

**Accept and file the Housing Element 2022 Annual Progress Report pursuant to California Code Section 65400 to the California Department of Housing and Community Development (HCD) and Office of Planning and Research (OPR).**

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**OVERVIEW:** Government Code section 65400 requires that each city, county, or city and county, including charter cities, prepare an annual progress report (APR) on the status of the Housing Element of its General Plan and progress in its implementation, using forms and definitions adopted by the California Department of Housing and Community Development (HCD). The following form is to be used for satisfying the reporting requirements of Government Code section 65400, subdivision (a)(2).

The Housing Element APR fulfills statutory requirements to report certain housing information, including the local agency's progress in meeting its share of regional housing needs (i.e., applications, entitlements, permits, and certificates of occupancy), certain rezoning activities, actions taken towards completion of housing element programs, and local efforts to remove governmental constraints to the development of housing (Government Codes Sections 65584.3(c) and 65584.5(b)(5)). California's housing element law acknowledges that in order for the private market to adequately address the state's housing needs, local governments must adopt plans and regulatory systems that provide opportunities for, and do not unduly constrain, housing development. As a result, housing policy rests largely on the effective implementation of local general plans and housing elements.

Providing the report to HCD and OPR fulfills state housing law requirements to report certain information, including the progress in meeting the City's share of the Regional Housing Needs Assessment (RHNA). Furthermore, submitting the APR to the state ensures that the City is eligible for grants and other funding sources that require filing the report. The report is also submitted to the San Diego Association of Governments to qualify for certain discretionary funds administered by SANDAG.

**THE APR CONSISTS OF THE FOLLOWING TABLES:**

- **TABLE A – Housing Development Applications Submitted**
  - Table A includes only housing units and developments for which an application was deemed complete between January 1 and December 31 of the reporting year identified in the table. These are applications which require discretionary review and/or planning approval.
  - In 2022, eight (8) housing development applications were submitted for 290 potential units
- **TABLE A2 – Annual Building Activity Report Summary - New Construction, Entitled, Permits, and Completed Units.**
  - Table A2 contains entitlements, permits, and completion of units during the reporting period. 305 building permits were issued for 2022; 53 units received final occupancy approval during the 2022 reporting period.
- **TABLE B – Regional Housing Needs Allocation Progress – Permitted Units Issued By Affordability.**
  - Table B shows the City's progress in achieving its RHNA allocation during the housing element planning period (2021-2029). The number that RHNA tracks among

this spreadsheet is the number of building permits issued in each calendar year. The total (beginning) RHNA allocation is 5,437 units. In 2022, 305 units were permitted. 33 Very Low Income units, 141 Low Income Units, and 131 Above Moderate Income units.

- TABLE C – Sites Identified or Rezoned to Accommodate Shortfall Housing Need.
  - This requirement does not apply to the City since adequate sites were identified in the adopted Housing Element.
- TABLE D – Program Implementation Status pursuant to Government Code section 65583.
  - Table D provides the implementation status of programs in the adopted Housing Element.
- TABLE E – Commercial Development Bonus Approved pursuant to Government Code section 65915.7.
  - No units were produced in the City using this provision of the Government Code.
- TABLE F – Units Rehabilitated, Preserved, and Acquired for Alternative Adequate Sites pursuant to Government Code section 65583.1, subdivision (c)(2).
  - No units were produced in the City using this provision of the Government Code.
- TABLE F2 – Above Moderate Income Units Converted to Moderate Income Pursuant to Government Code section 65400.2
  - No units were converted using this provision of the Government Code
- TABLE G – Locally Owned Lands Included in the Housing Element Sites Inventory that have been Sold, Leased, or Otherwise Disposed of
  - Two (2) locally owned lands from the Housing Element Sites Inventory have been leased in 2022. One (1) temporary 12 month lease for equipment storage and one (1) ground lease for development.
- TABLE H – Locally Owned or Controlled Lands Declared Surplus Pursuant to Government Code Section 54221, or Identified as Excess Pursuant to Government Code Section 50569
  - No locally owned or controlled lands were declared surplus using the provisions of the government codes.
- TABLE I – Applications for Lot Splits pursuant to Government Code 66411.7 (SB9)
  - Two (2) applications for lot splits pursuant to SB9 in 2022.
- TABLE J – Student Housing Development for Lower Income Students for which was Granted a Density Bonus pursuant to Section 65915(b)(1)(F)
  - No units were developed using this provision of the government code

**AMENDED 2020 AND 2021 REPORTS:** Prior year reports from calendar years 2020 and 2021 were amended by staff to reflect recently uncovered data for those years. The actual number of building permits issued for the reporting year 2020 was 324 (not 315 as previously reported); for reporting year 2021, 83 building permits were issued (not 16 as previously reported).

**UNIT CATEGORIES:** Units are identified as either proposed or planned at initial occupancy for either renter occupant (R) or owner occupant (O) were apparent at the time of project application.

Unit types are categorized as one of the following:

- Single-family detached units
- Single-family attached units
- Two to four-unit structure
- Five or more unit structure
- Accessory dwelling unit
- Mobile home/manufactured home

**AFFORDABILITY:** Units are identified by affordability by household income as established by HCD’s income limit charts. The household income categories are based on the area median income (AMI) for San Diego County, \$106,900 for a family of four in 2022.

- Extremely low income households (30% AMI)
- Very low income households (50% AMI)
- Low income households (80% AMI)
- Moderate income households (120% AMI)
- Above moderate households (>120% AMI)

| <b>San Diego County Income Limits<br/>Effective April 18, 2022</b> |  |   |  |  |
|--|--|---|--|--|
| <b>FAMILY<br/>SIZE</b>   | <b>30% of<br/>AMI<br/>Extremely<br/>Low<br/>Income</b> | <b>50% of<br/>AMI<br/>Very Low<br/>Income</b> | <b>80% of<br/>AMI<br/>Low<br/>Income</b> | <b>120% of<br/>AMI<br/>Moderate<br/>Income</b> |
| 1  | 27,350   | 45,550  | 72,900                                   | 89,800   |
| 2  | 31,250   | 52,050  | 83,300                                   | 102,650  |
| 3  | 35,150   | 58,550  | 93,700                                   | 115,450  |
| 4  | 39,050   | 65,050  | 104,100                                  | 128,300  |
| 5  | 42,200   | 70,300  | 112,450                                  | 138,550  |
| 6  | 45,300   | 75,500  | 120,800                                  | 148,850  |
| 7  | 48,450   | 80,700  | 129,100                                  | 159,100  |
| 8  | 51,550   | 85,900  | 137,450                                  | 169,350  |