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

Housing Policy Department
Received on:
MAR 16 2016

Jurisdiction City of Encinitas

Reporting Period 1/1/2015 - 12/31/2015

Table A

Annual Building Activity Report Summary - New Construction
Very Low-, Low-, and Mixed-Income Multifamily Projects

Housing Development Information									Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions
1	2	3	4				5	5a	6	7	8
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes				Total Units per Project	Est. # Infill Units*	Assistance Programs for Each Development	Deed Restricted Units	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.
			Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income			See Instructions	See Instructions	
132 Andrew	ACC			1			1			ADU	
1184 Arcadia	ACC			1			1			ADU	
434 La Veta	ACC			1			1			ADU	
1929 Cambridge	ACC			1			1				Survey tracking form
1925 Cambridge	ACC			1			1				Survey tracking form
544 Arden	ACC			1			1			ADU	
153 Stonesteps	SF			1			1			DB	
(9) Total of **Moderate and Above Moderate** from Table A3 ► ►					0	113	113				
(10) Total by income Table A/A3 ► ►				7		113	120				
(11) Total **Extremely Low-Income** Units*											

* Note: These fields are voluntary

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Table A2
Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)

Please note: Units may only be credited to the table below when a jurisdiction has included a program it its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA whichmeet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				(4) The Description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1
	Extremely Low-Income*	Very Low-Income	Low-Income	TOTAL UNITS	
(1) Rehabilitation Activity				0	Note: The City assisted 8 homes during 2015. None of which meet the 65583.1 criteria
(2) Preservation of Units At-Risk				0	
(3) Acquisition of Units				0	
(5) Total Units by Income	0	0	0	0	

* Note: This field is voluntary

Table A3
Annual building Activity Report Summary for Above Moderate-Income Units (not including those units reported on Table A)

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for **Moderate**	0	0	0	0	0	0	
No. of Units Permitted for **Above Moderate**	93	2	0	18	0	113	

* Note: This field is voluntary

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Table B

Regional Housing Needs Allocation Progress

Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.													Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level		RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9			
Very Low	Deed Restricted		23	0	0								23	-25
	Non-deed restricted		2	0	0								2	
Low	Deed Restricted		2	7	5								14	-18
	Non-deed restricted		0	2	2								4	
Moderate	Deed Restricted		0	0	0									
	Non-deed restricted		0	0	0									
Above Moderate			77	121	113								311	-311
Total RHNA by COG. Enter allocation number:			104	130	120								354	-354
Total Units ► ► ►														
Remaining Need for RHNA Period ► ► ► ► ►														

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

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Table C

Program Implementation Status

Program Description (By Housing Element Program Names)	Housing Programs Progress Report - Government Code Section 65583. 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.		
Name of Program	**Objective**	**Timeframe in H.E.**	**Status of Program Implementation**
Implementation of Land Use Element	Develop 1,000 units	1992-1995	Completed, outside of the H.E. timeframe. Ongoing.
Maintain accessory unit allowance	Create 20 units	1995	Completed. Ongoing.
Maintain agricultural worker housing	35 accessory dwelling units	1995	Completed, outside of the H.E. timeframe. Ongoing.
MHP Zoning	Conserve 230 mobilehomes	1995	Completed. Ongoing.
Manufactured housing	Continue to allow in zones	1995	Completed. Ongoing.
Maintain congregate care facilities	150 care units	1995	Completed, outside of the H.E. timeframe. Ongoing.
Small scale care facilities	Allow as proposed	1995	Completed. Ongoing.
Density bonus units	50 dwelling units	1995	Completed, outside of the H.E. timeframe. Ongoing.
Review multi-family parking requirement	Consider changes	1995	Never completed; however, program identified in current draft H.E.
Review multi-fammily zone requirements	Consider changes	1995	Never completed; however, new standards developed in draft H.E.
Address mobilehome park overlay	Conserve 520 mobilehomes	1995	Never completed; however, considered in 2008 Mobilehome Study
Zone amendment for emergency shelters	Zone code amendment	1995	Never completed; however program identified in current draft H.E.
Promote Section 8 Certificates	Assistance to 200 persons	1995	Completed. Program since discontinued.
Promote Housing Vouchers		1995	Completed. Ongoing.
Promote Section 17 Rental Rehab	Improve 50 units	1995	Never completed. Program discontinued.
Promote Section 8 Moderate Rehab	None specified	1995	Program discontinued.
Participate in the Rental Rehab Program	Rehab 50 units	1995	Never completed. City developed local program in 2009.
Participate in Interest Subsudy Program	Subsidize 10 units	1995	Program discontinued.
Participate in Elderly/Handicapped Grant	10 grants	1995	Program discontinued.
Participate in Weatherization Program	10 units	1995	Program discontinued.
Participate in Mobilehome Deferred Loan	50 units	1995	Program discontinued.
Participate in Mobilehome Occupant Assist.	Co-sign loans in a conversion	1995	Never needed. Program discontinued.
Code Enforcement Program	Continue enforcement	1995	Completed. Ongoing.

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Consider Condo Conversion Limit	Adopt regulations	1995	Never completed; however existing land use and housing policies limit conversions.
Consider Mobilehome Park incentives	Conserve 520 mobilehomes	1995	Completed, outside of the H.E. timeframe. Also considered in 2008 Mobilehome Study
Establishin Coastal Zone Housing System	Conserve affordable hosuing	1995	Completed. Ongoing.
Owner-Occupied Residential Rehab	Improve 20 units.	1995	Completed, outside of the H.E. timeframe. City developed local program in 2009.
Investigate Feasibility of Assessment District	Optional program	1995	Never completed; however, program identified in current draft H.E.
Section 236 Housing Renewed Aff.	Conserve 30 units	1995	Program discontinued.
Density bonus hosuing renewed affordability	Conserve 37 units	1995	Never completed; however, "at-risk" program identified in current draft H.E.
Promote condominium rental allowance	Promote	1995	Completed. Ongoing.
Maintain and expand equal housing	Apply to all development	1995	Completed. Ongoing.
Expand inclusionary requirements	Implement	1995	Never compelted; however, program identified in current draft H.E.
Specific Plan allowance for mixed use	Implement	1995	Completed. Ongoing.
Investigate funding land cost write down	Optional program	1995	Never compelted.
Subsidize offsite improvement costs	Optional program	1995	Never completed.
Second trust deeds program	Optional program	1995	Never completed.
First time buyer rehab program	Optional program	1995	Never completed.
Transitional housing assistance program	375 clients	1995	Never completed.
Self-help housing program	10 households	1995	Never completed.
Maintain jobs center program	Optional program	1995	Completed.
Referral and outreach	Program	1995	Never completed.
Housing information outreach	Program	1995	Completed.
Child care support program	Program	1995	Never completed.
City-funded housing voucher program	50 target households	1995	Never completed; however, program created in 2009 as TBRA
Maintain housing development fees	Program	1995	Completed. Ongoing.
Maintain energy conservation regulations	Program	1995	Completed. Ongoing.
Maintain housing handicap regulations	Program	1995	Completed. Ongoing.
Establish housing coordinator	Program	1995	Completed. Ongoing.

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General Comments:

2013-2021 Housing Plan Update: Over the past couple of years, the City has been working to update its Housing Plan to bring us into compliance with state law. After a far-reaching public participation effort in fall 2014, the project remains on schedule for adoption in June 2016. New zoning Standards and design guidelines were prepared to ensure that community-supported solutions identified through the public input process would be implemented. A Draft Program Environmental Impact Report was also prepared to analyze different housing strategy maps. The State Department of HCD reported a finding of substantial compliance on our draft Housing Plan update. The draft 2013 -2021 Housing Plan continues existing City housing policy and provides some critical updates as needed to meet State mandates. It identifies strategies for expanding housing opportunities for all household types and income groups. It also reinforces and expands on existing land use policies for neighborhood conservation and to develop complete neighborhoods in mixed use areas adjacent to transit opportunities and services. The draft 2013 -2021 Housing Plan also identifies other actions and /or steps that the City will implement to achieve compliance with state law or otherwise meet local goals and objectives. In general, these programs have specific measurable outcomes or help implement state housing element law, so addressing these programs early in the planning period will benefit the City and its residents. The aforementioned programs and proposed amendment concepts are not addressed as part of Environmental Impact Report that was prepared for the project. They will be tracked on their own through a separate work program. It is the intent that all implementation programs will be advanced to the Planning Commission and /or City Council in late spring 2015.