

**Please Start Here**

General Information	
Jurisdiction Name	Hercules
Reporting Calendar Year	2019
Contact Information	
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City	Hercules
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**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.

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Jurisdiction	Hercules	
Reporting Year	2019	(Jan. 1 - Dec. 31)

## 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	Notes		
1				2	3	4	5							6	7	8	9	10	
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	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Total PROPOSED Units by Project	Total APPROVED Units by project	Total DISAPPROVED Units by Project (Auto-calculated Can Be Overwritten)	Was APPLICATION SUBMITTED Pursuant to GC 65913.4(b)? (SB 35 Streamlining)	Notes*
Summary Row: Start Data Entry Below							0	0	0	30	30	1013	0	1073	476	0	0		
	404-730-005	Intersection of John Muir Parkway and Bayfront Loop	Bayfront Blocks M, O, and P		5+	R	1/10/2019				30		446		476	476	0	No	
	404-040-064-2	4200 San Pablo Avenue	Hilltown		5+	O	5/20/2019					30	567		597			No	

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## ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

(CCR Title 25 §6202)

Note: "+" indicates  
Cells in grey contain

**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			
1					2	3	4										5	6		
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			
Summary Row: Start Data Entry Below							0	0	0	0	0	0	596	0		596	0	0		
	404760027	1953 Shasta Ln	Muir Pointe	BIR19-004614	SFD	O									0	0				
	404760026	1955 Shasta Ln	Muir Pointe	BIR19-004613	SFD	O									0	0				
	404760025	1959 Shasta Ln	Muir Pointe	BIR19-004612	SFD	O									0	0				
	404760024	1963 Shasta Ln	Muir Pointe	BIR19-004611	SFD	O									0	0				
	404760023	1967 Shasta Ln	Muir Pointe	BIR19-004610	SFD	O									0	0				
	404760006	1966 John Muir Pkwy	Muir Pointe	BIR19-004609	SFD	O									0	0				
	404760005	1964 John Muir Pkwy	Muir Pointe	BIR19-004608	SFD	O									0	0				
	404760004	1958 John Muir Pkwy	Muir Pointe	BIR19-004607	SFD	O									0	0				
	404760003	1956 John Muir Pkwy	Muir Pointe	BIR19-004606	SFD	O									0	0				
	404760002	1979 Shasta Ln	Muir Pointe	BIR19-001782	SFD	O									0	0				
	404760001	1985 Shasta Ln	Muir Pointe	BIR19-001781	SFD	O									0	0				
	404760000	1997 Shasta Ln	Muir Pointe	BIR19-001780	SFD	O									0	0				
	404760019	2003 Shasta Ln	Muir Pointe	BIR19-001779	SFD	O									0	0				
	404760009	1996 John Muir Pkwy	Muir Pointe	BIR19-001778	SFD	O									0	0				
	404760010	2004 John Muir Pkwy	Muir Pointe	BIR19-001777	SFD	O									0	0				
	404760008	1968 John Muir Pkwy	Muir Pointe	BIR19-001776	SFD	O									0	0				
	404760007	1980 John Muir Pkwy	Muir Pointe	BIR19-001775	SFD	O									0	0				
	404730005	2200 John Muir Pkwy	Bay Front Block Q & R		SFA	R									0					
	404-020-094-3														0					
	404-020-095-0	Sycamore Avenue	Sycamore Crossing		5+	O						120		8/5/2019	120					
	404-730-005	Intersection of John Muir Parkway and Bayfront Loop	Bay Front Block M, O, P		5+	O						476		5/6/2019	476					

es an optional field  
 ain auto-calculation formulas

Ability by Household Incomes - Building Permits					Affordability by Household Incomes - Certificates of Occupancy										Streamlining		
7					8	9	10					11	12	13	14		
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
0	15	0	217	17		17	0	0	0	0	0	0	17		0	0	0
				1	2/17/2019	1							1	5/20/2019	0		N
				1	2/17/2019	1							1	5/20/2019	0		N
				1	2/17/2019	1							1	5/20/2019	0		N
				1	2/17/2019	1							1	5/20/2019	0		N
				1	2/17/2019	1							1	5/20/2019	0		N
				1	2/17/2019	1							1	5/20/2019	0		N
				1	2/17/2019	1							1	5/20/2019	0		N
				1	2/17/2019	1							1	5/20/2019	0		N
				1	2/17/2019	1							1	5/20/2019	0		N
				1	2/17/2019	1							1	5/20/2019	0		N
				1	2/17/2019	1							1	5/20/2019	0		N
				1	1/8/2019	1							1	2/27/2019	0		N
				1	1/8/2019	1							1	2/27/2019	0		N
				1	1/8/2019	1							1	2/27/2019	0		N
				1	1/8/2019	1							1	2/27/2019	0		N
				1	1/8/2019	1							1	2/27/2019	0		N
				1	1/8/2019	1							1	2/27/2019	0		N
				1	1/8/2019	1							1	2/27/2019	0		N
				1	1/8/2019	1							1	2/27/2019	0		N
				1	1/8/2019	1							1	2/27/2019	0		N
	15		217		2/13/2019	232									0		N
						0									0		N
						0									0		N
						0									0		N



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**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	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	220											220
	Non-Deed Restricted												
Low	Deed Restricted	118										16	102
	Non-Deed Restricted			1			15						
Moderate	Deed Restricted	100										217	
	Non-Deed Restricted						217						
Above Moderate		244	190	30	41	227	17					505	
Total RHNA		682											
Total Units			190	31	41	227	249					738	322

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



# ANNUAL ELEMENT PROGRESS REPORT

## Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction		Hercules	
Reporting Year		2019	(Jan. 1 - Dec. 31)
<b>Table D</b>			
<b>Program Implementation Status pursuant to GC Section 65583</b>			
<b>Housing Programs Progress Report</b>			
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, as the City of Hercules is not a designated Successor Housing Agency.
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	Since the dissolution of the Redevelopment Agency (RDA), the City's web site has been modified to remove all RDA components. The City's web site has been revamped to provide a link to the Housing Authority's web site and its online database of currently available housing. Have not yet received hard copy materials from Housing Authority or other agencies.
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 available.
Program 1b: Affordable Housing Development Incentives and Outreach	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.	Ongoing	No funding opportunities were sought due to lack of City staffing, and no developers contacted the City to support funding applications in 2019.
Program 1b: Affordable Housing Development Incentives and Outreach	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.	2018 and ongoing	City responded to multiple inquiries regarding the potential to develop housing in the New Town Center area and on some properties zoned General Commercial as well as the Waterfront/Bayfront and Hilltown areas regarding single-family and multi-family housing opportunities. Building permits were issued for Blocks Q-R ("The Grand at Bayfront") for a 232-unit apartment complex, with 15 of the units being affordable to low income (<80% median income level).
Program 1c: Density Bonus Program	Continue to monitor the effectiveness of the Density Bonus program and provide technical assistance to developers in the use of the City's program.	Ongoing	No developers pursued density bonuses for residential projects, and therefore the use of the density bonus program was not applicable.
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.	2019	No opportunities to offer such incentives occurred in 2019.
Program 2a: Code	Continue to implement the code	Ongoing	The City has a small group of volunteers in the Police Department that performs some basic, pro-active code enforcement. In response to complaints filed, the Building Department has also sent out voluntary compliance letters to owners of reported properties.
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.
Program 2a: Code Enforcement	Continue referring code compliance violations to available residential rehabilitation programs to bring those homes up to standards.	Ongoing	Since the dissolution of the Redevelopment Agency (RDA), the City's web site has been modified to remove all RDA components. The City's web site has been revamped to provide a link to the Housing Authority's web site and its online database of currently available housing. Have not yet received hard copy materials from Housing Authority or other agencies.



Program 6a: Energy Conservation	Promote mixed-use/transit-oriented development that provides opportunities for energy conservation.	Ongoing	In 2019, the City approved construction permits for Block N in the Waterfront District, comprising 172 apartment units and 13,000 square feet of retail within 1/4-mile of the future Regional Intermodal Transportation Center.
Program 6a: Energy Conservation	Encourage developers to exceed the California Green Building Code requirements in incorporating energy conservation features and techniques.	Ongoing	The City Council encourages approved developments to provide "dark fiber" conduit to prepare for future high-speed internet service, which can help accommodate telecommuting opportunities, thus reducing greenhouse gases.
Program 2b: Foreclosure Prevention Assistance	Advertise the program through City website and provide brochure at public counters.	Ongoing	Since the dissolution of the Redevelopment Agency (RDA), the City's web site has been modified to remove all RDA components. The City's web site has been revamped to provide a link to the Housing Authority's web site and its online database of currently available housing. Have not yet received hard copy materials from Housing Authority or other agencies.
Program 2c: Owner-Occupied Single-Family Residential Rehabilitation	Advertise the program through City website and provide brochure at public counters.	Ongoing	Since the dissolution of the Redevelopment Agency (RDA), the City's web site has been modified to remove all RDA components. The City's web site has been revamped to provide a link to the Housing Authority's web site and its online database of currently available housing. Have not yet received hard copy materials from Housing Authority or other agencies.
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	Muir Pointe (formerly Parcel C) continued construction of the 144-unit single-family detached subdivision. (In 2012, the City suspended its city-wide inclusionary housing ordinance, thus the Muir Pointe units are sold entirely at market rate and do not qualify as affordable units.) Ledcor continued construction of Bayfront Block N consisting of 172 market-rate units of multi-family housing and commenced construction of Bayfront Blocks Q & R, which will include 217 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 2015 with the update of the 2015-2023 Housing Element. In 2019, the City Council approved General Plan Amendment #17-02 and Zone Amendment #17-02 to change the land use designation of 8.88 acres of land (Assessor's Parcel Numbers 404-020-094-3 and 404-020-095-0) from "General Commercial" to "Planned Commercial-Residential" to allow 120 multi-family residential units as part of the City-approved Sycamore Crossing project.
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 2019, the City updated impact fees for transportation facilities. Certain projects may still 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 2019, the City reviewed and adopted a new accessory secondary dwelling unit ordinance to ensure consistency with recently enacted State of California accessory dwelling unit laws.
Program 5a: Fair Housing	Continue to support the County and refer any complaints and inquiries to the County for resolution and services.	Ongoing	Since the dissolution of the Redevelopment Agency (RDA), the City's web site has been modified to remove all RDA components. The City's web site has been revamped to provide a link to the Housing Authority's web site and its online database of currently available housing. Have not yet received hard copy materials from Housing Authority or other agencies.
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	Since the dissolution of the Redevelopment Agency (RDA), the City's web site has been modified to remove all RDA components. The City's web site has been revamped to provide a link to the Housing Authority's web site and its online database of currently available housing. Have not yet received hard copy materials from Housing Authority or other agencies.
Program 5b: Reasonable Accommodation	Advertise the program through City website and provide brochure at public counters.	Ongoing	Since the dissolution of the Redevelopment Agency (RDA), the City's web site has been modified to remove all RDA components. The City's web site has been revamped to provide a link to the Housing Authority's web site and its online database of currently available housing. Have not yet received hard copy materials from Housing Authority or other agencies.
Program 5b: Reasonable Accommodation	Provide technical assistance regarding the application requirements and procedures to persons/entities seeking reasonable accommodation.	Ongoing	Building 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	Since the dissolution of the Redevelopment Agency (RDA), the City's web site has been modified to remove all RDA components. The City's web site has been revamped to provide a link to the Housing Authority's web site and its online database of currently available housing. Have not yet received hard copy materials from Housing Authority or other agencies.
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.	2015, and every two years thereafter	City supported County's biennial point-in-time count in 2019.

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Reporting Period	2019	(Jan. 1 - Dec. 31)

# 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 <sup>+</sup>	Local Jurisdiction Tracking ID <sup>+</sup>	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									

<b>Jurisdiction</b>	Hercules	
<b>Reporting Period</b>	2019	(Jan. 1 - Dec. 31)

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

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

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

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

<b>Jurisdiction</b>	Hercules	
<b>Reporting Period</b>	2019	(Jan. 1 - Dec. 31)

**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**  
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<b>Table G</b>						
<b>Locally Owned Lands Included in the Housing Element Sites Inventory that have been sold, leased, or otherwise disposed of</b>						
<b>Project Identifier</b>						
<b>1</b>						<b>4</b>
<b>APN</b>	<b>Street Address</b>	<b>Project Name<sup>+</sup></b>	<b>Local Jurisdiction Tracking ID<sup>+</sup></b>	<b>Realistic Capacity Identified in the Housing Element</b>	<b>Entity to whom the site transferred</b>	<b>Intended Use for Site</b>
Summary Row: Start Data Entry Below						

<b>Jurisdiction</b>	Hercules	
<b>Reporting Year</b>	2019	(Jan. 1 - Dec. 31)

<b>Building Permits Issued by Affordability Summary</b>		
<b>Income Level</b>		<b>Current Year</b>
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	15
Moderate	Deed Restricted	0
	Non-Deed Restricted	217
Above Moderate		17
<b>Total Units</b>		<b>249</b>

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

<b>Housing Applications Summary</b>	
Total Housing Applications Submitted:	2
Number of Proposed Units in All Applications Received:	596
Total Housing Units Approved:	596
Total Housing Units Disapproved:	0

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

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

Cells in grey contain auto-calculation formulas