

March 26, 2019

California Department of Housing and Community Development
Division of Housing Policy Development
P.O. Box 952053
Sacramento, CA 94252-2053

Governor's Office of Planning and Research
P.O. Box 3044
Sacramento CA 95812-3044

Seth Litchney
Senior Regional Planner
San Diego Association of Governments
401 B Street, Suite 800
San Diego, CA 92101

Subject: City of San Diego Housing Element Annual Report 2018

I am pleased to submit the City of San Diego's Housing Element Annual Report for the calendar year 2018 in compliance with Government Code Section 65400. In order to demonstrate compliance with the Housing Element, the City must report on annual housing application activity (Table A), annual building activity of affordable and above-moderate units (Table A2), the City's progress in meeting its regional housing needs allocation (Table B), the City's progress in its implementation of the Housing Element programs (Table D), and the annual activity of housing which was rehabilitated, preserved and acquired during the year 2018 (Table F). Also included is the Report on the Low and Moderate Income Housing Asset Fund for the Fiscal Year ending June 30, 2018 (Attachment 1).

Income restricted residential building activity is based upon units that contain recorded covenants or deed restrictions that limit rents or sale prices over a period of time. Those units that do not contain a recorded covenant or deed restriction are considered to be market-rate units and are listed in the above-moderate income category.

Should you have questions about this report please contact me at (619) 533-6457 or by email at (bschoenfisch@sandiego.gov).

Sincerely,



Brian Schoenfisch
Program Manager

Please Start Here

General Information	
Jurisdiction Name	San Diego
Reporting Calendar Year	2018
Contact Information	
First Name	Elizabeth
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City	San Diego
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Submittal Instructions

Housing Element Annual Progress Reports (APRs) forms and tables must be submitted to HCD and the Governor's Office of Planning and Research (OPR) on or before April 1 of each year for the prior calendar year; submit separate reports directly to both HCD and OPR pursuant to Government Code section 65400. There are two options for submitting APRs:

1. **Online Annual Progress Reporting System (Preferred)** - This enters your information directly into HCD's database limiting the risk of errors. If you would like to use the online system, email APR@hcd.ca.gov and HCD will send you the login information for your jurisdiction. *Please note: Using the online system only provides the information to HCD. The APR must still be submitted to OPR. Their email address is opr.apr@opr.ca.gov.*

2. **Email** - If you prefer to submit via email, you can complete the excel Annual Progress Report forms and submit to HCD at APR@hcd.ca.gov and to OPR at opr.apr@opr.ca.gov. Please send the Excel workbook, not a scanned or PDF copy of the tables.

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ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction San Diego
 Reporting Year 2018 (Jan. 1 - Dec. 31)

Note: * Optional field
 Cells in gray contain auto-calculation formulas

Table A
 Housing Development Applications Submitted

Project Identifier	Unit Types	Date Application Submitted	Proposed Units - Affordability by Household Incomes							Total Approved Units by Project	Total Disapproved Units by Project	Streamlining	Notes							
			Very Low-Income Non-Restricted	Very Low-Income Restricted	Low-Income Non-Restricted	Low-Income Restricted	Moderate-Income Non-Restricted	Moderate-Income Restricted	Above Moderate Income											
1	2	3	4	5	6	7	8	9	10	11	12	13								
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID*	Unit Category (SFA, SFD, 2+ 4, 5+ ADU, AH)	Tenure (R, O)	Reflector (O, Owner)	Date Application Submitted	Very Low-Income Non-Restricted	Very Low-Income Restricted	Low-Income Non-Restricted	Low-Income Restricted	Moderate-Income Non-Restricted	Moderate-Income Restricted	Above Moderate Income	Total PROPOSED Units by Project	Total APPROVED Units by Project	Total DISAPPROVED Units by Project (Auto-calculated Can Be Overwritten)	APPLICATION SUBMITTED Pursuant to CCR 69913.4(b)? (Yes/No)	Notes*
Summary Row: Start Data Entry Below													789	441						
	53342201-02_03	1475 Front St	77 Beech Street	2018-57	5+	R	R	12/3/2018	44						104	104		No		
	53425058	1520 Broadway		2018-48	5+	R	R	10/14/2018	76	216					3	273		No		
	53342312	1850 Second Ave		2015-49AA	5+	R	R	9/13/2018							364	364		No		
	53420201-06	1060 Park Blvd		2018-41	5+	R	R	8/28/2018							614	614		No		
	53419203-03-07	1541 18th Ave		2018-40	5+	R	R	8/23/2018							410	410		No		
	53517201-06_11	1515 F Street		2018-44	5+	R	R	7/19/2018							400	400		No		
	53334304-09-4	232 West Ash St		2018-26	5+	R	R	6/29/2018	32						363	365		No		
	53432021-04	1808 Broadway		2018-23	5+	R	R	6/26/2018	19						349	368		No		
	53343302-05	1301 Third Ave S		62005	5+	R	R	4/11/2018							270	270		No		
	53519508	454 13th Street		62155	5+	R	R	1/23/2018	5						40	45		No		
	638028000	817 W SPRING BL	2093895		5+	R	R	1/22/2018	50						1	51		No		
	645040700	5215, 5235, 5235 CALLE DORADO	2107913		5+	R	R	2/21/2018	5	38					1	42	44		No	
	3396312900	1144 30TH ST	2109341		5+	R	R	4/3/2018	2						10	12		No		
	449642100	3620 PARK BL	2116696		5+	R	R	5/17/2018	1						52	58		No		
	436562200	5548 RILEY ST	2156539		5+	R	R	6/22/2018	1						17	18		No		
	448032600	4195 RANASAS ST	2181897		5+	R	R	6/22/2018	1						21	24		No		
	566120800	366 CAMINO DEL SOL	2184686		5+	R	R	8/23/2018	3	2					1	25	25		No	
	551021900	744, 746 S. 41st St	2083201		2+ 4	R	R	1/3/2018							2	2		No		
	451323100	1434 BROADWAY ST	2083477		ADU	R	R	1/3/2018							1	1		No		
	473926200	4393 Cartagena Dr	2083844		ADU	R	R	1/3/2018							1	1		No		
	544191500	951 63RD ST	2083959		ADU	R	R	1/3/2018							1	1		No		
	486171000	1708 DOROTHY DR	2084477		ADU	R	R	1/3/2018							1	1		No		
	434612400	3178 Park St	2085493		ADU	R	R	1/3/2018							1	1		No		
	545691800	3078 GREENWAY	2085955		SFD	R	R	1/3/2018							1	1		No		
	3614630200	4832 DOLVA DR	2085885		ADU	R	R	1/3/2018							1	1		No		
	289210100	7978 SUN OF THE KNOLLS	2085202		SFD	R	R	1/3/2018							1	1		No		
	4156611400	1130 MISSOURI ST	2086728		ADU	R	R	1/3/2018							1	1		No		
	4154031800	858 BEVELL ST	2087299		SFD	R	R	1/3/2018							1	1		No		
	539110800	3128 JUMPER ST	2088070		ADU	R	R	1/11/2018							1	1		No		
	686010800	114 W HALL AV	2088245		5+	R	R	11/14/2018							6	6		No		
	566013900	120 W HALL AV	2088343		2+ 4	R	R	11/12/2018	4						4	4		No		
	545370700	870 BROADWAY	2088992		SFD	R	R	1/11/2018							1	1		No		
	5332940100	1801 95TH AV	2089295		5+	R	R	1/11/2018							30	30		No		
	3082912000	10622 HORSHESHOE RIDGE CT	2089793		ADU	R	R	1/12/2018							1	1		No		
	351383000	290 PLAVA DEL SUR ST	2090372		SFD	R	R	1/16/2018							1	1		No		
	351382000	292 PLAVA DEL SUR ST	2090384		SFD	R	R	1/16/2018							1	1		No		
	351381000	290 PLAVA DEL SUR ST	2090385		2+ 4	R	R	1/16/2018							1	1		No		
	351380000	298 PLAVA DEL SUR ST	2090388		SFD	R	R	1/16/2018							1	1		No		
	415113000	1113 ARCHER ST	2091108		ADU	R	R	1/18/2018							1	1		No		
	351112000	723 LA JOLLA BL	2091119		ADU	R	R	1/18/2018							1	1		No		
	439000000	5242 CROMWELL CT	2091845		SFD	R	R	1/18/2018							1	1		No		
	4537271100	2418 UPAS ST	2091875		ADU	R	R	1/18/2018							1	1		No		
	5300721000	4444 BROADWAY AV	2092820		ADU	R	R	1/18/2018							1	1		No		
	621222000	4203-4209 Mission Blvd 808 Reed Av 820	2092101		5+	O	O	1/18/2018							16	16		No		
	4442011100	4415 TOLEDO	2092561		5+	O	O	1/18/2018							1	1		No		
	3512802100	626 NAUTILUS ST	2093320		SFD	O	O	1/22/2018							1	1		No		
	5496418200	8324 170 CT	2094384		ADU	R	R	1/23/2018							1	1		No		
	4404021000	4728 30TH ST	2094711		SFD	R	R	1/24/2018							1	1		No		
	4233031800	1314 PACIFIC BEACH DR	2094960		SFD	R	R	1/24/2018							2	2		No		
	431302600	8685 COVAYE BLUSH DR	2095859		SFD	R	R	1/24/2018							1	1		No		
	6786905100	16790 COVAYE BLUSH DR	2095164		2+ 4	R	R	1/24/2018							4	4		No		
	4467200700	3208 Penrose Dr	2095568		ADU	R	R	1/24/2018							1	1		No		
	446202000	509 MANHATTAN DR	2095956		SFA	R	R	1/24/2018							1	1		No		
	5446802000	1832 KLUBER AV	2097890		ADU	R	R	1/30/2018							1	1		No		
	473469100	8742 Nelson	2098654		ADU	R	R	1/31/2018							1	1		No		
	474121100	8604 Cambridge Ave	2098666		ADU	R	R	1/31/2018							1	1		No		
	481184100	3018 CORONADO AV	2098687		ADU	R	R	1/31/2018							1	1		No		
	452131800	1032 PENNSYLVANIA AV	2099021		SFA	R	R	2/1/2018							1	1		No		
	4521310400	1034 PENNSYLVANIA AV	2099024		SFD	O	O	2/1/2018							1	1		No		
	5494111100	964 S 6TH ST	2099040		SFD	O	O	2/1/2018							1	1		No		
	547410800	136 S 6TH ST	2099071		SFD	O	O	2/2/2018							1	1		No		
	433532000	2888 REDWOOD ST	2099566		ADU	R	R	2/2/2018							1	1		No		
	548112100	3908 K ST	2100097		SFD	O	O	2/5/2018							1	1		No		
	346232000	6247 PASEO DEL OCASO	2101692		SFD	O	O	2/7/2018							1	1		No		
	397181900	301 LA CANADA	2102660		SFD	O	O	2/8/2018							1	1		No		
	545633100	5238 BURNING	2103033		ADU	R	R	2/9/2018							1	1		No		
	5496544100	6039 CREIGHTON WY	2103266		SFD	O	O	2/9/2018							1	1		No		
	5496544100	6045 CREIGHTON WY	2103303		SFD	O	O	2/9/2018							1	1		No		
	5496544100	6051 CREIGHTON WY	2103304		SFD	O	O	2/9/2018							1	1		No		
	5496544100	6056 CREIGHTON WY	2103305		SFD	O	O	2/9/2018							1	1		No		
	5306511000	3211 Newell St	2103454		2+ 4	R	R	2/13/2018							2	2		No		
	6786905000	16795 COVAYE BLUSH DR	2104833		5+	R	R	2/13/2018							8	8		No		
	530311100	3238 Newell St	2104837		2+ 4	R	R	2/13/2018							2	2		No		
	4171609000	1215 BALCONY ST	2105087		SFD	R														

Project Identifier				Unit Types		Date Application Submitted		Proposed Units - Affordability by Household Incomes						Total Approved Units by Project	Total Disapproved Units by Project	Streamlining	Notes	
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17		
Prior APN	Current APN	Street Address	Project Name	Local Jurisdiction Tracking ID	Unit Category (SFA SFD 2 to 4.5-AJGJ/M)	Tenure R=Rentor O=Owner	Date Application Submitted	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	Total APPROVED Units by Project	Total DISAPPROVED Units by Project (Auto-Disapproved Pursuant to GC 69923 ADP) (IB 35 Streamlining)	Notes
	305303200	5162 MORNING SAGE WY		2186172	SFD	O	8/17/2018								1	1	No	
	305303300	5164 MORNING SAGE WY		2186173	SFD	O	8/17/2018								1	1	No	
	305303400	5166 MORNING SAGE WY		2186180	SFD	O	8/17/2018								1	1	No	
	305303500	5168 MORNING SAGE WY		2186181	SFD	O	8/17/2018								1	1	No	
	305303600	5160 MORNING SAGE WY		2186182	SFD	O	8/17/2018								1	1	No	
	305303700	5138 MORNING SAGE WY		2186183	SFD	O	8/17/2018								1	1	No	
	305303800	5137 MORNING SAGE WY		2186184	SFD	O	8/17/2018								1	1	No	
	305303900	5136 MORNING SAGE WY		2186185	SFD	O	8/17/2018								1	1	No	
	305304000	5135 MORNING SAGE WY		2186186	SFD	O	8/17/2018								1	1	No	
	305304100	5134 MORNING SAGE WY		2186187	SFD	O	8/17/2018								1	1	No	
	305304200	13708 CHESTNUT CT		2186188	SFD	O	8/17/2018								1	1	No	
	305331000	13710 CHESTNUT CT		2186189	SFD	O	8/17/2018								1	1	No	
	305331000	13720 CHESTNUT CT		2186190	SFD	O	8/17/2018								1	1	No	
	305331000	5328 MORNING SAGE WY		2186191	SFD	O	8/17/2018								1	1	No	
	305331040	5327 MORNING SAGE WY		2186192	SFD	O	8/17/2018								1	1	No	
	305331500	5336 MORNING SAGE WY		2186193	SFD	O	8/17/2018								1	1	No	
	305331540	5338 MORNING SAGE WY		2186194	SFD	O	8/17/2018								1	1	No	
	305332000	5340 MORNING SAGE WY		2186195	SFD	O	8/17/2018								1	1	No	
	305332070	5342 MORNING SAGE WY		2186196	SFD	O	8/17/2018								1	1	No	
	305332800	5344 MORNING SAGE WY		2186197	SFD	O	8/17/2018								1	1	No	
	305332900	5346 MORNING SAGE WY		2186198	SFD	O	8/17/2018								1	1	No	
	305331000	5317 WILDSTAR TRAILS		2186199	SFD	O	8/17/2018								1	1	No	
	305331000	5315 WILDSTAR TRAILS		2186200	SFD	O	8/17/2018								1	1	No	
	305331070	5313 WILDSTAR TRAILS		2186201	SFD	O	8/17/2018								1	1	No	
	305331080	5323 MORNING SAGE WY		2186202	SFD	O	8/17/2018								1	1	No	
	305331090	5321 MORNING SAGE WY		2186203	SFD	O	8/17/2018								1	1	No	
	305331100	5318 MORNING SAGE WY		2186204	SFD	O	8/17/2018								1	1	No	
	305331110	5317 MORNING SAGE WY		2186205	SFD	O	8/17/2018								1	1	No	
	305331120	5316 MORNING SAGE WY		2186206	SFD	O	8/17/2018								1	1	No	
	305331130	5313 MORNING SAGE WY		2186207	SFD	O	8/17/2018								1	1	No	
	305331400	5322 MORNING SAGE WY		2186208	SFD	O	8/17/2018								1	1	No	
	305331470	5326 MORNING SAGE WY		2186209	SFD	O	8/17/2018								1	1	No	
	305331480	5328 MORNING SAGE WY		2186210	SFD	O	8/17/2018								1	1	No	
	305331490	5328 MORNING SAGE WY		2186211	SFD	O	8/17/2018								1	1	No	
	305331500	5328 MORNING SAGE WY		2186212	SFD	O	8/17/2018								1	1	No	
	305331510	5332 MORNING SAGE WY		2186213	SFD	O	8/17/2018								1	1	No	
	305331520	5334 MORNING SAGE WY		2186214	SFD	O	8/17/2018								1	1	No	
	305331600	13737 SAGE CT		2186215	SFD	O	8/17/2018								1	1	No	
	305331200	13733 SAGE CT		2186216	SFD	O	8/17/2018								1	1	No	
	305331200	13729 SAGE CT		2186217	SFD	O	8/17/2018								1	1	No	
	305331200	13725 SAGE CT		2186218	SFD	O	8/17/2018								1	1	No	
	305331200	13721 SAGE CT		2186219	SFD	O	8/17/2018								1	1	No	
	305331200	13720 STARLIGHT CT		2186220	SFD	O	8/17/2018								1	1	No	
	305331200	13724 STARLIGHT CT		2186221	SFD	O	8/17/2018								1	1	No	
	305331200	13728 STARLIGHT CT		2186222	SFD	O	8/17/2018								1	1	No	
	305331270	13732 STARLIGHT CT		2186223	SFD	O	8/17/2018								1	1	No	
	305331280	5320 WILDSTAR TRAILS		2186224	SFD	O	8/17/2018								1	1	No	
	305331280	13722 SAGE CT		2186225	SFD	O	8/17/2018								1	1	No	
	305331300	13724 SAGE CT		2186226	SFD	O	8/17/2018								1	1	No	
	305331310	13728 SAGE CT		2186227	SFD	O	8/17/2018								1	1	No	
	305331320	13722 SAGE CT		2186228	SFD	O	8/17/2018								1	1	No	
	305331330	13736 SAGE CT		2186229	SFD	O	8/17/2018								1	1	No	
	305331340	13740 SAGE CT		2186230	SFD	O	8/17/2018								1	1	No	
	305331140	5311 MORNING SAGE WY		2186231	SFD	O	8/17/2018								1	1	No	
	305331160	5309 MORNING SAGE WY		2186232	SFD	O	8/17/2018								1	1	No	
	305331160	5307 MORNING SAGE WY		2186233	SFD	O	8/17/2018								1	1	No	
	305331170	5309 MORNING SAGE WY		2186234	SFD	O	8/17/2018								1	1	No	
	305331180	5308 MORNING SAGE WY		2186235	SFD	O	8/17/2018								1	1	No	
	305331300	5300 MORNING SAGE WY		2186236	SFD	O	8/17/2018								1	1	No	
	305331300	5302 MORNING SAGE WY		2186237	SFD	O	8/17/2018								1	1	No	
	305331370	5306 MORNING SAGE WY		2186238	SFD	O	8/17/2018								1	1	No	
	305331380	5306 MORNING SAGE WY		2186239	SFD	O	8/17/2018								1	1	No	
	305331380	5308 MORNING SAGE WY		2186240	SFD	O	8/17/2018								1	1	No	
	305331400	5310 MORNING SAGE WY		2186241	SFD	O	8/17/2018								1	1	No	
	305331410	5312 MORNING SAGE WY		2186242	SFD	O	8/17/2018								1	1	No	
	305331420	5314 MORNING SAGE WY		2186243	SFD	O	8/17/2018								1	1	No	
	305331430	5316 MORNING SAGE WY		2186244	SFD	O	8/17/2018								1	1	No	
	305331440	5318 MORNING SAGE WY		2186245	SFD	O	8/17/2018								1	1	No	
	305330010	5413 MORNING SAGE WY		2186247	SFD	O	8/17/2018								1	1	No	
	305330020	5411 MORNING SAGE WY		2186248	SFD	O	8/17/2018								1	1	No	
	305330030	5409 MORNING SAGE WY		2186249	SFD	O	8/17/2018								1	1	No	
	305330040	5407 MORNING SAGE WY		2186250	SFD	O	8/17/2018								1	1	No	
	305330050	5405 MORNING SAGE WY		2186251	SFD	O	8/17/2018								1	1	No	
	305330470	5408 MORNING SAGE WY		2186252	SFD	O	8/17/2018								1	1	No	
	305330480	5410 MORNING SAGE WY		2186253	SFD	O	8/17/2018								1	1	No	
	305330490	5412 MORNING SAGE WY		2186254	SFD	O	8/17/2018								1	1	No	
	305330500	5414 MORNING SAGE WY		2186255	SFD	O	8/17/2018								1	1	No	
	305330510	5416 MORNING SAGE WY		2186256	SFD	O	8/17/2018								1	1	No	
	305330000	5361 MORNING SAGE WY		2186257	SFD	O	8/17/2018								1	1	No	
	305330100	5359 MORNING SAGE WY		2186258	SFD	O	8/17/2018								1	1	No	
	305330170	5362 MORNING SAGE WY		2186259	SFD	O	8/17/2018								1	1	No	
	305330380	5366 MORNING SAGE WY		2186260	SFD	O	8/17/2018								1	1	No	
	305330390	5368 MORNING SAGE WY		2186261	SFD	O	8/17/2018								1	1	No	
	305330400	5368 MORNING SAGE WY		2186262	SFD	O	8/17/2018								1	1	No	
	305330000	5405 MORNING SAGE WY		2186263	SFD	O	8/17/2018								1	1	No	
	305330070	5401 MORNING SAGE WY		2186264	SFD	O	8/17/2018								1	1	No	
	305330080	5363 MORNING SAGE WY		2186265	SFD	O	8/17/2018								1	1	No	
	305330440	5402 MORNING SAGE WY		2186266	SFD	O	8/17/2018								1	1	No	
	305330450	5404 MORNING SAGE WY		2186267	SFD	O	8/17/2018								1	1	No	
	305330460	5406 MORNING SAGE WY		2186268	SFD	O	8/17/2018								1	1	No	
	631442800	3820 JAHN CT		2186269	ADU	O	8/20/2018								1	1	No	
	532344700	2828 PERRY ST		2186232	SFD	O	8/20/2018								1	1	No	
	305324210	5426 PREWOOD TRAILS		2186250	SFD	O	8/20/2018								1			

Project Identifier		Unit Types		Date Application Submitted	Proposed Units - Affordability by Household Incomes						Total Approved Units by Project	Total Disapproved Units by Project	Streamlining	Notes					
1	2	3	4	5	6	7	8	9	10	11	12	13	14						
Prior APN ¹	Current APN	Street Address	Project Name ²	Local Jurisdiction Tracking ID ³	Unit Category (SFA SFD 2 to 4.5-ADU/MH) ⁴	Tenure R=Rentor O=Owner	Date Application Submitted	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	Total APPROVED Units by Project	Total DISAPPROVED Units by Project (Auto-Cancelled Can Be Overwritten)	Web APPLICATION SUBMITTED Pursuant to GC 65913 ADU? (SB 35 Streamlining)	Notes ⁵
	44522200	1949 MEADE AV		2187415	ADU	R	8/21/2018								1	1		No	
	451292000	553 TORRENCE ST		2187716	SFD	O	8/22/2018								1	1		No	
	308260000	8927 THE PRESERVE WY		2187811	SFD	O	8/22/2018								1	1		No	
	44460000	4305 GOLDEN ST		2187831	ADU	R	8/22/2018								1	1		No	
	447042000	3621 MADISON AV		2187932	ADU	R	8/22/2018								1	1		No	
	416441400	1888 MADISON ST		2187937	SFD	O	8/22/2018								1	1		No	
	351434000	6708 AVENIDA MANANA		2187997	ADU	R	8/22/2018								1	1		No	
	453111000	3321 32ND ST		2188106	ADU	R	8/22/2018								1	1		No	
	477111000	3328 35TH ST		2188115	ADU	R	8/22/2018								1	1		No	
	305301700	5331 SWEETWATER TRAILS		2188367	SFD	O	8/23/2018								1	1		No	
	305301800	5338 SWEETWATER TRAILS		2188368	SFD	O	8/23/2018								1	1		No	
	305301900	5327 SWEETWATER TRAILS		2188369	SFD	O	8/23/2018								1	1		No	
	305302000	5324 SWEETWATER TRAILS		2188370	SFD	O	8/23/2018								1	1		No	
	305302100	5320 SWEETWATER TRAILS		2188371	SFD	O	8/23/2018								1	1		No	
	305302300	5328 SWEETWATER TRAILS		2188372	SFD	O	8/23/2018								1	1		No	
	305302500	5328 SWEETWATER TRAILS		2188373	SFD	O	8/23/2018								1	1		No	
	305302600	5328 SWEETWATER TRAILS		2188374	SFD	O	8/23/2018								1	1		No	
	305302800	5332 SWEETWATER TRAILS		2188375	SFD	O	8/23/2018								1	1		No	
	305302900	5338 SWEETWATER TRAILS		2188376	SFD	O	8/23/2018								1	1		No	
	305303000	5338 SWEETWATER TRAILS		2188377	SFD	O	8/23/2018								1	1		No	
	305303100	5338 SWEETWATER TRAILS		2188378	SFD	O	8/23/2018								1	1		No	
	305303200	5340 SWEETWATER TRAILS		2188379	SFD	O	8/23/2018								1	1		No	
	305302200	5319 SWEETWATER TRAILS		2188380	SFD	O	8/23/2018								1	1		No	
	305302400	5317 SWEETWATER TRAILS		2188381	SFD	O	8/23/2018								1	1		No	
	305302500	5315 SWEETWATER TRAILS		2188382	SFD	O	8/23/2018								1	1		No	
	305302600	5320 SWEETWATER TRAILS		2188383	SFD	O	8/23/2018								1	1		No	
	305302700	5322 SWEETWATER TRAILS		2188384	SFD	O	8/23/2018								1	1		No	
	305302800	5324 SWEETWATER TRAILS		2188385	SFD	O	8/23/2018								1	1		No	
	305302900	5313 SWEETWATER TRAILS		2188386	SFD	O	8/23/2018								1	1		No	
	305303000	5311 SWEETWATER TRAILS		2188387	SFD	O	8/23/2018								1	1		No	
	305303100	5309 SWEETWATER TRAILS		2188388	SFD	O	8/23/2018								1	1		No	
	305303200	5307 SWEETWATER TRAILS		2188389	SFD	O	8/23/2018								1	1		No	
	305303300	5310 SWEETWATER TRAILS		2188390	SFD	O	8/23/2018								1	1		No	
	305303400	5312 SWEETWATER TRAILS		2188391	SFD	O	8/23/2018								1	1		No	
	305303500	5314 SWEETWATER TRAILS		2188392	SFD	O	8/23/2018								1	1		No	
	305303600	5316 SWEETWATER TRAILS		2188393	SFD	O	8/23/2018								1	1		No	
	305303700	5318 SWEETWATER TRAILS		2188394	SFD	O	8/23/2018								1	1		No	
	305303800	5320 SWEETWATER TRAILS		2188395	SFD	O	8/23/2018								1	1		No	
	305303900	5303 SWEETWATER TRAILS		2188396	SFD	O	8/23/2018								1	1		No	
	305304000	5301 SWEETWATER TRAILS		2188397	SFD	O	8/23/2018								1	1		No	
	305304100	5300 SWEETWATER TRAILS		2188398	SFD	O	8/23/2018								1	1		No	
	305304200	5302 SWEETWATER TRAILS		2188399	SFD	O	8/23/2018								1	1		No	
	305304300	5304 SWEETWATER TRAILS		2188400	SFD	O	8/23/2018								1	1		No	
	305304400	5306 SWEETWATER TRAILS		2188401	SFD	O	8/23/2018								1	1		No	
	305304500	5308 SWEETWATER TRAILS		2188402	SFD	O	8/23/2018								1	1		No	
	305304600	13702 GOLDENPINE TRAILS		2188403	SFD	O	8/23/2018								1	1		No	
	305304700	13704 GOLDENPINE TRAILS		2188404	SFD	O	8/23/2018								1	1		No	
	305304800	13706 GOLDENPINE TRAILS		2188405	SFD	O	8/23/2018								1	1		No	
	305304900	13708 GOLDENPINE TRAILS		2188406	SFD	O	8/23/2018								1	1		No	
	305305000	13710 GOLDENPINE TRAILS		2188407	SFD	O	8/23/2018								1	1		No	
	305305100	13712 GOLDENPINE TRAILS		2188408	SFD	O	8/23/2018								1	1		No	
	305305200	13714 GOLDENPINE TRAILS		2188409	SFD	O	8/23/2018								1	1		No	
	305305300	13716 GOLDENPINE TRAILS		2188410	SFD	O	8/23/2018								1	1		No	
	305305400	13718 GOLDENPINE TRAILS		2188411	SFD	O	8/23/2018								1	1		No	
	305305500	13718 GOLDENPINE TRAILS		2188412	SFD	O	8/23/2018								1	1		No	
	305305600	13718 GOLDENPINE TRAILS		2188413	SFD	O	8/23/2018								1	1		No	
	305305700	13718 GOLDENPINE TRAILS		2188414	SFD	O	8/23/2018								1	1		No	
	305305800	13718 GOLDENPINE TRAILS		2188415	SFD	O	8/23/2018								1	1		No	
	305305900	13718 GOLDENPINE TRAILS		2188416	SFD	O	8/23/2018								1	1		No	
	305306000	13718 GOLDENPINE TRAILS		2188417	SFD	O	8/23/2018								1	1		No	
	305306100	13718 GOLDENPINE TRAILS		2188418	SFD	O	8/23/2018								1	1		No	
	305306200	13713 GOLDENPINE TRAILS		2188419	SFD	O	8/23/2018								1	1		No	
	305306300	13713 GOLDENPINE TRAILS		2188420	SFD	O	8/23/2018								1	1		No	
	305306400	13713 GOLDENPINE TRAILS		2188421	SFD	O	8/23/2018								1	1		No	
	305306500	13713 GOLDENPINE TRAILS		2188422	SFD	O	8/23/2018								1	1		No	
	305306600	13713 GOLDENPINE TRAILS		2188423	SFD	O	8/23/2018								1	1		No	
	305306700	13713 GOLDENPINE TRAILS		2188424	SFD	O	8/23/2018								1	1		No	
	305306800	13713 GOLDENPINE TRAILS		2188425	SFD	O	8/23/2018								1	1		No	
	305306900	13713 GOLDENPINE TRAILS		2188426	SFD	O	8/23/2018								1	1		No	
	305307000	13713 GOLDENPINE TRAILS		2188427	SFD	O	8/23/2018								1	1		No	
	305307100	13713 GOLDENPINE TRAILS		2188428	SFD	O	8/23/2018								1	1		No	
	305307200	13713 GOLDENPINE TRAILS		2188429	SFD	O	8/23/2018								1	1		No	
	305307300	13713 GOLDENPINE TRAILS		2188430	SFD	O	8/23/2018								1	1		No	
	305307400	13713 GOLDENPINE TRAILS		2188431	SFD	O	8/23/2018								1	1		No	
	305307500	13713 GOLDENPINE TRAILS		2188432	SFD	O	8/23/2018								1	1		No	
	305307600	13713 GOLDENPINE TRAILS		2188433	SFD	O	8/23/2018								1	1		No	
	305307700	13713 GOLDENPINE TRAILS		2188434	SFD	O	8/23/2018								1	1		No	
	305307800	13713 GOLDENPINE TRAILS		2188435	SFD	O	8/23/2018								1	1		No	
	305307900	13713 GOLDENPINE TRAILS		2188436	SFD	O	8/23/2018								1	1		No	
	305308000	13713 GOLDENPINE TRAILS		2188437	SFD	O	8/23/2018								1	1		No	
	305308100	13713 GOLDENPINE TRAILS		2188438	SFD	O	8/23/2018								1	1		No	
	305308200	13713 GOLDENPINE TRAILS		2188439	SFD	O	8/23/2018								1	1		No	
	305308300	13713 GOLDENPINE TRAILS		2188440	SFD	O	8/23/2018								1	1		No	
	305308400	13713 GOLDENPINE TRAILS		2188441	SFD	O	8/23/2018								1	1		No	
	305308500	13713 GOLDENPINE TRAILS		2188442	SFD	O	8/23/2018								1	1		No	
	305308600	13713 GOLDENPINE TRAILS		2188443	SFD	O	8/23/2018								1	1		No	
	305308700	13713 GOLDENPINE TRAILS		2188444	SFD	O	8/23/2018								1	1		No	
	305308800	13713 GOLDENPINE TRAILS		2188445	SFD	O	8/23/2018								1	1		No	
	305308900	13713 GOLDENPINE TRAILS		2188446	SFD	O	8/23/2018								1	1		No	
	305309000																		

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction	San Diego
Reporting Year	2018 (Jan. 1 - Dec. 31)

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	2									3	4
Income Level		RHNA Allocation by Income Level	2010-2013	2014	2015	2016	2017	2018	2019	2020	2021	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low	Deed Restricted	21977	1088	229	265	103	324	249				2258	19719
	Non-Deed Restricted												
Low	Deed Restricted	16703	1246	184	446	253	301	203				2633	14070
	Non-Deed Restricted												
Moderate	Deed Restricted	15462		4				6				10	15452
	Non-Deed Restricted												
Above Moderate		33954	11081	1991	4221	7028	4395	3437				32153	1801
Total RHNA		88096											
Total Units			13415	2408	4932	7384	5020	3895				37054	51042

Note: units serving extremely low-income households are included in the very low-income permitted units totals
Cells in grey contain auto-calculation formulas

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction	San Diego	
Reporting Year	2018	(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
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
Development Permit Flexibility	Provides additional flexibility (Extension of time) to complete housing project construction under approved development permits.	2020	Completed
Application of New Regulations	Allows projects to have the benefit of new regulations (adopted after the permit effective date) without a need to amend their development permit when the resulting development is in substantial conformance with the permit.	2020	Completed
2015 Comprehensive Update to the Land Development Code (LDC)	57 Code amendments to improve the permit process including: streamlining to implement the City's Economic Development Strategy, efficiencies in processing environmental permits for certain properties over 45 years old, Companion Unit regulations to remove constraints and allow them through ministerial processing.	2020	Completed

1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
Shared Parking	Reduces the process required for shared parking agreements via agreements with neighboring properties and potentially allow greater development density.	2020	Completed
Development Impact Fee (DIF) Deferral	Allows the City to issue building or construction permits prior to the payment of DIF for a maximum of two years to encourage the initiation of development.	2020	Completed
Community Plan Implementation Density Incentive	Creates density incentives for redevelopment of six-unit apartment complexes with an interior parking lot to pedestrian-friendly development consistent with the community plan.	2020	Completed
Affordable Housing Density Bonus	Incentivizes the development of affordable housing through: 1. Increased Density Bonus 2. Increased Number of Development Incentives 3. Reduced Permit Process 4. Reduced Parking Ratio 5. Off-site Affordable Dwelling Units	2020	Completed
Promise Zone Designation	Development within promise zones receive expedited discretionary and ministerial permit processing for all eligible building projects.	2020	Completed

1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
2016 Comprehensive Update to the Land Development Code	40 Code amendments to improve the permit process including: streamlining public noticing, a new exemption from the requirement to obtain a Coastal Development Permit for certain single dwelling unit development, facilitating shared parking, and reducing steps for non-historic development over 45 years old.	2020	Completed
Accessory Dwelling Units (ADUs)	Implemented State requirements that included a reduced process, zoning flexibility, and reduced water & sewers fees for Companion Units (CU). Included additional incentives to provide an alternate source to affordable housing; including a Junior Unit category. Fees associated with CU construction have since been waived.	2020	Completed
(Companion Units, Granny Flats, and Junior Units)	See Above (Spreadsheet won't allow changes)	2020	Completed
Streamlined Environmental Review	Allows a streamlined environmental review process for projects consistent with the densities established by existing zoning, community plan, or general plan policies for which an Environmental Impact Report (EIR) was certified.	2020	Completed

1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
Climate Action Plan (CAP) Checklist	Adoption of the CAP along with the CAP Checklist and Greenhouse Gas (GHG) Thresholds, has provided a streamlined California Environmental Quality Act (CEQA) review for GHG reductions for projects	2020	Completed
Affordable/Infill & Sustainable Expedite	The ordinance was amended to reduce the discretionary review process; allow more deviations to qualify for the reduced process, expand the eligibility to capture more infill projects; and establish clear citywide policy. Council Policy 600-27 was also amended to reflect the two expedite programs.	2020	Completed
2017 Comprehensive Update to the Land Development Code	46 code amendments to help improve the permit processes including streamlining and flexibility related to: Historical Resource Regulations, Lot Consolidation, Paleontological Mitigation, Live/Work Quarters, and a reduction in parking within Transit Priority Areas (TPA).	2020	Completed
Housing Inventory Annual Report	Provides information related to the City's housing supply, affordability, and an overview of recent actions to increase housing production.	2020	Completed

1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
Live/Work Quarters Amendments	Expand the application of current Live/Work Ordinance to additional zones to facilitate more housing opportunities in close proximity to workplace and revisions to the regulations to provide housing alternatives within the work space.	2020	Completed
New Mixed-Use Zoning Packages	Will create new mixed-use zones which locate housing in closer proximity to employers, and foster transit-oriented development.	2020	In Progress
Development Impact Fee (DIF) Calculations	The City is currently reviewing the existing methodologies and procedures, survey best impact fee practices, and will recommend a preferred methodology for calculation of fees for consideration.	2020	In Progress
Parks Master Plan	Will identify new definitions for what a park is, review population-based park standards, expand the use of park equivalencies, address park deficits by reevaluating park service levels, guide future acquisition, design, and construction of recreational facilities, and identify funding opportunities for the existing and future park system	2020	In Progress
Parking Incentives within Transit Priority Areas	Develop parking requirements that allow for parking reductions within TPA's, thereby providing for better development potential and utilization of developable land to build housing units.	2020	In Progress

1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
Streamlined Transportation Analysis	Update the City's CEQA transportation analysis metrics and significance thresholds from level of service (LOS)/vehicle delay-based metrics to vehicle miles traveled (VMT)-based metrics, consistent with SB 743.	2020	In Progress
2018 Comprehensive Update to the Land Development Code	City staff is in the early stages of reviewing approximately 100 key amendments to the LDC to further address housing affordability and improve processing.	2020	In Progress
Moderate/Middle Income Density Bonus	Incentives for developers to construct housing projects that provide units that can be sold or rented to entry-level/middle-income households	2020	In Progress
Concurrent Processing	Processing of ministerial permits during discretionary review	2020	In Progress
Transportation Master Plan	A transportation master plan to coordinate existing plans, taking into account all modes of transportation and potentially reducing Development Impact Fees by reducing roadway improvements and focusing instead on multi-modal access	2020	In Progress
Comprehensive Community Plan Updates	Ongoing component of Planning Department's Work Program. Since 2014 Plan Updates and Amendments have added capacity for over 85,000 additional residential units.	2020	In Progress
Streamlining for Homelessness Solutions	Publicly initiated project streamlining to exempt from permit (ministerial and/or exemption) within existing structures and developed properties (e.g. parking lots).	2020	In Progress

1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
Comprehensive Update of CEQA Thresholds	A Comprehensive update to the City's Thresholds for Determining Significance under CEQA, to reflect changes in State law, case law, and science, as well as current City regulation that reduce or avoid potential impacts.	2020	In Progress
Commercial Flexibility	Flexibility to allow interim ground floor residential or office where commercial retail is typically required through a Conditional Use Permit	2020	In Progress
100% Affordable Incentive Program	Incentives to promote projects that are 100% affordable, including ministerial processing	2020	Future actions
Permanent Supportive Housing	Supportive housing by right in certain citywide zones	2020	Future actions
Homeless Storage	Permit homeless storage facilities by right in certain zones given location criteria	2020	Future actions
Affordable Housing Regulations	Additional incentives that the City has implemented include allowing developers to construct an additional density bonus above the maximum allowed under the density bonus regulations, totaling 50 percent, if they are not requesting any waiver/incentive; allowing micro-unit projects to qualify for a 100 percent density bonus; in addition to other streamlining.	2020	Completed

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction	San Diego	
Reporting Period	2018	(Jan. 1 - Dec. 31)

Note: + Optional field
Cells in grey contain auto-calculation formulas

Table F

Units Rehabilitated, Preserved and Acquired for Alternative Adequate Sites pursuant to Government Code section 65583.1(c)(2)

This table is optional. Jurisdictions may list (for informational purposes only) units that do not count toward RHNA, but were substantially rehabilitated, acquired or preserved. To enter units in this table as progress toward RHNA, please contact HCD at APR@hcd.ca.gov. HCD will provide a password to unlock the grey fields. Units may only be credited to the table below when a jurisdiction has included a program in its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in Government Code section 65583.1(c)(2).

Activity Type	Units that Do Not Count Towards RHNA ⁺ Listed for Informational Purposes Only				Units that Count Towards RHNA ⁺ Note - Because the statutory requirements severely limit what can be counted, please contact HCD to receive the password that will enable you to populate these fields.				The description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1 ⁺
	Extremely Low-Income ⁺	Very Low-Income ⁺	Low-Income ⁺	TOTAL UNITS ⁺	Extremely Low-Income ⁺	Very Low-Income ⁺	Low-Income ⁺	TOTAL UNITS ⁺	
Rehabilitation Activity	24	118	849	991					
Preservation of Units At-Risk		13	188	201					
Acquisition of Units									
Total Units by Income	24	131	1037	1192					

Jurisdiction	San Diego	
Reporting Year	2018	(Jan. 1 - Dec. 31)

Entitled Units Summary		
Income Level		Current Year
Very Low	Deed Restricted	630
	Non-Deed Restricted	0
Low	Deed Restricted	67
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		5217
Total Units		5914

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

Submitted Application Summary	
Total Housing Applications Submitted:	1,178
Number of Proposed Units in All Applications Received:	8,061
Total Housing Units Approved:	2,742
Total Housing Units Disapproved:	0

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

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

Cells in grey contain auto-calculation formulas