

**Alexander Nguyen**  
City Manager



**Office of the City Manager**

300 West Third Street  
Oxnard, CA 93030  
(805) 385-7430  
Fax (805) 385-7595  
[www.oxnard.org](http://www.oxnard.org)

May 13, 2022

Paul McDougall, Senior Program Manager  
State of California,  
Department of Housing and Community Development  
Division of Housing Policy Development  
2020 W. El Camino, Suite 500  
Sacramento, CA 95833  
(Via Electronic Submittal)

**Subject: Submittal of Conceptual Draft Amended City of Oxnard, 6<sup>th</sup> Cycle 2021-2029  
Housing Element**

Dear Mr. McDougall:

Thank you for your letter dated January 10, 2022, where you state that the adopted City of Oxnard Housing Element addressed most of the statutory requirements described in the State of California, Housing and Community Development's (HCD's) July 13, 2021 letter. This correspondence noted that additional revisions were necessary to fully comply with State Housing Element Law (Article 106 of Government Code).

City of Oxnard staff met with HCD staff members to review the comment letter. The Element has been updated in response to your letter and the productive conversations with HCD staff on February 16th, March 17th, and April 4th. A list of responses to each of the requirements listed in the Appendix to your letter is provided in Attachment A to this letter. While the enclosed material addresses the listed requirements, we request that if additional edits are needed that we have the opportunity to work with HCD during the 60 day review period to secure issuance of a compliance letter. This letter also confirms that in accordance with Assembly Bill 215, the City posted the Conceptual Draft Amended Housing Element on the City's Housing Element website beginning on May 5, 2022 and distributed notice of the posting to all interested parties. This posting complies with the HCD's January 2022 posting requirement.

Paul McDougall, Senior Program Manager

Subject: Submittal of Conceptual Draft Amended City of Oxnard, 6<sup>th</sup> Cycle 2021-2029  
Housing Element

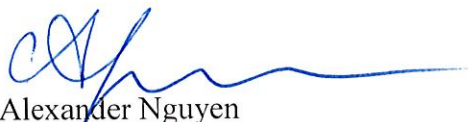
Page 2

The City is committed to working with HCD to implement the City's Housing Element, to ensure the legal adequacy of the City's General Plan and to preserve local control of land use decisions. We appreciate HCD's assistance throughout this process. As offered by your staff, Melinda Coy, we request an expedited review of our Conceptual Draft Amended Housing Element. We'll be in touch very soon to schedule a virtual follow up meeting.

In conclusion, Kathleen Mallory, Planning & Sustainability Manager, can be reached at either (805) 385-8370 or [Kathleen.Mallory@oxnard.org](mailto:Kathleen.Mallory@oxnard.org) to schedule this expedited review and to follow up with any questions you or your staff may have.

We greatly appreciate your assistance and continued close collaboration with our staff in the City's efforts to obtain the expeditious certification of the City's Housing Element; we know this is a mutually important goal of HCD and the City of Oxnard.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Alexander Nguyen', with a long horizontal flourish extending to the right.

Alexander Nguyen  
City Manager

**Attachments:**

- A - City of Oxnard Response to January 10, 2022 HCD Comment Letter, Appendix A
- B - Red-line Conceptual Draft Amended, 6th Cycle City of Oxnard - 2021-2029 Housing Element
- C - Conceptual Draft Amended, 6th Cycle City of Oxnard - 2021-2029 Housing Element

**Attachment A**  
**Response to Requirements Listed in**  
**Appendix to January 10, 2022 letter from HCD**

In response to your letter in January 2022 on the City's Final Housing Element as well as verbal feedback from HCD staff via virtual meetings on February 16, 2022, March 17, 2022 and April 4, 2022, this correspondence identifies where changes have been made to the Conceptual Draft Amended Housing Element to address HCD's comment letter.

**Item A.1 – Affirmatively Furthering Fair Housing (AFFH) - Goals and Actions to Overcome Patterns of Segregation (Appendix - Page 1 of HCD Jan. 10, 2022 Letter)** - Within the October 5, 2021 Final Housing Element, HCD recognized that Section B.8 Fair Housing Assessment and Program 19 (AFFH) were revised in response to the July 2021 HCD correspondence on our Draft Housing Element ("July Draft") to address statutory requirements. HCD also requested that the Final Housing Element be amended to "include goals and actions sufficient to overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity".

The Conceptual Draft Amended Housing Element includes in Section B.8 an analysis on the patterns of segregation and integration (page B-33) and lists goals to address issues of segregation and poverty on page B-37. The actions to address these goals are included in Programs 2, 4, 9, 10, 11, 12, 13, 19, 26, 29, 33 & 34 in Chapter G. To address HCD's concern and clarify these goals and action items, Goal H-5 in Chapter G has been augmented to include additional language under Policy H-5.9 (page G-6) to specify overcoming patterns of segregation, including Racially/Ethnically Concentrated Areas of Poverty (R/ECAP) and areas of linguistic isolation, and fostering inclusive communities free from barriers that restrict access to opportunity.

**Item A.1 – AFFH - Disparities in Access to Opportunities (Appendix page 1 of HCD Letter)** - HCD recommended that the Final Housing Element include additional factors/policies/programs related to access to transportation opportunities; specifically, land use controls for bike lanes, carsharing, walkability and pedestrian infrastructure to expand access to public transportation. In response to HCD's July 2021 correspondence, the City added as an action item to Program 19 (AFFH) implementation of outcomes which are anticipated from the City of Oxnard Sustainable Transportation Plan (STP), which will be completed in Fiscal Year 2022-2023. The STP will provide guidance on ways to address disparities in access to transportation opportunities by incorporating complete streets design, safe routes to school, vision zero, sidewalk and bike lane improvements and first/last mile planning in tandem with land use opportunities in lower resourced areas including R/ECAPs and areas of linguistic isolation. Following submission of the Final Housing Element to HCD in October 2021, the City received a \$410,000 transportation grant from Caltrans toward completing the STP. In April 2021, the City Council awarded a professional services agreement with Fehr & Peers to develop the STP. Development of the STP will include idea generation and prioritization, establishment of the sustainable transportation framework, catalog of enhanced streetscape elements, conceptual design alternatives, identification of funding sources, implementation steps, and a

final STP for adoption by the City Council (anticipated in Fiscal Year 2022- 2023). To address HCD's comment, a discussion and current status on the STP has been added to Section B.8 Fair Housing Assessment under Mobility Options (page B-39). Program 19 of the Conceptual Draft Amended Housing Element has been updated with additional action items related to the implementation of the STP (See bullet 8 under Place Based Strategies; page G-25).

A discussion on the City's adopted Bicycle and Pedestrian Facilities Master Plan has also been added to Section B.8 Fair Housing Assessment under Mobility Options (page B-39). The Bicycle and Pedestrian Facilities Master Plan includes Class II bike routes (separate bike lanes) within the City's low resource areas in central Oxnard and areas designated as an R/ECAP to provide mobility options for residents. The Bicycle and Pedestrian Facilities Master Plan will be incorporated within the City's STP.

**Item A.1 – AFFH – Goals, Priorities, Metrics and Milestones (Appendix pages 1 and 2 of HCD Letter)** – HCD requested specific, quantifiable commitments to promoting AFFH in Programs 4, 10, 11, 12, 18, 19, 26, 29, 35 & 36. Goals and actions must significantly seek to overcome contributing factors to fair housing issues, and actions must have metrics and milestones to address choice & affordability in high opportunity areas, place-based strategies to preserve & revitalize, and address displacement risk. The listed programs have been updated within the Conceptual Draft Amended Housing Element as discussed below to address HCD's comment:

- Program 4 - Urban Village Program. The 2030 General Plan Community Development chapter discusses the intent of the integration of land uses with the Urban Village “to provide and promote a pedestrian orientation to reduce trips and vehicle miles traveled in order to reduce greenhouse gas emissions.” Through the Urban Village project review process, transportation issues/connectivity/integration with transit providers occurs. Further, as part of environmental analysis, the vehicle miles traveled (VMT) is considered to connect housing with transportation and mitigation of environmental effects. Urban Villages are also required to provide 15% affordable housing. Program 4 has been updated with a metric of 372 lower income units within Urban Village Housing Element Sites (North Maulhardt, River Park Specific Plan Amendment, and Teal Club). Additionally, the Conceptual Draft Amended Housing Element Program 24 establishes that if the Teal Club Specific Plan / Urban Village Annexation has not occurred by the end of Fiscal Year 2025-2026 the City will identify new sites.
- Program 6 - Zoning Code Amendment - Program 6 has been updated within the Conceptual Draft Amended Housing Element to include zoning code amendments to allow Residential Care Facilities as a permitted use in zones where multifamily housing is permitted, and allow Single Room Occupancy units (SROs) in a zoning district by the end of Fiscal Year 2022-2023. Note that the policy decision on which zone will accommodate SROs will be reviewed by the City Council and implemented within the prescribed time frame. Program 6 has also been updated to include revision to emergency shelter standards to only those that comply with state law, and to revise Reasonable Accommodation findings to only include objective considerations.
- Program 10 - Inclusionary Housing. Although the City is not counting on production of affordable housing through the City's Inclusionary Housing ordinance as a means of meeting the City's Regional Housing Needs Assessment (RHNA) for the 6th cycle, the City

has committed to updating the Inclusionary Housing ordinance by early 2023; this decision was collaboratively made by the City in conjunction with affordable housing community advocates. The metric to produce 18 lower income units per year is included under the Objective field for Program 10. This program requires that developers integrate affordable units into market-rate development to create opportunities for households with diverse socioeconomic backgrounds to live in the same developments and have access to the same services and amenities. Additionally, the City's 10% inclusionary requirement (5% very low and 5% low for rental projects), which applies to all new residential development over 10 units, automatically benefits from reduced parking requirements per State Density Bonus law and entitles the project to a 20% state density bonus and one or more concessions. Inclusionary Housing is discussed in Section E.4 (page E-31) of the Housing Element, and further discussion has been provided under Program 10 to address AFFH goals of upward housing mobility, place-based revitalization and anti-displacement.

- Program 11 - Home Ownership Assistance Citywide. The metric for this program has been revised to assist 4 households annually, with at least half to households originating from low resource areas and/or areas designated as R/ECAPs. This is an ongoing program that is subject to available Home, CalHome, BEGIN and inclusionary in-lieu funds. A timeframe of June 2023 has been added within the Conceptual Draft Amended Housing Element for developing and disseminating marketing material for the program in low resource or R/ECAPs areas to support the City's anti-displacement strategy by increasing home ownership.
- Program 12 - Mortgage Credit Certificate. The metric for this program is to help 6 mortgage tax credit certificates per year, and an additional metric has been added for the Ventura County Consortium to outreach to at least twenty-four households, with at least half of applicants from low resource areas and/or areas designated as R/ECAPs. This program can be used with the City's Home Ownership Assistance program to qualify for private mortgages. This is an ongoing program. A timeframe of June 2023 has been added for developing and disseminating focused marketing material for the program in low resource or R/ECAPs areas to support the City's anti-displacement strategy by increasing homeownership.
- Program 18 - Section 8 Assistance. The program objective and description have been updated to include AFFH metrics, priorities and goals. The City is committed to seeking an increase in Section 8 HUD vouchers utilization by 95% by expanding the City's outreach and engagement effort to landlords. The goal is to improve landlord and tenant relations, which in turn will impact the participation rate of property owners in the Section 8 program. The City will continue to apply for new or targeted population vouchers as those opportunities arise. HUD requires that 75% of new leases through Section 8 be made to households earning below 35% AMI. In November 2020, the Oxnard Housing Authority submitted a request to HUD for technical assistance, which was approved. HUD technical assistance included an asset repositioning report with implementation strategies and an evaluation of staffing levels and capacity, but did not provide additional Section 8 vouchers.
- Program 19 - AFFH. This program has been updated to include additional Anti-displacement Strategies, Place-based Revitalization Strategies, and Strategies to Address Barriers. The quantified objectives for specified actions are included in the action description. Many of the existing actions have been updated to include metrics

for assistance to a specified number of households and focus on low resource areas, areas of linguistic isolation and R/ECAPs. The City has also added action items that utilize the City's Climate Action and Adaptation Plan (CAAP), Green Alley Plan, Parks and Recreation Master Plan, Bicycle and Pedestrian Facility Master Plan and Sustainable Transportation Plan to direct green infrastructure and capital improvements in low resource areas.

HCD suggested as an example AFFH action item, to waive parking standards for units that are deed restricted. The ADU ordinance already waives parking for most units, and State Density Bonus addresses parking for restricted units. The majority of multi-family development within Oxnard is automatically eligible for State Density Bonus parking requirements due to the City's Inclusionary Housing Ordinance requirement of 10% lower income units. Parking is not a constraint for development in the downtown, as the downtown code accommodates offsite parking in a shared City parking garage. With the existing City parking provisions in place, staff determined that an additional waiver to parking standards was not necessary at this time.

- Program 26 - Extremely low income households. The Program objective has been modified to accommodate a metric of at least 600 extremely low-income units in areas designated as moderate or higher resource areas. The timeframe for Program 26 has been updated to begin meeting with developers annually in 2023 to facilitate opportunities to develop extremely low-income units. Program 26 is an ongoing program to encourage development of housing for extremely low income households. The program is subject to available Federal, State and local or grant funds. Note, Program 22 Special Needs Groups has also been updated to allow single room occupancy in at least one zoning district pursuant to AB 2634.
- Program 29 - City owned sites and developer assistance. This is an ongoing program to disseminate information to local affordable housing developers and advocates about available developer assistance. The City is actively selling City properties in compliance with the Surplus Lands Act where the first opportunity is offered for affordable housing development to support upward housing mobility and housing choice in higher resource areas; this information has been added to Program 29. Additionally, the City has added an annual outreach meeting with the community, starting Fiscal Year 2022-2023, to discuss and provide feedback on opportunities for development of affordable housing on City-owned surplus land. Program 29 has also been updated with a metric to accommodate 193 units affordable to lower income households on city-owned properties as identified in Supplement 1 of the Housing Element.
- Program 33 (Renumbered from Program 35) - Allow Housing in Business Research Park (BRP) zone. This program will utilize the results of the High Quality Transit Corridor (HQTC study; Program 31) to identify opportunities for construction in the BRP. The timeframe listed for this program is consistent with the timeframe for the HQTC of Fiscal Year 2023-2024 for completion, and community outreach to property owners starting in 2023. Note that the City is not counting on production of affordable housing through the Program 33 as a means of meeting the City's RHNA for the 6th cycle, but rather as a means of providing more affordable housing construction opportunities. The BRP Overlay zone would affirmatively further fair housing by increasing housing mobility opportunities and/or housing in higher resource areas by reducing constraints on development of residential units and expanding where they can be built.

- Program 34 (Renumbered from Program 36) - Pre-Approved Accessory Dwelling Units (ADU). The City commits to incorporating relevant and useful ADU/County REAP information on the City's Planning Department website by Fiscal Year 2023-2024, provided the County has completed the ADU design at that time. The program description has been updated to include an objective of reducing overall development costs through pre-approved plans and streamlined approvals. A metric has also been added to accommodate at least 320 ADUs to increase housing choice and mobility to higher resource areas.

**Item A 2 - Rehabilitation/Renovation Units (Appendix page 2 of HCD Letter) -**

Conceptual Draft Amended Housing Element Section B.6 Housing Stock Characteristics has been updated to provide an estimate of the number of units in need of rehabilitation or replacement (page B-19). As summarized in Table B-25, approximately 45 percent of the housing units in the City were constructed prior to 1970 and may be in need of rehabilitation or replacement. Although building age does not always correlate with substandard housing conditions, neighborhoods with a concentration of homes 50 years old (or more) are more likely than newer neighborhoods to experience housing problems stemming from deferred maintenance, inadequate landscaping, and outdated utilities.

**Item A 3 - Pending Projects (Appendix page 2 of HCD Letter) -**

Following City Council approval of the Final Housing Element in October 2021, on December 16, 2021 the Planning Commission approved the Lockwood Senior Apartments located at 2001 Outlet Center Drive (APN 213-0-090-285). The project includes 173 senior apartments that are deed restricted as 100% affordable to lower income seniors (10% affordable to extremely low income, 10% affordable to very low income and 80% affordable to low income). The Lockwood 2 Senior Apartments located at 2001 Outlet Center Drive on the western portion of the same site (APN 213-0-090-285) was approved by the Planning Commission on May 5, 2022. This project includes 168 senior apartments deed restricted as 100% affordable to lower income seniors (22% affordable to very low income, 78% affordable to low income @ 60% AMI). The parcel at 2001 Outlet Center Drive (APN 213-0-090-285) has also been split to accommodate the two projects; the new APNs are 213009029 and 213009030. Site 1 in the Conceptual Draft Amended Housing Element Supplement 1 has been updated with the affordability and approval status of the two projects.

**Items A 3 – Realistic Capacity for commercially and industrially zoned parcels (Appendix pages 2 and 3 of HCD Letter) -**

To justify the housing projections for residential development on nonresidential sites (BRP Business and Research Park, C-2 General Commercial, M-L Industrial Limited, and M-1 Light Manufacturing zoned parcels), in a virtual meeting on February 16, 2022 HCD staff asked that the City to assess the percentage of nonresidential sites listed in the 2013-2021 (prior) adopted Mid-Cycle Housing Element that were developed with commercial uses rather than lower income/residential land uses. HCD requested that the City use that percentage to inform the realistic development capacity assumption for sites in these zones that are listed in the Conceptual Draft Amended Housing Element to address the assigned number of lower income units. The City reviewed those sites identified in the City's Mid-Cycle Housing Element (2013-2021) that were designated All Affordable Housing Opportunity Program (AAHOP) with a commercial or industrial base zone compared to the current land use. Staff's analysis found that none of the commercial or industrial zoned AAHOP sites were

developed with new commercial or industrial uses. Therefore, realistic capacity should not be reduced from the HCD standard of 80% of the potential density. This analysis was provided to HCD Staff Shawn Danino in an email transmittal dated March 8, 2022, and is included in Section F.6 Realistic Capacity (pages F-12 and F-13) of the Housing Element. Staff's methodology for the Realistic Capacity was provided in Attachment A of the March 8, 2022 letter (AAHOP commercial and industrial zoned sites in the 2013-2024 Mid-Cycle Housing Element). With the summary of realistic capacity, the City believes sufficient support has been provided for utilizing the 80% capacity in our Housing Element; this is in alignment with HCD's standard. In a virtual meeting between City and HCD on March 17, 2022, HCD reviewer Shawn Danino indicated that the information provided satisfied the request for verifying realistic capacity.

Here is a summary of the City's March 2022 findings:

- 20 of the AAHOP sites were zoned C-2, CM, M-1 or ML. The sites were made up of 80 parcels;
- None (0) of the AAHOP commercial or industrial zoned sites in the prior Housing Element have been developed with new commercial and industrial uses;
- Two (2) of the AAHOP sites have been developed with new 100% affordable residential uses; and
- 14 of the 20 AAHOP sites (or some parcels/sites) were continued in the 2021-2029 6<sup>th</sup> Cycle Housing Element as sites that may be developed by-right (meaning discretionary review if not required/finding approval).

**Item A 3 - Accessory Dwelling Unit (ADU) projections and affordability (Appendix page 3 of HCD Letter)** - HCD questioned the City's Final Housing Element's projection of 490 ADUs to be constructed from 2021 to 2029. The City had projected that number of ADUs based on the 54 ADU building permits issued in 2021 (54 x 8.8 year 6th cycle timeframe = 475) as a result of the City's recent ADU code update, streamlined building permit process, and creation of 4 new ADU Housing Element programs and the no net loss program (Program 3) in the Final Housing Element. On March 8, 2022, in a City correspondence the City asked HCD to reconsider their position. The March 8th letter provided an analysis on the ADU projections and data justifying ADU affordability assumptions based on entitlement application rental surveys. To support City staff's analysis and the reporting provided by homeowners, the March 8, 2022 City correspondence to HCD staff included the results of 2021 and 2022 ADU affordability surveys & 2021 Building permits issued. This information has been added to Conceptual Draft Amended Housing Element, Section F.2 - Accessory Dwelling Unit Potential (pages F-2 and F-3).

In 2021, 90 of 182 ADU entitlement applications provided rental amounts as requested by the City. Of the 90 applications, 94% reported rental rates that were affordable to lower income households. Rental percentages were as follows:

- 18% were affordable to persons of extremely low income;
- 22% were affordable to persons of very low income;
- 54.5% were affordable to persons of low income;
- 4.5% were affordable to persons of moderate income; and
- 1% (1 unit) was reported as "market rate" which may be interpreted as above moderate income.

In 2022, 34 of the 40 ADU entitlement applications received to date (as of Feb 2022) provided rental amounts that were 100% affordable to lower income households:

- 6% were affordable to persons of extremely low income;
- 24% were affordable to persons of very low income;
- 71% were affordable to persons of low income;
- 0% were moderate income; and
- 0% were above moderate income

During a virtual meeting between City and HCD staff on March 17, 2022, Melinda Coy at HCD indicated that a revised ADU project of 320 units would be acceptable based on building permit history. Staff reviewed updated building permit data and site information and determined that the Projected ADUs reflected in the Housing Element could be reduced to the 320 units. The number of projected ADUs in Table F-3 (page F-13) reflects the remaining number of ADUs (283) after subtracting building permits to date in the RHNA cycle. With this adjustment, the City will still have sufficient units to meet RHNA in all income categories. Based on the combination of the online survey analysis, the feedback from ADU owners in Oxnard, and the Chapple industry research, 90 percent the 320 ADUs projected to be built in Oxnard between 2021 and 2029 are anticipated to be affordable to lower-income households and 10 percent are anticipated to be affordable to moderate-income households. Ms. Coy indicated during the meeting on March 17th that based on the data approximately 10% of the projected ADUs should be reflected as moderate.

**Item A.3 - Availability of Infrastructure (Appendix page 3 of HCD Letter)** - HCD requested that the City clarify availability of sufficient water and wastewater capacity to support new housing units. Conceptual Draft Amended Housing Element Section F.10 Environmental Constraints and Adequate Infrastructure (pages F-15 and F-16) has been updated to include information on water and sewer availability. Based on the data provided in the 2020 Urban Water Management Plan, the City has adequate facilities, services and infrastructure to accommodate the planned residential growth within the city limits during the time frame of this Housing Element. The Oxnard Wastewater Treatment Plant (OWTP) has a current capacity of 31.7 million gallons per day (mgd) with average daily flows of approximately 19.0 mgd. Sufficient capacity exists to accommodate wastewater generated by the 2030 General Plan and the development of the Housing Element sites. All Affordable Housing additive zone sites would be considered infill development and are within the City's ability to serve.

**Item A.3 - Zoning for a Variety of Housing Types (Emergency Shelters) (Appendix page 3 of HCD Letter)** - During the February 15, 2022 virtual meeting with HCD staff, concern was expressed that the standards for emergency shelters (Oxnard City Code (OCC) Section 16-504) are greater than those applicable to residential or commercial development within the same zone. To address HCD's concern, and consistent with the State law, the City will amend Program 6 (Zoning Code Amendments) to include an update to OCC Section 16-504 for emergency shelters. The revision will allow development standards specific to the underlying zone and those standards listed in Government Code Section 65583(a)(4)(A). A discussion on this revision has been added to Section F.4 under Other Special Needs Housing (pages E-30 and E-31). The timeframe for code update is Fiscal Year 2022-2023.

**Item A.4 - Parking requirements (Appendix pages 3 and 4 of HCD Letter)** - HCD is concerned that the City's parking requirements for covered/enclosed residential parking create a constraint on affordability and they would like the Housing Element to provide additional discussion or programs. HCD provided as an example of concern a City code requirement for up to 6 parking spaces for a single family home with an ADU. Additional discussion on residential parking has been provided in Section E.1 starting on page E-18. In context, 6 parking spaces would be required for the rare circumstance of a detached 8-bedroom home with an ADU. Only 2 parking spaces are presently required for a detached residence with up to 5 bedrooms, which are the majority of single family homes in the City. Under the current ADU ordinance, parking for ADUs is not required for the majority of locations in the City. Two parking spaces for a 5-bedroom home with an ADU is a reasonable requirement that does not create a constraint on affordability. Additionally, the City will update the ADU portion of the OCC (Sections 16-468(D) and 16-622) to recognize current State law that no replacement parking spaces are required if using the garage for an ADU. Program 6 (Zoning Code Amendments) and Program 27 (Parking Standards) program descriptions text have been updated to recognize this revision.

HCD also requested analysis of the cumulative effects of residential and guest parking requirements. Additional discussion has been provided in Housing Element Section E.1 (page E-18 and E-19) regarding guest/visitor parking. Only one parking space is presently required for studio and one-bedroom units, and one visitor space is required for the first 30 units. However, most multifamily development receives further parking reduction (no visitor spaces required, parking waiver) due to the City's Inclusionary Housing ordinance requirement of 10% lower income units. Development that meets the City's inclusionary requirement is automatically eligible for reduced State Density Bonus parking requirements.

Discussion on the City's Downtown centralized parking provision and in-lieu fee for the district parking facility is provided in the Review of Parking Standards on page A-27 and in Section E.1 Land-Use Planning and Development Standards on page E-15. Pursuant to HCD's recommendation, the City has augmented the discussion on parking for multifamily in the downtown within Conceptual Draft Amended Housing Element Section B.8 Fair Housing Assessment discussion on transportation and access to opportunity on page B-40 and on page E-19 to clarify the City's existing parking provisions for centralized parking rather than parking onsite. Programs 19 (AFFH) and 27 (Parking Standards) include an action item on reducing total parking requirements in the Downtown, including a study on ways to increase transit-oriented development in the Downtown.

**Item A. 4 - Design Review and Guidelines (Appendix page 4 of HCD Letter)** - HCD recognized that the Housing Element provided information on the design review process and requirements for public noticing and workshops. They requested that the Housing Element additionally include an analysis on potential constraints on housing development caused by the design review process. For this analysis, HCD provided as an example that the element could describe required findings for approval and discuss whether objective standards and guidelines improve development certainty and mitigate cost impacts.

As part of the 2021-2029 Final Housing Element adopted by the City Council in October 2021, the Council approved a new ministerial Site Plan Review process (OCC Section 16-523) for reviewing by-right development and the addition of new Affordable Housing Additive Zone code

(OCC Section 16-420) for sites identified in Supplement 1 of Housing Element. The Additive Zone code includes objective standards for reviewing affordable development. Discussion regarding Site Plan Review for the Affordable Housing Additive Zone sites have been added to Housing Element Section E Constraints on pages E-3, E-41, E-43 and E-44 and Tables E-1 and E-3. Objective development standards for the additive zone are listed in the adopted City Code Section 16-420 at the following link: [https://codelibrary.amlegal.com/codes/oxnard/latest/oxnard\\_ca/0-0-0-53148](https://codelibrary.amlegal.com/codes/oxnard/latest/oxnard_ca/0-0-0-53148)

**Item A. 4 - Processing and Permit Procedure (Appendix page 4 of HCD Letter) -**

HCD requested that the Housing Element include the approvals that are necessary, approving body, required number of public hearings and process timing for a Special Use Permit (SUP). The approval body and typical processing times for types of approval, and specifically the processing timeline for an SUP are provided on Tables E-8 and E-9 of the Housing Element on Pages E-46 and E-47.

HCD's letter also indicated that a third party identified a subjective finding for SUP approval that was not included in the City's list of SUP approval findings in Section E.5 Processing and Permit Procedures on page E-40 of the Final Housing Element and that this may constrain housing production. The Final Housing Element included all of the required SUP findings from "Requirements for Granting" pursuant to OCC Section 16-531. The third party's referenced line is from the introductory section of the Division for SUP (i.e., OCC Section 16-530) that explains why SUPs are necessary in general and is not a required finding.

The Housing Accountability Act (HAA) does not prohibit cities from requiring discretionary approval for housing projects. The City of Oxnard is predominantly a built-out City where remaining infill developable vacant or underutilized sites may face development constraints. The City must retain an element of discretion on some sites to ensure safe locations for residential development. For this reason, the City created two zones to allow development at default densities of 30 dwelling units per acre for sites identified in the Final Housing Element.

These include the Affordable Housing Permitted (AHP) additive zone where sites from prior Housing Elements are permitted by-right with the provision of 20% affordable housing, and Affordable Housing Discretionary (AHD) additive zone for new sites that have not been included in prior housing elements. Many of the new sites are in underutilized Industrial and Business Research Park zoned areas and were added to the Final Housing Element with the understanding that they would be subject to discretionary review. Such review will help ensure that future multifamily or mixed-use developments are not subject to noise, odor, or other incompatible conditions while also allowing other non-residential uses to be allowed within areas which currently allow non-residential uses. Therefore, discretion must be retained on these sites. Additionally, both the AHP and AHD sites are subject to objective development and design standards as listed in OCC Sections 16-420H and 16-420I, and objective Finding for approval (OCC Section 16-420L) consistent with the HAA. Therefore, projects with an SUP will be reviewed with these objective standards, and can also have HAA findings.

HCD staff member, Shawn Danino indicated during a virtual meeting between City and HCD staff on March 17th that HCD is agreeable to the SUP findings on page E-40 provided that they don't include the preamble mentioned by the third party commenter. We have added text in Section E.5 on pages E-40 and E-41 to clarify that the preamble regarding 'integrity and character of the

zoning district' is not a required finding for approval. The City has also provided additional information on the SUP review process.

**Item A.4 - Persons with Disabilities (Appendix page 4 of HCD Letter)** - HCD is requesting that the City add a definition of family and address how projects with insufficient parking will be processed and/or be denied for residential care facilities under reasonable accommodation for. The definition for 'family' in OCC Section 16-10 is the same as the building code definition for household, which is a group of residents. This definition has been added to the Terms in Housing Element Section E.1 (page E-2) for clarity. Under OCC Section 16-446, Senior and/or Senior Assisted Living Residential Facilities have flexibility on parking requirements with a parking study that demonstrates sufficient parking. discussion on provision for residential care facility parking has also been added for clarity to Section E.1 the Housing Element on pages E-19 and E-28. Program 27 (Parking Standards) has been updated to list a revision to OCC Section 16-622 (Off-street Parking) to move the requirements for parking for the elderly from the Health Services category to the Residential category, and expand the types of residential care facilities to recognize changes in the industry (currently only assisted living and nursing home are listed to encompass the various types of facilities, including residential care facilities, independent living, memory care, etc. Programs 6 (Zoning Code Amendments) and 21 (Reasonable Accommodation) have also been updated to reflect a revision to OCC Section 16-501.5 (Reasonable Accommodation - Findings) by end of Fiscal Year 2022-2023 to only include objective considerations.

**Item A.5 – Developed Densities and Permit Times (Appendix pages 4 and 5 of HCD Letter)** - HCD is concerned that development projects will be proposed and approved with less than the maximum allowable density. Planning does not generally receive project applications which are 'substantially' below allowed density. The OCC does not mandate minimum densities, though this has not been found to be a constraint to development. Table F-2 was augmented following HCD's comments on the Draft Housing Element in July 2021 to include a list of current/recent projects showing that developers consistently propose to build at maximum density (or even above maximum density with Density Bonuses). In the event that the approval of a development project results in the remaining sites' capacity becoming inadequate to accommodate the City's RHNA by income category and there are no replacement sites remaining in the Site Inventory surplus (Table F-3; See Surplus RHNA), Program 3 provides a no-net-loss process for the City to rezone enough sites to meet the City's RHNA allocation.

HCD also asked in this comment about the "length of time between received application approval for a housing development and submittal of an application for building permits that potentially hinders the construction of a locality's share of the regional housing need." Information on turnaround times was included in Section E.5 of the prior submittal, which stated "Typical turnaround time after receiving planning entitlements until requesting a building permit is driven by market and funding availability. Development projects are conditioned to secure a building permit within 12-36 months from entitlement (depending on the permit type)" (page E-42). The City has added information on page E-42 to indicate the time between when an application receives their entitlement and when they apply for building permits, which is typically dictated by the developers funding and outside of the City's control. The last five residential projects that have been processed in the City took an average of 18 months between entitlement and the request for a building permit.

**Item B.1 - Housing Programs - Programs 6, 9, and 14 pertaining to the Local Coastal Plan (LCP) (Appendix page 5 of HCD Letter)** HCD is asking for the City to provide a specific commitment on when these programs will be accomplished in relation to the LCP. Within the Conceptual Draft Amended Housing Element, Program 6 (Zoning Code Amendments) and 14 (Shelter Development) have been updated to include commitment language to completing the Local Coastal Implementing Plan (LIP) once the City's Local Coastal Plan (LCP) is updated in Fiscal Year 2027/2028. However, none of the RHNA sites are located in the coastal zone, as the City would not have been able to rezone coastal sites to allow 30 du/ac, nor would we be able to secure Coastal Commission rezoning approval prior to the Housing Element approval deadline. Program 9 (Farmworker Housing) does not reference the LCP; therefore language regarding the LCP completion date was not listed in this program.

**Item B.1 - Housing Programs SRO's (Appendix page 5 of HCD Letter)** - HCD is requesting a City commitment to amend the OCC to allow SROs in at least one zone. HCD reviewer Sean Danino specified that this is a requirement of Assembly Bill (AB) 2634, which has been confirmed by the City Attorney. Programs 6 (Zoning Code Amendments) and 22 (Special Needs Groups) within the Conceptual Draft Amended Housing Element have been amended to provide language to allow SROs in at least one zone district, rather than 'study the allowance.' The timeframe for updating the OCC per Housing Element Program 6 and 22 is Fiscal Year 2022-2023.

**Item B.2 – Complete Site Analysis (Appendix pages 5 and 6 of HCD Letter)** - Related to Item A.3. **Comment Noted**

**Item B.3 – Complete Governmental and Non-Governmental Constraints Analysis (Appendix page 6 of HCD Letter)** - Related Items A.4&A.5. **Comment Noted**

**Item B.4 – Complete analysis of AFFH (Appendix page 6 of HCD Letter)** - Related Item A.1. **Comment Noted**

**Item C. Public Participation (Appendix pages 6 and 7 of HCD Letter)** - As a result of robust community outreach and public participation during preparation of the Final Housing Element, HCD requested additional information on the policy and program changes incorporated into the Housing Element. The City Council implemented many, if not all, of the public recommendations submitted to the City. A summary of the input as well as revisions to the document was forwarded to HCD on March 8, 2002 and has been added to Supplement 3 of the Conceptual Draft Amended Housing Element.

***Attachments:***

*A1 – Realistic Capacity Documentation*

*A2 – 2021 ADU Affordability Survey*

*A3 – 2022 ADU Affordability Survey*

*A4 – 2021 ADU Building Permits Issued*

# Attachment A1 - Capacity Analysis of Commercial and Industrial Sites

## 2013-2021 Housing Element Commercial and Industrial Sites Development Status

AAHOP Number		Site Description		GP Des	Zoning	Total Acreage	Buildable Acreage	Allowable Density	ite Capacity All Affordable verlay Site Zone	Affordability Level	Developed with New Commercial?	Site Continued in 6th cycle Housing Element	Development Status (No Change = No improvements since 2013-2021 Mid-Cycle Housing Element)
Vacant													
A-05	225001418		Vacant	CG	C2-PD	13.9	11	24	211	VL/L	No	Yes	No change
Largely Vacant													
B-01	139026025	2121 N. Oxnard Blvd	Auto sales lot	CG	C2-PD	5.2	4.5	24	65	VL/L	No	No	No change
B-02	222015208	4684 & 4700 Saviers	Eagles Lodge	RMH	C-2-PD*	1.16	1.16	24	17	VL/L	No	Yes	No change
	222015202		Propane gas distributor	RMH	C-2-PD*	0.59	0.59	24	8	VL/L	No	Yes	No change
B-06	203012048	1331 - 1369 Saviers Rd	garage bldg	CG	C2	0.77	0.77	24	11	VL/L	No	Yes	No change
	203012050		Com. strip center	CG	C2	0.24	0.24	24	3	VL/L	No	Yes	No change
			2,500 sf total in								No	Yes	No change
	203012041		two garage	CG	C2	0.35	0.35	24	5	VL/L	No	Yes	No change
			buildings								No	Yes	No change
B-07	205044308	3461 Saviers Rd	partly vacant former market/swap meet	CG	C2	4.2	4.2	24	60	VL/L	No	Yes	No change
B-11	223004104	5690 Cypress Rd	vacant	ILM*	M1-PD*	0.37	0.29	24	6	VL/L	No	No	Developed with Residential, Garden City Labor Camp, 100% affordabe
B-12	222001126	5513 Saviers	residence,	CG	C-2 PD	0.92	0.92	24	13	VL/L	No	No	No change
			vehicle storage										
	222001111	5777 S. Saviers	vacant	CG	C-2 PD	0.45	0.45	24	6	VL/L	No	Yes	No change
	222001130	161 W. Hueneme	vacant	CG	C-2 PD	1.7	1.7	24	24	VL/L	No	Yes	No change
	222001129	5489 S Saviers	SF residence	CG	C-2 PD	0.92	0.92	24	13	VL/L	No	No	No change
	222001128	5527 S Saviers	vacant	CG	C-2 PD	0.90	0.90	24	22	VL/L	No	No	Developed with Ormond Beach Villas 39 veteran units, 100% affordable
	222001127	5527 S Saviers	vacant	CG	C-2 PD	0.91	0.91	24	22	VL/L	No	No	Developed with Ormond Beach Villas 39 veteran units, 100% affordable
	222001110	5577 S Saviers	auto repair	CG	C-2 PD	0.31	0.31	24	4	VL/L	No	No	no change

**Attachment A 1- Capacity Analysis of Commercial and Industrial Sites**

B-13	222010201	Saviors and Pleasant Valley	vacant	CG	C-2-PD	0.44	0.38	24	5	VL/L	No	Yes	No change
	222010218		parking lot	CG	C-2-PD	0.13	0.13	24	2	VL/L	No	No	no change
	222010219		restaurant	CG	C-2-PD	0.34	0.34	24	5	VL/L	No	No	no change
	222010225		vacant	CG	C-2-PD	0.01	0.01	24	0	VL/L	No	No	no change
	222010227		vacant	CG	C-2-PD	0.01	0.01	24	0	VL/L	No	No	no change
B-14	202005409	2nd St	Vacant. bldg	CG	C-2	0.16	0.16	24	2	VL/L	No	Yes	No change
	202005408		parking lot	CG	C-2	0.16	0.16	24	2	VL/L	No	Yes	No change
	202005407		Vacant building (city owned)	CG	C-2	0.32	0.32	24	5	VL/L	No	Yes	No change
	202005410		vacant	CG	C-2	0.16	0.16	24	2	VL/L	No	Yes	no change
	202005404		vacant	CG	C-2	0.16	0.16	24	2	VL/L	No	Yes	no change
	202005403		vacant	CG	C-2	0.16	0.16	24	2	VL/L	No	Yes	no change
	202005402		vacant	CG	C-2	0.16	0.16	24	2	VL/L	No	Yes	no change
B-19	203004114	800-900 blocks of	commercial	CG	C-2-PD	0.09	0.09	24	2	VL/L	No	No	no change
	203004115	W. Wooley Rd	commercial	CG	C-2-PD	0.18	0.18	24	5	VL/L	No	No	no change
	203004116		commercial	CG	C-2-PD	0.09	0.09	24	2	VL/L	No	No	no change
	203004117		commercial	CG	C-2-PD	0.09	0.09	24	2	VL/L	No	No	no change
	203004118		commercial	CG	C-2-PD	0.35	0.35	24	9	VL/L	No	No	no change
	203004119		commercial	CG	C-2-PD	0.18	0.18	24	4	VL/L	No	No	no change
	203004216		commercial	CG	C-2-PD	0.09	0.09	24	2	VL/L	No	No	no change
	203004217		commercial	CG	C-2-PD	0.18	0.18	24	4	VL/L	No	No	no change
	203004218		commercial	CG	C-2-PD	0.35	0.35	24	8	VL/L	No	No	no change
	203004219		commercial	CG	C-2-PD	0.18	0.18	24	4	VL/L	No	No	no change
	203004222		commercial	CG	C-2-PD	0.18	0.18	24	5	VL/L	No	No	no change
	203004226		commercial	CG	C-2-PD	0.01	0.01	24	0	VL/L	No	No	no change
<b>Largely Vacant Structure</b>													
C-01	142001034	Levits	parking lot	CG	C2-PD	5.3	5.3	24	76	VL/L	No	No	no change
	142002101		vacant Levitz	CG	C2-PD	3.6	3.6	24	52	VL/L	No	No	no change
C-03	222008229	207-631 W. Hueneme	older strip com.	CG	C-PD*	0.7	0.7	24	10	VL/L	No	yes	no change
	222001128		older strip com.	CG	C-PD*	1.37	1.37	24	20	VL/L	No	yes	no change
	222001127		vacant	CG	C-PD*	0.27	0.27	24	4	VL/L	No	yes	no change
	222001126		vacant	CG	C-PD*	1.09	1.09	24	16	VL/L	No	yes	no change
	222008265		older strip com.	CG	C-2	0.29	0.29	24	4	VL/L	No	yes	no change
	222008263		older strip com.	CG	C-2	1.48	1.48	24	21	VL/L	No	yes	no change

Attachment A1 - Capacity Analysis of Commercial and Industrial Sites

	222008257		older strip com.	CG	C-2	0.59	0.59	24	8	VL/L	No	yes	no change
	222008255		older strip com.	CG	C-2	0.59	0.59	24	8	VL/L	No	yes	no change
	222008256		parking lot	CG	C-2	0.29	0.29	24	4	VL/L	No	yes	no change
	222008258		older strip com.	CG	C-2	0.3	0.3	24	4	VL/L	No	yes	no change
<b>Constrained</b>													
D-03	203007028	1132 S. C St.	vacant	CG	C-PD*	0.29	0.29	24	6	VL/L	No	Yes	no change
D-05	205014132	Pleasant Valley Shopping Center	Unique Characteristics	CG	C2	7.8	3	24	43	VL/L	No	No	no change
D-06	200010002	1345 N. Oxnard	car dealership	CG	C2-PD	2.82	2.82	24	41	VL/L	No	Yes	Active application for residential, 195 units, 100% affordable
	200010003		car dealership	CG	C2-PD	1.13	1.13	24	16	VL/L	No	Yes	Active application for residential, 195 units, 100% affordable
	200010004		car dealership	CG	C2-PD	4.47	4.47	24	64	VL/L	No	No	no change
D-07	200008219	1205 N. Oxnard Bvd	dealership	CG	C2-PD	2.8	2.5	24	36	VL/L	No	Yes	no change
D-10	203007034	1111 S. Saviers Rd		CG	C2	1.4	1.3	24	19	VL/L	No	Yes	no change
D-11	204006003	1225 to 1263 S Oxnard	auto shop	CG	CM-PD	0.6	0.6	24	9	VL/L	No	Yes	no change
	204006004		small offices	CG	CM-PD	0.7	0.7	24	10	VL/L	No	Yes	no change
	204006012		vacant	CG	CM-PD	0.85	0.85	24	12	VL/L	No	Yes	no change
	204006013		9 apartments	CG	CM-PD	0.5	0.5	24	7	VL/L	No	Yes	no change
D-12	204007301	1325to 1401 S. Oxnard	bar & parking	CG	C-2	0.34	0.34	24	5	VL/L	No	No	no change
	204007302		auto sales	CG	C-2	0.34	0.34	24	5	VL/L	No	Yes	no change
	204007317		auto sales	CG	C-2	0.17	0.17	24	2	VL/L	No	Yes	no change
	204007318		auto sales	CG	C-2	0.17	0.17	24	2	VL/L	No	Yes	no change
D-14	183025021	SE corner Patterson Rd & W. Wooley Rd	industrial bdg	IL	ML	0.5	0.5	24	12	VL/L	No	No	no change
	183025013		industrial bdg	IL	M-PD	0.4	0.4	24	10	VL/L	No	No	no change
	183025015		industrial bdg	IL	M-PD	0.4	0.4	24	10	VL/L	No	No	no change
	183025023		industrial bdg	IL	ML	1.5	1.5	24	36	VL/L	No	No	no change
	183025024		self storage	IL	ML	2.4	2.4	24	57	VL/L	No	No	no change
	183025018		industrial bdg	IL	M-PD	0.2	0.2	24	5	VL/L	No	No	no change
	183025019		industrial bdg	IL	M-PD	0.3	0.3	24	5	VL/L	No	No	no change
	183025009		industrial bdg	IL	ML	0.6	0.6	24	14	VL/L	No	No	no change
	183025010		industrial bdg	IL	ML	0.4	0.4	24	10	VL/L	No	No	no change

# Attachment A1 - Capacity Analysis of Commercial and Industrial Sites

	183025012		industrial bdg	IL	M-PD	0.3	0.3	24	8	VL/L	No	No	no change
	183025022		industrial bdg	IL	ML	1.2	1.2	24	29	VL/L	No	No	no change

ATTACHMENT	A2 2021 ADU Affordability Survey												
	2021 ADUS												
APN	Address	Permit Number	Status	Planner	Approval Date	Description	B & S 415A	B&S 415T	B&S 415N	APPLICATION TYPE	RENT AMOUNT	# OF BEDS	AFFORDABILITY TYPE
205-0-225-075	3400 S E ST	21-131-10	APPROVED	RAB	2-23-21	N ATT ADU	X			3	\$500	1B	EXTREMELY LOW INCOME
201-0-122-110	525 E. FIRST ST	21-131-32	APPROVED	JP	4-22-21	CONV ATT GRG		X		2B	0	1B	EXTREMELY LOW INCOME
203-0-161-165	906 WEST	21-131-68	APPROVED	JP	7-15-21	CONV DET GRG		X		2A	0	1B	EXTREMELY LOW INCOME
200-0-231-070	612 RODERICK AVE	21-131-63	APPROVED	RAB	7-16-21	CONV ATT GRG & EX INT S.F.		X		2B	0	2B	EXTREMELY LOW INCOME
220-0-105-185	1861 NAPOLEON AV	21-131-11	APPROVED	RAB	9-10-21	CONV DET GRG		X		2a	500	1b	EXTREMELY LOW INCOME
203-0-274-120	2007 S. D ST	21-131-118	APPROVED	JCT	10-12-21	CONV ATT GRG		X		2B	500	1B	EXTREMELY LOW INCOME
216-0-143-015	IMPERIAL ST	21-131-151	APPROVED	JCT	12-1-21	GRG Conv, 2 beds	X			2b	0	2B	EXTREMELY LOW INCOME
181-0-053-015	1820 GALLATIN PL	21-131-152	APPROVED	RAB	12-28-21	GRG CONV + EX. RES S.F.	X			2B	0	1B	EXTREMELY LOW INCOME
205-0-033-225	3022 LASSEN ST	21-131-175	APPROVED	JCT	12-29-21	GRG CONV	X			2b	\$500	STUDIO	EXTREMELY LOW INCOME
203-0-143-075	1401 W ELM ST	21-131-91	APPROVED	MJ	917-21	CONV DET OTHER + ADD	X		X	2C	210	2b	EXTREMELY LOW INCOME
205-0-042-265	804 REDWOOD ST	21-131-117	pending	JCT/RAB		N DET ADU			X	1	0		EXTREMELY LOW INCOME
205-0-042-265	804 REDWOOD ST	21-131-116	pending	JCT/RAB		CONV EX SF JADU		X		5	0		EXTREMELY LOW INCOME
183-0-352-205	1431 WOODLAND ST	21-131-93	APPROVED	MJ		CONV ATT GRG		X		2B	0	STUDIO	EXTREMELY LOW INCOME
183-0-352-205	1431 WOODLAND ST	21-131-93	APPROVED	MJ		CONV ATT GRG		X		2B	0	STUDIO	EXTREMELY LOW INCOME
205-0-042-265	804 REDWOOD ST	21-131-117	pending	JCT/RAB		N DET ADU			X	1	0		EXTREMELY LOW INCOME
205-0-042-265	804 REDWOOD ST	21-131-116	pending	JCT/RAB		CONV EX SF JADU		X		5	0		EXTREMELY LOW INCOME
200-0-283-110	223 N. I ST	21-131-160	APPROVED	JCT	12-16-15	N Dett ADU 686			X	1	\$1,000	1b	VERY LOW INCOME
203-0-113-030	442 W BIRCH ST	21-131-13	APPROVED	RAB	3-26-21	CONV EX SF ADU		X		4	\$1,200	2B	VERY LOW INCOME
203-0-222-200	112 W FIR	21-131-19	APPROVED	JP	4-6-21	CONV EX SF JADU		X		5	\$900	1B	VERY LOW INCOME
201-0-122-150	128 N GARFIELD AV	21-131-28	APPROVED	RAB	4-23-21	CONV DET GRG		X		2A	\$1,200	2B	VERY LOW INCOME
142-0-161-025	1420 SABRINA ST	21-131-41	APPROVED	JP	5-10-21	N ATT ADU	X			3	\$900	2B	VERY LOW INCOME
215-0-055-140	1215 LIADA WAY	21-131-31	APPROVED	RAB	6-9-21	CONV PART EX GRG & RES		X		4	\$700	1B	VERY LOW INCOME
200-0-233-020	506 W RODERICK AV	21-131-34	APPROVED	RAB	6-22-21	CONV ATT GRG		X		2B	\$700	1B	VERY LOW INCOME
200-0-172-290	1009 DORIS AVE	21-131-51	APPROVED	RAB	6-23-21	N ATT ADU	X			3	\$1,000	2B	VERY LOW INCOME
204-0-071-190	119 ASH ST	21-131-62	APPROVED	RAB	7-2-21	CONV ATT GRG		X		2A	\$1,000	2B	VERY LOW INCOME
204-0-074-250	357 E CEDAR ST	21-131-57	PENDING	RAB	7-7-21	CONV GRG TO ADU		X		2A	\$700	1B	VERY LOW INCOME
204-0-073-100	1400 CALIFORNIA ST	21-131-74	APPROVED	RAB	7-21-21	N DET ADU			X	1	1100	3B	VERY LOW INCOME
205-0-141-065	4805 S SAVIERS RD	21-131-29	APPROVED	RAB	7-22-21	CONV EX SF ADU		X		4	\$1,000	2b	VERY LOW INCOME
202-0-022-020	177 N I ST	21-131-82	APPROVED	JD	7-27-21	CONV DET GRG + ADD		X	X	2A	800	STUDIO	VERY LOW INCOME
205-0-181-075	1360 REDWOOD ST	21-131-77	APPROVED	RAB	8-30-21	CONV DET GRG		X		2A	700	1B	VERY LOW INCOME
200-0-172-185	443 EASTWOOD DR	21-131-76	APPROVED	RAB	8-30-21	N ATT ADU	X			3	800	1B	VERY LOW INCOME
200-0-363-165	410 IVYWOOD DR	21-131-141	APPROVED	JCT	11-9-21	EX. SQ JADU		X		5	800	STUDIO	VERY LOW INCOME
203-0-141-150	1333 S N ST	21-131-146	APPROVED	RAB	12-28-21	GRG CONV		X		2A	850	1B	VERY LOW INCOME
219-0033-100	167 THOMAS AVE	21-131-33	APPROVED	RAB	5-1-21	CONV DET GRG T ADU		X		2A	\$700	1B	VERY LOW INCOME
219-0-402-105	845 TRINIDAD WAY	21-131-124	Pending	RAB		CONV OF OTHER BLD		X		2C	1000	2B	VERY LOW INCOME
219-0-402-105	845 TRINIDAD WAY	21-131-124	Pending	RAB		CONV OF OTHER BLD		X		2C	1000	2B	VERY LOW INCOME
225-0-085-175	2164 SANFORD ST	21-131-5	APPROVED	RAB	3-22-21	N ATT ADU			X	3	\$1,900	2B	LOW INCOME
220-0-084-155	2730 GERONIMO	21-131-17	APPROVED	JP	3-26-21	CONV EX SF ADU		X		4	\$2,000	2B	LOW INCOME
224-0-081-365	4330 DRAKE DR	21-131-6	APPROVED	RAB	3-26-21	N ATT ADU	X			3	\$1,500	2B	LOW INCOME
203-0-222-200	112 W FIR	21-131-18	APPROVED	JP	4-6-21	N DET ADU			X	1	\$2,100	3B	LOW INCOME
205-0-064-075	460 TEAKWOOD ST	21-131-8	APPROVED	JP	4-6-21	CONV EX SF JADU		X		5	\$1,500	2B	LOW INCOME
205-0-064-075	460 TEAKWOOD ST	21-131-7	APPROVED	JP	4-6-21	CONV DET GRG		X		2A	\$1,200	1B	LOW INCOME
205-0-042-175	930 REDWOOD ST	21-131-24	APPROVED	RAB	4-15-21	CONV DET GRG		X		2A	\$1,800	1B	LOW INCOME
185-0-081-015	841 DEVILFISH DR	21-131-47	APPROVED	JP	5-17-21	CONV ATT GRG		X		2B	\$1,800	1B	LOW INCOME
205-0-452-025	4801 S G ST	21-131-46	APPROVED	JM	5-27-21	N att ADU 600 s.f. 1bed	X			3	\$1,600	1B	LOW INCOME
142-0-142-045	2211 ISABELLA ST	21-131-36	APPROVED	RAB	5-28-21	N ATT ADU	X			3	1650	1B	LOW INCOME
205-0-161-015	3110 S VENTURA RD	21-131-35	APPROVED	RAB	5-28-21	CONV ATT GRG TO ADU		X		2B	\$1,800	1B	LOW INCOME
216-0-071-065	201 ALPINE ST	21-131-55	APPROVED	RAB	6-23-21	CONV GRG		X		2B	\$1,600	1B	LOW INCOME
200-0-283-060	333 N. I STRET	21-131-54	APPROVED	RAB	6-23-21	CONV EX SF + ADD FOR ADU X		X		3	\$1,800	2B	LOW INCOME

203-0-021-060	1270 S. L ST	21-131-49	APPROVED	RAB	6-23-21	CONV DET GRG + ADD		X		2C	\$1,000	1B	LOW INCOME	
204-0-074-250	357 E CEDAR ST	21-131-56	APPROVED	RAB	7-7-21	CONV EX SF FOR JADU		X		5	\$1,300	2B	LOW INCOME	
142-0-143-085	2141 MONO ST	21-131-69	APPROVED	JP	7-15-21	CONV ATT GRG		X		2B	1000	STUDIO	LOW INCOME	
200-0-232-050	650 DOUGLAS AVE	21-131-64	APPROVED	RAB	7-21-21	N ATT ADU	X			3	1900	2B	LOW INCOME	
187-0-026-115	1521 FATHOM DR	21-131-60	APPROVED	RAB	8-9-21	CONV EX SF TO JADU		X		5	\$1,500	STUDIO	LOW INCOME	
187-0-026-115	1521 FATHOM DR	21-131-59	APPROVED	RAB	8-9-21	N ATT ADU		X		3	\$1,700	2B	LOW INCOME	
142-0-293-085	942 BANCAL WAY	21-131-92	APPROVED	RAB	8-19-21	CONV ATT GRG		X		2B	1600	1B	LOW INCOME	
203-0-307-105	624 W IRIS ST	21-131-78	APPROVED	RAB	8-24-21	CONV ATT GRG		X		2B	1600	1B	LOW INCOME	
203-0-222-030	121 W. GUAVA STREE	21-131-94	APPROVED	JP	8-27-21	CONV DET GRG		X		2A	1800	2B	LOW INCOME	
200-0-283-140	204 N J ST	21-131-87	APPROVED	RAB	9-1-21	N DET ADU			X	1	1600	2B	LOW INCOME	
204-0-192-325	625 MAPLE ST	21-131-90	APPROVED	RAB	9-10-21	CONV EX SF +2ND FLR ADD	X			3	1500	2B	LOW INCOME	
205-0-235-075	3421 S. J STREET	21-131-113	APPROVED	JP	9-21-21	N ATT ADU	X			3	1000	STUDIO	LOW INCOME	
203-0-212-240	308 W. FIR AVE	21-131-95	APPROVED	JP	9-21-21	CONV ATT GRG		X		2B	1700	1B	LOW INCOME	
201-0-064-330	911 COOPER RD	21-131-108	APPROVED	JCT	10-4-21	N DET ADU			X	1	1600	4B	LOW INCOME	
183-0-373-255	1810 CLAREMONT DR	21-131-123	APPROVED	JP	10-11-21	CONV OF ATT GRG		X		2B	1000	STUDIO	LOW INCOME	
183-0-332-245	1430 TEHAMA ST	21-131-121	APPROVED	RAB	10-14-21	CONV OF ATT GRG		X		2B	1600	2B	LOW INCOME	
225-0-052-205	4341 REEDER AVE	21-131-132	APPROVED	JP	10-22-21	N ATT ADU	X			3	1800	1B	LOW INCOME	
203-0-012-190	1166 S VENTURA	21-131-130	APPROVED	JP	10-22-21	EX. SF. INT ADU		X		4	2000	2B	LOW INCOME	
215-0-040-595	1240 MARIA WAY	21-131-131	APPROVED	RAB	10-28-21	CONV OF ATT GRG		X		2B	1600	2B	LOW INCOME	
203-0-061-110	501 WOLFF ST	21-131-129	APPROVED	RAB	10-28-21	CONV OF ATT GRG		X		2B	1600	1B	LOW INCOME	
204-0-072-230	229 E BIRCH ST	21-131-144	APPROVED	RAB	12-2-21	N ATT ADU	X			3	1500	2b	LOW INCOME	
200-0-311-430	543 PAPLM DR	21-131-155	APPROVED	JCT	12-16-21	N. DETT ADU 1 BED			X	1	\$1,800	1B	LOW INCOME	
203-0-050-050	1258 SOUT G ST	21-131-169	APPROVED	JCT	12-22-21	GRG Conv 1bed		X		2a	\$1,600	1b	LOW INCOME	
201-0-064-270	411 N JUANITA AVE	21-131-173	APPROVED	JCT	12-28-21	N DETT ADU 565			X	1	\$1,800	2B	LOW INCOME	
222-0-205-015	800 BERKSHIRE PL	21-131-167	APPROVED	JCT	12-29-21	N. att to ex. res 1 bed	X			3	\$1,800	1B	LOW INCOME	
204-0-071-060	255 ASH ST	21-131-158	Approved	RAB	12-29-21	N. Detta 3beds		X		1	\$1,950	3B	LOW INCOME	
203-0-292-240	178 W JUNIPER ST	21-131-157	APPROVED	RAB	12-29-21	N. att 2-story 3beds	X			3	\$2,000	3B	LOW INCOME	
202-0165-270	926 KING ST	21-131-156	APPROVED	RAB	12-29-21	GRG Conv, 2 beds		X		2A	\$1,300	2B	LOW INCOME	
203-0-131-070	304 W BIRCH ST	21-131-85	APPROVED	RAB	830-21	NEW DET ADU			X	1	1500	2B	LOW INCOME	
203-0-212-240	308 W FIR AVE	21-131-96	APPROVED	JP	921-21	CONV EX SF JADU		X		5	1700	1B	LOW INCOME	
215-0-200-185	1303 EVITA PL	21-131-122	pending	RAB		EX. SF. INT ADU			X	4	1500	1B	LOW INCOME	
200-0-244-220	238 DOUGLASS	21-131-139	PENDING	MJ		N ATT ADU	X			3	1500	2B	LOW INCOME	
215-0-200-185	1303 EVITA PL	21-131-122	pending	RAB		EX. SF. INT ADU			X	4	1500	1B	LOW INCOME	
202-0-045-020	434 MAGNOLIA AVE	21-131-45	PENDING	RAB		N DET ADU			X	1	\$1,800	3B	LOW INCOME	
200-0-244-220	238 DOUGLASS	21-131-139	PENDING	MJ		N ATT ADU	X			3	1500	2B	LOW INCOME	
202-0-045-020	434 MAGNOLIA AVE	21-131-45	PENDING	RAB		N DET ADU			X	1	\$1,800	3B	LOW INCOME	
200-0-232-050	650 DOUGLAS AVE	21-131-65	APPROVED	RAB	7-21-21	CONV EX SQ + ADD JADU		X		5	1900	1B	MODERATE INCOME	
205-0-031-155	3128 S. L STREET	21-131-138	APPROVED	JP	10-25-21	N ATT ADU	X			3	2000	1B	MODERATE INCOME	
205-0-134-365	328 BRUCKER RD	21-131-126	APPROVED	RAB	10-28-21	CONV OF ATT GRG		X		2B	1600	STUDIO	MODERATE INCOME	
201-0-144-205	230 HARDING AVE	21-131-174	APPROVED	JCT	12-28-21	GRG CONV + ADD		X		2A	\$2,100	2B	MODERATE INCOME	
187-0-051-205	1740 CAPSTAN DR	21-131-53	APPROVED	RAB	6-23-21	CONV DET GRG		X		2A	MARKET	1B	ABOVE MODERATE INCOME	
205-0-274-015	3900 S B ST	21-131-165	APPROVED	RB	12-20-20	N att 2 beds	X			3		2b	NOT REPORTED	
200-0-231-180	687 DOUGLAS AVE	21-131-2	APPROVED	MJ	1-12-21	CONV ATT GRG TO ADU + ADD			X	2B		3B	NOT REPORTED	
201-0-031-320	527 N MCKINLEY	21-131-3	APPROVED	MJ	1-14-21								NOT REPORTED	
203-0-101-100	1426 South J St., Oxn	20-131-113	Approved	RB	1-26-21	120 SF ADD to 380 DET GRG			X	2A			NOT REPORTED	
221-0-021-055	4431 HAMILTON AVE	21-131-4	APPROVED	JD	2-4-21								NOT REPORTED	
204-0-082-320	254 E DATE ST	21-131-1	APPROVED	RAB	2-4-21	CONV DET GRG TO ADU + ADD			X	2A		2B	NOT REPORTED	
132-0-041-130	2635 COLONIA AVE	21-131-12	APPROVED	RAB	3-9-21	CONV EX SF JADU			X	5		2B	NOT REPORTED	
200-0-142-125	414 FERNWOOD DR	21-131-25	APPROVED	JM	3-13-21	N ATT ADU	X			3		STUDIO	NOT REPORTED	
185-0-013-115	3751 TILLER DR	21-131-15	APPROVED	MJ	3-15-21	CONV EX SF JADU			X	5		STUDIO	NOT REPORTED	
185-0-013-115	3751 TILLER DR	21-131-14	APPROVED	MJ	3-15-21	CONV DET GRG			X	2A		1B	NOT REPORTED	
205-0-042-095	921 SPRUCE ST	21-131-20	APPROVED	RAB	3-29-21	CONV DET GRG	X			3		2B	NOT REPORTED	

205-0-344-105	4221 FRANCISCO PL	21-131-9	APPROVED	MJ	4-26-21	N DET ADU			X	1		1B	NOT REPORTED	
200-0-242-075	305 RODERICK AV	21-131-26	APPROVED	RAB	4-27-21	CONV DET GRG		X		2A		1B	NOT REPORTED	
201-0-156-145	247 NAVARRO ST	21-131-23	APPROVED	RAB	4-27-21	CONV EX SF JADU		X		5		2B	NOT REPORTED	
201-0-156-145	247 NAVARRO ST	21-131-22	APPROVED	RAB	4-27-21	CONV DET GRG		X		2A		2B	NOT REPORTED	
185-0-022-025	1021 OARFISH LN	21-131-40	APPROVED	MJ	5-10-21	N ATT ADU	X			3		2B	NOT REPORTED	
201-0-112-230	154 N HARRISON AV	21-131-30	APPROVED	RAB	5-12-21	N ATT ADU	X			3		2b	NOT REPORTED	
204-0121-085	575 FIR CT	21-131-39	APPROVED	RAB	5-28-21	CONV DET GRG		X		2A		1B	NOT REPORTED	
205-0-315-225	1031 W CHANNEL ISL	21-131-27	APPROVED	RAB	5-28-21	CONV ATT GRG TO ADU		X		2B		1b	NOT REPORTED	
220-0-173-025	2004 FALKNER PL	21-131-21	APPROVED	RAB	5-28-21	CONV ATT GRG TO ADU		X		2B		2B	NOT REPORTED	
203-0-134-090	1602 VALLEY PARK DR	21-131-48	APPROVED	RAB	6-9-21	N DET ADU			X	1		2B	NOT REPORTED	
215-0-114-025	1626 OFELIA WAY	21-131-43	APPROVED	RAB	6-9-21	N ATT ADU	X			3		1B	NOT REPORTED	
215-0-123-085	875 VIVIANA DR	21-131-61	APPROVED	RAB	6-17-21	CONV ATT GRG		X		2B		1B	NOT REPORTED	
200-0-191-140	637 W ROBERT AVE	21-131-52	APPROVED	RAB	6-23-21	CONV DET GRG		X		2A		2B	NOT REPORTED	
219-0-413-075	3800 SAN SIMEON AV	21-131-50	APPROVED	RAB	6-23-21	N ATT ADU	X			3		STUDIO	NOT REPORTED	
141-0-015-215	621 ERICA PL	21-131-44	APPROVED	RAB	6-23-21	CONV GRG TO ADU		X		2B		STUDIO	NOT REPORTED	
185-0-012-155	3561 TAFFRAIL LN	21-131-67	APPROVED	MJ	7-1-21	CONV ATT GRG		X		2B		2b	NOT REPORTED	
215-0-231-025	1602 TIESA LN	21-131-58	APPROVED	RAB	7-2-21	CONV EX SF TO ADU		X		4		1B	NOT REPORTED	
202-0-041-090	128 N. F ST	21-131-16	APPROVED	RAB	7-2-21	CONV DET GRG ADU		X		2A		2B	NOT REPORTED	
200-0-022-045	622 GLENWOOD DR	21-131-70	APPROVED	RAB	7-6-21	N ATT ADU	X			3		1B	NOT REPORTED	
202-0-030-490	130 S H ST	21-131-71	APPROVED	RAB	7-21-21	CONV DET GRG		X		2A		1B	NOT REPORTED	
215-0-094-105	625 VALENTINA DR	21-131-84	APPROVED	MJ	7-28-21	CONV ATT GRG + ADD	X	X		2B		2B	NOT REPORTED	
221-0-071-145	4300 HIGHLAND AVE	21-131-83	APPROVED	JP	8-3-21	CONV ATT GRG		X		2B			NOT REPORTED	
205-0-274-015	3900 S. B ST	21-131-89	APPROVED	JP	8-23-21	N DET ADU			X	1			NOT REPORTED	
204-0-084-160	274 E FIR AVE	21-131-42	APPROVED	RAB	8-25-21	N DET ADU			X	1		2B	NOT REPORTED	
204-0-191-150	655 E LAUREL ST	21-131-88	APPROVED	RAB	8-26-21	CONV DET GRG + ADD		X		2B		2B	NOT REPORTED	
204-0-074-290	325 E CEDAR ST	21-131-86	APPROVED	RAB	8-26-21	CONV DET + ADD		X	X	1		2B	NOT REPORTED	
201-0-322-015	1532 MORRIS ST	21-131-80	APPROVED	RAB	8-26-21	CONV ATT GRG		X		2B		1B	NOT REPORTED	
203-0-022010	1255 HILL ST	21-131-81	APPROVED	RAB	8-30-21	CONV DET GRG + ADD		X	X	2A		2B	NOT REPORTED	
205-0-205-035	309 BRYCE CANYON	21-131-101	APPROVED	MJ	9-3-21	CONV ATT GRG		X		2B			NOT REPORTED	
203-0-232-075	1356 W IRIS ST	21-131-100	APPROVED	MJ	9-3-21	CONV EX SF JADU		X		5			NOT REPORTED	
203-0-232-075	1356 W IRIS ST	21-131-099	APPROVED	MJ	9-3-21	N ATT ADU	X			3			NOT REPORTED	
216-0-133-025	321 JULIAN ST	21-131-104	APPROVED	RAB	9-15-21	N ATT ADU 2ND FLR + ADD	X			3		1B	NOT REPORTED	
200-0-183-075	824 N H STREET	21-131-110	APPROVED	MJ	9-17-21	CONV ATT GRG		X		2C		2B	NOT REPORTED	
187-0-151-055	3424 KEEL AVE	21-131-109	APPROVED	MJ	9-17-21								NOT REPORTED	
200-0-163-105	1035 RODERICK AVE	21-131-66	APPROVED	RAB	9-21-21	CONV GRG + 2ND FLR ADD	X	X		2B		2B	NOT REPORTED	
202-0-041-070	112 N F ST	21-131-114	APPROVED	MJ	9-22-21	CONV DET GRG		X		2A		studio	NOT REPORTED	
205-0-195-045	1326 W POPLAR ST	21-131-103	APPROVED	RAB	9-23-21	N ATT ADU	X			3		2B	NOT REPORTED	
201-0-122-150	128 N GARFIELD	21-131-133	APPROVED	MJ	10-1-21	N DET ADU			X	1	1000		NOT REPORTED	
202-0-151-360	704 S F ST	21-131-112	APPROVED	RAB	10-13-21	CONV DET GRG		X		2A		STUDIO	NOT REPORTED	
200-0-272-115	1112 DEODAR AVE	21-131-107	APPROVED	RAB	10-13-21	N DET ADU			X	1			NOT REPORTED	
205-0-052-045	633 SPRUCE ST	21-131-72	APPROVED	JD	10-13-21	CONV EX SQ + N ATT ADU	X	X		3		2B	NOT REPORTED	
203-0-092-420	1601 W BRICH	21-131-128	APPROVED	MJ	10-18-21	CONV EX SF JADU		X		5	500		NOT REPORTED	
200-0-092-225	1040 CAMELOT WAY	21-131-127	APPROVED	RAB	10-28-21	CON OF DET GRG		X		2A		STUDIO	NOT REPORTED	
203-0-161-515	1536 S. J ST	21-131-120	APPROVED	RAB	10-28-21	N ATT ADU	X			3		2B	NOT REPORTED	
203-0-161-515	1536 S. J ST	21-131-119	APPROVED	RAB	10-28-21	EX. SF. INT JADU		X		5		1B	NOT REPORTED	
219-0-027-015	2101 CLOYNE ST	21-131-111	APPROVED	RAB	10-28-21	CONV ATT GRG		X		2B		2B	NOT REPORTED	
200-0-192-180	667 RODERICK AVE	21-131-75	APPROVED	RAB	10-28-21	N ATT ADU	X			3		1B	NOT REPORTED	
225-0-075-125	2144 ABBOTT ST	21-131-142	APPROVED	JCT	11-8-21	GRG CONV ATT		X		2B		1B	NOT REPORTED	
201-0-123-160	168 N GRANT AVE	21-131-137	APPROVED	MJ	11-9-21	CONV ATT GRG		X		2B		1B	NOT REPORTED	
201-0-123-130	164 N GRANT AVE	21-131-136	APPROVED	MJ	11-9-21	CONV ATT GRG		X		2B		1B	NOT REPORTED	
201-0-123-150	165 N GARFIELD AVE	21-131-135	APPROVED	MJ	11-9-21	CONV ATT GRG		X		2B		1B	NOT REPORTED	
201-0-123-140	161 N GARFIELD AVE	21-131-134	APPROVED	MJ	11-9-21	CONV ATT GRG		X		2B		1B	NOT REPORTED	

142-0-105-055	334 LAFAYETTE DR	21-131-154	APPROVED	JCT	11-30-21	GRG CONV, 1 BED		X		2A		1B	NOT REPORTED	
142-0-071-065	117 STANFORD AVE	21-131-153	APPROVED	JCT	11-30-21	GRG CONV, STDIO		X		2A		STUDIO	NOT REPORTED	
202-0-162-020	911 S. H ST	21-131-102	APPROVED	MJ	12-7-21	CONV OF OTHER BLD		X		2C			NOT REPORTED	
219-0-401-125	3500 SAN SIMEON AV	21-131-143	APPROVED	RAB	12-9-21	N DET ADU			X	1		2B	NOT REPORTED	
140-0-015-015	2422 LOBELIA DR	21-131-159	APPROVED	MJ	12-14-21	N DETT ADU			X	1		1B	NOT REPORTED	
140-0-024-025	2430 LOBELIA DR	21-131-140	APPROVED	MJ	12-14-21	N DET ADU			X	1		1B	NOT REPORTED	
219-0-062-015	2904 FOURNIER ST	21-131-105	APPROVED	RAB	12-15-21	CONV EX SF TO ADU		X		4		2B	NOT REPORTED	
200-0-192-180	667 RODERICK AV	21-131-149	APPROVED	RAB	12-28-21	GRG CONV + ADD		X		3		1b	NOT REPORTED	
185-0-105-175	1930 NINTH ST	21-131-148	APPROVED	RAB	12-28-21	N ATT ADU	X			3		1B	NOT REPORTED	
221-0-162-115	1220 MONET PL	21-131-147	APPROVED	RAB	12-28-21	N DET ADU			X	1		1B	NOT REPORTED	
203-0133-050	1521 SAVIERS RD	21-131-168	APPROVED	JCT	12-29-21	N. att to ex. GRG 3bed	X			1		2B	NOT REPORTED	
200-0-186-175	718 N H ST.	21-131-125	Approved	JP	1-14-22	CONV OF EX SF JADU		X		5	1000		NOT REPORTED	
203-0-223-080	171 W IRIS ST	21-131-145	APPROVED	MJ	1220-21	N ATT ADU	X			3		2B	NOT REPORTED	
203-0-192-065	1400 W GUAVA ST	21-131-161	Pending	MJ		GRG Conv			X	2b		1b	NOT REPORTED	
200-0-092-235	1050 CAMELOT WAY	21-131-150	Pending	JCT		CONV DET GRG 1 BED			X	2A		1B	NOT REPORTED	
219-0-344-015	300 DE ANZA	21-131-98	PENDING	MJ		CONV ATT GRG			X	2B			NOT REPORTED	
202-0-052-140	120 S C STREET	21-131-97	PENDING	MJ		CONV OF OTHER BLD			X	6			NOT REPORTED	
200-0-092-235	1050 CAMELOT WAY	21-131-150	Pending	JCT		CONV DET GRG 1 BED			X	2A		1B	NOT REPORTED	
201-0-061-050	409 N MCKINLEY AVE	21-131-115	APPROVED	MJ									NOT REPORTED	
200-0-301-220	545 CARTY DR	21-131-106	PENDING	RAB		CONV			X				NOT REPORTED	
219-0-344-015	300 DE ANZA	21-131-98	PENDING	MJ		CONV ATT GRG			X	2B			NOT REPORTED	
202-0-045-100	421 W FIRST ST	21-131-79	PENDING	JD		CONV EX OTHER BLD			X	6			NOT REPORTED	
202-0-265-135	1145 RIGGING PLACE	21-131-73	PENDING	JD		CONV ATT GRG			X	2B			NOT REPORTED	
201-0-115-100	155 S HAYES AVE	21-131-38	PENDING	JD		CONV EX SF JADU	X			5			NOT REPORTED	
201-0-061-050	409 N MCKINLEY AVE	21-131-115	APPROVED	MJ									NOT REPORTED	
200-0-301-220	545 CARTY DR	21-131-106	PENDING	RAB		CONV			X				NOT REPORTED	
202-0-045-100	421 W FIRST ST	21-131-79	PENDING	JD		CONV EX OTHER BLD			X	6			NOT REPORTED	
202-0-265-135	1145 RIGGING PLACE	21-131-73	PENDING	JD		CONV ATT GRG			X	2B			NOT REPORTED	
201-0-115-100	155 S HAYES AVE	21-131-38	PENDING	JD		CONV EX SF JADU	X			5			NOT REPORTED	
											% OF REPORTED	# ADU Permits	2021	
						total*	38	120	27		17.8%	16	TOTAL EXTREMELY LOW INCOME	
						185	20.54%	64.86%	14.59%		22.2%	20	TOTAL VERY LOW INCOME	
							Attached	Garage Conv	Detached		54.4%	49	TOTAL LOW INCOME	
						*some permits have multiple ADUs					4.4%	4	TOTAL MODERATE	
											1.1%	1	TOTAL ABOVE MODERATE	
												90	TOTAL REPORTED	
												92	TOTAL UNREPORTED	
												182	TOTAL REPORTED AND UNREPORTED	



ATTACHMENT A4

### 2021 Building Permits Issued

BUILDING PERMIT #	ADDRESS	APN	ISSUED
19-5314	180 PRINCETON AVE	142-0-061-105	3/10/2021
20-660	1813 SOUTH D ST	203-0-274-020	6/2/2021
20-826	1132 WEST GUAVA S	203-0-202-135	6/10/2022
20-1205	2024 NAPOLEON AVE	220-0-074-055	5/5/2021
20-1850	1030 WEST ROBERT AVE	200-0-163-355	12/13/2021
20-2074	4011 SAN JUAN AVE	219-0-431-035	4/8/2021
20-2170	1501 SOUTH D ST	203-0-181-010	3/18/2021
20-2359	900 DOUGLAS AVE #2	200-0-172-225	5/3/2021
20-2618	2665 COLONIA AVE	132-0-041-150	5/19/2021
20-2680	1161 WEST GUAVA ST	203-0-201-345	9/13/2021
20-2988	2233 SAN MARINO ST	204-0-134-060	13-13-21
20-3543	2117 HUGHES DR	219-0-025-210	6/9/2021
20-4364	1630 DIEGO WY	181-0-093-055	12/15/2021
19-3880	473 WEST BIRCH ST	203-0-112-200	3/9/2021
20-647	1263 WEST FIR AVE	203-0-150-345	2/25/2021
20-1198	222 EAST CEDAR ST	204-0-081-290	1/29/2021
20-1272	348 EAST CEDAR ST	204-0-091-070	5/20/2021
20-2135	2621 TRINITY PL	220-0-041-055	5/24/2021
20-2151	3550 SOUTH B ST	205-0-092-065	4/15/2021
20-2183	336 WEST IRIS ST #2	203-0-291-010	1/12/2021
20-2339	1135 SOUTH H ST	203-0042010	7/6/2021
20-2484	1960 PERICLE PL #2	220-0-085-115	5/11/2021
20-2628	1436 VALLEY PARK DR	203-0-133-130	6/23/2021
20-3029	2635 COLONIA AVE	132-0-041-130	8/5/2021
20-3060	4200 HIGHLAND AVE	221-0-071-105	7/8/2021
20-3446	456 PALM DR	200-0-312-160	6/30/2021
20-3707	3400 SOUTH E ST	205-0-225-075	10/11/2021
20-3779	894 SARATOG ST #2	183-0-172-095	7/29/2021
20-38-56	405 WEST IRIS ST	203-0-272-010	12/15/2021
21-349	3033 K ST	205-0-045-045	11/30/2021
21-1900	305 RODERICK AVE	200-0-242-075	11/16/2021
18-6448	302 DORIS AVE	200-0-321-170	8/27/2021
19-3753	3131 VIA MARINA AVE	187-0-133-235	12/29/2021
19-5608	3400 JACKSON ST	205-0-235-135	4/26/2021
20-1315	3530 LAS TUNAS PL	219-0-373-045	1/19/2021
20-1418	1930 WEST HEMLOCK ST	189-0-041-055	2/10/2021
20-1495	212 EAST FIRST ST #101	201-0-115-240	2/18/2021
20-1760	655 BEVERLY DR	200-0-302-190	3/17/2021
20-1784	231 SOUTH MARQUITA ST	201-0-154-045	10/13/2021
20-1810	247 EAST ELM ST #2	204-0-082-030	5/17/2021
20-2138	1350 ELDER ST	139-0-104-025	6/23/2021
20-2190	4451 BRNING DR #2	224-0-083-065	6/22/2021
20-2198	930 CEDAR ST	203-0-101-205	11/1/2021
20-2211	2040 CAMINO DEL SOL	216-0-121-085	9/16/2021
20-2286	3051 JACKSON ST	205-0-043-065	4/7/2021
20-2800	4710 SOUTH J ST	205-0-383-115	10/20/2021
20-2925	2111 ALMANOR ST	142-0165-075	9/20/2021
20-3034	110 SOUTH F ST	202-0-042-110	8/26/2021

[illegible]