

Please Start Here

General Information	
Jurisdiction Name	Redlands
Reporting Calendar Year	2021
Contact Information	
First Name	Catherine
Last Name	Lin
Title	Principal Planner
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Phone	9097987555
Mailing Address	
Street Address	35 Cajon Street
City	Redlands
Zipcode	92373

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.

v 1_13_2022

Table A2

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

Project Identifier			Affordability by Household Incomes - Certificates of Occupancy									
			10						11	12		
Current APN	Street Address	Project Name ⁺	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) <u>Date</u> <u>Issued</u>	# of Units issued Certificates of Occupancy or other forms of readiness	
			0	2	0	1	0	0	35		38	
016903304	715 W SUN AVE										0	
017006115	1328 CLOCK AVE.										0	
017043110	706 SANDY CT										0	
017122308	7 S BUENA VISTA unit 2										0	
017220207	307 BOND ST										0	
017229106	540 S CENTER ST										0	
017314126	452 W PALM AVE										0	
017315114	207 W CYPRESS AVE										0	
017461104	679 CHAUCER CT										0	
017511415	1244 S. CENTER STREET										0	
017542103	1534 EDGEHILL LN										0	
017634115	297 EUCALYPTUS DR, REDLANDS, CA, 92373										0	
030042101	644 MARIPOSA DRIVE										0	
016709104	1640 CAMELLIA AVE.							1	09/29/2021	1		
016709104	1630 CAMELLIA LANE							1	09/29/2021	1		
016709108	1643 GOLD MEDAL LANE							1	09/29/2021	1		
016709108	1638 GOLD MEDAL LANE							1	09/29/2021	1		
016709108	1676 GOLD MEDAL LANE							1	09/29/2021	1		
016709108	1668 GOLD MEDAL LANE							1	09/29/2021	1		
016709108	1636 CAMELLIA LANE							1	09/29/2021	1		
016715123	1511 ORANGE STREET							1	10/20/2021	1		
016747305	1686 MARDI GRAS LN							1	11/04/2021	1		
016747323	1663 MARDI GRAS LN							1	11/04/2021	1		
016747324	1667 MARDI GRAS LN							1	11/04/2021	1		
016747326	1679 MARDI GRAS LN							1	11/04/2021	1		
016747327	1687 MARDI GRAS LN							1	11/04/2021	1		
016747363	962 DAHLIA LN							1	11/04/2021	1		
016747364	954 DAHLIA LN							1	11/04/2021	1		
016747365	946 DAHLIA LN							1	11/04/2021	1		
016747368	926 DAHLIA LN							1	09/29/2021	1		
016747369	918 DAHLIA LN							1	09/29/2021	1		
016747426	949 DAHLIA LN							1	11/04/2021	1		
016891137	1486 SHANNON AVE							1	06/03/2021	1		
016891138	1494 SHANNON AVE							1	06/03/2021	1		
016891139	1502 SHANNON AVE							1	06/16/2021	1		
016891140	1506 SHANNON AVE							1	06/16/2021	1		
016891141	1510 SHANNON AVE							1	06/16/2021	1		
016892109	1466 CLAIRE AVE							1	10/04/2021	1		
016892111	1484 CLAIRE AVE							1	05/03/2021	1		
016892112	1492 CLAIRE AVE							1	05/03/2021	1		

Jurisdiction	Redlands	
Reporting Year	2021	(Jan. 1 - Dec. 31)
Planning Period	5th Cycle	10/15/2013 - 10/15/2021

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

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	2013	2014	2015	2016	2017	2018	2019	2020	2021	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low	Deed Restricted	579	-	-	-	-	-	-	-	-	-	12	567
	Non-Deed Restricted		-	-	-	-	-	-	1	9	2		
Low	Deed Restricted	396	-	-	-	-	-	-	-	-	-	31	365
	Non-Deed Restricted		-	-	-	-	-	8	10	2	11		
Moderate	Deed Restricted	453	-	-	-	-	-	-	-	-	-	13	440
	Non-Deed Restricted		-	-	2	2	-	-	-	-	9		
Above Moderate		1,001	-	57	68	42	96	61	122	72	339	857	144
Total RHNA		2,429											
Total Units			-	57	70	44	96	69	133	83	361	913	1,516

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.

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction	Redlands	
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	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
7.1-1 Make Zoning Ordinance Changes for Group Homes, Boardinghouses, and Single Room Occupancy (SRO) Units.	Evaluate and modify the zoning ordinance.	8/1/2014	Development Services Department staff is in the process of reevaluating the necessity of this program during the 6th Cycle Housing Element Update.
7.1-2 Implement Zoning Ordinance to Include Standards for Single Room Occupancy (SRO) Housing within the Downtown Specific Plan Area.	To provide a valuable source of affordable, low-cost housing.	10/1/2020	Development Services Department staff is in the process of reevaluating the necessity of this program during the 6th Cycle Housing Element Update.
7.1-3 Treat Transitional Housing the same as other residential uses in the same zone.	To continue current practice to treat transitional and supportive housing as any other residential use in the same zone.	10/1/2021	Development Services Department is initiating an effort to amend the zoning code to address transitional and supportive housing to treat them the same as other residential uses in the same zone.
7.1-4 Encourage Limited Equity Cooperatives. Retain Existing Policy of Encouraging Formation of Limited Equity Stock Cooperatives.	To encourage and support cooperatives in Redlands	10/1/2021	Ongoing. The City has not received any applications for a Limited Equity Cooperative. If the City receives an application, it will work with the applicant to facilitate creation of a cooperative.

7.1-5 Maintain Second Unit Dwelling Unit Ordinance.	to maintain the existing ordinance and keep track of the second unit being developed.	10/1/2021	The City is enforcing the states Accessory Dwelling Unit Ordinance while initiating a zoning code amendment to adopt the City's own Accessory Dwelling Ordinance.
7.1-6 Launch Second Dwelling Unit Public Awardness Campaign.	To inform the public about the opportunity to build second units in any residential zone on a parcel with an existing singel family unit.	10/1/2021	The City is enforcing the State's Accessory Dwelling Unit Ordinance while initiating a zoning code amendment to adopt the City's own Accessory Dwelling Ordinance. The public awareness campaign will be included in the public comment/review process of ordinance adoption.
7.1-7 75/25 Ratio.	Maintain as a long-term planning goal, in accordance with Measure U, 75% single family units to 25% multifamily units at General Plan build out.	10/1/2021	Ongoing.
7.2-1 Support Housing Providers.	To support efforts of for-profit and nonprofit housing sponsors in constructing, acquiring, and improving low- and moderate-income housing.	10/15/2021	Ongoing.
7.2-2 Continue Use of Mortgage Revenue Bonds.	Participate in mortgage revenue bond programs undertaken by the County of San Bernardino.	8/1/2014	The County of San Bernardino is currently not pursuing use of mortgage revenue bonds at this time. Sue to historically low interest rates on the open market the program is not competitive.
7.2-3 Determine the feasibility of using mortgage credit certificates.	To determine the feasibility for a program in Redlands.	8/1/2014	Ongoing.
7.2-4 Participate in the (HUD) HOME Investment Partnership Program for Multi-Family Housing.	To provide funds for new construction, acqusition, or rehabilitation of multi-family housing.	10/1/2021	The City continues to explore all available resources and partnership opportunities.
7.2-5 Promote the use of Low-Income Housing Tax Credits.	To provide assistance in accessing low income housing tax credits and a means of financing low income housing development.	10/1/2021	Ongoing. The City assist developers in applying for low-income housing tax credits when there is an opportunity.
7.2-6 Continue Public Housing and Section 8 Programs.	To develop, maintain, and improve extremely low, very low, and low income housing.	10/1/2021	The City cooperates with the Housing Authority of San Bernardino County (HASBC) in locating suitable sites or existing properties that can be rehabilitated and in obtaining funding to create public housing or Authority owned Section 8 units.
7.2-7 Continue Mobile Home Rent Control.	To limit rent increase in existing parks to no more than the CPI index for that year.	10/1/2021	Ongoing.

7.2-8 Implement Housing Referral and Placement Program.	To provide those needing housing to a link with those wanting to share their homes or take advantage of the City's "Second Dwelling Unit Ordinance."	2/1/2016	Delayed due to a lack of staff resources. However, the City is enforcing the State's ADU Ordinance and has been approving ADUs subject to development standards set forth by the State.
7.2-9 Remove Constraints to Affordable Housing Development in Downtown.	To no longer require a CUP for housing development in Zones C-3 and C-4 in Downtown.	12/1/2014	The city was awarded a CalTrans grant to work on the Transit Villages Specific Plan (TVSP) in anticipation of the Metrolink and passenger rail trains coming to three new train stations in the City, including a new station at Downtown Redlands. Once the TVSP is adopted, it will replace Downtown Specific Plan. Removal of constraints to affordable housing development in Downtown will be analyzed and incorporated into the Specific Plan.
7.2-10 Transit Oriented Development (TOD).	To promote TOD in Redlands by providing a 25% housing density/FAR bonus to projects located within 1/2 mile of the proposed transit station.	12/1/2015	Ongoing. City offers density bonus consistent with the State law. The City is currently developing a Transit Villages Specific Plan to replace the Downtown Specific Plan.
7.2-11 Assist with Foreclosure Prevention.	To help Redlands homeowners avoid foreclosure by promoting available assistance programs.	10/1/2021	Ongoing.
7.2-12 Lot Consolidation.	To encourage lot consolidation to promote affordable housing development.	10/1/2021	Ongoing.
7.2-13 Incentive for Private Land Assembly.	To provide an additional incentive beyond that provided by the State-Required Density Bonus.	2/1/2015	City does not have resources to provide additional incentives.
7.3-1 Continue to work with non-profit organizations to identify the need for group homes and community care facilities for individuals unable to live independently.	To assist in identifying appropriate sites under the City's zoning code.	2/1/2015	Ongoing. The City has a list of sites that it can provide to service providers.
7.3-2 Continue the use of federal funding for very low and low income senior and handicapped housing.	To assist non profit developers to identify programs and provide technical assistance in obtaining funding.	10/1/2021	Ongoing.

7.3-3 Encourage Congregate Housing.	To ensure City policies and zoning do not hinder such development.	10/1/2021	Ongoing
7.3-4 Encourage Single-Room Occupancy Housing.	To encourage the maintenance and development of single-room occupancy housing.	10/1/2021	Ongoing
7.3-5 Assist non-profits in providing emergency shelter services and transitional housing.	To provide emergency shelter and transitional housing support.	10/1/2021	As a Participating Jurisdiction (PJ) in the County of San Bernardino's Urban County CDBG program, the City allocated funds to both Inland Temporary Homes and Family Services Association of Redlands for the purposes of preventing homelessness during this reporting period.
7.3-6 Continue to Investigate Participation in the Permanent Housing for the Handicapped, Homeless (PHH) Program.	To consider programs in Redlands.	10/1/2021	City will work with applicants if an application is received. Other outreach efforts have not taken place due to lack of staff resources.
7.3-7 Promote Housing and Services for Persons with Developmental Disabilities	To inform families within Redlands about housing and services available for persons with developmental disabilities.	2/1/2016	Delayed due to lack of staff resources.
7.3-8 Access and address the housing needs of large families and overcrowded households.	To determine if overcrowding is being under-reported and better assess conflicting information.	8/1/2015	Not completed due to lack of staff resources.
7.4-1 Update the Zoning Ordinance to include standards for Congregate Housing in medium density areas designated on the General Plan Diagram.	To give more emphasis and greater point value to projects that include housing affordable to extremely low, very low, and low-income households.	10/1/2015	Delayed due to lack of staff resources.
7.4-2 Continue giving more points to affordable development in the residential development allocation process.	To provide for more emphasis and greater point value to projects that include housing affordable to extremely low, very low, and low-income households.	10/1/2021	Completed and Ongoing.

7.4-3 Evaluate Development Fees.	To provide for more emphasis and greater point value to projects that include housing affordable to extremely low, very low, and low-income households.	February 2015, Ongoing, Biennial basis.	Completed and Ongoing.
7.4-4 Participate in establishment of building code.	To help ensure unnecessary costs are not added while criteria are incorporated to assist those with special housing needs.	10/1/2021	Completed and Ongoing.
7.4-5 Continue One-Stop Permit Processing.	To streamline the development process.	10/1/2021	Improvements/enhancements to the One-Stop Permit Processing are evaluated annually as part of the budget process.
7.4-6 Maintain Current Planned Residential Development Standards.	To allow flexible open space and setback standards.	10/1/2021	Ongoing.
7.4-7 Continue to allow Mixed-Use Zoning.	To provide additional incentives to create housing.	2/1/2017	Ongoing.
7.4-8 Mitigate Finance Costs for Low-Income Projects.	To promote programs that reduce costs for low-income projects.	10/1/2021	Ongoing.
7.4-9 Maintain a large supply of available sites to maintain competitive land costs.	To ensure competition amongst landowners to help maintain lower land costs.	10/1/2021	Ongoing.
7.4-10 Continue to operate a fast track development process.	To reduce processing time by being flexible on submittal dates and overlapping processes.	10/1/2021	Ongoing.
7.4-11 Evaluate and revise zoning standards.	To reflect current needs.	10/1/2021	Ongoing. Several amendments were approved in 2017 and 2018.
7.4-12 Continue to evaluate the necessity of amending the zoning code to raise the threshold of multi-family dwelling units for establishing the requirements of a conditional use permit.	To make sure the Conditional Use Permit requirement does not cause a potential impediment to achieving housing goals.	2/1/2016	The City has evaluated this and has determined that the CUP requirement has not been an impediment to multi-family development.

7.4-13 Change Zoning Ordinance to allow for group homes of six or fewer (Zoning Ordinance Change).	To amend the current zoning ordinance to reflect State Law.	2/1/2016	In Process.
7.4-14 Socio-Economic Cost-Benefit Study.	To ensure socio-economic cost-benefit studies are not used as a basis for denying a development project consistent with the General Plan and Zoning Ordinance.	10/1/2021	Ongoing.
7.5-1 Continue Community Development Block Grant (CDBG) Program.	To be able to support a variety of programs supporting low and moderate income households and neighborhoods.	10/1/2021	During this reporting period the City was a Participating Jurisdiction (PJ) in the City of San Bernardino's Urban County CDBG, and ESG Programs in order to continue supporting low and moderate income households and neighborhoods.
7.5-2 Continue adaptive reuse of single family homes.	To balance the need for more affordable housing and housing choice with the need to preserve Redlands's traditional appearance and atmosphere.	10/1/2021	Ongoing.
7.5-3 Continue condominium conversion ordinance.	To prohibit condominium conversions unless city zoning and housing code standards are met.	10/1/2021	Ongoing.
7.6-1 Buy out assistance for HUD financed projects.	To help prevent below market rate units threatened with conversions to market rate.	2/1/2016	Ongoing.
7.6-2 Continue to implement regulations to promote mobile homes.	To retain existing mobile home parks and encourage new mobile home parks and subdivisions.	10/1/2021	Ongoing.
7.7-1 Continue Fair Housing Counseling.	To provide landlord-tenant mediation and fair housing counseling.	10/1/2021	The City is a participating jurisdiction (PJ) in the County of San Bernardino's Urban county CDBG, HOME, and ESG programs. Landlord-tenant mediation and fair housing services are available to Redlands residents from Inland Fair Housing and Mediation Board.
7.7-2 Disseminate fair housing information	Public Outreach.	10/1/2021	Fair housing and landlord-tenant mediation resource materials are available at a variety of public counters at the City Hall, as well as at the A.K. Smiley Public Library, Senior and Recreation Centers.
7.8-1 Implement subdivision ordinance.	To continue subdivision map review to be consistent with 2002 ordinance requirements to reduce residential energy use.	10/1/2021	Ongoing.

7.8-2 Encourage land use patterns and densities to facilitate energy efficient public transit systems in new development areas.	To increase efficiency and pursue alternative energy opportunities.	10/1/2021	This planning concept was incorporated in the City's recent General Plan update and implementation is in process. One example is the Transit Villages Specific Plan that the City is developing for the land areas surrounding three future train stations in the city.
7.8-3 Encourage Neighborhood Services Retention and Development.	To reduce energy consumption and promote neighborhood identity.	10/1/2021	Ongoing.
7.8-4 Pursue energy efficient/alternative energy funding.	To increase efficiency and pursue alternative energy opportunities.	10/1/2021	Ongoing. The City participates with the California Enterprise Development Authority (CEDA) and the California Statewide Communities Development Authority (CSCDA) and their affiliated financing partners in offering commercial and residential property owners multiple programs for financing energy upgrades and improvements.
7.9-1 Augment Density Bonus.	To consider incentives beyond State Law.	8/1/2015	Not completed due to lack of staff resources.
7.9-2 Evaluate allowing residential uses in C-1 neighborhood stores and C-2 neighborhood convenience centers district.	To allow residential uses as a permitted use subject to a CUP in the C-a and C-2 zones.	2/1/2016	Delay due to lack of staff resources.
7.9-3 Explore mixed-use development possibilities for Redlands Metrolink stations.	To amend the zoning code to add residential uses as a use permitted subject to a CUP in the C-1 and C-2 Zones.	2/1/2017	In progress as part of the Transit Village Specific Plan project.
7.9-4 Evaluate initiating a ballot measure to allow carryover of unused building permit allocations from year to year.	To consider an amendment to Measure N.	2/1/2017	Not Completed.
7.9-5 Continue use of the Mills Act.	To allow for agreements that provide for reduction in property taxes in exchange for continued preservation of a property.	October, 2021.	Ongoing.

Jurisdiction	Redlands	
Reporting Period	2021	(Jan. 1 - Dec. 31)
Planning Period	5th Cycle	10/15/2013 - 10/15/2021

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									
Acquisition of Units									
Mobilehome Park Preservation									
Total Units by Income									

Jurisdiction	Redlands	
Reporting Year	2021	(Jan. 1 - Dec. 31)
Planning Period	5th Cycle	10/15/2013 - 10/15/2021

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	2
Low	Deed Restricted	0
	Non-Deed Restricted	12
Moderate	Deed Restricted	0
	Non-Deed Restricted	15
Above Moderate		344
Total Units		373

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	345	31	35
2 to 4	0	0	0
5+	0	313	0
ADU	0	29	5
MH	147	0	0
Total	492	373	40

Housing Applications Summary	
Total Housing Applications Submitted:	4
Number of Proposed Units in All Applications Received:	1,316
Total Housing Units Approved:	0
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	Redlands	
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
1.1 Project Kick Off Meeting	\$5,030.00	\$5,030.00	Completed	Local General Fund	Reimbursement requests submitted, but not received.
1.2 Housing Element Prep Training	\$1,545.00	\$1,487.50	Completed	Local General Fund	Reimbursement requests submitted, but not received.
1.3 Project Schedule	\$2,920.00	\$300.00	Completed	Local General Fund	Reimbursement requests submitted, but not received.
1.4 Proj. Mgmt., Coordin. & Quality Control	\$16,770.00	\$15,084.00	Completed	Local General Fund	Reimbursement requests submitted, but not received.
2.1 Eval of 2013-2021 Housing Element	\$6,410.00	\$4,980.35	Completed	Local General Fund	Reimbursement requests submitted, but not received.
2.2 Needs Assessment	\$22,710.00	\$13,930.60	Completed	Local General Fund	Reimbursement requests submitted, but not received.
2.3 Housing Sites Analysis & Opp	\$29,460.00	\$27,941.90	Completed	Local General Fund	Reimbursement requests submitted, but not received.
2.4 Housing Constraints	\$16,950.00	\$16,306.00	Completed	Local General Fund	Reimbursement requests submitted, but not received.
2.5 Housing Goals, Policies & Obj.	\$11,670.00	\$9,338.50	Completed	Local General Fund	Reimbursement requests submitted, but not received.
3.1 Draft Housing Element	\$14,780.00	\$14,780.00	In Progress	Local General Fund	Reimbursement requests submitted, but not received.
3.21 Survey	\$6,410.00	\$5,632.50	Completed	Local General Fund	Reimbursement requests submitted, but not received.
3.22 Stakeholder Inter	\$6,960.00	\$6,728.00	Completed	Local General Fund	Reimbursement requests submitted, but not received.
3.23 Community Workshop	\$7,390.00	\$7,390.00	Completed	Local General Fund	Reimbursement requests submitted, but not received.
3.24 Joint PC/CC Study	\$6,440.00	\$2,475.00	Completed	Local General Fund	Reimbursement requests submitted, but not received.
3.3 HCD Review	\$16,400.00	\$5,280.00	In Progress	Local General Fund	Reimbursement requests submitted, but not received.
3.4 State Certification	\$3,240.00	\$0.00	Other (Please Specify in Notes)	Local General Fund	HCD has not yet certified the City's 2021-2029 Housing Element.
4.1 Planning Commission Hearing	\$6,030.00	\$0.00	Completed	Local General Fund	Reimbursement requests submitted, but not received.
4.2 City Council Hearing	\$6,030.00	\$0.00	Completed	Local General Fund	Reimbursement requests submitted, but not received.
5.1 Define CEQA Scope	\$4,400.00	\$937.50	Completed	Local General Fund	Reimbursement requests submitted, but not received.
5.2 IS/MND (Estimate)	\$32,330.00	\$13,772.50	Completed	Local General Fund	Reimbursement requests submitted, but not received.
6.1 Review of Existing Draft ADU	\$1,980.00	\$1,070.40	Completed	Local General Fund	Reimbursement requests submitted, but not received.
6.2 City Council Hearing	\$1,200.00	\$0.00	Completed	Local General Fund	Reimbursement requests submitted, but not received.
6.3 Admin Draft ADU Ordinance	\$1,460.00	\$0.00	Completed	Local General Fund	Reimbursement requests submitted, but not received.
6.4 Public Review Draft ADU Ordinance	\$1,780.00	\$0.00	Completed	Local General Fund	Reimbursement requests submitted, but not received.
6.5 Public Hearings	\$1,200.00	\$0.00	Other (Please Specify in Notes)	Local General Fund	Depending on HCD's review and certification process, more public hearings may be needed.
7.1 Review and Comment	\$5,070.00	\$1,610.00	In Progress	Local General Fund	Reimbursement requests submitted, but not received.
7.2 Project Management	\$900.00	\$0.00	Other (Please Specify in Notes)	Local General Fund	Ongoing task.
OCD Reimbursable Expenses	\$3,600.00	\$1,772.79	In Progress	Local General Fund	
TVSP EIR 7.1 Prepare Final EIR	\$18,600.00	\$0.00	Other (Please Specify in Notes)	Other	SB2 Task not started yet
TVSP EIR 7.2 Prepare SOC, Findings & Resolutions	\$4,620.00	\$0.00	Other (Please Specify in Notes)	Other	SB2 Task not started yet
TVSP EIR 7.3 Public Hearings & NOD	\$11,050.00	\$0.00	Other (Please Specify in Notes)	Other	SB2 Task not started yet
TVSP EIR 8.1 EIR Project Management	\$20,000.00	\$15,668.52	Other (Please Specify in Notes)	Other	SB2 for TVSP §11.309; GF \$4,359.52
TVSP EIR 8.2 Meetings w/Consultants	\$4,685.00	\$2,396.50	Other (Please Specify in Notes)	Other	SB2 for TVSP §2,396.50

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
		0
Low	Deed Restricted	0
	Non-Deed Restricted	0
		0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
		0
Above Moderate		492
Total Units		492

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	2
		0
Low	Deed Restricted	0
	Non-Deed Restricted	12
		0
Moderate	Deed Restricted	0
	Non-Deed Restricted	15
		344
Total Units		373

Certificate of Occupancy Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0

	Non-Deed Restricted	2
Low	Deed Restricted	0
	Non-Deed Restricted	2
Moderate	Deed Restricted	0
	Non-Deed Restricted	1
Above Moderate		35
Total Units		40