Ministerial	
	2071305300	1621 TAMARACK AVE, Carlsbad, CA 92008		CBR2025-1878	ADU	R	10/2/2025	1		NONE	No	No	N/A	Approved	Ministerial	
	2070632500	3807 ALDER AVE, Carlsbad, CA 92008--270		CBRA2024-0016	ADU	R	10/7/2025	1		NONE	No	No	N/A	Approved	Ministerial	
	2051521600	2053 LAURIE CIR, Carlsbad, CA 92008--202		CBRA2024-0003	ADU	R	4/4/2025	1		NONE	No	No	N/A	Approved	Ministerial	
	1552510600	2533 DAVIS AVE, Carlsbad, CA 92008--145	LINDEN FAMILY ROOM ADDITION	CBR2024-0486	ADU	R	6/25/2025	1		NONE	No	No	N/A	Approved	Ministerial	
	2052300100	1751 CHESTNUT AVE, Carlsbad, CA 92008		CBR2025-1113	ADU	R	8/19/2025	1		NONE	No	No	N/A	Approved	Ministerial	
	2051603500	3328 MONROE ST, Carlsbad, CA 92008--204		CBRA2025-0057	ADU	R	3/18/2025	1		NONE	No	No	N/A	Approved	Ministerial	
	2081123300	2713 GREENOCK CT, Carlsbad, CA 92010--651		CBR2025-0385	ADU	R	10/6/2025	1		NONE	No	No	N/A	Approved	Ministerial	
	1683318500	3441 GENTLE KNOLL ST, Carlsbad, CA 92010--555		CBR2025-1030	ADU	O	11/4/2025	1		NONE	No	No	N/A	Approved	Ministerial	
	2052805300	3742 GRECOURT WAY, Carlsbad, CA 92008		CBRA2025-0296	ADU	O	10/3/2025	1		NONE	No	No	N/A	Approved	Ministerial	
	2060403100	832 CITRUS PL, Carlsbad, CA 92008--411	MCGERVEY ADU	CBRA2025-0144	ADU	O	12/31/2025	1		NONE	No	No	N/A	Approved	Ministerial	
	2161600300	2410 LA COSTA AVE, Carlsbad, CA 92009--730		CBRA2025-0024	ADU	O	3/7/2025	1		NONE	No	No	N/A	Approved	Ministerial	
	2050523100	1266 BASSWOOD AVE, Carlsbad, CA 92008--190		CBRA2025-0088	ADU	O	4/23/2025	1		NONE	No	No	N/A	Approved	Ministerial	
	2081323500	4417 MAYFAIR CT, Carlsbad, CA 92010--289		CBR2024-2715	ADU	R	10/21/2025	1		NONE	No	No	N/A	Approved	Ministerial	
	2060120200	3914 GARFIELD ST, Carlsbad, CA 92008--403	CRUSE HOUSE REMODEL, ADU/GARAGE	CBR2023-5320	ADU	R	3/18/2025	1		NONE	No	No	N/A	Approved	Ministerial	

Project Identifier					Unit Types		Date Application Submitted	Total Approved Units by Project	Total Disapproved Units by Project	Streamlining	Historic Sites	Density Bonus Law Applications		Application Status	Project Type	Notes
1					2	3	4	7	8	9	10	11		12	13	14
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)	Total APPROVED Units by project	Total DISAPPROVED Units by Project	Please select state streamlining provision/s the application was submitted pursuant to.	Is this project located on a site with an associated historical designation as outlined in Government Code Section 65400(a)(2)(N) and reported on Table L?	Did the housing development application seek incentives or concessions pursuant to Government Code section 65915?	Were incentives or concessions requested pursuant to Government Code section 65915 approved?	Please indicate the status of the application.	Is the project considered a ministerial project or discretionary project?	Notes+
Summary Row: Start Data Entry Below								219	0							
	2072740900	1891 VALENCIA AVE, Carlsbad, CA 92008--386		CBR2025-0717	ADU	O	8/13/2025	1		NONE	No	No	N/A	Approved	Ministerial	
	2051606500	3374 DONNA DR, Carlsbad, CA 92008--201		CBR2025-0386	ADU	R	5/28/2025	1		NONE	No	No	N/A	Approved	Ministerial	
	1675402700	3651 MARIA LN, Carlsbad, CA 92008--277		CBRA2025-0278	ADU	R	8/28/2025	1		NONE	No	No	N/A	Approved	Ministerial	

Table A2

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

Project Identifier					Unit Types		Affordability by Household Incomes - Completed Entitlement											
1					2	3	4										5	6
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Acutely Low-Income Deed Restricted	Acutely Low-Income Non Deed Restricted	Extremely Low- Income Deed Restricted	Extremely Low- Income Non Deed Restricted	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Entitlement Date Approved	# of Units issued Entitlements
Summary Row: Start Data Entry Below							0	0	0	0	11	0	0	0	2	0	189		202
	1551602400	1076 BUENA VISTA WAY	SANDY ADU	CBR2022-2155	ADU	R													0
	1551602900	2472 TUTTLE ST		CBR2023-3004	ADU	R													0
	1551702400	2647 JEFFERSON ST	2647 JEFFERSON S	PUD 2024-0007	SFA	O					1						11	5/21/2025	12
	1552230600	2402 BUENA VISTA CIR	OLIVER ADU	CBR2024-1061	ADU	R													0
	1552510600	2533 DAVIS AVE	LINDEN FAMILY RO	CBR2024-0486	ADU	R													0
	1552511400	2503 DAVIS AVE	2501 DAVIS DEDICA	CBR2024-0024	ADU	R													0
	1552511600	1063 BUENA VISTA WAY		CBR2025-0850	ADU	R													0
	1552511800	2502 JEFFERSON ST	JEFFERSON STREE	PUD 2024-0004	SFA	O					1						11	5/21/2025	12
	1552711700	2618 JEFFERSON ST	LAGUNA VIDA	PUD 2024-0005	SFD	O											4	10/15/2025	4
	1560321100	2392 CIPRIANO LN		CBRA2024-0018	ADU	R													0
	1561641600	2871 ELMWOOD ST		CBR2024-3337	ADU	R													0
	1561902000	1352 OAK AVE		CBR2024-3379	ADU	R													0
	1561903200	1308 OAK AVE	1308 OAK AVE MINO	PUD 2023-0006	SFD	O											2	9/10/2025	2
	1561903200	1308 OAK AVE	1308 OAK AVE MINO	PUD 2023-0006	ADU	R											4	9/10/2025	4
	1561903500	3059 HIGHLAND DR		CBRA2020-0089	ADU	R													0
	1562002800	2924 HIGHLAND DR	HIGHLAND DRIVE 5	CBRA2023-0079	SFD	O													0
	1562002800	2926 HIGHLAND DR	HIGHLAND DRIVE 5	CBRA2023-0084	ADU	R													0
	1562002900	2920 HIGHLAND DI	HIGHLAND DRIVE 5	CBRA2023-0080	SFD	O													0
	1562002900	2922 HIGHLAND DI	HIGHLAND DRIVE 5	CBRA2023-0085	ADU	R													0
	1562003000	2916 HIGHLAND DR	HIGHLAND DRIVE 5	CBRA2023-0081	SFD	O													0
	1562003100	2912 HIGHLAND DI	HIGHLAND DRIVE 5	CBRA2023-0082	SFD	O													0
	1562003200	2906 HIGHLAND DI	HIGHLAND DRIVE 5	CBRA2023-0086	ADU	R													0
	1562003200	2910 HIGHLAND DI	HIGHLAND DRIVE 5	CBRA2023-0083	SFD	O													0
	1562317000	1355 CYNTHIA LN	HAGUE RESIDENCE	CBR2022-1398	SFD	O													0
	1670801800	2275 CAMEO RD		CBR2017-1083	ADU	R													0
	1671120600	3172 FALCON DR		CBR2023-4606	ADU	R													0
	1671603900	2432 SIERRA MORENA AVE		CBR2022-4178	ADU	R													0
	1671805500	3052 BLENKARNE DR		CBR2024-2941	ADU	R													0
	1672503800	2235 AVENIDA MAGNIFICA		CBRA2023-0140	ADU	R													0
	1672503800	2245 AVENIDA MAGNIFICA		CBRA2023-0139	ADU	R													0
	1673920700	2734 CHESTNUT AVE Unit: 2		CBR2024-2402	ADU	O													0
	1674206300	2731 VICTORIA AVE		CBR2022-4830	ADU	R													0
	1675117500	2659 SAUSALITO AVE		CBR2025-0397	ADU	R													0
	1675402700	3651 MARIA LN		CBRA2025-0278	ADU	R													0
	1675632700	4376 TUOLUMNE PL	POFF ADU	CBR2021-2507	ADU	R													0
	1683318500	3441 GENTLE KNOLL ST		CBR2025-1030	ADU	O													0
	1683500800	3431 MOON FIELD DR		CBR2025-0232	ADU	R													0
	2030230300	228 NORMANDY LN	LOPEZ RESIDENCE	CDP 2024-0025	ADU	R											1	6/18/2025	1
	2031012300	2621 ROOSEVELT ST	THE ROOSEVELT	SDP 2024-0001	5+	R					2				2		19	7/29/2025	23
	2031301300	1009 HOME AVE		CBR2024-3384	ADU	R													0
	2031302600	950 GRAND AVE	GRAND WEST	CBRA2022-0136	SFA	O													0
	2031302600	954 GRAND AVE	GRAND WEST	CBRA2022-0139	SFA	O													0
	2031302600	958 GRAND AVE	GRAND WEST	CBRA2022-0140	SFA	O													0
	2031302600	962 GRAND AVE	GRAND WEST	CBRA2022-0141	SFA	O													0
	2031302600	966 GRAND AVE	GRAND WEST	CBRA2022-0142	SFA	O													0
	2031302600	970 GRAND AVE	GRAND WEST	CBRA2022-0143	SFA	O													0
	2031410800	2668 OCEAN ST	SWAN RESIDENCE	CBRA2024-0019	SFD	O													0
	2031410800	2670 OCEAN ST	SWAN RESIDENCE	CBRA2024-0020	ADU	O													0
	2031410900	2678 OCEAN ST	RYAN REMODEL AD	CDP 2024-0008	ADU	R											1	10/10/2025	1
	2032010500	2780 JEFFERSON ST		CBR2023-2968	ADU	R													0
	2032010600	2786 JEFFERSON ST		CBR2023-2967	ADU	R													0
	2033051200	3055 MADISON ST	MADISON ST ADU	CDP 2025-0003	ADU	R											1	9/10/2025	1
	2033204800	1006 VILLAGE DR	HOPE APARTMENTS	CBR2024-0862	5+	R													0

Table A2

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

Project Identifier					Unit Types		Affordability by Household Incomes - Completed Entitlement												
1					2	3	4											5	6
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Acutely Low-Income Deed Restricted	Acutely Low-Income Non Deed Restricted	Extremely Low- Income Deed Restricted	Extremely Low- Income Non Deed Restricted	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Entitlement Date Approved	# of Units issued Entitlements
	2033510300	3052 MADISON ST	4 PLUS 1 LUXURY LI	CBRA2025-0115	2 to 4	R													0
	2040100900	3203 TYLER ST	TYLER STREET HOM	SDP 2024-0008	SFA	O											12	1/28/2025	12
	2040830100	737 PINE AVE		CBR2024-2908	ADU	R													0
	2041111300	940 PINE AVE		CBRA2025-0200	SFD	O													0
	2041111300	938 PINE AVE		CBRA2025-0201	ADU	R													0
	2041111300	942 PINE AVE		CBRA2025-0202	ADU	R													0
	2041210800	3339 GARFIELD ST		CBR2022-4536	ADU	R													0
	2041311500	3257 LINCOLN ST	BLAUVELT RESIDEN	CBRA2022-0134	ADU	R													0
	2041311500	3259 LINCOLN ST	BLAUVELT RESIDEN	CBRA2022-0135	SFD	O													0
	2041320800	3366 LINCOLN ST	FOLSE RESIDENCE	CBR2023-5235	ADU	R													0
	2041500400	3434 GARFIELD ST		CBR2023-0604	ADU	R													0
	2041711700	3446 MADISON ST		CBR2023-2601	ADU	R													0
	2041730100	3516 MADISON ST	MADISON AND PALM	SDP 2024-0028	SFD	O											3	12/18/2025	3
	2041730100	3516 MADISON ST	MADISON AND PALM	SDP 2024-0028	ADU	R											6	12/18/2025	6
	2041920900	3678 HARDING ST		CBRA2021-0103	ADU	R													0
	2042321200	3646 CARLSBAD BLVD	BREAKERS VIEW BE	CBRA2021-0133	SFA	O													0
	2042332400	140 ACACIA AVE		CBR2024-1890	ADU	R													0
	2042340600	160 MAPLE AVE	158 MAPLE ADU	CBR2024-0404	ADU	R													0
	2042401300	3570 GARFIELD ST	GARFIELD BEACH H	CBRA2023-0001	SFA	O													0
	2042401300	3572 GARFIELD ST	GARFIELD BEACH H	CBRA2023-0002	SFA	O													0
	2042401300	3574 GARFIELD ST	GARFIELD BEACH H	CBRA2023-0003	SFA	O													0
	2042401300	3576 GARFIELD ST	GARFIELD BEACH H	CBRA2023-0004	SFA	O													0
	2042401300	3578 GARFIELD ST	GARFIELD BEACH H	CBRA2023-0005	SFA	O													0
	2042401300	3580 GARFIELD ST	GARFIELD BEACH H	CBRA2023-0006	SFA	O													0
	2042401300	3582 GARFIELD ST	GARFIELD BEACH H	CBRA2023-0007	SFA	O													0
	2042401300	3584 GARFIELD ST	GARFIELD BEACH H	CBRA2023-0008	SFA	O													0
	2042401300	3586 GARFIELD ST	GARFIELD BEACH H	CBRA2023-0009	SFA	O													0
	2042401300	3588 GARFIELD ST	GARFIELD BEACH H	CBRA2023-0010	SFA	O													0
	2042401300	3590 GARFIELD ST	GARFIELD BEACH H	CBRA2023-0011	SFA	O													0
	2042401300	3592 GARFIELD ST	GARFIELD BEACH H	CBRA2023-0012	SFA	O													0
	2050201000	1328 PINE AVE	NOVAK PROPERTY-	MS 2024-0007	SFD	O											1	4/28/2025	1
	2050201000	1332 PINE AVE	NOVAK PROPERTY-	CBRA2025-0211	2 to 4	O													0
	2050510100	3229 HIGHLAND DR	3229 HIGHLAND DR	CBRA2025-0073	SFD	O													0
	2050510100	3231 HIGHLAND DR	3229 HIGHLAND DR	CBRA2025-0074	ADU	R													0
	2050523100	1266 BASSWOOD AVE		CBRA2025-0088	ADU	O													0
	2050606300	1637 SAINT JAMES CT		CBR2024-0792	ADU	O													0
	2051120900	1062 CHESTNUT AVE		CBRA2025-0059	ADU	R													0
	2051120900	1064 CHESTNUT AVE		CBRA2025-0058	ADU	R													0
	2051203100	1276 CHESTNUT AVE		CBR2025-1703	ADU	R													0
	2051521600	2053 LAURIE CIR		CBRA2024-0003	ADU	R													0
	2051603500	3328 MONROE ST		CBRA2025-0057	ADU	R													0
	2051606500	3374 DONNA DR		CBR2025-0386	ADU	R													0
	2052102300	3642 ADAMS ST		CBRA2025-0286	ADU	R													0
	2052205600	1522 MAGNOLIA AVE		CBR2024-2800	ADU	R													0
	2052300100	1751 CHESTNUT AVE		CBR2025-1113	ADU	R													0
	2052701300	3731 ADAMS ST	ADAMS STREET HO	CBRA2022-0146	SFD	O													0
	2052701300	3733 ADAMS ST	ADAMS STREET HO	CBRA2022-0152	ADU	R													0
	2052701300	3735 ADAMS ST	ADAMS STREET HO	CBRA2022-0156	ADU	R													0
	2052701300	3739 ADAMS ST	ADAMS STREET HO	CBRA2022-0149	SFD	O													0
	2052701300	3741 ADAMS ST	ADAMS STREET HO	CBRA2022-0153	ADU	R													0
	2052701300	3743 ADAMS ST	ADAMS STREET HO	CBRA2022-0157	ADU	R													0

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

Project Identifier					Unit Types		Affordability by Household Incomes - Completed Entitlement												
1					2	3	4											5	6
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Acutely Low-Income Deed Restricted	Acutely Low-Income Non Deed Restricted	Extremely Low- Income Deed Restricted	Extremely Low- Income Non Deed Restricted	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Entitlement Date Approved	# of Units issued Entitlements
	2052701300	3747 ADAMS ST	ADAMS STREET HO	CBRA2022-0150	SFD	O													0
	2052701300	3749 ADAMS ST	ADAMS STREET HO	CBRA2022-0154	ADU	R													0
	2052701300	3751 ADAMS ST	ADAMS STREET HO	CBRA2022-0158	ADU	R													0
	2052701300	3755 ADAMS ST	ADAMS STREET HO	CBRA2022-0151	SFD	O													0
	2052701300	3757 ADAMS ST	ADAMS STREET HO	CBRA2022-0155	ADU	R													0
	2052701300	3759 ADAMS ST	ADAMS STREET HO	CBRA2022-0159	ADU	R													0
	2052805300	3742 GRECOURT WAY		CBRA2025-0296	ADU	R													0
	2052805400	3730 GRECOURT WAY		CBRA2022-0132	ADU	R													0
	2052805700	3723 YVETTE WAY	BAKER ADU	CDP 2024-0051	ADU	R											1	2/25/2025	1
	2054302600	3859 MARGARET WAY		CBR2023-3758	ADU	R													0
	2054304000	3817 HIGHLAND DR	RAPOSA ADU	CDP 2024-0050	ADU	R											1	4/2/2025	1
	2060120200	3914 GARFIELD ST	CRUSE HOUSE REM	CBR2023-5320	ADU	R													0
	2060201100	310 CHINQUAPIN AVE	CHINQUAPIN COAS	CBRA2022-0181	SFA	O													0
	2060201100	312 CHINQUAPIN AVE	CHINQUAPIN COAS	CBRA2022-0182	SFA	O													0
	2060201100	314 CHINQUAPIN AVE	CHINQUAPIN COAS	CBRA2022-0183	SFA	O													0
	2060201100	316 CHINQUAPIN AVE	CHINQUAPIN COAS	CBRA2022-0184	SFA	O													0
	2060201100	318 CHINQUAPIN AVE	CHINQUAPIN COAS	CBRA2022-0185	SFA	O													0
	2060201100	320 CHINQUAPIN AVE	CHINQUAPIN COAS	CBRA2022-0186	SFA	O													0
	2060201100	322 CHINQUAPIN AVE	CHINQUAPIN COAS	CBRA2022-0187	SFA	O													0
	2060201100	324 CHINQUAPIN AVE	CHINQUAPIN COAS	CBRA2022-0188	SFA	O													0
	2060201100	326 CHINQUAPIN AVE	CHINQUAPIN COAS	CBRA2022-0189	SFA	O													0
	2060403100	832 CITRUS PL	MCGERVEY ADU	CBRA2025-0144	ADU	O													0
	2060411300	3902 LINMAR LN		CBRA2021-0138	ADU	R													0
	2060420200	425 TAMARACK AVE		CBR2022-4803	ADU	R													0
	2060423800	3956 LONG PL		CBR2023-2599	ADU	R													0
	2060424300	452 CHINQUAPIN AVE	LELAND ADU	CBR2024-1426	ADU	R													0
	2060800100	211 CHINQUAPIN AVE	GARFIELD HOMES	CBRA2022-0193	SFA	O													0
	2060800100	217 CHINQUAPIN AVE	GARFIELD HOMES	CBRA2022-0194	SFA	O													0
	2060800100	4006 GARFIELD ST	GARFIELD HOMES	CBRA2022-0192	SFD	O													0
	2060911500	356 OLIVE AVE	352 OLIVE AVE	CDP 2025-0008	ADU	R											1	10/10/2025	1
	2061805500	1115 HOOVER ST	OCEAN ESTATES L	CDP 2024-0030	SFD	O											1	9/17/2025	1
	2061805600	4332 ADAMS ST	OCEAN ESTATES L	CDP 2024-0030	SFD	O											1	9/17/2025	1
	2061805700	4340 ADAMS ST	OCEAN ESTATES L	CDP 2024-0030	SFD	O											1	9/17/2025	1
	2061920800	4464 ADAMS ST	FORESTER RESIDE	CDP 2024-0009	SFD	O											1	11/19/2025	1
	2062000400	4475 ADAMS ST	CHURCH RESIDENC	CBR2022-4266	SFD	O													0
	2062621300	3985 HIGHLAND DRIVE	BOYACK ADU	CDP 2025-0017	ADU	R											1	11/12/2025	1
	2070221100	4246 HILLSIDE DR	SMITH RESIDENCE	CBRA2020-0209	ADU	R													0
	2070221100	4246 HILLSIDE DR	SMITH RESIDENCE	CBRA2019-0341	ADU	R													0
	2070632500	3805 ALDER AVE	3805 ALDER AVE	CBR2023-4584	ADU	R													0
	2070632500	3807 ALDER AVE		CBRA2024-0016	ADU	O													0
	2070634400	3907 HOLLY BRAE LN		CBR2022-0671	ADU	R													0
	2070722100	4082 SUNNYHILL DR	4080 SUNNYHILL DR	CDP 2023-0041	ADU	R											1	1/22/2025	1
	2070830600	4212 SKYLINE RD		CBRA2023-0201	ADU	R													0
	2071013500	2400 CALENDULA LN	MARJA ACRES	CBRA2023-0231	SFA	O													0
	2071013500	2410 CALENDULA LN	MARJA ACRES	CBRA2023-0230	SFA	O													0
	2071013500	2420 CALENDULA LN	MARJA ACRES	CBRA2023-0229	SFA	O													0
	2071013500	2430 CALENDULA LN	MARJA ACRES	CBRA2023-0228	SFA	O													0
	2071013500	2440 CALENDULA LN	MARJA ACRES	CBRA2023-0227	SFA	O													0
	2071013500	2450 CALENDULA LN	MARJA ACRES	CBRA2023-0226	SFA	O													0

Table A2

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

Project Identifier					Unit Types		Affordability by Household Incomes - Completed Entitlement												
1					2	3	4											5	6
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Acutely Low-Income Deed Restricted	Acutely Low-Income Non Deed Restricted	Extremely Low- Income Deed Restricted	Extremely Low- Income Non Deed Restricted	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Entitlement Date Approved	# of Units issued Entitlements
	2071013500	2460 CALENDULA LN	MARJA ACRES	CBRA2023-0225	SFA	O													0
	2071013500	2470 CALENDULA LN	MARJA ACRES	CBRA2023-0215	SFA	O													0
	2071013500	2480 CALENDULA LN	MARJA ACRES	CBRA2023-0214	SFA	O													0
	2071013500	2490 CALENDULA LN	MARJA ACRES	CBRA2023-0213	SFA	O													0
	2071013500	2503 CHAMOMILE	MARJA ACRES	CBRA2024-0100	SFA	O													0
	2071013500	2507 ELDERBERRY LN	MARJA ACRES	CBRA2024-0087	SFA	O													0
	2071013500	2509 BROOM LN	MARJA ACRES	CBRA2023-0245	SFA	O													0
	2071013500	2527 BROOM LN	MARJA ACRES	CBRA2023-0246	SFA	O													0
	2071013500	2530 CALENDULA LN	MARJA ACRES	CBRA2023-0212	SFA	O													0
	2071013500	2545 BROOM LN	MARJA ACRES	CBRA2023-0247	SFA	O													0
	2071013500	2560 CALENDULA LN	MARJA ACRES	CBRA2023-0211	SFA	O													0
	2071013500	2563 BROOM LN	MARJA ACRES	CBRA2023-0248	SFA	O													0
	2071013500	2581 BROOM LN	MARJA ACRES	CBRA2023-0249	SFA	O													0
	2071013500	2584 ELDERBERRY LN	MARJA ACRES	CBRA2024-0077	SFA	O													0
	2071013500	2590 CALENDULA LN	MARJA ACRES	CBRA2023-0210	SFA	O													0
	2071013500	2599 BROOM LN	MARJA ACRES	CBRA2023-0250	SFA	O													0
	2071013500	2638 IXIA WAY	MARJA ACRES	CBRA2023-0155	SFA	O													0
	2071013500	4509 AMARANTH LN	MARJA ACRES	CBRA2023-0157	SFA	O													0
	2071013500	4527 AMARANTH LN	MARJA ACRES	CBRA2023-0158	SFA	O													0
	2071013500	4545 AMARANTH LN	MARJA ACRES	CBRA2023-0159	SFA	O													0
	2071013500	4563 AMARANTH LN	MARJA ACRES	CBRA2023-0181	SFA	O													0
	2071013500	4581 AMARANTH LN	MARJA ACRES	CBRA2023-0182	SFA	O													0
	2071013500	4599 AMARANTH LN	MARJA ACRES	CBRA2023-0183	SFA	O													0
	2071013500	4700 PARSLEY LN	MARJA ACRES	CBRA2023-0239	SFA	O													0
	2071013500	4712 PARSLEY LN	MARJA ACRES	CBRA2023-0238	SFA	O													0
	2071013500	4724 PARSLEY LN	MARJA ACRES	CBRA2023-0237	SFA	O													0
	2071013500	4736 PARSLEY LN	MARJA ACRES	CBRA2023-0236	SFA	O													0
	2071013500	4748 PARSLEY LN	MARJA ACRES	CBRA2023-0235	SFA	O													0
	2071013500	4760 PARSLEY LN	MARJA ACRES	CBRA2023-0234	SFA	O													0
	2071013500	4772 PARSLEY LN	MARJA ACRES	CBRA2023-0233	SFA	O													0
	2071013500	4784 PARSLEY LN	MARJA ACRES	CBRA2023-0232	SFA	O													0
	2071013500	4845 PARSLEY LN	MARJA ACRES	CBRA2023-0137	SFA	O													0
	2071013500	4860 PARSLEY LN	MARJA ACRES	CBRA2023-0118	SFA	O													0
	2071013500	4866 PARSLEY LN	MARJA ACRES	CBRA2023-0117	SFA	O													0
	2071013500	4872 PARSLEY LN	MARJA ACRES	CBRA2023-0116	SFA	O													0
	2071013500	4878 PARSLEY LN	MARJA ACRES	CBRA2023-0115	SFA	O													0
	2071020400	2500 THYME WAY	MARJA ACRES	CBRA2024-0205	SFA	O													0
	2071020400	2511 THYME WAY	MARJA ACRES	CBRA2024-0203	SFA	O													0
	2071020400	2522 THYME WAY	MARJA ACRES	CBRA2024-0209	SFA	O													0
	2071020400	2533 THYME WAY	MARJA ACRES	CBRA2024-0202	SFA	O													0
	2071020400	2544 THYME WAY	MARJA ACRES	CBRA2024-0206	SFA	O													0
	2071020400	2555 THYME WAY	MARJA ACRES	CBRA2024-0204	SFA	O													0
	2071020400	2566 THYME WAY	MARJA ACRES	CBRA2024-0207	SFA	O													0
	2071020400	2577 THYME WAY	MARJA ACRES	CBRA2024-0201	SFA	O													0

Table A2

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

Project Identifier					Unit Types		Affordability by Household Incomes - Completed Entitlement												
1					2	3	4											5	6
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Acutely Low-Income Deed Restricted	Acutely Low-Income Non Deed Restricted	Extremely Low- Income Deed Restricted	Extremely Low- Income Non Deed Restricted	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Entitlement Date Approved	# of Units issued Entitlements
	2071020400	2588 THYME WAY	MARJA ACRES	CBRA2024-0208	SFA	O													0
	2071020400	2613 QUINCE WAY	MARJA ACRES	CBRA2025-0032	SFA	O													0
	2071020400	4907 THISTLE WAY	MARJA ACRES	CBRA2024-0210	SFA	O													0
	2071020400	4921 THISTLE WAY	MARJA ACRES	CBRA2024-0215	SFA	O													0
	2071020400	4928 SPIREA WAY	MARJA ACRES	CBRA2024-0199	SFA	O													0
	2071020400	4935 THISTLE WAY	MARJA ACRES	CBRA2024-0211	SFA	O													0
	2071020400	4942 SPIREA WAY	MARJA ACRES	CBRA2024-0198	SFA	O													0
	2071020400	4949 THISTLE WAY	MARJA ACRES	CBRA2024-0212	SFA	O													0
	2071020400	4956 SPIREA WAY	MARJA ACRES	CBRA2024-0200	SFA	O													0
	2071020400	4963 THISTLE WAY	MARJA ACRES	CBRA2024-0213	SFA	O													0
	2071020400	4970 SPIREA WAY	MARJA ACRES	CBRA2024-0197	SFA	O													0
	2071020400	4977 THISTLE WAY	MARJA ACRES	CBRA2024-0214	SFA	O													0
	2071020500	2600 ALLIUM WAY	MARJA ACRES	CBRA2025-0011	SFA	O													0
	2071020500	2613 ALLIUM WAY	MARJA ACRES	CBRA2025-0005	SFA	O													0
	2071020500	2626 ALLIUM WAY	MARJA ACRES	CBRA2025-0010	SFA	O													0
	2071020500	2639 ALLIUM WAY	MARJA ACRES	CBRA2025-0008	SFA	O													0
	2071020500	2652 ALLIUM WAY	MARJA ACRES	CBRA2025-0012	SFA	O													0
	2071020500	2665 ALLIUM WAY	MARJA ACRES	CBRA2025-0006	SFA	O													0
	2071020500	2678 ALLIUM WAY	MARJA ACRES	CBRA2025-0009	SFA	O													0
	2071020500	2691 ALLIUM WAY	MARJA ACRES	CBRA2025-0007	SFA	O													0
	2071020600	2500 CHAMOMILE LN	MARJA ACRES	CBRA2024-0170	SFA	O													0
	2071020600	2505 DELPHINIUM LN	MARJA ACRES	CBRA2024-0216	SFA	O													0
	2071020600	2508 DELPHINIUM LN	MARJA ACRES	CBRA2024-0232	SFA	O													0
	2071020600	2511 CHAMOMILE LN	MARJA ACRES	CBRA2024-0105	SFA	O													0
	2071020600	2513 DELPHINIUM LN	MARJA ACRES	CBRA2024-0220	SFA	O													0
	2071020600	2516 CHAMOMILE LN	MARJA ACRES	CBRA2024-0168	SFA	O													0
	2071020600	2518 DELPHINIUM LN	MARJA ACRES	CBRA2024-0234	SFA	O													0
	2071020600	2519 CHAMOMILE LN	MARJA ACRES	CBRA2024-0101	SFA	O													0
	2071020600	2523 DELPHINIUM LN	MARJA ACRES	CBRA2024-0217	SFA	O													0
	2071020600	2524 CHAMOMILE LN	MARJA ACRES	CBRA2024-0167	SFA	O													0
	2071020600	2527 CHAMOMILE LN	MARJA ACRES	CBRA2024-0102	SFA	O													0
	2071020600	2528 DELPHINIUM LN	MARJA ACRES	CBRA2024-0233	SFA	O													0
	2071020600	2531 DELPHINIUM LN	MARJA ACRES	CBRA2024-0218	SFA	O													0
	2071020600	2532 CHAMOMILE LN	MARJA ACRES	CBRA2024-0166	SFA	O													0
	2071020600	2535 CHAMOMILE LN	MARJA ACRES	CBRA2024-0103	SFA	O													0
	2071020600	2536 DELPHINIUM LN	MARJA ACRES	CBRA2024-0235	SFA	O													0
	2071020600	2540 CHAMOMILE LN	MARJA ACRES	CBRA2024-0165	SFA	O													0
	2071020600	2541 DELPHINIUM LN	MARJA ACRES	CBRA2024-0219	SFA	O													0
	2071020600	2543 CHAMOMILE LN	MARJA ACRES	CBRA2024-0104	SFA	O													0
	2071020600	2548 CHAMOMILE LN	MARJA ACRES	CBRA2024-0127	SFA	O													0
	2071020600	2549 DELPHINIUM LN	MARJA ACRES	CBRA2024-0221	SFA	O													0
	2071020600	2551 CHAMOMILE LN	MARJA ACRES	CBRA2024-0106	SFA	O													0

Table A2

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

Project Identifier					Unit Types		Affordability by Household Incomes - Completed Entitlement												
1					2	3	4											5	6
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Acutely Low-Income Deed Restricted	Acutely Low-Income Non Deed Restricted	Extremely Low- Income Deed Restricted	Extremely Low- Income Non Deed Restricted	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Entitlement Date Approved	# of Units issued Entitlements
	2071020600	2556 CHAMOMILE LN	MARJA ACRES	CBRA2024-0132	SFA	O													0
	2071020600	2559 CHAMOMILE LN	MARJA ACRES	CBRA2024-0111	SFA	O													0
	2071020600	2559 DELPHINIUM LN	MARJA ACRES	CBRA2024-0226	SFA	O													0
	2071020600	2564 CHAMOMILE LN	MARJA ACRES	CBRA2024-0128	SFA	O													0
	2071020600	2567 CHAMOMILE LN	MARJA ACRES	CBRA2024-0107	SFA	O													0
	2071020600	2569 DELPHINIUM LN	MARJA ACRES	CBRA2024-0222	SFA	O													0
	2071020600	2572 CHAMOMILE LN	MARJA ACRES	CBRA2024-0129	SFA	O													0
	2071020600	2575 CHAMOMILE LN	MARJA ACRES	CBRA2024-0108	SFA	O													0
	2071020600	2577 DELPHINIUM LN	MARJA ACRES	CBRA2024-0223	SFA	O													0
	2071020600	2580 CHAMOMILE LN	MARJA ACRES	CBRA2024-0130	SFA	O													0
	2071020600	2583 CHAMOMILE LN	MARJA ACRES	CBRA2024-0109	SFA	O													0
	2071020600	2586 DELPHINIUM LN	MARJA ACRES	CBRA2024-0224	SFA	O													0
	2071020600	2588 CHAMOMILE LN	MARJA ACRES	CBRA2024-0131	SFA	O													0
	2071020600	2591 CHAMOMILE LN	MARJA ACRES	CBRA2024-0110	SFA	O													0
	2071020600	2595 DELPHINIUM LN	MARJA ACRES	CBRA2024-0225	SFA	O													0
	2071020600	4564 CATMINT LN	MARJA ACRES	CBRA2024-0139	SFA	O													0
	2071020600	4582 CATMINT LN	MARJA ACRES	CBRA2024-0138	SFA	O													0
	2071020600	4600 CATMINT LN	MARJA ACRES	CBRA2024-0137	SFA	O													0
	2071020600	4618 CATMINT LN	MARJA ACRES	CBRA2024-0136	SFA	O													0
	2071020600	4636 CATMINT LN	MARJA ACRES	CBRA2024-0135	SFA	O													0
	2071020600	4654 CATMINT LN	MARJA ACRES	CBRA2024-0134	SFA	O													0
	2071020600	4672 CATMINT LN	MARJA ACRES	CBRA2024-0140	SFA	O													0
	2071020600	4690 CATMINT LN	MARJA ACRES	CBRA2024-0133	SFA	O													0
	2071020700	2512 ELDERBERRY LN	MARJA ACRES	CBRA2024-0080	SFA	O													0
	2071020700	2519 ELDERBERRY LN	MARJA ACRES	CBRA2024-0094	SFA	O													0
	2071020700	2524 ELDERBERRY LN	MARJA ACRES	CBRA2024-0081	SFA	O													0
	2071020700	2531 ELDERBERRY LN	MARJA ACRES	CBRA2024-0088	SFA	O													0
	2071020700	2536 ELDERBERRY LN	MARJA ACRES	CBRA2024-0082	SFA	O													0
	2071020700	2543 ELDERBERRY LN	MARJA ACRES	CBRA2024-0089	SFA	O													0
	2071020700	2548 ELDERBERRY LN	MARJA ACRES	CBRA2024-0079	SFA	O													0
	2071020700	2555 ELDERBERRY LN	MARJA ACRES	CBRA2024-0090	SFA	O													0
	2071020700	2560 ELDERBERRY LN	MARJA ACRES	CBRA2024-0078	SFA	O													0
	2071020700	2567 ELDERBERRY LN	MARJA ACRES	CBRA2024-0091	SFA	O													0
	2071020700	2572 ELDERBERRY LN	MARJA ACRES	CBRA2024-0083	SFA	O													0
	2071020700	2579 ELDERBERRY LN	MARJA ACRES	CBRA2024-0092	SFA	O													0
	2071020700	2591 ELDERBERRY LN	MARJA ACRES	CBRA2024-0093	SFA	O													0
	2071201600	1751 ANDREA AVE		CBR2023-5133	ADU	O													0
	2071202600	3872 VALLEY ST		CBRA2019-0038	ADU	R													0
	2071205500	3945 PARK DRIVE	3945 PARK DRIVE AI	CDP 2024-0012	ADU	R											1	4/14/2025	1
	2071206800	1640 TAMARACK AVE	FORREST RESIDEN	CDP 2025-0004	SFD	O											1	9/17/2025	1

Table A2

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

Project Identifier					Unit Types		Affordability by Household Incomes - Completed Entitlement												
1					2	3	4											5	6
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Acutely Low-Income Deed Restricted	Acutely Low-Income Non Deed Restricted	Extremely Low- Income Deed Restricted	Extremely Low- Income Non Deed Restricted	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Entitlement Date Approved	# of Units issued Entitlements
	2071300400	3933 JAMES DRIVE	SCHWEITZER ADU	CDP 2024-0049	ADU	O											1	4/3/2025	1
	2071305300	1621 TAMARACK AVE		CBR2025-1878	ADU	R													0
	2072500300	4864 ALONDRA WAY		CBR2025-0941	ADU	R													0
	2072730200	4857 SEVILLA WAY		CBR2023-5191	ADU	R													0
	2072740900	1891 VALENCIA AVE		CBR2025-0717	ADU	O													0
	2072801700	4921 LOMA WAY	KELLER ADU	CDP 2024-0039	ADU	R											1	6/2/2025	1
	2073001500	4935 AVILA AVE Unit: 2	THOMPSON ADU	CDP 2024-0041	ADU	R											1	4/22/2025	1
	2073120400	1751 TAMARACK AVE		CBR2024-2792	ADU	R													0
	2080603700	4412 TRIESTE DR		CBR2024-2711	ADU	R													0
	2081110700	2723 GLASGOW DR		CBRA2024-0075	ADU	R													0
	2081110700	2727 GLASGOW DR		CBRA2024-0076	ADU	R													0
	2081123300	2713 GREENOCK CT		CBR2025-0385	ADU	R													0
	2081312400	4420 SALISBURY DR		CBR2025-0247	ADU	R													0
	2081323500	4417 MAYFAIR CT		CBR2024-2715	ADU	R													0
	2100331500	5081 LOS ROBLES DR	DAVIS ADU	CBR2022-2577	ADU	R													0
	2100340600	5142 LOS ROBLES DR		CBRA2024-0005	ADU	R													0
	2100340600	5144 LOS ROBLES DR		CBR2024-0269	ADU	R													0
	2100340700	5158 LOS ROBLES DR	LOS ROBLES ADU	CDP 2025-0019	ADU	R											1	12/30/2025	1
	2100620900	5211 CARLSBAD BLVD	CARLSBAD BLVD H(	PUD 2024-0006	SFA	O											2	5/7/2025	2
	2100631100	5303 LOS ROBLES DR		CBRA2022-0082	ADU	R													0
	2100640400	5234 LOS ROBLES DR	WHITE ADDITION/AI	CBRA2024-0004	ADU	R													0
	2100905200	5010 AVENIDA ENCINAS	INNS OF AMERICA	PUD 2024-0009	5+	R					7						91	10/28/2025	98
	2101120500	5372 LOS ROBLES DR	VILELA ADU	CDP 2025-0011	ADU	R											1	10/21/2025	1
	2101130500	5370 EL ARBOL DR	5370 EL ARBOL ADU	CDP 2024-0037	ADU	R											1	6/19/2025	1
	2101120900	5410 EL ARBOL DR	YAMANAKA RESIDE	CDP 2024-0033	SFD	O											1	8/20/2025	1
	2101151400	5509 LOS ROBLES DR	MATTHEW RESIDEN	CBRA2022-0036	ADU	R													0
	2101151400	5511 LOS ROBLES DR	MATTHEW RESIDEN	CBRA2022-0034	SFD	O													0
	2120405600	1205 AVIARA PKWY	AVIARA APARTMEN	CBRA2022-0145	5+	R													0
	2122200300	1292 MARIPOSA RD	MARIPOSA ADU	CDP 2024-0055	ADU	R											1	8/26/2025	1
	2122203700	1235 MARIPOSA RD		CBR2024-0356	ADU	O													0
	2122720800	2081 VERNE VW	OCEAN VIEW POINT	CBRA2024-0058	SFD	O													0
	2122720900	2075 VERNE VW	OCEAN VIEW POINT	CBRA2024-0062	SFD	O													0
	2122721000	2069 VERNE VW	OCEAN VIEW POINT	CBRA2024-0063	SFD	O													0
	2122721100	2063 VERNE VW	OCEAN VIEW POINT	CBRA2024-0064	SFD	O													0
	2122721200	2057 VERNE VW	OCEAN VIEW POINT	CBRA2024-0065	SFD	O													0
	2122721300	2051 VERNE VW	OCEAN VIEW POINT	CBRA2024-0066	SFD	O													0
	2122721400	2045 VERNE VW	OCEAN VIEW POINT	CBRA2024-0067	SFD	O													0
	2122721500	2039 VERNE VW	OCEAN VIEW POINT	CBRA2024-0068	SFD	O													0
	2122721600	2033 VERNE VW	OCEAN VIEW POINT	CBRA2024-0069	SFD	O													0
	2122721700	2027 VERNE VW	OCEAN VIEW POINT	CBRA2024-0070	SFD	O													0
	2122721800	2021 VERNE VW	OCEAN VIEW POINT	CBRA2024-0071	SFD	O													0
	2122721900	2015 VERNE VW	OCEAN VIEW POINT	CBRA2024-0073	SFD	O													0
	2122722000	2009 VERNE VW	OCEAN VIEW POINT	CBRA2024-0074	SFD	O													0
	2132200500	6831 JADE LN		CBR2025-1325	ADU	R													0
	2132401700	2213 AZURITE PL		CBR2025-0293	ADU	R													0
	2143661500	902 ORCHID WAY		CBR2024-2654	ADU	R													0
	2151106000	7022 ESTRELLA DE MAR RD		CBR2024-0242	ADU	R													0
	2152802900	6518 ONDA PL		CBR2024-3145	ADU	R													0
	2152805000	6538 VISPERA PL		CBR2024-2790	ADU	R													0
	2153203002	2813 CEBU PL		CBR2022-2330	ADU	R													0
	2153500800	6547 CORINTIA ST		CBR2025-2461	ADU	R													0

Table A2

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

Project Identifier					Unit Types		Affordability by Household Incomes - Completed Entitlement												
1					2	3	4											5	6
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Acutely Low-Income Deed Restricted	Acutely Low-Income Non Deed Restricted	Extremely Low- Income Deed Restricted	Extremely Low- Income Non Deed Restricted	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Entitlement Date Approved	# of Units issued Entitlements
	2153903700	2942 CACATUA ST	2940 CACATUA ADU	CBR2024-1730	ADU	R													0
	2154602700	2620 OBELISCO PL		CBRA2022-0041	ADU	R													0
	2155111400	1730 CATALPA RD Unit: 2		CBRA2023-0178	ADU	R													0
	2155212800	7222 DURANGO CIR	FATIGATE ADU	CDP 2025-0023	ADU	R											1	12/10/2025	1
	2155220200	7221 DURANGO CIR Unit: 2		CBR2024-3075	ADU	R													0
	2156310100	6964 MIMOSA DR		CBR2025-1771	ADU	R													0
	2156914600	1376 CASSINS ST		CBR2021-3370	ADU	R													0
	2158400300	6610 AMBROSIA LN		CBRA2025-0003	ADU	R													0
	2158400300	6610 AMBROSIA LN		CBRA2025-0004	ADU	R													0
	2159503900	1602 NEW CREST CT	AHARONI ADU	CBR2024-1046	ADU	O													0
	2161600300	2410 LA COSTA AVE		CBRA2025-0024	ADU	O													0
	2161601000	2436 LA COSTA AVE	TREHAN RESIDENC	CBRA2025-0212	SFD	O													0
	2161601000	2438 LA COSTA AVE	TREHAN RESIDENC	CBRA2025-0213	ADU	R													0
	2161602300	7620 LA CORUNA PL	HAMDARD RESIDEN	CBR2022-1602	SFD	O													0
	2162201800	2756 LEVANTE ST		CBR2024-2304	ADU	R													0
	2162513600	7796 MADRILENA WAY		CBR2023-3347	ADU	R													0
	2162702400	7724 PRIMAVERA WAY		CBR2025-2666	ADU	R													0
	2164850900	2114 SERENO CT		CBR2024-1375	ADU	R													0
	2230507300	3503 VIA NIDO	LA COSTA TOWN S(	CBRA2024-0312	SFA	O													0
	2230507300	3507 VIA NIDO	LA COSTA TOWN S(	CBRA2024-0311	SFA	O													0
	2230507300	3511 VIA NIDO	LA COSTA TOWN S(	CBRA2024-0310	SFA	O													0
	2230507300	3515 VIA NIDO	LA COSTA TOWN S(	CBRA2024-0309	SFA	O													0
	2230507300	3516 VIA NIDO	LA COSTA TOWN S(	CBRA2025-0064	SFA	O													0
	2230507300	3519 VIA NIDO	LA COSTA TOWN S(	CBRA2024-0305	SFA	O													0
	2230507300	3520 VIA NIDO	LA COSTA TOWN S(	CBRA2025-0065	SFA	O													0
	2230507300	3523 VIA NIDO	LA COSTA TOWN S(	CBRA2024-0306	SFA	O													0
	2230507300	3524 VIA NIDO	LA COSTA TOWN S(	CBRA2025-0066	SFA	O													0
	2230507300	3527 VIA NIDO	LA COSTA TOWN S(	CBRA2024-0307	SFA	O													0
	2230507300	3528 VIA NIDO	LA COSTA TOWN S(	CBRA2025-0067	SFA	O													0
	2230507300	3531 VIA NIDO	LA COSTA TOWN S(	CBRA2024-0308	SFA	O													0
	2230507300	3532 VIA NIDO	LA COSTA TOWN S(	CBRA2025-0068	SFA	O													0
	2230507300	3535 VIA NIDO	LA COSTA TOWN S(	CBRA2025-0125	SFA	O													0
	2230507300	3536 VIA NIDO	LA COSTA TOWN S(	CBRA2025-0069	SFA	O													0
	2230507300	3539 VIA NIDO	LA COSTA TOWN S(	CBRA2025-0124	SFA	O													0
	2230507300	3540 VIA NIDO	LA COSTA TOWN S(	CBRA2025-0070	SFA	O													0
	2230507300	3543 VIA NIDO	LA COSTA TOWN S(	CBRA2025-0123	SFA	O													0
	2230507300	3544 VIA NIDO	LA COSTA TOWN S(	CBRA2025-0071	SFA	O													0
	2230507300	3547 VIA NIDO	LA COSTA TOWN S(	CBRA2025-0122	SFA	O													0
	2230507300	3548 VIA NIDO	LA COSTA TOWN S(	CBRA2025-0075	SFA	O													0
	2230507300	3551 VIA NIDO	LA COSTA TOWN S(	CBRA2025-0121	SFA	O													0
	2230507300	3552 VIA NIDO	LA COSTA TOWN S(	CBRA2025-0076	SFA	O													0
	2230507300	3555 VIA NIDO	LA COSTA TOWN S(	CBRA2025-0120	SFA	O													0
	2230507300	3556 VIA NIDO	LA COSTA TOWN S(	CBRA2025-0077	SFA	O													0
	2230507300	3559 VIA NIDO	LA COSTA TOWN S(	CBRA2025-0119	SFA	O													0
	2230507300	3560 VIA NIDO	LA COSTA TOWN S(	CBRA2025-0078	SFA	O													0
	2230507300	3563 VIA NIDO	LA COSTA TOWN S(	CBRA2025-0118	SFA	O													0
	2230507300	3564 VIA NIDO	LA COSTA TOWN S(	CBRA2025-0079	SFA	O													0
	2230507300	3568 VIA NIDO	LA COSTA TOWN S(	CBRA2025-0080	SFA	O													0
	2230507300	3572 VIA NIDO	LA COSTA TOWN S(	CBRA2025-0085	SFA	O													0
	2230507300	3576 VIA NIDO	LA COSTA TOWN S(	CBRA2025-0086	SFA	O													0
	2230507300	3580 VIA NIDO	LA COSTA TOWN S(	CBRA2025-0087	SFA	O													0
	2230507300	3584 VIA NIDO	LA COSTA TOWN S(	CBRA2025-0116	SFA	O													0
	2230507300	3588 VIA NIDO	LA COSTA TOWN S(	CBRA2025-0117	SFA	O													0
	2230507300	3592 VIA NIDO	LA COSTA TOWN S(	CBR2022-4670	5+	R													0
	2232500100	7553 ESFERA ST		CBR2025-0523	ADU	R													0
	2232951700	7505 SOLANO ST		CBR2023-3081	ADU	R													0
	2236810200	3560 CALLE PALMITO		CBRA2024-0314	ADU	R													0
	2550532000	2930 SEGOVIA WAY		CBR2023-1993	ADU	R													0
	2550611200	3101 SERRANO DR		CBRA2022-0205	ADU	R													0

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Project Identifier			Affordability by Household Incomes - Building Permits												
			7											8	9
Current APN	Street Address	Project Name+	Acutely Low-Income Deed Restricted	Acutely Low-Income Non Deed Restricted	Extremely Low-Income Deed Restricted	Extremely Low-Income Non Deed Restricted	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Building Permits Date Issued	# of Units Issued Building Permits
			0	0	0	0	16	0	19	0	0	1	307		343
1551602400	1076 BUENA VISTA WAY	SANDY ADU													0
1551602900	2472 TUTTLE ST														0
1551702400	2647 JEFFERSON ST	2647 JEFFERSON ST. HOMES													0
1552230600	2402 BUENA VISTA CIR	OLIVER ADU											1	2/5/2025	1
1552510600	2533 DAVIS AVE	LINDEN FAMILY ROOM ADDITION											1	6/25/2025	1
1552511400	2503 DAVIS AVE	2501 DAVIS DEDICATION													0
1552511600	1063 BUENA VISTA WAY												1	6/13/2025	1
1552511800	2502 JEFFERSON ST	JEFFERSON STREET HOMES													0
1552711700	2618 JEFFERSON ST	LAGUNA VIDA													0
1560321100	2392 CIPRIANO LN												1	1/23/2025	1
1561641600	2871 ELMWOOD ST												1	5/12/2025	1
1561902000	1352 OAK AVE												1	3/6/2025	1
1561903200	1308 OAK AVE	1308 OAK AVE MINOR SUBDIVISION/PUD													0
1561903200	1308 OAK AVE	1308 OAK AVE MINOR SUBDIVISION/PUD													0
1561903500	3059 HIGHLAND DR														0
1562002800	2924 HIGHLAND DR	HIGHLAND DRIVE 5 LOT SINGLE FAMILY RESIDENCES													0
1562002800	2926 HIGHLAND DR	HIGHLAND DRIVE 5 LOT SINGLE FAMILY RESIDENCES													0
1562002900	2920 HIGHLAND DR	HIGHLAND DRIVE 5 LOT SINGLE FAMILY RESIDENCES													0
1562002900	2922 HIGHLAND DR	HIGHLAND DRIVE 5 LOT SINGLE FAMILY RESIDENCES													0
1562003000	2916 HIGHLAND DR	HIGHLAND DRIVE 5 LOT SINGLE FAMILY RESIDENCES													0
1562003100	2912 HIGHLAND DR	HIGHLAND DRIVE 5 LOT SINGLE FAMILY RESIDENCES													0
1562003200	2906 HIGHLAND DR	HIGHLAND DRIVE 5 LOT SINGLE FAMILY RESIDENCES													0
1562003200	2910 HIGHLAND DR	HIGHLAND DRIVE 5 LOT SINGLE FAMILY RESIDENCES													0
1562317000	1355 CYNTHIA LN	HAGUE RESIDENCE													0
1670801800	2275 CAMEO RD														0

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1671120600	3172 FALCON DR												1	10/1/2025	1
1671603900	2432 SIERRA MORENA AVE														0
1671805500	3052 BLENKARNE DR											1		1/28/2025	1
1672503800	2235 AVENIDA MAGNIFICA														0
1672503800	2245 AVENIDA MAGNIFICA														0
1673920700	2734 CHESTNUT AVE Unit: 2												1	1/9/2025	1
1674206300	2731 VICTORIA AVE														0
1675117500	2659 SAUSALITO AVE												1	4/16/2025	1
1675402700	3651 MARIA LN												1	8/28/2025	1
1675632700	4376 TUOLUMNE PL	POFF ADU											1	3/17/2025	1
1683318500	3441 GENTLE KNOLL ST												1	11/4/2025	1
1683500800	3431 MOON FIELD DR												1	4/9/2025	1
2030230300	228 NORMANDY LN	LOPEZ RESIDENCE ADU											1	12/4/2025	1
2031012300	2621 ROOSEVELT ST	THE ROOSEVELT													0
2031301300	1009 HOME AVE												1	5/27/2025	1
2031302600	950 GRAND AVE	GRAND WEST													0
2031302600	954 GRAND AVE	GRAND WEST													0
2031302600	958 GRAND AVE	GRAND WEST													0
2031302600	962 GRAND AVE	GRAND WEST													0
2031302600	966 GRAND AVE	GRAND WEST													0
2031302600	970 GRAND AVE	GRAND WEST													0
2031410800	2668 OCEAN ST	SWAN RESIDENCE											1	1/14/2025	1
2031410800	2670 OCEAN ST	SWAN RESIDENCE											1	1/14/2025	1
2031410900	2678 OCEAN ST	RYAN REMODEL ADU													0
2032010500	2780 JEFFERSON ST														0
2032010600	2786 JEFFERSON ST														0
2033051200	3055 MADISON ST	MADISON ST ADU											1	12/16/2025	1
2033204800	1006 VILLAGE DR	HOPE APARTMENTS					16						140	8/6/2025	156
2033510300	3052 MADISON ST	4 PLUS 1 LUXURY LIVING											4	8/20/2025	4
2040100900	3203 TYLER ST	TYLER STREET HOMES											12	7/22/2025	12
2040830100	737 PINE AVE												1	1/8/2025	1
2041111300	940 PINE AVE												1	10/6/2025	1
2041111300	938 PINE AVE												1	10/6/2025	1
2041111300	942 PINE AVE												1	10/6/2025	1
2041210800	3339 GARFIELD ST														0
2041311500	3257 LINCOLN ST	BLAUVELT RESIDENCE													0
2041311500	3259 LINCOLN ST	BLAUVELT RESIDENCE													0
2041320800	3366 LINCOLN ST	FOLSE RESIDENCE ADU													0
2041500400	3434 GARFIELD ST														0

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2041711700	3446 MADISON ST														0
2041730100	3516 MADISON ST	MADISON AND PALM HOMES													0
2041730100	3516 MADISON ST	MADISON AND PALM HOMES													0
2041920900	3678 HARDING ST														0
2042321200	3646 CARLSBAD BLVD	BREAKERS VIEW BEACH HOMES													0
2042332400	140 ACACIA AVE														0
2042340600	160 MAPLE AVE	158 MAPLE ADU													0
2042401300	3570 GARFIELD ST	GARFIELD BEACH HOMES													0
2042401300	3572 GARFIELD ST	GARFIELD BEACH HOMES													0
2042401300	3574 GARFIELD ST	GARFIELD BEACH HOMES													0
2042401300	3576 GARFIELD ST	GARFIELD BEACH HOMES													0
2042401300	3578 GARFIELD ST	GARFIELD BEACH HOMES													0
2042401300	3580 GARFIELD ST	GARFIELD BEACH HOMES													0
2042401300	3582 GARFIELD ST	GARFIELD BEACH HOMES													0
2042401300	3584 GARFIELD ST	GARFIELD BEACH HOMES													0
2042401300	3586 GARFIELD ST	GARFIELD BEACH HOMES													0
2042401300	3588 GARFIELD ST	GARFIELD BEACH HOMES													0
2042401300	3590 GARFIELD ST	GARFIELD BEACH HOMES													0
2042401300	3592 GARFIELD ST	GARFIELD BEACH HOMES													0
2050201000	1328 PINE AVE	NOVAK PROPERTY-PINE AVE													0
2050201000	1332 PINE AVE	NOVAK PROPERTY-PINE AVE											1	12/9/2025	1
2050510100	3229 HIGHLAND DR	3229 HIGHLAND DR											1	9/23/2025	1
2050510100	3231 HIGHLAND DR	3229 HIGHLAND DR											1	9/23/2025	1
2050523100	1266 BASSWOOD AVE												1	4/23/2025	1
2050606300	1637 SAINT JAMES CT												1	10/15/2025	1
2051120900	1062 CHESTNUT AVE												1	3/19/2025	1
2051120900	1064 CHESTNUT AVE												1	3/19/2025	1
2051203100	1276 CHESTNUT AVE												1	11/5/2025	1
2051521600	2053 LAURIE CIR												1	4/4/2025	1
2051603500	3328 MONROE ST												1	3/18/2025	1
2051606500	3374 DONNA DR												1	5/28/2025	1
2052102300	3642 ADAMS ST												1	9/23/2025	1
2052205600	1522 MAGNOLIA AVE												1	6/26/2025	1
2052300100	1751 CHESTNUT AVE												1	8/19/2025	1

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2052701300	3731 ADAMS ST	ADAMS STREET HOMES ADUS													0
2052701300	3733 ADAMS ST	ADAMS STREET HOMES ADUS													0
2052701300	3735 ADAMS ST	ADAMS STREET HOMES ADUS													0
2052701300	3739 ADAMS ST	ADAMS STREET HOMES ADUS													0
2052701300	3741 ADAMS ST	ADAMS STREET HOMES ADUS													0
2052701300	3743 ADAMS ST	ADAMS STREET HOMES ADUS													0
2052701300	3747 ADAMS ST	ADAMS STREET HOMES ADUS													0
2052701300	3749 ADAMS ST	ADAMS STREET HOMES ADUS													0
2052701300	3751 ADAMS ST	ADAMS STREET HOMES ADUS													0
2052701300	3755 ADAMS ST	ADAMS STREET HOMES ADUS													0
2052701300	3757 ADAMS ST	ADAMS STREET HOMES ADUS													0
2052701300	3759 ADAMS ST	ADAMS STREET HOMES ADUS													0
2052805300	3742 GRECOURT WAY												1	10/3/2025	1
2052805400	3730 GRECOURT WAY														0
2052805700	3723 YVETTE WAY	BAKER ADU											1	4/2/2025	1
2054302600	3859 MARGARET WAY														0
2054304000	3817 HIGHLAND DR	RAPOSA ADU											1	5/5/2025	1
2060120200	3914 GARFIELD ST	CRUSE HOUSE REMODEL, ADU/GARAGE											1	3/18/2025	1
2060201100	310 CHINQUAPIN AVE	CHINQUAPIN COAST HOMES													0
2060201100	312 CHINQUAPIN AVE	CHINQUAPIN COAST HOMES													0
2060201100	314 CHINQUAPIN AVE	CHINQUAPIN COAST HOMES													0
2060201100	316 CHINQUAPIN AVE	CHINQUAPIN COAST HOMES													0
2060201100	318 CHINQUAPIN AVE	CHINQUAPIN COAST HOMES													0
2060201100	320 CHINQUAPIN AVE	CHINQUAPIN COAST HOMES													0
2060201100	322 CHINQUAPIN AVE	CHINQUAPIN COAST HOMES													0
2060201100	324 CHINQUAPIN AVE	CHINQUAPIN COAST HOMES													0
2060201100	326 CHINQUAPIN AVE	CHINQUAPIN COAST HOMES													0
2060403100	832 CITRUS PL	MCGERVEY ADU											1	12/31/2025	1
2060411300	3902 LINMAR LN														0
2060420200	425 TAMARACK AVE														0
2060423800	3956 LONG PL														0
2060424300	452 CHINQUAPIN AVE	LELAND ADU													0
2060800100	211 CHINQUAPIN AVE	GARFIELD HOMES													0
2060800100	217 CHINQUAPIN AVE	GARFIELD HOMES													0

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2060800100	4006 GARFIELD ST	GARFIELD HOMES													0
2060911500	356 OLIVE AVE	352 OLIVE AVE											1	9/9/2025	1
2061805500	1115 HOOVER ST	OCEAN ESTATES LOT 1													0
2061805600	4332 ADAMS ST	OCEAN ESTATES LOT 2													0
2061805700	4340 ADAMS ST	OCEAN ESTATES LOT 3													0
2061920800	4464 ADAMS ST	FORESTER RESIDENCE													0
2062000400	4475 ADAMS ST	CHURCH RESIDENCE													0
2062621300	3985 HIGHLAND DRIVE	BOYACK ADU													0
2070221100	4246 HILLSIDE DR	SMITH RESIDENCE													0
2070221100	4246 HILLSIDE DR	SMITH RESIDENCE													0
2070632500	3805 ALDER AVE	3805 ALDER AVE											1	8/21/2025	1
2070632500	3807 ALDER AVE												1	10/7/2025	1
2070634400	3907 HOLLY BRAE LN														0
2070722100	4082 SUNNYHILL DR	4080 SUNNYHILL DRIVE											1	6/18/2025	1
2070830600	4212 SKYLINE RD														0
2071013500	2400 CALENDULA LN	MARJA ACRES													0
2071013500	2410 CALENDULA LN	MARJA ACRES													0
2071013500	2420 CALENDULA LN	MARJA ACRES													0
2071013500	2430 CALENDULA LN	MARJA ACRES													0
2071013500	2440 CALENDULA LN	MARJA ACRES													0
2071013500	2450 CALENDULA LN	MARJA ACRES													0
2071013500	2460 CALENDULA LN	MARJA ACRES													0
2071013500	2470 CALENDULA LN	MARJA ACRES													0
2071013500	2480 CALENDULA LN	MARJA ACRES													0
2071013500	2490 CALENDULA LN	MARJA ACRES													0
2071013500	2503 CHAMOMILE	MARJA ACRES													0
2071013500	2507 ELDERBERRY LN	MARJA ACRES													0
2071013500	2509 BROOM LN	MARJA ACRES													0
2071013500	2527 BROOM LN	MARJA ACRES													0
2071013500	2530 CALENDULA LN	MARJA ACRES													0
2071013500	2545 BROOM LN	MARJA ACRES													0
2071013500	2560 CALENDULA LN	MARJA ACRES													0
2071013500	2563 BROOM LN	MARJA ACRES													0
2071013500	2581 BROOM LN	MARJA ACRES													0
2071013500	2584 ELDERBERRY LN	MARJA ACRES													0
2071013500	2590 CALENDULA LN	MARJA ACRES													0

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2071013500	2599 BROOM LN	MARJA ACRES													0
2071013500	2638 IXIA WAY	MARJA ACRES													0
2071013500	4509 AMARANTH LN	MARJA ACRES													0
2071013500	4527 AMARANTH LN	MARJA ACRES													0
2071013500	4545 AMARANTH LN	MARJA ACRES													0
2071013500	4563 AMARANTH LN	MARJA ACRES													0
2071013500	4581 AMARANTH LN	MARJA ACRES													0
2071013500	4599 AMARANTH LN	MARJA ACRES													0
2071013500	4700 PARSLEY LN	MARJA ACRES													0
2071013500	4712 PARSLEY LN	MARJA ACRES													0
2071013500	4724 PARSLEY LN	MARJA ACRES													0
2071013500	4736 PARSLEY LN	MARJA ACRES													0
2071013500	4748 PARSLEY LN	MARJA ACRES													0
2071013500	4760 PARSLEY LN	MARJA ACRES													0
2071013500	4772 PARSLEY LN	MARJA ACRES													0
2071013500	4784 PARSLEY LN	MARJA ACRES													0
2071013500	4845 PARSLEY LN	MARJA ACRES													0
2071013500	4860 PARSLEY LN	MARJA ACRES													0
2071013500	4866 PARSLEY LN	MARJA ACRES													0
2071013500	4872 PARSLEY LN	MARJA ACRES													0
2071013500	4878 PARSLEY LN	MARJA ACRES													0
2071020400	2500 THYME WAY	MARJA ACRES											1	2/25/2025	1
2071020400	2511 THYME WAY	MARJA ACRES													0
2071020400	2522 THYME WAY	MARJA ACRES											1	2/25/2025	1
2071020400	2533 THYME WAY	MARJA ACRES													0
2071020400	2544 THYME WAY	MARJA ACRES											1	2/25/2025	1
2071020400	2555 THYME WAY	MARJA ACRES													0
2071020400	2566 THYME WAY	MARJA ACRES											1	2/25/2025	1
2071020400	2577 THYME WAY	MARJA ACRES													0
2071020400	2588 THYME WAY	MARJA ACRES											1	2/25/2025	1
2071020400	2613 QUINCE WAY	MARJA ACRES											1	12/17/2025	1
2071020400	4907 THISTLE WAY	MARJA ACRES											1	2/25/2025	1
2071020400	4921 THISTLE WAY	MARJA ACRES											1	2/25/2025	1
2071020400	4928 SPIREA WAY	MARJA ACRES													0

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

Project Identifier			Affordability by Household Incomes - Building Permits												
			7											8	9
Current APN	Street Address	Project Name+	Acutely Low-Income Deed Restricted	Acutely Low-Income Non Deed Restricted	Extremely Low-Income Deed Restricted	Extremely Low-Income Non Deed Restricted	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Building Permits Date Issued	# of Units Issued Building Permits
2071020400	4935 THISTLE WAY	MARJA ACRES											1	2/25/2025	1
2071020400	4942 SPIREA WAY	MARJA ACRES													0
2071020400	4949 THISTLE WAY	MARJA ACRES											1	2/25/2025	1
2071020400	4956 SPIREA WAY	MARJA ACRES													0
2071020400	4963 THISTLE WAY	MARJA ACRES											1	2/25/2025	1
2071020400	4970 SPIREA WAY	MARJA ACRES													0
2071020400	4977 THISTLE WAY	MARJA ACRES											1	2/25/2025	1
2071020500	2600 ALLIUM WAY	MARJA ACRES											1	12/31/2025	1
2071020500	2613 ALLIUM WAY	MARJA ACRES											1	12/31/2025	1
2071020500	2626 ALLIUM WAY	MARJA ACRES											1	12/31/2025	1
2071020500	2639 ALLIUM WAY	MARJA ACRES											1	12/31/2025	1
2071020500	2652 ALLIUM WAY	MARJA ACRES											1	12/31/2025	1
2071020500	2665 ALLIUM WAY	MARJA ACRES											1	12/31/2025	1
2071020500	2678 ALLIUM WAY	MARJA ACRES											1	12/31/2025	1
2071020500	2691 ALLIUM WAY	MARJA ACRES											1	12/31/2025	1
2071020600	2500 CHAMOMILE LN	MARJA ACRES													0
2071020600	2505 DELPHINIUM LN	MARJA ACRES											1	2/25/2025	1
2071020600	2508 DELPHINIUM LN	MARJA ACRES													0
2071020600	2511 CHAMOMILE LN	MARJA ACRES													0
2071020600	2513 DELPHINIUM LN	MARJA ACRES											1	2/25/2025	1
2071020600	2516 CHAMOMILE LN	MARJA ACRES													0
2071020600	2518 DELPHINIUM LN	MARJA ACRES											1	2/25/2025	1
2071020600	2519 CHAMOMILE LN	MARJA ACRES													0
2071020600	2523 DELPHINIUM LN	MARJA ACRES											1	2/25/2025	1
2071020600	2524 CHAMOMILE LN	MARJA ACRES													0
2071020600	2527 CHAMOMILE LN	MARJA ACRES													0
2071020600	2528 DELPHINIUM LN	MARJA ACRES											1	2/25/2025	1
2071020600	2531 DELPHINIUM LN	MARJA ACRES											1	2/25/2025	1
2071020600	2532 CHAMOMILE LN	MARJA ACRES													0
2071020600	2535 CHAMOMILE LN	MARJA ACRES													0
2071020600	2536 DELPHINIUM LN	MARJA ACRES											1	2/25/2025	1
2071020600	2540 CHAMOMILE LN	MARJA ACRES													0
2071020600	2541 DELPHINIUM LN	MARJA ACRES											1	2/25/2025	1

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

Project Identifier			Affordability by Household Incomes - Building Permits												
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Current APN	Street Address	Project Name+	Acutely Low-Income Deed Restricted	Acutely Low-Income Non Deed Restricted	Extremely Low-Income Deed Restricted	Extremely Low-Income Non Deed Restricted	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Building Permits Date Issued	# of Units Issued Building Permits
2071020600	2543 CHAMOMILE LN	MARJA ACRES													0
2071020600	2548 CHAMOMILE LN	MARJA ACRES													0
2071020600	2549 DELPHINIUM LN	MARJA ACRES											1	5/8/2025	1
2071020600	2551 CHAMOMILE LN	MARJA ACRES													0
2071020600	2556 CHAMOMILE LN	MARJA ACRES													0
2071020600	2559 CHAMOMILE LN	MARJA ACRES													0
2071020600	2559 DELPHINIUM LN	MARJA ACRES											1	5/8/2025	1
2071020600	2564 CHAMOMILE LN	MARJA ACRES													0
2071020600	2567 CHAMOMILE LN	MARJA ACRES													0
2071020600	2569 DELPHINIUM LN	MARJA ACRES											1	5/8/2025	1
2071020600	2572 CHAMOMILE LN	MARJA ACRES													0
2071020600	2575 CHAMOMILE LN	MARJA ACRES													0
2071020600	2577 DELPHINIUM LN	MARJA ACRES											1	5/8/2025	1
2071020600	2580 CHAMOMILE LN	MARJA ACRES													0
2071020600	2583 CHAMOMILE LN	MARJA ACRES													0
2071020600	2586 DELPHINIUM LN	MARJA ACRES											1	5/8/2025	1
2071020600	2588 CHAMOMILE LN	MARJA ACRES													0
2071020600	2591 CHAMOMILE LN	MARJA ACRES													0
2071020600	2595 DELPHINIUM LN	MARJA ACRES											1	5/8/2025	1
2071020600	4564 CATMINT LN	MARJA ACRES													0
2071020600	4582 CATMINT LN	MARJA ACRES													0
2071020600	4600 CATMINT LN	MARJA ACRES													0
2071020600	4618 CATMINT LN	MARJA ACRES													0
2071020600	4636 CATMINT LN	MARJA ACRES													0
2071020600	4654 CATMINT LN	MARJA ACRES													0
2071020600	4672 CATMINT LN	MARJA ACRES													0
2071020600	4690 CATMINT LN	MARJA ACRES													0
2071020700	2512 ELDERBERRY LN	MARJA ACRES													0
2071020700	2519 ELDERBERRY LN	MARJA ACRES													0
2071020700	2524 ELDERBERRY LN	MARJA ACRES													0
2071020700	2531 ELDERBERRY LN	MARJA ACRES													0
2071020700	2536 ELDERBERRY LN	MARJA ACRES													0
2071020700	2543 ELDERBERRY LN	MARJA ACRES													0

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

Project Identifier			Affordability by Household Incomes - Certificates of Occupancy												
			10											11	12
Current APN	Street Address	Project Name+	Acutely Low-Income Deed Restricted	Acutely Low-Income Non Deed Restricted	Extremely Low-Income Deed Restricted	Extremely Low-Income Non Deed Restricted	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Certificates of Occupancy or other forms of readiness (see instructions) Date Issued	# of Units issued Certificates of Occupancy or other forms of readiness
			0	0	0	0	45	0	84	0	12	0	577		718
1551602400	1076 BUENA VISTA WAY	SANDY ADU											1	4/1/2025	1
1551602900	2472 TUTTLE ST												1	9/26/2025	1
1551702400	2647 JEFFERSON ST	2647 JEFFERSON ST. HOMES													0
1552230600	2402 BUENA VISTA CIR	OLIVER ADU											1	9/30/2025	1
1552510600	2533 DAVIS AVE	LINDEN FAMILY ROOM ADDITION													0
1552511400	2503 DAVIS AVE	2501 DAVIS DEDICATION											1	7/16/2025	1
1552511600	1063 BUENA VISTA WAY														0
1552511800	2502 JEFFERSON ST	JEFFERSON STREET HOMES													0
1552711700	2618 JEFFERSON ST	LAGUNA VIDA													0
1560321100	2392 CIPRIANO LN														0
1561641600	2871 ELMWOOD ST												1	8/28/2025	1
1561902000	1352 OAK AVE														0
1561903200	1308 OAK AVE	1308 OAK AVE MINOR SUBDIVISION/PUD													0
1561903200	1308 OAK AVE	1308 OAK AVE MINOR SUBDIVISION/PUD													0
1561903500	3059 HIGHLAND DR												1	2/26/2025	1
1562002800	2924 HIGHLAND DR	HIGHLAND DRIVE 5 LOT SINGLE FAMILY RESIDENCES											1	2/12/2025	1
1562002800	2926 HIGHLAND DR	HIGHLAND DRIVE 5 LOT SINGLE FAMILY RESIDENCES											1	2/12/2025	1
1562002900	2920 HIGHLAND DR	HIGHLAND DRIVE 5 LOT SINGLE FAMILY RESIDENCES											1	2/12/2025	1
1562002900	2922 HIGHLAND DR	HIGHLAND DRIVE 5 LOT SINGLE FAMILY RESIDENCES											1	2/12/2025	1
1562003000	2916 HIGHLAND DR	HIGHLAND DRIVE 5 LOT SINGLE FAMILY RESIDENCES											1	2/12/2025	1
1562003100	2912 HIGHLAND DR	HIGHLAND DRIVE 5 LOT SINGLE FAMILY RESIDENCES											1	2/12/2025	1
1562003200	2906 HIGHLAND DR	HIGHLAND DRIVE 5 LOT SINGLE FAMILY RESIDENCES											1	2/12/2025	1
1562003200	2910 HIGHLAND DR	HIGHLAND DRIVE 5 LOT SINGLE FAMILY RESIDENCES											1	2/12/2025	1
1562317000	1355 CYNTHIA LN	HAGUE RESIDENCE											1	7/1/2025	1
1670801800	2275 CAMEO RD												1	3/10/2025	1

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

Project Identifier			Affordability by Household Incomes - Certificates of Occupancy												
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Current APN	Street Address	Project Name+	Acutely Low-Income Deed Restricted	Acutely Low-Income Non Deed Restricted	Extremely Low-Income Deed Restricted	Extremely Low-Income Non Deed Restricted	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Certificates of Occupancy or other forms of readiness (see instructions) Date Issued	# of Units issued Certificates of Occupancy or other forms of readiness
1671120600	3172 FALCON DR														0
1671603900	2432 SIERRA MORENA AVE												1	9/18/2025	1
1671805500	3052 BLENKARNE DR														0
1672503800	2235 AVENIDA MAGNIFICA												1	7/15/2025	1
1672503800	2245 AVENIDA MAGNIFICA												1	7/15/2025	1
1673920700	2734 CHESTNUT AVE Unit: 2														0
1674206300	2731 VICTORIA AVE												1	2/18/2025	1
1675117500	2659 SAUSALITO AVE												1	9/4/2025	1
1675402700	3651 MARIA LN														0
1675632700	4376 TUOLUMNE PL	POFF ADU													0
1683318500	3441 GENTLE KNOLL ST														0
1683500800	3431 MOON FIELD DR												1	9/30/2025	1
2030230300	228 NORMANDY LN	LOPEZ RESIDENCE ADU													0
2031012300	2621 ROOSEVELT ST	THE ROOSEVELT													0
2031301300	1009 HOME AVE														0
2031302600	950 GRAND AVE	GRAND WEST											1	2/27/2025	1
2031302600	954 GRAND AVE	GRAND WEST											1	2/27/2025	1
2031302600	958 GRAND AVE	GRAND WEST											1	2/27/2025	1
2031302600	962 GRAND AVE	GRAND WEST											1	2/27/2025	1
2031302600	966 GRAND AVE	GRAND WEST											1	2/27/2025	1
2031302600	970 GRAND AVE	GRAND WEST											1	2/27/2025	1
2031410800	2668 OCEAN ST	SWAN RESIDENCE													0
2031410800	2670 OCEAN ST	SWAN RESIDENCE													0
2031410900	2678 OCEAN ST	RYAN REMODEL ADU													0
2032010500	2780 JEFFERSON ST												1	9/15/2025	1
2032010600	2786 JEFFERSON ST												1	9/15/2025	1
2033051200	3055 MADISON ST	MADISON ST ADU													0
2033204800	1006 VILLAGE DR	HOPE APARTMENTS													0
2033510300	3052 MADISON ST	4 PLUS 1 LUXURY LIVING													0
2040100900	3203 TYLER ST	TYLER STREET HOMES													0
2040830100	737 PINE AVE												1	3/3/2025	1
2041111300	940 PINE AVE														0
2041111300	938 PINE AVE														0
2041111300	942 PINE AVE														0
2041210800	3339 GARFIELD ST												1	3/17/2025	1
2041311500	3257 LINCOLN ST	BLAUVELT RESIDENCE											1	2/19/2025	1
2041311500	3259 LINCOLN ST	BLAUVELT RESIDENCE											1	2/19/2025	1
2041320800	3366 LINCOLN ST	FOLSE RESIDENCE ADU											1	3/20/2025	1
2041500400	3434 GARFIELD ST												1	8/4/2025	1

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

Project Identifier			Affordability by Household Incomes - Certificates of Occupancy												
			10											11	12
Current APN	Street Address	Project Name+	Acutely Low-Income Deed Restricted	Acutely Low-Income Non Deed Restricted	Extremely Low-Income Deed Restricted	Extremely Low-Income Non Deed Restricted	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Certificates of Occupancy or other forms of readiness (see instructions) Date Issued	# of Units issued Certificates of Occupancy or other forms of readiness
2041711700	3446 MADISON ST												1	9/17/2025	1
2041730100	3516 MADISON ST	MADISON AND PALM HOMES													0
2041730100	3516 MADISON ST	MADISON AND PALM HOMES													0
2041920900	3678 HARDING ST												1	2/20/2025	1
2042321200	3646 CARLSBAD BLVD	BREAKERS VIEW BEACH HOMES											1	9/22/2025	1
2042332400	140 ACACIA AVE												1	5/13/2025	1
2042340600	160 MAPLE AVE	158 MAPLE ADU											1	7/1/2025	1
2042401300	3570 GARFIELD ST	GARFIELD BEACH HOMES											1	5/28/2025	1
2042401300	3572 GARFIELD ST	GARFIELD BEACH HOMES											1	5/28/2025	1
2042401300	3574 GARFIELD ST	GARFIELD BEACH HOMES											1	5/28/2025	1
2042401300	3576 GARFIELD ST	GARFIELD BEACH HOMES											1	5/28/2025	1
2042401300	3578 GARFIELD ST	GARFIELD BEACH HOMES											1	5/28/2025	1
2042401300	3580 GARFIELD ST	GARFIELD BEACH HOMES											1	5/28/2025	1
2042401300	3582 GARFIELD ST	GARFIELD BEACH HOMES											1	5/28/2025	1
2042401300	3584 GARFIELD ST	GARFIELD BEACH HOMES											1	5/28/2025	1
2042401300	3586 GARFIELD ST	GARFIELD BEACH HOMES											1	5/28/2025	1
2042401300	3588 GARFIELD ST	GARFIELD BEACH HOMES											1	5/28/2025	1
2042401300	3590 GARFIELD ST	GARFIELD BEACH HOMES											1	5/28/2025	1
2042401300	3592 GARFIELD ST	GARFIELD BEACH HOMES											1	5/28/2025	1
2050201000	1328 PINE AVE	NOVAK PROPERTY-PINE AVE													0
2050201000	1332 PINE AVE	NOVAK PROPERTY-PINE AVE													0
2050510100	3229 HIGHLAND DR	3229 HIGHLAND DR													0
2050510100	3231 HIGHLAND DR	3229 HIGHLAND DR													0
2050523100	1266 BASSWOOD AVE														0
2050606300	1637 SAINT JAMES CT												1	7/2/2025	1
2051120900	1062 CHESTNUT AVE														0
2051120900	1064 CHESTNUT AVE														0
2051203100	1276 CHESTNUT AVE														0
2051521600	2053 LAURIE CIR														0
2051603500	3328 MONROE ST														0
2051606500	3374 DONNA DR														0
2052102300	3642 ADAMS ST														0
2052205600	1522 MAGNOLIA AVE														0
2052300100	1751 CHESTNUT AVE														0

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Project Identifier			Affordability by Household Incomes - Certificates of Occupancy												
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Current APN	Street Address	Project Name+	Acutely Low-Income Deed Restricted	Acutely Low-Income Non Deed Restricted	Extremely Low-Income Deed Restricted	Extremely Low-Income Non Deed Restricted	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Certificates of Occupancy or other forms of readiness (see instructions) Date Issued	# of Units issued Certificates of Occupancy or other forms of readiness
2052701300	3731 ADAMS ST	ADAMS STREET HOMES ADUS											1	2/4/2025	1
2052701300	3733 ADAMS ST	ADAMS STREET HOMES ADUS											1	2/4/2025	1
2052701300	3735 ADAMS ST	ADAMS STREET HOMES ADUS											1	2/4/2025	1
2052701300	3739 ADAMS ST	ADAMS STREET HOMES ADUS											1	2/4/2025	1
2052701300	3741 ADAMS ST	ADAMS STREET HOMES ADUS											1	2/4/2025	1
2052701300	3743 ADAMS ST	ADAMS STREET HOMES ADUS											1	2/4/2025	1
2052701300	3747 ADAMS ST	ADAMS STREET HOMES ADUS											1	2/4/2025	1
2052701300	3749 ADAMS ST	ADAMS STREET HOMES ADUS											1	2/4/2025	1
2052701300	3751 ADAMS ST	ADAMS STREET HOMES ADUS											1	2/4/2025	1
2052701300	3755 ADAMS ST	ADAMS STREET HOMES ADUS											1	2/4/2025	1
2052701300	3757 ADAMS ST	ADAMS STREET HOMES ADUS											1	2/4/2025	1
2052701300	3759 ADAMS ST	ADAMS STREET HOMES ADUS											1	2/4/2025	1
2052805300	3742 GRECOURT WAY														0
2052805400	3730 GRECOURT WAY												1	4/15/2025	1
2052805700	3723 YVETTE WAY	BAKER ADU											1	12/19/2025	1
2054302600	3859 MARGARET WAY												1	3/10/2025	1
2054304000	3817 HIGHLAND DR	RAPOSA ADU													0
2060120200	3914 GARFIELD ST	CRUSE HOUSE REMODEL, ADU/GARAGE													0
2060201100	310 CHINQUAPIN AVE	CHINQUAPIN COAST HOMES											1	10/16/2025	1
2060201100	312 CHINQUAPIN AVE	CHINQUAPIN COAST HOMES											1	10/16/2025	1
2060201100	314 CHINQUAPIN AVE	CHINQUAPIN COAST HOMES											1	10/16/2025	1
2060201100	316 CHINQUAPIN AVE	CHINQUAPIN COAST HOMES											1	10/16/2025	1
2060201100	318 CHINQUAPIN AVE	CHINQUAPIN COAST HOMES											1	10/16/2025	1
2060201100	320 CHINQUAPIN AVE	CHINQUAPIN COAST HOMES											1	10/16/2025	1
2060201100	322 CHINQUAPIN AVE	CHINQUAPIN COAST HOMES											1	10/16/2025	1
2060201100	324 CHINQUAPIN AVE	CHINQUAPIN COAST HOMES											1	10/16/2025	1
2060201100	326 CHINQUAPIN AVE	CHINQUAPIN COAST HOMES											1	10/16/2025	1
2060403100	832 CITRUS PL	MCGERVEY ADU													0
2060411300	3902 LINMAR LN												1	4/9/2025	1
2060420200	425 TAMARACK AVE												1	3/17/2025	1
2060423800	3956 LONG PL												1	6/17/2025	1
2060424300	452 CHINQUAPIN AVE	LELAND ADU											1	4/16/2025	1
2060800100	211 CHINQUAPIN AVE	GARFIELD HOMES											1	2/28/2025	1
2060800100	217 CHINQUAPIN AVE	GARFIELD HOMES											1	2/28/2025	1

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Current APN	Street Address	Project Name+	Acutely Low-Income Deed Restricted	Acutely Low-Income Non Deed Restricted	Extremely Low-Income Deed Restricted	Extremely Low-Income Non Deed Restricted	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Certificates of Occupancy or other forms of readiness (see instructions) Date Issued	# of Units issued Certificates of Occupancy or other forms of readiness
2060800100	4006 GARFIELD ST	GARFIELD HOMES											1	2/28/2025	1
2060911500	356 OLIVE AVE	352 OLIVE AVE													0
2061805500	1115 HOOVER ST	OCEAN ESTATES LOT 1													0
2061805600	4332 ADAMS ST	OCEAN ESTATES LOT 2													0
2061805700	4340 ADAMS ST	OCEAN ESTATES LOT 3													0
2061920800	4464 ADAMS ST	FORESTER RESIDENCE													0
2062000400	4475 ADAMS ST	CHURCH RESIDENCE											1	9/10/2025	1
2062621300	3985 HIGHLAND DRIVE	BOYACK ADU													0
2070221100	4246 HILLSIDE DR	SMITH RESIDENCE											1	8/5/2025	1
2070221100	4246 HILLSIDE DR	SMITH RESIDENCE											1	8/5/2025	1
2070632500	3805 ALDER AVE	3805 ALDER AVE													0
2070632500	3807 ALDER AVE														0
2070634400	3907 HOLLY BRAE LN												1	3/13/2025	1
2070722100	4082 SUNNYHILL DR	4080 SUNNYHILL DRIVE													0
2070830600	4212 SKYLINE RD												1	5/29/2025	1
2071013500	2400 CALENDULA LN	MARJA ACRES											1	2/27/2025	1
2071013500	2410 CALENDULA LN	MARJA ACRES											1	2/25/2025	1
2071013500	2420 CALENDULA LN	MARJA ACRES											1	7/10/2025	1
2071013500	2430 CALENDULA LN	MARJA ACRES											1	2/27/2025	1
2071013500	2440 CALENDULA LN	MARJA ACRES											1	2/27/2025	1
2071013500	2450 CALENDULA LN	MARJA ACRES											1	2/27/2025	1
2071013500	2460 CALENDULA LN	MARJA ACRES											1	2/27/2025	1
2071013500	2470 CALENDULA LN	MARJA ACRES											1	4/2/2025	1
2071013500	2480 CALENDULA LN	MARJA ACRES											1	4/2/2025	1
2071013500	2490 CALENDULA LN	MARJA ACRES											1	4/2/2025	1
2071013500	2503 CHAMOMILE	MARJA ACRES											1	4/8/2025	1
2071013500	2507 ELDERBERRY LN	MARJA ACRES											1	6/17/2025	1
2071013500	2509 BROOM LN	MARJA ACRES											1	2/12/2025	1
2071013500	2527 BROOM LN	MARJA ACRES											1	4/2/2025	1
2071013500	2530 CALENDULA LN	MARJA ACRES											1	4/2/2025	1
2071013500	2545 BROOM LN	MARJA ACRES											1	2/12/2025	1
2071013500	2560 CALENDULA LN	MARJA ACRES											1	4/2/2025	1
2071013500	2563 BROOM LN	MARJA ACRES											1	2/12/2025	1
2071013500	2581 BROOM LN	MARJA ACRES											1	2/12/2025	1
2071013500	2584 ELDERBERRY LN	MARJA ACRES											1	4/2/2025	1
2071013500	2590 CALENDULA LN	MARJA ACRES											1	4/2/2025	1

Table A2

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

Project Identifier			Affordability by Household Incomes - Certificates of Occupancy												
			10											11	12
Current APN	Street Address	Project Name+	Acutely Low-Income Deed Restricted	Acutely Low-Income Non Deed Restricted	Extremely Low-Income Deed Restricted	Extremely Low-Income Non Deed Restricted	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Certificates of Occupancy or other forms of readiness (see instructions) Date Issued	# of Units issued Certificates of Occupancy or other forms of readiness
2071013500	2599 BROOM LN	MARJA ACRES											1	3/31/2025	1
2071013500	2638 IXIA WAY	MARJA ACRES											1	4/3/2025	1
2071013500	4509 AMARANTH LN	MARJA ACRES											1	4/3/2025	1
2071013500	4527 AMARANTH LN	MARJA ACRES											1	4/3/2025	1
2071013500	4545 AMARANTH LN	MARJA ACRES											1	4/3/2025	1
2071013500	4563 AMARANTH LN	MARJA ACRES											1	4/3/2025	1
2071013500	4581 AMARANTH LN	MARJA ACRES											1	4/3/2025	1
2071013500	4599 AMARANTH LN	MARJA ACRES											1	4/3/2025	1
2071013500	4700 PARSLEY LN	MARJA ACRES											1	2/26/2025	1
2071013500	4712 PARSLEY LN	MARJA ACRES											1	2/26/2025	1
2071013500	4724 PARSLEY LN	MARJA ACRES											1	2/26/2025	1
2071013500	4736 PARSLEY LN	MARJA ACRES											1	2/26/2025	1
2071013500	4748 PARSLEY LN	MARJA ACRES											1	2/26/2025	1
2071013500	4760 PARSLEY LN	MARJA ACRES											1	2/26/2025	1
2071013500	4772 PARSLEY LN	MARJA ACRES											1	2/5/2025	1
2071013500	4784 PARSLEY LN	MARJA ACRES											1	2/26/2025	1
2071013500	4845 PARSLEY LN	MARJA ACRES											1	2/13/2025	1
2071013500	4860 PARSLEY LN	MARJA ACRES											1	2/13/2025	1
2071013500	4866 PARSLEY LN	MARJA ACRES											1	2/13/2025	1
2071013500	4872 PARSLEY LN	MARJA ACRES											1	2/13/2025	1
2071013500	4878 PARSLEY LN	MARJA ACRES											1	2/13/2025	1
2071020400	2500 THYME WAY	MARJA ACRES													0
2071020400	2511 THYME WAY	MARJA ACRES											1	9/15/2025	1
2071020400	2522 THYME WAY	MARJA ACRES													0
2071020400	2533 THYME WAY	MARJA ACRES											1	9/16/2025	1
2071020400	2544 THYME WAY	MARJA ACRES													0
2071020400	2555 THYME WAY	MARJA ACRES											1	9/16/2025	1
2071020400	2566 THYME WAY	MARJA ACRES													0
2071020400	2577 THYME WAY	MARJA ACRES											1	9/16/2025	1
2071020400	2588 THYME WAY	MARJA ACRES													0
2071020400	2613 QUINCE WAY	MARJA ACRES													0
2071020400	4907 THISTLE WAY	MARJA ACRES													0
2071020400	4921 THISTLE WAY	MARJA ACRES											1	8/30/2025	1
2071020400	4928 SPIREA WAY	MARJA ACRES											1	9/15/2025	1

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			10											11	12
Current APN	Street Address	Project Name+	Acutely Low-Income Deed Restricted	Acutely Low-Income Non Deed Restricted	Extremely Low-Income Deed Restricted	Extremely Low-Income Non Deed Restricted	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Certificates of Occupancy or other forms of readiness (see instructions) Date Issued	# of Units issued Certificates of Occupancy or other forms of readiness
2071020400	4935 THISTLE WAY	MARJA ACRES											1	8/30/2025	1
2071020400	4942 SPIREA WAY	MARJA ACRES											1	9/16/2025	1
2071020400	4949 THISTLE WAY	MARJA ACRES													0
2071020400	4956 SPIREA WAY	MARJA ACRES											1	9/16/2025	1
2071020400	4963 THISTLE WAY	MARJA ACRES													0
2071020400	4970 SPIREA WAY	MARJA ACRES											1	9/16/2025	1
2071020400	4977 THISTLE WAY	MARJA ACRES													0
2071020500	2600 ALLIUM WAY	MARJA ACRES													0
2071020500	2613 ALLIUM WAY	MARJA ACRES													0
2071020500	2626 ALLIUM WAY	MARJA ACRES													0
2071020500	2639 ALLIUM WAY	MARJA ACRES													0
2071020500	2652 ALLIUM WAY	MARJA ACRES													0
2071020500	2665 ALLIUM WAY	MARJA ACRES													0
2071020500	2678 ALLIUM WAY	MARJA ACRES													0
2071020500	2691 ALLIUM WAY	MARJA ACRES													0
2071020600	2500 CHAMOMILE LN	MARJA ACRES											1	6/25/2025	1
2071020600	2505 DELPHINIUM LN	MARJA ACRES													0
2071020600	2508 DELPHINIUM LN	MARJA ACRES													0
2071020600	2511 CHAMOMILE LN	MARJA ACRES											1	4/1/2025	1
2071020600	2513 DELPHINIUM LN	MARJA ACRES													0
2071020600	2516 CHAMOMILE LN	MARJA ACRES											1	6/25/2025	1
2071020600	2518 DELPHINIUM LN	MARJA ACRES													0
2071020600	2519 CHAMOMILE LN	MARJA ACRES											1	4/30/2025	1
2071020600	2523 DELPHINIUM LN	MARJA ACRES													0
2071020600	2524 CHAMOMILE LN	MARJA ACRES											1	8/12/2025	1
2071020600	2527 CHAMOMILE LN	MARJA ACRES											1	4/30/2025	1
2071020600	2528 DELPHINIUM LN	MARJA ACRES													0
2071020600	2531 DELPHINIUM LN	MARJA ACRES													0
2071020600	2532 CHAMOMILE LN	MARJA ACRES											1	6/25/2025	1
2071020600	2535 CHAMOMILE LN	MARJA ACRES											1	4/30/2025	1
2071020600	2536 DELPHINIUM LN	MARJA ACRES													0
2071020600	2540 CHAMOMILE LN	MARJA ACRES											1	8/12/2025	1
2071020600	2541 DELPHINIUM LN	MARJA ACRES													0

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

Project Identifier			Affordability by Household Incomes - Certificates of Occupancy												
			10											11	12
Current APN	Street Address	Project Name+	Acutely Low-Income Deed Restricted	Acutely Low-Income Non Deed Restricted	Extremely Low-Income Deed Restricted	Extremely Low-Income Non Deed Restricted	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Certificates of Occupancy or other forms of readiness (see instructions) Date Issued	# of Units issued Certificates of Occupancy or other forms of readiness
2071020600	2543 CHAMOMILE LN	MARJA ACRES											1	4/2/2025	1
2071020600	2548 CHAMOMILE LN	MARJA ACRES											1	8/12/2025	1
2071020600	2549 DELPHINIUM LN	MARJA ACRES													0
2071020600	2551 CHAMOMILE LN	MARJA ACRES											1	4/2/2025	1
2071020600	2556 CHAMOMILE LN	MARJA ACRES											1	8/12/2025	1
2071020600	2559 CHAMOMILE LN	MARJA ACRES											1	4/2/2025	1
2071020600	2559 DELPHINIUM LN	MARJA ACRES													0
2071020600	2564 CHAMOMILE LN	MARJA ACRES											1	8/12/2025	1
2071020600	2567 CHAMOMILE LN	MARJA ACRES											1	4/2/2025	1
2071020600	2569 DELPHINIUM LN	MARJA ACRES													0
2071020600	2572 CHAMOMILE LN	MARJA ACRES											1	8/12/2025	1
2071020600	2575 CHAMOMILE LN	MARJA ACRES											1	4/2/2025	1
2071020600	2577 DELPHINIUM LN	MARJA ACRES													0
2071020600	2580 CHAMOMILE LN	MARJA ACRES											1	7/16/2025	1
2071020600	2583 CHAMOMILE LN	MARJA ACRES											1	4/2/2025	1
2071020600	2586 DELPHINIUM LN	MARJA ACRES													0
2071020600	2588 CHAMOMILE LN	MARJA ACRES											1	7/16/2025	1
2071020600	2591 CHAMOMILE LN	MARJA ACRES											1	4/2/2025	1
2071020600	2595 DELPHINIUM LN	MARJA ACRES													0
2071020600	4564 CATMINT LN	MARJA ACRES											1	9/25/2025	1
2071020600	4582 CATMINT LN	MARJA ACRES											1	9/15/2025	1
2071020600	4600 CATMINT LN	MARJA ACRES											1	9/25/2025	1
2071020600	4618 CATMINT LN	MARJA ACRES											1	9/25/2025	1
2071020600	4636 CATMINT LN	MARJA ACRES											1	9/25/2025	1
2071020600	4654 CATMINT LN	MARJA ACRES											1	9/25/2025	1
2071020600	4672 CATMINT LN	MARJA ACRES											1	9/25/2025	1
2071020600	4690 CATMINT LN	MARJA ACRES											1	9/15/2025	1
2071020700	2512 ELDERBERRY LN	MARJA ACRES											1	4/2/2025	1
2071020700	2519 ELDERBERRY LN	MARJA ACRES											1	6/17/2025	1
2071020700	2524 ELDERBERRY LN	MARJA ACRES											1	7/16/2025	1
2071020700	2531 ELDERBERRY LN	MARJA ACRES											1	6/17/2025	1
2071020700	2536 ELDERBERRY LN	MARJA ACRES											1	7/16/2025	1
2071020700	2543 ELDERBERRY LN	MARJA ACRES											1	6/17/2025	1

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

Project Identifier			Streamlining	Historic Sites	Infill	Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions	Term of Affordability or Deed Restriction	Demolished/Destroyed Units			Density Bonus			
			13	14	15	16	17	18	19		20		21	22	23	24
Current APN	Street Address	Project Name*	Please select the state streamlining provision the project was APPROVED pursuant to. (may select multiple)	Is this project located on a site with an associated historical designation as outlined in Government Code Section 65400(a)(2)(N) and reported on Table L?	Infill Units? Y/N*	Assistance Programs for Each Development (may select multiple - see instructions)	Deed Restriction Type (may select multiple - see instructions)	For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)	Term of Affordability or Deed Restriction (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)	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)
										8						
1551602400	1076 BUENA VISTA WAY	SANDY ADU	NONE	No	Y											
1551602900	2472 TUTTLE ST		NONE	No	Y											
1551702400	2647 JEFFERSON ST	2647 JEFFERSON ST	NONE	No	Y	Other	DB, INC		55				38.8%	10	Development Standards Modification, Other	No
1552230600	2402 BUENA VISTA CIR	OLIVER ADU	NONE	No	Y											
1552510600	2533 DAVIS AVE	LINDEN FAMILY ROC	NONE	No	Y											
1552511400	2503 DAVIS AVE	2501 DAVIS DEDICAT	NONE	No	Y											
1552511600	1063 BUENA VISTA WAY		NONE	No	Y											
1552511800	2502 JEFFERSON ST	JEFFERSON STREE	NONE	No	Y	Other	DB, INC		55				35.0%	7	Development Standards Modification, Other	No
1552711700	2618 JEFFERSON ST	LAGUNA VIDA	NONE	No	Y											
1560321100	2392 CIPRIANO LN		NONE	No	Y											
1561641600	2871 ELMWOOD ST		NONE	No	Y											
1561902000	1352 OAK AVE		NONE	No	Y											
1561903200	1308 OAK AVE	1308 OAK AVE MINO	NONE	No	Y											
1561903200	1308 OAK AVE	1308 OAK AVE MINO	NONE	No	Y											
1561903500	3059 HIGHLAND DR		NONE	No	Y											
1562002800	2924 HIGHLAND DR	HIGHLAND DRIVE 5 L	NONE	No	Y											
1562002800	2926 HIGHLAND DR	HIGHLAND DRIVE 5 L	NONE	No	Y											
1562002900	2920 HIGHLAND DR	HIGHLAND DRIVE 5 L	NONE	No	Y											
1562002900	2922 HIGHLAND DR	HIGHLAND DRIVE 5 L	NONE	No	Y											
1562003000	2916 HIGHLAND DR	HIGHLAND DRIVE 5 L	NONE	No	Y											
1562003100	2912 HIGHLAND DR	HIGHLAND DRIVE 5 L	NONE	No	Y											
1562003200	2906 HIGHLAND DR	HIGHLAND DRIVE 5 L	NONE	No	Y											
1562003200	2910 HIGHLAND DR	HIGHLAND DRIVE 5 L	NONE	No	Y											
1562317000	1355 CYNTHIA LN	HAGUE RESIDENCE	NONE	No	Y											
1670801800	2275 CAMEO RD		NONE	No	Y											
1671120600	3172 FALCON DR		NONE	No	Y											
1671603900	2432 SIERRA MORENA AVE		NONE	No	Y											
1671805500	3052 BLENKARNE DR		NONE	No	Y			Reported rental amount								
1672503800	2235 AVENIDA MAGNIFICA		NONE	No	Y											
1672503800	2245 AVENIDA MAGNIFICA		NONE	No	Y											
1673920700	2734 CHESTNUT AVE Unit: 2		NONE	No	Y											
1674206300	2731 VICTORIA AVE		NONE	No	Y											
1675117500	2659 SAUSALITO AVE		NONE	No	Y											
1675402700	3651 MARIA LN		NONE	No	Y											
1675632700	4376 TUOLUMNE PL	POFF ADU	NONE	No	Y											
1683318500	3441 GENTLE KNOLL ST		NONE	No	Y											
1683500800	3431 MOON FIELD DR		NONE	No	Y											
2030230300	228 NORMANDY LN	LOPEZ RESIDENCE	NONE	No	Y											
2031012300	2621 ROOSEVELT ST	THE ROOSEVELT	NONE	No	Y	Other	DB, INC		55				100.0%	10	Development Standards Modification, Other	Yes
2031301300	1009 HOME AVE		NONE	No	Y											
2031302600	950 GRAND AVE	GRAND WEST	NONE	No	Y											
2031302600	954 GRAND AVE	GRAND WEST	NONE	No	Y											
2031302600	958 GRAND AVE	GRAND WEST	NONE	No	Y											
2031302600	962 GRAND AVE	GRAND WEST	NONE	No	Y											
2031302600	966 GRAND AVE	GRAND WEST	NONE	No	Y											
2031302600	970 GRAND AVE	GRAND WEST	NONE	No	Y											
2031410800	2668 OCEAN ST	SWAN RESIDENCE	NONE	No	Y											
2031410800	2670 OCEAN ST	SWAN RESIDENCE	NONE	No	Y											
2031410900	2678 OCEAN ST	RYAN REMODEL ADI	NONE	No	Y											
2032010500	2780 JEFFERSON ST		NONE	No	Y											
2032010600	2786 JEFFERSON ST		NONE	No	Y											

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

Project Identifier			Streamlining	Historic Sites	Infill	Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions	Term of Affordability or Deed Restriction	Demolished/Destroyed Units			Density Bonus			
			13	14	15	16	17	18	19		20		21	22	23	24
Current APN	Street Address	Project Name*	Please select the state streamlining provision the project was APPROVED pursuant to. (may select multiple)	Is this project located on a site with an associated historical designation as outlined in Government Code Section 65400(a)(2)(N) and reported on Table L?	Infill Units? Y/N*	Assistance Programs for Each Development (may select multiple - see instructions)	Deed Restriction Type (may select multiple - see instructions)	For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)	Term of Affordability or Deed Restriction (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)	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)
2033051200	3055 MADISON ST	MADISON ST ADU	NONE	No	Y											
2033204800	1006 VILLAGE DR	HOPE APARTMENTS	NONE	No	Y	Other	DB, INC			2	Demolished	O	50.0%	3	Development Standards Modification	No
2033510300	3052 MADISON ST	4 PLUS 1 LUXURY LI	NONE	No	Y					2	Demolished	R				
2040100900	3203 TYLER ST	TYLER STREET HOM	NONE	No	Y					2	Demolished	O				
2040830100	737 PINE AVE		NONE	No	Y											
2041111300	940 PINE AVE		NONE	No	Y					2	Destroyed	O				
2041111300	938 PINE AVE		NONE	No	Y											
2041111300	942 PINE AVE		NONE	No	Y											
2041210800	3339 GARFIELD ST		NONE	No	Y											
2041311500	3257 LINCOLN ST	BLAUVELT RESIDEN	NONE	No	Y											
2041311500	3259 LINCOLN ST	BLAUVELT RESIDEN	NONE	No	Y											
2041320800	3366 LINCOLN ST	FOLSE RESIDENCE	NONE	No	Y											
2041500400	3434 GARFIELD ST		NONE	No	Y											
2041711700	3446 MADISON ST		NONE	No	Y											
2041730100	3516 MADISON ST	MADISON AND PALM	NONE	No	Y											
2041730100	3516 MADISON ST	MADISON AND PALM	NONE	No	Y											
2041920900	3678 HARDING ST		NONE	No	Y											
2042321200	3646 CARLSBAD BLVD	BREAKERS VIEW BE	NONE	No	Y											
2042332400	140 ACACIA AVE		NONE	No	Y											
2042340600	160 MAPLE AVE	158 MAPLE ADU	NONE	No	Y											
2042401300	3570 GARFIELD ST	GARFIELD BEACH H	NONE	No	Y											
2042401300	3572 GARFIELD ST	GARFIELD BEACH H	NONE	No	Y											
2042401300	3574 GARFIELD ST	GARFIELD BEACH H	NONE	No	Y											
2042401300	3576 GARFIELD ST	GARFIELD BEACH H	NONE	No	Y											
2042401300	3578 GARFIELD ST	GARFIELD BEACH H	NONE	No	Y											
2042401300	3580 GARFIELD ST	GARFIELD BEACH H	NONE	No	Y											
2042401300	3582 GARFIELD ST	GARFIELD BEACH H	NONE	No	Y											
2042401300	3584 GARFIELD ST	GARFIELD BEACH H	NONE	No	Y											
2042401300	3586 GARFIELD ST	GARFIELD BEACH H	NONE	No	Y											
2042401300	3588 GARFIELD ST	GARFIELD BEACH H	NONE	No	Y											
2042401300	3590 GARFIELD ST	GARFIELD BEACH H	NONE	No	Y											
2042401300	3592 GARFIELD ST	GARFIELD BEACH H	NONE	No	Y											
2050201000	1328 PINE AVE	NOVAK PROPERTY-I	SB 9 (2021) - Residential Lot Split	No	Y											
2050201000	1332 PINE AVE	NOVAK PROPERTY-I	SB 9 (2021) - Duplex in SF Zone	No	Y											
2050510100	3229 HIGHLAND DR	3229 HIGHLAND DR	NONE	No	Y											
2050510100	3231 HIGHLAND DR	3229 HIGHLAND DR	NONE	No	Y											
2050523100	1266 BASSWOOD AVE		NONE	No	Y											
2050606300	1637 SAINT JAMES CT		NONE	No	Y											
2051120900	1062 CHESTNUT AVE		NONE	No	Y											
2051120900	1064 CHESTNUT AVE		NONE	No	Y											
2051203100	1276 CHESTNUT AVE		NONE	No	Y											
2051521600	2053 LAURIE CIR		NONE	No	Y											
2051603500	3328 MONROE ST		NONE	No	Y											
2051606500	3374 DONNA DR		NONE	No	Y											
2052102300	3642 ADAMS ST		NONE	No	Y											
2052205600	1522 MAGNOLIA AVE		NONE	No	Y											
2052300100	1751 CHESTNUT AVE		NONE	No	Y											
2052701300	3731 ADAMS ST	ADAMS STREET HOI	NONE	No	Y											

Table A2

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

Project Identifier			Streamlining	Historic Sites	Infill	Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions	Term of Affordability or Deed Restriction	Demolished/Destroyed Units			Density Bonus			
			13	14	15	16	17	18	19		20		21	22	23	24
Current APN	Street Address	Project Name*	Please select the state streamlining provision the project was APPROVED pursuant to. (may select multiple)	Is this project located on a site with an associated historical designation as outlined in Government Code Section 65400(a)(2)(N) and reported on Table L?	Infill Units? Y/N*	Assistance Programs for Each Development (may select multiple - see instructions)	Deed Restriction Type (may select multiple - see instructions)	For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)	Term of Affordability or Deed Restriction (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)	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)
2052701300	3733 ADAMS ST	ADAMS STREET HOI	NONE	No	Y											
2052701300	3735 ADAMS ST	ADAMS STREET HOI	NONE	No	Y											
2052701300	3739 ADAMS ST	ADAMS STREET HOI	NONE	No	Y											
2052701300	3741 ADAMS ST	ADAMS STREET HOI	NONE	No	Y											
2052701300	3743 ADAMS ST	ADAMS STREET HOI	NONE	No	Y											
2052701300	3747 ADAMS ST	ADAMS STREET HOI	NONE	No	Y											
2052701300	3749 ADAMS ST	ADAMS STREET HOI	NONE	No	Y											
2052701300	3751 ADAMS ST	ADAMS STREET HOI	NONE	No	Y											
2052701300	3755 ADAMS ST	ADAMS STREET HOI	NONE	No	Y											
2052701300	3757 ADAMS ST	ADAMS STREET HOI	NONE	No	Y											
2052701300	3759 ADAMS ST	ADAMS STREET HOI	NONE	No	Y											
2052805300	3742 GRECOURT WAY		NONE	No	Y											
2052805400	3730 GRECOURT WAY		NONE	No	Y											
2052805700	3723 YVETTE WAY	BAKER ADU	NONE	No	Y											
2054302600	3859 MARGARET WAY		NONE	No	Y											
2054304000	3817 HIGHLAND DR	RAPOSA ADU	NONE	No	Y											
2060120200	3914 GARFIELD ST	CRUSE HOUSE REM	NONE	No	Y											
2060201100	310 CHINQUAPIN AVE	CHINQUAPIN COAST	NONE	No	Y											
2060201100	312 CHINQUAPIN AVE	CHINQUAPIN COAST	NONE	No	Y											
2060201100	314 CHINQUAPIN AVE	CHINQUAPIN COAST	NONE	No	Y											
2060201100	316 CHINQUAPIN AVE	CHINQUAPIN COAST	NONE	No	Y											
2060201100	318 CHINQUAPIN AVE	CHINQUAPIN COAST	NONE	No	Y											
2060201100	320 CHINQUAPIN AVE	CHINQUAPIN COAST	NONE	No	Y											
2060201100	322 CHINQUAPIN AVE	CHINQUAPIN COAST	NONE	No	Y											
2060201100	324 CHINQUAPIN AVE	CHINQUAPIN COAST	NONE	No	Y											
2060201100	326 CHINQUAPIN AVE	CHINQUAPIN COAST	NONE	No	Y											
2060403100	832 CITRUS PL	MCGERVEY ADU	NONE	No	Y											
2060411300	3902 LINMAR LN		NONE	No	Y											
2060420200	425 TAMARACK AVE		NONE	No	Y											
2060423800	3956 LONG PL		NONE	No	Y											
2060424300	452 CHINQUAPIN AVE	LELAND ADU	NONE	No	Y											
2060800100	211 CHINQUAPIN AVE	GARFIELD HOMES	NONE	No	Y											
2060800100	217 CHINQUAPIN AVE	GARFIELD HOMES	NONE	No	Y											
2060800100	4006 GARFIELD ST	GARFIELD HOMES	NONE	No	Y											
2060911500	356 OLIVE AVE	352 OLIVE AVE	NONE	No	Y											
2061805500	1115 HOOVER ST	OCEAN ESTATES LO	NONE	No	Y											
2061805600	4332 ADAMS ST	OCEAN ESTATES LO	NONE	No	Y											
2061805700	4340 ADAMS ST	OCEAN ESTATES LO	NONE	No	Y											
2061920800	4464 ADAMS ST	FORESTER RESIDEI	NONE	No	Y											
2062000400	4475 ADAMS ST	CHURCH RESIDENC	NONE	No	Y											
2062621300	3985 HIGHLAND DRIVE	BOYACK ADU	NONE	No	Y											
2070221100	4246 HILLSIDE DR	SMITH RESIDENCE	NONE	No	Y											
2070221100	4246 HILLSIDE DR	SMITH RESIDENCE	NONE	No	Y											
2070632500	3805 ALDER AVE	3805 ALDER AVE	NONE	No	Y											
2070632500	3807 ALDER AVE		NONE	No	Y											
2070634400	3907 HOLLY BRAE LN		NONE	No	Y											
2070722100	4082 SUNNYHILL DR	4080 SUNNYHILL DR	NONE	No	Y											
2070830600	4212 SKYLINE RD		NONE	No	Y											
2071013500	2400 CALENDULA LN	MARJA ACRES	NONE	No	Y											
2071013500	2410 CALENDULA LN	MARJA ACRES	NONE	No	Y											
2071013500	2420 CALENDULA LN	MARJA ACRES	NONE	No	Y											
2071013500	2430 CALENDULA LN	MARJA ACRES	NONE	No	Y											

Table A2

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

Project Identifier			Streamlining	Historic Sites	Infill	Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions	Term of Affordability or Deed Restriction	Demolished/Destroyed Units			Density Bonus			
			13	14	15	16	17	18	19		20		21	22	23	24
Current APN	Street Address	Project Name*	Please select the state streamlining provision the project was APPROVED pursuant to. (may select multiple)	Is this project located on a site with an associated historical designation as outlined in Government Code Section 65400(a)(2)(N) and reported on Table L?	Infill Units? Y/N*	Assistance Programs for Each Development (may select multiple - see instructions)	Deed Restriction Type (may select multiple - see instructions)	For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)	Term of Affordability or Deed Restriction (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)	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)
2071013500	2440 CALENDULA LN	MARJA ACRES	NONE	No	Y											
2071013500	2450 CALENDULA LN	MARJA ACRES	NONE	No	Y											
2071013500	2460 CALENDULA LN	MARJA ACRES	NONE	No	Y											
2071013500	2470 CALENDULA LN	MARJA ACRES	NONE	No	Y											
2071013500	2480 CALENDULA LN	MARJA ACRES	NONE	No	Y											
2071013500	2490 CALENDULA LN	MARJA ACRES	NONE	No	Y											
2071013500	2503 CHAMOMILE	MARJA ACRES	NONE	No	Y											
2071013500	2507 ELDERBERRY LN	MARJA ACRES	NONE	No	Y											
2071013500	2509 BROOM LN	MARJA ACRES	NONE	No	Y											
2071013500	2527 BROOM LN	MARJA ACRES	NONE	No	Y											
2071013500	2530 CALENDULA LN	MARJA ACRES	NONE	No	Y											
2071013500	2545 BROOM LN	MARJA ACRES	NONE	No	Y											
2071013500	2560 CALENDULA LN	MARJA ACRES	NONE	No	Y											
2071013500	2563 BROOM LN	MARJA ACRES	NONE	No	Y											
2071013500	2581 BROOM LN	MARJA ACRES	NONE	No	Y											
2071013500	2584 ELDERBERRY LN	MARJA ACRES	NONE	No	Y											
2071013500	2590 CALENDULA LN	MARJA ACRES	NONE	No	Y											
2071013500	2599 BROOM LN	MARJA ACRES	NONE	No	Y											
2071013500	2638 IXIA WAY	MARJA ACRES	NONE	No	Y											
2071013500	4509 AMARANTH LN	MARJA ACRES	NONE	No	Y											
2071013500	4527 AMARANTH LN	MARJA ACRES	NONE	No	Y											
2071013500	4545 AMARANTH LN	MARJA ACRES	NONE	No	Y											
2071013500	4563 AMARANTH LN	MARJA ACRES	NONE	No	Y											
2071013500	4581 AMARANTH LN	MARJA ACRES	NONE	No	Y											
2071013500	4599 AMARANTH LN	MARJA ACRES	NONE	No	Y											
2071013500	4700 PARSLEY LN	MARJA ACRES	NONE	No	Y											
2071013500	4712 PARSLEY LN	MARJA ACRES	NONE	No	Y											
2071013500	4724 PARSLEY LN	MARJA ACRES	NONE	No	Y											
2071013500	4736 PARSLEY LN	MARJA ACRES	NONE	No	Y											
2071013500	4748 PARSLEY LN	MARJA ACRES	NONE	No	Y											
2071013500	4760 PARSLEY LN	MARJA ACRES	NONE	No	Y											
2071013500	4772 PARSLEY LN	MARJA ACRES	NONE	No	Y											
2071013500	4784 PARSLEY LN	MARJA ACRES	NONE	No	Y											
2071013500	4845 PARSLEY LN	MARJA ACRES	NONE	No	Y											
2071013500	4860 PARSLEY LN	MARJA ACRES	NONE	No	Y											
2071013500	4866 PARSLEY LN	MARJA ACRES	NONE	No	Y											
2071013500	4872 PARSLEY LN	MARJA ACRES	NONE	No	Y											
2071013500	4878 PARSLEY LN	MARJA ACRES	NONE	No	Y											
2071020400	2500 THYME WAY	MARJA ACRES	NONE	No	Y											
2071020400	2511 THYME WAY	MARJA ACRES	NONE	No	Y											
2071020400	2522 THYME WAY	MARJA ACRES	NONE	No	Y											
2071020400	2533 THYME WAY	MARJA ACRES	NONE	No	Y											
2071020400	2544 THYME WAY	MARJA ACRES	NONE	No	Y											
2071020400	2555 THYME WAY	MARJA ACRES	NONE	No	Y											
2071020400	2566 THYME WAY	MARJA ACRES	NONE	No	Y											

Table A2

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

Project Identifier			Streamlining	Historic Sites	Infill	Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions	Term of Affordability or Deed Restriction	Demolished/Destroyed Units			Density Bonus			
			13	14	15	16	17	18	19		20		21	22	23	24
Current APN	Street Address	Project Name*	Please select the state streamlining provision the project was APPROVED pursuant to. (may select multiple)	Is this project located on a site with an associated historical designation as outlined in Government Code Section 65400(a)(2)(N) and reported on Table L?	Infill Units? Y/N*	Assistance Programs for Each Development (may select multiple - see instructions)	Deed Restriction Type (may select multiple - see instructions)	For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)	Term of Affordability or Deed Restriction (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)	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)
2071020400	2577 THYME WAY	MARJA ACRES	NONE	No	Y											
2071020400	2588 THYME WAY	MARJA ACRES	NONE	No	Y											
2071020400	2613 QUINCE WAY	MARJA ACRES	NONE	No	Y											
2071020400	4907 THISTLE WAY	MARJA ACRES	NONE	No	Y											
2071020400	4921 THISTLE WAY	MARJA ACRES	NONE	No	Y											
2071020400	4928 SPIREA WAY	MARJA ACRES	NONE	No	Y											
2071020400	4935 THISTLE WAY	MARJA ACRES	NONE	No	Y											
2071020400	4942 SPIREA WAY	MARJA ACRES	NONE	No	Y											
2071020400	4949 THISTLE WAY	MARJA ACRES	NONE	No	Y											
2071020400	4956 SPIREA WAY	MARJA ACRES	NONE	No	Y											
2071020400	4963 THISTLE WAY	MARJA ACRES	NONE	No	Y											
2071020400	4970 SPIREA WAY	MARJA ACRES	NONE	No	Y											
2071020400	4977 THISTLE WAY	MARJA ACRES	NONE	No	Y											
2071020500	2600 ALLIUM WAY	MARJA ACRES	NONE	No	Y											
2071020500	2613 ALLIUM WAY	MARJA ACRES	NONE	No	Y											
2071020500	2626 ALLIUM WAY	MARJA ACRES	NONE	No	Y											
2071020500	2639 ALLIUM WAY	MARJA ACRES	NONE	No	Y											
2071020500	2652 ALLIUM WAY	MARJA ACRES	NONE	No	Y											
2071020500	2665 ALLIUM WAY	MARJA ACRES	NONE	No	Y											
2071020500	2678 ALLIUM WAY	MARJA ACRES	NONE	No	Y											
2071020500	2691 ALLIUM WAY	MARJA ACRES	NONE	No	Y											
2071020600	2500 CHAMOMILE LN	MARJA ACRES	NONE	No	Y											
2071020600	2505 DELPHINIUM LN	MARJA ACRES	NONE	No	Y											
2071020600	2508 DELPHINIUM LN	MARJA ACRES	NONE	No	Y											
2071020600	2511 CHAMOMILE LN	MARJA ACRES	NONE	No	Y											
2071020600	2513 DELPHINIUM LN	MARJA ACRES	NONE	No	Y											
2071020600	2516 CHAMOMILE LN	MARJA ACRES	NONE	No	Y											
2071020600	2518 DELPHINIUM LN	MARJA ACRES	NONE	No	Y											
2071020600	2519 CHAMOMILE LN	MARJA ACRES	NONE	No	Y											
2071020600	2523 DELPHINIUM LN	MARJA ACRES	NONE	No	Y											
2071020600	2524 CHAMOMILE LN	MARJA ACRES	NONE	No	Y											
2071020600	2527 CHAMOMILE LN	MARJA ACRES	NONE	No	Y											
2071020600	2528 DELPHINIUM LN	MARJA ACRES	NONE	No	Y											
2071020600	2531 DELPHINIUM LN	MARJA ACRES	NONE	No	Y											
2071020600	2532 CHAMOMILE LN	MARJA ACRES	NONE	No	Y											
2071020600	2535 CHAMOMILE LN	MARJA ACRES	NONE	No	Y											
2071020600	2536 DELPHINIUM LN	MARJA ACRES	NONE	No	Y											
2071020600	2540 CHAMOMILE LN	MARJA ACRES	NONE	No	Y											
2071020600	2541 DELPHINIUM LN	MARJA ACRES	NONE	No	Y											
2071020600	2543 CHAMOMILE LN	MARJA ACRES	NONE	No	Y											
2071020600	2548 CHAMOMILE LN	MARJA ACRES	NONE	No	Y											
2071020600	2549 DELPHINIUM LN	MARJA ACRES	NONE	No	Y											
2071020600	2551 CHAMOMILE LN	MARJA ACRES	NONE	No	Y											

Table A2

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

Project Identifier			Streamlining	Historic Sites	Infill	Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions	Term of Affordability or Deed Restriction	Demolished/Destroyed Units			Density Bonus			
			13	14	15	16	17	18	19		20		21	22	23	24
Current APN	Street Address	Project Name*	Please select the state streamlining provision the project was APPROVED pursuant to. (may select multiple)	Is this project located on a site with an associated historical designation as outlined in Government Code Section 65400(a)(2)(N) and reported on Table L?	Infill Units? Y/N*	Assistance Programs for Each Development (may select multiple - see instructions)	Deed Restriction Type (may select multiple - see instructions)	For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)	Term of Affordability or Deed Restriction (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)	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)
2071020600	2556 CHAMOMILE LN	MARJA ACRES	NONE	No	Y											
2071020600	2559 CHAMOMILE LN	MARJA ACRES	NONE	No	Y											
2071020600	2559 DELPHINIUM LN	MARJA ACRES	NONE	No	Y											
2071020600	2564 CHAMOMILE LN	MARJA ACRES	NONE	No	Y											
2071020600	2567 CHAMOMILE LN	MARJA ACRES	NONE	No	Y											
2071020600	2569 DELPHINIUM LN	MARJA ACRES	NONE	No	Y											
2071020600	2572 CHAMOMILE LN	MARJA ACRES	NONE	No	Y											
2071020600	2575 CHAMOMILE LN	MARJA ACRES	NONE	No	Y											
2071020600	2577 DELPHINIUM LN	MARJA ACRES	NONE	No	Y											
2071020600	2580 CHAMOMILE LN	MARJA ACRES	NONE	No	Y											
2071020600	2583 CHAMOMILE LN	MARJA ACRES	NONE	No	Y											
2071020600	2586 DELPHINIUM LN	MARJA ACRES	NONE	No	Y											
2071020600	2588 CHAMOMILE LN	MARJA ACRES	NONE	No	Y											
2071020600	2591 CHAMOMILE LN	MARJA ACRES	NONE	No	Y											
2071020600	2595 DELPHINIUM LN	MARJA ACRES	NONE	No	Y											
2071020600	4564 CATMINT LN	MARJA ACRES	NONE	No	Y											
2071020600	4582 CATMINT LN	MARJA ACRES	NONE	No	Y											
2071020600	4600 CATMINT LN	MARJA ACRES	NONE	No	Y											
2071020600	4618 CATMINT LN	MARJA ACRES	NONE	No	Y											
2071020600	4636 CATMINT LN	MARJA ACRES	NONE	No	Y											
2071020600	4654 CATMINT LN	MARJA ACRES	NONE	No	Y											
2071020600	4672 CATMINT LN	MARJA ACRES	NONE	No	Y											
2071020600	4690 CATMINT LN	MARJA ACRES	NONE	No	Y											
2071020700	2512 ELDERBERRY LN	MARJA ACRES	NONE	No	Y											
2071020700	2519 ELDERBERRY LN	MARJA ACRES	NONE	No	Y											
2071020700	2524 ELDERBERRY LN	MARJA ACRES	NONE	No	Y											
2071020700	2531 ELDERBERRY LN	MARJA ACRES	NONE	No	Y											
2071020700	2536 ELDERBERRY LN	MARJA ACRES	NONE	No	Y											
2071020700	2543 ELDERBERRY LN	MARJA ACRES	NONE	No	Y											
2071020700	2548 ELDERBERRY LN	MARJA ACRES	NONE	No	Y											
2071020700	2555 ELDERBERRY LN	MARJA ACRES	NONE	No	Y											
2071020700	2560 ELDERBERRY LN	MARJA ACRES	NONE	No	Y											
2071020700	2567 ELDERBERRY LN	MARJA ACRES	NONE	No	Y											
2071020700	2572 ELDERBERRY LN	MARJA ACRES	NONE	No	Y											
2071020700	2579 ELDERBERRY LN	MARJA ACRES	NONE	No	Y											
2071020700	2591 ELDERBERRY LN	MARJA ACRES	NONE	No	Y											
2071201600	1751 ANDREA AVE		NONE	No	Y											
2071202600	3872 VALLEY ST		NONE	No	Y											
2071205500	3945 PARK DRIVE	3945 PARK DRIVE AE	NONE	No	Y											
2071206800	1640 TAMARACK AVE	FORREST RESIDEN(	NONE	No	Y											

Table A2

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

Project Identifier			Streamlining	Historic Sites	Infill	Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions	Term of Affordability or Deed Restrictions	Demolished/Destroyed Units			Density Bonus			
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2071300400	3933 JAMES DRIVE	SCHWEITZER ADU	NONE	No	Y											
2071305300	1621 TAMARACK AVE		NONE	No	Y											
2072500300	4864 ALONDRA WAY		NONE	No	Y											
2072730200	4857 SEVILLA WAY		NONE	No	Y											
2072740900	1891 VALENCIA AVE		NONE	No	Y											
2072801700	4921 LOMA WAY	KELLER ADU	NONE	No	Y											
2073001500	4935 AVILA AVE Unit: 2	THOMPSON ADU	NONE	No	Y											
2073120400	1751 TAMARACK AVE		NONE	No	Y											
2080603700	4412 TRIESTE DR		NONE	No	Y											
2081110700	2723 GLASGOW DR		NONE	No	Y											
2081110700	2727 GLASGOW DR		NONE	No	Y											
2081123300	2713 GREENOCK CT		NONE	No	Y											
2081312400	4420 SALISBURY DR		NONE	No	Y											
2081323500	4417 MAYFAIR CT		NONE	No	Y											
2100331500	5081 LOS ROBLES DR	DAVIS ADU	NONE	No	Y											
2100340600	5142 LOS ROBLES DR		NONE	No	Y											
2100340600	5144 LOS ROBLES DR		NONE	No	Y											
2100340700	5158 LOS ROBLES DR	LOS ROBLES ADU	NONE	No	Y											
2100620900	5211 CARLSBAD BLVD	CARLSBAD BLVD HC	NONE	No	Y											
2100631100	5303 LOS ROBLES DR		NONE	No	Y											
2100640400	5234 LOS ROBLES DR	WHITE ADDITION/AD	NONE	No	Y											
2100905200	5010 AVENIDA ENCINAS	INNS OF AMERICA	NONE	No	Y	Other	DB, INC		55				0.0%	4	Development Standards Modification	No
2101120500	5372 LOS ROBLES DR	VILELA ADU	NONE	No	Y											
2101130500	5370 EL ARBOL DR	5370 EL ARBOL ADU	NONE	No	Y											
2101120900	5410 EL ARBOL DR	YAMANAKA RESIDEN	NONE	No	Y											
2101151400	5509 LOS ROBLES DR	MATTHEW RESIDEN	NONE	No	Y											
2101151400	5511 LOS ROBLES DR	MATTHEW RESIDEN	NONE	No	Y											
2120405600	1205 AVIARA PKWY	AVIARA APARTMENT	NONE	No	N	CDLAC, HOME, LIHTC, Other	INC		55							
2122200300	1292 MARIPOSA RD	MARIPOSA ADU	NONE	No	N											
2122203700	1235 MARIPOSA RD		NONE	No	N											
2122720800	2081 VERNE VW	OCEAN VIEW POINT	NONE	No	N											
2122720900	2075 VERNE VW	OCEAN VIEW POINT	NONE	No	N											
2122721000	2069 VERNE VW	OCEAN VIEW POINT	NONE	No	N											
2122721100	2063 VERNE VW	OCEAN VIEW POINT	NONE	No	N											
2122721200	2057 VERNE VW	OCEAN VIEW POINT	NONE	No	N											
2122721300	2051 VERNE VW	OCEAN VIEW POINT	NONE	No	N											
2122721400	2045 VERNE VW	OCEAN VIEW POINT	NONE	No	N											
2122721500	2039 VERNE VW	OCEAN VIEW POINT	NONE	No	N											
2122721600	2033 VERNE VW	OCEAN VIEW POINT	NONE	No	N											
2122721700	2027 VERNE VW	OCEAN VIEW POINT	NONE	No	N											
2122721800	2021 VERNE VW	OCEAN VIEW POINT	NONE	No	N											
2122721900	2015 VERNE VW	OCEAN VIEW POINT	NONE	No	N											
2122722000	2009 VERNE VW	OCEAN VIEW POINT	NONE	No	N											
2132200500	6831 JADE LN		NONE	No	Y											
2132401700	2213 AZURITE PL		NONE	No	Y											
2143661500	902 ORCHID WAY		NONE	No	Y											
2151106000	7022 ESTRELLA DE MAR RD		NONE	No	Y											
2152802900	6518 ONDA PL		NONE	No	Y											
2152805000	6538 VISPERA PL		NONE	No	Y											
2153203002	2813 CEBU PL		NONE	No	Y											

Table A2

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

Project Identifier			Streamlining	Historic Sites	Infill	Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions	Term of Affordability or Deed Restriction	Demolished/Destroyed Units			Density Bonus			
			13	14	15	16	17	18	19		20		21	22	23	24
Current APN	Street Address	Project Name*	Please select the state streamlining provision the project was APPROVED pursuant to. (may select multiple)	Is this project located on a site with an associated historical designation as outlined in Government Code Section 65400(a)(2)(N) and reported on Table L?	Infill Units? Y/N*	Assistance Programs for Each Development (may select multiple - see instructions)	Deed Restriction Type (may select multiple - see instructions)	For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)	Term of Affordability or Deed Restriction (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)	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)
2153500800	6547 CORINTIA ST		NONE	No	Y											
2153903700	2942 CACATUA ST	2940 CACATUA ADU	NONE	No	Y											
2154602700	2620 OBELISCO PL		NONE	No	Y											
2155111400	1730 CATALPA RD Unit: 2		NONE	No	Y											
2155212800	7222 DURANGO CIR	FATIGATE ADU	NONE	No	Y											
2155220200	7221 DURANGO CIR Unit: 2		NONE	No	Y											
2156310100	6964 MIMOSA DR		NONE	No	Y											
2156914600	1376 CASSINS ST		NONE	No	Y											
2158400300	6610 AMBROSIA LN		NONE	No	Y											
2158400300	6610 AMBROSIA LN		NONE	No	Y											
2159503900	1602 NEW CREST CT	AHARONI ADU	NONE	No	Y											
2161600300	2410 LA COSTA AVE		NONE	No	Y											
2161601000	2436 LA COSTA AVE	TREHAN RESIDENCI	NONE	No	Y											
2161601000	2438 LA COSTA AVE	TREHAN RESIDENCI	NONE	No	Y											
2161602300	7620 LA CORUNA PL	HAMDARD RESIDEN	NONE	No	Y											
2162201800	2756 LEVANTE ST		NONE	No	Y											
2162513600	7796 MADRILENA WAY		NONE	No	Y											
2162702400	7724 PRIMAVERA WAY		NONE	No	Y											
2164850900	2114 SERENO CT		NONE	No	Y											
2230507300	3503 VIA NIDO	LA COSTA TOWN SQ	NONE	No	Y											
2230507300	3507 VIA NIDO	LA COSTA TOWN SQ	NONE	No	Y											
2230507300	3511 VIA NIDO	LA COSTA TOWN SQ	NONE	No	Y											
2230507300	3515 VIA NIDO	LA COSTA TOWN SQ	NONE	No	Y											
2230507300	3516 VIA NIDO	LA COSTA TOWN SQ	NONE	No	Y											
2230507300	3519 VIA NIDO	LA COSTA TOWN SQ	NONE	No	Y											
2230507300	3520 VIA NIDO	LA COSTA TOWN SQ	NONE	No	Y											
2230507300	3523 VIA NIDO	LA COSTA TOWN SQ	NONE	No	Y											
2230507300	3524 VIA NIDO	LA COSTA TOWN SQ	NONE	No	Y											
2230507300	3527 VIA NIDO	LA COSTA TOWN SQ	NONE	No	Y											
2230507300	3528 VIA NIDO	LA COSTA TOWN SQ	NONE	No	Y											
2230507300	3531 VIA NIDO	LA COSTA TOWN SQ	NONE	No	Y											
2230507300	3532 VIA NIDO	LA COSTA TOWN SQ	NONE	No	Y											
2230507300	3535 VIA NIDO	LA COSTA TOWN SQ	NONE	No	Y											
2230507300	3536 VIA NIDO	LA COSTA TOWN SQ	NONE	No	Y											
2230507300	3539 VIA NIDO	LA COSTA TOWN SQ	NONE	No	Y											
2230507300	3540 VIA NIDO	LA COSTA TOWN SQ	NONE	No	Y											
2230507300	3543 VIA NIDO	LA COSTA TOWN SQ	NONE	No	Y											
2230507300	3544 VIA NIDO	LA COSTA TOWN SQ	NONE	No	Y											
2230507300	3547 VIA NIDO	LA COSTA TOWN SQ	NONE	No	Y											
2230507300	3548 VIA NIDO	LA COSTA TOWN SQ	NONE	No	Y											
2230507300	3551 VIA NIDO	LA COSTA TOWN SQ	NONE	No	Y											
2230507300	3552 VIA NIDO	LA COSTA TOWN SQ	NONE	No	Y											
2230507300	3555 VIA NIDO	LA COSTA TOWN SQ	NONE	No	Y											
2230507300	3556 VIA NIDO	LA COSTA TOWN SQ	NONE	No	Y											
2230507300	3559 VIA NIDO	LA COSTA TOWN SQ	NONE	No	Y											
2230507300	3560 VIA NIDO	LA COSTA TOWN SQ	NONE	No	Y											
2230507300	3563 VIA NIDO	LA COSTA TOWN SQ	NONE	No	Y											
2230507300	3564 VIA NIDO	LA COSTA TOWN SQ	NONE	No	Y											
2230507300	3568 VIA NIDO	LA COSTA TOWN SQ	NONE	No	Y											
2230507300	3572 VIA NIDO	LA COSTA TOWN SQ	NONE	No	Y											
2230507300	3576 VIA NIDO	LA COSTA TOWN SQ	NONE	No	Y											
2230507300	3580 VIA NIDO	LA COSTA TOWN SQ	NONE	No	Y											
2230507300	3584 VIA NIDO	LA COSTA TOWN SQ	NONE	No	Y											
2230507300	3588 VIA NIDO	LA COSTA TOWN SQ	NONE	No	Y											
2230507300	3592 VIA NIDO	LA COSTA TOWN SQ	NONE	No	Y	CDLAC, LIHTC	INC		55							
2232500100	7553 ESFERA ST		NONE	No	Y											
2232951700	7505 SOLANO ST		NONE	No	Y											
2236810200	3560 CALLE PALMITO		NONE	No	Y											
2550532000	2930 SEGOVIA WAY		NONE	No	Y											

Jurisdiction	Carlsbad	
Reporting Year	2025	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	04/30/2021 - 04/30/2029

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

This table is auto-populated once you enter your jurisdiction name and current year data. Past year information comes from previous APRs.

Please contact HCD if your data is different than the material supplied here

Table B
Regional Housing Needs Allocation Progress
Permitted Units Issued by Affordability

		1	Projection Period	2									3	4
Income Level		**RHNA Allocation by Income Level**	**Projection Period - 06/30/2020-04/29/2021**	**2021**	**2022**	**2023**	**2024**	**2025**	**2026**	**2027**	**2028**	**2029**	**Total Units to Date (all years)**	**Total Remaining RHNA by Income Level**
Acutely Low	Deed Restricted	-	-	-	-	-	-	-	-	-	-	-	-	-
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-		
Extremely Low	Deed Restricted	-	-	-	-	7	-	-	-	-	-	-	7	-
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-		
Very Low	Deed Restricted	1,311	45	-	-	37	3	16	-	-	-	-	**110**	**1,201**
	Non-Deed Restricted		1	1	-	-	-	-	-	-	-	-		
Low	Deed Restricted	784	4	-	-	158	14	19	-	-	-	-	**200**	**584**
	Non-Deed Restricted		3	2	-	-	-	-	-	-	-	-		
Moderate	Deed Restricted	749	-	-	-	12	-	-	-	-	-	-	**320**	**429**
	Non-Deed Restricted		55	37	82	82	51	1	-	-	-	-		
Above Moderate		1,029	86	9	43	344	221	307	-	-	-	-	**1,010**	**19**
Total RHNA		**3,873**												
Total Units			**194**	**49**	**125**	**640**	**289**	**343**	**-**	**-**	**-**	**-**	**1,640**	**2,233**

*For years prior to 2025, Acutely Low-Income units are reported within the Extremely Low-Income category

*For jurisdictions that received RHNA determinations for the current cycle prior to the passage of AB 3093 (September 19, 2024):
- You were not allocated Acutely Low-Income and Extremely Low-Income RHNA targets, therefore the allocations in Field 1 are listed as "0"
  - If you wish to set your own targets in these income categories for informational purposes, contact HCD staff at apr@hcd.ca.gov.
- All Acutely Low-Income and Extremely Low-Income units reported during the cycle are counted towards Very-Low Income RHNA progress

*For years prior to 2025, data on deed-restricted vs. non-deed restricted Extremely Low-Income units is approximated from whether the projects reported any deed-restricted Very Low-Income Units. If you wish to edit this historical data for accuracy or have any questions about the data, you may login to HCD's online APR system, or contact HCD staff at apr@hcd.ca.gov.

Please Note: Table B does not currently contain data from Table F or Table F2 for prior years. You may login to the APR system to see Table B that contains this data.

Please note: The APR form can only display data for one planning period. To view progress for a different planning period, you may login to HCD's online APR system, or contact HCD staff at apr@hcd.ca.gov.

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

Jurisdiction	Carlsbad	
Reporting Year	2025	(Jan. 1 - Dec. 31)

Table D

Program Implementation Status pursuant to GC Section 65583

Housing Programs Progress Report

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

1	2	3	4	5	6	7	8	9
Name of Program	**Objective**	**Projected Completion Date in Housing Element**	**Applicable Cycle**	**Status of Program Implementation**	**Program Implementation Details**	**Quantified Outcomes: Category**	**Quantified Outcomes: Count**	**Supporting Documents**
1.1 (a) - Provide adequate sites	Maintain adequate residential sites to accommodate the 2021-2029 RHNA.	4/15/2029	6th Cycle	Continuous	The Housing Element approved on April 6, 2021, includes an evaluation of the RHNA. Consistent with Government Code it incorporates a rezone program [1.1 (b)] that was completed within three years to ensure adequate residential sites. Further, the city maintains a quarterly No Net Loss Tracker to verify that the "buffer" of housing capacity is not threatened by projects building below the capacity assumed in the Housing Element. The No Net Loss tracker has not shown a significant decrease in housing capacity.	Other	1	https://www.carlsbadca.gov/departments/community-development/planning/housing-plan-update
1.1 (b) - Provide adequate sites	The city will identify and rezone properties (General Plan and Zoning) from the list of potential sites listed under the categories CAO, RZI, RZC, UPR, and PR2 in Appendix B, Tables B-5 through B-9, as necessary to meet the RHNA Remaining Need identified on Table 10-48. Sites needed are: --- 1,397 lower-income units --- 327 moderate-income units These sites will allow residential use by right for housing developments containing a minimum of 20 percent affordability to lower-income households as required by Government Code section 65583(c)(1) and 65583.2(h) and (i).	4/1/2024	6th Cycle	Completed	This program is complete as of January 30, 2024, when the City Council approved the 2021-2029 Housing Element Rezoning Program. As part of this effort, the City Council approved a General Plan Amendment and rezone and certified a Supplemental Environmental Impact Report that provides 3,447 units at the lower and moderate-income levels spread across 16 sites throughout the city. On July 30, 2024, the city provided HCD the attached letter that provides an overview of the rezoning program with links to the approving City Council ordinances and resolutions and City Council staff reports. On October 22, 2024, the city responded to emailed questions from HCD regarding the July 30, 2024, letter. The city's responses detailed the 16 sites, their capacity, and zoning. In 2025, the city continued to work with the California Coastal Commission to meet their requirements associated with the rezone. The Coastal Commission provided suggested modifications at its hearing on Aug. 15, 2025, and the Carlsbad City Council considered and approved the suggested modifications at a hearing on Dec. 2. 2025. The California Coastal Commission is expected to certify the city's action in early 2026.	Other	1	https://www.carlsbadca.gov/departments/community-development/planning/housing-plan-update

Table D

Program Implementation Status pursuant to GC Section 65583

Housing Programs Progress Report

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

1	2	3	4	5	6	7	8	9
Name of Program	**Objective**	**Projected Completion Date in Housing Element**	**Applicable Cycle**	**Status of Program Implementation**	**Program Implementation Details**	**Quantified Outcomes: Category**	**Quantified Outcomes: Count**	**Supporting Documents**
1.1 (c) - Provide adequate sites	Develop and adopt a new R-35 and R-40 General Plan and Zoning designation. Minimum density for new R-35 designation shall be at least 32.5 du/ac and at least 37.5 du/ac for R-40. These designations shall also increase building height to 50 feet.	4/1/2024	6th Cycle	Completed	This program is complete as of January 30, 2024, when the City Council approved designation and zoning change as part of the 2021-2029 Housing Element Rezoning Program. In 2025, the city continued to work with the California Coastal Commission to meet their requirements associated with the rezone. The Coastal Commission provided suggested modifications at its hearing on Aug. 15, 2025, and the Carlsbad City Council considered and approved the suggested modifications at a hearing on Dec. 2. 2025. The California Coastal Commission is expected to certify the city's action in early 2026.	Other	1	https://www.carlsbadca.gov/departments/community-development/planning/housing-plan-update
1.1 (d) - Provide adequate sites	Modify the minimum density standards required under the following General Plan designations as follows: {affects R-15 (8 to 11.5 du/ac), R-23 (15 to 23 du/ac) and R-30 (23 to 26.5 du/ac) - see text in Housing Element} The Zoning designations for these areas will remain RD-M, though General Plan consistency will require these minimums to be applied.	4/1/2024	6th Cycle	Completed	This program is complete as of January 30, 2024, when the City Council approved designation and zoning changes as part of the 2021-2029 Housing Element Rezoning Program. In 2025, the city continued to work with the California Coastal Commission to meet their requirements associated with the rezone. The Coastal Commission provided suggested modifications at its hearing on Aug. 15, 2025, and the Carlsbad City Council considered and approved the suggested modifications at a hearing on Dec. 2. 2025. The California Coastal Commission is expected to certify the city's action in early 2026.	Other	1	https://www.carlsbadca.gov/departments/community-development/planning/housing-plan-update
1.1 (e) - Provide adequate sites	Amend the city's Real Estate Strategic Plan, as necessary, to enable residential development on city-owned sites.	4/1/2024	6th Cycle	In Progress	City Council approval of the 2021-2029 Housing Element Rezoning Program resulted in residential or residential/ commercial (mixed use) designations on two city-owned sites. Accordingly, the city drafted amendments to the Real Estate Strategic Plan, which required discussions with HCD regarding state Surplus Lands Act considerations. City Council consideration of the plan amendments is anticipated in 2026.	Other	1	Contact Staff

Table D

Program Implementation Status pursuant to GC Section 65583

Housing Programs Progress Report

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

1	2	3	4	5	6	7	8	9
Name of Program	**Objective**	**Projected Completion Date in Housing Element**	**Applicable Cycle**	**Status of Program Implementation**	**Program Implementation Details**	**Quantified Outcomes: Category**	**Quantified Outcomes: Count**	**Supporting Documents**
1.1 (f) - Provide adequate sites	Upon amendment of the city's Real Estate Strategic Plan (see Objective e), develop and implement a program to promote the residential development of city-owned sites within the planning period that is consistent with the strategic plan and that incorporates a high level of affordable housing (at least 20% of residential units). For city-owned properties at The Shoppes at Carlsbad, work collaboratively with The Shoppes' owner to facilitate a mixed-use development consistent with this objective.	12/1/2024	6th Cycle	In Progress	In 2024, the city both completed a major program milestone and continued program implementation. As discussed in detail in Program 1.1 b, City Council approval of the 2021-2029 Housing Element Rezone Program resulted in two city-owned sites (sites 2 and 6) designated for residential or residential/commercial (mixed use). Regarding Site 2, The Shoppes at Carlsbad, the city (owner of the mall parking lot) and SteelWave (new owner of the mall buildings) continued to discuss development options in 2025. The property was also found to be exempt from the Surplus Lands Act. On June 24, 2025, the City Council adopted a resolution (Reso. No. 2025-150) declaring the city-owned parking lot properties located at The Shoppes at Carlsbad as exempt surplus land under California Government Code Section 54221(f)(1)(J). Regarding Site 6, the Crossings Golf Course site, which is partially within the Coastal Zone, the designation was changed to residential by the City Council in Jan. 2024 per Program 1.1 b. but is awaiting final Coastal Commission certification of the change following suggested modifications they required in 2025. City Council acted on the suggested modification in 2025, and Coastal Commission is expected to certify the changes in early 2026.	Other	1	Contact Staff
1.1 (g) - Provide adequate sites	Work collaboratively with North County Transit District on the redevelopment of Carlsbad Village Station within the planning period and that includes construction of market rate and affordable housing units adjacent to transit services. As part of the redevelopment, seek a high level of affordable housing.	4/15/2029	6th Cycle	Continuous	This program is ongoing and coordination with NCTD is underway. In 2025 city staff continued to assist NCTD and potential developers on requirements for development of the site, including coordination with federal and state agencies.	Other	1	https://gonctd.com/carlsbad/
1.1 (h) - Provide adequate sites	Integrate 6th cycle sites into city's GIS.	12/1/2021	6th Cycle	Completed	This program is complete. Please see supporting document.	Other	1	https://carlsbad.maps.arcgis.com/apps/webappviewer/index.html?id=62a890a801b245e0a63940e2039f675b
1.1 (i) - Provide adequate sites	Develop online GIS of sites inventory for public access.	4/1/2022	6th Cycle	Completed	This program is complete. Program implementation included development of an online interactive map of potential housing sites. Please see supporting document.	Other	1	https://carlsbad.maps.arcgis.com/apps/webappviewer/index.html?id=62a890a801b245e0a63940e2039f675b
1.1 (j) - Provide adequate sites	Post the complete evaluation of constraints (including Fire Hazard Severity Zone, hazards, utilities, etc.) and the inventory of vacant and underutilized properties identified in the Housing Element (Figure 10-1 and Appendix B) on the city's website or in a public notification area of the city's Planning Division and maintain annually.	7/1/2022	6th Cycle	Completed	This program is complete. Please see supporting document.	Other	1	https://carlsbad.maps.arcgis.com/apps/instant/sidebar/index.html?appid=942535a2da9e44ff8877756af41e9af2

Table D

Program Implementation Status pursuant to GC Section 65583

Housing Programs Progress Report

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

1	2	3	4	5	6	7	8	9
Name of Program	**Objective**	**Projected Completion Date in Housing Element**	**Applicable Cycle**	**Status of Program Implementation**	**Program Implementation Details**	**Quantified Outcomes: Category**	**Quantified Outcomes: Count**	**Supporting Documents**
1.1 (k) - Provide adequate sites	The City will actively promote sites available for lower- and moderate-income housing development to potential developers, private and non-profit organizations, and other interested persons and organizations.	4/15/2029	6th Cycle	Continuous	The city's 2021-2029 Housing Element Rezoning Program, completed on January 30, 2024, resulted in the rezoning of more than a dozen sites at densities deemed appropriate for lower and moderate income households. On August 15, 2025, the California Coastal Commission approved the rezoning of the nine sites in the Coastal Zone, contingent upon the city's acceptance of several suggested modifications, which the City Council did in December 2025. Final Coastal Commission certification is expected in early 2026. Throughout 2025, city staff worked with developers and interested parties on several of the rezoned properties, including sites 3, 4, 7, 10, 11, and 17. Further, the City Council on June 24, 2025, adopted a resolution (Reso. No. 2025-150) declaring the city-owned parking lot properties (rezone Site 2) located at The Shoppes at Carlsbad as exempt surplus land under California Government Code Section 54221(f)(1)(J).	Other	1	Contact Staff , https://records.carlsbadca.gov/WebLink/DocView.aspx?id=7237799&dbid=0&repo=CityofCarlsbad&cr=1, 2025-06-24; City Council; 04; Declaration of the City-Owned Parking Lot Properties located at the Shoppes at Carlsbad as Exempt Surplus Land, https://records.carlsbadca.gov/WebLink/DocView.aspx?id=10456463&dbid=0&repo=CityOfCarlsbad&searchid=fb617452-2318-43a4-bfe3-42fb62c79be4&cr=1
1.1 (l) - Provide adequate sites	Coordinate with water and sewer providers (Carlsbad Municipal Water District, Vallecitos Water District, Olivenhain Municipal Water District and Leucadia Wastewater District) and other utility (including Dry Utility providers) serving the City of Carlsbad to ensure infrastructure is available in a timely manner to serve residential needs.	12/1/2021	6th Cycle	Completed	This program is complete, although city staff (including Carlsbad Municipal Water District staff) continue to work with developers and partner service providers to support planned developments. In 2025, CMWD continued its work on an update to its Urban Water Management Plan (20-year plan) and its Water and Sewer Master Plans (25-year plans) to ensure the adequacy of utility service into the future. The city also continues coordination with non-city agencies, such as Vallecitos Water District and dry utility providers such as SDGE and ATT.	Other	1	Contact staff for further information.
1.1 (m) - Provide adequate sites	Provide copies of the Housing element to all utility providers serving the City of Carlsbad.	12/1/2021	6th Cycle	Completed	This program is complete.	Other	1	Contact staff
1.1 (n) - Provide adequate sites	Evaluate and revise, as appropriate, the determination of density (density definition) for non-density bonus projects (pursuant to CMC 21.53.230) to ensure no constraints on the ability to achieve the maximum of the applicable density range. This evaluation will include a report to the Planning Commission explaining the potential constraint and recommending any necessary amendments.	4/1/2023	6th Cycle	Completed	This program is complete. An evaluation was prepared and found no constraints associated with the definition of "density" in the city's municipal code. The evaluation and findings were presented to the Planning Commission on April 19, 2023.	Other	1	https://records.carlsbadca.gov/WebLink/DocView.aspx?id=6410719&dbid=0&repo=CityofCarlsbad
1.1 (o) - Provide adequate sites	Establish written procedures to grant priority to developments with units affordable to lower-income households if availability of sewer service is limited.	4/1/2022	6th Cycle	Completed	This program is complete. The City Council and the Board of Directors of the Carlsbad Municipal Water District approved a written process via separate resolutions at their hearing on April 4, 2023.	Other	1	https://records.carlsbadca.gov/WebLink/DocView.aspx?id=6404272&dbid=0&repo=CityofCarlsbad

Table D

Program Implementation Status pursuant to GC Section 65583

Housing Programs Progress Report

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

1	2	3	4	5	6	7	8	9
Name of Program	**Objective**	**Projected Completion Date in Housing Element**	**Applicable Cycle**	**Status of Program Implementation**	**Program Implementation Details**	**Quantified Outcomes: Category**	**Quantified Outcomes: Count**	**Supporting Documents**
1.2 (a) - Promote ADUs	Respond, in a timely manner, to update the Carlsbad Zoning Ordinance / Municipal Code to integrate changes in State housing law.	4/15/2029	6th Cycle	Continuous	The city is complying with and continues to implement this ongoing program. The city's semi-annual Zone Code Updates integrate state law changes as necessary. On Nov. 19, 2025, the Planning Commission recommended approval of Zoning Ordinance amendments to ensure consistency with state law related to ADU regulations.	Other	1	https://records.carlsbadca.gov/WebLink/DocView.aspx?id=10627189&dbid=0&repo=CityofCarlsbad&cr=1
1.2 (b) - Promote ADUs	Maintain and update informational brochures to promote, educate, and assist homeowners with developing ADUs.	4/1/2022	6th Cycle	Completed	This program is complete. The city has completed an informational bulletin that is updated as necessary and available on the city's website. It was updated most recently in October 2025. Please see supporting document.	Other	1	https://www.carlsbadca.gov/home/showpublisheddocument/22370/638968993799200000
1.2 (c) - Promote ADUs	Create a separate web page on the city's website that provides information on ADUs and city requirements. Provide a step-by-step guide and assistance links to necessary applications and information.	12/1/2022	6th Cycle	Completed	This program is complete. A webpage has been created that presently emphasizes development of the ADU permit ready program. An informational bulletin (fact sheet) provides ADU standards and processing steps. Please see supporting document.	Other	1	https://www.carlsbadca.gov/departments/community-development/planning/adu-permit-ready-program
1.2 (d) - Promote ADUs	Continue to work with developers to incorporate ADUs into new single-family developments.	4/15/2029	6th Cycle	Continuous	The city is complying with and continues to implement this ongoing program. Six SFDs and ADUs were permitted as part of the same project in 2025.	Other	1	See Table A2
1.2 (e) - Promote ADUs	Develop at least four pre-approved ADU plans that provide a variety in terms of size, type, and style.	4/1/2023	6th Cycle	Completed	This program is complete. Staff prepared a variety of four pre-approved ADU plans and presented them to Planning Commission on March 15, 2023, and to City Council on May 23, 2023. Please see supporting document for further details.	Other	1	https://www.carlsbadca.gov/departments/community-development/planning/adu-permit-ready-program
1.2 (f) - Promote ADUs	Monitor ADU production and affordability on an annual basis to ensure that ADUs are used to satisfy the lower- and moderate- income housing targets included to meet RHNA obligations. Reporting findings annually with the Housing Element Annual Progress Report.	4/15/2029	6th Cycle	Continuous	The city is complying and continues to implement this ongoing program. In 2025, building permits were issued for 78 accessory dwelling units. These units are only considered to be affordable to moderate-income households if occupied by a renter at a moderate-income level, as reported by the owner. Owner-occupied ADUs are considered as above-moderate income dwellings. For 2025, all ADUs were counted as above moderate (Note: As this regards *issued* permits for accessory dwelling units, the numbers may be different than numbers that appear in Table A-2 for *finaled* permits.)	Other	1	Included in this report
1.3 (a) - Alternative housing	Continue to annually monitor underutilized properties and sites in the community that have potential for alternative housing options and offer the information to interested developers on an on-going basis.	4/15/2029	6th Cycle	Continuous	The city is complying with and continues to implement this ongoing program. Please see supporting document.	Other	1	https://carlsbad.maps.arcgis.com/apps/instant/sidebar/index.html?appid=942535a2da9e44ff8877756af41e9af2

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1.3 (b) - Alternative housing	Rezone underutilized commercial, office, and/or industrial space, as appropriate, to facilitate use for alternative housing types. This will be done with the RHNA updates on or before April 2024 and then annually as opportunities arise.	4/1/2024	6th Cycle	Completed	This program is complete as of January 30, 2024, when the City Council approved designation and zoning changes as part of the 2021-2029 Housing Element Rezoning Program. The approved changes rezoned underutilized commercial, office and industrial space for housing, including in a mixed-use format. In addition, passage of Ordinance CS-422 on May 10, 2022, amended the zoning code to allow "horizontal" residential uses in the Neighborhood Commercial, General Commercial, and Local Shopping Center zones. Further, as part of the city's 2024 Zone Code Cleanup, the City Council adopted Ordinance CS-474 on August 20, 2024, which approved changes to expressly identify "mixed use development" as a permitted use in three commercial zones.	Other	1	https://www.carlsbadca.gov/departments/community-development/planning/housing-plan-update
1.3 (c) - Alternative housing	Develop, as part of a zoning ordinance update, measures that encourage affordability by design (e.g., smaller, more efficient and flexibly-design living spaces).	4/1/2023	6th Cycle	Completed	This program is complete. An evaluation was prepared and found the zoning ordinance encourages alternative housing that is affordable by design. The evaluation and findings were presented to the Planning Commission on April 19, 2023.	Other	1	https://records.carlsbadca.gov/WebLink/DocView.aspx?id=6410719&dbid=0&repo=CityofCarlsbad
1.3 (d) - Alternative housing	Where appropriate, utilize the city's regulatory powers (e.g., land use and fees) to encourage development of alternative housing.	4/1/2023	6th Cycle	Completed	This program is complete. An evaluation was prepared and documented examples of how the city is utilizing its regulatory powers to encourage the development of alternative housing. The evaluation and findings were presented to the Planning Commission on April 19, 2023.	Other	1	https://records.carlsbadca.gov/WebLink/DocView.aspx?id=6410719&dbid=0&repo=CityofCarlsbad
1.3 (e) - Alternative housing	Evaluate and implement, as appropriate, a development fee structure for these units based on a per square foot basis rather than per unit basis	4/1/2023	6th Cycle	Completed	This program is complete. A 2022 fee update to the inclusionary housing in-lieu program implemented a development fee structure based on square foot rather than unit. Additional analysis identified additional opportunities to structure other development fees to be by square feet vs. unit. The analysis and findings were presented to the Planning Commission on April 19, 2023.	Other	1	https://records.carlsbadca.gov/WebLink/DocView.aspx?id=6410719&dbid=0&repo=CityofCarlsbad
1.3 (f) - Alternative housing	Encourage innovative housing structures, such as micro-unit housing and new shared and intergenerational housing models to help meet the housing needs of aging adults, students, and lower-income individuals citywide. This will be accomplished on an on-going basis through the other objectives listed here as well as part of the implementation of the city's Inclusionary Ordinance and use of the city's Housing Trust Fund.	4/15/2029	6th Cycle	Continuous	The city is complying and continues to implement this ongoing program. In 2023, the City Council adopted an "alternative and temporary housing amendments" ordinance to amend the Zoning Ordinance and address special needs housing such as emergency shelters, employee housing, residential care facilities, low barrier navigation and group and boarding homes. As discussed in Program 1.2, the city in 2025 continued to promote accessory dwelling units and maintain compliance with state accessory dwelling unit legislation and continued to implement its Inclusionary Housing Ordinance for all qualifying housing development projects in the city.	Other	1	2023-05-23; City Council; 06; Zoning Ordinance Amendments to Implement Housing Element Programs on Alternative Housing and Temporary Housing to Relieve Homelessness (ZCA 2023-0002/LCPA 2023-0018 (DEV

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1.3 (g) - Alternative housing	Review and amend the Carlsbad Zoning Ordinance to review and amend definitions and allowances of uses for the definition of family, Employee Housing, Residential care facilities, Group Homes and/or Boardinghouses to review regulations to be consistent with California Law for six or fewer residents including but not limited to Health and Safety Code Sections 17021.5 and 17021.6. Additionally, review and revise, as appropriate, requirements to allow group homes and residential care facilities in all residential zones for seven or more residents and ensure no constraint to housing for persons with disabilities.	4/1/2023	6th Cycle	Completed	This program is complete. As part of Zone Code Amendment 2022-0002 approved Sept. 27, 2022, the city completed some objective components by adding a definition of "small employee housing" (i.e, six or fewer persons), by amending the definition of family to incorporate the same, and by permitting small employee housing in the city's residential zones. In 2023, staff prepared additional zone code amendments regarding residential care facilities, group homes, and boarding homes to be consistent with California law. The amendments were presented to Planning Commission on April 5, 2023, and approved by City Council on June 6, 2023, as part of Ordinance CS-448.	Other	1	2023-05-23; City Council; 06; Zoning Ordinance Amendments to Implement Housing Element Programs on Alternative Housing and Temporary Housing to Relieve Homelessness (ZCA 2023-0002/LCPA 2023-0018 (DEV
1.4 (a) - Lot consolidation	The city will continue to make available an inventory of vacant and underutilized properties to interested developers.	4/15/2029	6th Cycle	Continuous	The city is complying with and continues to implement this ongoing program. Please see supporting document.	Other	1	https://carlsbad.maps.arcgis.com/apps/instant/sidebar/index.html?appid=942535a2da9e44ff8877756af41e9af2
1.4 (b) - Lot consolidation	The city will identify sites where potential consolidation can happen based on current site usage and ownership	4/1/2022	6th Cycle	Completed	This program is complete. Please see the supporting document for information on lot consolidation.	Other	1	https://carlsbad.maps.arcgis.com/apps/instant/sidebar/index.html?appid=942535a2da9e44ff8877756af41e9af2
1.4 (c) - Lot consolidation	The city will market infill and redevelopment opportunities throughout the city, including the Village and Barrio, and meet with developers to identify and discuss potential project sites on an on-going basis.	4/15/2029	6th Cycle	Continuous	The city is complying with and continues to implement this ongoing program. Please see supporting document.	Other	1	https://carlsbad.maps.arcgis.com/apps/instant/sidebar/index.html?appid=942535a2da9e44ff8877756af41e9af2
1.5 (a) - Flexible standards	Monitor application of Municipal Code standards for constraints to development of new housing and recommend changes that would minimize such constraints and enhance the feasibility of affordable housing, while maintaining the quality of housing. This will be assessed and reported annually with the Housing Element Annual Progress Report	4/15/2029	6th Cycle	Continuous	The city is complying and continues to implement with this ongoing program. As part of the 2021-2029 Housing Element Rezoning Program, the City Council approved code language to allow higher densities and development flexibility as a part of Program 1.1, the rezoning of housing inventory sites, on January 30, 2024. The city's most recent biannual code cleanup was the 2024 Zone Code Cleanup, which the City Council adopted by Ordinance CS-474 on August 20, 2024. This biannual effort enables the city to regularly amend codes for state law consistency and address and remedy housing constraints. The next cleanup will occur in 2026.	Other	1	Consult with staff
1.6 (a) - Development streamlining	Establish a review process that provides expedited permit processing for housing developments that exceed the City's inclusionary requirements by five percent or more of total units and provides on-site affordable housing.	6/1/2022	6th Cycle	Completed	This program is complete. The city has an information bulletin and application checklist (P-35) that guides applicants through a streamlined review process for projects that provide at least 20% affordable housing (in excess of the city's 15% inclusionary housing ordinance). See supporting document.	Other	1	211104 SB 35 Multifamily Ministerial Streamlining IB-135) (00686218).DOCX

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1.6 (b) - Development streamlining	Conduct an annual review and amend land use regulations, development standards, permitting procedures, and fees, as needed, and where feasible, to remove impediments to, and reduce the cost of, affordable residential development.	4/15/2029	6th Cycle	Continuous	The city is complying with and implementing this ongoing program. In March 2022, the city amended its inclusionary fee to charge a per square foot versus per unit fee for projects of 2 to 6 units; this may reduce development costs for smaller units and incentivize their construction. The city has developed a robust series of informational bulletins to assist developers, consultants, and the public in understanding the city's process and aid in expediting permits. Examples of bulletins relevant to reduce costs and time include those on accessory dwelling units, building permit submittal requirements for residential uses, inclusionary housing, SB-9, SB-35, and SB-330, and the self-certification program on building inspections. Also, passage of Ordinance CS-422 in May 2022 helped clarify the city's site development plan process and permit "horizontal" mixed use development in many commercial zones. Further, all sites rezoned as part of the City Council approval of the 2021-2029 Housing Element Rezoning Program on January 30, 2024, allow residential by right and require a minimum 20 percent of the units to be affordable to lower-income households.	Other	1	https://records.carlsbadca.gov/WebLink/DocView.aspx?id=7237799&dbid=0&repo=CityofCarlsbad
1.6 (c) - Development streamlining	To the extent permitted by State law, use existing environmental documents to limit review of new developments to impacts not considered in the earlier environmental documents.	4/15/2029	6th Cycle	Continuous	On January 30, 2024, the City Council approved the 2021-2029 Housing Element Rezoning Program, which included certification of a Supplemental Environmental Impact Report (SEIR); see Program 1.1(b). The SEIR serves a valuable purpose as a first-tier environmental analysis for future housing projects The city intends to take full advantage of the CEQA streamlining provisions to encourage the construction of more housing options quicker and more efficiently. For example, the SEIR will facilitate the statutory Infill Housing Exemption by providing updated community level environmental review.	Other	1	https://records.carlsbadca.gov/WebLink/DocView.aspx?id=7245823&dbid=0&repo=CityOfCarlsbad&searchid=3967086e-0f34-443d-9e87-c50cbe94db9b
1.6 (d) - Development streamlining	Develop an SB 35 application form and processing procedures.	12/1/2021	6th Cycle	Completed	This program is complete. The city has an information bulletin and application checklist (P-35) that guides applicants through a streamlined review process for projects that provide at least 20% affordable housing (in excess of the city's 15% inclusionary housing ordinance). See supporting document.	Other	1	211104 SB 35 Multifamily Ministerial Streamlining IB-135) (00686218).DOCX

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1.6 (e) - Development streamlining	Identify opportunities to reduce administrative burdens during permitting by, for example, automating processes, creating reference guides, and streamlining review processes.	4/15/2029	6th Cycle	Continuous	The city is complying with and implementing this ongoing program. The city has developed a robust series of informational bulletins to assist developers, consultants, and the public in understanding the city's process and aid in expediting permits. Examples of bulletins relevant to reduce costs and time include those on accessory dwelling units, building permit submittal requirements for residential uses, inclusionary housing, SB-9, SB-35, and SB-330, and the self-certification program on building inspections; in 2025, several of these bulletins were updated, and a new bulletin on AB-2011, the Affordable Housing & High Roads Act, was developed and posted online. In 2025, the City Council accepted the California Coastal Commission's "suggested modifications," completing the final city step to enable implementation of two key programs in the Coastal Zone. The first of these programs is the 2021-2029 Housing Element Rezoning Program (see Program 1.1 (b)), which allows residential by right and requires a minimum 20 percent of the units to be affordable to lower-income households. The second regards objective design standards, which the City Council approved in 2023, for the Village and Barrio Master Plan and for all areas outside the master plan, respectively. The Community Development Department also continued its ongoing efforts to maintain accurate and consistent development application forms, instructions, and informational bulletins to aid project applicants in initiating and moving through the application review and approval process. The city also continued its work on enabling more electronic submittals.	Other	1	https://records.carlsbadca.gov/WebLink/DocView.aspx?id=6568727&dbid=0&repo=CityofCarlsbad
1.6 (f) - Development streamlining	Expand options for "self-certification" in certain aspects of the building permit application and building inspection processes for qualifying projects. This would allow applicants to move forward on limited revisions without the need for an additional staff review cycle.	6/1/2022	6th Cycle	Completed	This program is complete with passage of Ordinance CS-422 on May 10, 2022. The city has developed an informational bulletin on the self-certification process; see supporting document.	Other	1	https://www.carlsbadca.gov/home/showpublisheddocument/10193
1.6 (g) - Development streamlining	Evaluate and recommend changes to guidance for Site Development Plans to the Planning Commission and City Council related to all housing projects and remove requirements that could reduce allowed density and uncertainty. Amend requirements for affordable housing requirements accordingly.	4/1/2022	6th Cycle	Completed	This program is completed with passage of Ordinance CS-422 on May 10, 2022.	Other	1	https://records.carlsbadca.gov/WebLink/DocView.aspx?id=6274303&dbid=0&repo=CityofCarlsbad

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1.7 (a) - Sites from prior elements	The city shall rezone, within three years of the beginning of the planning period, to allow residential use by right under a R-30 or V-B designation, as appropriate for the site, and require that at least 20 percent of the units are affordable to lower-income households. This program can be an overlay on these specific sites. Housing developments that do not contain the requisite 20 percent lower income housing would still be allowed to be developed according to the underlying (base) zoning but would not be eligible for "by right" processing. If this 20 percent is not met, the city would make findings on the approval of that project pursuant to No Net Loss Law (Government Code section 65863) and proceed to identify an alternative site or sites pursuant to that law.	4/1/2022	6th Cycle	Completed	This program is complete. All sites rezoned as part of the City Council approval of the 2021-2029 Housing Element Rezoning Program on January 30, 2024, allowing residential by right and require a minimum 20 percent of the units to be affordable to lower-income households.	Other	1	https://www.carlsbadca.gov/departments/community-development/planning/housing-plan-update
1.8 (a) - Mixed use	Periodically review, as part of a Semi-Annual Zoning Code Update Review, development standards and incentives that would encourage mixed-use developments and make city-sponsored changes to development standards as needed.	4/15/2029	6th Cycle	Continuous	The city completed the initial task of this objective by December 2023 and continues to implement this program. Passage of Ordinance CS-422 on May 10, 2022, allowed "horizontal" residential uses in the Neighborhood Commercial, General Commercial, and Local Shopping Center zones. As part of the city's 2024 Zone Code Cleanup, the City Council adopted Ordinance CS-474 on August 20, 2024, which approved changes to expressly identify "mixed use development" as a permitted use in three commercial zones.	Other	1	https://records.carlsbadca.gov/WebLink/DocView.aspx?id=6274303&dbid=0&repo=CityofCarlsbad
1.8 (b) - Mixed use	Periodically identify, as part of a Semi-Annual Zoning Code Update Review, areas and properties with potential for mixed-use development and provide information to interested developers on an on-going basis.	4/15/2029	6th Cycle	Continuous	The city completed the initial task of this objective by December 2023 and continues to implement this program. See supporting document for information related to areas with mixed used potential.	Other	1	https://carlsbad.maps.arcgis.com/apps/instant/sidebar/index.html?appid=942535a2da9e44ff8877756af41e9af2
1.8 (c) - Mixed use	Update Zoning Ordinance to define and allow both horizontal and vertical mixed-use projects.	4/1/2022	6th Cycle	Completed	This program is complete. Passage of Ordinance CS-422 on May 10, 2022, allowed "horizontal" residential uses in the Neighborhood Commercial, General Commercial, and Local Shopping Center zones.	Other	1	https://records.carlsbadca.gov/WebLink/DocView.aspx?id=6274303&dbid=0&repo=CityofCarlsbad
1.8 (d) - Mixed use	Evaluate and consider the expansion of live/work zoning allowances citywide.	4/1/2023	6th Cycle	Completed	This program item is complete. An evaluation including existing live/work zoning allowances, best practices within the San Diego region, and recommendations was presented to the Planning Commission for consideration on April 19, 2023.	Other	1	https://records.carlsbadca.gov/WebLink/DocView.aspx?id=6410719&dbid=0&repo=CityofCarlsbad

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1.9 (a) - Parking standards	Update city parking requirements to allow parking reductions based on a survey of higher density housing development in the city.	4/1/2023	6th Cycle	Completed	This program is complete. The city currently has regulatory mechanisms to reduce parking requirements that have been successful in resulting in financially viable housing projects over a sustained period of years. Further, projects not receiving parking reductions are able to achieve densities near or at the maximum permitted. No update to city parking standards is necessary.	Other	1	Contact staff for internal memo. City information bulletin regarding AB 2097 parking requirements linked here https://www.carlsbadca.gov/home/showpublisheddocument/12218/638563690008600000
1.9 (b) - Parking standards	Consider reductions for mixed-use projects, projects near transit facilities, and projects that are able to demonstrate a reduced parking need.	4/1/2023	6th Cycle	Completed	This program is complete. The city currently has regulatory mechanisms to reduce parking requirements that have been successful in resulting in financially viable housing projects over a sustained period of years. Further, projects not receiving parking reductions are able to achieve densities near or at the maximum permitted. No update to city parking standards is necessary.	Other	1	The city information bulletin regarding AB 2097 parking requirements linked here https://www.carlsbadca.gov/home/showpublisheddocument/12218/638563690008600000
1.10 (a) - Energy conservation	Expand the Minor Home Repair Program to include energy efficiency improvements as eligible reimbursable costs for lower income homeowners. (See Program 3.5).	4/15/2029	6th Cycle	Continuous	This program is complete. Amendments were approved to the Minor Home Repair Program which included expanding eligible costs to include energy efficiency improvements. No applications were received during CY 2025.	Other	1	-- https://www.carlsbadca.gov/departments/housing-homeless-services/resources
1.10 (b) - Energy conservation	Continue to pursue energy efficient development and rehabilitation of residential units through incentives, funding assistance, and city policies.	4/15/2029	6th Cycle	Continuous	The city continues to implement this program, including through its Minor Home Repair Program, which issues affordable long-term term loans to low-income owners of single family homes and mobile homes to cover the cost of energy efficiency improvements, among others.	Other	1	https://www.carlsbadca.gov/home/showpublisheddocument/17445/638515551518600000
1.10 (c) - Energy conservation	Continue to enforce Title 24 energy efficiency and green building standards as amended by local ordinance, and update codes as required by the State and as necessary to implement the city's Climate Action Plan.	4/15/2029	6th Cycle	Continuous	The city is complying and continues to enforce Title 24 and green building standards, as required by law, on all applicable development applications. On Dec. 2, 2025, the City Council adopted the 2025 California Building Code and related state codes for construction, including the Solar Energy Code, Green Building Standards Code, and Energy Conservation Regulations.	Other	1	https://records.carlsbadca.gov/WebLink/DocView.aspx?id=10637635&dbid=0&repo=CityOfCarlsbad&searchid=f4761792-d0ae-4394-a8b9-a283ecd369b8
1.10 (d) - Energy conservation	In the Village and Barrio, permit modification of development standards (e.g. parking, building setbacks, height, and density) as necessary to enable energy conservation and efficiency that would be considered a significant public benefit, as described in the Village and Barrio Master Plan.	4/15/2029	6th Cycle	Continuous	The city is complying and continues to implement with this ongoing program. The Village and Barrio Master Plan allows for standards modifications, including the density, building coverage, parking, setbacks, and height for proposals that include significant public benefits, which include exceeding minimum Climate Action Plan consistency, exceeding local energy efficiency requirements, and exceeding local electric vehicle parking requirements (VBMP Section 2.6.7).	Other	1	https://www.carlsbadca.gov/home/showpublisheddocument/15621/638865445621170000
1.11 (a) - ODS	The City shall establish and adopt clear objective design standards (ODS) for mixed use and multi-family housing projects.	9/1/2023	6th Cycle	Completed	This program is complete. On September 12, 2023, the City Council passed ordinances CS-458 and CS-459, establishing objective design standards for the Village and Barrio Master Plan and for all areas outside the master plan, respectively.	Other	1	https://records.carlsbadca.gov/WebLink/DocView.aspx?id=6568727&dbid=0&repo=CityofCarlsbad

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1.11 (b) - ODS	Once the objective design standards are adopted, multi-family and mixed-use projects will be allowed by right and approved through a ministerial, staff-level review process.	4/15/2029	6th Cycle	Continuous	On September 12, 2023, the City Council passed ordinances CS-458 and CS-459, establishing objective design standards for the Village and Barrio Master Plan and for all areas outside the master plan, respectively. The ordinances became effective outside the Coastal Zone in November 2023. In 2025, the California Coastal Commission approved the ordinances, contingent upon the city accepting "suggested modifications." The City Council accepted these modifications on May 13, 2025, and, following verification by the Coastal Commission, the ordinances became effective in the Coastal Zone in June 2025. Staff will process multi-family projects ministerially if they do not otherwise require a discretionary permit.	Other	1	https://records.carlsbadca.gov/WebLink/DocView.aspx?id=10394000&dbid=0&repo=CityOfCarlsbad&searchid=923b8e44-157c-47c9-8a7d-1e067f97a807&cr=1 and https://records.carlsbadca.gov/WebLink/DocView.aspx?id=10393975&dbid=0&repo=CityOfCarlsbad&searchid=923b8e44-157c-47c9-8a7d-1e067f97a807
1.12 (a) - Smoke-free ordinance for MF	Consider adopting a smoke-free ordinance for multi-family housing.	12/1/2023	6th Cycle	Completed	This program is complete. Staff prepared analysis and options for the City Council to consider at its hearing on August 22, 2023. The Council directed staff to develop draft ordinance language, including education and enforcement mechanisms and to return for further consideration. On August 20, 2024, the City Council adopted Ordinance CS475 to prohibit smoking in multi-unit residences. The ordinance took effect January 1, 2025.	Other	1	https://records.carlsbadca.gov/WebLink/DocView.aspx?id=9942881&dbid=0&repo=CityofCarlsbad
2.1 (a) - IHO	Complete a Gap Analysis of the city's inclusionary housing in-lieu fee to determine a fee amount necessary and appropriate to reflect market conditions and ensure fees collected are adequate to facilitate the development of affordable units.	9/1/2021	6th Cycle	Completed	This program is complete. The gap analysis was completed as required in April 2021.	Other	1	https://records.carlsbadca.gov/WebLink/DocView.aspx?id=6258450&dbid=0&repo=CityofCarlsbad
2.1 (b) - IHO	Amend the city's inclusionary housing ordinance to reflect the updated in-lieu fee, or linkage fee, and revise the ordinance as necessary to maximize production of affordable units without adversely affecting market-rate development.	4/1/2023	6th Cycle	Completed	This program is complete. On March 22, 2022, the City Council adopted Resolution 2022-077, amending the fee.	Other	1	https://records.carlsbadca.gov/WebLink/DocView.aspx?id=6258430&dbid=0&repo=CityofCarlsbad
2.1 (c) - IHO	For those specific properties identified in Table A of Planning Commission Resolution 7114 (approved by City Council Resolution 2015-243 for the 2015 General Plan Update), provide affordable housing in excess of inclusionary housing ordinance requirements as indicated in Resolution 7114.	4/15/2029	6th Cycle	Continuous	The city is complying with and continues to implement this ongoing program. In 2025, construction was completed for two sites identified in Resolution 7114, Aviara Farms (aka Aviara Apartments), and Marja Acres (aka Vintage @ Marja Acres). Additionally, La Costa Town Square Parcel 3, also identified in Resolution 7114, began construction in 2025 and is expected to be complete in early 2026. Marja Acres provides 20% of its units as affordable housing as required by the resolution, with the majority of its 47 units as affordable to very low-income households. La Costa Town Square Parcel 3 provides 20% of its units as affordable housing. Aviara Apartments provides 25% of its units as affordable housing with the majority of those restricted to low-income households.	Other	1	2015-07-24; Planning Commission; Resolution 7114

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2.10 (a) - Senior Housing	Periodically review the senior housing provisions in Municipal Code Chapter 21.84 to expand housing opportunities for seniors.	4/15/2029	6th Cycle	Continuous	The city is complying and continues to implement with this ongoing program. During CY 2025, a new 47-unit affordable senior development, known as Vintage @ Marja Acres was completed and fully occupied	Other	1	https://vintagemarjaacres.com/
2.10 (b) - Senior Housing	Work with senior housing developers and non-profit organizations to locate and construct senior low-income housing.	4/15/2029	6th Cycle	Continuous	The city is complying and continues to implement with this ongoing program. During CY 2025, a new 47-unit affordable senior development, known as Vintage @ Marja Acres was completed and fully occupied.	Other	1	https://vintagemarjaacres.com/
2.10 (c) - Senior Housing	Evaluate the success of the city's one-year seniors home share matching pilot program launched in 2019. Extend and expand program as appropriate to assist additional seniors. This shall be done on an annual basis and reported with the city's Housing Element Annual Progress Report.	4/15/2029	6th Cycle	Continuous	The city did not pursue this program after the initial pilot period, due to no measurable performance outcomes.	Other	1	Contact Staff
2.11 (a) - Housing for persons with disabilities	Evaluate the use and effectiveness of the reasonable accommodation ordinance through the Housing Element Annual Progress Report.	4/15/2029	6th Cycle	Continuous	Program implementation is ongoing and accomplished through zoning ordinance standards (Municipal Code Chapter 21.87) and a Reasonable Accommodations application form available online. To promote the ordinance, an informational bulletin was posted online in December 2023 and is reviewed yearly for any necessary updates. In 2025, the city processed one reasonable accommodation request.	Other	1	https://www.carlsbadca.gov/home/showpublisheddocument/15879/638379724047970000
2.11 (b) - Housing for persons with disabilities	Continue to provide opportunities for the development of affordable housing for seniors and persons with disabilities. This includes encouraging housing developers, through the city's Inclusionary Housing Ordinance requirements, to designate a portion of new affordable housing units to include accommodations for disabled households.	4/15/2029	6th Cycle	Continuous	During CY 2025, a new 47-unit affordable senior (55+) development, known as Vintage @ Marja Acres, was completed and fully occupied.	Other	1	https://vintagemarjaacres.com/
2.11 (c) - Housing for persons with disabilities	The City shall continue to provide reasonable accommodations by reviewing and approving requests for modifications to building or zoning requirements in order to ensure accommodations for persons with disabilities can be provided as needed to support these households.	4/15/2029	6th Cycle	Continuous	Program implementation is ongoing and accomplished through zoning ordinance standards (Municipal Code Chapter 21.87) and a Reasonable Accommodations application form available online. To promote the ordinance, an informational bulletin was posted online in December 2023 and is reviewed yearly for any necessary updates. In 2025, the city processed one reasonable accommodation request.	Other	1	https://www.carlsbadca.gov/home/showpublisheddocument/15879/638379724047970000
2.11 (d) - Housing for persons with disabilities	The city shall continue to streamline city procedures related to accessibility and adaptability of housing for persons with disabilities in accordance with the Reasonable Accommodation Ordinance.	4/15/2029	6th Cycle	Continuous	Program implementation is ongoing through application of the city's Reasonable Accommodation Ordinance (CMC Chapter 21.87). Updates to the ordinance, and other sections of Title 21, Zoning, are considered through the city's bi-annual Zone Code Cleanup. The next Zone Code Cleanup is scheduled for 2026.	Other	1	https://ecode360.com/44013980?highlight=accommodation&highlight=reasonable&searchId=11664998008131956#44013981

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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	5	6	7	8	9
Name of Program	**Objective**	**Projected Completion Date in Housing Element**	**Applicable Cycle**	**Status of Program Implementation**	**Program Implementation Details**	**Quantified Outcomes: Category**	**Quantified Outcomes: Count**	**Supporting Documents**
2.12 (a) - Housing for large households	Continue to implement this requirement as part of the Inclusionary Housing Ordinance (i.e., that 10% of lower income units should have 3 or more bdrms).	4/15/2029	6th Cycle	Continuous	The city is complying and continues to implement with this ongoing program. The city continues to enforce the requirement that 10% of inclusionary units, in projects with 10 more affordable units, be 3BR+. In 2024, Ordinance No. CS-474 amended the City's Inclusionary program to require that the bedroom count and unit sizes of affordable units shall be commensurate with market rate units.	Other	1	Contact Staff
2.12 (b) - Housing for large households	The city shall encourage housing designs that meet the needs of extended, multigenerational, and/or large families.	4/15/2029	6th Cycle	Continuous	The city is complying and continues to implement with this ongoing program. The city continues to enforce the requirement that 10% of inclusionary units, in projects with 10 or more affordable units, be 3BR+. In 2024 Ordinance No. CS-474 amended the City's Inclusionary program to require that the bedroom count and unit sizes of affordable units shall be commensurate with market rate units.	Other	1	Contact Staff
2.13 (a) - Housing for Homeless	Participate in the North County Homeless Action Committee, regional or sub-regional summit(s) including decision-makers from north San Diego County jurisdictions, and SANDAG for the purposes of coordinating efforts, reducing the unsheltered population, increasing emergency and permanent housing, and leveraging resources to address homelessness. This will be done on an on-going basis based with listed organizations.	4/15/2029	6th Cycle	Continuous	The city is part of sub regional and regional efforts to address homelessness. The city partnered with the city of Oceanside for an Encampment Resolution Funding grant to reduce encampments along the shared border of the two cities. The city contributes funding to the Alliance for Regional Solutions which funds shelter beds in the region. The city contributed funding to Catholic Charities to expand staffing so their facility can better serve guests as a low barrier shelter. The city is working with Catholic Charities to expand their facility to serve more people.	Other	1	https://www.sandiegocounty.gov/content/dam/sdc/hhsa/programs/sd/documents/North-County-Homeless-Action-Plan.pdf
2.13 (b) - Housing for Homeless	Support the expansion of Catholic Charities' La Posada Emergency Shelter. Work with Catholic Charities to lower the facility's entry requirements to ensure the most vulnerable individuals are able to access shelter resources	4/15/2029	6th Cycle	Continuous	The city contributed funding to Catholic Charities to expand staffing so their facility can better serve guests as a low barrier shelter. The city is working with Catholic Charities to expand their facility as a low barrier navigation center. Design work is complete to allow for an expansion of the facility to serve women and families. City staff will continue to work on this issue, as HCD has stated it does not support demolition of one building to allow reconstruction to serve more people.	Other	1	https://www.carlsbadca.gov/Home/Components/News/News/2577/
2.13 (c) - Housing for Homeless	Continue to provide funding for local and sub-regional homeless service providers that operate temporary and emergency shelters, such as the North County Regional Winter Shelter Program, and La Posada de Guadalupe men's homeless/farmworker shelter on an annual basis.	4/15/2029	6th Cycle	Continuous	The city is part of sub regional and regional efforts to address homelessness. The city partnered with the city of Oceanside for an Encampment Resolution Funding grant to reduce encampments along the shared border of the two cities. The city contributes funding to the Alliance for Regional Solutions which funds shelter beds in the region. The city contributed funding to Catholic Charities to expand staffing so their facility can better serve guests as a low barrier shelter. The city is working with Catholic Charities to expand their facility to serve more people.	Other	1	https://records.carlsbadca.gov/WebLink/DocView.aspx?id=9880001&dbid=0&repo=CityofCarlsbad

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2.13 (d) - Housing for Homeless	Assist local non-profits and charitable organizations in securing state and federal funding for the acquisition, construction, and management of shelters on an on-going basis. Work with organizations annually to assess needs and plan for grant requests	4/15/2029	6th Cycle	Continuous	The city contributes funding to the Alliance for Regional Solutions which funds shelter beds in the region. The city contributed funding to Catholic Charities to expand staffing so their facility can better serve guests as a low barrier shelter. The city is working with Catholic Charities to expand their facility to serve more people.	Other	1	Contact Staff
2.13 (e) - Housing for Homeless	Apply for new Section 8 mainstream vouchers as they become available to house individuals who are experiencing homelessness or at-risk of homelessness in the City of Carlsbad and continue to look for available funding opportunities.	4/15/2029	6th Cycle	Continuous	HUD funding has not been made available. The current program is currently in shortfall status as there are not enough funds to address participants currently on the program.	Other	1	https://records.carlsbadca.gov/WebLink/DocView.aspx?id=9880001&dbid=0&repo=CityofCarlsbad
2.13 (f) - Housing for Homeless	Continue to fund a Flexible Housing Subsidy Program to help individuals experiencing homelessness secure and lease up vacate units in the community.	4/15/2029	6th Cycle	Continuous	The city funds a Rapid ReHousing program to help people experiencing homelessness secure and lease up vacate units in the community.	Other	1	https://records.carlsbadca.gov/WebLink/DocView.aspx?id=9880001&dbid=0&repo=CityofCarlsbad
2.13 (g) - Housing for Homeless	Continue to provide housing navigation services.	4/15/2029	6th Cycle	Continuous	The city's Housing Navigator position continues to assist homeless individuals find housing.	Other	1	https://records.carlsbadca.gov/WebLink/DocView.aspx?id=6427878&dbid=0&repo=CityofCarlsbad
2.13 (h) - Housing for Homeless	Review the low barrier navigation centers, emergency shelters, and supportive housing provisions to comply with recent changes to state law [Government Code 65651 and Government Code 65583(a)(4)] and amend the zoning ordinance and other documents as necessary to comply.	10/1/2022	6th Cycle	Completed	This program is complete. The City Council passed Ord. CS-448 on June 6, 2023, amending the Zoning Ordinance regarding boardinghouses, emergency shelters, group homes, residential care facilities, and low barrier navigation centers to comply with state law. Staff will continue to bring forward any necessary amendments for approval to maintain compliance.	Other	1	https://records.carlsbadca.gov/WebLink/DocView.aspx?id=10404223&dbid=0&repo=CityofCarlsbad
2.13 (i) - Housing for Homeless	Identify data sources or procedures to quantify the homeless population for emergency shelters per AB 139	10/1/2022	6th Cycle	Completed	This program is complete. City staff have been publishing data that quantifies the homeless population in Carlsbad. The city also participates in regional data collection such as the Point in Time Count and Housing Inventory Count. In addition, the city works with providers such as Catholic Charities to monitor emergency shelter need.	Other	1	https://records.carlsbadca.gov/WebLink/DocView.aspx?id=6410719&dbid=0&repo=CityofCarlsbad
2.13 (j) - Housing for Homeless	Evaluate the potential to allow for emergency shelter or other temporary housing on properties owned by religious institutions. Implementation would be through appropriate updates to the city Zoning Ordinance.	4/1/2023	6th Cycle	Completed	This program is complete. An evaluation including existing emergency shelter zoning allowances, best practices within the San Diego region, and recommendations was presented to the Planning Commission for consideration on April 19, 2023.	Other	1	https://records.carlsbadca.gov/WebLink/DocView.aspx?id=6427878&dbid=0&repo=CityofCarlsbad
2.13 (k) - Housing for Homeless	Facilities for persons experiencing homelessness, both temporary and long-term, shall not be placed in environments that would not be suitable for single-family housing.	4/15/2029	6th Cycle	Continuous	The City Council passed Ord. CS-448 on June 6, 2023, amending the Zoning Ordinance regarding boardinghouses, emergency shelters, group homes, residential care facilities, and low barrier navigation centers to comply with state law. Staff will continue to bring forward any necessary amendments for approval to maintain compliance.	Other	1	https://www.carlsbadca.gov/departments/housinghomeless-services/affordable-housing

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Name of Program	**Objective**	**Projected Completion Date in Housing Element**	**Applicable Cycle**	**Status of Program Implementation**	**Program Implementation Details**	**Quantified Outcomes: Category**	**Quantified Outcomes: Count**	**Supporting Documents**
2.14 (a) - Military/student referrals	Periodically update the city's inventory of assisted or below-market housing and make the information available on print and on the city's website	4/15/2029	6th Cycle	Continuous	The city is complying and continues to implement with this ongoing program. The city's Housing and Homeless Services Department provides public information on affordable ownership and rental housing, including the affordable housing resale program and a map and description of current and future affordable rental housing. This information is available on its website and printed and available in public locations.	Other	1	https://www.carlsbadca.gov/departments/housinghomeless-services/affordable-housing
2.14 (b) - Military/student referrals	The City will annually provide to local military and student housing offices information about the availability of low-income housing in Carlsbad.	4/15/2029	6th Cycle	Continuous	The city is complying and continues to implement with this ongoing program. The city's Housing and Homeless Services Department provides public information on affordable ownership and rental housing, including the affordable housing resale program and a map and description of current and future affordable rental housing. This information is available on its website and printed and available in public locations.	Other	1	Contact Staff
2.15 (a) - Coastal housing monitor	Continue to maintain records and prepare a summary report annually.	4/15/2029	6th Cycle	Continuous	The city continues to implement this program. In 2024, Carlsbad issued building permits for 196 dwellings (excluding accessory dwelling units) in the Coastal Zone. Of those units, a total of 13 were provided as affordable housing. A demolition permit was issued for one unit in the Coastal Zone to allow for the construction of a single-family residence. A 2025 report is not available at this time.	Other	1	Contact Staff
2.16 (a) - AHEPR	Prepare an Annual Progress Report (APR) that reports on implementation of the Housing Element by April 1 of each year (covering the previous calendar year).	4/15/2029	6th Cycle	Continuous	On March 18, 2025, the City Council adopted Resolution 2025-064, accepting the 2024 Annual Progress Report.	Other	1	Contact Staff
2.16 (b) - AHEPR	Submit the APR to the City Council, HCD, OPR, and SANDAG. For HCD and OPR submissions, the city will submit APRs through HCD's online annual progress reporting system or by emailing APRs to apr@hcd.ca.gov and to opr.apr@opr.ca.gov.	4/20/2029	6th Cycle	Continuous	On March 18, 2025, the City Council adopted Resolution 2025-064, accepting the 2024 Annual Progress Report. City staff successfully submitted the report to all required agencies by the mandatory due date.	Other	1	https://cityrecords.city.carlsbadca.gov/WebLink/DocView.aspx?id=5319254&dbid=0&repo=CityOfCarlsbad&searchid=7019ec24-bdab-47d3-93ed-a17ecda5ba1b
2.2 (a) - GMP	Develop an alternative solution that will replace or modify the City's Growth Management Plan (GMP).	12/1/2024	6th Cycle	Completed	As stated in the text of Program 2.2 in the Housing Element, the program would not be required if the City Council adopted findings preempting the housing cap requirement of Proposition E/the Growth Management Plan. On April 6, 2021, the City Council adopted Resolution 2021-074 that suspended the growth cap and moratorium provisions of the Growth Management Program. Therefore, this program is complete.	Other	1	https://cityrecords.city.carlsbadca.gov/WebLink/DocView.aspx?id=5319254&dbid=0&repo=CityOfCarlsbad&searchid=7019ec24-bdab-47d3-93ed-a17ecda5ba1b
2.2 (b) - GMP	Provide guidance on infrastructure planning and finance as part of the revised Growth Management Plan that emphasizes infrastructure priorities based on housing location for lower-income households.	12/1/2024	6th Cycle	Completed	As stated in the text of Program 2.2 in the Housing Element, the program would not be required if the City Council adopted findings preempting the housing cap requirement of Proposition E/the Growth Management Plan. On April 6, 2021, the City Council adopted Resolution 2021-074 that suspended the growth cap and moratorium provisions of the Growth Management Program. Therefore, this program is complete.	Other	1	https://cityrecords.city.carlsbadca.gov/WebLink/DocView.aspx?id=5319254&dbid=0&repo=CityOfCarlsbad&searchid=7019ec24-bdab-47d3-93ed-a17ecda5ba1b

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Name of Program	**Objective**	**Projected Completion Date in Housing Element**	**Applicable Cycle**	**Status of Program Implementation**	**Program Implementation Details**	**Quantified Outcomes: Category**	**Quantified Outcomes: Count**	**Supporting Documents**
2.2 (c) - GMP	Propose changes in the Growth Management Plan into other appropriate planning documents, including the General Plan, so that these are consistent with the updated Plan and do not create caps or other limits that constrain the community's ability to meet housing obligations, under California law, at all income levels and in keeping with Carlsbad's RHNA.	12/1/2024	6th Cycle	Completed	As stated in the text of Program 2.2 in the Housing Element, the program would not be required if the City Council adopted findings preempting the housing cap requirement of Proposition E/the Growth Management Plan. On April 6, 2021, the City Council adopted Resolution 2021-074 that suspended the growth cap and moratorium provisions of the Growth Management Program. Therefore, this program is complete.	Other	1	https://cityrecords.city.carlsbadca.gov/WebLink/DocView.aspx?id=5319254&dbid=0&repo=CityOfCarlsbad&searchid=7019ec24-bdab-47d3-93ed-a17ecda5ba1b
2.2 (d) - GMP	Replace or modify City Council Policy Statement 43 to align with new Growth Management Plan.	12/1/2024	6th Cycle	Completed	As stated in the text of Program 2.2 in the Housing Element, the program would not be required if the City Council adopted findings preempting the housing cap requirement of Proposition E/the Growth Management Plan. On April 6, 2021, the City Council adopted Resolution 2021-074 that suspended the growth cap and moratorium provisions of the Growth Management Program. Therefore, this program is complete.	Other	1	https://records.carlsbadca.gov/WebLink/DocView.aspx?id=9921058&dbid=0&repo=CityofCarlsbad
2.3 (a) - DBO	Respond, in a timely manner, to update the Carlsbad Zoning Ordinance / Municipal Code to integrate future changes in State Density Bonus Law, including update to reflect the requirements of AB 2345 (2020).	4/15/2029	6th Cycle	Continuous	The city is complying with and continues to implement this ongoing program. The city's semi-annual Zone Code Updates can integrate state law changes. Updates can occur more frequently as necessary.	Other	1	https://www.carlsbadca.gov/home/showpublisheddocument/8169/638967418316170000
2.3 (b) - DBO	Apply the city's Density Bonus Ordinance, consistent with state law.	4/15/2029	6th Cycle	Continuous	The city is complying with and continues to implement this ongoing program. The city maintains an informational bulletin to help housing developers understand the density bonus process. The bulletin was last updated in 2025.	Other	1	https://www.carlsbadca.gov/home/showpublisheddocument/8169/638967418316170000
2.3 (c) - DBO	Ensure that housing developers are informed about the city's density bonus program during pre-development conferences, inquiries, and at application and highlight the additional development potential available.	4/15/2029	6th Cycle	Continuous	The city is complying with and continues to implement this ongoing program. It regularly advises developers about the density bonus program as part of preliminary review applications and formal project reviews. The city maintains an informational bulletin to help housing developers understand the density bonus process. The bulletin was last updated in 2025.	Other	1	Contact city staff

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2.4 (a) - City-initiated development	Actively work on an on-going basis with developers with interest in city-owned properties to negotiate residential or mixed-use development.	4/15/2029	6th Cycle	Continuous	As discussed in detail in Program 1.1 b, the City Council's 2024 approval of the 2021-2029 Housing Element Rezone Program resulted in two city-owned sites (sites 2 and 6) designated for residential or residential/commercial (mixed use). Regarding site 2, The Shoppes at Carlsbad, the city (owner of the mall parking lot) and SteelWave (new owner of the mall buildings) continued to discuss development options in 2025. The property was also found to be exempt from the State Lands Act. The City Council on June 24, 2025, adopted Resolution 2025-150 declaring the city-owned parking lot properties located at The Shoppes at Carlsbad as exempt surplus land under California Government Code Section 54221(f)(1)(J). Regarding Site 6, Crossings Golf Course, the site received final Coastal Commission approval of its land use designation change to residential only in February 2026. Regarding Site 6, Crossings Golf Course, the site received final Coastal Commission approval of its land use designation change to residential only in February 2026.	Other	1	Contact city staff
2.4 (b) - City-initiated development	Modify existing programs and develop new programs and funding sources to provide city incentives to enhance the production of housing for lower-income households	4/15/2029	6th Cycle	Continuous	As discussed in detail in Program 1.1 b, the City Council's 2021 approval of the 2021-2029 Housing Element Rezoning Program provided 3,447 units at the lower and moderate-income levels spread across 16 sites throughout the city, including several sites in the Coastal Zone. All sites rezoned as part of this program allow residential by right and require a minimum 20 percent of the units to be affordable to lower-income households. The two city-owned program sites require a minimum 40 percent of the units to be affordable to lower-income households. The Rezoning Program also created new higher density residential designations at densities appropriate for lower-income households. On August 15, 2025, the California Coastal Commission approved the rezoning of Rezoning Program sites in the Coastal Zone, contingent upon the city's acceptance of several suggested modifications, which the City Council did on December 9, 2025. Further, the City Council on June 24, 2025, adopted Resolution 2025-150, declaring the city-owned parking lot properties (Rezoning Program site 2) located at The Shoppes at Carlsbad as exempt surplus land under California Government Code Section 54221(f)(1)(J).	Other	1	Contact city staff

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2.4 (c) - City-initiated development	Actively work with development partners to pursue development of rental and for sale housing on sites and included the RHNA after Program 1.1 is implemented. Sites are included in this Element and listed on Table B-5 in Appendix B. To support this effort, the city will: --- Pursue funding to support development of these sites, including necessary infrastructure improvements. --- Actively pursue the relocation of the city's Public Works Yard to its new location and conduct site preparation needed to create a site ready for development. --- Work closely with the owner of the Shoppes @ Carlsbad to move forward on the redevelopment of this site to a mixed-use format center that includes a mix of residential income units, including units for very low- and low-income households. --- Work closely with the owner of the Shoppes @ Carlsbad to evaluate the inclusion of alternative housing concepts, such as micro-units.	12/1/2024	6th Cycle	In Progress	As discussed in detail in Program 1.1 b, the City Council's 2024 approval of the 2021-2029 Housing Element Rezone Program resulted in two city-owned sites (sites 2 and 6) designated for residential or residential/commercial (mixed use). The Public Works Yard (site 15) was not one of the sites included in the final RHNA determination and it is no longer being pursued for residential development. Regarding Site 2, The Shoppes at Carlsbad, the city (owner of the mall parking lot) and SteelWave (new owner of the mall buildings) continued to discuss development options in 2025. The property was also found to be exempt from the State Lands Act. The City Council on June 24, 2025, adopted Resolution 2025-150 declaring the city-owned parking lot properties located at The Shoppes at Carlsbad as exempt surplus land under California Government Code Section 54221(f)(1)(J). Regarding Site 6, Crossings Golf Course, the site received final Coastal Commission approval of its land use designation change to residential only in February 2026. In 2025, the city continued to prepare an update to its Real Estate Strategic Plan to identify parameters for developing the two city-owned sites. The updated plan is scheduled for City Council review in March 2026.	Other	1	Contact city staff
2.4 (d) - City-initiated development	If the sites are included in the final RHNA determination, actively pursue activities such as preparing and issuing Requests for Proposals (RFP) for residential development of the city's Public Works Yard and the Crossings Golf Course	12/1/2024	6th Cycle	In Progress	As discussed in detail in Program 1.1 b, the City Council's 2024 approval of the 2021-2029 Housing Element Rezone Program resulted in two city-owned sites (sites 2 and 6) designated for residential or residential/commercial (mixed use). The Public Works Yard (site 15) was not one of the sites included in the final RHNA determination and it is no longer being pursued for residential development. Regarding Site 2, The Shoppes at Carlsbad, the city (owner of the mall parking lot) and SteelWave (new owner of the mall buildings) continued to discuss development options in 2025. The property was also found to be exempt from the State Lands Act. The City Council on June 24, 2025, adopted Resolution 2025-150 declaring the city-owned parking lot properties located at The Shoppes at Carlsbad as exempt surplus land under California Government Code Section 54221(f)(1)(J). Regarding site 6, Crossings Golf Course, the site received final Coastal Commission approval of its land use designation change to residential only in February 2026. In 2025, the city continued to prepare an update to its Real Estate Strategic Plan to identify parameters for developing the two city-owned sites. The updated plan is scheduled for City Council review in March 2026.	Other	1	Also https://records.carlsbadca.gov/WebLink/DocView.aspx?id=7245827&dbid=0&repo=CityofCarlsbad

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2.4 (e) - City-initiated development	For properties where the city has an ownership interest, the city will leverage this ownership to negotiate a higher percentage of lower- income units than would be required under current city code. On projects over 30 units, this will also include units for very low-income and special needs households.	4/15/2029	6th Cycle	Continuous	As part of the City Council's approval of the Housing Element Rezoning Program in 2024, the City Council adopted Resolution 2024-016, which requires that not less than 40 percent of the total number of those housing units developed on any city-owned parcel shall be affordable to households whose incomes are equal to, or less than, 75 percent of the maximum income of lower income households, and at least half of which shall be affordable to very low income households.	Other	1	Detailed in Real Estate Strategic Plan set to be adopted on 3/10/26, contact staff
2.5 (a) - Land Banking	Solicit nonprofit developers when city-owned or acquired property becomes available for affordable housing and provide notice to the list of developers maintained by HCD. This will be assessed and reported annually with the Housing Element Annual Progress Report.	4/15/2029	6th Cycle	Continuous	The city is complying and continues to implement with this ongoing program; however, the city did not make any city-owned land available for affordable housing in 2025.	Other	1	Detailed in Real Estate Strategic Plan set to be adopted on 3/10/26, contact staff
2.5 (b) - Land Banking	Utilize, where feasible, private-public partnerships for development of affordable housing.	4/15/2029	6th Cycle	Continuous	The city is complying and continues to implement with this ongoing program by maintaining working relationships with public entities and private developers in pursuit of new affordable housing opportunities.	Other	1	Detailed in RESP set to be adopted on 3/10/26, contact staff
2.6 (a) - HTF	Actively pursue housing activities to encumber and disburse monies within the Housing Trust Fund that are specifically designated for the development of affordable housing for low-income households. This means regularly meeting with market rate and affordable housing developers and non-profit organizations (typically once a month and upon request) to advise of city resources and requirements and to share and learn of development opportunities; keeping abreast of community development and real estate activities, including potential prospects to acquire property; and, recommending property acquisitions and approval of Housing Trust Fund expenditures along with preparing and executing related loan documents.	4/15/2029	6th Cycle	Continuous	The city is complying and continues to implement with this ongoing program. In 2023, the city applied for state of California Local Housing Trust Fund program funds for several projects which received local Carlsbad Housing Trust Fund awards. Unfortunately, the city's application to the state was unsuccessful to the very competitive nature of the funding program. The city made one commitment of Housing Trust Fund dollars to low-income housing projects during 2025. The City Council approved an additional $500,000 loan commitment to Chelsea Investment Corporation, for the West Oaks affordable housing project. The city presents an annual report on the Housing Trust Fund to the Housing Commission and City Council that summarizes all activity for the year.	Other	1	Contact staff
2.6 (b) - HTF	The city will explore additional revenue opportunities to contribute to the Housing Trust Fund, reviewing the process on an annual basis as part of the Housing Element Annual Progress Report	4/15/2029	6th Cycle	Continuous	The city is complying and continues to implement with this ongoing program. In 2023, city applied for state of California Local Housing Trust Fund program funds for several projects which received local Carlsbad Housing Trust Fund awards. Unfortunately, the city's application to the state was unsuccessful to the very competitive nature of the funding program. No additional funding opportunities were identified for 2025.	Other	1	https://www.carlsbadca.gov/departments/housing-homeless-services/affordable-housing/rental-assistance

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2.7 (a) - Section 8	Continue to provide rental assistance to extremely low and very low income households.	4/15/2029	6th Cycle	Continuous	The city continues to maintain the rental assistance program. HUD has notified the City of Carlsbad that it is in a shortfall status as there are not enough funds to cover expenses for all participants on the program. The city is not allowed to issue any new vouchers through attrition. The city has applied for shortfall funding as it becomes available.	Other	1	Contact staff
2.7 (b) - Section 8	Apply for additional Housing Choice Vouchers when made available by HUD.	4/15/2029	6th Cycle	Continuous	The city continues to identify and apply for additional funding as it becomes available. HUD is not adding funding for new vouchers at this time, just funds to cover participants at risk of losing their assistance.	Other	1	Contact staff
2.7 (c) - Section 8	Proactively seek additional funding that can be used, in addition to Section 8 funds, to provide subsidies to lower-income households to bring monthly rents in line with affordability guidelines.	4/15/2029	6th Cycle	Continuous	The city continues to identify and apply for additional funding as it becomes available.	Other	1	https://records.carlsbadca.gov/WebLink/DocView.aspx?id=9880001&dbid=0&repo=CityofCarlsbad
2.7 (d) - Section 8	Market and expand outreach to landowners, property managers, and potential households to increase the distribution of housing vouchers in high opportunity areas of the city.	4/15/2029	6th Cycle	Continuous	The city created a Housing Navigator position to help identify opportunities to utilize housing vouchers.	Other	1	https://www.sandiegocounty.gov/content/sdc/sdhcd/home-buyers-owners/payment-assistance.html
2.8 (a) - Down payment assist	Continue participation of the HOME Consortium Down Payment and Closing Cost Program to provide loans for approximately six low-income households.	4/15/2029	6th Cycle	Continuous	The city continues participation in the San Diego County Regional HOME Consortium to make this program available to Carlsbad residents. This program is administered by the County of San Diego and not the City of Carlsbad.	Other	1	Contact staff
2.9 (a) - Assistance for Special Needs Pops	The city will continue to provide CDBG funds to community, social welfare, non-profit, and other charitable groups that provide services for those with special needs in the north San Diego County area with a focus on Carlsbad residents. For CDBG funds, this will be done through the annual Action Plan process.	4/15/2029	6th Cycle	Continuous	The city is complying and continues to implement with this ongoing program. For FY 2024-25, the city distributed $140,343 in CDBG funds to two non-profit agencies to provide homelessness prevention services to low-income households. Emergency rental assistance assisted 35 households with rent and utilities payments to prevent them from entering homelessness and an additional 630 Carlsbad households were served through other CDBG-funded services.	Other	1	https://www.carlsbadca.gov/home/showpublisheddocument/15879/638379724047970000
2.9 (b) - Assistance for Special Needs Pops	The City shall provide an Informational Guide in print form and on the City's website regarding reasonable accommodations by January 2022. This guide will be updated on an on-going basis, as needed, to reflect changing regulations and requirements.	4/15/2029	6th Cycle	Continuous	A reasonable accommodations application form available is available on the city website. The city has also developed an informational bulletin on reasonable accommodations.	Other	1	https://records.carlsbadca.gov/WebLink/DocView.aspx?id=9954191&dbid=0&repo=CityOfCarlsbad&searchid=2396f0a1-df82-4efe-b724-b1022c572d9c

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2.9 (c) - Assistance for Special Needs Pops	In order to assist in the housing needs for special needs populations, the city will: --- engage with housing advocates on the identification of needs and new solutions, --- encourage housing developers, through the city's Inclusionary Housing Ordinance requirements, to designate a portion of new affordable housing units for special needs populations, and --- the city will pursue funding sources designated for housing for special needs groups. --- progress, activities, and issues will be assessed and reported annually with the Housing Element Annual Progress Report and addressed as part of the Semi-Annual Zoning Code Update Review starting in December 2023.	4/15/2029	6th Cycle	Continuous	This program is complete/underway. Staff prepared a memorandum summarizing ongoing efforts and progress made in 2023. Efforts undertaken include engaging with housing advocates on the 2023 homeless action plan; continued implementation of the inclusionary housing ordinance; receipt of two grants for homeless housing assistance (HUD Continuum of Care funding for Rapid Re-Housing and Permanent Supportive Housing); and initiation of an annual memo that will report activities related to meeting the needs of special needs populations. Additionally, the City Council passed Ord. CS-448 on June 6, 2023, amending the Zoning Ordinance regarding boardinghouses, emergency shelters, group homes, residential care facilities, and low barrier navigation centers to ensure continued compliance with state law. On Jan. 31, 2024, the city submitted with the City of Oceanside a joint Encampment Resolution Funding Program grant proposal to the state. On April 18, 2024, the California Interagency Council on Homelessness notified both cities of the grant approval and its funding; Carlsbad's portion of the funding approved was approximately $5.3 million. On Aug. 27, 2024, the City Council authorized the City Manager to execute related agreements with three homeless services providers – the Community Resource Center, Whole Person Care Clinic and Catholic Charities Diocese of San Diego – to fund and provide the services identified in the grant and help individuals experiencing homelessness move into stable housing. Programs provided by these organizations include housing coordination and rapid re-housing and housing stability assistance.	Other	1	Contact Staff
2.9 (d) - Assistance for Special Needs Pops	The city will assess and monitor, as data is available, the needs for farmworker housing within the community.	4/15/2029	6th Cycle	Continuous	The city continues to monitor the farmworker community within Carlsbad, and beds continue to be available for farm workers at the La Posada de Guadalupe shelter. State HCD authorized farmworker beds to be utilized for general homeless individuals, but farmworkers still receive a preference.	Other	1	Contact Staff
2.9 (e) - Assistance for Special Needs Pops	Facilitate and support efforts of individuals, private organizations, and public agencies to provide safe and adequate housing for farmworkers in agriculturally-zoned areas	4/15/2029	6th Cycle	Continuous	The city continues to monitor the farmworker community within Carlsbad, and beds continue to be available for farmworkers at the La Posada de Guadalupe shelter. State HCD authorized farmworker beds to be utilized for general homeless individuals, but farmworkers still receive a preference.	Other	1	Contact Staff
3.1 (a) - Pursue funding	On an annual basis (timing will vary depending on the grant source), review available grant funding for housing or housing services. Pursue applicable funding or support other agencies and organizations in obtaining funding that benefits Carlsbad households.	4/15/2029	6th Cycle	Continuous	The city is complying and continues to implement with this ongoing program. The city continues to identify and apply for additional funding as it becomes available. No additional funding sources were identified for 2025.	Other	1	Contact Staff
3.1 (b) - Pursue funding	Obtain funding sources to implement the programs contained in the Housing Element.	4/15/2029	6th Cycle	Continuous	The city is complying and continues to implement with this ongoing program. The city continues to identify and apply for additional funding as it becomes available. No additional funding sources were identified for 2025.	Other	1	Contact staff

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3.2 (a) - Condo conversions	Continue implementation of the Inclusionary Housing Ordinance and impose inclusionary housing requirements on condominium conversions.	4/15/2029	6th Cycle	Continuous	The city continues to apply inclusionary requirements to condominium conversions. In 2025, there were no entitlements approved for condominium conversions.	Other	1	Contact staff
3.3 (a) - MHP conversion	Continue to regulate the conversion of mobile home parks in Carlsbad, as permitted by state law.	4/15/2029	6th Cycle	Continuous	The city is complying and continues to implement this ongoing program.	Other	1	Contact staff
3.3 (b) - MHP conversion	As appropriate, provide information to mobile home park tenants regarding potential tenant purchase of parks and assistance available, through programs such as State's Mobile home Park Rehabilitation and Restoration Ownership Program (MPRROP)	4/15/2029	6th Cycle	Continuous	The city is complying and continues to implement this ongoing program.	Other	1	https://records.carlsbadca.gov/WebLink/DocView.aspx?id=10563703&dbid=0&repo=CityOfCarlsbad
3.4 (a) - acquisition/rehab/retention of rental housing	Contact nonprofit housing developers annually to explore opportunities for acquisition/rehabilitation of rental housing.	4/15/2029	6th Cycle	Continuous	The city is complying and continues to implement this ongoing program. City staff discuss developer interest year round. During 2025, the city engaged with two non-profit housing providers to develop a plan for the acquisition and rehabilitation of Chestnut Apartments, a 16-unit affordable rental community located in the Barrio neighborhood. During 2025, the city allocated approximately $500,000 in CDBG funds to address immediate repairs at the Chestnut Apartments. Additionally, the city allocated approximately $600,000 in CDBG funds to Tyler Court Senior Apartments, a 75-unit affordable senior community in the Village neighborhood, for needed capital improvements.	Other	1	https://records.carlsbadca.gov/WebLink/DocView.aspx?id=10563703&dbid=0&repo=CityOfCarlsbad
3.4 (b) - acquisition/rehab/retention of rental housing	As appropriate and as financially feasible, make funding available to non-profit organizations to assist in the acquisition and rehabilitation of existing rental housing.	4/15/2029	6th Cycle	Continuous	The city is complying and continues to implement this ongoing program. City staff discuss developer interest year round. During 2025, the city engaged with two non-profit housing providers to develop a plan for the acquisition and rehabilitation of Chestnut Apartments, a 16-unit affordable rental community located in the Barrio neighborhood. During 2025, the city allocated approximately $500,000 in CDBG funds to address immediate repairs at the Chestnut Apartments. Additionally, the city allocated approximately $600,000 in CDBG funds to Tyler Court Senior Apartments, a 75-unit affordable senior community in the Village neighborhood, for needed capital improvements.	Other	1	https://ecode360.com/44012852
3.4 (c) - acquisition/rehab/retention of rental housing	Allow dwellings to be rehabilitated that do not meet current lot size, setback, or other current zoning standards so long as the nonconformity is not increased and there is no threat to public health and/or safety.	4/15/2029	6th Cycle	Continuous	Carlsbad Municipal Code Chapter 21.48, Nonconforming lots, structures and uses, permits the rehabilitation of a nonconforming residential structure.	Other	1	Contact staff

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3.4 (d) - acquisition/rehab/retention of rental housing	Only allow the demolition of existing multi-family rental units serving lower- and moderate-income households when: --- a structure is found to be substandard and unsuitable for rehabilitation, or --- Is part of a project to replace existing units with an increase in overall units, as permitted by density, including a proportionate number that will be affordable, and/or --- the action adheres to State law requiring tenant notice and landlord relocation assistance in cases of demolition of multifamily housing.	4/15/2029	6th Cycle	Continuous	The city is complying and continues to implement this ongoing program. The city complies with all state laws regarding demolition of existing housing units, including multi-family housing in which lower and moderate-income households reside. Planners are aware of restrictions on demolition of MF housing; The Hope Apt project in the Village at 1006 Village Drive is a good example of a development project that conformed with this condition. Projects in the Village specifically encounter this condition more frequently than in the rest of the city.	Other	1	https://records.carlsbadca.gov/WebLink/DocView.aspx?id=7314563&dbid=0&repo=CityofCarlsbad&cr=1
3.5 (a) - Rehab of owner-occ housing	Update program to expand eligible costs and increase maximum loan amount.	4/1/2022	6th Cycle	Completed	Completed in 2022 and amended with City Council approval in 2024.	Other	1	https://www.carlsbadca.gov/home/showpublisheddocument/17445/638515555151860000
3.5 (b) - Rehab of owner-occ housing	Continue to implement the city's minor home repair program.	4/15/2029	6th Cycle	Continuous	The city is complying and continues to implement this ongoing program. During 2025, no applications were received for the Minor Home Repair Program.	Other	1	https://ecode360.com/44012852
3.5 (c) - Rehab of owner-occ housing	Allow dwellings to be rehabilitated that do not meet current lot size, setback, or other current zoning standards so long as the nonconformity is not increased and there is no threat to public health and/or safety.	4/15/2029	6th Cycle	Continuous	Carlsbad Municipal Code Chapter 21.48, Nonconforming lots, structures and uses, permits the rehabilitation of a nonconforming residential structure.	Other	1	Contact staff
3.6 (a) - Aff. housing resale	Continue implementation of affordable housing resale program.	4/15/2029	6th Cycle	Continuous	The city is complying and continues to implement this ongoing program. During 2025, the city acquired four (4) affordable units, one of which was resold to a qualified low-income homebuyer. The remaining three (3) units will be resold to qualified homebuyers in 2026. Two (2) additional units, that were acquired by the city in 2024, were resold to qualified low-income homebuyers during 2025.	Other	1	https://records.carlsbadca.gov/WebLink/DocView.aspx?id=6368756&dbid=0&repo=CityofCarlsbad
4.1 (a) - Fair housing services	Allocate annual funding for fair housing services through the Action Plan process for the use of CDBG funds	4/15/2029	6th Cycle	Continuous	The city utilizes its CDBG funds to maintain a contract with a fair housing provider (Legal Aid Society) to provide legal support to lower income households regarding fair housing issues, as well as perform outreach and education, and conduct testing to examine the levels of discrimination in the rental housing market.	Other	1	https://records.carlsbadca.gov/WebLink/DocView.aspx?id=6368756&dbid=0&repo=CityofCarlsbad
4.1 (b) - Fair housing services	Participate in regional efforts to mitigate impacts to fair housing choice	4/15/2029	6th Cycle	Continuous	The city is complying and continues to implement with this ongoing program. The city participates in the San Diego Regional Alliance for Fair Housing, attending quarterly meetings, and collaborating to address impediments identified in the Regional Analysis of Impediments. Additionally, the city works with a contracted fair housing provider to provide legal support to lower income households regarding fair housing issues, as well as perform outreach and education, and conduct testing to examine the levels of discrimination in the rental housing market.	Other	1	Contact Staff

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4.1 (c) - Fair housing services	Distribute educational materials to property owners, apartment managers, and tenants relative to fair housing requirements, regulations, and services.	4/15/2029	6th Cycle	Continuous	The city is complying and continues to implement with this ongoing program. Housing and Homeless Services distributes Fair Housing flyers in English and Spanish at City Hall and throughout the community.	Other	1	Numerous examples, contact staff
4.1 (d) - Fair housing services	Make public announcements, via different media (e.g., social media, newspaper ads, and public service announcements at local radio and television channels) related to fair housing programs and opportunities.	4/15/2029	6th Cycle	Continuous	The city is complying and continues to implement this ongoing program. Information is shared through the city's social media, public notices on the city's website and in local newspapers, and during public meetings, such as the Housing Commission.	Other	1	Contact staff.
4.1 (e) - Fair housing services	Conduct workshops and training with different community-based organizations.	4/15/2029	6th Cycle	Continuous	The city is complying and continues to implement this ongoing program by evaluating and acting upon opportunities to work with community-based organizations as it relates to fair housing. In addition to the ongoing work of identifying and engaging with potential community-based fair housing partner organizations, in 2025, the city completed an internal evaluation of existing outreach methods and industry best practices to ensure that the city's approach is equitable and inclusive.	Other	1	Contact staff
4.1 (f) - Fair housing services	Conduct fair housing workshops and training in Spanish.	4/15/2029	6th Cycle	Continuous	The city is complying and continues to implement with this ongoing program. Housing and Homeless Services utilizes its CDBG funds to maintain a contract with a fair housing provider to provide fair housing services, including conducting training and education for residents and housing providers. The trainings are offered in Spanish and English. The city hosts an annual workshop on Fair Housing services at the Housing Commission; the meeting is open and available to community organizations and members. The recorded workshop remains available on the city's website for those not available to attend in person.	Other	1	Contact staff
4.1 (g) - Fair housing services	Hold diversity awareness events and programs at various locations throughout the city.	4/15/2029	6th Cycle	Continuous	In 2025, the city completed an internal evaluation of existing outreach methods and industry best practices to ensure that the city's approach is equitable and inclusive.	Other	1	Contact staff for the Fair Housing Existing Conditions Report
4.1 (h) - Fair housing services	Outreach targeted and related to home financing opportunities.	4/15/2029	6th Cycle	Continuous	City continues ongoing practices to conduct outreach related to home financing. In 2025, the city completed an internal evaluation of existing outreach methods and industry best practices to ensure that the city's approach is equitable and inclusive. Section 8.4 of the Fair Housing Existing Conditions Report recommends best practices for outreach focused on home financing options.	Other	1	https://records.carlsbadca.gov/WebLink/DocView.aspx?id=6368756&dbid=0&repo=CityofCarlsbad
4.1 (i) - Fair housing services	Monitor and respond to complaints of discrimination (i.e., intaking, investigation of complaints, and resolution).	4/15/2029	6th Cycle	Continuous	The city is complying and continues to implement with this ongoing program. The city maintains a contract with fair housing provider and receives quarterly progress reports.	Other	1	https://records.carlsbadca.gov/WebLink/DocView.aspx?id=6368756&dbid=0&repo=CityofCarlsbad
4.1 (j) - Fair housing services	Referring services to appropriate agencies	4/15/2029	6th Cycle	Continuous	The city is complying and continues to implement with this ongoing program. The city maintains a contract with fair housing provider.	Other	1	https://records.carlsbadca.gov/WebLink/DocView.aspx?id=6368756&dbid=0&repo=CityofCarlsbad

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4.1 (k) - Fair housing services	Conduct fair housing testing at random sites to measure compliance and remove any such impediments through fair housing law enforcement.	4/15/2029	6th Cycle	Continuous	The city is complying and continues to implement with this ongoing program. The city's contract with fair housing provider includes testing to measure levels of discrimination.	Other	1	Contact staff
4.1 (l) - Fair housing services	Continue working collaboratively with San Diego Regional Alliance for Fair Housing to identify (SD RAFFH) to promote fair housing, education, and advocacy. The SD RAFFH also oversees the regional preparation of the Analysis of Impediments.	4/15/2029	6th Cycle	Continuous	The city is complying and continues to implement with this ongoing program. The city participates in the San Diego Regional Alliance for Fair Housing, attending quarterly meetings, and collaborating to address impediments identified in the Regional Analysis of Impediments. Additionally, the city works with a contracted fair housing provider to provide legal support to lower income households regarding fair housing issues, as well as perform outreach and education, and conduct testing to examine the levels of discrimination in the rental housing market.	Other	1	Contact staff
4.1 (m) - Fair housing services	*Take affirmative actions to further fair housing choice in the city, and implement the solutions developed in the Regional Analysis of Impediments to Fair Housing Choice to mitigate and / or remove fair housing impediments.*	4/15/2029	6th Cycle	Continuous	The city is complying and continues to implement with this ongoing program. The city works collaboratively to address impediments identified in the Regional Analysis of Impediments. Additionally, the city works with a contracted fair housing provider to provide legal support to lower income households regarding fair housing issues, as well as perform outreach and education, and conduct testing to examine the levels of discrimination in the rental housing market.	Other	1	https://records.carlsbadca.gov/WebLink/DocView.aspx?id=5141320&dbid=0&repo=CityofCarlsbad; and https://records.carlsbadca.gov/WebLink/DocView.aspx?id=5161012&dbid=0&repo=CityofCarlsbad&cr=1
4.1 (o) - Fair housing services	Target housing creation or mixed income strategies (e.g., funding, incentives, policies and programs, density bonuses, land banks, housing trust funds) and market opportunities in all parts of the community.	4/15/2029	6th Cycle	Continuous	The city is complying and continues to implement with this ongoing program. The City Council adopted Policy 57 which provides Inclusionary Housing alternatives compliance options, including provision of a range of income-ranges and increased density in exchange for a greater percentage of affordability. Additionally, City Council Policy 90 defines the process by which Housing Trust Funds should be administered.	Other	1	https://ecode360.com/44013753; and https://www.carlsbadca.gov/departments/community-development/planning/housing-plan-update
4.2 (a) - AFFH	Encourage mixed-income developments accessible to lower income residents citywide, especially in high opportunity and resource-rich areas through use of the city's Inclusionary Housing Ordinance, Housing Trust Funds, development of city-owned properties, and use of grant funding for housing.	4/15/2029	6th Cycle	Continuous	Implementation of this objective happens through routine application of the Inclusionary Housing Ordinance. Plus, City Council adoption of the Housing Element Rezoning Program in 2024 ensured at least 20% of units on rezoning program sites will be affordable. These sites are also scattered about Carlsbad, including in the Coastal Zone. In addition, city-owned sites that are part of the rezoning program require at least 40% of units to be affordable. One of these sites is in the Coastal Zone.	Other	1	https://ecode360.com/44013753; and https://www.carlsbadca.gov/departments/community-development/planning/housing-plan-update

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4.2 (b) - AFFH	Reduce barriers to housing, including but not limited to racial inequities, high housing costs, and public awareness of existing resources through use of the city's Inclusionary Housing Ordinance, Housing Trust Funds, development of city-owned properties, and use of grant funding for housing.	4/15/2029	6th Cycle	Continuous	Implementation of this objective happens through routine application of the Inclusionary Housing Ordinance. Plus, City Council adoption of the Housing Element Rezoning Program in 2024 ensured at least 20% of units on rezoning program sites will be affordable. These sites are also scattered about Carlsbad, including in the Coastal Zone. In addition, city-owned sites that are part of the rezoning program require at least 40% of units to be affordable. One of these sites is in the Coastal Zone.	Other	1	Contact staff
4.2 (c) - AFFH	Establish a method of measuring the progress of fair housing practices, which can include the index of dissimilarity, the Regional Opportunity Index, and percentage of residents experiencing extreme housing cost burdens. Report the findings of these metrics as part of the city's Housing Element Annual Progress Report each April.	4/15/2029	6th Cycle	Continuous	HHS currently has a process to measure progress of fair housing practices, as reported in the APR. In addition, in 2025, the city prepared an internal memo to evaluate the tracking of fair housing practices. Section 5 of the Fair Housing Existing Conditions Report recommends best practices to enhance the city's current methodology and metrics for tracking progress of fair housing practices.	Other	1	Contact staff
4.2 (d) - AFFH	The city will use the information collected from Program 4.2 c. to proactively adjust and target community outreach.	4/15/2029	6th Cycle	Continuous	HHS currently has a process to measure progress of fair housing practices, as reported in the APR. In addition, in 2025, the city prepared an internal memo to evaluate the tracking of fair housing practices. Section 5 of the Fair Housing Existing Conditions Report recommends best practices to enhance the city's current methodology and metrics for tracking progress of fair housing practices.	Other	1	Contact staff
4.2 (e) - AFFH	Expand understanding of the current state of fair housing practices and potential areas of discrimination by conducting an in-depth study of fair housing issues around the city.	4/1/2024	6th Cycle	Completed	In 2025, the city prepared an in-depth study to evaluate fair housing practices and to identify best practices for identifying potential discrimination related to those practices. Sections 3 and 4 of the Fair Housing Existing Conditions Report provide this analysis.	Other	1	https://records.carlsbadca.gov/WebLink/DocView.aspx?id=5156829&dbid=0&repo=CityofCarlsbad&cr=1;
4.2 (f) - AFFH	The city shall continue to facilitate opportunities for all residents and stakeholders to provide meaningful and effective input on proposed planning activities early on and continuously throughout plan development and the public review process. Outreach efforts to disadvantaged communities will be a priority.	4/15/2029	6th Cycle	Continuous	City continues to facilitate opportunities for all residents and stakeholders to provide meaningful and effective input on proposed planning activities early on and continuously throughout plan development and the public review process. In 2024, the city updated Council Policy 84 regarding public input in the development review process to be more inclusive and to cover a larger number of project types. In addition, in 2025, the city prepared an internal memo on fair housing and anti-segregation, and Section 6 of the Fair Housing Existing Conditions Report recommends best practices to enhance the city's engagement to historically underrepresented and disenfranchised populations.	Other	1	Contact staff

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1	2	3	4	5	6	7	8	9
Name of Program	**Objective**	**Projected Completion Date in Housing Element**	**Applicable Cycle**	**Status of Program Implementation**	**Program Implementation Details**	**Quantified Outcomes: Category**	**Quantified Outcomes: Count**	**Supporting Documents**
4.3 (a) - Anti-segregation	Continue to use the city's Inclusionary Ordinance and Housing Trust Fund to proactively reduce segregation and promote an equitable distribution of all housing types in the city.	4/15/2029	6th Cycle	Continuous	The city is complying and continues to implement with this ongoing program. Housing and Homeless Services reviews development applications for compliance with applicable local and state housing laws, including the distribution of affordable housing units within mixed-income properties. Further, implementation of this objective happens through routine application of the Inclusionary Housing Ordinance. Plus, City Council adoption of the Housing Element Rezoning Program in 2024 ensured at least 20% of units on rezoning program sites will be affordable. These sites are also scattered about Carlsbad, including in the Coastal Zone. In addition, city-owned sites that are part of the rezoning program require at least 40% of units to be affordable. One of these sites is in the Coastal Zone.	Other	1	See APR Report Body
4.3 (b) - Anti-segregation	As part of the Housing Element Annual Report describe how programs have assisted in desegregation of housing to serve the entire population.	4/15/2029	6th Cycle	Continuous	Described in APR 'Report Body' The Inclusionary Housing Ordinance provides for affordable housing in various unit sizes at different income levels to be included in mixed income developments throughout the city.	Other	1	https://records.carlsbadca.gov/WebLink/DocView.aspx?id=10624545&dbid=0&repo=CityofCarlsbad
4.3 (c) - Anti-segregation	Implement a placemaking program for the Village-Barrio Master Plan with the Village and Barrio Master Plan that includes activities such as: ---Culture mapping in historically underserved neighborhoods. ---Community development pilot program to enhance walkability, bicycling, and transit access consistent with mobility improvements identified in Chapter 4 of the adopted Village and Barrio Master Plan. ---Best practices in design and architecture to ensure building types promote cohesion across neighborhoods. ---Evaluate Village and Barrio Master Plan policies and standards to assure they are adequately effective to protect existing residents from displacement. Based on this evaluation, revise the Village and Barrio Master Plan to enhance tenant protection and reduce displacement risk, and add provisions, as necessary, as part of the placemaking program to be developed.	4/1/2023	6th Cycle	Completed	This program objective is complete. It was accomplish through multiple separate efforts undertaken over a number of years to address the different aspects of the objective. The component that addressed the culture mapping was a new map/infographic that synthesized input provided by community members on the places and buildings in the Barrio neighborhood with historic and cultural significance to the residents of the Barrio. This reference document will serve as a guide to help protect those cultural assets and educate the broader community about the unique identity and contributions of the Barrio and its residents. The best practices in design and architecture, and the evaluation of policies and standard in the Village and Barrio Master Plan (VBMP) were accomplished through an internal memo, which includes recommendations and best practices in design and architecture to promote cohesion across neighborhoods. The VBMP evaluation determined that the existing policies and standards are adequate to protect existing residents from displacement. The Memorandum: Best Practices in Design & Architecture; Review of VBMP & objective design standards includes optional recommendations that would further enhance protection from displacement Finally, the placemaking pilot program concluded on Nov. 18, 2025, when the City Council approved plans for the Barrio Traffic Calming Project. • The project enhances walkability, bicycling and access to transit consistent with Chapter 4 of the Village and Barrio Master Plan, which recommends traffic calming and other design features to slow down traffic, encourage safer driving behaviors, and make walking and biking more inviting. • The project includes: • New	Other	1	Contact staff

Table D

Program Implementation Status pursuant to GC Section 65583

Housing Programs Progress Report

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

1	2	3	4	5	6	7	8	9
Name of Program	**Objective**	**Projected Completion Date in Housing Element**	**Applicable Cycle**	**Status of Program Implementation**	**Program Implementation Details**	**Quantified Outcomes: Category**	**Quantified Outcomes: Count**	**Supporting Documents**
4.3 (d) - Anti-segregation	Target housing creation or mixed income strategies (e.g., funding, incentives, policies and programs, density bonuses, land banks, Housing Trust Funds) and market opportunities in all parts of the community.	4/15/2029	6th Cycle	Continuous	The city continues ongoing practices to target housing creation, etc. In 2025, the city prepared an internal memo to evaluate fair housing practices in the city, including the availability of housing and economic activities throughout the city. Section 7 of the Fair Housing Existing Conditions Report recommends methods to affirmatively reduce barriers to housing. The existing Inclusionary Housing Ordinance provides for affordable housing in various unit sizes at different income levels to be included in mixed income developments throughout the city. Further, City Council adoption of the Housing Element Rezoning Program in 2024 ensured at least 20% of units on rezoning program sites will be affordable. These sites are scattered about Carlsbad, including in the Coastal Zone. In addition, city-owned sites that are part of the rezoning program require at least 40% of units to be affordable. One of these sites is in the Coastal Zone.	Other	1	Contact staff
4.3 (e) - Anti-segregation	Implement General Plan Mobility Element policies regarding Safe Routes to School and enhancement of facilities for pedestrians and bicyclists, giving priority to implementation in the Village and Barrio areas and any other areas with a concentration of lower-income households.	4/15/2029	6th Cycle	Continuous	The city is complying and continues to implement with this ongoing program. The city is working with several Carlsbad schools to create safe routes to school plan: Hope Elementary, Jefferson Elementary, and Sage Creek High School. The city anticipates expanding the program to other schools in the coming years, depending on funding. More information and analysis related to Safe Routes to School, as well as mobility options and obstacles for all modes of travel between community amenities/services and low income/underrepresented communities in Carlsbad is included in the internal 2025 Environmental Justice Best Practices Report.	Other	1	Contact staff
4.3 (f) - Anti-segregation	Review and update, as needed, all city land use and housing policies, programs and plans for their enhancement of fair housing in all neighborhoods in C'bad. As part of implementation of programs 2.7, 2.8, 3.1, 3.3, 3.4 and 3.5, the city will target and prioritize resources, including but not limited to, marketing, outreach and program implementation to affirmatively further fair housing by enhancing housing mobility, revitalizing communities, promoting housing opportunities in high opportunity areas, and addressing displacement risk.	4/15/2029	6th Cycle	Continuous	The city is complying and continues to implement with this ongoing program. In addition to ongoing programs like the bi-annual Zone Code Cleanup, in 2025 the city completed a comprehensive evaluation of programs and policies related to fair housing. The findings were documented in a comprehensive Fair Housing Existing Conditions Report, and the recommendations were summarized in an internal memo entitled Recommended Revisions to Update City of Carlsbad Provisions for Fair Housing. The evaluation of the city's programs and policies found that the city has the necessary framework in place to address fair housing, segregation, and environmental justice issues, although this foundation can be further built upon and strengthen through various means. These documents will serve as a roadmap, in concert with the city's Housing Element program objectives, to meet the housing needs of the community in the years to come.	Other	1	https://www.carlsbadca.gov/departments/housing-homeless-services/affordable-housing

Table D

Program Implementation Status pursuant to GC Section 65583

Housing Programs Progress Report

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

1	2	3	4	5	6	7	8	9
Name of Program	**Objective**	**Projected Completion Date in Housing Element**	**Applicable Cycle**	**Status of Program Implementation**	**Program Implementation Details**	**Quantified Outcomes: Category**	**Quantified Outcomes: Count**	**Supporting Documents**
5.1 (a) - Access to info	Improve and promote services on the city's existing housing website by expanding the inventory of available multi-family housing facilities located within the City of Carlsbad, to include housing for all income levels. Update and maintain the list as necessary.	4/15/2029	6th Cycle	Continuous	The city is complying and continues to implement with this ongoing program. Housing and Homeless Services maintains a list on its website and printed hard copy, that contains pertinent details about every affordable housing rental community within the city.	Other	1	https://www.carlsbadca.gov/departments/housing-homeless-services/affordable-housing
5.1 (b) - Access to info	Promote general public awareness of lower-income housing availability by providing the location, type, and contact information of housing developments located throughout the city. This list shall be available in a printed format and published on the city's website.	4/15/2029	6th Cycle	Continuous	The city is complying and continues to implement with this ongoing program. Housing and Homeless Services maintains a list on its website and printed hard copy, that contains pertinent details about every affordable housing rental community within the city.	Other	1	https://records.carlsbadca.gov/WebLink/DocView.aspx?id=10744477&dbid=0&repo=CityOfCarlsbad
5.1 (c) - Access to info	Develop, with support of Carlsbad Housing Commission, an awareness campaign to garner community support for affordable housing within all areas of the city.	4/15/2029	6th Cycle	Continuous	The city is complying and continues to implement with this ongoing program. The city presents an informational presentation to the Housing Commission regarding projects recently approved, completed or under construction.	Other	1	https:/sdfairhousing.org/
5.1 (d) - Access to info	Develop with support of SD RAFFH, ongoing outreach activities on fair housing challenges, programs, and solutions.	4/15/2029	6th Cycle	Continuous	The city is complying and continues to implement with this ongoing program.	Other	1	https://www.carlsbadca.gov/departments/housing-homeless-services
5.1 (e) - Access to info	Develop, maintain, and distribute public announcements/information on housing through a variety of mediums such as flyers, E-blasts, website updates, news media, printed handouts, and social media.	4/15/2029	6th Cycle	Continuous	The city is complying and continues to implement with this ongoing program. An example of outreach conducted is the city's Housing and Homeless Services website, which provides regularly updated information on affordable housing in Carlsbad; see supporting documents for a link to the website	Other	1	https://www.carlsbadca.gov/city-hall/meetings-agendas
5.1 (f) - Access to info	[Hold] Meetings [that] are conducted at suitable times, accessible to people with disabilities and public transit needs, and with resources, as feasible and appropriate, allocated for food, childcare, interpretation, and translation services.	4/15/2029	6th Cycle	Continuous	The city is complying and continues to implement with this ongoing program. Public meetings are regularly held at city facilities which meet requirements for those who are physically disabled. Meeting times are scheduled after regular business hours to allow working individuals to attend. In addition, meetings are generally webcast and recorded so interested parties can virtually observe or receive the information at another time. Certain meetings/working groups are also provided food or other offerings to minimize impacts on those participating. These notwithstanding, the city continues to evaluate how best to conduct meetings to encourage participation and access from the broader public.	Other	1	See description of updates to Info Bulletins in report narrative
5.1 (g) - Access to info	[Develop] Programs that include activities around eviction prevention, outreach programs that engage community members before any proposed neighborhood changes, etc.	4/15/2029	6th Cycle	Continuous	Housing and Homeless Services assisted Community Development with updating forms about state laws regarding housing, including housing replacement requirements, thus raising awareness about housing protections to lower-income households of projects that propose to demolish certain housing units.	Other	1	Contact staff

Table D

Program Implementation Status pursuant to GC Section 65583

Housing Programs Progress Report

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

1	2	3	4	5	6	7	8	9
Name of Program	**Objective**	**Projected Completion Date in Housing Element**	**Applicable Cycle**	**Status of Program Implementation**	**Program Implementation Details**	**Quantified Outcomes: Category**	**Quantified Outcomes: Count**	**Supporting Documents**
6.1 (a) - Environmental Justice	Consider EJ issues as they relate to the equitable provision of public facilities and services such as parks, rec facilities, comm gardens, public safety facilities, and other beneficial uses that improve the overall quality of life	4/15/2029	6th Cycle	Continuous	City continues ongoing practices to provide public facilities and services. In 2025, city prepared an Environmental Justice Best Practices Report which includes extensive analysis of the accessibility/barrier to public facilities and services for those in lower-income and historically underrepresented areas of the city and presents best practices to bridge any gaps.	Other	1	Contact staff
6.1 (b) - Environmental Justice	Coordinate with utility providers in the siting, site layout, and design of gas, electric, and other wet and dry utilities, including changes to existing facilities, to minimize environmental, aesthetic, and safety impacts on existing and future residents.	4/15/2029	6th Cycle	Continuous	City continues ongoing practices to coordinate with utility providers related to siting and design of utilities.	Other	1	Several policies do this, including https://records.carlsbadca.gov/WebLink/DocView.aspx?id=5160946&dbid=0&repo=CityofCarlsbad.
6.1 (c) - Environmental Justice	Ensure the Zoning Ordinance and other city regulations allow for increased access to healthy foods by residents (e.g., healthy food retail outlets, comm gardens, farmers markets)	4/15/2029	6th Cycle	Continuous	City continues ongoing practices to ensure the Zoning Ordinance and other regulations allow for access to healthy foods. The city provides community gardens for the public in three city parks and a community area. The Village and Barrio Master Plan permits community gardens and a farmers market as well. Further, the city's agriculture heritage is reflected in the Zoning Ordinance, which permits agriculture in most residential zones. In addition, in 2025, the city prepared an Environmental Justice Best Practices Report, which includes recommendations to enhance residents' access to healthy food.	Other	1	Contact staff
6.1 (d) - Environmental Justice	Identify gaps between disadvantaged neighborhoods and commercial service areas, community facilities (e.g., hiking trails, parks, beaches, open space trails, sidewalks, and bikeways), and institutional and medical services and develop plans and programs to enhance these connections to encourage the incorporation of physical activity in everyday travel.	12/1/2024	6th Cycle	Completed	The city prepared an Environmental Justice Best Practices Report in 2025 that identifies gaps between disadvantaged neighborhoods and commercial, community, and institutional/medical services, and how connections can be enhanced, including analysis for all modes of travel (pedestrian, bicycle, car, and transit) to ensure that the analysis supports provision of access by both active and vehicular modes.	Other	1	Contact staff
6.1 (e) - Environmental Justice	Continue to enforce Municipal Code violations that compromise the safety of homes and the health of their residents.	4/15/2029	6th Cycle	Continuous	The city continues ongoing practices to enforce CMC violations that compromise safety of homes and health or residents. The city's 2025 Environmental Justice Best Practices Report recommends best practices to further support safe and sanitary housing.	Other	1	Contact staff
6.1 (f) - Environmental Justice	Conduct outreach and provide information (including updates to the municipal codes and penalties for code violations) to residential landowners in the city to ensure all homes are safe and sanitary.	4/15/2029	6th Cycle	Continuous	The city continues ongoing practices for outreach and providing information to residents and landowners about safe and sanitary homes. The city's 2025 Environmental Justice Best Practices Report recommends best practices to further support safe and sanitary housing; and Sections 6 and 8 of the 2025 Fair Housing Existing Conditions Report provide recommendations on outreach and informing disadvantaged communities.	Other	1	Contact staff

Table D

Program Implementation Status pursuant to GC Section 65583

Housing Programs Progress Report

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

1	2	3	4	5	6	7	8	9
Name of Program	**Objective**	**Projected Completion Date in Housing Element**	**Applicable Cycle**	**Status of Program Implementation**	**Program Implementation Details**	**Quantified Outcomes: Category**	**Quantified Outcomes: Count**	**Supporting Documents**
6.1 (g) - Environmental Justice	Actively seek a variety of funding opportunities for neighborhoods of concentrated poverty such as rehabilitation, parks, transit and active transportation	4/15/2029	6th Cycle	Continuous	The city continues ongoing practices to seek funding opportunities for neighborhood rehabilitation, parks, transit, and transportation. The city's 2025 Environmental Justice Best Practices Report recommends best practices to improve residents' access to various public facilities and services; the best practices include examples of how the different approaches could be funded. Also, Section 7.3 of the 2025 Fair Housing Existing Conditions Report identifies funding strategies to facilitate greater opportunities for affordable housing.	Other	1	Contact staff
6.1 (h) - Environmental Justice	Collaborate with high performing school districts to promote a diversity of students and staff to serve lower income students	4/15/2029	6th Cycle	Continuous	The city continues ongoing practices to collaborate with school districts. Section 8 of the 2025 Fair Housing Existing Conditions Report recommends best practices for fair housing services, including coordination with schools to provide information to residents who are historically underrepresented and to promote diversity awareness.	Other	1	Contact staff

Jurisdiction	Carlsbad	
Reporting Period	2025	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	04/30/2021 - 04/30/2029

ANNUAL ELEMENT PROGRESS REPORT

Table K
Tenant Preference Policy

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

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

ANNUAL ELEMENT 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	$ -	*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

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

Completed Entitlement Issued by Affordability Summary		
Income Level		Current Year
Acutely Low	Deed Restricted	0
	Non-Deed Restricted	0
Extremely Low	Deed Restricted	0
	Non-Deed Restricted	0
Very Low	Deed Restricted	11
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	2
	Non-Deed Restricted	0
Above Moderate		189
Total Units		**202**

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Acutely Low	Deed Restricted	0
	Non-Deed Restricted	0
Extremely Low	Deed Restricted	0
	Non-Deed Restricted	0
Very Low	Deed Restricted	16
	Non-Deed Restricted	0
Low	Deed Restricted	19
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	1
Above Moderate		307
Total Units		**343**

Certificate of Occupancy Issued by Affordability Summary		
Income Level		Current Year
Acutely Low	Deed Restricted	0
	Non-Deed Restricted	0
Extremely Low	Deed Restricted	0
	Non-Deed Restricted	0
Very Low	Deed Restricted	45
	Non-Deed Restricted	0
Low	Deed Restricted	84
	Non-Deed Restricted	0
Moderate	Deed Restricted	12
	Non-Deed Restricted	0
Above Moderate		577
Total Units		**718**

Description of Terms and Methods

2025 HOUSING ELEMENT ANNUAL PROGRESS REPORT

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

A regional assessment of housing need is an estimate of the total need for new housing construction throughout the region due to population growth forecasted to occur during a specific time period. The overall housing need is then broken out by four income groups: very low, low, moderate, and above-moderate (or upper-income) – all as defined by the federal Department of Housing and Urban Development (HUD), and the state Department of Housing and Community Development (HCD). The regional housing needs are then allocated to the local jurisdictions on a "regional share" basis, according to models and formulas designed by SANDAG. Table 1 shows Carlsbad's share of the current RHNA which applies to the 2021-2029 Housing Element.

Table 1: Carlsbad's Share of the RHNA

Income Group	Percent of AMI	6th cycle RHNA 2021-2029* (housing units)
Acutely Low	<15%	0
Extremely Low	16%-30%	0
Very Low	31%-50%	1,311
Low	51%-80%	784
Moderate	81%-120%	749
Above moderate	Over 120%	1,029
Total		3,873

*SANDAG, Final 6th Cycle Regional Housing Needs determination, 2020

Definition of Income Groups – Table 1 defines each of the four income groups as a percentage of the county area median income (AMI). HUD and HCD annually revise the AMI based on cost-of-living issues such as the relationship of housing prices to income and have established the 2025 AMI for a four-person household in Carlsbad at $130,800[1]. In addition to establishing the AMI, HUD also establishes income limits for each of the four income groups which are adjusted for family size so that larger households have higher income limits (see Table 2 below).

[1] City of Carlsbad's household income limits for 2025 can be found at https://www.carlsbadca.gov/departments/housing-homeless-services/affordable-housing

Table 2: CY 2025 Household Income Limits					
Income Group	Persons per household				
	1	2	3	5	7
Acutely Low	$13,700	$15,700	$17,650	$21,150	$24,300
Extremely Low	$34,750	$39,700	$44,650	$53,600	$61,550
Very Low	$57,900	$66,150	$74,450	$89,350	$102,550
Low	$92,700	$105,950	$119,200	$143,000	$164,200
Moderate	$109,850	$125,550	$141,250	$169,500	$194,600
Above Moderate	>$109,850	>$125,550	>$141,250	>$169,500	>$194,600

Source: "https://www.carlsbadca.gov/departments/housing-homeless-services/affordable-housing", City of Carlsbad (effective April 1, 2025)

Prices of Affordable Housing – Generally, the federal and state rule is that housing is affordable to a given family if the family pays no more than 30% of its monthly income for housing expenses that include the rent or mortgage payment, property taxes, insurance, utilities, and the like. A determination of whether a housing unit is affordable can be easily made for assisted public rental housing and other public housing programs because documentation is maintained on both the individual household's income and the actual cost of the unit in question (typically rental).

To determine affordable housing expenses for rentals, the practice is to set thresholds for each income group, using the 30% rule, with adjustments for the number of bedrooms (See Table 3). An additional adjustment is also made for utility allowance, as required by HUD. Table 4 provides the resulting maximum market rate rental expenses (which include rent and a utility allowance that increases with household size) for the acutely low, extremely low, very low, low, and moderate-income groups for CY 2025.

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

Table 4: CY 2025 qualifying rent and utility expenses by number of bedrooms					
Income Group	Persons per household				
	1	2	3	5	7
Acutely Low	$343	$393	$441	$529	$608
Extremely Low	$869	$993	$1,116	$1,340	$1,539
Very Low	$1,448	$1,654	$1,861	$2,234	$2,564
Low	$2,318	$2,649	$2,980	$3,575	$4,105
Moderate	$2,746	$3,139	$3,531	$4,238	$4,865
Above Moderate	>$2,746	>$3,139	>$3,531	>$4,238	>$4,865

Source: "City of Carlsbad Income Limits 2025", City of Carlsbad (effective April 1, 2025)

With regard to for-sale housing, there is no federal or state required formula to determine the sales price that would be considered affordable. Varying factors impact mortgage amounts, such as interest rates, closing costs and lending programs. The following assumptions are used to estimate sales prices that are considered affordable to the various income groups.

Area Median Income (AMI)	2025 Annual Income	Affordable Purchase Price (includes PMI)
Acutely Low (<15%)	<$19,600	Below $65,282
Extremely Low (16%-30%)	$19,600 to $49,600	$65,282 to $170,576
Very Low (30-50%)	$49,600 to $82,700	$170,576 to $286,750
Low (50-80%)	$82,700 to $132,400	$286,750 to $461,187
Moderate (80-120%)	$132,400 to $156,950	$461,187 to $547,352
Above Moderate (above 120%)	$156,950 or above	$547,352 and above

Methodology:

- 2025 AMI: $130,800 (ranges above use a four person household size) source: https://www.carlsbadca.gov/departments/housing-homeless-services/affordable-housing
- Utilized affordability calculator: https://www.calculator.net/house-affordability-calculator.html
- Mortgage term: 30-year fixed-rate
- Interest: 6.60% (2025 average as reported by Freddie Mac - https://themortgagereports.com/61853/30-year-mortgage-rates-chart)
- Down payment: 10%
- Property Tax: 1.2%
- HOA/Insurance: $300/month
- Assumes a 30% housing debt-to-income ratio

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

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

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

HOUSING COMMISSION

Staff Report

Meeting Date: May 14, 2026

To: Housing Commission

From: Mandy Mills, Housing & Homeless Services Director

Staff Contact: Mandy Mills, Housing & Homeless Services Director
mandy.mills@carlsbadca.gov, 442-339-2907

Subject: Request from Kingdom Development for a Housing Trust Fund loan not to exceed $850,000 toward development costs of Chestnut Apartments

District: 1

Recommended Action

Adopt a resolution recommending that the City Council approve a loan to Chestnut Apartments, LP, from the Housing Trust Fund in an amount not to exceed $850,000 for gap financing toward development costs of Chestnut Apartments.

Executive Summary

In 2014, the city provided a $3.1 million Housing Trust Fund loan to Solutions Chestnut, LLC, a subsidiary of Solutions for Change, Inc. to acquire the Chestnut Apartments, a 16-unit apartment complex at 945 Chestnut Ave., to provide affordable housing for homeless families. In the ensuing years, Solutions for Change was unable to fulfill their obligations under the city's loan and proposed to transfer ownership of the property back to the city in exchange for forgiveness of the remaining loan balance.

The City Council on May 21, 2024, authorized the acquisition of Chestnut Apartments as well as loan forgiveness, and authorized staff to pursue the sale of the property. On Sept. 23, 2025, the City Council approved an agreement with Kingdom Development to manage the property upon ownership transfer to the city for an interim period while Kingdom Development arranged financing and other subsidies necessary to make the acquisition and rehabilitation feasible.

Kingdom Development's financing proposal to acquire the Chestnut Apartments from the City of Carlsbad to operate as affordable housing includes carryback financing for the acquisition and a maximum loan of $850,000 from the Housing Trust Fund towards other development costs. City Council Policy No. 90 establishes the requirements and process in the use of the city's Housing Trust Fund. In accordance with the Policy, the Housing Commission is being presented an opportunity to review the financing request for potential recommendation to the City Council.

Explanation & Analysis

The city provided a $3.1 million loan to Solutions for Change (Solutions) to acquire the 16 units on Chestnut Avenue to provide permanent affordable housing for homeless families who had graduated from the Solutions Academy.

The city and Solutions entered into agreements requiring Solutions to obtain additional financing to perform relocation and substantial rehabilitation of the apartment project by Dec. 31, 2019. Solutions was unable to obtain financing required under the terms of the loan agreement, despite the city granting three extensions. Ultimately the Solutions for Change Board of Directors decided to move away from this project and all government-funded residential projects and programs. The City Council approved acquisition of the property from Solutions on May 21, 2024, in exchange for having its loan forgiven. At that time, the City Council also authorized city staff to seek proposals for a new owner of the property.



City sale to Kingdom Development

In 2024, city staff solicited proposals to identify a new owner for the property, and beginning in 2025, began pursuing negotiations with Kingdom Development. Kingdom Development, Inc. is a California nonprofit public benefit corporation that has acquired/developed 42 affordable housing communities since its inception in 2015. They have demonstrated experience with tax credit financing and operation of projects that range in size, location and type. They have 5 (five) projects in San Diego County. During the due diligence process, staff found that all neighboring jurisdictions in which Kingdom operates, relayed positive feedback about their experience with Kingdom Development. Kingdom Development now owns, or is in the process of purchasing, majority of, the affordable housing residential properties previously owned by Solutions for Change.

Kingdom Development has been managing the property since July 2025, and therefore the transfer of ownership will be a seamless transition for all parties, including the existing residents.

Financing Requests

Kingdom Development is prepared to secure financing and other subsidies necessary to make acquisition and rehabilitation of the property feasible. Kingdom Development has created a limited partnership, Chestnut Apartments, LP, that will be the legal entity for borrowing the funding. City staff reviewed Kingdom Development's funding proposal, which has also been reviewed by the Housing Policy Team.

Below is a summary of the proposed sources and uses of funds:

Permanent sources of funds	Amount	Per unit cost
Senior Loan	$1,716,846	$107,303
Tax Credit Equity	5,170,740	323,171
Deferred developer fee	350,815	21,926
City of Carlsbad land loan*	3,100,000	193,750
City of Carlsbad CDBG forgivable Loan**	$450,000	28,125
City of Carlsbad loan	850,000	53,125
TOTAL	**$11,638,401**	**$727,400**

Permanent uses of funds	Amount	Per unit cost
Property acquisition*	$3,100,000	$193,750
Immediate repairs already completed**	450,000	28,125
Construction	3,685,333	230,333
Construction interest and fees	393,149	24,572
Construction contingency	368,533	23,033
Soft costs, other	856,221	53,514
Operating Reserves	69,695	4,356
Architecture and engineering	650,000	40,625
Financing Costs	305,912	19,119
Temp/Perm Relocation	508,200	31,763
Developer fee	1,251,358	78,210
TOTAL	**$11,638,401**	**$727,400**

**The acquisition cost and city carryback loan to acquire the property will be the same value based on the appraisal conducted at time of transfer. The original acquisition cost and loan for this were already incurred/expended in 2014, so no additional cash will be expended. This is included to show what the city has already invested in the property.*

*** The City Council approved Community Development Block Grant (CDBG) funds for Kingdom Development to make immediate and critically needed repairs to the property on Sept. 23, 2025. The cost and loan for the repairs were already incurred/expended in 2025, so no additional cash will be expended. This is included to show what the city has already invested in the property.*

Kingdom Development's acquisition and rehabilitation funding strategy includes tax credit subsidies, a deferred developer fee, city-seller carryback financing, and an additional city loan. The sale of Chestnut Apartments to Kingdom Development will be for the new appraised value, to be determined through an appraisal which is currently being conducted. City staff recommend providing a carryback loan of the same amount to Kingdom Development to acquire the property from the City of Carlsbad. A carryback loan is a transaction where the seller provides a loan to the buyer to cover the purchase price. Kingdom Development will repay the loan over time when there are net proceeds from the property. This is known as a residual receipts loan which is standard practice for city loans for affordable housing. Loan documents will be recorded against the property to secure the city's loan.

Kingdom Development's proposal includes an additional loan in an amount up to $850,000 from the City of Carlsbad Housing Trust Fund for gap financing. The actual amount will be

determined toward the end of development when we can determine what actual costs were compared to financing and other subsidies that were obtained. If construction and relocation costs end up lower than anticipated and they receive all anticipated revenue the loan could be lower. Like the carryback loan for the land, Kingdom Development will repay the gap financing loan over time when there are net proceeds from the property.

Both loans require the preparation of loan documents, including Promissory Notes and Deeds of Trust which will be recorded against the property to secure repayment of the city's loans. Additionally, the loans require that a new Regulatory Agreement will be recorded against the property to ensure the property is used as affordable housing for 55 years.

Fiscal Analysis

There is no fiscal impact to the General Fund related to the sale of Chestnut Apartments to Kingdom Development, Inc. The financing proposal includes (2) two loans from the city's Housing Trust Fund. The sale of Chestnut Apartments to Kingdom Development is provided as a carryback loan to Kingdom Development for the value of the property. The carryback loan will be for the appraised value of the property and is being provided to Kingdom Development to acquire the property from the City of Carlsbad. The carryback loan is solely a paper transaction, and no funds are actually distributed from the Housing Trust Fund as the asset is owned outright. The Housing Trust Fund will have a loan receivable in the amount of the sales price.

For the second loan, staff are requesting that the City Council authorize the reservation of $850,000 from the Housing Trust Fund as gap financing towards the total development costs. If construction and relocation costs are lower than anticipated and Kingdom receives all anticipated revenues for the project, the city's gap loan could be lower. Loan payments for the city's gap loan will be repaid to the Housing Trust fund over time as net revenue from the property allows. The budget authority requested for the gap financing loan, in an amount not to exceed $850,000, is available in the Housing Trust Fund. As of June 30, 2025, the Housing Trust Fund had an available fund balance of $11,587,091.

Next Steps

After the Commission's review and recommendation, the request for financial assistance to Chestnut Apartments will be forwarded to the City Council for their review and approval. The city will sell Chestnut Apartments to Chestnut Apartments, LP with a carryback loan from the Housing Trust Fund. Loan documents will be recorded against the property to secure the city's loan and ensure the property is used as affordable housing for 55 years. Shortly after acquiring the property, Kingdom Development will pursue tax-credit financing to substantially rehabilitate the property.

Environmental Evaluation

The proposed action is categorically exempt from environmental review under CEQA Guidelines Section 15301 because it involves the leasing, operation, maintenance and minor alteration of existing facilities with negligible or no expansion of the existing or former use. No exceptions to the categorical exemption as set forth in CEQA Guidelines Section 15300.2 or Carlsbad Municipal Code Section 19.04.070(C) apply.

Exhibit

1. Housing Commission Resolution

RESOLUTION NO.

A RESOLUTION OF THE HOUSING COMMISSION OF THE CITY OF CARLSBAD, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL APPROVE A LOAN TO CHESTNUT APARTMENTS, LP, FROM THE HOUSING TRUST FUND IN AN AMOUNT NOT TO EXCEED $850,000 TOWARD DEVELOPMENT COSTS OF CHESTNUT APARTMENTS

WHEREAS, on Dec. 24, 2014, the City of Carlsbad executed a loan of $2,646,000 from the city's Housing Trust Fund to Solutions Chestnut, LLC, a subsidiary of Solutions for Change, Inc. (collectively Solutions for Change), to acquire Chestnut Apartments, a 16-unit apartment complex at 945 Chestnut Ave. (Property), to provide affordable housing for homeless families; and

WHEREAS, Solutions for Change could not fulfill the obligations identified in the 2014 loan documents recorded against the Property and decided to turn the Property over to the City of Carlsbad in lieu of loan repayment; and

WHEREAS, on May 21, 2024, the City Council adopted Resolution No. 2024-111, authorizing the City Manager to execute all documents necessary to complete the city's acquisition of the Property and seek proposals to resell the Property for the continued operation of affordable housing; and

WHEREAS, Kingdom Development, Inc. has created a limited partnership, Chestnut Apartments, LP, that will be the legal entity to borrow the funding and acquire and operate the property; and

WHEREAS, City Council Policy No. 90 establishes the requirements and process in the use of the city's Housing Trust Fund. In accordance with the Policy, the financing request is being presented to the Housing Commission for potential recommendation to the City Council; and

WHEREAS, the potential use of the Housing Trust Fund for the rehabilitation of the Chestnut Apartments is allowable and appropriate.

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

1. The above recitations are true and correct.
2. That based on the information provided within the Housing Commission Staff Report, the Housing Commission adopts this resolution, recommending that the Carlsbad City Council approve a loan from the Housing Trust Fund in an amount not to exceed $850,000 toward the acquisition and rehabilitation of Chestnut Apartments.

PASSED, APPROVED AND ADOPTED at a meeting of the Housing Commission of the City of Carlsbad on the ___ day of _____, 2026, by the following vote, to wit:

AYES:

NAYS:

ABSENT:

ABSTAIN:

_____
CHRISTOPHER S. HORTON, Chair

_____
MANDY MILLS, Director