Agenda Item 4.8

STAFF REPORT
CITY COUNCIL

DATE: **March 15, 2022**

TO: Honorable Mayor and City Councilmembers

FROM: Linda Smith, City Manager

SUBJECT: Annual Progress Report on the Status of the General Plan and Housing Element for Calendar Year 2021
Prepared by: Michael P. Cass, Principal Planner

EXECUTIVE SUMMARY:

State planning law (Government Code Section 65400) requires local jurisdictions to provide an Annual Progress Report (APR) on the implementation of the General Plan Housing Element as well as General Plan activities each year to the Governor's Office of Planning and Research and California Department of Housing and Community Development. This Staff Report, including Attachment 1 (Housing Element APR Tables), serves as the City of Dublin's APR for calendar year 2021.

STAFF RECOMMENDATION:

Receive the Annual Progress Report and direct Staff to forward it to the Governor's Office of Planning and Research and California Department of Housing and Community Development.

FINANCIAL IMPACT:

None.

DESCRIPTION:

This Staff Report is organized into the following sections: a) Background; b) Status of General Plan activities; c) Progress towards meeting City's Regional Housing Needs Allocation (RHNA); and d) Status of Housing Element actions and programs.

Background
Each local government in California is required to adopt a comprehensive, long-term General

Plan for the physical development of the jurisdiction. The City Council adopted the General Plan in 1985 and has periodically adopted amendments.

The Dublin General Plan groups the seven State-mandated elements and five optional elements into the following five sections:

1) Land Use and Circulation Section:
   - Land Use Element (State-mandated)
   - Parks and Open Space Element (State-mandated)
   - Schools, Public Lands, and Utilities Element (Optional)
   - Circulation and Scenic Highways Element (State-mandated)

2) Housing Section:
   - Housing Element (State-mandated)

3) Environmental Resources Management Section:
   - Conservation Element (State-mandated)
   - Seismic Safety and Safety Element (State-mandated)
   - Noise Element (State-mandated)
   - Water Resources Element (Optional)
   - Energy Conservation Element (Optional)

4) Community Design and Sustainability Section:
   - Community Design and Sustainability Element (Optional)

5) Economic Development Section:
   - Economic Development Element (Optional)

A certified Housing Element is one of seven mandatory elements of the General Plan. Housing Element law, enacted in 1969, mandates local governments update their Housing Element every eight years to demonstrate how they have adequately planned to meet the existing and projected housing needs of all economic segments of the community. The community's housing need is determined through the RHNA process. The City's current Housing Element covers the period of 2015-2023.

Local governments are required to provide an annual report to their legislative body, the Governor's Office of Planning and Research (OPR), and the California Department of Housing and Community Development (HCD), on the status of the General Plan implementation as well as progress made toward meeting its RHNA (Government Code Section 65400(a)(2)). This Staff Report, including Attachment 1 (Housing Element APR Tables), serves as the City of Dublin's Annual Progress Report (APR) for calendar year 2021.

Status of General Plan Activities

This section of the report focuses on General Plan Amendments (GPAs) approved from January 1 to December 31, 2021. Under Government Code Section 65358(b), no mandatory element of the General Plan may be amended more than four times per year, although each amendment may include more than one change to the General Plan. The following GPAs were approved in 2021:

- **Kent Property.** On February 16, 2021, the City Council adopted Resolution No. 16-21, approving a General Plan Amendment to change the land use designation of the Kent property, located at 6207 Sierra Court, from Business Park/Industrial to Retail/Office and Automotive. Additionally, on March 2, 2021, the City Council adopted Ordinance No. 01-21, rezoning the subject property from Light Industrial (M-1) to General Commercial (C-2).
- **Public/Semi-Public Sites.** On June 15, 2021, the City Council adopted Resolution No. 85-21, approving a General Plan Amendment and Eastern Dublin Specific Plan (EDSP) Amendment to change the land use designation of a portion of the GH PacVest and East Ranch properties from Semi-Public to Public/Semi-Public to allow a broader range of uses, including the potential for affordable housing developed by a non-profit entity. The General Plan Amendment and EDSP Amendment also changed the land use designation for the Emerald High School site from Neighborhood Commercial to Public/Semi-Public consistent with the planned use of the property for a high school. Additionally, on July 20, 2021, the City Council adopted Ordinance No. 05-21, approving amendments to the Planned Development Zoning Stage 1 Development Plans for these properties.

Progress Towards Meeting City's RHNA

The State of California periodically provides population growth and housing need estimates to each regional Council of Government. The Association of Bay Area Governments (ABAG), which is the regional Council of Government in the Bay Area, is then charged with distributing, based on projected local job and household growth, the regional housing need to counties and cities within the ABAG region. Each local jurisdiction's need is further categorized by income category. The goal of the RHNA process is to ensure that local General Plans can accommodate projected future household growth for all income levels in each jurisdiction. Housing production across all income levels is needed to address the State's existing challenges regarding housing supply and affordability.

Table 1 identifies the City's RHNA for the 2014-2022 period. The City's Housing Element is required to demonstrate an ability to accommodate the City's RHNA at the various income levels through vacant or underutilized land designated to allow residential development and housing production.

Table 1. Dublin's Current RHNA by Income Category

Income Category	% of Area Median Income (AMI)	RHNA
Extremely-Low- and Very-Low-Income	0 – 50% of AMI	796 (34.8%)
Low-Income	51 – 80% of AMI	446 (19.5%)
Moderate-Income	81 – 120% of AMI	425 (18.6%)
Above-Moderate -Income	120%+ of AMI	618 (27%)
TOTAL		**2,285**

Source: Regional Housing Need Plan-San Francisco Bay Area 2015-2023, ABAG.

Table 2 illustrates the number of building permits the City has issued for new housing during the current RHNA cycle.

Table 2. Building Permits Issued During Current RHNA Cycle

Income Category	RHNA	2015	2016	2017	2018	2019	2020	2021	2022	2023	Total Units to Date	Total Remaining RHNA
Very-Low	796	26	0	0	0	0	0	0	-	-	26	770
Low	446	39	0	0	0	0	0	0	-	-	39	407
Moderate	425	4	2	8	17	8	27	13	-	-	79	346
Above-Moderate	618	839	612	1,187	770	233	473	764	-	-	4,878	0
Total	**2,285**	**908**	**614**	**1,195**	**787**	**241**	**500**	**777**	**-**	**-**	**5,022**	**1,523**

*Total Housing Production**

The City issued Planning entitlements for three notable projects in 2021: the 573-unit East Ranch project, which includes 68 affordable units; the 300-unit Amador Station (Bridge Housing) affordable project; and the 113-unit Regional Street (Eden Housing) affordable project. Combined, the three projects include a total of 481 affordable units. Additionally, the City issued building permits for 777 dwelling units in 2021. Most notably, the City issued building permits for Avalon West, a 499-unit multi-family project located at 6700 Golden Gate Drive. The City also continued to issue building permits for the Boulevard and Tassajara Hills projects.

**The East Ranch project received a referendum challenge, and a petition began its circulation prior to the end of December 31, 2021. Subsequently, sufficient signatures were collected and submitted to the City Council for action on March 1. The City Council has opted to repeal with the approval and the applicant is expected to resubmit the project under certain state housing laws, and this will affect the affordable housing proposal for the project. An update will be provided in the next annual report.*

Affordable Housing Production

Of the building permits issued for 777 new dwelling units in 2021, 13 units were affordable units at the moderate-income category. The affordable units include 13 accessory dwelling units as part of the Tassajara Hills development.

Accessory Dwelling Unit Production
Although accessory dwelling units (ADUs) are often considered "affordable by design," HCD only allows ADUs to count towards the affordable categories if the affordability can be demonstrated through either a deed restriction guaranteeing affordable rents, documentation of proposed rental rates, or through a survey of rental rates of comparable units. In 2021, the City issued building permits for 13 ADUs that are deed-restricted for moderate-income households and seven non-deed restricted accessory dwelling units.

The City Council took several actions to address barriers to development of ADUs and junior ADUs (JADUs) and facilitate their production in 2021. On December 7, 2021, the City amended the Master Fee Schedule to waive certain City permit fees for ADUs applied for between January 1, 2022, and December 31, 2026. Permit fees are waived for ADUs less than 750 square feet and ADUs 750 square feet or larger that are deed-restricted as lower-income units for a period of 55 years.

To further incentivize and streamline the construction of ADUs, the City worked with RRM to develop ADU prototype plan models, with a range of sizes and architectural styles. Additionally, the City is finalizing an ADU Manual to guide applicants through the process of constructing an ADU.

Conformance with SB 35
In 2017, Governor Brown signed SB 35 into law, which established a streamlined approval process for new housing applications that meet certain criteria. Local jurisdictions are subject to SB 35 when the number of units that have been issued building permits is less than the locality's share of the regional housing need, by income category, for that RHNA reporting period. Based on housing production during the current RHNA period, HCD has determined that the City of Dublin is subject to SB 35. Developers in Dublin may request a streamlined approval process under SB 35 if their project has a minimum of 50% affordable units. On March 1, 2022, the City Council adopted the Citywide Multi-Family Objective Design Standards to address streamlined approval under SB 35 and ensure that new multi-family development in Dublin continues to provide high quality architecture, appropriately connect to its surroundings, include well-designed amenities and open spaces, promote sustainability, and contribute to walkable and safe environments.

Conformance with SB 166
The City's 2015-2023 Housing Element is required to demonstrate an ability to accommodate the RHNA at various income levels through vacant or underutilized land designated to allow residential development. In 2017, Governor Brown signed into law SB 166, which requires cities to continually ensure that their Housing Element land inventories can accommodate the unmet housing need. Under SB 166, a city must demonstrate that there is sufficient land identified to meet the unmet housing need at each income level prior to approving any

project with fewer units by income category than identified in the Housing Element land inventory. If there is not sufficient land identified, then a city must identify additional sites within 180 days of approving a reduced-density project. AB 879 requires that jurisdictions report any sites that have been rezoned in order to comply with SB 166 as a component of their APR. The City did not identify or rezone any additional land to accommodate unmet housing need in 2021.

Progress in Implementing Housing Element Programs

The 2015-2023 Housing Element identifies 22 housing programs. Table D in Attachment 1 lists in detail the various programs implementing the Housing Element goals and policies with their current statuses using the format required by OPR and HCD. A summary of notable accomplishments in 2021 toward implementation of Housing Element programs is provided below.

- **Program 5: Mixed-Use Development.** Facilitate the construction of 100 high-density residential units within mixed-use developments within the planning period.

  Status: In 2021, the City approved the Amador Station project, which consists of 300 affordable residential units in two separate buildings, ground-floor retail, amenity space, and parking. No building permits or certificates of occupancy were issued for high-density residential units within mixed-use developments in 2021.

- **Program 6: Affordable Housing Developers.** Negotiate specific incentives package for each project, with increased incentives for projects that include units for extremely low-income households and persons with disabilities. Provide application/technical assistance as needed. Timing of applications or technical assistance will depend on application deadlines for funding sources. Provide assistance for affordable housing developers within the planning period to facilitate the construction of 100 affordable housing units within the planning period, with the goal of achieving 20 affordable units for extremely low-income households and/or persons with special needs (including persons with disabilities/development disabilities). Annually contact developers to discuss affordable housing opportunities.

  Status: As noted above, the City approved the 300-unit Amador Station project, which will be built in two phases. Phase I will include 136 units affordable to households earning an average of no more than 43% area median income (AMI) (excluding two manager's units) and Phase II of Amador Station will include 164 units affordable at a minimum to moderate-income households (excluding two manager's units). In addition, the City approved the Regional Street Senior Affordable project, which will include 113 units affordable to households earning no more than 60% AMI, with 30% of the units affordable to households earning no more than 30% AMI (excluding one manager's unit). Both projects are receiving financial support from the City. The City committed $7.1 million from the City's Housing Fund and $2.9 million in Alameda

County Measure A-1 Bond funds to Phase 1 of the Amador Station project, and the City committed $5 million in Measure A-1 bond funds and facilitated the site acquisition at low cost (valued at $5 million) for the Regional Street Senior Affordable project. The 573-unit East Ranch project proposed to include 18 units affordable to households earning no more than 120% AMI, 50 ADUs affordable to households earning no more than 80% AMI, and the dedication of a two-acre Public/Semi-Public site for a future affordable housing project site that could accommodate 77 units of very-low/low-income affordable rental housing. (See footnote on East Ranch under Total Housing Production)

The City joined California Community Housing Agency (CalCHA) and California Statewide Community Development Authority (CSCDA). These joint powers authorities issue bonds to acquire properties for the production, preservation, and protection of essential middle-income rental housing. Three properties in Dublin were acquired through this program in 2021, including the 313-unit Aster project, the 390-unit Waterford Place Apartments, and the 324-unit Fountains at Emerald Park, which have resulted in conversion of 76 units that are now affordable to households earning no more than 80% AMI, 55 units affordable to households earning no more than 100% AMI, and 40 units affordable to households earning no more than 120% AMI.

- **Program 12: Second Dwelling Units.** Market this program through an informational brochure. The brochure will be available on the City website and at the Civic Center, Library, Senior Center, and other public locations. Facilitate the construction of 30 second dwelling units within the planning period.

  Status: A summary of the City's progress toward implementing this program is provided above under Accessory Dwelling Unit Production.

- **Program 11: First Time Homebuyer.** Assist 20 income-qualified first-time homebuyers during the planning period. Strive to assist approximately 10 above-moderate-income and 10 moderate-income households.

  Status: In 2021, the City issued one new First Time Homebuyer Loan Program loan for $40,000 to a special education teacher who purchased a moderate-income condominium. The loan has a 30-year term.

- **Program 13: Homeless Assistance.** Continue to fund emergency shelter programs in the Tri-Valley area to house residents in need of emergency shelter. Annually evaluate the homeless services needs as part of the Community Support Grants program, with the objective of assisting an average of 30 persons each year. Continue to participate in regional collaborations to address homelessness.

Status: The City continues to provide financial support to a number of local organizations that provide services and assistance to homeless people through the Community Support Grants program and other funding sources, including:

- Tri-Valley Haven's Homeless and Family Support Services program assists Dublin residents through Sojourner House (a family homeless shelter) and their Food Pantry.
- Eden Information and Referral's 2-1-1 service provides information and referrals. It also serves as the Alameda County first point of contact of Coordinated Entry System screenings and referrals.
- CityServe of the Tri-Valley assists with crisis intervention and homelessness prevention.

- **Program 19: Monitoring of Development Fees.** As changes are made to development fees, the City will evaluate their impacts on housing development and adjust or mitigate as appropriate (such as continuing to offer fee deferral and amortization).

  Status: On December 7, 2021, the City amended the Master Fee Schedule to waive certain City permit fees for ADUs applied for between January 1, 2022 and December 31, 2026. Permit fees are waived for ADUs less than 750 square feet and ADUs 750 square feet or larger that are deed-restricted as lower-income units for a period of 55 years.

  On December 21, 2021, the City Council adopted Resolution No. 144-21, revising the Eastern Dublin Traffic Impact Fee for future development within the Eastern Dublin Area, renaming the program as the Eastern Dublin Transportation Impact Fee, and updating the Consolidated Impact Fee Administrative Guidelines.

- **Program 20: Equal Housing Opportunity.** Provide referrals to appropriate agencies for services. Distribute fair housing information to public locations. Post information on the City's website. Distribute information to real estate agents, rental property owners/managers, and financial institutions in Dublin. Participate in Alameda County's Impediments to Fair Housing Study through the Community Development Block Grant (CDBG) program.

  Status: The City continues to provide referrals to appropriate agencies for fair housing services through direct communication with residents (in person at the counter, via email, and over the phone) and the City website. The City's website includes links to Eden Council for Hope and Opportunity (ECHO), the State of California Consumer Affairs Office booklet "California Tenants: Guide to Residential Tenants and Landlord's Rights and Responsibilities," and the "Tri-Valley Human Services Pocket Guide." The City, through Alameda County, contracts with ECHO to provide fair housing services to Dublin residents.

- **Program 22: Energy Conservation.** Implement applicable Waste Management and Building Code regulations, provide Green Building training to Staff, and distribute energy conservation information to the public.

  Status: In September 2020, the City Council adopted the Climate Action Plan 2030 and Beyond (CAP 2.0), establishing the next phase of climate action planning and implementation. Strategies of CAP 2.0 include 100% renewable and carbon-free electricity, building efficiency and electrification, sustainable mobility and land use, materials and waste management, and municipal leadership measures. CAP 2.0 establishes the City's commitment to reducing greenhouse gas (GHG) emissions and strive for carbon neutrality by 2045, resulting in cleaner air, more versatile and flexible transportation, new opportunities for economic growth, reductions in localized flooding risks, and greater energy independence from fossil fuels.

  The City continues to require covered projects (including construction, demolition, and renovation projects with total costs of $100,000 or greater) to submit a Waste Management Plan to meet the City's Construction and Debris Ordinance, which was adopted in 2008 and amended in 2014. The regulations require the diversion of at least 65% for remodels and 75% for new construction of construction waste away from landfills.

  Additionally, the City continues to work with StopWaste, the Bay Area Regional Energy Network (BayREN), and East Bay Energy Watch to provide energy conservation to the public via workshops and direct outreach. The City also promoted the new SB 1383 requirements to divert 75% of solid waste from the landfill by 2025 (based on 2014 levels) and 25% of food waste from the landfill.

  Notably, the City transitioned all residential electrical accounts to East Bay Community Energy's Renewable 100 plan, which offers 100% renewable and carbon-free electricity, effective January 1, 2022.

  Finally, the City continues to offer subsidized permit fees for the installation of solar roof panels for a variety of projects throughout the City of Dublin.

ENVIRONMENTAL DETERMINATION:

The Annual Progress Report is exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15306 (Information Collection) as it was limited to basic data collection strictly for information gathering purposes, which does not result in a serious major disturbance to an environmental resource.

STRATEGIC PLAN INITIATIVE:

Strategy 3: Create More Affordable Housing Opportunities.
Objective E: Update the City's General Plan Housing Element in accordance with state law and to ensure an adequate supply of sites to accommodate the City's Regional Housing Needs Allocation for the period 2023-31.

NOTICING REQUIREMENTS/PUBLIC OUTREACH:

A copy of this Staff Report has been posted to the City's website and the City Council Agenda was posted. Additionally, the Annual Progress Report will be posted on the City's website once accepted by the City Council.

ATTACHMENTS:

1) Housing Element Annual Progress Report Tables

General Information	
Jurisidiction Name	Dublin
Reporting Calendar Year	2021
Contact Information	
First Name	Michael
Last Name	Cass
Title	Principal Planner
Email	Michael.Cass@dublin.ca.gov
Phone	9258336610
Mailing Address	
Street Address	100 Civic Plaza
City	Dublin
Zipcode	94568

Jurisdiction	Dublin	
Reporting Year	2021	(Jan. 1 - Dec. 31)
Planning Period	5th Cycle	01/31/2015 - 01/31/2023

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

(CCR Title 25 §6202)

Note: "+" indicates an optional field

Cells in grey 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	Density Bonus Applications		Application Status	Notes
1					2	3	4	5							6	7	8	9	10		11	12
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)	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	Was APPLICATION SUBMITTED Pursuant to GC 65913.4(b)? (SB 35 Streamlining)	Was a Density Bonus requested for this housing development?	Was a Density Bonus approved for this housing development?	Please indicate the status of the application.	Notes+
Summary Row: Start Data Entry Below								246	0	50	0	180	0	562	1038	1036	0					
	941-1500-035-01	6501 Golden Gate Drive	Amador Station (Bridge Housing)	PLPA-2021-00019	MH	R	7/21/2021	134				162		4	300	300		No	Yes	Yes	Approved	
	905-0002-002-00	4038 Croak Road	East Ranch (Croak Project)	PLPA-2020-00028	MH	O	3/1/2021			50		18		555	623	623		No	No	N/A	Approved	Subsequent to the approval of the East Ranch project, on December 23, 2021, a proposed summary of a referendum against Ordinance No. 11-21 was sent to the City Clerk by the proponent. On December 28, 2021, the City Attorney issued an approved summary to the City Clerk and the Referendum's proponent for circulation. On March 1, 2022, the City Council accepted the City Clerk's Certificate of Petition certifying the sufficiency of the referendum petition against Ordinance No. 11-21 and introduced an Ordinance repealing Ordinance No. 11-21. On March 15, 2022, the City Council is tentatively scheduled to waive the second reading and adopt the Ordinance.
	941-1500-025-00	6541-6543 Regional Street	Regional Street (Eden Housing)	PLPA-2021-00035	MH	R	8/23/2021	112						1	113	113		No	Yes	Yes	Approved	
	986-0034-016-00	5328 Ironhorse Parkway	Dublin Station PD Amendment	PLPA-2021-00037	MH	R	8/30/2021							2	2			No	No	N/A	Pending	

Jurisdiction	Dublin	
Reporting Year	2021	(Jan. 1 - Dec. 31)
Planning Period	5th Cycle	6/11/2013 - 05/31/2029

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

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table A2

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

Project Identifier					Unit Types		Affordability by Household Incomes - Completed Entitlement								Affordability by Household Incomes - Building Permits									Affordability by Household Incomes - Certificates of Occupancy														Streamlining	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			
1					2	3								5	6									8	9											12	13	14	15	16	17	18	19	20			21	22	23	24
Prior APN+	Current APN	Street Address	Project Name+	Local Jurisdiction Tracking ID+	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Entitlement Date Approved	# of Units Issued Entitlements	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Building Permits Date Issued	# of Units Issued Building Permits	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	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	How many of the units were Extremely Low Income?+	Was Project APPROVED using GC 65913.4(b)? (SB 35 Streamlining) Y/N	Infill Units? Y/N+	Assistance Programs for Each Development (may select multiple - see instructions)	Deed Restriction Type (may select multiple see instructions)	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)
Summary Row: Start Data Entry Below							246	0	50	0	180	0	560		1036	0	0	0	0	131	0	764		777	0	0	0	0	2	0	241		243	6	6							0		6				
	941-0210-014-00	5451 Dublin Blvd	Boulevard - Broadway	BLDG-2021-00271	5+	O									0							8	3/15/2021	8									0			N	Y					0						
	986-0070-024-00	5380 Arnold Road	Boulevard - Broadway	BLDG-2021-00272	5+	O									0							10	3/15/2021	10									0			N	Y					0						
	986-0060-196-00	5720 El Dorado Lane	Boulevard - Hyde Park N/O	BLDG-2021-00274	5+	O									0							6	3/15/2021	6									0			N	Y					0						
	986-0060-203-00	5781 El Dorado Lane	Boulevard - Hyde Park N/O	BLDG-2021-00275	5+	O									0							6	3/15/2021	6									0			N	Y					0						
	986-0070-042-00	5400 Saffron Way	Boulevard - Broadway	BLDG-2021-00400	5+	O									0							8	4/5/2021	8									0			N	Y					0						
	986-0060-210-00	5690 Melrose Court	Boulevard - Hyde Park N/O	BLDG-2021-00405	5+	O									0							6	4/5/2021	6									0			N	Y					0						
	986-0060-217-00	5680 Central Parkway	Boulevard - Hyde Park N/O	BLDG-2021-00527	5+	O									0							6	4/16/2021	6									0			N	Y					0						
	986-0070-044-00	5402 Arnold Road	Boulevard - Broadway	BLDG-2021-00529	5+	O									0							10	4/16/2021	10									0			N	Y					0						
	986-0060-224-00	5700 Central Parkway	Boulevard - Hyde Park N/O	BLDG-2021-00668	5+	O									0							6	4/23/2021	6									0			N	Y					0						
	986-0060-231-00	5825 Sterling Street	Boulevard - Hyde Park N/O	BLDG-2021-00832	5+	O									0							6	5/27/2021	6									0			N	Y					0						
	986-0060-238-00	5695 Vanguard Way	Boulevard - Hyde Park N/O	BLDG-2021-01031	5+	O									0							6	6/18/2021	6									0			N	Y					0						
	986-0070-017-00	5463 Melissa Lane	Boulevard - Broadway	BLDG-2021-01177	2 to 4	O									0							4	7/20/2021	4									0			N	Y					0						
	986-0070-062-00	5473 Melissa Lane	Boulevard - Broadway	BLDG-2021-01178	5+	O									0							8	7/20/2021	8									0			N	Y					0						
	986-0070-018-00	5451 Melissa Lane	Boulevard - Broadway	BLDG-2021-01339	2 to 4	O									0							4	8/18/2021	4									0			N	Y					0						
	986-0066-034-00	5591 Holly Bay Avenue	Boulevard - Abbey N/O	BLDG-2021-01571	5+	O									0							6	9/21/2021	6									0			N	Y					0						
	986-0070-016-00	5450 Melissa Lane	Boulevard - Broadway	BLDG-2021-01761	5+	O									0							8	10/27/2021	8									0			N	Y					0						
	986-0060-245-00	5721 El Dorado Lane	Boulevard - Hyde Park N/O	BLDG-2021-01887	5+	O									0							6	10/27/2021	6									0			N	Y					0						
	986-00066-035-00	5579 Holly Bay Avenue	Boulevard - Abbey N/S	BLDG-2021-02023	5+	O									0							6	12/17/2021	6									0			N	Y					0						
	986-0070-014-00	5450 Arnold Road	Boulevard - Broadway	BLDG-2021-02200	5+	O									0							8	12/17/2021	8									0			N	Y					0						
	986-0066-018-00	5592 Holly Bay Avenue	Boulevard - Grammercy N14	BLDG-2021-02205	5+	O									0							6	12/10/2021	6									0			N	Y					0						
	986-0066-019-00	5582 Holly Bay Avenue	Boulevard - Grammercy N14	BLDG-2021-02206	5+	O									0							6	12/10/2021	6									0			N	Y					0						
	986-0070-015-00	5478 Melissa Lane	Boulevard - Broadway	BLDG-2021-02296	5+	O									0							10	12/17/2021	10									0			N	Y					0						
	941-1500-047-01	7688 Saint Patrick Way	Avalon West	BLDG-2019-02126	5+	R									0							499	12/1/2021	499									0			N	Y					0						
	986-0070-073-00	5415 Melissa Lane	Boulevard - Broadway	BLDG-2019-01105	5+	O									0								8/6/2019	0							10	7/12/2021	10		N	Y					0						
	986-0070-091-00	5471 Dublin Boulevard	Boulevard - Broadway	BLDG-2019-01106	5+	O									0								8/6/2019	0							8	3/24/2021	8		N	Y					0						
	986-0063-017-00	5773 Midnight Place	Boulevard - Downing N/S	BLDG-2019-00102	5+	O									0								8/6/2019	0							8	6/23/2021	8		N	Y					0						
	986-0063-018-00	5731 Greige Circle	Boulevard - Downing N/S	BLDG-2019-00103	5+	O									0								2/13/2020	0							8	8/19/2021	8		N	Y					0						
	986-0063-019-00	5711 Greige Circle	Boulevard - Downing N/S	BLDG-2019-00104	5+	O									0								8/10/2020	0							8	9/22/2021	8		N	Y					0						
	986-0063-020-00	5700 Greige Circle	Boulevard - Downing N/S	BLDG-2020-00821	5+	O									0								11/16/2020	0							8	12/10/2021	8		N	Y					0						
	986-0058-182-00	5401 Gracen Way	Boulevard - Fillmore	BLDG-2019-00097	2 to 4	O									0								2/6/2019	0							4	5/4/2021	4		N	Y					0						
	986-0058-189-00	5431 Gracen Way	Boulevard - Fillmore	BLDG-2020-00417	2 to 4	O									0								8/4/2020	0							4	5/27/2021	4		N	Y					0						
	986-0058-199-00	5437 Gracen Way	Boulevard - Fillmore	BLDG-2020-00418	2 to 4	O									0								8/4/2020	0							4	8/23/2021	4		N	Y					0						
	986-0060-175-00	5630 Central Parkway	Boulevard - Hyde Park N/O	BLDG2019-00213	5+	O									0								3/4/2019	0							6	9/3/2021	6		N	Y					0						
	986-0060-161-00	5652 Lexington Avenue	Boulevard - Hyde Park N/O	BLDG-2019-00215	5+	O									0								3/4/2019	0							6	6/22/2021	6		N	Y					0						
	986-0060-168-00	5780 El Dorado Lane	Boulevard - Hyde Park N/O	BLDG-2019-00217	5+	O									0								3/4/2019	0							6	6/25/2021	6		N	Y					0						
	986-0060-182-00	5730 Kemper Place	Boulevard - Hyde Park N/O	BLDG-2020	5+	O									0								8/24/2020	0							6	12/7/2021	6		N	Y					0						
	986-0061-072-00	5550 Barrel Court	Boulevard - Skyline	BLDG-2018-02402	5+	O									0								1/29/2019	0							10	3/8/2021	10		N	Y					0						
	986-0061-094-00	5520 Stout Street	Boulevard - Skyline	BLDG-2018-02494	5+	O									0								7/15/2020	0							8	9/15/2021	8		N	Y					0						
	986-0061-092-00	5521 Stout Street	Boulevard - Skyline	BLDG-2018-02497	5+	O									0								3/12/2020	0							10	7/2/2021	10		N	Y					0						
	986-0061-110-00	5500 Stout Street	Boulevard - Skyline	BLDG-2020-00833	5+	O									0								10/28/2020	0							8	11/12/2021	8		N	Y					0						
	985-0126-110-00	2653 Delamar Drive	Tassajara Hills	BLDG-2020-01775	SFD	O									0							1	1/12/2021	1								1	11/19/2021	1		N	Y					0						
	985-0126-111-00	2815 Delamar Drive	Tassajara Hills	BLDG-2020-01779	SFD	O									0							1	1/12/2021	1								1	10/25/2021	1		N	Y					0						
	985-0126-112-00	2823 Delamar Drive	Tassajara Hills	BLDG-2021-01781	SFD	O									0							1	1/12/2021	1								1	10/25/2021	1		N	Y					0						
	985-0126-113-00	2831 Delamar Drive	Tassajara Hills	BLDG-2020-01783	SFD	O									0							1	1/12/2021	1								1	10/13/2021	1		N	Y					0						
	985-0126-114-00	2835 Delamar Drive	Tassajara Hills	BLDG-2020-01784	SFD	O									0							1	1/12/2021	1								1	10/4/2021	1		N	Y					0						
	985-0126-115-00	2851 Delamar Drive	Tassajara Hills	BLDG-2020-01785	SFD	O									0							1	1/12/2021	1								1	9/7/2021	1		N	Y					0						
	985-0126-116-00	2865 Delamar Drive	Tassajara Hills	BLDG-2020-01786	SFD	O									0							1	1/12/2021	1								1	9/1/2021	1		N	Y					0						
	985-0126-117-00	2873 Delamar Drive	Tassajara Hills	BLDG-2020-01787	SFD	O									0							1	1/12/2021	1								1	9/13/2021	1		N	Y					0						
	985-0126-144-00	2872 Delamar Drive	Tassajara Hills	BLDG-2020-01789	SFD	O									0							1	1/12/2021	1								1	8/24/2021	1		N	Y					0						
	985-0126-145-00	2866 Delamar Drive	Tassajara Hills	BLDG-2020-01790	SFD	O									0							1	1/12/2021	1								1	8/18/2021	1		N	Y					0						
	985-0126-146-00	2858 Delamar Drive	Tassajara Hills	BLDG-2020-01793	SFD	O									0							1	1/12/2021	1								1	8/20/2021	1		N	Y					0						
	985-0126-147-00	2850 Delamar Drive	Tassajara Hills	BLDG-2020-01794	SFD	O									0							1	1/12/2021	1								1	9/13/2021	1		N	Y					0						
	985-0126-148-00	2838 Delamar Drive	Tassajara Hills	BLDG-2020-01795	SFD	O									0							1	1/12/2021	1								1	9/30/2021	1		N	Y					0						
	985-0126-149-00	2830 Delamar Drive	Tassajara Hills	BLDG-2020-01796	SFD	O									0							1	1/12/2021	1								1	10/14/2021	1		N	Y					0						
	985-0126-150-00	2826 Delamar Drive	Tassajara Hills	BLDG-2020-01797	SFD	O									0							1	1/12/2021	1								1	10/22/2021	1		N	Y					0						
	985-0126-151-00	2812 Delamar Drive	Tassajara Hills	BLDG-2020-01798	SFD	O									0							1	1/12/2021	1								1	11/16/2021	1		N	Y					0						
	985-0130-086-00	7183 Lambert Hills Drive	Tassajara Hills	BLDG-2020-01932	SFD	O									0							1	1/12/2021	1								1		0		N	Y					0						
	985-0130-087-00	7171 Lambert Hills Drive	Tassajara Hills	BLDG-2020-01934	SFD	O									0							1	1/12/2021	1								1		0		N	Y					0						
	985-0130-088-00	7179 Lambert Hills Drive	Tassajara Hills	BLDG-2020-01935	SFD	O									0							1	1/12/2021	1								1		0		N	Y					0						
	985-0130-069-00	7187 Lambert Hills Drive	Tassajara Hills	BLDG-2020-01937	SFD	O									0							1	1/12/2021	1								1		0		N	Y					0						
	985-0123-003-00	7305 Colton Hills Drive	Tassajara Hills	BLDG-2021-00060	SFD	O									0							1	2/3/2021	1								1		0		N	Y					0						
	985-0123-004-00	7311 Colton Hills Drive	Tassajara Hills	BLDG-2021-00062	SFD	O									0							1	2/3/2021	1								1		0		N	Y					0						
	985-0130-091-00	7126 Lambert Hills Drive	Tassajara Hills	BLDG-2021-00068	SFD	O									0							1	2/3/2021	1								1		0		N	Y					0						
	985-0130-091-00	7130 Lambert Hills Drive	Tassajara Hills	BLDG-2021-00072	SFD	O									0							1	2/3/2021	1								1		0		N	Y					0						
	985-0130-094-00	7123 Lambert Hills Drive	Tassajara Hills	BLDG-2021-00073	SFD	O									0							1	2/3/2021	1								1		0		N	Y					0						
	985-0130-095-00	7131 Lambert Hills Drive	Tassajara Hills	BLDG-2021-00074	SFD	O									0							1	2/3/2021	1								1		0		N	Y					0						
	985-0130-096-00	7139 Lambert Hills Drive	Tassajara Hills	BLDG-2021-000075	SFD	O									0							1	2/3/2021	1								1		0		N	Y					0						
	985-0125-033-00	7316 Lambert Hills Drive	Tassajara Hills	BLDG-2021-00155	SFD	O									0							1	2/23/2021	1								1		0		N	Y					0						
	985-0125-034-00	7328 Lambert Hills Drive	Tassajara Hills	BLDG-2021-00156	SFD	O									0							1	2/23/2021	1								1		0		N	Y					0						
	985-0125-049-00	7323 Lambert Hills Drive	Tassajara Hills	BLDG-2021-00157	SFD	O									0							1	2/23/2021	1								1		0		N	Y					0						
	985-0125-050-00	7315 Lambert Hills Drive	Tassajara Hills	BLDG-2021-00159	SFD	O									0							1	2/23/2021	1								1		0		N	Y					0						
	985-0125-051-00	7299 Lambert Hills Drive	Tassajara Hills	BLDG-2021-00160	SFD	O									0							1	2/23/2021	1								1		0		N	Y					0						
	985-0125-033-00	7100 Lambert Hills Drive	Tassajara Hills	BLDG-2021-00164	SFD	O									0							1	2/23/2021	1								1		0		N	Y					0						
	985-0130-086-00	7106 Lambert Hills Drive	Tassajara Hills	BLDG-2021-00165	SFD	O									0							1	2/23/2021	1								1		0		N	Y					0						
	985-0130-087-00	7112 Lambert Hills Drive	Tassajara Hills	BLDG-2021-00168	SFD	O									0							1	2/23/2021	1								1		0		N	Y					0						
	985-0130-088-00	7116 Lambert Hills Drive	Tassajara Hills	BLDG-2021-00182	SFD	O									0							1	2/23/2021	1								1		0		N	Y					0						
	985-0130-089-00	7122 Lambert Hills Drive	Tassajara Hills	BLDG-2021-00185	SFD	O									0							1	2/23/2021	1								1		0		N	Y					0						
	985-0130-092-00	7107 Lambert Hills Drive	Tassajara Hills	BLDG-2021-00186	SFD	O									0							1	2/23/2021	1								1		0		N	Y					0						
	985-0130-093-00	7115 Lambert Hills Drive	Tassajara Hills	BLDG-2021-00187	SFD	O									0							1	2/23/2021	1								1		0		N	Y					0						
	985-0125-035-00	7332 Lambert Hills Court	Tassajara Hills	BLDG-2021-00234	SFD	O									0							1	2/23/2021	1								1		0		N	Y					0						
	985-0125-036-00	7350 Lambert Hills Court	Tassajara Hills	BLDG-2021-00235	SFD	O									0							1	3/3/2021	1								1		0		N	Y					0						
	985-0125-037-00	7358 Lambert Hills Court	Tassajara Hills	BLDG-2021-00236	SFD	O									0							1	3/3/2021	1								1		0		N	Y					0						
	985-0125-038-00	7366 Lambert Hills Court	Tassajara Hills	BLDG-2021-00237	SFD	O									0							1	3/3/2021	1								1		0		N	Y					0						
	985-0125-039-00	7378 Lambert Hills Court	Tassajara Hills	BLDG-2021-00239	SFD	O									0							1	3/3/2021	1								1		0		N	Y					0						
	985-0125-040-00	7390 Lambert Hills Court	Tassajara Hills	BLDG-2021-00240	SFD	O									0							1	3/3/2021	1								1		0		N	Y					0						
	985-0125-041-00	7397 Lambert Hills Court	Tassajara Hills	BLDG-2021-00241	SFD	O									0							1	3/3/2021	1								1		0		N	Y					0						
	985-0125-042-00	7389 Lambert Hills Court	Tassajara Hills	BLDG-2021-00242	SFD	O									0							1	3/3/2021	1								1		0		N	Y					0						
	985-0125-043-00	7381 Lambert Hills Court	Tassajara Hills	BLDG-2021-00243	SFD	O									0							1	3/3/2021	1								1		0		N	Y					0						
	985-0125-044-00	7373 Lambert Hills Court	Tassajara Hills	BLDG-2021-00244	SFD	O									0							1	3/3/2021	1								1		0		N	Y					0						
	985-0125-045-00	7365 Lambert Hills Court	Tassajara Hills	BLDG-2021-00245	SFD	O									0							1	3/3/2021	1								1		0		N	Y					0						
	985-0125-046-00	7353 Lambert Hills Court	Tassajara Hills	BLDG-2021-00246	SFD	O									0							1	3/3/2021	1								1		0		N	Y					0						
	985-0125-047-00	7339 Lambert Hills Court	Tassajara Hills	BLDG-2021-00247	SFD	O									0							1	3/3/2021	1								1		0		N	Y					0						
	985-0125-048-00	7331 Lambert Hills Court	Tassajara Hills	BLDG-2021-00248	SFD	O									0							1	3/3/2021	1								1		0		N	Y					0						
	985-0123-008-00	7335 Colton Hills Court	Tassajara Hills	BLDG-2021-00254	SFD	O									0							1	3/3/2021	1								1		0		N	Y					0						
	985-0123-003-00	7351 Colton Hills Court	Tassajara Hills	BLDG-2021-00255	SFD	O									0							1	3/3/2021	1								1		0		N	Y					0						
	985-0123-010-00	7355 Colton Hills Court	Tassajara Hills	BLDG-2021-00256	SFD	O									0							1	3/3/2021	1								1		0		N	Y					0						
	985-0123-011-00	7359 Colton Hills Court	Tassajara Hills	BLDG-2021-00257	SFD	O									0							1	3/3/2021	1								1		0		N	Y					0						
	985-0130-096-00	7155 Lambert Hills Drive	Tassajara Hills	BLDG-2021-00460	SFD	O									0							1	5/7/2021	1								1		0		N	Y					0						
	985-0123-016-00	7379 Colton Hills Drive	Tassajara Hills	BLDG-2021-00576	SFD	O									0							1	4/23/2021	1								1		0		N	Y					0						

Project Identifier					Unit Types		Affordability by Household Incomes - Completed Entitlement								Affordability by Household Incomes - Building Permits								Affordability by Household Incomes - Certificates of Occupancy											Streamlining	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			
1					2	3	4							5	6	7							8	9	10								11	12	13	14	15	16		17		18	19	20			21	22	23	24
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID*	Unit Category (SFA,SFD,2-4,5+,ADU,MH)	Tenure R=Renter O=Owner	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Entitlement Date Approved	# of Units issued Entitlements	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Building Permits Date Issued	# of Units issued Building Permits	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	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	How many of the units were Extremely Low Income?*	Was Project APPROVED using GC 65913.4(b)? (SB 35 Streamlining) Y/N	Infill Units? Y/N*	Assistance Programs for Each Development (may select multiple - see instructions)	Deed Restriction Type (may select multiple see instructions)	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)
	985-0123-017-00	7383 Cotton Hills Drive	Tassajara Hills	BLDG-2021-00577	SFD	O									0							1	4/23/2021	1										N	Y						0							
	985-0123-018-00	7387 Cotton Hills Drive	Tassajara Hills	BLDG-2021-00578	SFD	O									0							1	4/23/2021	1										N	Y						0							
	986-0064-002-00	6127 Amethyst Street	Boulevard - Melrose N20	BLDG-2021-01205	SFD	O									0							1	7/21/2021	1										N	Y						0							
	986-0064-003-00	5973 Ruby Place	Boulevard - Melrose N20	BLDG-2021-01207	SFD	O									0							1	7/21/2021	1										N	Y						0							
	986-0064-003-00	5977 Ruby Place	Boulevard - Melrose N20	BLDG-2021-01207	SFD	O									0							1	7/21/2021	1										N	Y						0							
	986-0064-003-00	5979 Ruby Place	Boulevard - Melrose N20	BLDG-2021-01208	SFD	O									0							1	7/21/2021	1										N	Y						0							
	986-0064-003-00	5978 Ruby Place	Boulevard - Melrose N20	BLDG-2021-01212	SFD	O									0							1	7/21/2021	1										N	Y						0							
	986-0064-003-00	5976 Ruby Place	Boulevard - Melrose N20	BLDG-2021-01213	SFD	O									0							1	7/21/2021	1										N	Y						0							
	986-0064-002-00	6100 Amethyst Street	Boulevard - Melrose N20	BLDG-2021-01686	SFD	O									0							1	9/28/2021	1										N	Y						0							
	986-0064-003-00	6012 Basaltina Place	Boulevard - Melrose N20	BLDG-2021-01687	SFD	O									0							1	9/28/2021	1										N	Y						0							
	986-0064-003-00	6018 Basaltina Place	Boulevard - Melrose N20	BLDG-2021-01688	SFD	O									0							1	9/28/2021	1										N	Y						0							
	986-0064-003-00	6018 Basaltina Place	Boulevard - Melrose N20	BLDG-2021-01690	SFD	O									0							1	9/28/2021	1										N	Y						0							
	986-0064-003-00	6017 Basaltina Place	Boulevard - Melrose N20	BLDG-2021-01691	SFD	O									0							1	9/28/2021	1										N	Y						0							
	986-0064-003-00	6015 Basaltina Place	Boulevard - Melrose N20	BLDG-2021-01692	SFD	O									0							1	9/28/2021	1										N	Y						0							
	986-0064-003-00	6013 Basaltina Place	Boulevard - Melrose N20	BLDG-2021-01693	SFD	O									0							1	9/28/2021	1										N	Y						0							
	986-0064-003-00	6011 Basaltina Place	Boulevard - Melrose N20	BLDG-2021-01694	SFD	O									0							1	9/28/2021	1										N	Y						0							
	986-0064-002-00	6126 Amethyst Street	Boulevard - Melrose N20	BLDG-2021-01695	SFD	O									0							1	9/28/2021	1										N	Y						0							
	986-0073-001-00	6118 ROMEO ST	LOMBARD @ BOULEVARD N24	BLDG-2021-01826	SFD	O									0							1	10/19/2021	1										N	Y						0							
	986-0073-001-00	6112 ROMEO ST	LOMBARD @ BOULEVARD N24	BLDG-2021-01827	SFD	O									0							1	10/19/2021	1										N	Y						0							
	986-0068-001-00	6005 MARBLE ST	VENICE @ BOULEVARD N19	BLDG-2021-01872	SFD	O									0							1	10/19/2021	1										N	Y						0							
	986-0068-001-00	6001 MARBLE ST	VENICE @ BOULEVARD N19	BLDG-2021-01873	SFD	O									0							1	10/19/2021	1										N	Y						0							
	986-0073-001-00	5589 HORIZON PKWY	VENICE @ BOULEVARD N19	BLDG-2021-01876	SFD	O									0							1	10/19/2021	1										N	Y						0							
	986-0073-001-00	6771 SILHOUETTE CT	LOMBARD @ BOULEVARD N24	BLDG-2021-02029	SFD	O									0							1	11/12/2021	1										N	Y						0							
	986-0073-001-00	6765 SILHOUETTE CT	LOMBARD @ BOULEVARD N24	BLDG-2021-02031	SFD	O									0							1	11/12/2021	1										N	Y						0							
	986-0073-001-00	6759 SILHOUETTE CT	LOMBARD @ BOULEVARD N24	BLDG-2021-02032	SFD	O									0							1	11/12/2021	1										N	Y						0							
	986-0073-001-00	6753 SILHOUETTE CT	LOMBARD @ BOULEVARD N24	BLDG-2021-02033	SFD	O									0							1	11/12/2021	1										N	Y						0							
	986-0064-002-00	6152 AMETHYST ST	MELROSE @ BOULEVARD N20	BLDG-2021-02094	SFD	O									0							1	12/1/2021	1										N	Y						0							
	986-0064-002-00	6030 GRAPHITE PL	MELROSE @ BOULEVARD N20	BLDG-2021-02095	SFD	O									0							1	12/1/2021	1										N	Y						0							
	986-0064-002-00	6032 GRAPHITE PL	MELROSE @ BOULEVARD N20	BLDG-2021-02096	SFD	O									0							1	12/1/2021	1										N	Y						0							
	986-0064-002-00	6036 GRAPHITE PL	MELROSE @ BOULEVARD N20	BLDG-2021-02097	SFD	O									0							1	12/1/2021	1										N	Y						0							
	986-0064-002-00	6039 GRAPHITE PL	MELROSE @ BOULEVARD N20	BLDG-2021-02098	SFD	O									0							1	12/1/2021	1										N	Y						0							
	986-0064-002-00	6037 GRAPHITE PL	MELROSE @ BOULEVARD N20	BLDG-2021-02099	SFD	O									0							1	12/1/2021	1										N	Y						0							
	986-0064-002-00	6035 GRAPHITE PL	MELROSE @ BOULEVARD N20	BLDG-2021-02100	SFD	O									0							1	12/1/2021	1										N	Y						0							
	986-0064-002-00	6031 GRAPHITE PL	MELROSE @ BOULEVARD N20	BLDG-2021-02101	SFD	O									0							1	12/1/2021	1										N	Y						0							
	986-0064-002-00	6178 AMETHYST ST	MELROSE @ BOULEVARD N20	BLDG-2021-02105	SFD	O									0							1	12/1/2021	1										N	Y						0							
	986-0073-001-00	5607 HORIZON PKWY	VENICE @ BOULEVARD N19	BLDG-2021-02166	SFD	O									0							1	11/23/2021	1										N	Y						0							
	986-0068-001-00	6002 MARBLE ST	VENICE @ BOULEVARD N19	BLDG-2021-02167	SFD	O									0							1	11/23/2021	1										N	Y						0							
	986-0068-001-00	6006 MARBLE ST	VENICE @ BOULEVARD N19	BLDG-2021-02168	SFD	O									0							1	11/23/2021	1										N	Y						0							
	986-0068-001-00	5622 METROPOLITAN WAY	VENICE @ BOULEVARD N19	BLDG-2021-02170	SFD	O									0							1	11/23/2021	1										N	Y						0							
	986-0068-001-00	5626 METROPOLITAN WAY	VENICE @ BOULEVARD N19	BLDG-2021-02171	SFD	O									0							1	11/23/2021	1										N	Y						0							
	986-0068-001-00	5623 HORIZON PKWY	VENICE @ BOULEVARD N19	BLDG-2021-02173	SFD	O									0							1	11/23/2021	1										N	Y						0							
	986-0068-001-00	5635 HORIZON PKWY	VENICE @ BOULEVARD N19	BLDG-2021-02174	SFD	O									0							1	11/23/2021	1										N	Y						0							
	986-0068-001-00	5630 METROPOLITAN WAY	VENICE @ BOULEVARD N19	BLDG-2021-02175	SFD	O									0							1	11/23/2021	1										N	Y						0							
	986-0068-001-00	5638 METROPOLITAN WAY	VENICE @ BOULEVARD N19	BLDG-2021-02177	SFD	O									0							1	11/23/2021	1										N	Y						0							
	986-0068-001-00	5652 METROPOLITAN WAY	VENICE @ BOULEVARD N19	BLDG-2021-02355	SFD	O									0							1	12/30/2021	1										N	Y						0							
	986-0068-001-00	5656 METROPOLITAN WAY	VENICE @ BOULEVARD N19	BLDG-2021-02356	SFD	O									0							1	12/30/2021	1										N	Y						0							
	986-0068-001-00	5660 METROPOLITAN WAY	VENICE @ BOULEVARD N19	BLDG-2021-02357	SFD	O									0							1	12/30/2021	1										N	Y						0							
	986-0068-001-00	5651 METROPOLITAN WAY	VENICE @ BOULEVARD N19	BLDG-2021-02362	SFD	O									0							1	12/30/2021	1										N	Y						0							
	986-0068-001-00	6065 BULLION LN	VENICE @ BOULEVARD N19	BLDG-2021-02364	SFD	O									0							1	12/30/2021	1										N	Y						0							
	985-0130-065-00	2722 LAHONTAN WAY	Tassajara Hills	BLDG-2020-00123	SFD	O									0							1	2/13/2020	0									1	6/2/2021	1	N	Y					0							
	985-0130-064-00	2736 LAHONTAN WAY	Tassajara Hills	BLDG-2020-00122	SFD	O									0							1	2/13/2020	0									1	5/21/2021	1	N	Y					0							
	985-0130-047-00	2737 LAHONTAN WAY	Tassajara Hills	BLDG-2020-00969	SFD	O									0							1	9/4/2020	0									1	6/2/2021	1	N	Y					0							
	985-0130-048-00	2745 LAHONTAN WAY	Tassajara Hills	BLDG-2020-00970	SFD	O									0							1	9/4/2020	0									1	5/18/2021	1	N	Y					0							
	985-0130-063-00	2748 LAHONTAN WAY	Tassajara Hills	BLDG-2020-00121	SFD	O									0							1	2/13/2020	0									1	5/13/2021	1	N	Y					0							
	985-0130-062-00	2752 LAHONTAN WAY	Tassajara Hills	BLDG-2020-00120	SFD	O									0							1	2/13/2020	0									1	5/10/2021	1	N	Y					0							
	985-0130-049-00	2753 LAHONTAN WAY	Tassajara Hills	BLDG-2020-00971	SFD	O									0							1	9/4/2020	0									1	5/18/2021	1	N	Y					0							
	985-0130-050-00	2759 LAHONTAN WAY	Tassajara Hills	BLDG-2020-00972	SFD	O									0							1	9/4/2020	0									1	4/26/2021	1	N	Y					0							
	985-0130-061-00	2762 LAHONTAN WAY	Tassajara Hills	BLDG-2020-00119	SFD	O									0							1	2/13/2020	0									1	4/22/2021	1	N	Y					0							
	985-0130-051-00	2763 LAHONTAN WAY	Tassajara Hills	BLDG-2020-00973	SFD	O									0							1	9/4/2020	0									1	4/26/2021	1	N	Y					0							
	985-0130-052-00	2769 LAHONTAN WAY	Tassajara Hills	BLDG-2020-00074	SFD	O									0							1	1/31/2020	0									1	2/1/2021	1	N	Y					0							
	986-0071-013-00	2777 LAHONTAN WAY	Tassajara Hills	BLDG-2020-00075	SFD	O									0							1	1/31/2020	0									1	2/3/2021	1	N	Y					0							
	985-0126-143-00	2880 DELAMAR DR	Tassajara Hills	BLDG-2020-01315	SFD	O									0							1	10/1/2020	0									1	7/23/2021	1	N	Y					0							
	985-0126-118-00	2881 DELAMAR DR	Tassajara Hills	BLDG-2020-00978	SFD	O									0							1	9/4/2020	0									1	6/28/2021	1	N	Y					0							
	985-0126-142-00	2888 DELAMAR DR	Tassajara Hills	BLDG-2020-01313	SFD	O									0							1	10/1/2020	0									1	7/22/2021	1	N	Y					0							
	985-0126-119-00	2889 DELAMAR DR	Tassajara Hills	BLDG-2020-00979	SFD	O									0							1	9/4/2020	0									1	6/17/2021	1	N	Y					0							
	985-0126-141-00	2892 DELAMAR DR	Tassajara Hills	BLDG-2020-01312	SFD	O									0							1	10/1/2020	0									1	7/9/2021	1	N	Y					0							
	985-0126-120-00	2897 DELAMAR DR	Tassajara Hills	BLDG-2020-00980	SFD	O									0							1	9/4/2020	0									1	7/9/2021	1	N	Y					0							
	985-0126-121-00	2905 DELAMAR DR	Tassajara Hills	BLDG-2020-00981	SFD	O									0							1	9/4/2020	0									1	6/28/2021	1	N	Y					0							
	985-0126-140-00	2906 DELAMAR DR	Tassajara Hills	BLDG-2020-01311	SFD	O									0							1	10/1/2020	0									1	7/15/2021	1	N	Y					0							
	985-0126-139-00	2912 DELAMAR DR	Tassajara Hills	BLDG-2020-01310	SFD	O									0							1	10/1/2020	0									1	6/23/2021	1	N	Y					0							
	985-0126-122-00	2913 DELAMAR DR	Tassajara Hills	BLDG-2020-00982	SFD	O									0							1	9/4/2020	0									1	6/16/2021	1	N	Y					0							
	985-0126-123-00	2921 DELAMAR DR	Tassajara Hills	BLDG-2020-00983	SFD	O									0							1	9/4/2020	0									1	6/8/2021	1	N	Y					0							
	986-0071-035-00	5606 FALLBROOK CT	MULHOLLAND 2 @ BLVD N18	BLDG-2020-01411	SFD	O									0							1	11/4/2020	0									1	12/22/2021	1	N	Y					0							
	986-0071-034-00	5612 FALLBROOK CT	MULHOLLAND 2 @ BLVD N18	BLDG-2020-01408	SFD	O									0							1	11/4/2020	0									1	12/22/2021	1	N	Y					0							
	986-0071-040-00	5615 FALLBROOK CT	MULHOLLAND 2 @ BLVD N18	BLDG-2020-01418	SFD	O									0							1	11/4/2020	0									1	12/28/2021	1	N	Y					0							
	986-0071-041-00	5621 FALLBROOK CT	MULHOLLAND 2 @ BLVD N18	BLDG-2020-01419	SFD	O									0							1	11/4/2020	0									1	12/28/2021	1	N	Y					0							
	986-0071-042-00	5623 FALLBROOK CT	MULHOLLAND 2 @ BLVD N18	BLDG-2020-01420	SFD	O									0							1	11/4/2020	0									1	12/17/2021	1	N	Y					0							
	986-0071-013-00	5625 BEALE PL	MULHOLLAND 2 @ BLVD N18	BLDG-2020-00318	SFD	O									0							1	8/4/2020	0									1	9/22/2021	1	N	Y					0							
	986-0071-012-00	5628 BEALE PL	MULHOLLAND 2 @ BLVD N18	BLDG-2020-00317	SFD	O									0							1	8/4/2020	0									1	9/22/2021	1	N	Y					0							
	986-0071-014-00	5629 BEALE PL	MULHOLLAND 2 @ BLVD N18	BLDG-2020-00319	SFD	O									0							1	8/4/2020	0									1	9/16/2021	1	N	Y					0							
	986-0071-032-00	5630 FALLBROOK CT	MULHOLLAND 2 @ BLVD N18	BLDG-2020-01000	SFD	O									0							1	10/22/2020	0									1	12/20/2021	1	N	Y					0							
	986-0071-011-00	5632 BEALE PL	MULHOLLAND 2 @ BLVD N18	BLDG-2020-00316	SFD	O									0							1	8/4/2020	0									1	9/22/2021	1	N	Y					0							
	986-0071-043-00	5635 FALLBROOK CT	MULHOLLAND 2 @ BLVD N18	BLDG-2020-01004	SFD	O									0							1	10/22/2020	0									1	12/16/2021	1	N	Y					0							
	986-0071-031-00	5636 FALLBROOK CT	MULHOLLAND 2 @ BLVD N18	BLDG-2020-00999	SFD	O									0							1	10/22/2020	0									1	12/7/2021	1	N	Y					0							
	986-0071-015-00	5637 BEALE PL	MULHOLLAND 2 @ BLVD N18	BLDG-2020-00320	SFD	O									0							1	8/4/2020	0									1	7/26/2021	1	N	Y					0							
	986-0071-010-00	5638 BEALE PL	MULHOLLAND 2 @ BLVD N18	BLDG-2020-00315	SFD	O									0							1	8/4/2020	0									1	7/28/2021	1	N	Y					0							
	986-0071-044-00	5639 FALLBROOK CT	MULHOLLAND 2 @ BLVD N18	BLDG-2020-01005	SFD	O									0							1	10/22/2020	0									1	12/28/2021	1	N	Y					0							
	986-0071-016-00	5643 BEALE PL	MULHOLLAND 2 @ BLVD N18	BLDG-2020-00321	SFD	O									0							1	8/4/2020	0									1	7/26/2021	1	N	Y					0							
	986-0071-030-00	5648 FALLBROOK CT	MULHOLLAND 2 @ BLVD N18	BLDG-2020-00997	SFD	O									0							1	10/22/2020	0									1	11/24/2021	1	N	Y					0							
	986-0071-017-00	5649 BEALE AVE	MULHOLLAND 2 @ BLVD N18	BLDG-2020-00489	SFD	O									0							1	8/19/2020	0									1	6/24/2021	1	N	Y					0							
	986-0071-029-00	5652 FALLBROOK CT	MULHOLLAND 2 @ BLVD N18	BLDG-2020-01404	SFD	O									0							1	10/15/2020	0									1	12/8/2021	1	N	Y					0							
	986-0071-018-00	5655 BEALE AVE	MULHOLLAND 2 @ BLVD N18	BLDG-2020-00490	SFD	O									0							1	8/19/2020	0									1	6/24/2021	1	N	Y					0							
	986-0071-028-00	5656 FALLBROOK CT	MULHOLLAND 2 @ BLVD N18	BLDG-2020-01403	SFD	O									0							1	10/15/2020	0									1	10/26/2021	1	N	Y					0							
	986-0071-019-00	5661 BEALE AVE	MULHOLLAND 2 @ BLVD N18	BLDG-2020-00491	SFD	O									0							1	8/19/2020	0									1	6/24/2021	1	N	Y					0							
	986-0071-047-00	5661 FALLBROOK CT	MULHOLLAND 2 @ BLVD N18	BLDG-2020-01405	SFD	O									0							1	10/15/2020	0									1	10/27/2021	1	N	Y					0							
	986-0071-027-00	5662 FALLBROOK CT	MULHOLLAND 2 @ BLVD N18	BLDG-2020-01402	SFD	O									0							1	10/15/2020	0									1	10/18/2021	1	N	Y					0							

Project Identifier					Unit Types		Affordability by Household Incomes - Completed Entitlement								Affordability by Household Incomes - Building Permits									Affordability by Household Incomes - Certificates of Occupancy												Streamlining	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			
1					2	3	4							5	6	7								8	9	10								11	12	13	14	15	16		17		18	19	20			21	22	23	24
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID*	Unit Category (1)F,A,SF(2-3 fu, 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Entitlement Date Approved	# of Units issued Entitlements	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Building Permits Date Issued	# of Units issued Building Permits	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	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	How many of the units were Extremely Low Income?*	Was Project APPROVED using GC 65913.4(b)? (SB 35 Streamlining) Y/N	Infill Units? Y/N*	Assistance Programs for Each Development (may select multiple - see instructions)	Deed Restriction Type (may select multiple see instructions)	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 Incentive, 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)
	986-0071-020-00	5667 BEALE AVE	MULHOLLAND 2 @ BLVD N18	BLDG-2020-00492	SFD	O									0								8/19/2020	0							1	6/24/2021	1	N	N	Y						0						
	986-0071-021-00	5673 BEALE AVE	MULHOLLAND 2 @ BLVD N18	BLDG-2020-00493	SFD	O									0								8/19/2020	0							1	5/20/2021	1	N	N	Y						0						
	986-0071-048-00	5673 FALLBROOK CT	MULHOLLAND 2 @ BLVD N18	BLDG-2020-01406	SFD	O									0								10/15/2020	0							1	10/27/2021	1	N	N	Y						0						
	986-0071-022-00	5679 BEALE AVE	MULHOLLAND 2 @ BLVD N18	BLDG-2020-00494	SFD	O									0								8/19/2020	0							1	5/18/2021	1	N	N	Y						0						
	986-0071-026-00	5680 FALLBROOK CT	MULHOLLAND 2 @ BLVD N18	BLDG-2020-01401	SFD	O									0								10/15/2020	0							1	10/26/2021	1	N	N	Y						0						
	986-0071-023-00	5687 BEALE AVE	MULHOLLAND 2 @ BLVD N18	BLDG-2020-00495	SFD	O									0								8/19/2020	0							1	5/24/2021	1	N	N	Y						0						
	986-0071-024-00	5695 BEALE AVE	MULHOLLAND 2 @ BLVD N18	BLDG-2020-00496	SFD	O									0								8/19/2020	0							1	5/18/2021	1	N	N	Y						0						
	986-0071-025-00	5696 FALLBROOK CT	MULHOLLAND 2 @ BLVD N18	BLDG-2020-01400	SFD	O									0								10/15/2020	0							1	10/18/2021	1	N	N	Y						0						
	986-0057-039-00	5768 HUNTLEY AVE	HUNTINGTON N4 @ THE BOULEVARD	BLDG-2017-02220	SFD	O									0								12/7/2017	0							1	2/23/2021	1	N	N	Y						0						
	986-0057-113-00	5801 COLUMBUS ST	HUNTINGTON N17 @ BOULEVARD	BLDG-2020-00631	SFD	O									0								8/4/2020	0							1	9/13/2021	1	N	N	Y						0						
	986-0057-112-00	5807 COLUMBUS ST	HUNTINGTON N17 @ BOULEVARD	BLDG-2020-00630	SFD	O									0								8/4/2020	0							1	8/26/2021	1	N	N	Y						0						
	986-0057-111-00	5813 COLUMBUS ST	HUNTINGTON N17 @ BOULEVARD	BLDG-2020-00629	SFD	O									0								8/4/2020	0							1	8/23/2021	1	N	N	Y						0						
	986-0057-110-00	5819 COLUMBUS ST	HUNTINGTON N17 @ BOULEVARD	BLDG-2020-00628	SFD	O									0								8/4/2020	0							1	8/6/2021	1	N	N	Y						0						
	986-0057-126-00	5821 CORBIN ST	HUNTINGTON N17 @ BOULEVARD	BLDG-2020-00194	SFD	O									0								2/10/2020	0							1	2/2/2021	1	N	N	Y						0						
	986-0057-118-00	5822 HUNTLEY AVE	HUNTINGTON N17 @ BOULEVARD	BLDG-2020-00514	SFD	O									0								6/26/2020	0							1	5/26/2021	1	N	N	Y						0						
	986-0057-109-00	5825 COLUMBUS ST	HUNTINGTON N17 @ BOULEVARD	BLDG-2020-00627	SFD	O									0								8/4/2020	0							1	7/28/2021	1	N	N	Y						0						
	986-0057-119-00	5828 HUNTLEY AVE	HUNTINGTON N17 @ BOULEVARD	BLDG-2020-00515	SFD	O									0								6/26/2020	0							1	5/26/2021	1	N	N	Y						0						
	986-0057-120-00	5832 HUNTLEY AVE	HUNTINGTON N17 @ BOULEVARD	BLDG-2020-00508	SFD	O									0								6/26/2020	0							1	6/1/2021	1	N	N	Y						0						
	986-0057-108-00	5833 COLUMBUS ST	HUNTINGTON N17 @ BOULEVARD	BLDG-2020-00626	SFD	O									0								8/4/2020	0							1	7/29/2021	1	N	N	Y						0						
	986-0057-107-00	5837 COLUMBUS ST	HUNTINGTON N17 @ BOULEVARD	BLDG-2020-00625	SFD	O									0								8/4/2020	0							1	7/23/2021	1	N	N	Y						0						
	986-0057-121-00	5838 HUNTLEY AVE	HUNTINGTON N17 @ BOULEVARD	BLDG-2020-00509	SFD	O									0								6/26/2020	0							1	5/27/2021	1	N	N	Y						0						
	986-0057-106-00	5853 COLUMBUS ST	HUNTINGTON N17 @ BOULEVARD	BLDG-2020-00624	SFD	O									0								8/4/2020	0							1	7/9/2021	1	N	N	Y						0						
	986-0057-105-00	5859 COLUMBUS ST	HUNTINGTON N17 @ BOULEVARD	BLDG-2020-00623	SFD	O									0								8/4/2020	0							1	7/9/2021	1	N	N	Y						0						
	986-0057-117-00	5865 EL DORADO LN	HUNTINGTON N17 @ BOULEVARD	BLDG-2020-00513	SFD	O									0								6/26/2020	0							1	4/29/2021	1	N	N	Y						0						
	986-0057-116-00	5871 EL DORADO LN	HUNTINGTON N17 @ BOULEVARD	BLDG-2020-00512	SFD	O									0								6/26/2020	0							1	5/26/2021	1	N	N	Y						0						
	986-0057-115-00	5877 EL DORADO LN	HUNTINGTON N17 @ BOULEVARD	BLDG-2020-00511	SFD	O									0								6/26/2020	0							1	4/29/2021	1	N	N	Y						0						
	986-0057-114-00	5883 EL DORADO LN	HUNTINGTON N17 @ BOULEVARD	BLDG-2020-00510	SFD	O									0								6/26/2020	0							1	4/20/2021	1	N	N	Y						0						
	986-0060-118-00	5899 GREENBURG RD	NEWBURY @ THE BOULEVARD	BLDG-2020-00712	SFD	O									0								8/10/2020	0							1	4/2/2021	1	N	N	Y						0						
	986-0071-009-00	5937 ABBOTT ST	MULHOLLAND 2 @ BLVD N18	BLDG-2020-00314	SFD	O									0								8/4/2020	0							1	7/26/2021	1	N	N	Y						0						
	985-0130-070-00	7195 LEMBERT HILLS DR	Tassajara Hills	BLDG-2020-00105	SFD	O									0								1/31/2020	0							1	2/10/2021	1	N	N	Y						0						
	985-0130-046-00	7202 LEMBERT HILLS DR	Tassajara Hills	BLDG-2020-00104	SFD	O									0								1/31/2020	0							1	2/10/2021	1	N	N	Y						0						
	985-0130-071-00	7233 LEMBERT HILLS DR	Tassajara Hills	BLDG-2020-00106	SFD	O									0								1/31/2020	0							1	3/18/2021	1	N	N	Y						0						
	985-0130-045-00	7206 LEMBERT HILLS DR	Tassajara Hills	BLDG-2020-00103	SFD	O									0								1/31/2020	0							1	2/18/2021	1	N	N	Y						0						
	985-0130-072-00	7207 LEMBERT HILLS DR	Tassajara Hills	BLDG-2020-00107	SFD	O									0								1/31/2020	0							1	1/20/2021	1	N	N	Y						0						
	985-0124-003-00	7210 LEMBERT HILLS DR	Tassajara Hills	BLDG-2020-00101	SFD	O									0								1/31/2020	0							1	1/20/2021	1	N	N	Y						0						
	985-0123-022-00	7360 ROSAMOND HILLS CT	Tassajara Hills	BLDG-2020-00186	SFD	O									0								7/7/2020	0							1	2/4/2021	1	N	N	Y						0						
	985-0123-023-00	7366 ROSAMOND HILLS CT	Tassajara Hills	BLDG-2020-00187	SFD	O									0								7/7/2020	0							1	1/27/2021	1	N	N	Y						0						
	985-0123-024-00	7372 ROSAMOND HILLS CT	Tassajara Hills	BLDG-2020-00188	SFD	O									0								7/7/2020	0							1	2/9/2021	1	N	N	Y						0						
	985-0123-025-00	7380 ROSAMOND HILLS CT	Tassajara Hills	BLDG-2020-00182	SFD	O									0								7/7/2020	0							1	2/19/2021	1	N	N	Y						0						
	985-0123-026-00	7386 ROSAMOND HILLS CT	Tassajara Hills	BLDG-2020-00183	SFD	O									0								7/7/2020	0							1	2/26/2021	1	N	N	Y						0						
	985-0123-027-00	7392 ROSAMOND HILLS CT	Tassajara Hills	BLDG-2020-00184	SFD	O									0								7/7/2020	0							1	3/12/2021	1	N	N	Y						0						
	985-0123-028-00	7398 ROSAMOND HILLS CT	Tassajara Hills	BLDG-2020-00185	SFD	O									0								7/7/2020	0							1	3/8/2021	1	N	N	Y						0						
	985-0123-021-00	7399 COLTON HILLS DR	Tassajara Hills	BLDG-2020-01042	SFD	O									0								9/4/2020	0							1	4/30/2021	1	N	N	Y						0						
	986-0051-015-00	4431 PINE MOUNTAIN WAY	ADU	BLDG-2020-00649	ADU	R									0							1	3/8/2021	1										0	N	N	Y						0						
	941-0165-034-00	8559 DEERVALE RD	ADU	BLDG-2020-00666	ADU	R									0							1	4/28/2021	1										0	N	N	Y						0						
	941-2833-054-00	7618 RIDGELINE DR	ADU	BLDG-2020-01667	ADU	R									0							1	2/8/2021	1										0	N	N	Y						0						
	941-0171-070-00	7698 SUNWOOD DR	ADU	BLDG-2020-01949	ADU	R									0							1	4/26/2021	1										0	N	N	Y						0						
	985-0130-096-00	5216 COLEBROOK LN	ADU	BLDG-2020-02066	ADU	R									0							1	5/24/2021	1										0	N	N	Y						0						
	941-2757-009-00	8797 AUGUSTA CT	ADU	BLDG-2021-00675	ADU	R									0							1	8/23/2021	1										0	N	N	Y						0						
	941-0184-034-00	7548 ASHFORD WAY	ADU	BLDG-2021-01167	ADU	R									0							1	12/20/2021	1										0	N	N	Y						0						
	941-0172-041-00	7572 OXBOW CT	ADU	BLDG-2019-00084	ADU	R									0								6/25/2019	0							1	6/4/2021	1	N	N	Y						0						
	941-0180-088-00	7304 LIMERICK CT	ADU	BLDG-2019-02083	ADU	R									0								9/21/2020	0							1	7/14/2021	1	N	N	Y						0						
	941-0170-084-00	7723 IRONWOOD DR	ADU	BLDG-2020-00590	ADU	R									0								11/13/2020	0							1	11/9/2021	1	N	N	Y						0						
	985-0126-112-00	2823 DELAMAR DR	Tassajara Hills	BLDG-2020-01781	ADU	R									0			1					1/12/2021	1							1	10/25/2021	1	N	Y				INC		55	0						
	985-0126-115-00	2851 DELAMAR DR	Tassajara Hills	BLDG-2020-01785	ADU	R									0			1					1/12/2021	1							1	9/7/2021	1	N	Y				INC		55	0						
	985-0126-145-00	2866 DELAMAR DR	Tassajara Hills	BLDG-2020-01790	ADU	R									0			1					1/12/2021	1							1	8/18/2021	1	N	Y				INC		55	0						
	985-0126-147-00	2850 DELAMAR DR	Tassajara Hills	BLDG-2020-01794	ADU	R									0			1					1/12/2021	1							1	9/13/2021	1	N	Y				INC		55	0						
	985-0126-149-00	2830 DELAMAR DR	Tassajara Hills	BLDG-2020-01796	ADU	R									0			1					1/12/2021	1							1	10/14/2021	1	N	Y				INC		55	0						
	985-0126-150-00	2826 DELAMAR DR	Tassajara Hills	BLDG-2020-01797	ADU	R									0			1					1/12/2021	1							1	10/22/2021	1	N	Y				INC		55	0						
	985-0123-003-00	7305 COLTON HILLS DR	Tassajara Hills	BLDG-2021-00060	ADU	R									0			1					2/3/2021	1										0	N	Y				INC		55	0						
	985-0130-096-00	7139 LEMBERT HILLS DR	Tassajara Hills	BLDG-2021-00075	ADU	R									0			1					2/3/2021	1										0	N	Y				INC		55	0						
	985-0125-051-00	7299 LEMBERT HILLS DR	Tassajara Hills	BLDG-2021-00160	ADU	R									0			1					2/23/2021	1										0	N	Y				INC		55	0						
	985-0130-088-00	7116 LEMBERT HILLS DR	Tassajara Hills	BLDG-2021-00182	ADU	R									0			1					2/23/2021	1										0	N	Y				INC		55	0						
	985-0125-038-00	7366 LEMBERT HILLS CT	Tassajara Hills	BLDG-2021-00237	ADU	R									0			1					3/3/2021	1										0	N	Y				INC		55	0						
	985-0125-039-00	7378 LEMBERT HILLS CT	Tassajara Hills	BLDG-2021-00239	ADU	R									0			1					3/3/2021	1										0	N	Y				INC		55	0						
	985-0125-041-00	7397 LEMBERT HILLS CT	Tassajara Hills	BLDG-2021-00241	ADU	R									0			1					3/3/2021	1										0	N	Y				INC		55	0						
	985-0126-119-00	2889 DELAMAR DR	Tassajara Hills	BLDG-2020-00979	ADU	R									0								9/4/2020	0							1	6/17/2021	1	N	Y				INC		55	0						
	985-0125-051-00	2906 DELAMAR DR	Tassajara Hills	BLDG-2020-01311	ADU	R									0								10/1/2020	0							1	7/15/2021	1	N	Y				INC		55	0						
	941-1500-035-01	8501 Golden Gate Drive	Amador Station (Bridge Housing)	PLPA-2021-00019	MH	R	134				162		4	7/21/2021	300									0										0	N	N	Y			DB		55	0			0.0%		0	Other	Yes
	905-0002-002-00	4038 Croak Road	East Ranch (Croak Project)	PLPA-2020-00028	MH	R			50		18		555	3/1/2021	623									0										0	N	N	Y			INC		55	0						
	941-1500-025-00	8541-8543 Regional Street	Regional Street (Eden Housing)	PLPA-2021-00035	MH	O	112						1	8/23/2021	113									0										0	N	N	Y			DB		55	0			0.0%		0	Other	Yes

Jurisdiction	Dublin	
Reporting Year	2021	(Jan. 1 - Dec. 31)
Planning Period	5th Cycle	01/31/2015 - 01/31/2023

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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**	**2015**	**2016**	**2017**	**2018**	**2019**	**2020**	**2021**	**2022**	**2023**	**Total Units to Date (all years)**	**Total Remaining RHNA by Income Level**
Very Low	Deed Restricted	796	26	-	-	-	-	-	-	-	-	26	770
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-		
Low	Deed Restricted	446	39	-	-	-	-	-	-	-	-	39	407
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-		
Moderate	Deed Restricted	425	-	-	-	17	8	27	13	-	-	79	346
	Non-Deed Restricted		4	2	8	-	-	-	-	-	-		
Above Moderate		618	839	612	1,187	770	233	473	764	-	-	4,878	-
Total RHNA		**2,285**											
Total Units			**908**	**614**	**1,195**	**787**	**241**	**500**	**777**	**-**	**-**	**5,022**	**1,523**

Note: units serving extremely low-income households are included in the very low-income permitted units totals and must be reported as very low-income units.

Please note: For the last year of the 5th cycle, Table B will only include units that were permitted during the portion of the year that was in the 5th cycle. For the first year of the 6th cycle, Table B will include units that were permitted since the start of the planning period.

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.

Jurisdiction	Dublin	
Reporting Year	2021	(Jan. 1 - Dec. 31)
Planning Period	5th Cycle	01/31/2015 - 01/31/2023

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Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table C

Sites Identified or Rezoned to Accommodate Shortfall Housing Need and No Net-Loss Law

Project Identifier				Date of Rezone	RHNA Shortfall by Household Income Category				Rezone Type	Sites Description							
1				2	3				4	5	6	7	8		9	10	11
APN	Street Address	Project Name+	Local Jurisdiction Tracking ID+	Date of Rezone	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Rezone Type	Parcel Size (Acres)	General Plan Designation	Zoning	Minimum Density Allowed	Maximum Density Allowed	Realistic Capacity	Vacant/Nonvacant	Description of Existing Uses
Summary Row: Start Data Entry Below																	

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction	Dublin	
Reporting Year	2021	(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 Name of Program	2 Objective	3 Timeframe in H.E	4 Status of Program Implementation
Program 1: Housing Rehabilitation Assistance	Continue to support the Alameda County Community Development Agency to implement the Minor and Major Improvement Programs (including accessibility grants) with the goal of assisting 32 households over eight years.	2015-2023	Minor home rehabilitation grants and home improvement loan assistance are available to low-income households through existing Alameda County programs. Alameda County Healthy Homes Department Minor Home Rehabilitation Program provides grants up to $3,000 to low-income homeowners for minor plumbing, carpentry, and electrical repairs and can be used for railings, grab bars, toilets, water heaters, doors, locks, and more. Renew Alameda County is a home improvement loan asistance program for low-income homeowners, which aims to help keep existing homeowners in their homes and maintain existing housing stock in a safe, liveable condition. On November 7, 2020, the City Council approved the Dublin Home Rehabilitation Program to provide supplemental assistance to homeowners that may have received a grant or loan through the County's programs and need additional funding assistance or were turned down because they were not able to meet all of the County's criteria. No grants were approved in 2021. Following is a summary of grants and loans that were provided throughout the current Housing Element cycle: 2021: Minor Home Repair Grants-4 Renew Alameda County-0 Total: Minor Home Repair Grants-22 ($42,707.76) Accessibility Improvement Grants-2 ($9,301.50) Exterior Paint Grants-0 Housing Rehabilitation Loans-1 ($39,500) Renew Alameda County-0 Total-21 ($91,509.26) Objective: 32
Program 2: Housing Choice Voucher Rental Assistance	Continue to support the assistance of 350 lower income households each year throughout the planning period.	2015-2023	The Alameda County Housing Authority provided Housing Choice Vouchers to 407 households who rented in Dublin in 2021.
Program 2: Housing Choice Voucher Rental Assistance	Continue to refer interested households and homeowners to the Housing Authority of the County of Alameda.	2015-2023	The City continues to refer interested households and homeowners to the Alameda County Housing Authority for program information and application procedures. In addition, the City provided information on developments within the City that accept Housing Choice Vouchers in the Tri-Valley Area Affordable Rental Housing Flyer listing Dublin rental communities. With the new requirements under AB 1482, the City has posted notices at City Offices and updated contact information on its website for tenants' rental assistance resources. The City was recently allocated $176,277 in CDBG CARES Act funds for rental assistance to 40 households, which is being administered by the City.
Program 3: Code Enforcement	Continue to enforce local ordinances relating to property maintenance and substandard housing both proactively and on a complaint basis.	2015-2023	There are two areas of Code Enforcement: Planning Code Enforcement and Building Code Enforcement. Planning Code Enforcement enforces violations of the Dublin Municipal Code Property Maintenance and Graffiti Ordinances, as well as the Zoning Ordinance. Common property maintenance violations include weeds, inoperable vehicles, junk and debris, deteriorated paint, dilapidated fences, overgrown/dead vegetation, attractive nuisances, and graffiti. Property maintenance violations are enforced proactively and on a complaint basis. Building Code Enforcement actively patrols City streets enforcing Building Code Violations, such as contractors or homeowners working without required building permits. In addition, Building Code Enforcement responds to anonymous callers, concerned citizens, and other contractors reporting any activity connected to illegal construction. Enforcement officers spend time educating the public on the importance of obtaining required building permits.
Program 3: Code Enforcement	Conduct approximately 2,000 residential inspections during the planning period.	2015-2023	The following residential inspections were conducted (these numbers are based on the number of new open residential code enforcement cases): 2021: Planning CE-104 Building CE-46 Total-150 Total: Planning CE-1,368 Building CE-417 Total-1,785 Objective: 2,000 Remaining: 215
Program 3: Code Enforcement	Perform annual review of City ordinances.	Annual	The 2021 annual review of City ordinances did not result in and changes pertaining to property maintenance and substandard housing.
Program 4: Condominium Conversion Ordinance	Monitor conversion activities annually.	Annual	There were no residential condominium conversions during Calendar Year 2021.
Program 5: Mixed Use Development	Facilitate the construction of 100 high-density residential units within mixed-use developments within the planning period.	2015-2023	In 2021, the City approved the Amador Station project, which consists of 300 affordable residential units in two separate buildings, ground-floor retail, amenity space, and parking. No building permits or certificates of occupancy were issued for high-density residential units within mixed-use developments in 2021.
Program 6: Affordable Housing Developers	Negotiate a specific incentives package or each project, with increased incentives for projects that include units for extremely low income households and persons with disabilities.	2015-2023	The City issued Planning entitlements for three notable projects in 2021: the 573-unit East Ranch project, which includes 68 affordable units; the 300-unit Amador Station (Bridge Housing) affoordable project; and the 113-unit Regional Street (Eden Housing) affordable project. Combined the three projects include a total of 481 affordable units. The East Ranch project also includes the dedication of a two-acre Public/Semi-Public site for a future affordable housing project. Preliminarily, this site would provide 77 units of very low/low-income affordable rental housing.
Program 6: Affordable Housing Developers	Provide application/technical assistance as needed. Timing of applications or technical assistance will depend on application deadlines for funding sources.	2015-2023	The City joined California Community Housing Agency (CalCHA) and California Statewide Community Development Authority (CSCDA). These joint powers authorities issue bonds to acquire properties for the production, preservation, and protection of essential middle-income rental housing. Three properties in Dublin were acquired through this program in 2021, including the 313-unit Aster project, the 390-unit Waterford Place Apartments, and the 324-unit Fountains at Emerald Park, which have resulted in conversion of 76 units that are now affordable to households earning no more than 80 percent AMI, 55 units affordable to households earning no more than 100 percent AMI, and 40 units affordable to households earning no more than 120 percent AMI.
Program 6: Affordable Housing Developers	Provide assistance to affordable housing developers within the planning period to facilitate the construction of 100 affordable housing units with the goal of achieving 20 affordable units for extremely low income households and/or persons with special needs (including persons with disabilities/developmental disabilities).	2015-2023	On December 1, 2020, the City Council authorized the City Manager to negotiate and prepare a Purchase and Sale Agreement for the transfer of approximately one-acre of property in the East Dublin Transit Center, located at the southeast corner of Iron Horse Parkway and Martinelli Drive, commonly known as Site D-1, from the Surplus Property Authority of Alameda County to the City of Dublin, or its designee, for as an affordable housing development. Once the property has transfer, Staff will work with an affordable housing developer to facilitate development of the site.
Program 6: Affordable Housing Developers	Annually contact developers to discuss affordable housing opportunities.	2015-2023	In 2021, the City met with several affordable housing developers to discuss potential affordable housing development projects and opportunities in Dublin on both publicly and privately-owned properties. In addition, the City approved two multi-family projects with affordable housing, as discussed above.
Program 7: Density Bonuses	Review and, as necessary, revise the Density Bonus Ordinance to ensure compliance with State law within two years of adoption of the 2015-2023 Housing Element.	11/1/2016	Completed. In November 2019, the City Council adopted Ordinance No. 14-19, amending the Density Bonus Regulations (Chapter 8.52) of the Dublin Municipal Code to comply with State law. No further amendments in 2020.
Program 7: Density Bonuses	Continue to implement the Density Bonus Ordinance and provide information on the Ordinance to developers and other interested parties.	2015-2023	The City continues to implement the Density Bonus Ordinance and provide information to developers and other interested parties.
Program 7: Density Bonuses	Provide information on the City's affordable housing incentives, such as density bonus and fee deferment or amortization, on the City's website by mid-2015.	mid-2015	The City provides information on the City's affordable housing incentives at: http://www.dublin.ca.gov > Government > Departments > Community Development > Housing > Affordable Housing Development Information

Program 8: Inclusionary Zoning	Facilitate the construction of 100 affordable housing units either through direct construction or through the Inclusionary Housing In-Lieu Fund within the planning period.	2015-2023	As noted above, the City approved the 300-unit Amador Station project, which will be built in two phases. Phase I will include 136 units affordable to households earning an average of no more than 43 percent area median income (AMI) (excluding two manager's units) and Phase II of Amador Station will include 164 units affordable at a minimum to moderate-income households (excluding two manager's units). In addition, the City approved the Regional Street Senior Affordable project, which will include 113 units affordable to households earning no more than 60 percent AMI, with 30 percent of the units affordable to households earning no more than 30 percent AMI (excluding one manager's unit). Both projects are receiving financial support from the City. On April 20, 2021, the City committed $7.1 million from the City's Housing Fund and $2.9 million in Alameda County Measure A-1 Bond funds to Phase 1 of the Amador Station project, and the City committed $5 million in Measure A-1 bond funds and facilitated the site acquisition at low cost (valued at $5 million) for the Regional Street Senior Affordable project. The 573-unit East Ranch project will include 18 units affordable to households earning no more than 120 percent AMI, 50 ADUs affordable to households earning no more than 80 percent AMI, and the dedication of a two-acre Public/Semi-Public site for a future affordable housing project. Preliminarily, this site would provide 77 units of very low/low-income affordable rental housing. Additionally, the City issued building permits for 13 affordable ADUs in 2021. The City has exceeded the goal of 100 affordable units.
Program 9: Commercial Linkage Fee	Facilitate the construction of 50 affordable housing units within the planning period (10 extremely low/very low, 15 low, and 25 moderate income units).	2015-2023	Commercial Linkage Fees are collected from developers upon issuance of building permits for commercial development and are placed in the City's Affordable Housing Fund along with in-lieu fees collected from developers for residential development. Program 9: Commercial Linkage Fees 2015: Commercial Linkage-$45,830.00 2016: Commercial Linkage-$3,462.00 2017: Commercial Linkage-$359,928.47 2018: Commercial Linkage-$11,878.78 2019: Commercial Linkage-$191,696.96 2020: Commercial Linkage-0 2021: Commercial Linkage-$71,467.83 Total: Commercial Linkage-$684,264.04
Program 9: Commercial Linkage Fee	Assist 5 moderate income households with first-time homebuyer loans.	2015-2023	In 2021, the City issued one new First Time Homebuyer Loan Program loan for $40,000 to a special education teacher who purchased a moderate-income condominium. The loan has a 30-year term.
Program 9: Commercial Linkage Fee	Provide funding towards homeownership training and foreclosure prevention services, rental assistance programs, and the Alameda County Homeless Management Information System.	2015-2023	Homeowner education for Dublin residents is available with periodic free trainings from ECHO Housing, serving Alameda County with a grant from the US Department of Housing and Urban Development. Foreclosure prevention services are available from Alameda County's AC Secure Program, funded by Measure A-1. The City continued to support the Alameda County Homeless Management Information System (HMIS) through the Affordable Housing Fund. HMIS is managed by EveryOne Home, a community based organization formed in 2007 under the fiscal sponsorship of the Tides Center. EveryOne Home manages the County's in-house HMIS in the collection and reporting of the homeless count and other data collection. First Time Hombuyer Loans: 2015: Moderate Income Loans-0 2016: Moderate Income Loans-1 2017: Moderate Income Loans-0 2018: Moderate Income Loans-1 2019: Moderate Income Loans-2 2020: Moderate Income Loans-0 2021: Moderate Income Loans-1 Total: Moderate Income Loans-5
Program 10: Housing Type and Size Variations	Require that developers provide a diversity of housing type and size on a case-by-case basis to meet the City's housing needs throughout the planning period.	2015-2023	The City's General Plan, various Specific Plans, and the Planned Development zoning process facilitate diversity of housing types and sizes to meet the City's housing needs.
Program 11: First-Time Homebuyer Programs	Assist 20 income-qualified first-time homebuyers during the planning period. Strive to provide assistance to approximately 10 above moderate income and 10 moderate income households.	2015-2023	The City issued the following First-Time Homebuyer Loans: 2021: Moderate-1 Above Moderate-0 Total-1 Total: Moderate-5 Above Moderate-0 Objective: Moderate-10 Above Moderate-10 Total-20 Remaining: Moderate-4 Above Moderate-10 Total-15
Program 11: First-Time Homebuyer Programs	Continue to distribute FTHLP application packets at the Civic Center, City website, and locations that provide housing services.	2015-2023	Information regarding the City's First-Time Homebuyer Loan Program is available at the Civic Center and through local housing service organizations. The City also provides information on the FTHLP on the City's website at: http://www.dublin.ca.gov > Government > Departments > Community Development > Housing > First Time Homebuyer Loan Program Additionally, the City website provides information on other homebuyer assistance programs, such as the City's below market rate (BMR) homeownership program, Mortgage Credit Certificates (administered for the City of Dublin by Alameda County), and California Housing Finance Agency (CalHFA) loan programs. Information on these programs is available at: http://www.dublin.ca.gov > Government > Departments > Community Development > Housing
Program 12: Second Dwelling Units	Market this program through an informational brochure. The brochure will be available on the City website and at the Civic Center, library, senior center and other public locations.	2015-2023	In 2021, the City issued building permits for 13 ADUs that are deed restricted as for moderate-income households. The City Council took a number of actions to address barriers to development of ADUs and junior ADUs (JADUs) and to facilitate their production in 2021. On December 7, 2021, the City amended the Master Fee Schedule to waive certain City permitting fees for ADUs applied for between January 1, 2022, and December 31, 2026. Permit fees are waived for ADUs less than 750 square feet and ADUs 750 square feet or larger that are deed restricted as lower-income units for a period of 55 years. To further incentivize and streamline the construction of ADUs, the City is working with RRM Design Group to finalize eight ADU prototype plan models, with a range of sizes and architectural styles. Additionally, the City is finalizing an ADU Manual to guide applicants through the process of constructing an ADU. The City recently launchad a new webpage for Accessory Dwelling Units, which is a one-stop-shop for ADU resources, regulations, and requirements. The website is available at: https://dublin.ca.gov/2428/Accessory-Dwelling-Units
Program 12: Second Dwelling Units	Facilitate the construction of 30 second dwelling units within the planning period.	2015-2023	Following is a summary of building permits issued for affordable ADUs during the current Housng Element cycle: 2021: Affordable ADUs-13 Total: Affordable Units-78 Objective: 30

Program 13: Homeless Assistance	Continue to fund emergency shelter programs in the Tri-Valley area to house residents in need of emergency shelter. Annually evaluate the homeless service needs as part of the Community Support Grants program, with the objective of assisting an average of 300 persons per year.	2015-2023	The City continues to provide financial support to a number of local organizations that provide services and assistance to homeless people through the Community Support Grants program and other funding sources, including: - Tri-Valley Haven's Homeless and Family Support Services program offers assistance to Dublin residents through Sojourner House (a family homeless shelter) and their Food Pantry. - Eden Information and Referral's 2-1-1 service provides information and referrals. They also serve as the Alameda County first point of contact of Coordinated Entry System (CES) screenings and referrals. - CityServe of the Tri-Valley offers assistance for crisis-intervention and homelessness prevention.
Program 13: Homeless Assistance	Continue to participate in regional collaborations to address homelessness.	2015-2023	The City continues to participate in regional efforts to address homelessness. In 2019, the City signed agreements with the cities of Livermore and Pleasanton and Alameda Couty to pool Homeless Emergency Aid Program (HEAP) funds in order for CityServe to enhance their homeless outreach and services throughout the region. For the 2020-2021 contract, the City of Dublin contributed $34,976.50.
Program 14: Tri-Valley Affordable Housing Committee	Participate in at least one affordable housing fair annually throughout the planning period.	2015-2023	The City participates in quarterly meetings of the Tri-Valley Affordable Housing Committee. Committee meetings featured presentations from housing-related organizations and facilitated the exchange of information and ideas among participating jurisdictions. The City is also a member of the East Bay Housing Organization and promotes Affordable Housing Week activities in April. The City also participates with the Tri-Valley Anti-Poverty Collaborative.
Program 15: Residential Sites Inventory	Monitor housing development on an ongoing basis to ensure that the sites identified in the Residential Sites Inventory are developed at densities appropriate for fulfilling the City's RHNA and identify additional sites as necessary.	Annual	The City monitors housing development annually to ensure adequate sites remain available to meet the RHNA obligation.
Program 15: Residential Sites Inventory	Annually evaluate the land availability to meet the remaining RHNA. Ensure adequate capacity exists to accommodate the RHNA of 2,285 units (796 very low, 446 low, 425 moderate, and 618 above moderate units).	Annual	The City evaluates land availability annually to ensure adequate sites remain available to meet the RHNA obligation. The City has met its above market rate RHNA requirements as of 2017.
Program 16: Fee Deferment or Amortization	Continue to offer the deferment or amortization of fees as an option to interested parties.	2015-2023	The City continues to offer deferment or amortization of fees as an option to interested parties.
Program 16: Fee Deferment or Amortization	Provide information on the City's affordable housing incentives, such as density bonus and fee deferment or amortization, on the City's website by mid-2015.	mid-2015	Information regarding the City's affordable housing incentives is available on the City's website at: http://www.dublin.ca.gov/1798/Affordable-Housing-Development-Informati
Program 17: Universal Design Ordinance	Continue to make the brochure and other related information available on the City's website and at the public counter.	2015-2023	Information regarding the City's Universal Design Ordinance is available on the City's website at: https://dublin.ca.gov/DocumentCenter/View/59/Universal-Design-Check-List?bidId=
Program 18: Emergency Shelters and Supportive and Transitional Housing	Review and amend, if necessary, the Emergency Shelters Ordinance within two years of the adoption of the 2015-2023 Housing Element.	11/1/2016	Completed. In 2019, Planning Division staff reviewed the emergency shelters provisions of the Zoning Ordinance to ensure compliance with State law and determined no amendments were necessary.
Program 18: Emergency Shelters and Supportive and Transitional Housing	Review and amend, if necessary, the transitional and supportive housing provisions of the Zoning Ordinance within two years of adoption of the 2015-2023 Housing Element.	11/1/2016	Completed. In 2019, Planning Division staff reviewed the transitional and supportive housing provisions of the Zoning Ordinance to ensure compliance with State law and determined no amendments were necessary.
Program 19: Monitor Development Fees	Monitor development fees to ensure they are reasonable and do not unduly contrain development, while protecting the quality, health, and public safety of the community.	2015-2023	On December 7, 2021, the City amended the Master Fee Schedule to waive certain City permit fees for ADUs applied for between January 1, 2022, and December 31, 2026. Permit fees are waived for ADUs less than 750 square feet and ADUs 750 square feet or larger that are deed restricted as lower-income units for a period of 55 years. On December 21, 2021, the City Council adopted Resolution No. 144-21, revising the Eastern Dublin Traffic Impact Fee for future development within the Eastern Dublin Area, renaming the program as the Eastern Dublin Transportation Impact Fee, and updating the Consolidated Impact Fee Administrative Guidelines.
Program 20: Equal Housing Opportunity	Provide referrals to appropriate agencies for services.	2015-2023	The City continues to provide referrals to appropriate agencies for fair housing services through direct communication with residents (in person at the counter, via email, and over the phone) and information on the City website. The City's website includes links to Eden Council for Hope and Opportunity (ECHO), the State of California Consumer Affairs Office booklet "California Tenants: Guide to Residential Tenants and Landlord's Rights and Responsibilities," and the "Tri-Valley Human Services Pocket Guide." The City, through Alameda County, contracts with ECHO to provide fair housing services to Dublin residents.
Program 20: Equal Housing Opportunity	Distribute fair housing information to public locations.	2015-2023	Fair housing information continues to be available to the public on the City's website, and in the form of pamphlets and brochures at the public counter.
Program 20: Equal Housing Opportunity	Post information on the City website.	2015-2023	Fair housing information is available to the public on the City's website (http://www.dublin.ca.gov/216/Resources-Reference-Materials). The website includes links to Eden Council for Hope and Opportunity (ECHO) and to the State of California Consumer Affairs Office booklet "California Tenants: Guide to Residential Tenants and Landlord's Rights and Responsibilities."
Program 20: Equal Housing Opportunity	Distribute information to real estate agents, rental property owners/managers, and financial institutions in Dublin.	2015-2013	Real estate agents, rental property owners/managers and financial institutions are directed to the City's website for fair housing information or are referred to outside agencies, as appropriate. Throughout the year, Housing Staff meets with developers, real estate agents, and landlords to discuss the City's housing programs, which may include information on the 211 County-wide social services hotline and ECHO's services. In addition, information is distributed to property managers during the annual rental monitoring site visits.
Program 20: Equal Housing Opportunity	Participate in Alameda County's Impediments to Fair Housing Study through the CDBG program.	2015-2023	The City participated in the update of Alameda County's Impediments to Fair Housing Study through the Urban County HOME Consortium, which was adopted in January 2020.
Program 21: Green Building Guidelines	Continue to implement the provisions of the Green Building Ordinance.	2015-2023	The City continues to implement the Green Building Ordinance.
Program 21: Green Building Guidelines	Continue to update brochures that describe program requirements and make them available to any interested parties and continue to provide Green Building resources on the City's website.	2015-2023	The City continues to update brochures as needed and make them available on the City's website.
Program 21: Green Building Guidelines	Implement applicable Waste Management and Building Code regulations, provide Green Building training to City staff, and distribute energy conservation information to the public.	2015-2023	In September 2020, the City Council adopted the Climate Action Plan 2030 and Beyond (CAP 2.0), establishing the next phase of climate action planning and implementation. Strategies of CAP 2.0 include 100 percent renewable and carbon-free electricity, building efficiency and electrification, sustainable mobility and land use, materials and waste management, and municipal leadership measures. CAP 2.0 establishes the City's commitment to reducing greenhouse gas (GHG) emissions and strive for carbon neutrality by 2045. The City continues to require covered projects (including construction, demolition, and renovation projects with total costs of $100,000 or greater) to submit a Waste Management Plan to meet the City's Construction and Debris Ordinance, which was adopted in 2008 and amended in 2014. The regulations require the diversion of at least 65 percent for remodels and 75 percent for new construction of construction waste away from landfills. In 2021, Building & Safety Division Staff received training on zero net energy homes, solar photovoltaic and energy storage systems, SolarAPP+, and energy code. Additionally, the City continues to work with StopWaste, the Bay Area Regional Energy Network (BayREN), and East Bay Energy Watch to provide energy conservation to the public via workshops and direct outreach. The City also promoted the new SB 1383 requirements to divert 75 percent of solid waste from the landfill by 2025 (based on 2014 levels) and divert 25 percent of food waste from the landfill. Notably, the City transitioned all residential electrical accounts to East Bay Community Energy's Renewable 100 plan, which offers 100percent renewable and carbon-free electricity, effective January 1, 2022. Finally, the City continues to offer subsidized permit fees for the installation of solar roof panels for a variety of projects throughout the City of Dublin.

Jurisdiction	Dublin	
Reporting Period	2021	(Jan. 1 - Dec. 31)
Planning Period	5th Cycle	01/31/2015 - 01/31/2023

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table E

Commercial Development Bonus Approved pursuant to GC Section 65915.7

Project Identifier				Units Constructed as Part of Agreement				Description of Commercial Development Bonus	Commercial Development Bonus Date Approved
1				2				3	4
APN	Street Address	Project Name+	Local Jurisdiction Tracking ID+	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Description of Commercial Development Bonus	Commercial Development Bonus Date Approved
Summary Row: Start Data Entry Below									

Jurisdiction	Dublin	
Reporting Period	2021	(Jan. 1 - Dec. 31)
Planning Period	5th Cycle	01/31/2015 - 01/31/2023

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

Note: "+" indicates an 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)

Please note this table is optional: The jurisdiction can use this table to report units that have been substantially rehabilitated, converted from non-affordable to affordable by acquisition, and preserved, including mobilehome park preservation, consistent with the standards set forth in Government Code section 65583.1, subdivision (c). Please note, motel, hotel, hostel rooms or other structures that are converted from non-residential to residential units pursuant to Government Code section 65583.1(c)(1)(D) are considered net-new housing units and must be reported in Table A2 and not reported in Table F.

Activity Type	Units that Do Not Count Towards RHNA+ Listed for Informational Purposes Only				Units that Count Towards RHNA + Note - Because the statutory requirements severely limit what can be counted, please contact HCD to receive the password that will enable you to populate these fields.				The description should adequately document how each unit complies with subsection (c) of Government Code Section 65583.1+
	Extremely Low-Income+	Very Low-Income+	Low-Income+	TOTAL UNITS+	Extremely Low-Income+	Very Low-Income+	Low-Income+	TOTAL UNITS+	
Rehabilitation Activity									
Preservation of Units At-Risk			76	76					The City joined California Community Housing Agency (CalCHA) and California Statewide Community Development Authority (CSCDA). These joint powers authorities issue bonds to acquire properties for the production, preservation, and protection of essential middle-income rental housing. Three properties in Dublin were acquired through this program in 2021, including the 313-unit Aster project, the 390-unit Waterford Place Apartments, and the 324-unit Fountains at Emerald Park, which have resulted in conversion of 76 units that are now affordable to households earning no nore than 80 percent AMI, 55 units affordable to households earning no more than 100 percent AMI, and 40 units affordable to households earning no more than 120 percent AMI.
Acquisition of Units									
Mobilehome Park Preservation									
Total Units by Income			76	76					

Jurisdiction	Dublin	
Reporting Period	2021	(Jan. 1 - Dec. 31)
Planning Period	5th Cycle	01/31/2015 - 01/31/2023

NOTE: This table must only be filled out if the housing element sites inventory contains a site which is or was owned by the reporting jurisdiction, and has been sold, leased, or otherwise disposed of during the reporting year.

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

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

Table G

Locally Owned Lands Included in the Housing Element Sites Inventory that have been sold, leased, or otherwise disposed of

Project Identifier						
1				2	3	4
APN	**Street Address**	**Project Name+**	**Local Jurisdiction Tracking ID+**	**Realistic Capacity Identified in the Housing Element**	**Entity to whom the site transferred**	**Intended Use for Site**
Summary Row: Start Data Entry Below						

Jurisdiction	Dublin	
Reporting Period	2021 (Jan. 1 - Dec. 31)	

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

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

For Alameda County jurisdictions, please format the APN's as follows:999A-9999-999-99

Table H
Locally Owned Surplus Sites

Parcel Identifier				Designation	Size	Notes
1	2	3	4	5	6	7
APN	**Street Address/Intersection**	**Existing Use**	**Number of Units**	**Surplus Designation**	**Parcel Size (in acres)**	**Notes**
Summary Row: Start Data Entry Below						

Jurisdiction	Dublin	
Reporting Year	2021	(Jan. 1 - Dec. 31)
Planning Period	5th Cycle	01/31/2015 - 01/31/2023

Building Permits Issued by Affordability Summary		
Income Level		**Current Year**
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	13
	Non-Deed Restricted	0
Above Moderate		764
Total Units		**777**

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

Units by Structure Type	**Entitled**	**Permitted**	**Completed**
SFA	0	0	0
SFD	0	108	106
2 to 4	0	8	16
5+	0	641	110
ADU	0	20	11
MH	1036	0	0
Total	**1036**	**777**	**243**

Housing Applications Summary	
Total Housing Applications Submitted:	4
Number of Proposed Units in All Applications Received:	1,038
Total Housing Units Approved:	1,036
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

Jurisdiction	Dublin	
Reporting Year	2021	(Jan. 1 - Dec. 31)

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	$ 300,000.00	*Total award amount is auto-populated based on amounts entered in rows 15-26.*

Task	$ Amount Awarded	$ Cumulative Reimbursement Requested	Task Status	Other Funding	Notes
Project Initiation	$15,000.00	$0.00	Completed	None	
Analyze Regional Housing Needs Assessment	$60,000.00	$0.00	In Progress	Other	SB 2, REAP
Community Engagement	$47,500.00	$0.00	In Progress	Other	SB 2
Draft Housing Element	$52,500.00	$0.00	In Progress	None	
General Plan Amendments	$50,000.00	$0.00	Other (Please Specify in Notes)	Other	SB 2
CEQA Compliance	$35,000.00	$0.00	Other (Please Specify in Notes)	None	
Public Hearings	$25,000.00	$0.00	Other (Please Specify in Notes)	None	
Final Housing Element	$15,000.00	$0.00	Other (Please Specify in Notes)	None	

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

Completed Entitlement Issued by Affordability Summary		
Income Level		**Current Year**
Very Low	Deed Restricted	246
	Non-Deed Restricted	0
Low	Deed Restricted	50
	Non-Deed Restricted	0
Moderate	Deed Restricted	180
	Non-Deed Restricted	0
Above Moderate		560
Total Units		**1036**

Building Permits Issued by Affordability Summary		
Income Level		**Current Year**
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	13
	Non-Deed Restricted	0
Above Moderate		764
Total Units		**777**

Certificate of Occupancy Issued by Affordability Summary		
Income Level		**Current Year**
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	2
	Non-Deed Restricted	0
Above Moderate		241
Total Units		**243**