

Please Start Here

General Information	
Jurisdiction Name	Hercules
Reporting Calendar Year	2023
Contact Information	
First Name	Timothy
Last Name	Rood
Title	Community Development Director
Email	trood@herculesca.gov
Phone	5107998251
Mailing Address	
Street Address	111 Civic Drive
City	Hercules
Zipcode	94547

Optional: Click here to import last year's data. This is best used when the workbook is new and empty. You will be prompted to pick an old workbook to import from. Project and program data will be copied exactly how it was entered in last year's form and must be updated. If a project is no longer has any reportable activity, you may delete the project by selecting a cell in the row and typing ctrl + d.

[Click here to download APR Instructions](#)

Click here to add rows to a table. If you add too many rows, you may select a cell in the row you wish to remove and type ctrl + d.

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Jurisdiction	Hercules	
Reporting Year	2023	(Jan. 1 - Dec. 31)
Housing Element Planning Period	6th Cycle	01/31/2023 - 01/31/2031

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	0
	Non-Deed Restricted	0
Above Moderate		3
Total Units		3

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

Units by Structure Type	Entitled	Permitted	Completed
Single-family Attached	0	0	0
Single-family Detached	0	0	0
2 to 4 units per structure	0	0	0
5+ units per structure	0	0	0
Accessory Dwelling Unit	0	3	0
Mobile/Manufactured Home	0	0	0
Total	0	3	0

Infill Housing Developments and Infill Units Permitted	# of Projects	Units
Indicated as Infill	3	3
Not Indicated as Infill	0	0

Housing Applications Summary	
Total Housing Applications Submitted:	3
Number of Proposed Units in All Applications Received:	3
Total Housing Units Approved:	0
Total Housing Units Disapproved:	0

Use of SB 35 Streamlining Provisions - Applications	
Number of SB 35 Streamlining Applications	0
Number of SB 35 Streamlining Applications Approved	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

Streamlining Provisions Used - Permitted Units	# of Projects	Units
SB 9 (2021) - Duplex in SF Zone	0	0
SB 9 (2021) - Residential Lot Split	0	0
AB 2011 (2022)	0	0
SB 6 (2022)	0	0
SB 35 (2017)	0	0

Ministerial and Discretionary Applications	# of Applications	Units
Ministerial	3	3
Discretionary	0	0

Density Bonus Applications and Units Permitted	
Number of Applications Submitted Requesting a Density Bonus	0
Number of Units in Applications Submitted Requesting a Density Bonus	0
Number of Projects Permitted with a Density Bonus	0
Number of Units in Projects Permitted with a Density Bonus	0

Housing Element Programs Implemented and Sites Rezoned	Count
Programs Implemented	35
Sites Rezoned to Accommodate the RHNA	0

Jurisdiction	Hercules	
Reporting Year	2023	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	01/31/2023 - 01/31/2031

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

This table is auto-populated once you enter your jurisdiction name and current year data. Past year information comes from previous APRs.
Please contact HCD if your data is different than the material supplied here

Table B														
Regional Housing Needs Allocation Progress														
Permitted Units Issued by Affordability														
Income Level		1 RHNA Allocation by Income Level	Projection Period - 06/30/2022- 01/30/2023	2								3 Total Units to Date (all years)	4 Total Remaining RHNA by Income Level	
				2023	2024	2025	2026	2027	2028	2029	2030			2031
Very Low	Deed Restricted	344	-	-	-	-	-	-	-	-	-	-	-	-
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-	-	344
Low	Deed Restricted	198	-	-	-	-	-	-	-	-	-	-	-	-
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-	-	198
Moderate	Deed Restricted	126	-	-	-	-	-	-	-	-	-	-	-	-
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-	-	126
Above Moderate		327	1	2	-	-	-	-	-	-	-	-	3	324
Total RHNA		995												
Total Units			1	2	-	-	-	-	-	-	-	-	3	992
Progress toward extremely low-income housing need, as determined pursuant to Government Code 65583(a)(1).														
		5 Extremely low-income Need		6								7 Total Units Remaining		
				2023	2024	2025	2026	2027	2028	2029	2030		2031	
Extremely Low-Income Units*		172		-	-	-	-	-	-	-	-	-	-	172

*Extremely low-income housing need determined pursuant to Government Code 65583(a)(1). Value in Section 5 is default value, assumed to be half of the very low-income RHNA. May be overwritten.

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

Note: units serving extremely low-income households are included in the very low-income RHNA progress and must be reported as very low-income units in section 7 of Table A2. They must also be reported in the extremely low-income category (section 13) in Table A2 to be counted as progress toward meeting the extremely low-income housing need determined pursuant to Government Code 65583(a)(1).

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 only include units that were permitted since the start of the planning period. Projection Period units are in a separate column.

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.

VLI Deed Restricted

VLI Non Deed Restricted

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Jurisdiction	Hercules		
Reporting Year	2023	(Jan. 1 - Dec. 31)	
Table D			
Program Implementation Status pursuant to GC Section 65583			
Housing Programs Progress Report			
Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.			
1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
Program 1a: Section 8 Housing Choice Vouchers	Program 1a: Section 8 Housing Choice Vouchers	Ongoing	Activity of the Housing Authority of the County of Contra Costa.
Program 1a: Section 8 Housing Choice Vouchers	Assist the County in advertising this program through the City web site, public counters, and bulletin boards in order to meet the HUD requirements that 70% of new Section 8 vouchers be used by extremely-low-income households.	Ongoing	The City's website has been updated to provide a link to the Housing Authority's website and its online database of currently available housing. https://www.herculesca.gov/government/affordable-housing
Program 1b: Affordable Housing Development Incentives and Outreach	Maintain a list of interested and qualified affordable housing developers. Actively and annually publicize to affordable housing developers the opportunities to develop affordable housing in Hercules, available incentives, and financing options provided by the City or other agencies.	Annual	During the public hearing process through which the City adopted its current Housing Element in 2015, the City contacted non-profit housing developers. Since then, there has not been separate outreach regarding affordable housing development opportunities, as the City does not have funding incentives or financing options available.

<p>Program 1b: Affordable Housing Development Incentives and Outreach</p>	<p>Utilize State and Federal assistance programs, such as HOME, LIHTC, and CHFA funds, on an ongoing basis to the fullest extent possible to develop affordable lower income housing for seniors, families, and persons with disabilities, including persons with developmental disabilities. Support funding applications by developers if the proposed projects are consistent with the goals and policies of the City's General Plan. Annually, the City will pursue funding opportunities.</p>	<p>Ongoing</p>	<p>No funding opportunities were sought due to lack of City staffing, and no developers contacted the City to support funding applications in 2023</p>
<p>Program 1b: Affordable Housing Development Incentives and Outreach</p>	<p>Work with developers in the Central Hercules Plan area and other areas of new development on an ongoing basis to ensure that the City's housing goals of providing a wider mix of housing types and affordability levels are achieved. The City will provide incentives, including density bonus, expedited processing, and flexible development standards to encourage a variety of housing in the community, including projects that set aside units for households with extremely low incomes. With limited funding available, the City anticipates only a goal of eight affordable units.</p>	<p>Ongoing</p>	<p>The City worked with Sycamore Crossing and Hilltown area projects to extend previously approved entitlements.</p>
<p>Program 1c: Density Bonus Program</p>	<p>Continue to monitor the effectiveness of the Density Bonus program and provide technical assistance to developers in the use of the City's program.</p>	<p>Ongoing</p>	<p>No developers pursued density bonuses for residential projects, and therefore the use of the density bonus program was not applicable.</p>

Program 1d: Extremely Low Income Households	Explore incentives to encourage developers to include units affordable to extremely low income households, including but not limited to additional density or floor-area ratio increases, flexible development standards (such as parking, height limit) and priority processing. The objective is to create three affordable units for extremely low income households over the planning period.	Ongoing	See Programs 1b and 1c.
Program 1d: Extremely Low Income Households	Explore incentives to encourage developers to include units affordable to extremely low income households, including but not limited to additional density or floor-area ratio increases, flexible development standards (such as parking, height limit) and priority processing. The objective is to create three affordable units for extremely low income households over the planning period.	Ongoing	No opportunities to offer such incentives occurred in 2023.
Program 2a: Code	Continue to implement the code	Ongoing	The City has one part-time code enforcement officer who investigates code complaints, issues violations, and does some basic, pro-active code enforcement.
Program 2a: Code Enforcement	Continue installation of automatic gas shut-off valves to improve resident safety.	Ongoing	This program continues to be implemented as every house that is sold or permitted for improvements exceeding \$25,000 is required to have an automatic gas shut-off valve installed. In 2022 the City adopted an All-Electric Ordinance, requiring specific new buildings to be built without natural gas lines. The Owl Ranch housing development will be constructed in compliance with the All-Electric Ordinance.
Program 2a: Code Enforcement	Continue referring code compliance violations to available residential rehabilitation programs to bring those homes up to standards.	Ongoing	The City's website has been updated to provide a link to the Housing Authority's website and its online database of currently available housing. https://www.herculesca.gov/government/affordable-housing
Program 6a: Energy Conservation	Promote mixed-use/transit-oriented development that provides opportunities for energy conservation.	Ongoing	In 2023, the City approved a Lot Line Adjustment for the Sycamore Crossing project, comprising of 29,511 square feet of retail commercial, a 105 room hotel, and 120 attached residential dwellings units within 1/2-mile of the existing bus transit center and less than one mile from the future Hercules Hub.

Program 6a: Energy Conservation	Encourage developers to exceed the California Green Building Code requirements in incorporating energy conservation features and techniques.	Ongoing	In 2023, the City implemented its approved All-Electric Ordinance requiring specific new buildings to be constructed without natural gas lines, exceeding the California Building Code requirements for such buildings.
Program 2b: Foreclosure Prevention Assistance	Advertise the program through City website and provide brochure at public counters.	Ongoing	The City's website has been updated to provide a link to the Housing Authority's website and its online database of currently available housing. https://www.herculesca.gov/government/affordable-housing
Program 2c: Owner-Occupied Single-Family Residential Rehabilitation	Advertise the program through City website and provide brochure at public counters.	Ongoing	The City's website has been updated to provide a link to the Housing Authority's website and its online database of currently available housing. https://www.herculesca.gov/government/affordable-housing
Program 3a: Provision of Adequate Sites	Continue to pursue/implement the projects on available sites as outlined in Table 46. Monitor the City's progress in meeting the RHNA and work with developers to achieve an income distribution that meets the City's remaining RHNA units.	Ongoing	Catalyst Housing Group in partnership with CalCHA and support from the City purchased Bayfront Block N consisting of 172 units multi-family units to be deed restricted 'middle income" housing (80% AMI). Bayfront Blocks Q & R recieved a permanent certificate of occupancy, for 232 market-rate and 15 "low income" affordable multi-family units.
Program 3a: Provision of Adequate Sites	Update the City's sites inventory every two years to monitor the consumption of residential and mixed-use properties and continued ability to fulfill the RHNA.	2015, and every two years thereafter	The residential sites inventory was updated in 2023 with the update of the 2023-2031 Housing Element. No properties were rezoned for residential in 2023.
Program 3a: Provision of Adequate Sites	Encourage sustainable development patterns by continuing to offer reductions in Traffic Facilities Impact Fees for projects that are located within one-half mile of a transit station and for mixed-use projects where 50% or more of the building space is used for residential purposes. Offer Traffic Facility Fee reductions to mixed-use projects, subject to funding availability.	Ongoing	In 2023, the City updated impact fees for transportation facilities. Certain projects may qualify for lower impact fees for Traffic Facilities based on the project's consistency with Section 66005.1 of the Mitigation Fee Act. Qualifying factors include, but are not limited to, proximity and access to transit and the amount of residential space and parking provided on-site. Reduced Traffic Facilities impact fees are negotiated and approved through a Development Agreement by the Office of the City Manager.
Program 4a: Development Standards and Procedures	Annually review the development standards, fees, and procedures and make adjustments as appropriate and legally feasible to encourage the development of a variety of housing in the community.	Ongoing	In 2023, the City updated its Senate Bill 9 and ADU Ordinance to ensure consistency with recently enacted State of California laws.
Program 5a: Fair Housing	Continue to support the County and refer any complaints and inquiries to the County for resolution and services.	Ongoing	The City's website has been updated to provide a link to the Housing Authority's website and its online database of currently available housing. https://www.herculesca.gov/government/affordable-housing

Program 5a: Fair Housing	Advertise fair housing services of the County at public counters, through the City website, and at various community locations, including the City Library, Community Centers, and Senior Center.	Ongoing	The City's website has been updated to provide a link to the Housing Authority's website and its online database of currently available housing. https://www.herculesca.gov/government/affordable-housing
Program 5b: Reasonable Accommodation	Advertise the program through City website and provide brochure at public counters.	Ongoing	The City's website has been updated to provide a link to the Housing Authority's website and its online database of currently available housing. https://www.herculesca.gov/government/affordable-housing
Program 5b: Reasonable Accommodation	Provide technical assistance regarding the application requirements and procedures to persons/entities seeking reasonable accommodation.	Ongoing	Community Development Department staff address questions as they come up.
Program 5b: Reasonable Accommodation	Within one year of the Housing Element adoption, revise the Reasonable Accommodation Ordinance to remove the primary residence requirement, thereby allowing the application of reasonable accommodation to all dwellings, including secondary homes.	Completed	The City Council on June 28, 2016, adopted Ordinance 496, approving Zone Amendment #ZA 16-02, which amended the City's Zoning Ordinance, Chapter 6 (Residential Districts) and Chapter 53 (Reasonable Accommodations for Persons with Disabilities) to clarify provisions of transitional/supportive housing in the RM-L zone as similar uses in the same zone.
Program 5c: Cooperation with Contra Costa Health Services Homeless Program	Advertise the program through the City website and provide brochure at public counters.	Ongoing	The City's website has been updated to provide a link to the Housing Authority's website and its online database of currently available housing. https://www.herculesca.gov/government/affordable-housing
Program 5c: Cooperation with Contra Costa Health Services Homeless Program	Participate in County Homeless Program biennial Point-in-Time count and participate in other regional studies and efforts in reducing homelessness.	Ongoing	The Hercules Police Department participated in the Contra Costa County Point-in-Time count in 2023. https://www.cchealth.org/home/showpublisheddocument/6811/63825907533250000
Select Draft 6th Cycle Housing Element Programs (not yet adopted): Program H2-4: Accessory Dwelling Units (ADUs)	As revisions to State law occur, update the City's ADU Ordinance to comply.	Annually monitor ADU construction and affordability; in March 2025, implement outreach program and evaluate progress compared to projections—If targets are not being achieved, implement new strategies in a timely manner (i.e., within approximately six months) to encourage ADU development.	The City's ADU Ordinance was updated on January 10, 2023 (Ordinance No. 543) to comply with state law.

6th Cycle: Program H2-4: Accessory Dwelling Units (ADUs)	Create a public outreach program to encourage ADU development, including development of an information packet to market ADU construction. Opportunities could include advertising ADU development opportunities on the City’s website, through social media, at City Hall, and at City events.	Annually monitor ADU construction and affordability; in March 2025, implement outreach program and evaluate progress compared to projections—If targets are not being achieved, implement new strategies in a timely manner (i.e., within approximately six months) to encourage ADU development.	The City created an ADU webpage, checklist, and informational handout to support ADU construction. (https://www.herculesca.gov/government/planning/planning-applications/accessory-dwelling-units)
6th Cycle: Program H3-1: Density Bonuses	Update the City’s density bonus ordinance to comply with Government Code §65915.	Adopt a density bonus ordinance within three years of Housing Element adoption.	An update to the City’s density bonus ordinance will be presented to the Planning Commission on March 4, 2024. As currently proposed, the ordinance will repeal the City’s local density bonus regulations/ordinances and adopt State law by reference.
6th Cycle: Program H3-1: Density Bonuses	Monitor State legislation and as changes are made to Government Code §65915, update the City’s density bonus accordingly to be consistent.	Adopt a density bonus ordinance within three years of Housing Element adoption; Ongoing	As currently proposed, the density bonus ordinance will repeal the City’s local density bonus regulations/ordinances and adopt State law by reference, thereby eliminating the need to update.
6th Cycle: Program H3-2: Housing for Extremely Low-Income and Low-Income Households	Continue to allow the establishment of transitional and supportive housing developments (SROs), where allowed and consistent with Development Code provisions, to support housing opportunities for extremely low income and low-income households.	By April 2025, adopt Development Code amendments and facilitate or pursue at least one (1) funding application annually.	The City updated the Zoning Code effective February 22, 2023, to comply with AB 2162 (Ordinance No. 544). To comply with requirements of AB 2162, that supportive housing be a use by right in zones where multifamily and mixed uses are permitted, including nonresidential zones permitting multifamily uses, if the proposed housing development meets specified criteria, Land Use Regulation Tables 13-6.1, 13-12.1, 13-15.1, and 13-18.1 changed Supportive Housing from Administrative or Conditional Use Permit requirement to a Permitted Use.

<p>6th Cycle: Program H3-2: Housing for Extremely Low-Income and Low-Income Households</p>	<p>Update the Development Code to comply with AB 2162 (Supportive Housing Streamlining Act), effective January 1, 2019, which requires supportive housing to be considered a use by right (ministerially permitted) in zones where multi family are permitted, including nonresidential zones permitting multi family uses, if the proposed housing development meets specified criteria. Add a definition of supportive housing in the Development Code. Comply with AB 2162 requirements to allow for modifications for required parking for units occupied by supportive housing residents that are located within one half mile of a public transit stop.</p>	<p>By April 2025, adopt Development Code amendments and facilitate or pursue at least one (1) funding application annually.</p>	<p>The City updated the Development Code effective February 22, 2024, to comply with AB 2162 (Ordinance No. 544). To comply with requirements of AB 2162, that supportive housing be a use by right in zones where multifamily and mixed uses are permitted, including nonresidential zones permitting multifamily uses, if the proposed housing development meets specified criteria, Land Use Regulation Tables 13-6.1, 13-12.1, 13-15.1, and 13-18.1 changed Supportive Housing from Administrative or Conditional Use Permit requirement to a Permitted Use.</p>
<p>6th Cycle: Program H3-3: Development Approval Process Streamlining</p>	<p>Update the City's website to refer to streamlining options available through the California Government Code. SB 35 applications and inquiries Te City will create and make available information on SB 35 streamlining provisions in Hercules and provide SB 35 eligibility information.</p>	<p>Create SB 35 informational packet within two years of Housing Element adoption; amend AUP and PDP process to allow low-barrier navigation centers where applicable within two years of Housing Element adoption.</p>	<p>Staff updated the City's website and developed an SB 35 streamlining informational handout, checklist, and application. (https://www.herculesca.gov/government/planning/use-permits)</p>
<p>6th Cycle: Program H3-3: Development Approval Process Streamlining</p>	<p>To ensure compliance with AB 101 regarding low-barrier navigation centers, the AUP and PDP process will be modified to ensure compliance of the use in mixed-use and residential areas that allow multi-family housing.</p>	<p>Create SB 35 informational packet within two years of Housing Element adoption; amend AUP and PDP process to allow low-barrier navigation centers where applicable within two years of Housing Element adoption.</p>	<p>The City updated the Development Code effective February 22, 2024, to comply with AB 101.</p>

General Comments

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Jurisdiction	Hercules	
Reporting Period	2023	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	01/31/2023 - 01/31/2031

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

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 at apr@hcd.ca.gov and we will unlock the form which enable you to populate these fields.				The description should adequately document how each unit complies with subsection (c) of Government Code Section 65583.1 ⁺ . For detailed reporting requirements, see the checklist here: https://www.hcd.ca.gov/community-development/docs/adequate-sites-checklist.pdf
	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									
Acquisition of Residential Units									
Mobilehome Park Preservation									
Total Units by Income									

Jurisdiction	Hercules
Reporting Period	2023 (Jan. 1 - Dec. 31)
Planning Period	6th Cycle 01/31/2023 - 01/31/2031

ANNUAL ELEMENT PROGRESS REPORT

**Table K
Tenant Preference Policy**

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

Does the Jurisdiction have a local tenant preference policy?	Yes
If the Jurisdiction has a local tenant preference policy, provide a link to the jurisdiction's webpage on their internet website containing authorizing local ordinance and supporting materials.	
Notes	

<https://www.herculesca.gov/home/showpublisheddocument/16906/638430013891670000>

Jurisdiction	Hercules	
Reporting Year	2023	(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	\$	150,000.00	<small>Total award amount is auto-populated based on amounts entered in rows 15-26.</small>
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Task	\$ Amount Awarded	\$ Cumulative Reimbursement Requested	Task Status	Other Funding	Notes
Housing Element consultant Initiation	\$1,000.00	\$1,000.00	Completed	Local General Fund	
Housing Element and document assessment	\$5,000.00	\$5,000.00	Completed	Local General Fund	
Preliminary RHNA site identification	\$9,000.00	\$9,000.00	Completed	Local General Fund	
Community engagement	\$22,000.00	\$22,000.00	Completed	Local General Fund	
Draft Housing Element	\$40,000.00	\$40,000.00	In Progress	REAP	\$20,000 REAP Grant
Public review of draft Housing Element	\$5,000.00	\$5,000.00	Completed	Local General Fund	
General Plan/Zoning consistency analysis	\$7,000.00	\$7,000.00	Completed	Local General Fund	
Housing Element review & adoption hearings	\$12,000.00	\$12,000.00	In Progress	Local General Fund	
HCD review / coordination / approval	\$6,500.00	\$6,500.00	In Progress	Local General Fund	
Final Housing Element	\$2,500.00	\$2,500.00	In Progress	Local General Fund	
CEQA document	\$40,000.00	\$40,000.00	Completed	Local General Fund	

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	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		0
Total Units		0

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	0
	Non-Deed Restricted	0
Above Moderate		3
Total Units		3

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	0
	Non-Deed Restricted	0
Above Moderate		0
Total Units		0