

NOTICE OF SPECIAL MEETING

Pursuant to Section 54956 of the Government Code of the State of California, a Special meeting of the **Tracy City Council** is hereby called for:

Date/Time: **Tuesday, March 10, 2020 at 6:00 p.m.**
(or as soon thereafter as possible)

Location: **Council Chambers, City Hall**
333 Civic Center Plaza, Tracy

Government Code Section 54954.3 states that every public meeting shall provide an opportunity for the public to address the Tracy City Council on any item, before or during consideration of the item, however no action shall be taken on any item not on the agenda.

1. Call to Order
2. Roll Call
3. Items from the Audience - Items from the audience - *In accordance with Council Meeting Protocols and Rules of Procedure*, adopted by Resolution 2019-240, a five-minute maximum time limit per speaker will apply to all individuals speaking during “Items from the Audience/Public Comment”. For non-agendized items, Council Members may briefly respond to statements made or questions posed by individuals during public comment; ask questions for clarification; direct the individual to the appropriate staff member; or request that the matter be placed on a future agenda or that staff provide additional information to Council.
4. CONSENT CALENDAR
 - 4.A. APPROVAL OF DECEMBER 19, 2019, AND FEBRUARY 25, 2020 SPECIAL MEETING MINUTES, AND FEBRUARY 18, 2020, REGULAR MEETING MINUTES
 - 4.B. ACCEPT THE CORRAL HOLLOW ROAD FRONTAGE IMPROVEMENTS FOR THE TRACY HILLS PHASE 1A PROJECT, CONSTRUCTED BY TRACY PHASE I, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ASSUME RESPONSIBILITY FOR THE FUTURE MAINTENANCE AND REPAIR, AUTHORIZE THE CITY CLERK TO FILE THE NOTICE OF COMPLETION, AND AUTHORIZE THE CITY ENGINEER TO RELEASE BONDS
 - 4.C. ACCEPT THE CONSTRUCTION OF THE SIDEWALK, CURB & GUTTER REPAIRS FY 16-17 PROJECT – CIP 73157, COMPLETED BY SUNRISE GRADING & PAVING OF BRENTWOOD, CALIFORNIA; AUTHORIZE THE CITY CLERK TO FILE THE NOTICE OF COMPLETION; AUTHORIZE THE CITY ENGINEER TO RELEASE THE BONDS AND RETENTION PAYMENT; AND AUTHORIZE THE FINANCE DEPARTMENT TO CLOSE THE PROJECT

- 4.D. ACCEPT THE SENIOR CENTER ENTRANCE DOORS REPLACEMENT PROJECT, CIP 71093 (PHASE 1), COMPLETED BY CAPITOL DOOR SERVICE, INC., OF SACRAMENTO, CALIFORNIA, AUTHORIZE THE CITY CLERK TO FILE THE NOTICE OF COMPLETION, AUTHORIZE THE CITY ENGINEER TO RELEASE THE BONDS AND RETENTION PAYMENT, AND AUTHORIZE THE FINANCE DEPARTMENT TO CLOSE THE PROJECT
- 4.E. ACCEPT THE CONSTRUCTION OF THE POLICE COMMUNICATIONS TOWER EQUIPMENT SHELTER CIP 71050A , COMPLETED BY RADCO CONSTRUCTION, OF CARSON CITY, NEVADA, AUTHORIZE THE CITY CLERK TO FILE THE NOTICE OF COMPLETION WITH THE SAN JOAQUIN COUNTY RECORDER, AUTHORIZE THE CITY ENGINEER TO RELEASE THE BONDS AND RETENTION PAYMENT, AND AUTHORIZE THE FINANCE DEPARTMENT TO CLOSE THE PROJECT
- 4.F. ACCEPT THE CONSTRUCTION OF THE SENIOR CENTER UPGRADE/EXPANSION CIP 71093 (PHASE 2) AND CIP 78155, COMPLETED BY DIEDE CONSTRUCTION, OF LODI, CALIFORNIA, AUTHORIZE THE CITY CLERK TO FILE THE NOTICE OF COMPLETION, AUTHORIZE THE CITY ENGINEER TO RELEASE THE BONDS AND RETENTION PAYMENT, AND AUTHORIZE THE FINANCE DEPARTMENT TO CLOSE THE PROJECT
- 4.G. APPROVE A PROFESSIONAL SERVICES AGREEMENT WITH THE KPA GROUP, OF PLEASANTON, CALIFORNIA FOR AN UPDATE TO THE PUBLIC FACILITIES MASTER PLAN (CIP 71107) FOR A NOT-TO-EXCEED AMOUNT OF \$380,280
- 4.H. ACCEPT OFFSITE IMPROVEMENTS FOR THE INDUSTRIAL PROPERTIES TRUST BUILDING 2 LOCATED AT 1207 EAST GRANT LINE ROAD, CONSTRUCTED BY IPT TRACY DC IV LLC, A DELAWARE LIMITED LIABILITY COMPANY, ASSUME RESPONSIBILITY FOR THEIR FUTURE MAINTENANCE AND REPAIR, ACCEPT ALL OFFERS OF DEDICATION OF PUBLIC RIGHTS OF WAY, AUTHORIZE THE CITY CLERK TO FILE NOTICE OF COMPLETION, AND AUTHORIZE THE CITY ENGINEER TO RELEASE BONDS
- 4.I. RECEIVE AND AUTHORIZE STAFF TO SUBMIT THE ANNUAL PROGRESS REPORT FOR 2019 AND ANNUAL ELEMENT PROGRESS REPORT FOR 2019 TO THE OFFICE OF PLANNING AND RESEARCH, AND STATE HOUSING AND COMMUNITY DEVELOPMENT DEPARTMENT REGARDING THE IMPLEMENTATION OF THE GENERAL PLAN AND THE HOUSING ELEMENT
- 4.J. AUTHORIZE THE SUBMISSION OF A UNITED STATES DEPARTMENT OF JUSTICE (DOJ) COMMUNITY ORIENTED POLICING SERVICES (COPS) GRANT APPLICATION FOR A PROJECTED AMOUNT OF \$1,607,287 FOR THE HIRING OF THREE POLICE OFFICERS, WITH THE PROJECTED CITY MATCH FUNDS OF \$1,232,287, APPROVE AN ADDITIONAL \$90,000 FOR PROJECTED OVERTIME AND OTHER COSTS NOT COVERED BY THE GRANT FUNDS; AND AUTHORIZE THE CITY MANAGER TO ACCEPT THE \$375,000 GRANT, IF AWARDED

- 4.K. APPROVE AMENDMENT NO. 2 TO THE PROFESSIONAL SERVICES AGREEMENT BETWEEN THE CITY OF TRACY AND NBS GOVERNMENT FINANCE GROUP FOR THE ANALYSES OF FINANCE PROCESS INCREASING THE NOT TO EXCEED AMOUNT BY \$20,000 FOR A TOTAL NOT TO EXCEED AMOUNT OF \$140,500
- 4.L. APPROVE AN APPROPRIATION OF \$150,000 FROM THE TRANSPORTATION DEVELOPMENT ACT FUND 241; AUTHORIZE AN INCREASE OF THE CONTINGENCY AMOUNT TO \$974,528 FOR THE MACARTHUR DRIVE WIDENING AND RECONSTRUCTION PROJECT, CIPs 73126 AND 72073, FEDERAL PROJECT NUMBER STPL-5192(033); AND AUTHORIZE THE CITY MANAGER TO APPROVE CHANGE ORDERS UP TO THE APPROVED AMOUNT
- 4.M. AUTHORIZE A LEAVE OF ABSENCE FOR TRACY TRANSPORTATION ADVISORY COMMISSIONER JACOB HUNTER
- 4.N. ACCEPT THE CONSTRUCTION OF A PARTIAL DEMOLITION OF THE EXISTING WESTSIDE MARKET LOCATED AT 729/741 N. CENTRAL AVENUE FOR THE DOWNTOWN RESTAURANT/BREW PUB PROJECT, CIP 79364, COMPLETED BY CENTRAL VALLEY ENVIRONMENTAL OF FRESNO, CALIFORNIA, AUTHORIZE THE CITY CLERK TO FILE THE NOTICE OF COMPLETION, AND AUTHORIZE THE CITY ENGINEER TO RELEASE THE BONDS AND RETENTION PAYMENT
- 4.O. ACCEPT THE STREET LIGHT INSTALLATION AND CONDUIT REPAIR PROJECT, CIP 72112, COMPLETED BY PACIFIC EXCAVATION, INC., OF ELK GROVE, CALIFORNIA, AUTHORIZE THE CITY CLERK TO FILE THE NOTICE OF COMPLETION WITH THE SAN JOAQUIN COUNTY RECORDER, AUTHORIZE THE CITY ENGINEER TO RELEASE THE BONDS AND RETENTION PAYMENT, AND AUTHORIZE THE FINANCE DEPARTMENT TO CLOSE THE PROJECT
- 4.P. APPROVE A THIRD EXTENSION TO THE AGREEMENT FOR PROPERTY TAX ALLOCATION UPON ANNEXATION BETWEEN THE COUNTY OF SAN JOAQUIN AND THE CITY OF TRACY
- 4.Q. APPROVE THE PLACEMENT OF A PLAQUE COMMEMORATING THE THIRTY YEAR ANNIVERSARY OF THE PARTNERSHIP BETWEEN SISTER CITY ASSOCIATION OF TRACY AND MEMURO, JAPAN IN KEN YASUI PARK PER CITY STANDARD POLICY AND PROCEDURES
5. PUBLIC HEARING TO CONSIDER CITY'S RECOMMENDATION FOR AWARD OF LOCAL PRIORITY FUNDING ALLOCATIONS FOR COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) AND HOME INVESTMENT PARTNERSHIPS PROGRAM FUNDS FOR FISCAL YEAR 2020-2021 AND AUTHORIZE THE ASSISTANT CITY MANAGER TO EXECUTE THE FUNDING AGREEMENTS FOR THE PROGRAM

6. ACCEPT THE CITY OF TRACY POLICE DEPARTMENT'S ANNUAL REPORT FOR 2019
7. CONSIDER DECLARING A SHELTER CRISIS PURSUANT TO GOVERNMENT CODE 8698 ET SEQ. TO FACILITATE THE ESTABLISHMENT OF A TEMPORARY WARMING CENTER FOR THE HOMELESS AND RECEIVE UPDATE ON REQUESTS FOR PROPOSALS FOR WARMING CENTER AND SAFE PARKING SERVICES
8. Adjournment



Mayor

Posting Date: Thursday, March 5, 2020

The City of Tracy complies with the Americans with Disabilities Act and makes all reasonable accommodations for the disabled to participate in public meetings. Persons requiring assistance or auxiliary aids in order to participate should call City Hall (209-831-6105), at least 24 hours prior to the meeting.

Any materials distributed to the majority of the Tracy City Council regarding any item on this agenda will be made available for public inspection in the City Clerk's office located at 333 Civic Center Plaza, Tracy, during normal business hours.

December 19, 2019, 10:00 a.m.

Elk Grove Aquatic Center, 9701 Big Horn Blvd
Elk Grove, CA. 95758

Web Site: www.ci.tracy.ca.us

1. The meeting was called to order at 10:21 a.m.
2. Roll call found Council Members Ransom and Vargas present. Council Member Arriola, Mayor Pro Tem Young, and Mayor Rickman absent.

Council Member Arriola arrived at 10:25 a.m.

3. ITEMS FROM THE AUDIENCE – None
4. Tour of the Elk Grove Aquatic Center.

The following City of Elk Grove representatives spoke about the development of the Elk Grove Aquatic Center project: Council Member Pat Hume, Jason Behrmann, City Manager, Jeff Werner, Engineering Services Manager, and Lana Yoshimura, Community Event Center Manager.

The following staff members from the Cosumnes Community Services District provided insight on the operations and maintenance of the Elk Grove Aquatic Center: Joshua Green, General Manager, and Mike Dopson, Director of Recreation and Community Services.

5. ADJOURNMENT – Time: 11:59 a.m.

ACTION: Motion was made by Council Member Vargas and seconded by Council Member Arriola to adjourn. Roll call found all in favor; passed and so ordered.

The above agenda was posted at the Tracy City Hall on December 17, 2019. The above are action minutes. A recording is available at the office of the City Clerk.

Mayor

ATTEST:

City Clerk

February 18, 2020, 7:00 p.m.

City Council Chambers, 333 Civic Center Plaza

Web Site: www.ci.tracy.ca.us

Mayor Rickman called the meeting to order at 7:00 p.m.

Pastor Tim Heinrich, Crossroads Baptist Church offered the invocation.

Roll call found Council Members Arriola, Ransom, Vargas, Mayor Pro Tem Young and Mayor Rickman present.

Mayor Rickman recognized D.A.R.E. graduating students from Jacobson, George Kelly, Saint Bernard's, Discovery, West Valley Christian, Art Freiler and North Elementary Schools.

Mayor Rickman presented a Certificate of Recognition to outgoing Parks and Community Services Commissioner Conrad Levoit.

Mayor Rickman presented Certificates of Reappointment to Parks and Community Services Commissioners Linda Jimenez, and Rajdeep Singh, and a Certificate of Appointment to new commissioner Jacy Krogh.

REGULAR MEETING – 7:00 P.M.

1. CONSENT CALENDAR – Following the removal of consent items 1.L and 1.O by Council Member Vargas and item 1.K by Mayor Pro Tem Young, motion was made by Council Member Vargas and seconded by Council Member Arriola to adopt the Consent Calendar. Roll call vote found all in favor; passed and so ordered.
 - 1.A. APPROVAL OF FEBRUARY 4, 2020 CLOSED SESSION, SPECIAL MEETING AND REGULAR MEETING MINUTES – **Minutes were approved.**
 - 1.B. ACCEPT THE CONSTRUCTION OF THE 10TH STREET AND CENTRAL AVENUE DOWNTOWN FESTIVAL LIGHTS PROJECT (CIP 71106), COMPLETED BY CROSSPOINT GENERAL ENGINEERING, OF PALO CEDRO, CALIFORNIA, AUTHORIZE THE CITY CLERK TO FILE THE NOTICE OF COMPLETION WITH THE SAN JOAQUIN COUNTY RECORDER, AUTHORIZE THE CITY ENGINEER TO RELEASE THE BONDS AND RETENTION PAYMENT, AND AUTHORIZE THE FINANCE DEPARTMENT TO CLOSE THE PROJECT – **Resolution 2020-016** accepted the construction of the 10th Street and Central Avenue downtown festival lights project completed by Crosspoint General Engineering.
 - 1.C. ACCEPT THE TRACY MUNICIPAL AIRPORT RECONSTRUCTION OF TEE HANGAR TAXILANES PROJECT – CIP 77580, AIP NO. 3-06-0259-19, COMPLETED BY TEICHERT CONSTRUCTION OF STOCKTON, CALIFORNIA, AUTHORIZE THE CITY CLERK TO FILE THE NOTICE OF COMPLETION WITH THE COUNTY, AUTHORIZE THE FINANCE DEPARTMENT TO CLOSE THE PROJECT, AND AUTHORIZE THE CITY ENGINEER TO RELEASE THE BONDS AND RETENTION PAYMENT – **Resolution 2020-017** accepted the Tracy Municipal Airport Reconstruction of Tee Hangar Taxilanes Project – CIP 77580.

- 1.D. APPROVE A GENERAL SERVICE AGREEMENT WITH DIVERSIFIED OF PLEASANTON, CALIFORNIA FOR EQUIPMENT AND INSTALLATION OF AUDIO AND VIDEO SYSTEMS UPGRADES FOR CITY COUNCIL CHAMBER CIP 71089, WITH A NOT TO EXCEED BUDGET OF \$688,752, AUTHORIZE AN APPROPRIATION OF \$105,317 FROM THE CHANNEL 26 FUND (F295), AND AUTHORIZE THE CITY MANAGER TO APPROVE CHANGE ORDERS UP TO THE CONTINGENCY AMOUNT OF \$89,837, IF NEEDED – **Resolution 2020-018** approved the General Service Agreement with Diversified.
- 1.E. ACCEPT IMPROVEMENTS FOR CORDES RANCH TWO MILLION GALLON WATER TANK, 6.48 MILLION GALLON PER DAY WATER BOOSTER PUMP STATION, PRESSURE REDUCING VALVE, AND THE WATER TANK SITE IMPROVEMENTS; ASSUME RESPONSIBILITY FOR THE FUTURE MAINTENANCE AND REPAIR; APPROVE A LANDSCAPE MAINTENANCE AGREEMENT; AUTHORIZE THE CITY ENGINEER TO RELEASE THE PERFORMANCE AND PAYMENT BONDS; AND AUTHORIZE THE CITY CLERK TO FILE NOTICE OF COMPLETION – **Resolution 2020-019** accepted the improvements for Cordes Ranch two million gallon water tank, 6.48 million gallon per day booster pump station, pressure reducing valve, and water tank site improvements.
- 1.F. ADOPT A RESOLUTION AMENDING THE CITY'S CONFLICT OF INTEREST CODE FOR DESIGNATED CITY OFFICERS AND EMPLOYEE CLASSIFICATIONS AS REQUIRED BY THE POLITICAL REFORM ACT – **Resolution 2020-020** approved amending the City's Conflict of Interest Code.
- 1.G. APPROVE A PROFESSIONAL SERVICES AGREEMENT WITH AECOM FOR ON-CALL ENVIRONMENTAL ANALYSIS (CEQA) SERVICES AND PLANNING ASSISTANCE FOR VARIOUS PROJECTS BEGINNING IN JANUARY 2020 THROUGH JUNE 2024, WITH A NOT-TO-EXCEED AMOUNT OF \$500,000 PER FISCAL YEAR – **Resolution 2020-021** approved a Professional Services Agreement with AECOM.
- 1.H. APPROVE MASTER PROFESSIONAL SERVICES AGREEMENTS WITH INTERWEST CONSULTING GROUP OF MODESTO, CALIFORNIA AND WITH ASSOCIATED RIGHT OF WAY SERVICES, INC. OF PLEASANT HILL, CALIFORNIA, TO PROVIDE RIGHT OF WAY ACQUISITION SERVICES FOR MULTIPLE CAPITAL IMPROVEMENT PROJECTS SERVICES FOR A PERIOD OF FOUR YEARS (FEBRUARY 2020 TO MARCH 31, 2024) FOR A NOT-TO-EXCEED ACCUMULATIVE AMOUNT OF \$800,000 PER CONSULTANT – **Resolution 2020-022** approved Master Professional Services Agreements with Interwest Consulting Group, and Associated Right of Way Services, Inc.
- 1.I. APPROVE THE NEW GROUND LEASE AGREEMENT WITH CORRESPONDING INCREASES IN GROUND LEASE RENTAL RATES AS STATED IN THE NEW AGREEMENT AND THE ADDITION OF AN ELECTRIC SURCHARGE FOR PRIVATELY-OWNED HANGARS AT TRACY MUNICIPAL AIRPORT EFFECTIVE APRIL 1, 2020 – **Resolution 2020-023** approved the new Ground Lease Agreements for privately-owned hangars at Tracy Municipal Airport.

- 1.J. ACCEPT OFFSITE IMPROVEMENTS FOR THE CORDES RANCH PHASE 1A OFFSITE WATERLINE IMPROVEMENTS ON OLD SCHULTE ROAD, HANSEN ROAD, AND ROAD "E"; ASSUME RESPONSIBILITY FOR THEIR FUTURE MAINTENANCE AND REPAIR; APPROVE THE ACCESS AND MAINTENANCE EASEMENT AGREEMENTS; AUTHORIZE THE CITY CLERK TO FILE THE NOTICE OF COMPLETION; AND AUTHORIZE THE CITY ENGINEER TO RELEASE THE PERFORMANCE AND PAYMENT BONDS – **Resolution 2020-024** accepted the Offsite Improvement Agreements for the Cordes Ranch Phase 1A Offsite Waterline Improvements on Old Schulte Road, Hansen Road, and Road "E".
- 1.M. APPROVE A PROFESSIONAL SERVICES AGREEMENT WITH RAFTELIS FINANCIAL CONSULTANTS, INC., WITH A NOT TO EXCEED AMOUNT OF \$55,828 FOR COMPLETION OF A WASTEWATER REVENUE AND RATE ANALYSIS STUDY; AND APPROPRIATE THE FUNDS FROM RESERVES FOR THIS AGREEMENT – **Resolution 2020-025** approved a Professional Services Agreement with Raftelis Financial Consultants, Inc.
- 1.N. APPROVE RESPONSE TO THE SAN JOAQUIN COUNTY GRAND JURY FINAL REPORT 2018-2019 REGARDING COLD CASES – **Resolution 2020-026** approved the response to the San Joaquin County Grand Jury Final Report 2018-2019 regarding cold cases.
- 1.K. APPROVE THE CITY CO-SPONSORING TRACY EARTH DAY ON APRIL 25, 2020 AND ON APRIL 24, 2021 WITH TRACY EARTH PROJECT INC.

Mayor Pro Tem Young pulled the item.

Jolene Jauregui, Recreation Services Supervisor provided the staff report.

Council Member Ransom commented on the item.

No one from the audience wished to speak.

ACTION: Motion was made by Council Member Vargas and seconded by Council Member Ransom to adopt **Resolution 2020-027** approving the City of Tracy co-sponsoring Tracy Earth Day on April 25, 2020, and on April 24, 2021, with Tracy Earth Project Inc. Roll call found all in favor; passed and so ordered.

- 1.L. AUTHORIZE STAFF TO SUBMIT CURRENT AND FUTURE APPLICATIONS FOR "INFRASTRUCTURE FOR REBUILDING AMERICA." A COMPETITIVE GRANT PROGRAM FOR THE CENTRAL VALLEY GATEWAY PROJECT, FUNDED BY REGIONAL AND CITY FUNDS, DEVELOPER FEES AND TRADE CORRIDOR INITIATIVES, AUTHORIZE STAFF TO SUBMIT SAID APPLICATIONS FOR PROJECTS THAT ARE CONSISTENT WITH THE CITY'S TRANSPORTATION MASTER PLAN, AND FURTHER AUTHORIZE THE CITY MANAGER TO EXECUTE ALL GRANT-RELATED DOCUMENTS AND AGREEMENTS.

Council Member Vargas pulled the item to recognize efforts made by staff to seek Federal and State grants.

No one from the public wished to speak.

ACTION: Motion was made by Council Member Vargas and seconded by Council Member Ransom to adopt **Resolution 2020-028** authorizing staff to submit current and future applications for “Infrastructure for Rebuilding America,” a competitive grant program for the Central Valley Gateway Project, funded by regional and City funds, developer fees and trade corridor initiatives, and further authorizing the City Manager to execute all grant-related documents and agreements. Roll call found all in favor; passed and so ordered.

ACTION: Motion was made by Council Member Vargas and seconded by Council Member Ransom to adopt **Resolution 2020-029** authorizing staff to submit applications for “Infrastructure for Rebuilding America,” a competitive grant program for projects that are consistent with our Transportation Master Plan, and further authorizing the City Manager to execute all grant-related documents and agreements. Roll call found all in favor; passed and so ordered

1.O. ADOPT A RESOLUTION UPDATING THE MASTER SALARY SCHEDULE AND AMENDING THE CITY’S POSITION CONTROL ROSTER

Council Member Vargas pulled the item to announce she will be excluding herself from voting on the Class Code 2751 of the Master Salary Schedule.

No one from the public wished to speak.

ACTION: Motion was made by Council Member Ransom and seconded by Mayor Pro Tem Young to adopt **Resolution 2020-030** amending the City of Tracy Master Salary Schedule and Position Control Roster. Roll call found Council Member Arriola, Ransom, Mayor Pro Tem Young, and Mayor Rickman in favor; passed and so ordered. Council Member Vargas abstained from voting on Class Code 2751 of the Master Salary Schedule.

2. ITEMS FROM THE AUDIENCE – Conrad Levoit spoke about the need for a Skate Park, Frisbee Golf, and the Aquatic Center. Mr. Levoit suggested a monthly newsletter from Parks and Recreation to provide updates.

Tim Lipscomb, Northern California Carpenters Union spoke about unfair labor practices by Katerra, and requested Council reach out to Michael Marks, CEO of Katerra to ask for reinstatement of Anthony Campbell.

Anthony Campbell shared his story regarding his termination by Katerra and requested City Council assistance.

Alice English shared her concerns regarding the Ad Hoc Homelessness subcommittee, and requested that on March 17, 2020, Council not extend the Ad Hoc committee.

Kathleen Boo Mariano Junqueiro stated her house backs up to a downtown alley, and asked about the purpose of the alleys.

Rob Simmons, Tracy Little League provided a brief history about their involvement with Legacy Fields, and asked Council not to forget about Legacy Fields.

Ed Graham, Tracy Little League requested that Council commit the remaining \$12 million for Legacy Fields to finish the east fields and parking lot, and suggested concurrent funding can be done with the aquatic center.

Jenny Haruyama, City Manager pulled Item 3.B from the agenda. Item will return to Council on March 17, 2020.

3. REGULAR AGENDA

3.A. RECEIVE THE ANNUAL REPORT OF THE PARKS AND COMMUNITY SERVICES COMMISSION

Brian MacDonald, Parks and Recreation Department Director introduced Parks and Community Services Commissioner Chair Mark Miller who provided the presentation.

Conrad Levoit asked about Skate Park and Frisbee Golf, and wanted to make sure that it is touched upon in the near future.

City Council questions and comments followed.

ACTION: Motion was made by Council Member Ransom and seconded by Council Member Vargas to accept the Annual Report of the Parks and Community Services Commission. Roll call found all in favor; passed and so ordered.

3.B. ACCEPT THE CITY OF TRACY POLICE DEPARTMENT'S ANNUAL REPORT FOR 2019 – Item pulled and will return on March 17, 2020.

3.C. INTRODUCE AN ORDINANCE AMENDING CHAPTER 2.20 OF THE TRACY MUNICIPAL CODE TO INCLUDE ELECTRONIC RECORDS AND SIGNATURES, DELEGATE AUTHORITY VIA RESOLUTION TO CITY OFFICERS TO SIGN CONTRACTS, AND EXPAND THE USE OF COOPERATIVE PURCHASING AGREEMENTS

Bianca Rodriguez, Deputy City Attorney provided the staff report.

No one from the public wished to speak.

City Council comments and questions followed.

Mayor Rickman requested the City Clerk read the title of the proposed ordinance.

Adrienne Richardson, City Clerk read the title of the proposed ordinance.

ACTION: Motion was made by Council Member Ransom and seconded by Council Member Vargas to waive the reading of the full text and introduce **Ordinance 1284** an ordinance of the City of Tracy amending Chapter 2.20 of the Tracy Municipal Code to include electronic records and signatures, delegate authority via resolution to City officers to sign contracts, and expand the use of Cooperative Purchasing Agreements. Roll call found all in favor; passed and so ordered.

3.D APPROVE AND ADOPT THE 2020 UPDATE OF CITY OF TRACY ENGINEERING DESIGN STANDARDS, STANDARD SPECIFICATIONS, AND STANDARD PLANS FOR STREETS, UTILITIES, PARKS AND STREETSCAPES, AND RESCIND PREVIOUS RESOLUTION NO. 2008-255 PERTAINING TO THESE STANDARDS

Robert Armijo, City Engineer introduced Leisser Mazariegos, Associate Civil Engineer who provided the staff report. Andrew Malik, Assistant City Manager provided additional comments regarding the document and responded to questions.

Kathleen Boo Mariano Junqueiro asked if the report is for new or older construction, such as the downtown alleys.

Tim Silva, an avid cyclist thanked Council for recognizing that cycling is part of the community.

City Council comments and questions followed.

Council Member Vargas requested support to continue the Streetscape Design Guidelines section of the document to come back at a later date. Council Member Arriola supported the request.

ACTION: Motion was made by Council Member Vargas and seconded by Council Member Arriola to adopt **Resolution 2020-031** approving the 2020 update of City of Tracy Engineering Design Standards, Standard Specifications, Standard Plans for Streets, Utilities, Parks and continue Streetscape Design Guidelines for adoption in the future, and rescinding Resolution No. 2008-255 pertaining to these standards. Roll call found all in favor; passed and so ordered.

3.E ADOPT A RESOLUTION AMENDING THE GENERAL FUND BUDGET AND CAPITAL IMPROVEMENT PROJECTS (CIP) FOR THE FISCAL YEAR ENDING JUNE 30, 2020, AS PROPOSED; AND PROVIDE DIRECTION REGARDING THE ANTICIPATED FISCAL YEAR 2020-2021 BUDGET

Karin Schnaider, Finance Director provided the staff report.

Jenny Haruyama, City Manager spoke about budget direction.

Mary Mitracos spoke about the need for audio visual equipment for Council Chambers, and requested that Planning Commission meetings be televised.

Linda Jimenez suggested looking at partnering with organizations that could pay for amenities and the City provide the land.

Tim Silva spoke about the need for a Disc Golf course in Tracy.

Dotty Nygard spoke about long term planning, investing in solar and turbine farms, and sustainability projects that would put the City in a better future position.

City Council questions and comments followed.

Staff to provide a map at the April 7, 2020 meeting indicating where CIP's are located.

ACTION: Motion was made by Council Member Vargas and seconded by Council Member Arriola to adopt **Resolution 2020-032** amending the Municipal Budget for Fiscal Year 2019-2020. Roll call found all in favor; passed and so ordered.

Council Member Vargas requested item 3.H be heard before item 3.F.

DEVIATION

3.H. APPROVE THE CITY OF TRACY 2020 REGIONAL TRANSPORTATION AND LOCAL PROJECT PRIORITY SUBMITTAL FOR CONGRESSIONAL APPROPRIATION REQUESTS DURING SAN JOAQUIN COUNCIL OF GOVERNMENTS' ONE VOICE TRIP TO WASHINGTON D.C.

Andrew Malik, Assistant City Manager provided the staff report.

Jeff Major, Prologis thanked staff for their approach and direction, Council's leadership, and added they will work with the City in any way possible.

Michael Tree, Valley Link Project stated he appreciated Council's support for Valley Link as a project priority for the San Joaquin Council of Governments' One Voice trip. Mr. Tree provided information regarding legislature and federal funding for Valley Link. Mr. Tree responded to questions from Council.

Dino Margaros shared his downtown perspective and support for the Valley Link Project.

Mary Mitracos shared her support for the Valley Link Project and thanked Council for their consideration of the project.

City Council questions and comments followed.

ACTION: Motion was made by Council Member Ransom and seconded by Council Member Vargas to adopt **Resolution 2020-033** approving the City of Tracy 2020 Regional Transportation and Local Project Submittal for congressional appropriation requests during San Joaquin Council of Governments' One Voice trip to Washington D.C. Roll call found all in favor; passed and so ordered.

3.F. UPDATE AND DISCUSSION REGARDING WARMING CENTER AND SAFE PARKING PROGRAM ON CITY-OWNED PROPERTY AND PROVIDE FURTHER DIRECTION TO STAFF

Midori Lichtwardt, Assistant City Manager provided the staff report.

Deborah Polk supported the pilot programs, shared her frustration regarding the City turning down grant money, and Tracy's homelessness problem.

Linda Jimenez thanked Council for addressing the item and spoke about how the homeless discussions have always been open, transparent and public meetings.

Wayne Templeton spoke about the homeless issue and supported the seven questions before Council.

Arch Bakerink stated an emergency declaration is essential.

Tim Silva spoke about the Martin vs. Boise case and stated he hoped the warming centers are used by Tracy's citizens first.

Barbara Sassa stated over 50 non-profits, churches, residents attend the homeless task force meetings often, and spoke about the task force's accomplishments.

City Council questions and comments followed.

In response to the seven questions before City Council, it was Council's consensus to proceed with the following:

1. Establish a temporary pilot safe parking program with periodic updates.
2. Establish eligibility requirements like priority entry for individuals/families who have had some type of connection to Tracy.
3. Explore privately owned land.
4. Explore locations that include privately owned land.
5. Solicit safe parking proposals from non-profit service providers and private property owners.
6. Allow overnight parking of RVs on property designated for safe parking.
7. Declare a shelter crisis to invoke immunity from potential claims that could arise from a Safe Parking Program.

City Council discussion continued.

Jenny Haruyama, City Manager summarized Council Member Ransom's perimeters for a safe parking Request for Proposal.

- Interested in issuing an RFP for parking services to run parallel with the warming center to run through March 18, 2020 just as the warming center.
- Recommend a scope of up to \$25,000 similar to what was approved for the warming center.
- Interested in providing the City Manager with the discretion to select the site and may choose to return to Council for approval.
- Return to Council with more refined program if Council wishes to address this on a longer term. That is when staff would bring forward ordinances for consideration of what can and cannot be done on a public site. What is most important now is doing something on an emergency basis. These things can be done on parallel tracks.
- The parking services would include restrooms, security and case management services and low barriers as possible to get up and running.

City Council comments continued.

ACTION: Motion was made by Council Member Ransom and seconded by Council Member Arriola to adopt a scope that the City Manager has already clarified above and give the City Manager the approval to locate a facility, locate a safe parking site and issue a Request for Proposal for such services to go parallel with the warming center, with a \$25,000 allocation, which would keep the total allocation at \$50,000 which is under the City Manager's authorized dollar amount, and timeline to March 18, 2020 and reconsider at that time. Roll call found Council Members Arriola, Ransom and Mayor Pro Tem Young in favor; passed and so ordered. Council Member Vargas and Mayor Rickman opposed.

Leticia Ramirez, City Attorney asked for clarification whether there was a consensus to support Mayor Rickman's request to submit a request to the Attorney General's office for an opinion on the impact of the declaration of a shelter crisis on the City's ability to enforce a being in the park after dark ordinance. There was no consensus. Ms. Ramirez will research recent cases that may relate to the issue and bring back to Council in a staff report.

City Council discussion continued.

- 3.G. DISCUSS UPCOMING CITY COUNCIL TRAVEL TO WASHINGTON D.C. FOR LOBBYING EFFORTS FOR THE SAN JOAQUIN COUNCIL OF GOVERNMENTS' (SJCOG) ONE VOICE TRIP; TRAVEL TO WASHINGTON, D.C. FOR LOBBYING EFFORTS FOR THE CITY OF TRACY (PRE-ONE VOICE); AND TRAVEL TO SACRAMENTO FOR STATE LOBBYING EFFORTS; AND APPROVE PRE-ONE VOICE TRIP TRAVEL

Andrew Malik, Assistant City Manager provided the staff report.

No one from the public wished to speak.

City Council discussion followed.

ACTION: Motion was made by Mayor Pro Tem Young and seconded by Council Member Arriola to approve travel for Mayor Rickman, Mayor Pro Tem Young and Council Member Vargas to attend the San Joaquin Council of Governments' One Voice trip to Washington D.C. from May 10-14, 2020, and travel for Council Member Arriola and Council Member Ransom to attend the Pre-One Voice Trip to Washington D.C. during the week of April 26, 2020, and be further notified for the Sacramento trip. Roll call found all in favor; passed and so ordered.

- 3.I. APPOINTMENT OF CITY COUNCIL SUBCOMMITTEE TO INTERVIEW APPLICANTS TO FILL AN UPCOMING VACANCY ON THE PLANNING COMMISSION

Adrienne Richardson, City Clerk provided the staff report.

No one from the audience wished to speak.

Council Member Ransom and Mayor Pro Tem Young volunteered to serve on the Council subcommittee.

ACTION: Motion was made by Council Member Arriola and seconded by Mayor Pro Tem Young to appoint Council Member Ransom and Mayor Pro Tem Young to interview the applicants to fill an upcoming vacancy on the Planning Commission. Roll call found all in favor; passed and so ordered.

4. ITEMS FROM THE AUDIENCE – None
5. STAFF ITEMS – Jenny Haruyama, City Manager reminded Council about the Rosenberg Rules training on February 25, 2020 in Room 203 from 5:00 - 7:00 p.m.
6. COUNCIL ITEMS – Council Member Vargas provided a Valley Link update. Council Member Vargas requested revisiting the opportunity to finish Legacy Fields in the manner in which the community is requesting. Mayor Rickman seconded the request. Jenny Haruyama, City Manager confirmed the item is scheduled to come before Council in April 2020. Council Member Vargas requested an ad hoc committee consisting of two Council members to review and provide input on an Emergency Preparedness Plan, and volunteered to serve on the ad hoc committee. Council Member Ransom supported the request. Ms. Haruyama responded staff will return with a resolution establishing an ad hoc committee.

Mayor Pro Tem Young stated she would also like to serve on the ad hoc committee but wanted to make sure that it looks at the perimeters and it is a more detailed plan. Ms. Haruyama responded that there is an operational component that staff provides, and what the scope entails can be defined when staff brings back the resolution.

Mayor Pro Tem Young announced there will be a celebration for Black History Month on February 19, 2020 at West High School beginning at 5:00 p.m.

Council Member Ransom requested staff to look into the feasibility of televising Planning Commission meetings. Council Member Vargas seconded the request. Ms. Haruyama responded staff will bring back the item as a part of the budget development process as policy consideration for Council to discuss and determine what they would like to do.

Council Member Arriola announced the following: Suicide Awareness Walk on Saturday, February 22, 2020, at 11:00 a.m. in the West High quad; March 4, 2020, Council Member Arriola and Council Member Vargas will be attending the official swearing in for East Bay Energy Directors in Oakland, and on March 13, 2020, Council Member Arriola was invited to be speaker at a Statewide Conference LGBT Leadership in Sacramento.

Mayor Rickman announced the following: Non-profit crab feed season, Grand Theatre will be announcing the contestants for Tracy Dancing with the Stars, the State of the City will be held on March 10, 2020. Mayor Rickman expressed his concerns that the Chamber of Commerce will be charging to attend the State of the City event.

7. ADJOURNMENT – Time: 11:48 p.m.

ACTION: Motion was made by Council Member Arriola and seconded by Mayor Pro Tem Young to adjourn. Roll call vote found all in favor; passed and so ordered.

Mayor

ATTEST:

City Clerk

February 25, 2020, 5:00 p.m.

Conference Room 203, City Hall, 333 Civic Center Plaza Web Site: www.ci.tracy.ca.us

1. The meeting was called to order at 5:32 p.m.

2. Roll call found Council Members Arriola, Ransom, Vargas, Mayor Pro Tem Young, and Mayor Rickman present.

3. ITEMS FROM THE AUDIENCE – None

4. PARLIAMENTARY TRAINING REGARDING ROSENBERG’S RULES OF ORDER

 Leticia Ramirez, City Attorney introduced Lorenzo R. Cuesta, National Association of Parliamentarians.

 Mr. Cuesta provided the training on Rosenberg’s Rules of Order, and responded to City Council’s questions.

 Mr. Cuesta provided a handout and shared his findings and recommendations upon viewing past meeting videos.

 Council Member Ransom left the meeting at 6:32 p.m.

 Mayor Rickman left the meeting at 6:47 p.m.

5. ADJOURNMENT: Time: 7:06 p.m.

ACTION: Motion was made by Mayor Pro Tem Young and seconded by Council Member Arriola to adjourn. Roll call found Council Members Arriola, Vargas, and Mayor Pro Tem Young in favor; passed and so ordered. Council Member Ransom and Mayor Rickman absent.

The above agenda was posted at the Tracy City Hall on February 21, 2020. The above are action minutes. A recording is available at the office of the City Clerk.

Mayor

ATTEST:

City Clerk

AGENDA ITEM 4.B

REQUEST

ACCEPT THE CORRAL HOLLOW ROAD FRONTAGE IMPROVEMENTS FOR THE TRACY HILLS PHASE 1A PROJECT, CONSTRUCTED BY TRACY PHASE I, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ASSUME RESPONSIBILITY FOR THE FUTURE MAINTENANCE AND REPAIR, AUTHORIZE THE CITY CLERK TO FILE THE NOTICE OF COMPLETION, AND AUTHORIZE THE CITY ENGINEER TO RELEASE BONDS

EXECUTIVE SUMMARY

Tracy Phase I, LLC , a Delaware limited liability company (Developer), has completed construction of frontage improvements on Corral Hollow Road associated with the Tracy Hills Phase 1A Project in accordance with the Offsite Improvement Agreement approved by Council, including Project plans and specifications. Staff recommends City Council accept the improvements as complete, file the Notice of Completion, and enable the City Engineer to release the developer's bonds.

DISCUSSION

On August 16, 2016, by Resolution No. 2016-177, City Council approved an Offsite Improvement Agreement (Agreement) for construction of frontage improvements on Corral Hollow Road associated with the Tracy Hills Phase 1A Project. The scope of the Project included roadway improvements along the Tracy Hills frontage of Corral Hollow Road.

RJA Engineers of Rocklin, California prepared the improvement plans titled, "Improvement Plans – Corral Hollow Road Frontage Improvements."

The Developer has completed all the work required to be done in accordance with the Agreement, and has requested acceptance of the public improvements. The City Engineer has inspected the completed work and confirmed that the improvements conform to the Agreement and to City specifications and plans. The estimated cost of the infrastructure improvements are as follows:

Roadway Improvements	\$ 981,730
----------------------	------------

Additionally, two separate land dedications along the Corral Hollow Road frontage have been irrevocably offered by the Developer: 0.82 acres was offered by Parcel Map 25 PM 168, and 1.14 acres was offered by Tract 3878, 43 MP 17. The second dedication is shared with the improvements being performed as part of the Tracy Hills Blvd OIA; that work is ongoing and not ready for Council acceptance. Staff recommends Council accept both land dedications along with the aforementioned improvements.

STRATEGIC PLAN

This agenda item supports the City of Tracy's Quality of Life Strategic Priority, which is to provide an outstanding quality of life by enhancing the City's amenities, business mix and services and cultivating connections to promote positive change and progress in our community.

FISCAL IMPACT

The Developer, in accordance with the Offsite Improvement Agreement, completed all improvements. The infrastructure roadway improvement cost of \$981,730 will be included in the City of Tracy General Fixed Assets Fund 910. The ongoing maintenance will be budgeted in the Public Works operating budget; there is sufficient funds to meet this expense.

RECOMMENDATION

That City Council, by resolution, accept the improvements along with the underlying land dedications as complete in accordance with the Offsite Improvement Agreement for the Corral Hollow Road Frontage Improvements associated with the Tracy Hills Phase 1A Project, including the Project plans and specifications, assume responsibility for their future maintenance and repair, authorize the City Clerk to file Notice of Completion, and authorize the City Engineer to release all bonds in accordance with the terms of the Agreement.

Prepared by: Paul Verma, PE, Senior Civil Engineer

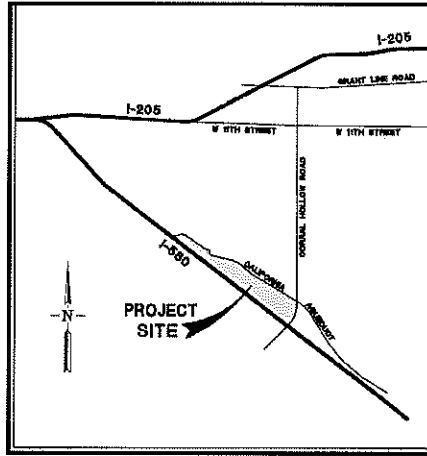
Reviewed by: Robert Armijo, PE, City Engineer / Assistant Development Services Director
Karin Schnaider, Finance Director
Andrew Malik, Assistant City Manger

Approved by: Jenny Haruyama, City Manager

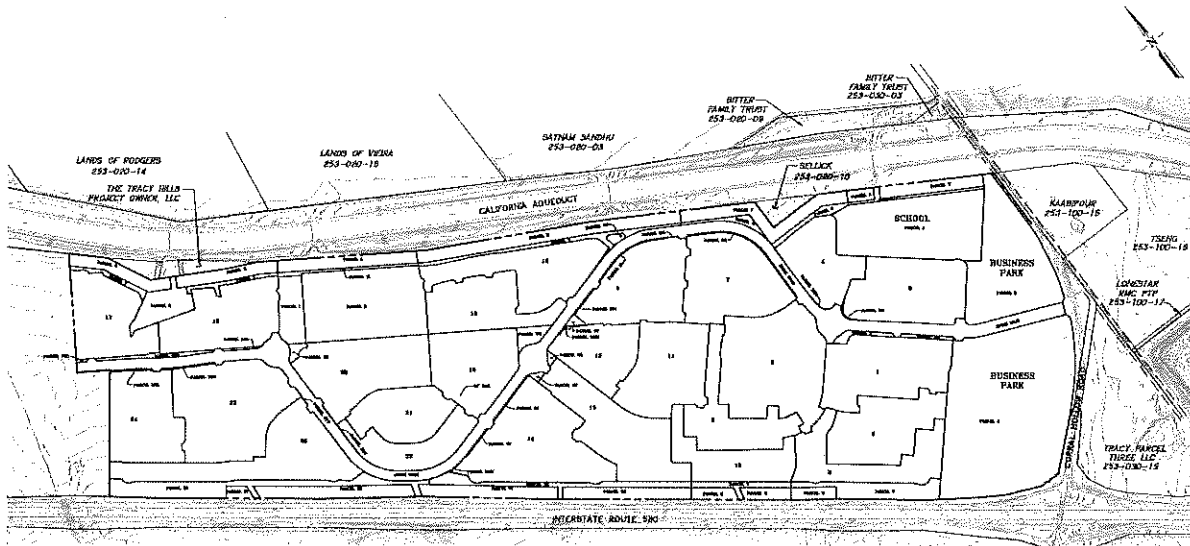
ATTACHMENTS

Attachment A – Vicinity Map

Attachment A



VICINITY MAP



TRACY HILLS PHASE 1A, TRACT 3878

RESOLUTION 2020-_____

ACCEPTING THE CORRAL HOLLOW ROAD FRONTAGE IMPROVEMENTS FOR THE TRACY HILLS PHASE 1A PROJECT, CONSTRUCTED BY TRACY PHASE I, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ASSUMING RESPONSIBILITY FOR THE FUTURE MAINTENANCE AND REPAIR, AUTHORIZING THE CITY CLERK TO FILE NOTICE OF COMPLETION, AND AUTHORIZING THE CITY ENGINEER TO RELEASE BONDS

WHEREAS, On August 16, 2016, by Resolution No. 2016-177 City Council approved the Offsite Improvement Agreement (Agreement) for construction of frontage improvements on Corral Hollow Road associated with the Tracy Hills Phase 1A Project, and

WHEREAS, Developer has completed all the work required to be done in accordance with the Agreement, and has requested acceptance of the public improvements, and

WHEREAS, The City Engineer has inspected the completed work and recommends acceptance of the improvements and land dedications irrevocably offered by Developer (0.82 acres offered on Parcel Map 25 PM 168 and 1.14 acres offered on Tract 3878, 43 MP 17), and

WHEREAS, The estimated cost of infrastructure improvements is as follows:

Roadway Improvements \$ 981,730

NOW, THEREFORE, BE IT RESOLVED, That the City Council of the City of Tracy hereby accepts the improvements and underlying land dedications as complete in accordance with the Offsite Improvement Agreement for the Corral Hollow Road Frontage Improvements associated with the Tracy Hills Phase 1A Project, including the Project plans and specifications, and assumes responsibility for their future maintenance and repair;

BE IT FURTHER RESOLVED, That the City Engineer is authorized to release all bonds in accordance with the terms of the Offsite Improvement Agreement;

BE IT FURTHER RESOLVED, That the City Clerk is authorized to file Notice of Completion with the San Joaquin County Recorder.

* * * * *

The foregoing Resolution 2020-_____ was passed and adopted by the Tracy City Council on the 10th day of March 2020 by the following vote:

AYES: COUNCIL MEMBERS:
NOES: COUNCIL MEMBERS:
ABSENT: COUNCIL MEMBERS:
ABSTAIN: COUNCIL MEMBERS:

MAYOR

ATTEST:

CITY CLERK

AGENDA ITEM 4.C

REQUEST

ACCEPT THE CONSTRUCTION OF THE SIDEWALK, CURB & GUTTER REPAIRS FY 16-17 PROJECT – CIP 73157, COMPLETED BY SUNRISE GRADING & PAVING OF BRENTWOOD, CALIFORNIA; AUTHORIZE THE CITY CLERK TO FILE THE NOTICE OF COMPLETION; AUTHORIZE THE CITY ENGINEER TO RELEASE THE BONDS AND RETENTION PAYMENT; AND AUTHORIZE THE FINANCE DEPARTMENT TO CLOSE THE PROJECT

EXECUTIVE SUMMARY

The contractor has completed approximately 1.5 miles of sidewalks and construction of ADA compliant curb ramps in the area bounded by West Lowell Avenue, North Holly Drive, West Eaton Avenue and North Parker Avenue, located in Census Tract 53.03. Additional new construction sidewalk was also constructed along the north side of Clover Road, east of Tracy Boulevard, in Census Tract 53.05. Both neighborhoods qualify to use Community Development Block Grant (CDBG) funds for this sidewalk project.

DISCUSSION

On June 6, 2017, City Council awarded a construction contract to Sunrise Grading & Paving, of Brentwood, California, for their bid amount of \$182,372 for the Sidewalk, Curb & Gutter Repair FY 16-17 Project – CIP 73157.

The scope of the Project included repairs and replacement of approximately 1.5 miles of sidewalks and curb ramps in the area bounded by West Lowell Avenue, North Holly Drive, West Eaton Avenue and North Parker Avenue, providing ADA compliant walking routes to the Tracy Library, Tracy Learning Center, Central Elementary School, and Saint Bernard's Church. The Project also included a new sidewalk connecting commercial and residential areas along the north side of Clover Road east of Tracy Boulevard.

On February 6, 2018, the Contractor submitted a progress payment in the amount of \$235,806. Staff verified the sidewalk installation quantities and proper documentation to comply with CDBG requirements and processed the progress payment invoiced by the contractor. The contractor had also completed extra work authorized by the City's Engineering Division to repair and replace the existing damaged sidewalk at the corner of E. Beverly Place and Mae Avenue. However, the contractor never billed the City for this extra work. Engineering staff reached out to the contractor via phone call, and by certified mail, but received no response.

After researching on the State of California's Department of Industrial Relations' website, staff discovered that Sunrise Grading & Paving has re-organized, and is no longer operating this business. Staff has demonstrated the City's due diligence and recommends closing the Project. Upon acceptance of the Project by City Council, a copy of the Notice of Completion will also be forwarded to Sunrise Grading & Paving for notification.

The Project plans and specifications were prepared in-house by the City's Engineering Division.

Project costs are as follows:

A.	Construction Contract Amount	\$ 182,372
B.	Bid item quantity overruns	\$ 53,434
C.	Approved Change orders	\$ -
	Design, construction management, inspection, Testing & miscellaneous project management	
D.	Expenses	<u>\$ 32,938</u>
	Total Project Costs	\$ 268,744
	Total Budget	\$ 269,000

The Project has been completed within the approved budget, within the time frame of the original contract plus the time extension given to the contractor for extra work, including rain delays, per plans, specifications, and City of Tracy standards.

STRATEGIC PLAN

The agenda item is a routine operational item and is not related to the Council's Strategic Plans.

FISCAL IMPACT

The Sidewalk, Curb & Gutter Repair Project – CIP 73157 is an approved Capital Improvement Project with total funding in the amount of \$269,000. The total Project cost was \$268,744. This Project came in under budget; the remaining funds in the amount of \$256 will be released back into the Gas Tax (F245) fund balance.

RECOMMENDATION

Staff recommends that City Council accept, by resolution, the construction of the Sidewalk, Curb & Gutter Repair FY 16-17 Project – CIP 73157, completed by Sunrise Grading & Paving of Brentwood, California; authorize the City Clerk to record the Notice of Completion with the San Joaquin County Recorder; authorize the City Engineer to release the bonds and retention payment; and authorize the Finance Department to close the Project.

Prepared by: Paul Verma, PE, Senior Civil Engineer

Reviewed by: Robert Armijo, PE, City Engineer / Assistant Director of Development Services
Karin Schnaider, Finance Director
Andrew Malik, Assistant City Manager

Approved by: Jenny Haruyama, City Manager

RESOLUTION 2020-_____

ACCEPTING THE CONSTRUCTION OF THE SIDEWALK, CURB & GUTTER REPAIRS FY 16-17 PROJECT – CIP 73157, COMPLETED BY SUNRISE GRADING & PAVING OF BRENTWOOD, CALIFORNIA; AUTHORIZING THE CITY CLERK TO FILE THE NOTICE OF COMPLETION; AUTHORIZING THE CITY ENGINEER TO RELEASE THE BONDS AND RETENTION PAYMENT; AND AUTHORIZING THE FINANCE DEPARTMENT TO CLOSE THE PROJECT

WHEREAS, On June 6, 2017, City Council awarded a construction contract to Sunrise Grading & Paving, of Brentwood, California, for their bid amount of \$182,372 for the Sidewalk, Curb & Gutter Repair FY 16-17 Project – CIP 73157, and

WHEREAS, The scope of the Project included repair and replacement of approximately 1.5 miles of sidewalks and curb ramps, and

WHEREAS, No change orders were issued, and

WHEREAS, The status of budget costs is as follows:

A.	Construction Contract Amount	\$ 182,372
B.	Bid item quantity overruns	\$ 53,434
C.	Approved Change orders	\$ -
	Design, construction management, inspection, Testing & miscellaneous project management	
D.	Expenses	<u>\$ 32,938</u>
	Total Project Costs	\$ 268,744
	Total Budget	\$ 269,000

WHEREAS, The Project has been completed within the approved budget, including the additional appropriation, within the time frame of the original contract plus the time extension given to the contractor for extra work, including rain delays, per plans, specifications, and City of Tracy standards, and

WHEREAS, Per the Department of Industrial Relations' website, Sunrise Grading & Paving has re-organized, and is no longer operating this business. The City has demonstrated its due diligence and recommends closing the Project. Upon acceptance of the Project, a copy of the Notice of Completion will also be forwarded to Sunrise Grading & Paving, and

WHEREAS, The Sidewalk, Curb & Gutter Repair FY 16-17 Project – CIP 73157 is an approved Capital Improvement Project with total funding in the amount of \$269,000. The total Project cost was \$268,744. This Project came in under budget; the remaining funds in the amount of \$256 will be released back into the Gas Tax (F245) fund balance;

NOW, THEREFORE, BE IT RESOLVED, That the City Council of the City of Tracy hereby accepts the construction of the Sidewalk, Curb & Gutter Repair FY 16-17 Project – CIP 73157, completed by Sunrise Grading & Paving of Brentwood, California; authorizes the City Clerk to record the Notice of Completion with the San Joaquin County Recorder; authorizes the City Engineer to release the bonds and retention payment; authorizes the Finance Department to close the Project with the San Joaquin County Recorder; authorizes the City Engineer to release the bonds and retention payment; and authorizes the Finance Department to close the Project.

* * * * *

The foregoing Resolution 2020-_____ was passed and adopted by the Tracy City Council on the 10th day of March 2020, by the following vote:

AYES: COUNCIL MEMBERS:
NOES: COUNCIL MEMBERS:
ABSENT: COUNCIL MEMBERS:
ABSTAIN: COUNCIL MEMBERS:

MAYOR

ATTEST:

CITY CLERK

AGENDA ITEM 4.D

REQUEST

ACCEPT THE SENIOR CENTER ENTRANCE DOORS REPLACEMENT PROJECT, CIP 71093 (PHASE 1), COMPLETED BY CAPITOL DOOR SERVICE, INC., OF SACRAMENTO, CALIFORNIA, AUTHORIZE THE CITY CLERK TO FILE THE NOTICE OF COMPLETION, AUTHORIZE THE CITY ENGINEER TO RELEASE THE BONDS AND RETENTION PAYMENT, AND AUTHORIZE THE FINANCE DEPARTMENT TO CLOSE THE PROJECT

EXECUTIVE SUMMARY

The contractor has completed the work to replace the Senior Center Door Project, CIP 71093 (Phase 1). The Project was completed in accordance with Project plans, specifications, and contract documents.

Project costs are within the available budget. Staff recommends City Council accept the Project to enable the City Engineer to release the contractor's bonds and retention.

DISCUSSION

The CIP 71093 Project was split into two phases in order to expedite the construction of the replacement of the Senior Center Doors. The Project scope included replacement of the 7'x11' automatic sliding entrance door at the Tracy Senior Center.

Engineering staff prepared the plans and specifications in-house for an informal bid to replace the automatic door at the Senior Center, and staff received one bid from Capitol Door Service, Inc. that was deemed responsive in accordance to the specifications and the plans provided by City Staff.

The Project was advertised in January 2018, and on March 22, 2018. The City Manager, in accordance with Tracy Municipal Code section 2.20.260, executed the agreement with the lowest responsible bidder, Capitol Door Service, Inc. of Sacramento, California, for \$16,000.

No change orders were issued for the Project.

Project costs are as follows:

A. Construction Contract Amount	\$	16,000
B. Approved Change orders	\$	-
C. Design, construction management, inspection, Testing & miscellaneous project management Expenses	\$	-
Total Project Costs	\$	16,000
Total Budget Phase 1	\$	20,000
Budget Remaining	\$	4,000

Phase 1 of this Project has been completed within the available budget, is on schedule, and is consistent with plans, specifications, and City of Tracy standards.

STRATEGIC PLAN

This agenda item supports the City of Tracy's Quality of Life Strategic Priority, which is to provide an outstanding quality of life by enhancing the City's amenities, business mix and services and cultivating connections to promote positive change and progress in our community.

FISCAL IMPACT

The Senior Center Upgrade Project, CIP 71093, is an approved Capital Improvement Project with total funding in the amount of \$72,000. The Project consisted of two phases. The funding was allocated as follows: Phase 1 – \$20,000 and Phase 2 – \$52,000. Phase 1 was completed within the available budget for the cost of \$16,000.

RECOMMENDATION

Staff recommends that City Council, by resolution, accept the Senior Center Door Replacement Project, CIP 71093 (Phase 1), completed by Capitol Door Service, Inc., of Sacramento, California, authorize the City Clerk to record the Notice of Completion with the San Joaquin County Recorder, authorize the City Engineer to release the bonds and retention payment, and authorize the Finance Department to close the Project.

Prepared by: Paul Verma, PE, Senior Civil Engineer

Reviewed by: Robert Armijo, PE, City Engineer / Assistant Development Services Director
Karin Schnaider, Finance Director
Andrew Malik, Assistant City Manager

Approved by: Jenny Haruyama, City Manager

RESOLUTION 2020-_____

ACCEPTING THE SENIOR CENTER ENTRANCE DOORS REPLACEMENT PROJECT, CIP 71093 (PHASE 1), COMPLETED BY CAPITOL DOOR SERVICE, INC., OF SACRAMENTO, CALIFORNIA, AUTHORIZING THE CITY CLERK TO FILE THE NOTICE OF COMPLETION, AUTHORIZING THE CITY ENGINEER TO RELEASE THE BONDS AND RETENTION PAYMENT, AND AUTHORIZING THE FINANCE DEPARTMENT TO CLOSE THE PROJECT

WHEREAS, On March 22, 2018, the City Manager, in accordance with Tracy Municipal Code section 2.20.260, executed the agreement with the lowest responsible bidder, Capitol Door Service, Inc. of Sacramento, California, for \$16,000, and

WHEREAS, The Senior Center Entrance Doors Replacement Project, CIP 71093 was split into two phases in order to expedite the construction of the replacement of Senior Center Doors, and

WHEREAS, The Project scope included replacement of the 7'x11' automatic sliding entrance door at the Tracy Senior Center, and

WHEREAS, Project costs are as follows:

A. Construction Contract Amount	\$	16,000
B. Approved Change orders	\$	-
C. Design, construction management, inspection, Testing & miscellaneous project management Expenses	\$	-
Total Project Costs	\$	16,000
Total Budget Phase 1	\$	20,000
Budget Remaining	\$	4,000

WHEREAS, Phase 1 has been completed within the available budget, is on schedule, and is consistent with plans, specifications, and City of Tracy standards, and

WHEREAS, The Senior Center Upgrade Project, CIP 71093 is an approved Capital Improvement Project with total funding in the amount of \$72,000. The Project consisted of two phases. The funding was allocated as follows: Phase 1 – \$20,000 and Phase 2 – \$52,000. Phase 1 was completed within the available budget for the cost of \$16,000;

NOW, THEREFORE, BE IT RESOLVED, That the City Council of the City of Tracy hereby accepts the Senior Center Door Replacement Project, CIP 71093 (Phase 1), completed by Capitol Door Service of Sacramento, California, authorizes the City Clerk to record the Notice of Completion with the San Joaquin County Recorder, authorizes the City Engineer to release the bonds and retention payment, and authorizes the Finance Department to close the Project.

The foregoing Resolution 2020-_____ was passed and adopted by the Tracy City Council on the 10th day of March 2020, by the following vote:

AYES:	COUNCIL MEMBERS:
NOES:	COUNCIL MEMBERS:
ABSENT:	COUNCIL MEMBERS:
ABSTAIN:	COUNCIL MEMBERS:

MAYOR

ATTEST:

CITY CLERK

AGENDA ITEM 4.E

REQUEST

ACCEPT THE CONSTRUCTION OF THE POLICE COMMUNICATIONS TOWER EQUIPMENT SHELTER CIP 71050A , COMPLETED BY RADCO CONSTRUCTION, OF CARSON CITY, NEVADA, AUTHORIZE THE CITY CLERK TO FILE THE NOTICE OF COMPLETION WITH THE SAN JOAQUIN COUNTY RECORDER, AUTHORIZE THE CITY ENGINEER TO RELEASE THE BONDS AND RETENTION PAYMENT, AND AUTHORIZE THE FINANCE DEPARTMENT TO CLOSE THE PROJECT

EXECUTIVE SUMMARY

The contractor has completed the construction of the Police Communications Tower Equipment Shelter CIP 71050A (Project), in accordance with Project plans, specifications, and contract documents. Project costs are within the available budget. Staff recommends Council accept the Project to enable the City Engineer to release the contractor's bonds and retention.

DISCUSSION

On April 3, 2018, City Council awarded a construction contract to Radco Construction, of Carson City, Nevada for the Police Communications Tower Equipment Shelter CIP 71050A, in the amount of \$281,130. The Project consists of construction of a 12-foot by 30-foot prefabricated shelter for the tower communications equipment, including emergency generator, secured fencing and access roadway.

The Project design, improvement plans, specifications, and contract documents were prepared by the City's Engineering Division staff.

Three change orders amounting to \$28,895 were issued for the Project, which included additional roadway turnaround access, supplying an emergency generator, and fuel for Tower Lighting.

Project costs are as follows:

A. Construction Contract Amount	\$	256,130
B. Approved Change orders	\$	28,895
C. Design, construction management, inspection, Testing & miscellaneous project management expenses	\$	82,811
Total Project Costs	\$	367,836
Total Budget Amount	\$	453,000
Budget Remaining	\$	85,164

The Project has been completed within the available budget and original contract period and in accordance with the plans, specifications, and City of Tracy standards.

STRATEGIC PLAN

This agenda item is a routine operational item and is not related to the Council's Strategic Plans.

FISCAL IMPACT

The Police Communications Tower Equipment Shelter CIP 71050A, is an approved Capital Improvement Project with a total Project cost of \$367,836. The total Project budget is \$453,000. This Project came in under budget; the remaining funds in the amount of \$85,164 will be transferred into Police Gun Range Project CIP 71110.

RECOMMENDATION

Staff recommends that City Council accept, by resolution, the Police Communications Tower Equipment Shelter CIP 71050A, completed by Radco Construction, of Carson City, Nevada, authorize the City Clerk to record the Notice of Completion with the San Joaquin County Recorder, authorize the City Engineer to release the bonds and retention payment, and authorize the Finance Department to close the Project.

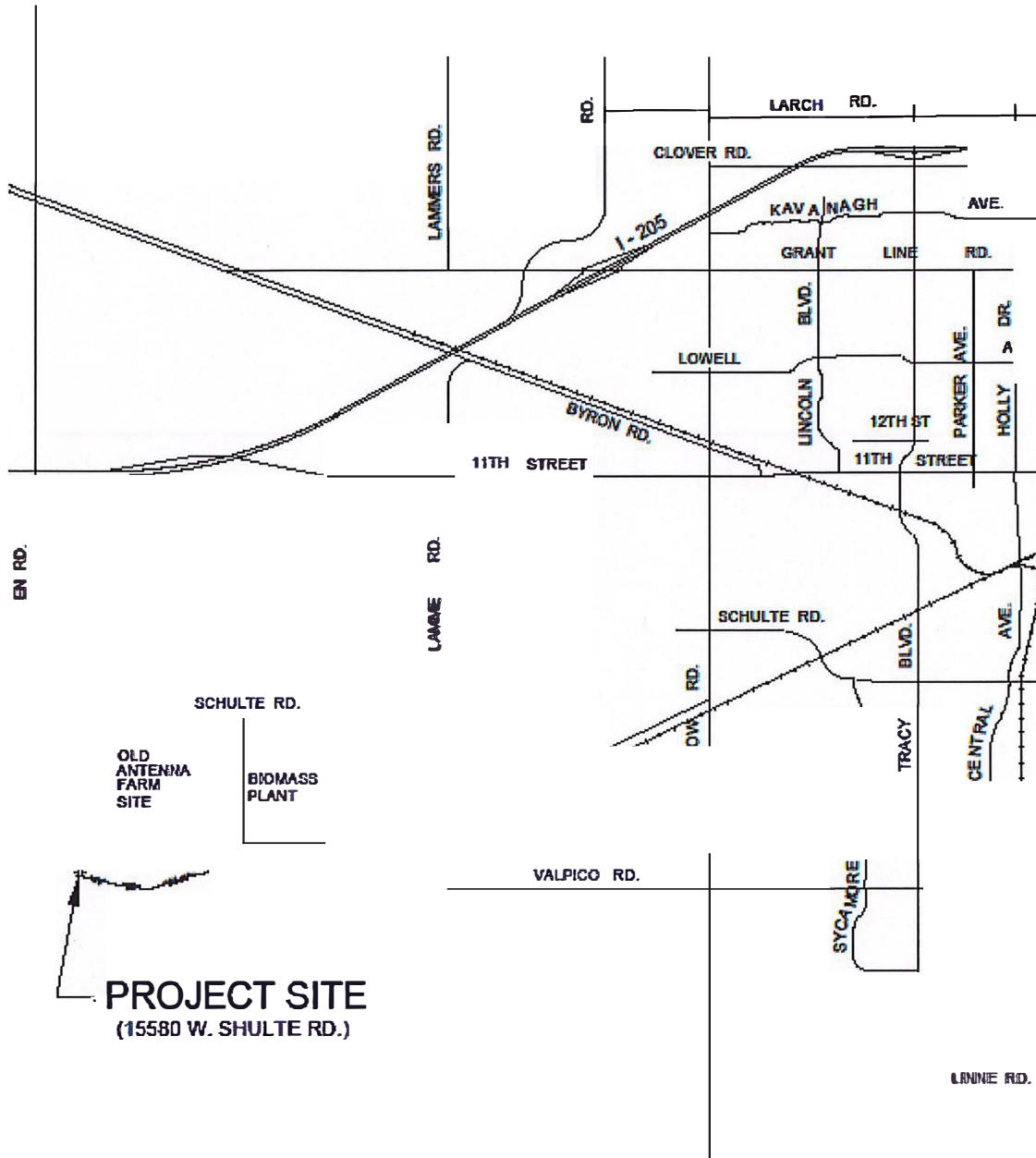
Prepared by: Paul Verma, PE, Senior Civil Engineer

Reviewed by: Robert Armijo, PE, City Engineer / Assistant Development Services Director
Karin Schnaider, Finance Director
Andrew Malik, Assistant City Manager

Approved by: Jenny Haruyama, City Manager

ATTACHMENTS

Attachment A – Vicinity Map



LOCATION MAP



RESOLUTION 2020-_____

ACCEPTING THE CONSTRUCTION OF THE POLICE COMMUNICATIONS TOWER EQUIPMENT SHELTER CIP 71050A, COMPLETED BY RADCO CONSTRUCTION, OF CARSON CITY, NEVADA; AUTHORIZING THE CITY CLERK TO FILE THE NOTICE OF COMPLETION WITH THE SAN JOAQUIN COUNTY RECORDER; AUTHORIZING THE CITY ENGINEER TO RELEASE THE BONDS AND RETENTION PAYMENT; AND AUTHORIZING THE FINANCE DEPARTMENT TO CLOSE THE PROJECT

WHEREAS, On April 3, 2018, City Council awarded a construction contract to Radco Construction, of Carson City, Nevada for the Police Communications Tower Equipment Shelter CIP 71050A, in the amount of \$281,130, and

WHEREAS, The Project consists of construction of 12-foot by 30-foot prefabricated shelter for the tower communications equipment, including emergency generator, secured fencing and access roadway, and

WHEREAS, Three change orders amounting to \$28,895 were issued for the Project, and

WHEREAS, The status of Project costs is as follows, and

A. Construction Contract Amount	\$	256,130
B. Approved Change orders	\$	28,895
C. Design, construction management, inspection, Testing & miscellaneous project management expenses	\$	82,811
<u>Total Project Costs</u>	<u>\$</u>	<u>367,836</u>
Total Budget Amount	\$	453,000
Budget Remaining	\$	85,164

WHEREAS, The Project has been completed within the available budget and original contract time frame and in accordance with Project plans, specifications, and City of Tracy standards, and

WHEREAS, The Police Communications Tower Equipment Shelter CIP 71050A, is an approved Capital Improvement Project with a total Project cost of \$367,836. The total Project budget is \$453,000. This Project came in under budget; the remaining funds in the amount of \$85,164 will be transferred into the Police Gun Range Project CIP 71110;

NOW, THEREFORE, BE IT RESOLVED, That the City Council of the City of Tracy hereby accepts the construction of the Police Communications Tower Equipment Shelter CIP 71050A, completed by Radco Construction, of Carson City, Nevada, authorizes the City Clerk to record the Notice of Completion with the San Joaquin County Recorder, authorizes the City Engineer to release the bonds and retention payment, and authorizes the Finance Department to close the Project.

* * * * *

The foregoing Resolution 2020-_____ was passed and adopted by the Tracy City Council on the 10th day of March, 2020, by the following vote:

AYES:	COUNCIL MEMBERS:
NOES:	COUNCIL MEMBERS:
ABSENT:	COUNCIL MEMBERS:
ABSTAIN:	COUNCIL MEMBERS:

MAYOR

ATTEST:

CITY CLERK

AGENDA ITEM 4.F

REQUEST

ACCEPT THE CONSTRUCTION OF THE SENIOR CENTER UPGRADE/EXPANSION CIP 71093 (PHASE 2) AND CIP 78155, COMPLETED BY DIEDE CONSTRUCTION, OF LODI, CALIFORNIA, AUTHORIZE THE CITY CLERK TO FILE THE NOTICE OF COMPLETION, AUTHORIZE THE CITY ENGINEER TO RELEASE THE BONDS AND RETENTION PAYMENT, AND AUTHORIZE THE FINANCE DEPARTMENT TO CLOSE THE PROJECT

EXECUTIVE SUMMARY

The contractor has completed the construction of the Senior Center Upgrade/Expansion Project, CIP 71093 (Phase 2) and CIP 78155. Staff recommends Council accept the Project to enable the City Engineer to release the contractor's bonds and retention payment.

DISCUSSION

On July 17, 2018, City Council awarded a construction contract to Diede Construction of Lodi, California in the amount of \$2,132,000 for the construction of the Senior Center Upgrade/Expansion Project, CIP 71093 (Phase 2) and CIP 78155.

The Lolly Hansen Senior Center is heavily used by residents and provides recreational programs and activities such as fitness classes, art classes and special events for seniors. The 5,200 square foot building was built in 1987. The Project construction expanded the building size by 40%, and included the following:

- 50% expansion of the multipurpose room
- 100% expansion of classroom with moveable partition
- 100% larger storage room
- Converted existing storage room into Computer Lab
- Renovation of interior finishes
- Remodeling kitchen, restrooms, reception area
- 90-inch interactive TV
- Audio visual and public address system
- Recreation equipment
- Outdoor covered patio

The Project plans and specifications were prepared by LDA Partners, LLP of Stockton, California.

During construction of the Project, the contractor discovered existing deteriorated cast iron sewer pipes under the floor which needed to be replaced, existing metal roof panels to be replaced to match with the new roof metal panels, and required modifications to the existing walls and ceiling to comply with new fire codes. Seven change orders were

executed to incorporate these changes and pay for the additional cost for the various unforeseen conditions encountered during construction.

Project plans and specifications did not include any landscape around the new building. The contractor was directed to install minimum landscape to match the existing landscape around the Civic Center.

Project costs are as follows:

	71093 Phase 2	78155
A. Construction Contract Amount	\$ 56,000	\$ 2,076,000
B. Approved Change orders	\$ -	\$ 232,505
C. Design, construction management, inspection, Testing & miscellaneous project management Expenses	\$ -	\$ 236,445
Total Project Costs	\$ 56,000	\$ 2,544,950
Total Budget	\$ 56,000	\$ 2,551,828
Budget Remaining	\$ -	\$ 6,878

The Project has been completed within the approved budget, within the time frame of the original contract plus the time extension given to the contractor for extra work, including rain delays, per plans, specifications, and City of Tracy standards.

STRATEGIC PLAN

This agenda item supports the City of Tracy’s Quality of Life Strategic Priority, which is to provide an outstanding quality of life by enhancing the City’s amenities, business mix and services and cultivating connections to promote positive change and progress in our community.

FISCAL IMPACT

The Senior Center Upgrade/Expansion Project, CIPs 71093 and 78155, are approved Capital Improvement Projects with total funding in the amount of \$2,607,828, with \$56,000 from General Projects (F301) for CIP 71093, \$950,000 from Measure V (F107), \$777,728 from CDBG (F268), and \$824,100 from the TIMP Public Facilities Fund (F366) for CIP 78155. The total Project cost was \$2,600,950 with a remaining balance of \$6,878 that will be released back into the TIMP Public Facilities Fund (F366).

RECOMMENDATION

Staff recommends that City Council accept, by resolution, the construction of the Senior Center Upgrade/Expansion Project, CIPs 71093 (Phase 2) and 78155, completed by Diede Construction of Lodi, California; authorize the City Clerk to record the Notice of Completion with the San Joaquin County Recorder; authorize the City Engineer to

release the bonds and retention payment; and authorize the Finance Department to close the Project.

Prepared by: Paul Verma, PE, Senior Civil Engineer

Reviewed by: Robert Armijo, PE, City Engineer / Assistant Director of Development Services
Karin Schnaider, Finance Director
Andrew Malik, Assistant City Manager

Approved by: Jenny Haruyama, City Manager

RESOLUTION 2020-_____

ACCEPTING THE CONSTRUCTION OF THE SENIOR CENTER UPGRADE/EXPANSION PROJECT, CIP 71093 (PHASE 2) AND CIP 78155, COMPLETED BY DIEDE CONSTRUCTION, OF LODI, CALIFORNIA, AUTHORIZING THE CITY CLERK TO FILE THE NOTICE OF COMPLETION, AUTHORIZING THE CITY ENGINEER TO RELEASE THE BONDS AND RETENTION PAYMENT, AND AUTHORIZING THE FINANCE DEPARTMENT TO CLOSE THE PROJECT

WHEREAS, On July 17, 2018, City Council awarded a construction contract to Diede Construction of Lodi, California in the amount of \$2,132,000 for the construction of the Senior Center Upgrade/Expansion Project, CIP 71093 (Phase 2) and CIP 78155, and

WHEREAS, The Lolly Hansen Senior Center is heavily used by residents and provides recreational programs and activities such as fitness classes, art classes and special events for seniors. The 5,200 square foot building was built in 1987. The Project construction expanded the building size by 40%, and

WHEREAS, Seven (7) change order in the amount of \$232,505 were issued, and

WHEREAS, The status of Project costs is as follows:

	71093 Phase 2	78155
A. Construction Contract Amount	\$ 56,000	\$ 2,076,000
B. Approved Change orders	\$ -	\$ 232,505
C. Design, construction management, inspection, Testing & miscellaneous project management Expenses	\$ -	\$ 236,445
Total Project Costs	\$ 56,000	\$ 2,544,950
Total Budget	\$ 56,000	\$ 2,551,828
Budget Remaining	\$ -	\$ 6,878

WHEREAS, The Project has been completed within the approved budget, within the time frame of the original contract plus the time extension given to the contractor for extra work, including rain delays, per plans, specifications, and City of Tracy standards, and

WHEREAS, The Senior Center Upgrade/Expansion Project, CIPs 71093 and 78155, are approved Capital Improvement Projects with total funding in the amount of \$2,607,828, with \$56,000 from General Projects Fund (F301) for CIP 71093, \$950,000 from Measure V (F107), \$777,728 from CDBG (F268), and \$824,100 from TIMP Public Facilities Fund (F366) for CIP 78155. The total Project cost was \$2,600,950 with a remaining balance of \$6,878 that will be released back into TIMP Public Facilities Fund (F366);

NOW, THEREFORE, BE IT RESOLVED, That the City Council of the City of Tracy hereby accepts the construction of the Senior Center Upgrade/Expansion Project, CIP 71093 (Phase 2) and CIP 78155, completed by Diede Construction of Lodi, California; authorizes the

City Clerk to record the Notice of Completion with the San Joaquin County Recorder; authorizes the City Engineer to release the bonds and retention payment; and authorizes the Finance Department to close the Project.

* * * * *

The foregoing Resolution 2020-_____ was passed and adopted by the Tracy City Council on the 10th day of March 2020, by the following vote:

AYES:	COUNCIL MEMBERS:
NOES:	COUNCIL MEMBERS:
ABSENT:	COUNCIL MEMBERS:
ABSTAIN:	COUNCIL MEMBERS:

MAYOR

ATTEST:

CITY CLERK

AGENDA ITEM 4.G

REQUEST

APPROVE A PROFESSIONAL SERVICES AGREEMENT WITH THE KPA GROUP, OF PLEASANTON, CALIFORNIA FOR AN UPDATE TO THE PUBLIC FACILITIES MASTER PLAN (CIP 71107) FOR A NOT-TO-EXCEED AMOUNT OF \$380,280

EXECUTIVE SUMMARY

This is a request for approval of a Professional Services Agreement (PSA) for the update to the 2013 Public Facilities Master Plan.

DISCUSSION

The 2013 Public Facilities Master Plan was prepared under a PSA with Indigo, Hammond & Playle Architects, LLP, in 2013. Since that time, the City has experienced significant development and population growth, requiring an update to the Public Facilities Master Plan.

The Public Facilities Master Plan Update is a planning level document that will outline existing master-planned public facilities and upgrades needed to accommodate population forecasting generated within the City's Sphere of Influence under fully developed conditions. The update will reflect changes and refinements of existing planning areas and create a 20 to 30 year vision for its City Hall, City Campus (Community Center, Lolly Hansen Senior Center, Support Services Building, etc.), Public Works maintenance yard, libraries, and other government facilities. The Public Facilities Master Plan does not include Police and Fire Facilities, which are covered under separate master plan documents.

The Public Facilities Master Plan Update will include the following tasks:

- Evaluate current land use plan and verify long-range land use plan assumptions
- Assess and document existing conditions of all City public facilities, except police and fire facilities
- Identify facility user demands and provide projections for future needs and demands
- Identify growth factors and staff projections
- Identify any key problems associated with the use of current facilities, lack of facilities, overuse of facilities, lack of resources and problems affecting the utilization of the City's public facilities
- Prepare facility concept layout plans for each facility and alternative analysis
- Identify and prioritize alternative solutions to key problems identified
- Develop workplace planning and design guidelines for all City facilities
- Identify space standards and space needs projections
- Develop guidelines for energy efficiency and environmental sustainability methods that meet federal and state guidelines
- Develop cost estimates for all new facilities and upgrades

- Develop specific recommendations and alternatives
- Develop phasing and implementation strategies to implement the Master Plan recommendations
- Coordinate input with stakeholders
- Develop Capital Improvement Program for Public Facilities

On September 3, 2019, the City issued a Request for Proposals (RFP) for the Public Facilities Master Plan Update. Proposals were received from the following consultants:

- Forum Studio - San Francisco, CA
- The KPA Group - Pleasanton, CA

Staff determined that the proposal from The KPA Group of Pleasanton was the most responsive to the City's needs. After detailed negotiations with the consultant, a PSA with a not-to-exceed cost of \$380,280 was agreed upon.

STRATEGIC PLAN

The agenda is a routine operational item and is not related to the Council's Strategic Plans.

FISCAL IMPACT

The total Project budget for the Public Facilities Master Plan Update, CIP 71107, is \$500,000. There are sufficient funds available within this Project for the PSA.

RECOMMENDATION

Staff recommends that the City Council, by resolution, approve a Professional Services Agreement with The KPA Group, with a not-to-exceed amount of \$380,280, for the Public Facilities Master Plan Update, CIP 71107.

Prepared by: Ilene Macintire, PE, Associate Civil Engineer

Reviewed by: Robert Armijo, PE, City Engineer / Assistant Director of Development Services
Karin Schnaider, Finance Director
Andrew Malik, Assistant City Manager

Approved by: Jenny Haruyama, City Manager

ATTACHMENTS

Attachment A – PSA with The KPA Group

**CITY OF TRACY
PROFESSIONAL SERVICES AGREEMENT WITH
THE KPA GROUP FOR THE CITYWIDE PUBLIC FACILITIES MASTERPLAN UPDATE, CIP 71107**

This Professional Services Agreement (**Agreement**) is entered into between the City of Tracy, a municipal corporation (**City**), and The KPA Group, a California corporation (**Consultant**). City and Consultant are referred to individually as "Party" and collectively as "Parties."

Recitals

A. City desires to retain Consultant to perform public facilities analysis and master planner services; and

B. On September 3, 2019, the City issued a Request for Proposals (RFP) for the City of Tracy, Citywide Public Facilities Master Plan Update, CIP 7110 (Project). On October 3, 2019, Consultant submitted its proposal for the Project to the City. City has determined that Consultant possesses the skills, experience and certification required to provide the services.

C. After negotiations between the City and Consultant, the Parties have reached an agreement for the performance of services in accordance with the terms set forth in this Agreement.

D. This Agreement is being executed pursuant to Resolution No. 2020-_____ approved by Tracy City Council on March 17, 2020.

Now therefore, the Parties mutually agree as follows:

1. Scope of Work. Consultant shall perform the services described in Exhibit "A" attached and incorporated by reference. The services shall be performed by, or under the direct supervision of, Consultant's Authorized Representative: Paul W. Powers, AIA, NCARB, President, Consultant shall not replace its Authorized Representative, nor shall Consultant replace any of the personnel listed in Exhibit "A," nor shall Consultant use or replace any subcontractor or subconsultant, without City's prior written consent. A failure to obtain the City's prior written consent for any change or replacement in personnel or subcontractor/subconsultant may result in the termination of this Agreement.

2. Time of Performance. Time is of the essence in the performance of services under this Agreement and the timing requirements set forth shall be strictly adhered to unless otherwise modified in writing in accordance with this Agreement. Consultant shall begin performance, and shall complete all required services no later than the dates set forth in Exhibit "C." Any services for which times for performance are not specified in this Agreement shall be started and completed by Consultant in a reasonably prompt and timely manner based upon the circumstances and direction communicated to the Consultant. Consultant shall submit all requests for time extensions to the City in writing no later than ten days after the start of the condition which purportedly caused the delay, and not later than the date on which performance is due. City shall grant or deny such requests at its sole discretion.

2.1 Term. The term of this Agreement shall begin on March 18, 2020 and end on August 31, 2022, unless terminated in accordance with Section 6. This Agreement may be extended for an additional one year by the City Manager following a written determination that Consultant has satisfactorily met all the requirements of this Agreement.

3. Compensation. City shall pay Consultant on a time and expense basis, at the billing rates set forth in Exhibit "B," attached and incorporated by reference for services performed under this Agreement.

3.1 Not to Exceed Amount. Consultant's total compensation under this Agreement shall not exceed \$380,280.00. Consultant's billing rates shall cover all costs and expenses for Consultant's performance of this Agreement. No work shall be performed by Consultant in excess of the total compensation amount provided in this section without the City's prior written approval.

3.2 Invoices. Consultant shall submit monthly invoice(s) to the City that describe the services performed, including times, dates, and names of persons performing the services.

3.2.1 If Consultant is providing services in response to a development application, separate invoice(s) must be issued for each application and each invoice shall contain the City's designated development application number.

3.2.2 Consultant's failure to submit invoice(s) in accordance with these requirements may result in the City rejecting said invoice(s) and thereby delaying payment to Consultant.

3.3 Payment. Within 30 days after the City's receipt of invoice(s), City shall make payment to the Consultant based upon the services described on the invoice(s) and approved by the City.

4. Indemnification. Consultant shall, to the fullest extent permitted by law, indemnify, defend (with independent counsel approved by the City), and hold harmless the City from and against any claims arising out of Consultant's performance or failure to comply with obligations under this Agreement, except to the extent caused by the sole, active negligence or willful misconduct of the City.

In this section, "City" means the City, its officials, officers, agents, employees and volunteers; "Consultant" means the Consultant, its employees, agents and subcontractors; "Claims" includes claims, demands, actions, losses, damages, injuries, and liability, direct or indirect (including any and all related costs and expenses) and any allegations of these; and "Arising out of" includes "pertaining to" and "relating to".

(The duty of a "design professional" to indemnify and defend the City is limited to claims that arise out of, pertain to, or relate to the negligence, recklessness or willful misconduct of the design professional, under Civ. Code § 2782.8.)

The provisions of this section survive completion of the services or the termination of this Agreement, and are not limited by the provisions of Section 5 relating to insurance.

5. Insurance. Consultant shall, throughout the duration of this Agreement, maintain insurance to cover Consultant, its agents, representatives, and employees in connection with the performance of services under this Agreement at the minimum levels set forth herein.

5.1 Commercial General Liability (with coverage at least as broad as ISO form CG 00 01 01 96) "per occurrence" coverage shall be maintained in an amount not less than \$4,000,000 general aggregate and \$2,000,000 per occurrence for general liability, bodily injury, personal injury, and property damage.

5.2 Automobile Liability (with coverage at least as broad as ISO form CA 00 01 07 97, for "any auto") "claims made" coverage shall be maintained in an amount not less than \$1,000,000 per accident for bodily injury and property damage.

5.3 Workers' Compensation coverage shall be maintained as required by the State of California.

5.4 Professional Liability "claims made" coverage shall be maintained to cover damages that may be the result of errors, omissions, or negligent acts of Consultant in an amount not less than \$1,000,000 per claim.

5.5 Endorsements. Consultant shall obtain endorsements to the automobile and commercial general liability insurance policies with the following provisions:

5.5.1 The City (including its elected officials, officers, employees, agents, and volunteers) shall be named as an additional "insured."

5.5.2 For any claims related to this Agreement, Consultant's coverage shall be primary insurance with respect to the City. Any insurance maintained by the City shall be excess of the Consultant's insurance and shall not contribute with it.

5.6 Notice of Cancellation. Consultant shall notify the City if the policy is canceled before the expiration date. For the purpose of this notice requirement, any material change in the policy prior to the expiration shall be considered a cancellation. Consultant shall immediately obtain a replacement policy.

5.7 Authorized Insurers. All insurance companies providing coverage to Consultant shall be insurance organizations authorized by the Insurance Commissioner of the State of California to transact the business of insurance in the State of California.

5.8 Insurance Certificate. Consultant shall provide evidence of compliance with the insurance requirements listed above by providing a certificate of insurance and endorsements, in a form satisfactory to the City, before the City signs this Agreement.

5.9 Substitute Certificates. Consultant shall provide a substitute certificate of insurance no later than 30 days prior to the policy expiration date of any insurance policy required by this Agreement.

5.10 Consultant's Obligation. Maintenance of insurance by the Consultant as specified in this Agreement shall in no way be interpreted as relieving the Consultant of any responsibility whatsoever (including indemnity obligations under this Agreement), and the Consultant may carry, at its own expense, such additional insurance as it deems necessary. Failure to provide or maintain any insurance policies or endorsements required herein may result in the City terminating this Agreement.

6. Termination. The City may terminate this Agreement by giving ten days' written notice to Consultant. Upon termination, Consultant shall give the City all original documents, including preliminary drafts and supporting documents, prepared by Consultant for this Agreement. The City shall pay Consultant for all services satisfactorily performed in accordance with this Agreement, up to the date notice is given.

7. Dispute Resolution. If any dispute arises between the City and Consultant that cannot be settled after engaging in good faith negotiations, City and Consultant agree to resolve the dispute in accordance with the following:

7.1 Each Party shall designate a senior management or executive level representative to negotiate the dispute;

7.2 The representatives shall attempt, through good faith negotiations, to resolve the dispute by any means within their authority.

7.3 If the issue remains unresolved after fifteen (15) days of good faith negotiations, the Parties shall attempt to resolve the disagreement by negotiations between legal counsel. If the aforementioned process fails, the Parties shall resolve any remaining disputes through mediation to expedite the resolution of the dispute.

7.4 The mediation process shall provide for the selection within fifteen (15) days by both Parties of a disinterested third person as mediator, shall be commenced within thirty (30) days and shall be concluded within fifteen (15) days from the commencement of the mediation.

7.5 The Parties shall equally bear the costs of any third party in any alternative dispute resolution process.

7.6 The dispute resolution process is a material condition to this Agreement and must be exhausted prior to either Party initiating legal action. This dispute resolution process is not intended to nor shall be construed to change the time periods for filing a claim or action specified by Government Code §§ 900 et seq.

8. Ownership of Work. All original documents prepared by Consultant for this Agreement, whether complete or in progress, are the property of the City, and shall be given to the City at the completion of Consultant's services, or upon demand from the City. No such documents shall be revealed or made available by Consultant to any third party without the City's prior written consent.

9. Independent Contractor Status. Consultant is an independent contractor and is solely responsible for the acts of its employees or agents, including any negligent acts or omissions. Consultant is not City's employee and Consultant shall have no authority, express or implied, to act on behalf of the City as an agent, or to bind the City to any obligation, unless the City provides prior written authorization. Consultant is free to work for other entities while under contract with the City. Consultant, and its agents or employees, are not entitled to City benefits.

10. Conflicts of Interest. Consultant (including its employees, agents, and subconsultants) shall not maintain or acquire any direct or indirect interest that conflicts with the performance of this Agreement. If Consultant maintains or acquires such a conflicting interest, the City may terminate any contract (including this Agreement) involving Consultant's conflicting interest.

11. Rebates, Kickbacks, or Other Unlawful Consideration. Consultant warrants that this Agreement was not obtained or secured through rebates, kickbacks, or other unlawful consideration either promised or paid to any City official or employee. For breach of this warranty, City shall have the right, in its sole discretion, to terminate this Agreement without liability; to pay only for the value of the work actually performed; or to deduct from the contract price; or otherwise recover the full amount of such rebate, kickback, or other unlawful consideration.

12. Notices. All notices, demands, or other communications which this Agreement contemplates or authorizes shall be in writing and shall be personally delivered or mailed to the other party to the addresses listed below. Communications shall be deemed to have been given and received on the first to occur of: (1) actual receipt at the address designated below, or (2) three working days after the deposit in the United States Mail of registered or certified mail, sent to the address designated below.

To City:
Robert Armijo, P.E.
City Engineer
333 Civic Center Plaza
Tracy, CA 95376

To Consultant:
Paul W. Powers, A.I.A., N.C.A.R.B.
President, The KPA Group
6700 Koll Center Parkway, Suite 125
Pleasanton, CA 94566

With a copy to:
City Attorney
333 Civic Center Plaza
Tracy, CA 95376

13. Miscellaneous.

13.1 Standard of Care. Unless otherwise specified in this Agreement, the standard of care applicable to Consultant's services will be the degree of skill and diligence ordinarily used by reputable professionals performing in the same or similar time and locality, and under the same or similar circumstances.

13.2 Amendments. This Agreement may not be modified orally or in any manner other than by an agreement in writing signed by both Parties.

13.3 Waivers. Waiver of a breach or default under this Agreement shall not constitute a continuing waiver or a waiver of a subsequent breach of the same or any other provision of this Agreement.

13.4 Assignment and Delegation. Consultant may not assign, transfer or delegate this Agreement or any portion of it without the City's written consent. Any attempt to do so will be void. City's consent to one assignment shall not be deemed to be a consent to any subsequent assignment.

13.5 Jurisdiction and Venue. The interpretation, validity, and enforcement of the Agreement shall be governed by and construed under the laws of the State of California. Any suit, claim, or legal proceeding of any kind related to this Agreement shall be filed and heard in a court of competent jurisdiction in the County of San Joaquin.

13.6 Compliance with the Law. Consultant shall comply with all applicable local, state, and federal laws, whether or not those laws are expressly stated in this Agreement.

13.6.1 Prevailing Wage Laws. Consultant is aware of the requirements of California Labor Code Section 1720, et seq., and 1770, et seq., as well as California Code of Regulations, Title 8, Section 16000, et seq., ("Prevailing Wage Laws"), which require the payment of prevailing wage rates; employment of apprentices (§ 1777.5), certified payroll records (§1776), hours of labor (§1813 and §1815), debarment of contractors and subcontractors (§1777.1) and the performance of other requirements on "public works" and "maintenance" projects. If the services being performed under this Agreement are part of a "public works" or "maintenance" project, as defined in the Prevailing Wage Laws, and if the total compensation is \$1,000 or more, Consultant agrees to fully comply with such Prevailing Wage Laws. These prevailing rates are on file with the City and are available online at <http://www.dir.ca.gov/DLSR>. Consultant shall defend, indemnify and hold the City, its officials, officers, employees and agents, harmless from any and all claims, costs, penalties, or interests arising out of any failure or alleged failure to comply with the Prevailing Wage Laws.

13.6.2 Non-discrimination. Consultant represents and warrants that it is an equal opportunity employer and it shall not discriminate against any subconsultant, employee or applicant for employment because of race, religion, color, national origin, handicap, ancestry, sex or age. Consultant shall also comply with all applicable anti-discrimination federal and state laws, including but not limited to, the California Fair Employment and Housing Act (Gov. Code 12990 (a-f) et seq.).

13.7 Business Entity Status. Consultant is responsible for filing all required documents and/or forms with the California Secretary of State and meeting all requirements of the Franchise Tax Board, to the extent such requirements apply to Consultant. By entering into this Agreement, Consultant represents that it is not a suspended corporation. If Consultant is a suspended corporation at the time it enters this Agreement, City may take steps to have this Agreement declared voidable.

13.8 Business License. Before the City signs this Agreement, Consultant shall obtain a City of Tracy Business License. Consultant shall maintain an active City of Tracy Business License during the term of this Agreement.

13.9 Successors and Assigns. This Agreement shall inure to the benefit of and be binding upon the Parties hereto and their respective successors and assigns.

13.10 Construction of Agreement. Each Party hereto has had an equivalent opportunity to participate in the drafting of this Agreement and/or to consult with legal counsel. Therefore, the usual construction of an agreement against the drafting Party shall not apply hereto.

13.11 Severability. If a term of this Agreement is held invalid by a court of competent jurisdiction, the Agreement shall be construed as not containing that term, and the remainder of this Agreement shall remain in effect.

13.12 Controlling Provisions. In the case of any conflict between the terms of this Agreement and the Exhibits hereto, and Consultant's proposal (if any), the Agreement shall control. In the case of any conflict between the Exhibits hereto and the Consultant's proposal (if any), the Exhibits shall control.

13.13 Entire Agreement. This Agreement and the attached Exhibits comprise the entire integrated understanding between the Parties concerning the services to be performed. This Agreement supersedes all prior negotiations, representations or agreements. All exhibits attached hereto are incorporated by reference herein.

14. Signatures. The individuals executing this Agreement on behalf of Consultant represent and warrant that they have the right, power, legal capacity and authority to enter into and to execute this Agreement on behalf of Consultant.

[SIGNATURES ON FOLLOWING PAGE]

The Parties agree to the full performance of the terms set forth here.

City of Tracy

By: Robert Rickman
Title: Mayor
Date: _____


Attest:

Adrienne Richardson, City Clerk

Approved as to form:

Leticia Ramirez, City Attorney

Consultant
The KPA Group, a California corporation



By: Paul W. Powers, A.I.A.,
Title: President

Date: 2/21/2020

Federal Employer Tax ID No. 94-3202960



By: Paul W. Powers, A.I.A.,
Title: Chief Finance Officer

Date: 2/21/2020

Exhibits:

- A Scope of Work, including personnel and time of performance (See Agreement sections 1 and 2.)
- B Compensation (See Agreement section 3.)
- C Project Schedule

EXHIBIT A - Scope of Work

Task 1: Land Use Evaluation

1.1 –The Consultant shall evaluate the city's current land use plan. Through evaluation, the Consultant will identify possible changes to zoning, impact fees, and other adjustments and discuss accordingly with the City.

1.2 –The Consultant shall verify long-term land use assumptions outlined in the land use plan.

1.3 –The Consultant shall support the City's consultant with analysis of the current impact fee structure and suggestions for changes to developer fees that better align with the overall CPFMP and long-term land use assumptions.

1.4 – The Consultant shall prepare a Cost Allocation Report describing the total cost of new public facilities and estimated cost burden by land use designation. The methodology used will be discussed with and approved by the City before preparation of the report.

1.5 – The Consultant shall review the City's current means of financing new public development and deferred maintenance. These suggestions will be related to both individual facilities and general financing recommendations. Recommendations may include bonds, specific grants, public-private partnerships, pay-as-you-go (PAYGO) and other options that may surface throughout the CPFMP process.

1.6 – The Consultant shall develop recommendations related to property acquisitions that would better serve the City in the future. Reasoning for acquisitions will be included in recommendations.

Task 2: Facility Condition Assessments

2.1 – The Consultant's field assessment team shall walk through each facility, observe the physical state of building elements and assess each facility's maintenance needs related to site, exterior envelope, visible structure, roof (where access is available), interior elements, mechanical electrical and plumbing (MEP) needs, and ADA compliance (major physical barriers). Photos will be taken to report general conditions and major issues. KPA will identify major code compliance issues, if any.

2.2 – The Consultant shall coordinate with an MEP engineer for specific needs and questions related to mechanical, electrical and plumbing components. This will include cost estimating coordination and potential MEP solutions.

2.3 – The Consultant shall identify emergency power needs of existing facilities through operations research and facility needs during times without power. We will coordinate with an MEP engineer for specific emergency power solutions including infrastructure and equipment best suited for the City at each of the necessary facilities.

2.4 – The Consultant shall develop specific recommendations and alternatives for changes to existing facilities. This includes facility expansions, renovations, uses and other aspects of existing facilities.

2.5 – The Consultant shall prepare Facility Condition Assessment reports for each of the public facilities identified as part of the CPFMP. Assessment reports will include a "Rating Table" showing

condition ratings given to specific building elements on a scale of 5 (excellent) to 1 (critical), a condition summary, photos and other information learned during the assessment process. Individual facility reports will also include recommendations and concepts of changes to respective facilities.

Task 3: Space Planning

3.1 – The Consultant shall identify user needs of the public and stakeholders that may not be met and later discuss these suggestions with the City. Surveys will be created for the public and stakeholders regarding facility use including elements that work well and elements requiring change.

3.2 – During site visits to facilities, the Consultant shall identify user needs of employees that may not be met and later discuss these suggestions with the City. Surveys will be created for employees regarding facility use including elements that work well and elements requiring change. The Consultant shall develop space standards for employees based on current and projected needs and refine space standards upon discussion with the City. Workplace planning and design guidelines.

3.3 – The Consultant shall identify future staffing needs based on growth factors to be defined with the City.

3.4 – The Consultant shall develop workplace planning and design guidelines for all City facilities. Design guidelines will include square footage recommendations based on facility use, staff position, public interaction and other factors.

Task 4: Concept Formation

4.1 – The Consultant shall prepare concepts related to space planning guidelines and changes to staffing for required facilities.

4.2 – The Consultant shall prepare concepts illustrating potential changes to existing facilities.

4.3 – The Consultant shall prepare concepts related to property acquisition and potential site layouts for new facilities.

Task 5: Cost Estimating

5.1 – The Consultant shall prepare cost estimates related to deferred maintenance at each of the existing facilities assessed. Examples may include costs for carpet replacement, new windows, roof replacement and other factors related to deferred maintenance.

5.2 – The Consultant shall prepare cost estimates for recommended changes to facilities will be align with concepts prepared for the City. These cost estimates will be on an order-of-magnitude basis and will not be as detailed as deferred maintenance cost estimates due to the conceptual nature of recommendations.

5.3 – The Consultant shall compile property acquisition costs in a short report for each of the potential acquisition sites identified during the CPFMP process. Costs will include base cost of the property as well as costs related to site preparation and other needs.

5.4 – The Consultant shall prepare order-of-magnitude cost estimates for potential new facilities to be placed on acquired sites. Additionally, KPA will prepare order-of-magnitude cost estimates for any new facilities that may be planned on existing sites or after demolition of an existing facility.

Task 6: Master Plan

6.1 – The Consultant shall prepare a draft CPFMP showing information gathered related to land use, existing facilities, space planning, alternative solutions, cost estimates and implementation strategies. Key problems associated with current facilities including overuse and lack of resources will be outlined with the City throughout the master planning process and included in the CPFMP.

6.2 – The Consultant shall review City comments from the draft CPFMP. The Consultant shall study and incorporate accordingly into future master plan submissions.

6.3 – After the review process is completed, the Consultant shall prepare a final CPFMP showing information related to land use, existing facilities, chosen alternates, feasible new construction, cost estimates and implementation strategies and other information requested by the City aligning with this Scope of Work.

6.4 – The Consultant shall prepare a phasing plan for timelines and strategies related to the implementation of various CPFMP elements. This phasing plan will be produced in conjunction with the Final master plan. The phasing plan will provide an overview of elements from the Capital Improvement Program's implementation plan.

6.5 – The Consultant shall present the final CPFMP and phasing plan to the City Council along with project team members from the City.

Task 7: Capital Improvement Program

7.1 – The Consultant shall develop an Implementation Plan for the finance, design and construction of major capital expenditures to be described in the Capital Improvement Program (CIP).

7.2 – The Consultant shall develop a CIP for public facilities including timelines for projects to be constructed and their associated costs. Projects will be categorized in the CIP as a capital improvement project or a deferred maintenance project. Projects may be further categorized according to a prioritization to be decided on with the City as the CPFMP process is developed.

Task 8: EIR Support

8.1 – The Consultant shall provide technical support to the City's EIR consultant during preparation of necessary programmatic and project specific CEQA documents related to the CPFMP.

8.2 – The Consultant shall provide and prepare specific technical sections related to the EIR as needed by the City's consultant and EIR process.

8.3 – The Consultant shall develop energy efficiency and environmental sustainability guidelines and methods for the City that align with state and federal guidelines.

8.4 – During the public EIR review process, the Consultant shall provide assistance to the City in the form of explaining portions of the CPFMP, making small changes to the CPFMP based on public review and other input.

Deliverables

The Consultant shall provide the following deliverables:

1. Land Use Evaluation
 - 1.1. AB 1600 Cost Allocation Report
 - 1.2. Financing review and opportunity suggestions
2. Facility Condition Assessments
 - 2.1. Photos taken (digital format)
 - 2.2. Emergency power needs, by facility
 - 2.3. Facility recommendations
 - 2.4. Facility Condition Assessment reports
3. Space Planning
 - 3.1. Survey responses
 - 3.2. Growth factor projections
 - 3.3. Design guidelines
4. Concept Formation
 - 4.1. Space planning concepts
 - 4.2. Existing facility concepts
 - 4.3. New facility and site concepts
5. Cost Estimating
 - 5.1. Deferred maintenance list and cost estimate
 - 5.2. Facility recommendations cost estimate
 - 5.3. Property acquisitions cost report
 - 5.4. New facilities cost estimate
6. Master Plan
 - 6.1. Comprehensive Citywide Public Facilities Master Plan
 - 6.2. Phasing plan
7. Capital Improvement Program
 - 7.1. Implementation Plan
 - 7.2. CIP for public facilities
8. EIR Support
 - 8.1. Programmatic CEQA documents
 - 8.2. Technical EIR specification sections
 - 8.3. Energy efficiency and sustainability guidelines

Personnel

Key personnel include the following:

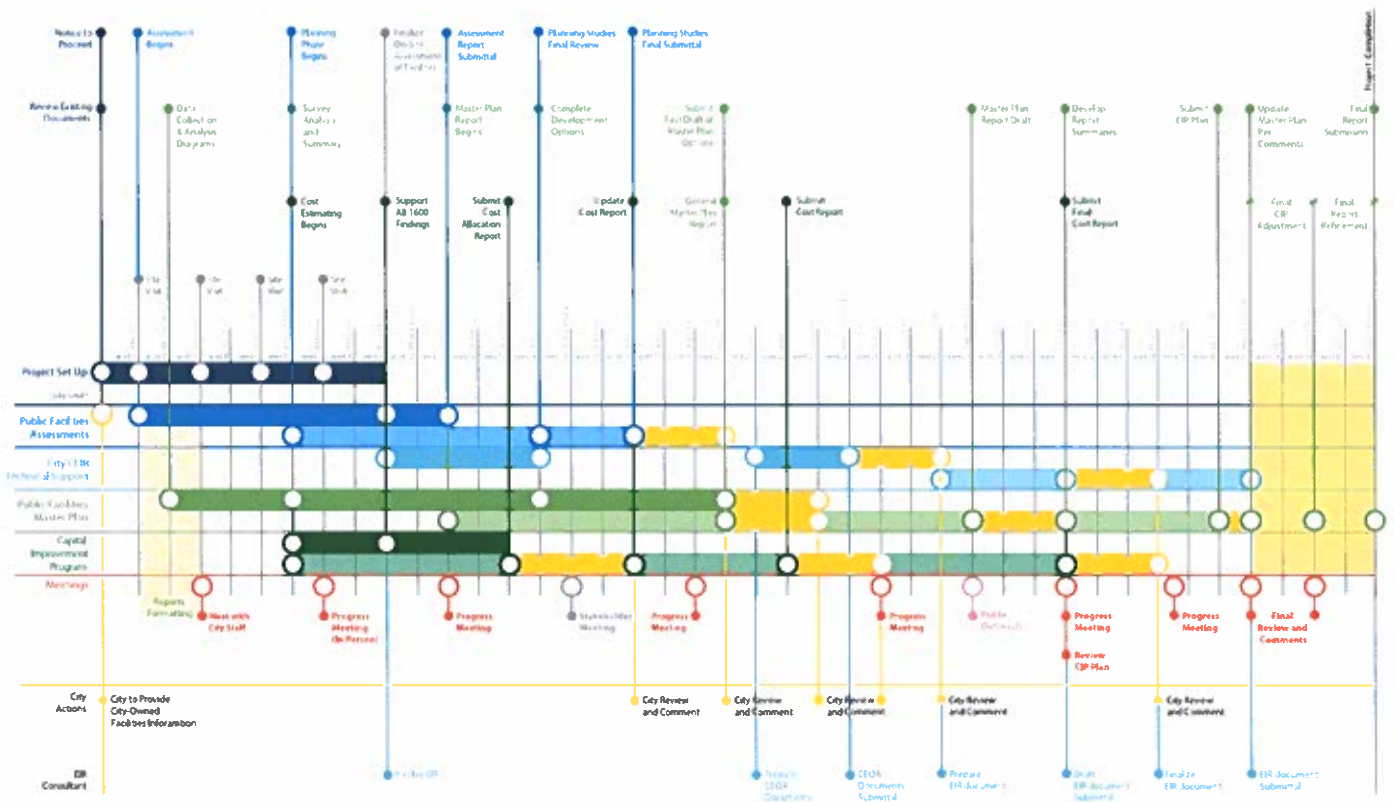
Paul Powers
Matthew Evans
Hannah Moon
Agnes Gao
Xinyi Chen

Schedule

Work shall be performed according to the Project Schedule included herein as Exhibit C.

EXHIBIT B - COMPENSATION WORKSHEET

SUMMARY BY CLASSIFICATION							
	PROJECT MANAGER	PROJECT ARCHITECT	ENGINEER	DESIGNER	CAD TECH	CLERICAL	SUBTOTAL
	\$240.00	\$185.00	\$185.00	\$180.00	\$130.00	\$95.00	
TASK 1: LAND USE EVALUATION							
1	Evaluate current conditions	8	4		8		\$4,480.00
2	Verify long-term land use assumptions	8	8		8		\$4,840.00
3	AB 1600 findings and support	24	8		24	4	\$11,940.00
4	AB 1600 - Cost allocation report	12	8		16	16	\$8,760.00
5	Financing review and opportunity suggestions	16	12		24	8	\$11,140.00
6	Property acquisition recommendations	12	4		8	4	\$5,440.00
SUBTOTAL	\$19,200.00	\$8,140.00	\$0.00	\$15,840.00	\$0.00	\$3,420.00	\$46,600.00
TASK 2: FACILITY CONDITION ASSESSMENTS							
1	Site visits	16	24	16	40		\$18,440.00
2	MEP coordination	8	4	12	8	4	\$6,700.00
3	Emergency power needs	2	2	8	16		\$5,210.00
4	Facility recommendations (+alt solutions)	8	8	8	16		\$7,760.00
5	Facility reports	8	24	8	40	40	\$19,880.00
SUBTOTAL	\$10,080.00	\$11,470.00	\$9,620.00	\$21,600.00	\$1,040.00	\$4,180.00	\$57,990.00
TASK 3: SPACE PLANNING							
1	User needs - public and stakeholders	8	8		24	8	\$8,480.00
2	User needs - employees	8	16	4	16	4	\$8,880.00
3	Staffing growth factor projections	8	8	4	16	8	\$7,780.00
4	Design guidelines	8	20	12	16	16	\$12,240.00
SUBTOTAL	\$7,680.00	\$9,620.00	\$3,700.00	\$12,960.00	\$0.00	\$3,420.00	\$37,380.00
TASK 4: CONCEPT FORMATION							
1	Space planning concepts	8	16	2	24	8	\$12,130.00
2	Existing facility concepts - changes	8	32	4	40	8	\$17,580.00
3	New facilities - property aquisition and related	8	16		24	8	\$11,000.00
SUBTOTAL	\$5,760.00	\$11,840.00	\$1,110.00	\$15,840.00	\$3,120.00	\$3,040.00	\$40,710.00
TASK 5: COST ESTIMATING							
1	Deferred maintenance	8	4	4	16		\$6,280.00
2	Facility recommendations	16	8		8		\$6,760.00
3	Property acquisitions	8	8		8		\$4,840.00
4	New facilities	8	8		8		\$4,840.00
SUBTOTAL	\$9,600.00	\$5,180.00	\$740.00	\$7,200.00	\$0.00	\$0.00	\$22,720.00
TASK 6: MASTER PLAN							
1	Draft master plan	24	32	16	60	16	\$35,120.00
2	Incorporate draft review comments	4			24		\$5,280.00
3	Final master plan	32	40	24	80	16	\$45,500.00
4	Phasing plan	8	8		16		\$7,800.00
5	Presentation to City Council	8	8	8	24	8	\$9,960.00
SUBTOTAL	\$18,240.00	\$16,280.00	\$8,880.00	\$36,720.00	\$4,160.00	\$19,380.00	\$103,660.00
TASK 7: CAPITAL IMPROVEMENT PROGRAM							
1	Implementation strategies	16	8		16	4	\$8,580.00
2	Develop CIP for public facilities	24	16	12	60	16	\$23,260.00
SUBTOTAL	\$9,600.00	\$4,440.00	\$2,220.00	\$13,680.00	\$0.00	\$1,900.00	\$31,840.00
TASK 8: EIR SUPPORT							
1	Programmatic CEQA documents	8	16		24	16	\$12,800.00
2	Technical EIR sections support	8	16	8	16	16	\$10,760.00
3	Guidelines - energy efficiency and sustainability	4	8	4	16	16	\$7,580.00
4	Public EIR review assistance	16	16		8		\$8,240.00
SUBTOTAL	\$8,640.00	\$10,360.00	\$2,220.00	\$11,520.00	\$2,080.00	\$4,560.00	\$39,380.00
TOTAL HOURS	358	414	154	744	80	416	2166
TOTAL COST	\$88,800.00	\$77,330.00	\$28,490.00	\$135,360.00	\$10,400.00	\$39,900.00	\$380,280.00



RESOLUTION 2020-_____

APPROVING A PROFESSIONAL SERVICES AGREEMENT WITH THE KPA GROUP, OF PLEASANTON, CALIFORNIA FOR AN UPDATE TO THE PUBLIC FACILITIES MASTER PLAN (CIP 71107) WITH A NOT-TO-EXCEED AMOUNT OF \$380,280

WHEREAS, The Public Facilities Master Plan is a planning level document that outlines existing Public facilities and upgrades needed to accommodate population growth within the City’s Sphere of Influence under a fully developed condition, and

WHEREAS, The existing Public Facilities Master Plan was adopted in 2013 and needs updating to address public facility needs for recent and proposed development and population growth, and

WHEREAS, A Request for Proposals for the Public Facilities Master Plan Update was issued on September 3, 2019, and

WHEREAS, Two proposals were received, and the proposal submitted by The KPA Group of Pleasanton, California was determined to be the most responsive to the City’s needs, and

WHEREAS, A Professional Services Agreement was negotiated with a not-to-exceed amount of \$380,280, and

WHEREAS, The total Project budget for the Public Facilities Master Plan Update, CIP 71107, is \$500,000. There are sufficient funds available within this Project for the PSA;

NOW, THEREFORE, BE IT RESOLVED, That City Council approves a Professional Services Agreement with The KPA Group, with a not-to-exceed amount of \$380,280, for the Public Facilities Master Plan Update, CIP 71107.

* * * * *

The foregoing Resolution 2020-_____ was passed and adopted by the Tracy City Council on the 10th day of March 2020, by the following vote:

AYES: COUNCIL MEMBERS:
NOES: COUNCIL MEMBERS:
ABSENT: COUNCIL MEMBERS:
ABSTAIN: COUNCIL MEMBERS:

MAYOR

ATTEST:

CITY CLERK

AGENDA ITEM 4.H

REQUEST

ACCEPT OFFSITE IMPROVEMENTS FOR THE INDUSTRIAL PROPERTIES TRUST BUILDING 2 LOCATED AT 1207 EAST GRANT LINE ROAD, CONSTRUCTED BY IPT TRACY DC IV LLC, A DELAWARE LIMITED LIABILITY COMPANY, ASSUME RESPONSIBILITY FOR THEIR FUTURE MAINTENANCE AND REPAIR, ACCEPT ALL OFFERS OF DEDICATION OF PUBLIC RIGHTS OF WAY, AUTHORIZE THE CITY CLERK TO FILE NOTICE OF COMPLETION, AND AUTHORIZE THE CITY ENGINEER TO RELEASE BONDS

EXECUTIVE SUMMARY

IPT Tracy DC IV LLC, a Delaware limited liability company (Developer), has completed offsite roadway, sewer, water, storm drainage, signalization, and landscaping improvements for the Industrial Properties Trust Building 2, a 613,100 square foot industrial distribution facility, in accordance with the Offsite Improvement Agreement approved by Council by Resolution No. 2018-215, including Project plans and specifications. Staff recommends City Council accept the improvements as complete, accept all offers of dedication of public rights of way, file Notice of Completion with the San Joaquin County Recorder, and enable the City Engineer to release Developer's bonds.

DISCUSSION

On October 16, 2018, City Council approved the Offsite Improvement Agreement (Agreement) by Resolution No. 2018-215 for offsite roadway, sewer, water, storm drainage, signalization, and landscaping improvements associated with the Industrial Properties Trust Building 2. This facility is generally located at 1207 East Grant Line Road, as shown on Attachment A.

Kier & Wright, Civil Engineers and Surveyors, Inc., of Livermore, California prepared the improvement plans titled "Industrial Property Trust Street Improvement Plans," containing twelve (12) sheets.

Developer has completed all the work required to be done in accordance with the Agreement, and has requested acceptance of the public improvements. The City Engineer has inspected the completed work and confirmed that the improvements conform to the Agreement and City-approved specifications and plans. The estimated cost of the infrastructure improvements are as follows:

<u>Cost Breakdown:</u>	
Roadway Improvements	\$ 110,293
Sanitary Sewer	\$ 1,230
Water	\$ 14,500
Storm Drainage	\$ 3,200
Traffic Signal	\$ 200,000

Street Lighting	\$ 159,900
Land Dedication	\$ 10,000
Total	\$ 499,123

LAND DEDICATIONS

A total of 4,350 square feet has been irrevocably offered for dedication by Developer as part of the public right-of-way for Grant Line Road. The irrevocable offer was accepted by the City and recorded with the San Joaquin Recorder as Document No. 2019-104507, included herein as Attachment B. Upon City Council acceptance of the public improvements, the irrevocable offer of dedication may be finally accepted in fee title.

In addition, Developer has granted easements over the Project site for purposes of public utilities, access, and traffic signalization equipment. These easements have been previously accepted by the City and recorded with the San Joaquin County Recorder.

STRATEGIC PLAN

This agenda item supports the City of Tracy's Quality of Life Strategic Priority, which is to provide an outstanding quality of life by enhancing the City's amenities, business mix and services and cultivating connections to promote positive change and progress in our community.

FISCAL IMPACT

The Developer, in accordance with the Offsite Improvement Agreement, completed all improvements. The infrastructure improvements costs for Roadway, Traffic Signal, Street lighting and Land Dedication in the amount of \$480,193 will be included in the City of Tracy General Fixed Assets Fund 910, all other improvements do not meet the threshold outlined in the City's Capital Asset policy. The ongoing maintenance will be budgeted in the Public Works operating budget; there is sufficient funds to meet this expense.

RECOMMENDATION

That City Council, by resolution, accept the improvements as complete in accordance with the Offsite Improvement Agreement for Industrial Properties Trust Building 2 including the Project plans and specifications, accepts all dedications of public right of way, authorize the City Clerk to file Notice of Completion, assume responsibility for future maintenance and repair of public improvements, authorize the City Engineer to release all bonds in accordance with the terms of the Agreement, and authorize the City Clerk to record this Council Resolution as evidence of final acceptance of road right of way dedication in fee title.

Agenda Item 4.H
March 10, 2020
Page 3

Prepared by: Paul Verma, PE, Senior Civil Engineer

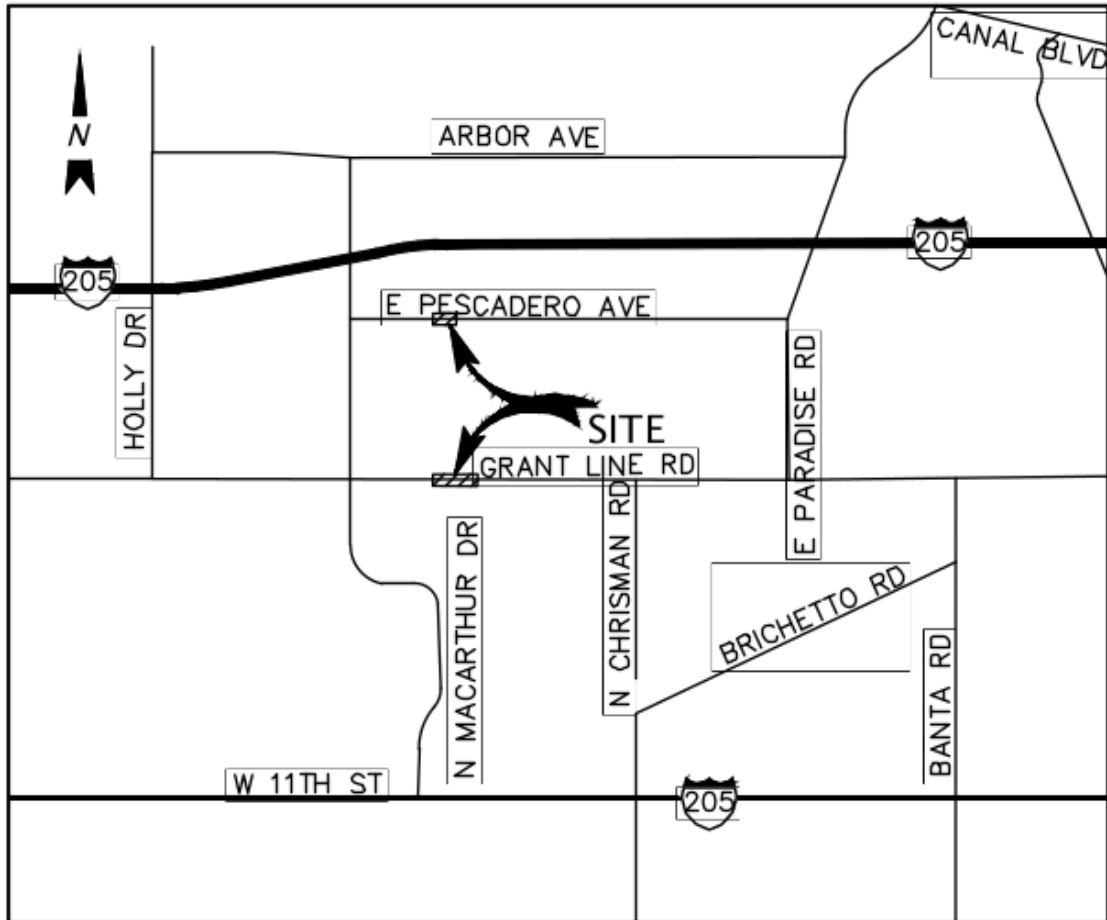
Reviewed by: Robert Armijo, PE, City Engineer / Assistant Development Services Director
Karin Schnaider, Finance Director
Andrew Malik, Assistant City Manager

Approved by: Jenny Haruyama, City Manager

ATTACHMENTS

Attachment A – Vicinity Map

Attachment B – Irrevocable Offer of Dedication



VICINITY MAP

NOT TO SCALE

Doc #: 2019-104507
09/19/2019 10:49:42 AM
Page 1 of 7 Fee: \$0.00
Steve J. Bestolarides
San Joaquin County Recorder
Paid By: FIRST AMERICAN - NCS - DENVER

**RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO:**

CITY OF TRACY
333 Civic Center Plaza
Tracy, California 95376
Attn: Adrienne Richardson

*DOCUMENTARY TRANSFER TAX \$00.00
No consideration given*

THIS SPACE FOR RECORDERS' USE ONLY

IRREVOCABLE OFFER OF DEDICATION

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, IPT TRACY DC IV LLC, a Delaware limited liability company ("Grantor") does hereby unconditionally and irrevocably dedicate to the CITY OF TRACY, a municipal corporation ("Grantee"), all of its right, title and interest in the real property in the City of Tracy, County of San Joaquin, State of California, more particularly described in the legal description attached hereto as **Exhibit A** and more particularly depicted on **Exhibit B** attached hereto, for a public right-of-way.

Grantor represents and warrants that it has good and sufficient rights in and to the Grantor Property to convey the right of way which this Dedication purports to convey.

IN WITNESS WHEREOF, Grantor has executed this Irrevocable Offer of Dedication this 22 day of August, 2019.

Signatures on Next Page

GRANTOR:

IPT TRACY DC IV LLC,
a Delaware limited liability company

By: BTC Holdco I LLC,
a Delaware limited liability company,
its sole member

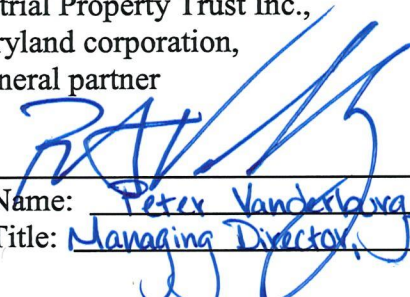
By: Build-To-Core Industrial Partnership I LP,
a Delaware limited partnership,
its manager

By: IPT BTC I GP LLC,
a Delaware limited liability company,
its general partner

By: IPT Real Estate Holdco LLC,
a Delaware limited liability company,
its sole member

By: Industrial Property Operating Partnership
LP, a Delaware limited partnership,
its sole member

By: Industrial Property Trust Inc.,
a Maryland corporation,
its general partner

By: 
Name: Peter Vanderborg
Title: Managing Director, Development

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

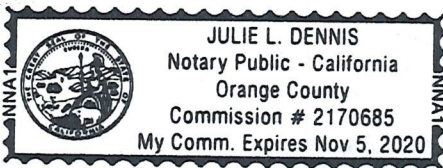
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Orange)
On August 22, 2019 before me, Julie L. Dennis, Notary Public,
Date Here Insert Name and Title of the Officer
personally appeared Peter Vanderburg
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature Julie L. Dennis
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____ Document Date: _____

Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

- Corporate Officer — Title(s): _____
- Partner — Limited General
- Individual Attorney in Fact
- Trustee Guardian or Conservator
- Other: _____

Signer Is Representing: _____

Signer's Name: _____

- Corporate Officer — Title(s): _____
- Partner — Limited General
- Individual Attorney in Fact
- Trustee Guardian or Conservator
- Other: _____

Signer Is Representing: _____

ACCEPTANCE OF OFFER OF DEDICATION

The CITY OF TRACY hereby irrevocably accepts the foregoing Irrevocable Offer of Dedication and hereby assumes all obligations for the management, maintenance, repair and/or restoration of the road improvements, more particularly described in the foregoing Irrevocable Offer of Dedication. Upon such acceptance, Grantor shall be relieved of all obligations with respect to the property dedicated pursuant to the Irrevocable Offer of Dedication.

DATED: August 28, 2019.

CITY OF TRACY,
a municipal corporation

By: [Signature]
Name: Adrienne Richardson
Its: City Clerk

ATTEST:
_____, SECRETARY

By: _____
Name: _____
Secretary



APPROVED AS TO FORM:
[Signature], CITY ATTORNEY

By: _____
Name: Leticia Ramirez
Its: Interim City Attorney
DATED: August 26, 2019

CERTIFICATE OF ACCEPTANCE:

This is to certify that the interest in real property conveyed by this Deed or Grant is hereby accepted at this time by the undersigned City Clerk of the City of Tracy, pursuant to authority conferred by Resolution No. 1670 of the Tracy City Council, adopted on August 6, 1968, and recorded with the San Joaquin County Recorder on August 14, 1968, Book 3231, pages 581 through 583, and the grantee consents to recordation thereof by its duly authorized officer, and the grantee reserves the right to accept the offer of dedication in fee title by separate document.



City Clerk, City of Tracy, California

August 28, 2019

Date

Pursuant to Section 66477.5 of the California Government Code, the local agency shall re-convey the property to the property owner if the local agency makes a finding that the same purpose for which the property was dedicated does not exist or any portion thereof is not needed for public utilities, as specified in Subdivision (c) of the Section.



EXHIBIT 'A'
LEGAL DESCRIPTION
6' ROAD DEDICATION

REAL PROPERTY SITUATE IN THE CITY OF TRACY, COUNTY OF SAN JOAQUIN, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

BEING A PORTION OF ADJUSTED PARCEL 2 AS DESCRIBED IN THAT CERTAIN DOCUMENT RECORDED ON JUNE 6, 2018 IN DOCUMENT NUMBER 2018-062937, OFFICIAL RECORDS OF SAN JOAQUIN COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A 6.00 FOOT WIDE STRIP OF LAND, BEING THE SOUTHERLY 6.00 FEET OF SAID ADJUSTED PARCEL 2.
CONTAINING 4,350 SQUARE FEET OF LAND, MORE OR LESS.

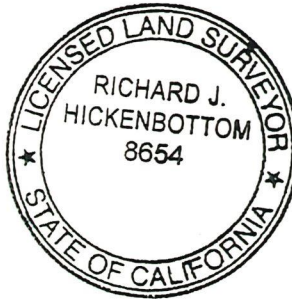
KIER & WRIGHT CIVIL ENGINEERS & SURVEYORS, INC.



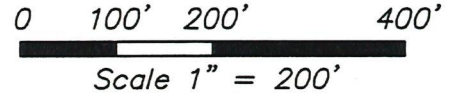
RICHARD JAMES HICKENBOTTOM, P.L.S. 8654

11/28/18

DATE



ADJUSTED PARCEL 1
2018-062937 O.R.



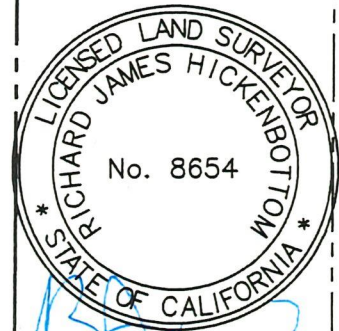
LEGEND:

- O.R. OFFICIAL RECORD
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S44°33'43"E	7.80'
L2	N89°33'43"W	722.11'
L3	S0°22'04"W	6.00'
L4	N89°33'43"W	727.61'
L5	N0°22'15"E	0.49'

ADJUSTED PARCEL 2
2018-062937 O.R.

6' ROAD DEDICATION
AREA = 4,350± SQUARE FEET



11/28/18

GRANT LINE ROAD



KIER & WRIGHT
CIVIL ENGINEERS & SURVEYORS, INC.
2850 Collier Canyon Road Phone (925) 245-8788
Livermore, California 94551 Fax (925) 245-8796
www.kierwright.com

EXHIBIT "B"

6' ROAD DEDICATION
TRACY, CALIFORNIA

DATE	MARCH, 2018
SCALE	1" = 200'
BY	R.J.H.
JOB NO.	A17559
SHEET	1 OF 1

RESOLUTION 2020-_____

ACCEPTING OFFSITE IMPROVEMENTS FOR THE INDUSTRIAL PROPERTIES TRUST BUILDING 2 LOCATED AT 1207 EAST GRANT LINE ROAD, CONSTRUCTED BY IPT TRACY DC IV LLC, A DELAWARE LIMITED LIABILITY COMPANY, ASSUMING RESPONSIBILITY FOR THEIR FUTURE MAINTENANCE AND REPAIR, ACCEPTING ALL OFFERS OF DEDICATION OF PUBLIC RIGHTS OF WAY, AUTHORIZING THE CITY CLERK TO FILE NOTICE OF COMPLETION, AND AUTHORIZING THE CITY ENGINEER TO RELEASE BONDS IN ACCORDANCE WITH THE TERMS OF THE OFFSITE IMPROVEMENT AGREEMENT

WHEREAS, On November 1, 2016, City Council approved the Offsite Improvement Agreement (Agreement) by Resolution No. 2018-205 for offsite roadway, sewer, water, storm drainage, and traffic signalization improvements associated with the Industrial Properties Trust Building 2, and

WHEREAS, IPT Tracy DC IV LLC, a Delaware limited liability company (Developer), has completed all the work required to be done in accordance with the Agreement, and has requested acceptance of the offsite public improvements, and

WHEREAS, The City Engineer has inspected the completed work and recommends acceptance and the estimated cost of infrastructure improvements is as follows:

Cost Breakdown:

Roadway Improvements	\$ 110,293
Sanitary Sewer	\$ 1,230
Water	\$ 14,500
Storm Drainage	\$ 3,200
Traffic Signal	\$ 200,000
Street Lighting	\$ 159,900
Land Dedication	\$ 10,000
Total	\$ 499,123

WHEREAS, A signed and notarized Irrevocable Offer of Dedication has been accepted by the City and recorded with the San Joaquin County Recorder as Document Number 2019-104507 for required dedications of road right of way along Grant Line Road and may now be finally accepted in fee title;

NOW, THEREFORE, BE IT RESOLVED, That the City Council of the City of Tracy hereby accepts the improvements as complete in accordance with the Offsite Improvement Agreement for the Industrial Properties Trust Building 2, including the project plans and specifications and assumes responsibility for their future maintenance and repair in accordance with the terms of the Agreement;

BE IT FURTHER RESOLVED, That the City Clerk is authorized to accept fee title for right of way dedication along Grant Line Road by recording this Resolution with the San Joaquin County Recorder;

BE IT FURTHER RESOLVED, That the City Engineer is authorized to release all bonds in accordance with the terms of the Agreement;

BE IT FURTHER RESOLVED, That the City Clerk is authorized to file Notice of Completion with the San Joaquin County Recorder.

* * * * *

The foregoing Resolution 2020-_____ was passed and adopted by the Tracy City Council on the 10th day of March, by the following vote:

AYES:	COUNCIL MEMBERS:
NOES:	COUNCIL MEMBERS:
ABSENT:	COUNCIL MEMBERS:
ABSTAIN:	COUNCIL MEMBERS:

MAYOR

ATTEST:

CITY CLERK

AGENDA ITEM 4.I

REQUEST

RECEIVE AND AUTHORIZE STAFF TO SUBMIT THE ANNUAL PROGRESS REPORT FOR 2019 AND ANNUAL ELEMENT PROGRESS REPORT FOR 2019 TO THE OFFICE OF PLANNING AND RESEARCH, AND STATE HOUSING AND COMMUNITY DEVELOPMENT DEPARTMENT REGARDING THE IMPLEMENTATION OF THE GENERAL PLAN AND THE HOUSING ELEMENT

EXECUTIVE SUMMARY

State law requires cities to submit an Annual Progress Report and an Annual Element Progress Report (APR) about the implementation of the General Plan and the Housing Element respectively during the previous calendar year to the Office of Planning and Research (OPR) and California Department of Housing and Community Development (HCD) by April 1st of each year. Legislation adopted in 2017 has expanded the scope of the APR and makes cities who fail to submit an APR for two consecutive years subject to streamlined approvals for certain infill affordable housing projects qualifying under the new legislation. State law further requires that the APRs be considered at a public meeting during which the public is given the opportunity to provide written and oral comments.

This item asks Council to receive the APR for 2019 and authorize staff to submit the report to OPR and HCD.

DISCUSSION

State law requires each city to adopt a comprehensive, long-term general plan for its physical development and that of land outside its boundaries that bears a relationship to a city's planning activities. Government Code Section 65302 mandates that certain topics or "elements" be included in the General Plan depending on the jurisdiction such as land use, circulation, and housing.

The City of Tracy's General Plan, adopted in 2011, "provides a vision for the future and establishes a framework for how Tracy should grow and change over the next two decades." The General Plan provides direction through 2025. The City's Housing Element was adopted in March 2016 for the time period of 2015-2023 in accordance with the housing element update cycle for jurisdictions in the San Joaquin Council of Governments region. The Housing Element contains an identification and analysis of projected housing needs and the City's goals, policies, and objectives regarding the preservation, improvement, and development of housing.

Government Code Section 65400(a) requires that a planning agency or planning department submit APRs to the legislative body of a local agency, OPR and HCD on or before April 1st each year that contains the following information for the previous calendar year (January 1st – December 31st):

- The status of the General Plan and the progress of its implementation, and
- The local agency's progress in meeting its share of regional housing needs, which is commonly referred to as the Housing Element portion of the APR or Annual Element Progress Report, including the agency's "efforts to remove governmental constraints to the maintenance, improvement, and development of housing" under the Housing Element, and
- The degree to which the General Plan complies with the OPR's guidelines and the date the General Plan was last revised.

In January 2020, HCD updated the Housing Element APR form and instructions for the information required to be reported. The following information must now also be included in the APR form for the reporting calendar year:

- The number of housing development and residential building permit applications received and deemed complete, approved and issued, denied, and received final occupancy, and
- Total dwelling unit count in each of the above applications categorized by Area Medium Income levels for the San Joaquin County region, and
- Progress toward satisfying Tracy's Regional Housing Needs Allocation (RHNA), and
- Information about applications submitted pursuant to Senate Bill 35 (effective January 1, 2018) which requires streamlined approval of certain infill affordable housing projects, and
- Sites identified or rezoned to accommodate shortfall housing need, and
- Progress on implementation of the programs identified in the Housing Element,
- Commercial development bonus projects approved, and
- Locally owned lands included in the Housing Element Sites Inventory that were sold, leased, or disposed of.

New to this APR is an optional table for the reporting of number of units rehabilitated, converted from non-affordable to affordable by acquisition, and preserved pursuant to Government Code section 65593.1.

The Planning Division of the Development Services Department compiled information from other City departments to prepare the City's General Plan APR for 2019 (Attachment A) in accordance with the APR Guidelines issued by the OPR (Attachment B). Jurisdictions have the ability to report the required information in any form. The Planning Division also prepared the Housing Element APR (Annual Element Progress Report) for 2019 (Attachment A) in accordance with the reporting instructions prepared by HCD (Attachment C). State regulations require that the Housing Element APR be prepared using HCD's instructions, definitions, and form. The form is created by HCD and cannot be altered. Jurisdictions are instructed to enter data in certain required cells, with optional cells marked with an asterisk. Where no such entry exists, the cell is to remain blank. Due to the significant amount of data now requested and the requirement that the APRs be heard at a public meeting prior to submission to the state, staff had limited time to compile and enter all the required and requested optional data before the due date of April 1. Due to these time constraints, staff has only provided data that is required.

STRATEGIC PLAN

This agenda item is a routine operational item and is not related to the Council's Strategic Priorities.

FISCAL IMPACT

Staff resources used to prepare these reports are included in the Development Services Department's operating budget for FY 2019-2020.

RECOMMENDATION

Staff recommends that City Council receive the Annual Progress Report for 2019 and Annual Element Progress Report for 2019, and, by resolution, authorize staff to submit the reports to OPR and HCD.

Prepared by: Kimberly Matlock, Associate Planner

Reviewed by: Bill Dean, Assistant Development Services Director
Karin Schnaider, Finance Director
Andrew Malik, Assistant City Manager

Approved by: Jenny Haruyama, City Manager

ATTACHMENTS

Attachment A – City of Tracy Annual Progress Report for Reporting Year 2019 and Annual Element Progress Report for 2019

Attachment B – Excerpt from OPR's 2017 General Plan Guidelines

Attachment C – Housing Element Annual Progress Report Instructions, January 2020

City of Tracy Annual Progress Report



Reporting Year 2019

Introduction

The purpose of this report is to give an update on the progress in implementing the City of Tracy General Plan for the reporting year of 2019.

The City of Tracy General Plan was adopted on February 1, 2011 and provides the City with direction through the year 2025. The General Plan contains the Land Use Element, the Community Character Element, the Economic Development Element, the Circulation Element, the Open Space and Conservation Element, the Public Facilities and Service Element, the Safety Element, the Noise Element, and the Air Quality Element. Each element contains goals, objectives, policies, and action items to guide development within city limits and growth within the sphere of influence as properties in the sphere annex into the City. These elements address all the required contents of a General Plan as mandated by Government Code section 65302(a) that were applicable at the time of its adoption.

Adopted at the same Council meeting as the General Plan and published in a separate document is the City's Sustainability Action Plan, a comprehensive strategy to achieve communitywide sustainability in the sectors of greenhouse gas emissions, energy, transportation and land use, solid waste, water, agriculture and open space, biological resources, air quality, public health, and economic development. The goals and measures in the Sustainability Action Plan further the environmental goals identified in the General Plan.

The City of Tracy Housing Element was published under separate cover and was adopted on March 15, 2016 for the beginning January 1, 2015 through December 31, 2023 and subsequently certified by the Department of Housing and Community Development. A copy of the 2019 progress report on the City's implementation of the Housing Element is attached to this report in the format required by California Department of Housing and Community Development (HCD).

This report is presented to the Tracy City Council for review and acceptance at a public meeting held on March 17, 2020. A copy of the City Council resolution that directs staff to submit the report to Office of Planning and Research (OPR) and HCD will be provided to OPR and HCD with the submission of the report.

General Plan Action Items Report
January 2020

General Plan Element	Objective	Action Item	Notes
Land Use	LU-1.1 Establish a clearly defined urban form and city structure.	A1. Amend the zoning code and map for overall consistency with the General Plan.	Rezoning is occurring site-by-site for conformity with the land use designation established by the General Plan. In 2019, the City amended the Zoning Ordinance to allow commercial cannabis activities and to revise requirements for parking lot trees.
		A2 Initiate process to adjust Sphere of Influence proposed in this General Plan with the Local Agency Formation Commission (LAFCo) and with the community members in the affected areas.	Completed prior to the reporting year.
		A.3 Conduct a formal review the General Plan every five years, or more frequently if necessary. In particular, the Land Use Designation Map should be reviewed to ensure that the amount and location of land designated in various categories meets community goals.	The General Plan is amended as needed. No amendments were made in 2019.
		A.4 Take actions necessary to ensure that Specific Plans are in conformance with the General Plan.	In 2019, several Specific Plan amendments took place, including updates to the Ellis Specific Plan regarding fencing, updates to the Residential Areas Specific Plan to allow an assisted living and memory care facility, and updates to the Tracy Hills Specific Plan to cleanup and clarify development standards.
	LU-1.4 Promote efficient residential development patterns and orderly expansion of residential areas to maximize the use of existing public services and infrastructure.	A1. Develop criteria or amended criteria for inclusion in the GMO Guidelines or other implementation tools, to guide the issuance of RGAs. Such criteria may include assigning new or modified priorities to development projects or areas based on location, mix of housing types, use of "green" building features and practices, and other factors.	Completed prior to the reporting year and amended as needed. No amendments were made in 2019.
	LU-5.1 Target new uses for the Downtown to reinforce its role as the heart of the City.	A1. Prepare a Downtown Urban Design and Specific Plan.	A draft completed and presented to the City Council, but it was not adopted due to community opposition.
		A2. Continue the Central Business District (CBD) Downtown in-lieu parking fee and the Downtown Incentive Area.	The CBD Zone Parking In-Lieu Fee Pilot Program was established five years ago, and on July 16, 2019, the program was extended to October 26, 2025.
		A3. Develop short- and long-term parking strategies to address parking issues, including the evaluation of a parking garage to serve the Downtown.	The Tracy City Center Association (TCCA) conducted a survey to assess availability of parking during the summer months and school year in 2019. On July 16, 2019, TCCA presented short, medium, and long-term parking recommendations to the City Council. The Council directed staff to work with TCCA to explore these concepts further.
	LU-6.4 Ensure that development conforms to flood safety requirements.	A1. Conduct a review as necessary of areas that are subject to flooding, as identified in flood plain maps prepared by the Federal Emergency Management Agency (FEMA) (Figure 8-1 in the Safety Element) or the Department of Water Resources (DWR).	Will be done as necessary.
		A2. Amend the Land Use Element as necessary to reflect any new flood plain maps when provided by FEMA or DWR.	Will be done as necessary.
	LU-8.1 Participate proactively in land use decision making within Tracy's Planning Area in pursuit of the above-stated goal.	A1. Provide written comments to San Joaquin County on all proposed significant development projects in the Planning Area in accordance with the above-stated policies.	The City regularly communicates with the County.
		A2. Testify in opposition to development proposals that are not consistent with the policies stated herein at all San Joaquin County public hearings.	On-going as necessary. In 2019, the City opposed an industrial development located in San Joaquin County limits and within the City's Sphere of Influence which did not comply with the City's goals and objectives for development.
A3. Pursue an intergovernmental agreement with San Joaquin County to the extent legally permissible to implement the above-stated goals.		The City regularly communicates with the County.	
LU-9.1 Undertake measures to reduce greenhouse gas emissions and improve the sustainability of actions by City government, residents, and businesses in Tracy.	A1. Implement the Sustainability Action Plan and monitor its effectiveness as funding allows, ideally every five years, by conducting a greenhouse gas emissions inventory. Adjust the Sustainability Action Plan as needed every five years and as funding allows based on these calculations to ensure that the City is on track to meet its greenhouse gas emissions reduction target.	The City's first greenhouse gas (GHG) emission inventory was done for baseline year 2006 and updated for year 2010. In 2019, the City began working on updating the GHG inventory using year 2018.	
Community Character	CC-1.3 Enhance the unique quality of the city through the use of art and entryway treatments.	A1. Implement the entry monument recommendations of the City's Civic Art Plan.	On-going.
	CC-1.5 Provide underground utilities throughout Tracy.	A1. Use of funding available through the Public Utilities Commission to underground utilities in parts of the City that have above-ground utilities shall be continued.	The City has over 3 mil in Rule 20A funding through PG&E. The City has tentative projects in the pre-planning stage, including undergrounding utilities on Mt. Oso Ave and on Valpico Rd between Tracy Blvd and MacArthur Dr., as well as on Valpico Rd between Tracy Blvd and Corral Hollow Rd, pending annexation.
	CC-3.1 Identify and preserve cultural and historic resources.	A1. Update, expand and maintain inventories of Tracy's historic resources, using criteria and methods that are consistent with State and federal guidelines.	On-going as feasible.
	CC-5.2 Size and design Neighborhoods to be walkable.	A1. Conduct a study to modify and narrow residential street standards from the current width requirements. The goal will be to reduce vehicle speeds, improve visual character and increase pedestrian safety in neighborhoods while also maintaining traffic flow.	Completed prior to the reporting year.
	CC-6.2 Design neighborhoods to foster interactions among residents and to be responsive to the human scale.	A1. Develop design guidelines or pattern book(s) that ensure that overall neighborhood and housing design promotes the urban design principles set forth in the Community Character Element and enhances Tracy's "hometown feel."	Completed prior to the reporting year. The Design Goals and Standards was revised in 2019 to include residential front yard landscape standards.
	CC-6.3 Preserve and enhance the character of existing residential neighborhoods.	A1. Continue proactive code enforcement and nuisance abatement programs to ensure that Tracy's neighborhoods remain attractive and free of public nuisances.	On-going. The City's Code Enforcement Division merged with the Police Department in 2019 to provide Code Enforcement with additional resources and authority.
A2. Work collaboratively with homeowners associations and other community groups to address nuisances, eliminate blight and ensure that community aesthetic standards are maintained.		Homelessness was a primary focus of the City in 2019. A total of 129 reported encampments were investigated. Twelve outreach efforts to the transient community via Operation Helping Hands were conducted, allowing City staff to reach 15-25 people per visit. Eight Orders to Vacate were issued for dangerous and substandard buildings, ten unsafe buildings were demolished, 248 Notice and Orders/Orders to Abate or Show Cause were issued for nuisances on private property, and administered 14 Notice and Orders for Fire Prevention.	

General Plan Action Items Report
January 2020

General Plan Element	Objective	Action Item	Notes
Community Character	CC-8.2 Preserve the historic character of the Downtown.	A1. Continue to implement streetscape improvements in the Downtown.	In 2019, the City extended the Downtown decorative street lighting program and completed installation.
	CC-8.3 Revitalize the Downtown by strengthening its urban design character.	A1. Prepare a Downtown Urban Design and Specific Plan that incorporates the <i>Downtown Urban Design and Implementation Plan (August 2000)</i> . A2. Continue to implement the <i>Downtown Urban Design and Implementation Plan</i> , Grand Theater project, Civic Center project, Downtown Infrastructure and Streetscape project and the Multi-Modal Station project.	A draft completed and presented to the City Council, but it was not adopted due to community opposition. Aside from the Downtown Plan, all were completed prior to the reporting year.
Economic Development	ED-1.1 Attract emerging growth industries in order to increase employment opportunities for a wide range of skill levels and salaries to meet the current and future employment needs of residents.	A1. Create a marketing and communications program to promote Tracy to the region, the Bay Area, and the nation, based upon the recommendations in the City's Economic Development Strategy.	On-going. The Economic Development Division regularly attends trade shows, meets with businesses, and works with brokers to market Tracy.
		A2. Evaluate the Strategic Plan, including "targets" on the periodic basis.	On-going. The Strategic Priorities for Fiscal Years 19/20 and 20/21 are Economic Development, Governance, Quality of Life and Public Safety.
		A3. The City shall explore ways to provide incentives to attract higher-wage jobs to the City.	On-going. The Economic Development Division regularly attends trade shows, meets with businesses, and works with brokers to identify industry and development trends and evaluate incentives that meet the needs of the business community.
	ED-2.1 Assist and encourage existing businesses to expand within the City.	A1. Continue to provide business assistance services, including visitation to existing businesses.	On-going. The Economic Development Division frequently meets with existing businesses to provide business expansion, hiring, workforce training, and financing incentives to local businesses.
		A2. Publicize local businesses success stories in the City Newsletter.	The City is working on an Economic Development newsletter that will share business success stories on a more consistent basis. The first newsletter should be going out in Spring 2020.
	ED-3.1 Continue to foster a supportive business environment by providing clear and consistent development standards, procedures, and information on available City services for businesses.	A1. Publish and distribute a document that effectively outlines permitting and licensing procedures and fees.	Completed prior to reporting year.
		A2. Maintain a centralized economic development and land information system.	Completed prior to reporting year.
		A3. Monitor "cost of doing business" in Tracy relative to the Bay Area and the Central Valley to keep apprised of Tracy's competitive position.	On-going.
		A4. Investigate the use of incentives to assist in attracting key higher-end office and industrial users.	On-going. The Economic Development Division regularly attends trade shows, meets with businesses, and works with brokers to identify industry and development trends and evaluate incentives that meet the needs of the business community.
	ED-4.1 Ensure an adequate, balanced supply of all land uses for future economic development.	A1. Monitor current and future land supply needs for industrial, office and retail growth.	On-going. The City executed a contract with CoStar, a leading provider of commercial real estate information & analytics to monitor local property availability and lease activity.
	ED-6.1 Support and expand Tracy's Downtown for a wide range of uses.	A1. Expand the Downtown Revitalization Task Force.	On-going in collaboration with the Tracy City Center Association.
		A2. Monitor and evaluate parking and pedestrian improvements.	On-going as feasible.
		A3. Develop benchmark statistics on the Downtown to identify opportunities for expansion. Examples of benchmark statistics include vacancy rates, rental rates, merchant mix and sales tax revenues.	On-going. City staff attends all Tracy City Center Association board and committee meetings from which opportunity sites, vacancy and rental rates, and merchant mix topics are frequently discussed. Additionally, the City calculates and provides current and trending sales tax data for inclusion in the district's annual State of the District presentation.
	ED-6.7 Develop higher-end office and office-flex uses, particularly along entryways to the City along I-205 and I-580.	A1. Work with developers to identify and implement various State incentives that may be available to qualified employers.	On-going. The City partners with the San Joaquin County Economic Development Department to conduct business visits to provide state, regional, and local incentive information that focuses on job creation, workforce training, and tax credit incentives available to qualified employers.
	ED-7.1 Identify and improve workforce training to support business expansion and attraction.	A1. Survey businesses to identify additional workforce preparedness needs.	On-going. The City surveys businesses through business retention efforts as well as through our Chamber of Commerce's Business Visitation program. City staff meets with businesses directly so that the City can provide specific resources and discuss their needs on a more direct level.
A2. Consult with institutions of higher learning, regional partnerships, and state agencies dedicated to workforce issues (e.g., California Employment Development Department).		On-going. The City is currently working with Delta College, the Adult Schools and School Districts of Manteca, Tracy, Lathrop, Lodi, and Stockton, Prologis, San Joaquin County Economic Development Department, San Joaquin County WorkNet, the University of the Pacific, and the Delta Sierra Educational Alliance to develop and create a certification pathway for adults and recent high school graduates to enter the Transportation, Logistics, and Distribution industry. The City also attends the High School Apprenticeship Program meetings, which is coordinated through the SJ County Economic Development Department.	
ED-8.1 Create and implement an ongoing monitoring system to track economic vitality, identify changing conditions, and respond to rapidly new economic development opportunities.	A1. Create database of economic conditions and indicators such as job growth by sector (North American Industry Standard Classification), skill sets of employed residents (Labor Market Survey), employment by industry, lease rates, land costs, operating expenses and relevant legislation.	Completed prior to the reporting year.	
	A2. Publish annual reports of recent economic trend (e.g., "State of the City").	This was presented at the 2019 State of the City held on March 19, 2019.	
	A3. Conduct surveys on the economic climate and conditions in Tracy.	On-going. The City released its third retail survey on December 19, 2019 and asked residents what types of retailers and restaurants they desire most and where do they shop most often for good and services.	
	A4. Continue to expand network of research tools to assist with identifying industry trend to include site selectors, interviews with businesses in target industries, brokers, investors, developers, as well as industry associations.	On-going.	
ED-9.1 Maintain and enhance the financial viability of the City.	A1. Maintain impact fees for new development to cover costs of providing public facilities and services.	On-going. Every new development is responsible for funding their impact fees for their projects.	

General Plan Element	Objective	Action Item	Notes
Circulation	CIR-1.1 Implement a hierarchical street system in which each street serves a specific, primary function and is sensitive to the context of the land uses served.	A1. Update the Roadway Master Plan upon adoption of the General Plan. The Roadway Master Plan should contain the following information: -Improvement needs and ultimate right-of-way for 50 years, based on development anticipated by the General Plan and foreseeable development based on proposed projects, current absorption rates for nonresidential properties and historical population growth rates. -Appropriate street classifications for arterial and collector roadways as well as innovative concepts such as boulevards and other roadway types not currently employed in the City of Tracy. These roadway designs should reflect context-based design principles. - Detailed connectivity standards for arterials, collectors, and local streets. These connectivity standards should further refine minimum and maximum spacing of facilities and traffic control devices identified in the Roadway Classification Standards in Section B of this Element.	The Roadway Master Plan was well underway throughout 2019, including work on an updated traffic model.
		A2. Prepare Precise Plan Lines studies for major new roads and widenings, and consult with Caltrans for new interchanges identified in the Roadway Master Plan in order to define the rights-of-way needed to construct further facilities.	These were completed pursuant to the current Roadway Master Plan, and it's expected these will be updated based on the updated Master Plan when it is complete.
		A3. Consult with San Joaquin and the City of Lathrop to ensure the adequate rights-of-way are preserved in the City's Sphere of Influence.	On-going.
	CIR-1.3 Adopt and enforce LOS standards that provide a high level of mobility and accessibility for all modes for residents and workers.	A1. Evaluate the performance of the roadway system or portion of the roadway system on an as-needed basis based on existing traffic volumes, LOS and other traffic operational issues, and accident locations.	On-going.
		A2. Maintain an up-to-date record of intersections exempted from the City's LOS standards.	None of the streets are exempted from City LOS.
	CIR-1.4 Protect residential areas from commercial truck traffic.	A1. Update the truck route designations periodically as needed.	On-going as needed.
		A2. Maintain a map of truck routes in the City.	Completed prior to reporting year.
	CIR-1.6 Maximize traffic safety for automobile, transit, bicycle users, and pedestrians.	A1. Monitor and record accident locations and prepare a regular summary of accident locations.	On-going. Reports are prepared for collision data by intersection on a quarterly basis.
		A2. Explore traffic calming techniques for existing areas of the city.	On-going as needed.
	CIR-2.1 Support regional planning and implementation efforts to improve interregional highways and interregional travel efficiency.	A1. Prepare a plan line study that identifies and preserves necessary right-of-way north of I-205 within the City of Tracy that allows the future construction of a route parallel to I-205.	This correlates with a regional effort that did not result in any activity in 2019.
	CIR-2.2 Discourage interregional travel from diverting from freeways onto Tracy streets.	A1. Conduct a study to quantify the level of traffic diverting from I-205 onto Tracy roadways.	Underway as part of the traffic model being done for the Roadway Master Plan update.
	CIR-3.1 Achieve a comprehensive system of citywide bikeways and pedestrian facilities.	A1. Update the City of Tracy Bikeways Master Plan on an as-needed basis.	The Bikeways Master Plan update began in mid-2019. It will be under the umbrella of the Roadways Master Plan.
		A2. Update the City of Tracy Roadway Master Plan to include bicycle routes.	The Roadway Master Plan update was in process throughout 2019.
		A3. Maintain a map of existing bicycle facilities in the city.	Completed prior to reporting year.
A4. Incorporate bicycle and pedestrian facilities into the roadway design standards of the Roadway Master Plan.		The Roadway Master Plan update was in process throughout 2019.	
A5. Seek local, State and federal funding for bicycle improvements identified in updates to the Bikeways Master Plan.		On-going as available.	
A6. Improve city-wide pedestrian access as funding becomes available.		On-going as feasible.	
CIR-4.1 Promote public transit as an alternative to the automobile.	A1. Maintain transit facility design guidelines that clearly specify expectations for all types of development.	On-going. Every development application received is reviewed by the Transit Division for transit system improvement needs. These improvements are communicated to project applicants and implemented as part of the project or as conditions of approval.	
	A2. Maintain a map of existing transit facilities in this city.	Completed prior to reporting year.	
CIR-4.2 Work to achieve connectivity between all modes of transportation.	A1. Create a Multi-Modal Transportation Master Plan that addresses the movement of people, goods and services within the City and from the City to the surrounding region. Modes of travel that should be included in this Master Plan include: automobile, transit, freight, air, bicycle, and pedestrian transportation. The plan shall consider short-term and long-term actions to preserve rights-of-way for future transportation options, such as light-rail.	These concepts, including the Valley Link rail plan, are folded into the Roadway Master Plan, which was in process throughout 2019.	
Open Space and Conservation	OSC-4 Provision of parks, open space, and recreation facilities and services that maintain and improve the quality of life for Tracy residents.	A1. Update the Parks Master Plan on a regular basis.	The Parks Master Plan is typically updated every five years. The Plan began its update process in 2019.
		A2. Expand partnerships with the school districts that operate within the Planning Area to enhance and create new joint use facilities.	On-going. The City regularly coordinates its parks and open space near schools for joint use opportunities.
		A3. Explore the development and funding of a regional park, possibly 60 to 100 acres in size, that includes both passive and active recreational amenities.	The City awarded a contract in 2019 to prepare a concept master plan and feasibility study of developing a 86-acre nature park south of Legacy Fields in accordance with the Parks Master Plan.
	OSC-4.2 Ensure that new development is responsible for providing parks and recreation facilities throughout the City of Tracy.	A1. Conduct the required studies to implement the increased parks standard.	The Parks Master Plan (PMP) is the governing document that establishes goals related to level of service in our park system. The City is currently undergoing an update to the PMP which will include modernizing the standards for level of service based on existing conditions in our community. That would include setting standards and goals for things such as walking distances to neighborhood and community parks.
OSC-4.3 Establish a regional linear parkway system that meets recreational, open space and transportation needs.	A1. Work with San Joaquin County to explore creating a large recreational area between the City and Mountain House which can serve as a community separator as well as provide valuable needed recreational facilities to both communities.	The City worked with San Joaquin County to explore this opportunity during a previous reporting year, but the County did not have the available capital funds.	

General Plan Element	Objective	Action Item	Notes
Open Space and Conservation	OSC-4.4 To the extent possible, prevent undeveloped lands within the Planning Area but outside of the Sphere of Influence from developing.	A1. Prepare a comprehensive plan for areas outside of the City that identifies important areas for non-urban uses, analyzes appropriate methods of preserving agricultural and non-urbanized land, develops funding mechanisms for the purchase of land or agricultural easements and identifies methods of administration. This study should include, but is not limited to, the following: -An analysis of the impact that open space programs would have on the cost of housing. -The feasibility and advisability of the Holly Sugar property forming the base for an open space program and/ or be part of such a program. -The identification of alternate funding tools for open space. -An evaluation of alternate methods of preserving open space, such as the purchase of property or development rights, buying the first rights of refusal in the event of a potential sale or developer dedication. -Development of specific policies guiding the purchase of undeveloped lands including only purchasing land from willing land owners, respecting the rights of property owners when seeking to purchase open spaces for the public good and paying fair market value based on third-party appraisals of land. -A survey to determine the public's interest in open space programs and preferred methods for paying for the purchase and maintenance of open space. Specific information on the public's desire to increase sales, property and parcel taxes or issue General Obligation bonds to pay for the acquisition and maintenance of open space lands should be included in the study. -An analysis of an open space dedication requirement for all new residential development projects.	This is being done as part of the Parks Master Plan update, which includes identifying the 1000-plus acres of open space near the Holly Sugar Complex.
		A2. Partner with non-profit organizations, such as the Central Valley Farmland Trust, to identify and purchase land and easements within the Planning Area.	On-going. Project applicants are required to participate in the City's agricultural mitigation fee program by paying the established fees to the City on a per-acre basis for the loss of important farmland. Fees paid toward the City's program are collected and distributed to the Central Valley Farmland Trust, which are used to fund conservation easements on comparable or better agricultural lands to provide compensatory mitigation.
		A3. Pursue a cooperative effort with the City of Lathrop and San Joaquin County to implement an open space community separator program.	Not yet begun.
	OSC-5.2 Ensure that development is designed for maximum energy efficiency.	A1. Study programs that encourage "green" building, such as the LEED (Leadership in Energy & Environmental Design) program developed by the US Green Building Council, and consider code amendments that encourage "green" construction.	The California Building Standards Commission mandates that all jurisdictions within the state enforce the California Code of Regulations Title 24 part 6 and part 11 (specifically the California Energy Code and the California Green Building Standards Code). The City of Tracy locally adopts and enforces these codes.
		A2. Develop a program to educate the public about energy efficiency technologies and practices for homes and businesses, such as solar panels and low-energy appliances.	The City regularly educates property owners and developers through its typical development and plan check review processes for new construction.
		A3. Partner with public utilities to establish and promote a program for home weatherization and solar retrofit.	The City has partnered with various agencies in the past in relation to particular energy-saving/green programs.
		A4. Develop design guidelines for residential construction to address the placement of solar panels.	Title 24 does have some requirements that regulate the location of solar panels. Staff regularly works with design professionals on panel locations to ensure that the greatest efficiency can be gained by avoiding shadowing by structures/trees/objects as well as taking into consideration building orientation.
	OSC-5.3 Promote sustainability and energy efficiency and conservation through the City's direct actions.	A1. Develop emergency contingency energy plans, in cooperation with other local agencies and regional suppliers, to assure needed energy supplies and significant reduction in non-essential consumption during periods of abrupt energy shortage.	Completed prior to reporting year in coordination with PG&E.
		A2. Develop or otherwise make available information to developers and citizens on energy efficient and conserving building design and technologies, including enhanced wall and ceiling insulation, thermally efficient glazing, and efficient heating and cooling equipment and household appliances.	The City frequently has conversations with interested homeowners, contractors, building owners, business owners or designers at the front counter, during the plan check or inspection process. Primarily, however, the plans examiner is enforcing the state requirements as it relates to such energy saving during the plan review process with the project applicant or designer.
		A3. Review, and revise if necessary, the zoning ordinance and building codes, to allow for a variety of energy efficiency technologies so long as the revisions do not adversely impact human health or safety or conflict with other goals in this General Plan.	On November 5th, 2019, the City Council approved an amendment to the Tracy Municipal Code to grant exceptions to certain parking lot tree requirements that would allow solar panel carports to be constructed and operated.
A4. The City shall consider requiring green building standards, such as obtaining LEED or similar certification, as a requirement for new or substantial renovations to public buildings.		The City explored this but ultimately did not implement requirements for specific certifications. Additionally, the new 2019 California Energy Code that went into effect January 1, 2020 requires that all new residential homes have photovoltaic panels to completely offset any electrical load in the use of the home.	
Public Facilities and Services	PF-1.2 Promote coordination between land use planning and fire protection.	A1. Maintain an on-going fire and life safety inspection program for all commercial and industrial buildings.	On-going and maintained by the South San Joaquin County Fire Authority (SSJCF).)
	PF-2.1 Plan for on-going management and development of law enforcement activities.	A1. Annually update the capital improvement plan to indicate the specific use of fee revenues for facilities to accommodate growth.	The FY 2019-20 capital improvement plan was adopted by the City Council on June 4, 2019.
	PF-2.3 Maintain and improve law enforcement services to keep up with Tracy's changing population.	A1. Provide neighborhood security and crime prevention information and training to neighborhood groups and homeowners' associations.	In 2019, City staff made two presentations to the Chamber of Commerce, two to the Tracy Board of Realtors, and one to the Breakfast Lions Club on the current trends in code enforcement and neighborhood preservation.
		A2. Establish Neighborhood Watch programs that promote mutual assistance and crime prevention techniques among residents.	City staff attended four neighborhood watch meetings in 2019.
		A3. Monitor Tracy's crime rates and types of crime to determine the most appropriate methods to reduce crime in the city.	On-going.
		A4. Disseminate information on crime and crime prevention techniques to the community.	On-going.
	PF-4.2 Provide sufficient library service to meet the informational, cultural and educational needs of the City of Tracy.	A1. Work cooperatively with San Joaquin County to continue to fund the City of Tracy Library.	On-going.
A2. Study the feasibility of a Library Impact Fee.		Not yet begun.	
A3. Identify locations for additional library branches in Tracy.		Not yet begun.	

General Plan Element	Objective	Action Item	Notes
Public Facilities and Services	PF-5.1 Reduce volumes of solid waste generated in Tracy through recycling and resource conservation.	A1. Continue the bi-weekly, city-wide collection program to compost leaf and yard waste.	On-going by Tracy Delta Disposal.
		A2. Continue "grass-cycling" at City parks, public facilities and open spaces.	On-going.
		A3. Continue residential single-stream curbside recycling.	On-going by Tracy Delta Disposal.
		A4. Continue the recycling program for electronics waste and tires.	On-going.
		A5. Develop and maintain a recycling and diversion plan.	On-going. The City has a plan for both residential and commercial recycling.
		A6. Continue to develop new specialized recycling programs for residential, commercial, office, educational, and retail sectors.	On-going. The City continues to adjust its programs and requirements based on State mandates and customers' needs.
	PF-5.2 Ensure adequate solid waste collection and disposal.	A1. Continue weekly curbside trash collection service.	On-going by Tracy Delta Disposal.
		A2. Continue operation of the Tracy Material Recovery Facility and Transfer Station.	On-going.
		A3. Partner with San Joaquin County to ensure that there is adequate landfill space to meet projected growth.	On-going.
	PF-6.1 Ensure that reliable water supply can be provided within the City's service area, even during drought conditions, while protecting the natural environment.	A1. Update the Water Master Plan upon adoption of the General Plan and on a regular basis.	The Water Master Plan update was in process throughout 2019.
		A2. Revise the water use projections in the Urban Water Management Plan based on development projections contained in the General Plan and the Growth Management Ordinance (GMO).	Completed and on-going. This will be updated again after the completion of the Water Master Plan update currently in progress.
		A3. Implement an Aquifer Storage and Recovery Program to improve water quality for customers.	Completed and on-going.
	PF-6.2 Provide adequate water infrastructure facilities to meet current and future populations.	A1. Review the current water system maintenance program and coordinate planned water main replacements with the Urban Water Management Plan.	On-going as needed. No activity occurred in 2019.
		A2. Update the existing System Control and Data Acquisition (SCADA) system to optimize operational efficiency and ensure coordination of existing and proposed water system facilities.	The SCADA update was completed in a prior reporting year, and optimizing operation efficiencies is an on-going effort.
	PF-6.5 Use recycled water to reduce non-potable water demands whenever practicable and feasible.	A1. Explore incentives for businesses and industries to use recycled water for irrigation.	On-going discussions with new developments are occurring on a regular basis.
		A2. Develop a program to supply recycled water to all new parks and schools.	On-going. This is included in the Water Master Plan update.
A3. Update the Water Master Plan to include a recycled water plan.		The Water Master Plan update was in process throughout 2019.	
A4. Develop a plan to irrigate agricultural land with recycled water, both inside and outside of the City's service area, where feasible.		Recycled water is currently primarily contemplated for watering parks, streetscapes, and open spaces.	
PF-7.1 Collect, transmit, treat and dispose of wastewater in ways that are safe, sanitary, and environmentally acceptable.	A1. Prepare a comprehensive update to the Wastewater Master Plan upon adoption of the General Plan and update on a regular basis. The Wastewater Master Plan shall identify the expected number of additional wastewater facilities, potential locations for those facilities and locations for the land application of treated effluent.	The Wastewater Master Plan update was in process throughout 2019.	
PF-8.1 Collect, convey, store, and dispose of stormwater in ways that provide an appropriate level of protection against flooding, account for future development, and address applicable environmental concerns.	A1. Prepare a comprehensive update to the Storm Drainage Master Plan upon adoption of the General Plan.	Completed prior to reporting year.	
	A2. Update the Storm Drainage Master Plan on a periodic basis and at least every five years.	The Stormwater Master Plan update was in process throughout 2019.	
PF-8.2 Provide effective storm drainage facilities for development projects.	A1. Revise the Tracy Municipal Code to limit the amount of impervious surfaces in private yards.	Completed prior to reporting year.	
Safety	SA-2.1 Minimize flood risks to development.	A1. Continue to participate in the National Flood Insurance Program.	On-going.
		A2. Continue to implement the City's existing Storm Drainage Master Plan which provides storm drainage conveyance capacity sufficient to contain 100-year flood flows in the rights-of-way of the major public streets and 10-year flood flows within the top of the street curbs.	On-going.
		A3. Continue to implement floodplain overlay zones provided by FEMA, control the types of structures and land uses permitted in areas deemed high risk and require these structures be built in a manner that minimizes flood losses.	On-going.
		A4. Maintain historical data on flooding.	On-going.
	SA-2.2 Maintain a high level of preparedness in the event of flooding.	A1. Update the General Plan within 24 months of the adoption of the Central Valley Flood Protection Plan (CVFPP) to appropriately reflect the CVFPP and to identify State and local flood management facilities and flood hazard zones.	On-going.
	SA-3.1 Evaluate the potential for wildland fire hazards when considering new development.	A1. Maintain a current map of areas subject to wildland fires.	The South San Joaquin County Fire Authority (SSJCFCA) references a map produced by San Joaquin County GIS.
	SA-4.1 Minimize exposure to harmful hazardous materials and waste by Tracy residents.	A1. Continue to implement processing procedures and local siting criteria in order to implement relevant and applicable provisions consistent with the hazardous materials and waste management plans for San Joaquin County.	On-going.
		A2. Consult with San Joaquin County Office of Emergency Services to maintain an inventory of businesses or facilities involved in the transportation, use and storage of hazardous materials.	On-going through the SSJCFCA Community Risk Reduction Division. This division is responsible for annual inspections of businesses to ensure that the use and storage of hazardous materials (HM) has not modified since its original approval. Fire personnel responding to emergencies will connect with the CUPA (SJCO) to ensure they have knowledge of the HM risk at each particular site as it may relate/interfere/create caution/require different approaches to their emergency response.
		A3. Hold at least one hazardous materials collection event per year.	This event took place on May 11, 2019.
		A4. Continue public education programs on the safe disposal of household hazardous waste at designated locations in San Joaquin County.	On-going. The City mails out brochures each year and publishes information on www.RecycleInsideTheTriangle.com with recycling information on various programs. City staff also provides information at various events throughout the year.
SA-5.1 Ensure that land uses within the vicinity of the Tracy Municipal Airport are compatible with airport restrictions and operations.	A1. Develop an emergency plan to respond to aviation incidents in the City.	Not yet begun.	

General Plan Element	Objective	Action Item	Notes
Safety	SA-6.1 Prepare and update City emergency procedures in the event of natural or man-made disasters.	A1. Maintain, periodically update and test the effectiveness of an Emergency Preparedness Plan. As part of the update, the City shall review County and State emergency response plans and procedures to ensure coordination with the City's plan.	The City is reviewing responses from a Request for Proposal (RFP) in an effort to procure a consultant to facilitate the development of an Emergency Continuity of Operations Plan. The project is anticipated to begin in January 2020. Part of this plan will include periodic drills of the emergency plan to test the effectiveness of our procedures. The City recently completed a Hazard Mitigation Plan as the first phase in updating our emergency preparedness efforts. Currently, Fire Administration and our Emergency Services Manager work with County resources on emergency preparedness and ensure that State and County emergency response plans are coordinated with our City efforts. Additionally, City staff is working with the SSJCFCA to update the Emergency Evacuation Plans for all City facilities. This review will be completed in 2020 and will also include updated emergency procedures, documents, maps and drills for all City facilities.
		A2. Identify and regularly update emergency access routes.	The City of Tracy has identified major arterials to serve as evacuation routes to Interstate 580 in the event of flooding or dam failure. The following north/south arterials will serve as evacuation routes: MacArthur Drive, Tracy Boulevard, Corral Hollow Road, Lammers Road, and Chrisman Road. The following east/west arterials will serve as evacuation routes: 11th Street, Schulte Road and Linne Road. In a non-flood emergency The City of Tracy has identified major arterials to Highways 5, 205 and 580. The following north/south arterials will serve as evacuation routes: MacArthur Drive, Tracy Boulevard, Corral Hollow Road, Lammers Road, and Chrisman Road. The following east/west arterials will serve as evacuation routes: 11th Street, Schulte Road and Linne Road.
		A3. Identify alternative water sources for firefighting purposes, as recommended by the City's Water Master Plan.	The City has a portfolio of water sources that it uses for its water system. These sources include groundwater, state water contract sources, water banking, and sources from neighboring water purveyors (e.g. SSJID). All of these potable water sources are supplied into the City's water network and hydrants receive water through that network.
		A4. Conduct periodic drills using emergency response systems to test the effectiveness of City procedures.	At present, the City is reviewing responses from a Request for Proposal (RFP) in an effort to procure a consultant to facilitate the development of an Emergency Continuity of Operations Plan. We anticipate the project to begin in January 2020. Part of this plan will include periodic drills of the emergency plan to test the effectiveness of our procedures. The City recently completed a Hazard Mitigation Plan as the first phase in updating our emergency preparedness efforts. Currently, Fire Administration and our Emergency Services Manager work with County resources on emergency preparedness and ensure that State and County emergency response plans are coordinated with our City efforts. Additionally, HR/Risk is working with the Fire Marshal on an update to the Emergency Evacuation Plans for all City facilities. This review will be completed in 2020 and will also include updated emergency procedures, documents, maps and drills for all City facilities.
		A5. Provide community awareness and education programs for citizens that describe procedures and evacuation routes to be followed in the event of a disaster.	Efforts to begin in 2020.
Noise	N-1.2 Control sources of excessive noise.	A1. Enforce Section 27007 of the California Motor Vehicle Code that prohibits amplified sound that can be heard 50 or more feet from a vehicle.	On-going.
		A2. Enforce Section 27150 of the California Motor Vehicle Code that addresses excessive exhaust noise.	On-going.
		A3. Develop noise abatement flight procedures for large aircraft accessing Tracy Municipal Airport.	The City was awarded an FAA grant to update the Airport Master Plan, including preparation of an AGIS survey and recommendations to develop standards and procedures for noise abatement.
Air Quality	AQ-1.2 Promote development that minimizes air pollutant and greenhouse gas emissions and their impact on sensitive receptors as a result of indirect and stationary sources.	A1. Review standards for the design and use of new drive through businesses with the aim of reducing adverse impacts on air quality.	Not yet begun.
		A2. Research and include where feasible in the Roadway Master Plan update, requirements to use materials that minimize particulate emissions and that are appropriate to the scale and intensity of use.	Design details such as materials are not part of the Roadway Master Plan, but rather, are found in the City Standard Plans. The City has used rubberized asphalt in previous year projects, but no such project occurred in 2019.
		A3. Investigate the feasibility of new development fees to be used on coordination with local air pollution reduction efforts, such as clean air transit projects (e.g. ACE, Park & Ride, TRACER, BART and school buses).	The City does not collect impact fees specifically for local transit, but does collect the Regional Transportation Impact Fee which is sent to and managed by San Joaquin County. The City's development impact fee includes funding for Park and Ride. The master plans update is likely to expand on that funding.
		A4. Develop a green building standard for new development.	The City follows and enforces the California Green Building Code.
		A5. The City shall evaluate the installation of light emitting diodes (LEDs) or similar technology for traffic, street and other outdoor lighting where feasible.	On-going.
	AQ-1.3 Provide a diverse and efficient transportation system that minimizes air pollutant and greenhouse gas emissions.	A1. Pursue funding sources for the planning and development of local and regional transit services.	The City is actively working with Valley Link to establish a regional rail line that will extend from Lathrop to the Dublin BART station (Phase 1) with a possible future extension to Stockton (Phase 2). A series of stakeholder meetings took place in the first half of 2019. More information and the presentations can be found at https://www.valleylinkrail.com/committee-meetings
		A2. Consider measures to increase the capacity of the existing road network prior to constructing additional capacity (e.g. additional lanes, etc.).	On-going.
	AQ-1.4 Support local and regional air quality improvement efforts.	A1. Notify local and regional jurisdictions of proposed projects that may affect regional air quality.	On-going. Every development application received is routed to SJCOG and APCD for review and comment. Their requirements are communicated to project applicants and implemented as conditions of approval.
		A2. Utilize the City's website, billboards, or newsletter to promote information regarding air quality, recycling, use of efficient energy devices and renewable energy.	The City regularly promotes information on the City's website and social media platforms. Events and programs are advertised in the printed press.
A3. Develop a citywide sustainability strategy that would include a baseline inventory of greenhouse gas emissions from all sources within the City; greenhouse gas emissions reduction targets; and enforceable greenhouse gas emissions reduction measures.		Completed prior to the reporting year.	

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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	0	118	0	394	512	328	0	0		
	21446003	501 W HINTZ AV	Residential 4-plex	D19-0007	2 to 4	R	3/18/2019							4	4	4	0	No	
	23805013	2660 W BYRON RD	Byron Apartments	D19-0010	5+	R	5/3/2019							60	60	60	0	No	
	25310015	not yet assigned	Tracy Hills - KT Project	TSM19-0005	SFD	O	11/12/2019							184	184	0	No		
	24614013	501 E VALPICO ROAD	Katerra Apartments	D19-0018	5+	R	6/23/2019					118		146	264	264	0	No	

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Table A2 Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units																							
Project Identifier					Unit Types		Affordability by Household Incomes - Completed Entitlement							6	Affordability by Household Incomes - Building Permits							8	
1					2	3	4							5	6	7							8
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID*	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Entitlement Date Approved	# of Units issued Entitlements	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Building Permits Date Issued
	24072022	2331 TENNIS LANE	BARCELONA PLAN 2C/2190SF/TRACT3 808/	18-1340	SFD	O									0								
	24072020	301 DEFENDER LANE	BARCELONA PLAN 2E/2190SQFT	18-1337	SFD	O									0								
	24072024	2311 TENNIS LANE	BARCELONA PLAN 3A/2538SF	18-1347	SFD	O									0								
	24072021	2341 TENNIS LANE	BARCELONA PLAN 3A/2538SF	18-1339	SFD	O									0								
	24072016	371 DEFENDER LANE	BARCELONA PLAN 3C/2538SQFT	18-1329	SFD	O									0								
	24072019	321 DEFENDER LANE	BARCELONA PLAN 4B/2888SF	18-1333	SFD	O									0								
	24072025	2301 TENNIS LANE	BARCELONA PLAN 4D/2888SF	18-1342	SFD	O									0								
	24077070	4559 MARGARET ADELE LANE LOT 148	BERKSHIRE/PLAN 1A/2865 SQ FT	19-3042	SFD	O									0							1	11/15/2019
	24077055	2778 CORDELIA LANE LOT 133	BERKSHIRE/PLAN 1B/2865 SQ FT	19-3029	SFD	O									0							1	11/15/2019
	24077066	4519 MARGARET ADELE LANE LOT 144	BERKSHIRE/PLAN 1C/2865 SQ FT	19-3037	SFD	O									0							1	11/15/2019
	24077065	4509 MARGARET ADELE LANE LOT 143	BERKSHIRE/PLAN 2A/2979 SQ FT	19-3038	SFD	O									0							1	11/15/2019
	24077050	4578 MARGARET ADELE LANE LOT 128	BERKSHIRE/PLAN 2A/2979 SQ FT	19-3039	SFD	O									0							1	11/15/2019
	24077071	4569 MARGARET ADELE LANE LOT 149	BERKSHIRE/PLAN 2B/2979 SQ FT	19-3041	SFD	O									0							1	11/15/2019
	24069053	2271 AUGUSTA AVENUE LOT 53	BERKSHIRE/PLAN 2C/2979 SQ FT	19-3027	SFD	O									0							1	10/22/2019
	24077052	4558 MARGARET ADELE LANE LOT 130	BERKSHIRE/PLAN 2C/2979 SQ FT	19-3032	SFD	O									0							1	11/15/2019
	24077072	4579 MARGARET ADELE LANE LOT 150	BERKSHIRE/PLAN 2C/2979 SQ FT	19-3040	SFD	O									0							1	11/15/2019
	24077069	4549 MARGARET ADELE LANE LOT 147	BERKSHIRE/PLAN 2D/2979 SQ FT	19-3034	SFD	O									0							1	11/15/2019
	24077056	2768 CORDELIA LANE LOT 134	BERKSHIRE/PLAN 3A/3129 SQ FT	19-3028	SFD	O									0							1	11/15/2019
	24077046	2783 BREWER STREET LOT 124	BERKSHIRE/PLAN 3A/3129 SQ FT	19-3993	SFD	O									0							1	11/15/2019
	24069052	2209 AUGUSTA AVENUE LOT 52	BERKSHIRE/PLAN 3B/3129 SQ FT	19-3026	SFD	O									0							1	10/21/2019
	24077053	4548 MARGARET ADELE LANE LOT 131	BERKSHIRE/PLAN 3B/3129 SQ FT	19-3031	SFD	O									0							1	11/15/2019
	24077067	4529 MARGARET ADELE LANE LOT 132	BERKSHIRE/PLAN 3D/3129 SQ FT	19-3036	SFD	O									0							1	11/15/2019
	24077054	4538 MARGARET ADELL LANE LOT 132	BERKSHIRE/PLAN 4A/3613 SQ FT	19-3030	SFD	O									0							1	11/15/2019
	24077068	4539 MARGARET ADELE LANE LOT 146	BERKSHIRE/PLAN 4B/3613 SQ FT	19-3035	SFD	O									0							1	11/15/2019
	24069051	2261 AUGUSTA AVENUE LOT 51	BERKSHIRE/PLAN 4D/3613 SQ FT	19-3025	SFD	O									0							1	10/22/2019
	24077051	4568 MARGARET ADELL LANE LOT 129	BERKSHIRE/PLAN 4D/3613 SQ FT	19-3033	SFD	O									0							1	11/15/2019
	24856049	4387 MATTHEW WAY	BROOKVIEW PLAN 1 ELEV. A LOT 21	16-3360	SFD	O									0							1	8/22/2019
	24870033	4314 LENNOX LN	BROOKVIEW PLAN 1 ELEV. A LOT 56	16-3395	SFD	O									0								
	24856055	4303 LENNOX LN	BROOKVIEW PLAN 1 ELEV. A LOT 58	16-3397	SFD	O									0							1	8/22/2019
	24856066	4354 LENNOX LN	BROOKVIEW PLAN 1 ELEV. A LOT 69	16-3408	SFD	O									0							1	3/14/2019
	24856051	4347 MATTHEW WAY	BROOKVIEW PLAN 1 ELEV. B LOT 23	16-3362	SFD	O									0							1	8/22/2019
	24856057	4323 LENNOX LN	BROOKVIEW PLAN 1 ELEV. B LOT 60	19-1935	SFD	O									0							1	8/22/2019
	24856060	4353 LENNOX LN	BROOKVIEW PLAN 1 ELEV. B LOT 63	16-3402	SFD	O									0							1	3/14/2019
	24856062	4383 LENNOX LN	BROOKVIEW PLAN 1 ELEV. B LOT 65	16-3404	SFD	O									0							1	3/14/2019
	24856064	4384 LENNOX LN	BROOKVIEW PLAN 1 ELEV. B LOT 67	16-3406	SFD	O									0							1	3/14/2019
	24870034	4324 LENNOX LN	BROOKVIEW PLAN 2 ELEV. A LOT 57	16-3396	SFD	O									0								
	24856058	4333 LENNOX LN	BROOKVIEW PLAN 2 ELEV. A LOT 61	16-3400	SFD	O									0							1	8/22/2019

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1					2	3	4							5	6	7						8	
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID*	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Entitlement Date Approved	# of Units issued Entitlements	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Building Permits Date Issued
	24856065	4364 LENNOX LN	BROOKVIEW PLAN 2 ELEV. A LOT 68	16-3407	SFD	O									0							1	3/14/2019
	24856061	4363 LENNOX LN	BROOKVIEW PLAN 2 ELEV. AR LOT 64	16-3403	SFD	O									0							1	3/14/2019
	24856050	4367 MATTHEW WAY	BROOKVIEW PLAN 2 ELEV. B LOT 22	16-3361	SFD	O									0							1	8/22/2019
	24870032	4304 LENNOX LN	BROOKVIEW PLAN 2 ELEV. B LOT 55	16-3394	SFD	O									0							1	8/22/2019
	24856056	4313 LENNOX LN	BROOKVIEW PLAN 2 ELEV. B LOT 59	16-3398	SFD	O									0							1	8/22/2019
	24856059	4343 LENNOX LN	BROOKVIEW PLAN 2 ELEV. BR LOT 62	16-3401	SFD	O									0							1	3/14/2019
	24856063	4393 LENNOX LN	BROOKVIEW PLAN 2 ELEV. BR LOT 66	16-3405	SFD	O									0							1	3/14/2019
	24856078	309 CATALINA WAY	BROOKVIEW PLAN 3 ELEV. C LOT 80	16-3419	SFD	O									0								
	24856074	4206 BONSAI AVENUE	BROOKVIEW PLAN 3ELEV. CR LOT 76	16-3415	SFD	O									0								
	24856075	310 AARON WAY	BROOKVIEW PLAN 5 ELEV. AR LOT 77	16-3416	SFD	O									0								
	24856068	4326 BONSAI AVENUE	BROOKVIEW PLAN 5 ELEV. B LOT 70	16-3409	SFD	O									0								
	24856077	4267 MATTHEW WAY	BROOKVIEW PLAN 5 ELEV. B LOT 79	16-3418	SFD	O									0								
	24856073	4226 BONSAI AVENUE	BROOKVIEW PLAN 5 ELEV. BL LOT 75	16-3414	SFD	O									0								
	24856071	4206 BONSAI AVENUE	BROOKVIEW PLAN 5 ELEV. CL LOT 73	16-3412	SFD	O									0								
	24856072	4246 BONSAI AVENUE	BROOKVIEW PLAN 6 ELEV. A LOT 74	16-3413	SFD	O									0								
	24856069	4306 BONSAI AVENUE	BROOKVIEW PLAN 6 ELEV. A LOT 71	16-3410	SFD	O									0								
	24856070	4286 BONSAI AVENUE	BROOKVIEW PLAN 6 ELEV. B LOT 72	16-3411	SFD	O									0								
	24856076	4247 MATTHEW WAY	BROOKVIEW PLAN 6 ELEV. C LOT 78	16-3417	SFD	O									0								
	24870025	361 AARON WY	BROOKVIEW PLAN 6 ELEV. CR LOT 48	16-3387	SFD	O									0								
	24870023	341 AARON WY	BROOKVIEW PLAN 6 ELEV. AR LOT 46	16-3385	SFD	O									0								
	24231055	1235 PICKFORD CT	CONVERT DEN TO BEDROOM & GARAGE CONVERSION TO ADU	19-0772	ADU	R									0						1		7/25/2019
	21428047	2941 BALBOA DR	CONVERT GARAGE TO IN-LAW UNIT W/KITCHEN. RELOCATE WH & FURN	19-0475	ADU	O									0						1		6/26/2019
	25247005	2203 BASQUE DR LOT 5	ELISSAGARAY/PLA N1AWR/2405 SQ/LOT 5	18-3427	SFD	O									0							1	3/21/2019
	25247013	2124 BLAKE	ELISSAGARAY/PLA N1AXR/2405 SQ/LOT 13	19-2718	SFD	O									0							1	9/25/2019
	25247002	2123 BASQUE DR LOT 2	ELISSAGARAY/PLA N1BWL/2405 SQ/LOT 2	18-3424	SFD	O									0							1	3/21/2019
	25247040	1171 DOMINIQUE	ELISSAGARAY/PLA N1BWL/2405 SQ/LOT 40	RES19-0022	SFD	O									0							1	7/30/2019
	25247032	1172 DAVID SENFT	ELISSAGARAY/PLA N1BWL/2405 SQ/LOT 41	19-2722	SFD	O									0							1	9/25/2019
	25247010	2204 BLAKE	ELISSAGARAY/PLA N1BWL/2405 SQ/LOT 11	19-2712	SFD	O									0							1	9/25/2019
	25247035	1202 DAVID SENFT	ELISSAGARAY/PLA N1BWL/2405 SQ/LOT 42	19-2726	SFD	O									0							1	9/25/2019
	25247009	2224 BLAKE	ELISSAGARAY/PLA N1CWR/2405 SQ/LOT 12	19-2706	SFD	O									0							1	9/25/2019
	25247001	2113 BASQUE DR LOT 1	ELISSAGARAY/PLA N2AXL/2662 SQ/LOT 1	18-3421	SFD	O									0							1	3/21/2019
	25247008	2244 BLAKE	ELISSAGARAY/PLA N2AXL/2662 SQ/LOT 8	19-2704	SFD	O									0							1	9/24/2019
	25247033	1182 DAVID SENFT	ELISSAGARAY/PLA N2CXL/2662 SQ/LOT 33	19-2723	SFD	O									0							1	9/25/2019
	25247006	2223 BASQUE DR LOT 6	ELISSAGARAY/PLA N2CXL/2662 SQ/LOT 6	18-3428	SFD	O									0							1	3/21/2019
	25247014	1203 DAVID SENFT	ELISSAGARAY/PLA N2CXR/2662 SQ/LOT 14	19-2721	SFD	O									0							1	9/25/2019
	25247037	1201 DOMINIQUE	ELISSAGARAY/PLA N2DCXR/2662 SQ/LOT 037	RES19-0019	SFD	O									0							1	7/30/2019

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Project Identifier					Unit Types		Affordability by Household Incomes - Completed Entitlement							6	Affordability by Household Incomes - Building Permits						8		
1					2	3	4							5	6	7						8	
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID*	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Entitlement Date Approved	# of Units issued Entitlements	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Building Permits Date Issued
	25247036	1221 DOMINIQUE DR	ELISSAGARAY/PLA N2DXL/2662 SQ/LOT 036	RES19-0018	SFD	O									0							1	7/30/2019
	25247034	1192 DAVID SENFT	ELISSAGARAY/PLA N2DXR/2662 SQ/LOT 34	19-2725	SFD	O									0							1	9/25/2019
	25247007	2243 BASQUE DR LOT 7	ELISSAGARAY/PLA N2DXR/2662 SQ/LOT 7	18-3429	SFD	O									0							1	3/21/2019
	25247041	1161 DOMINIQUE	ELISSAGARAY/PLA N3AXR/3524 SQ/LOT 41	RES19-0023	SFD	O									0							1	7/30/2019
	25247004	2143 BASQUE DR LOT 4	ELISSAGARAY/PLA N3BXL/3524 SQ/LOT 4	18-3426	SFD	O									0							1	3/21/2019
	25247011	2144 BLAKE DR	ELISSAGARAY/PLA N3CXR/3524 SQ/LOT 11	19-2716	SFD	O									0							1	9/25/2019
	25247039	1181 DOMINIQUE	ELISSAGARAY/PLA N3CXR/3524 SQ/LOT 39	RES19-0021	SFD	O									0							1	7/30/2019
	25247038	1191 DOMINIQUE	ELISSAGARAY/PLA N4BXL/3531 SQ/LOT 38	RES19-0020	SFD	O									0							1	7/30/2019
	25247003	2133 BASQUE DR LOT 3	ELISSAGARAY/PLA N4CXR/3531 SQ/LOT 3	18-3425	SFD	O									0							1	3/21/2019
	25247012	2134 BLAKE	ELISSAGARAY/PLA N4DXR/3531 SQ/LOT 12	19-2717	SFD	O									0							1	9/25/2019
	24066037	2489 SWEETBAY CIRCLE LOT 10	FDN ONLY - SOUTHGATE LOT A 1782SQFT PLAN 1 ELEV H	19-3840	SFD	O									0							1	12/23/2019
	24066037	2493 SWEETBAY CIRCLE LOT 9	FDN ONLY - SOUTHGATE LOT A 2086SQFT PLAN 3 ELEV H	19-3839	SFD	O									0							1	12/23/2019
	25353022	2861 REYVA DHILLON LN LOT 112	FDN ONLY - VANTAGE/PLAN 1B/2155 SQ FT	19-2778	SFD	O									0							1	9/28/2019
	25353010	2833 PAVER CT LOT 100	FDN ONLY - VANTAGE/PLAN 1B/2155 SQ FT	19-2755	SFD	O									0							1	9/28/2019
	25351030	6622 STARCROSS DR LOT 30	FDN ONLY - VANTAGE/PLAN 2A/2340SQ FT	19-2733	SFD	O									0							1	9/30/2019
	25353039	2900 REYVA DHILLON LN LOT 129	FDN ONLY - VANTAGE/PLAN 2A-R/2340 SQ FT	19-2746	SFD	O									0							1	9/28/2019
	25353073	3008 TOSTALINDA DR LOT 163	FDN ONLY - VANTAGE/PLAN 2B/2340 SQ FT	19-2783	SFD	O									0							1	9/28/2019
	25353067	3068 TOSTALINDA DR LOT 157	FDN ONLY - VANTAGE/PLAN 2B/2340 SQ FT	19-2773	SFD	O									0							1	9/28/2019
	25353044	2850 REYVA DHILLON LN LOT 134	FDN ONLY - VANTAGE/PLAN 2B/2340 SQ FT	19-2754	SFD	O									0							1	9/28/2019
	25353031	2981 REYVA DHILLON LN LOT 121	FDN ONLY - VANTAGE/PLAN 2B/2340 SQ FT	19-2790	SFD	O									0							1	9/28/2019
	25353019	2831 REYVA DHILLON LN LOT 109	FDN ONLY - VANTAGE/PLAN 2B/2340 SQ FT	19-2770	SFD	O									0							1	9/28/2019
	25353013	2852 PAVER CT LOT 103	FDN ONLY - VANTAGE/PLAN 2B/2340 SQ FT	19-2758	SFD	O									0							1	9/28/2019
	25351025	6572 STARCROSS DR LOT 25	FDN ONLY - VANTAGE/PLAN 2B/2340 SQ FT	19-2727	SFD	O									0							1	9/28/2019
	25353071	3028 TOSTALINDA DR LOT 161	FDN ONLY - VANTAGE/PLAN 2C/2340 SQ FT	19-2780	SFD	O									0							1	9/28/2019
	25353023	2871 REYVA DHILLON LN LOT 113	FDN ONLY - VANTAGE/PLAN 2C/2340SQ FT	19-2779	SFD	O									0							1	9/28/2019
	25353027	2941 REYVA DHILLON LN LOT 117	FDN ONLY - VANTAGE/PLAN 3A/2565 SQ FT	19-2786	SFD	O									0							1	9/28/2019
	25353024	2891 REYVA DHILLON LN LOT 114	FDN ONLY - VANTAGE/PLAN 3A/2565 SQ FT	19-2781	SFD	O									0							1	9/28/2019

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	25353012	2853 PAVER CT LOT 102	FDN ONLY - VANTAGE/PLAN 3A/2565 SQ FT	19-2757	SFD	O									0							1	9/28/2019
	25353072	3018 TOSTALINDA DR LOT 162	FDN ONLY - VANTAGE/PLAN 3A-R/2565 SQ FT	19-2782	SFD	O									0							1	9/28/2019
	25353045	2840 REYVA DHILLON LN LOT 135	FDN ONLY - VANTAGE/PLAN 3A-R/2565 SQ FT	19-2760	SFD	O									0							1	9/28/2019
	25353016	2822 PAVER CT LOT 106	FDN ONLY - VANTAGE/PLAN 3B/2565SQ FT	19-2763	SFD	O									0							1	9/28/2019
	25351031	6632 STARCROSS DR LOT 31	FDN ONLY - VANTAGE/PLAN 3B/2565SQ FT	19-2735	SFD	O									0							1	9/28/2019
	25353037	2920 REYVA DHILLON LN LOT 127	FDN ONLY - VANTAGE/PLAN 3B-R/2565 SQ FT	19-2741	SFD	O									0							1	9/28/2019
	25353035	2940 REYVA DHILLON LN LO	FDN ONLY - VANTAGE/PLAN 3B-R/2565 SQ FT	19-2737	SFD	O									0							1	9/28/2019
	25353032	2991 REYVA DHILLON LN LOT 122	FDN ONLY - VANTAGE/PLAN 3C/2565 SQ FT	19-2791	SFD	O									0							1	9/28/2019
	25353029	2961 REYVA DHILLON LN LOT 119	FDN ONLY - VANTAGE/PLAN 3C/2565 SQ FT	19-2788	SFD	O									0							1	9/28/2019
	25353020	2841 REYVA DHILLON LN LOT 110	FDN ONLY - VANTAGE/PLAN 3C/2565 SQ FT	19-2772	SFD	O									0							1	9/28/2019
	25353017	6601 STARCROSS DR LOT 107	FDN ONLY - VANTAGE/PLAN 3C/2565 SQ FT	19-2765	SFD	O									0							1	9/28/2019
	25353014	2842 PAVER CT LOT 104	FDN ONLY - VANTAGE/PLAN 3C/2565 SQ FT	19-2759	SFD	O									0							1	9/28/2019
	25351026	6582 STARCROSS DR LOT 26	FDN ONLY - VANTAGE/PLAN 3C/2565 SQ FT	19-2728	SFD	O									0							1	9/28/2019
	25353068	3058 TOSTALINDA DR LOT 158	FDN ONLY - VANTAGE/PLAN 3C-R/2565 SQ FT	19-2775	SFD	O									0							1	9/28/2019
	25353063	3009 TOSTALINDA DR LOT 153	FDN ONLY - VANTAGE/PLAN 3C-R/2565 SQ FT	19-2766	SFD	O									0							1	9/28/2019
	25353041	2880 REYVA DHILLON LN LOT 131	FDN ONLY - VANTAGE/PLAN 3C-R/2565 SQ FT	19-2748	SFD	O									0							1	9/28/2019
	25353042	2870 REYVA DHILLON LN LOT 132	FDN ONLY - VANTAGE/PLAN 4A/2648SQ FT	19-2749	SFD	O									0							1	9/28/2019
	25353036	2930 REYVA DHILLON LN LOY 126	FDN ONLY - VANTAGE/PLAN 4A/2648SQ FT	19-2739	SFD	O									0							1	9/28/2019
	25353030	2971 REYVA DHILLON LN LOT 120	FDN ONLY - VANTAGE/PLAN 4A/2648SQ FT	19-2789	SFD	O									0							1	9/28/2019
	25353021	2851 REYVA DHILLON AVE LOT 111	FDN ONLY - VANTAGE/PLAN 4A/2648SQ FT	19-2774	SFD	O									0							1	9/28/2019
	25353015	2832 PAVER CT LOT 105	FDN ONLY - VANTAGE/PLAN 4A/2648SQ FT	19-2761	SFD	O									0							1	9/28/2019
	25351027	6592 STARCROSS DR LOT 27	FDN ONLY - VANTAGE/PLAN 4A/2648SQ FT	19-2729	SFD	O									0							1	9/28/2019
	25353065	3039 TOSTALINDA DR LOT 155	FDN ONLY - VANTAGE/PLAN 4A-R/2648SQ FT	19-2769	SFD	O									0							1	9/28/2019
	25353064	3029 TOSTALINDA DR LOT 154	FDN ONLY - VANTAGE/PLAN 4B/2648SQ FT	19-2768	SFD	O									0							1	9/28/2019
	25353046	2830 REYVA DHILLON LN LOT 136	FDN ONLY - VANTAGE/PLAN 4B/2648SQ FT	19-2762	SFD	O									0							1	9/28/2019
	25353040	2890 REYVA DHILLON LN LOT 130	FDN ONLY - VANTAGE/PLAN 4B/2648SQ FT	19-2747	SFD	O									0							1	9/28/2019
	25353028	2951 REYVA DHILLON LN LOT 118	FDN ONLY - VANTAGE/PLAN 4B/2648SQ FT	19-2787	SFD	O									0							1	9/28/2019
	25353025	2911 REYVA DHILLON LN LOT 115	FDN ONLY - VANTAGE/PLAN 4B/2648SQ FT	19-2784	SFD	O									0							1	9/28/2019

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	25351028	6602 STARCROSS DR LOT 28	FND ONLY - VANTAGE/PLAN 4B/2648SQ FT	19-2730	SFD	O									0							1	9/28/2019
	25352024	3159 TOSTALINDA DR LOT 73	FND ONLY - VANTAGE/PLAN 4B-R/2648 SQ FT	18-2476	SFD	O									0								
	25353069	3048 TOSTALINDA DR LOT 159	FND ONLY - VANTAGE/PLAN 4C/2648SQ FT	19-2776	SFD	O									0							1	9/28/2019
	25353034	2950 REYVA DHILLON LN LOT 124	FND ONLY - VANTAGE/PLAN 4C/2648SQ FT	19-2734	SFD	O									0							1	9/28/2019
	25353011	2843 PAVER CT LOT 101	FND ONLY - VANTAGE/PLAN 4C/2648SQ FT	19-2756	SFD	O									0							1	9/28/2019
	25351032	6642 STARCROSS DR LOT 32	FND ONLY - VANTAGE/PLAN 4C/2648SQ FT	19-2736	SFD	O									0							1	9/28/2019
	25348023	7091 PICKERING ST LOT 49	FND ONLY - VENITE/PLAN 2A/3311 SQ FT	19-1835	SFD	O									0							1	12/26/2019
	25348038	2214 TRACKER PL LOT 64	FND ONLY - VENITE/PLAN 2A-R/3311 SQ FT	19-1848	SFD	O									0							1	12/26/2019
	25348027	2222 DAVIE PL LOT 53	FND ONLY - VENITE/PLAN 2A-R/3311 SQ FT	19-1839	SFD	O									0							1	12/26/2019
	25348014	7001 PICKERING ST LOT 40	FND ONLY - VENITE/PLAN 2A-R/3311 SQ FT	19-1826	SFD	O									0							1	12/19/2019
	25353018	2821 REYVA DHILLON LN LOT 108	FND ONLY - VANTAGE/PLAN 1A/2155SQ FT	19-2767	SFD	O									0							1	9/28/2019
	25353066	3078 TOSTALINDA DR LOT 156	FND ONLY - VANTAGE/PLAN 1A-R/2155SQ FT	19-2771	SFD	O									0							1	9/28/2019
	25353033	3001 REYVA DHILLON LN LOT 123	FND ONLY - VANTAGE/PLAN 1A-R/2155SQ FT	19-2732	SFD	O									0							1	9/28/2019
	25353070	3038 TOSTALINDA DR LOT 160	FND ONLY - VANTAGE/PLAN 1B-R/2155SQ FT	19-2777	SFD	O									0							1	9/28/2019
	25353038	2910 REYVA DHILLON LN LOT 128	FND ONLY - VANTAGE/PLAN 1C/2155SQ FT	19-2744	SFD	O									0							1	9/28/2019
	25353026	2931 REYVA DHILLON LN LOT 116	FND ONLY - VANTAGE/PLAN 1C/2155SQ FT	19-2785	SFD	O									0							1	9/28/2019
	25351029	6612 STARCROSS DR LOT 29	FND ONLY - VANTAGE/PLAN 1C/2155SQ FT	19-2731	SFD	O									0							1	9/28/2019
	25353047	2820 REYVA DHILLON LN	FND ONLY - VANTAGE/PLAN 1C-R/2155SQ FT	19-2764	SFD	O									0							1	9/28/2019
	25353043	2860 REYVA DHILLON LN LOT 133	FND ONLY - VANTAGE/PLAN 1C-R/2155SQ FT	19-2751	SFD	O									0							1	9/28/2019
	25348015	7011 PICKERING ST LOT 41	FND ONLY - VENITE/PLAN 1C/2552 SQ FT	19-1827	SFD	O									0							1	12/19/2019
	25348024	2252 DAVIE PL LOT 50	FND ONLY - VENITE/PLAN 1C-R/2552 SQ FT	19-1836	SFD	O									0							1	12/26/2019
	25348021	7071 PICKERING ST LOT 47	FND ONLY - VENITE/PLAN 1D/2552 SQ FT	19-1833	SFD	O									0							1	12/19/2019
	25348034	2254 TRACKER PL LOT 60	FND ONLY - VENITE/PLAN 2B/3311 SQ FT	19-1843	SFD	O									0							1	12/26/2019
	25348033	2253 DAVIE PL LOT 59	FND ONLY - VENITE/PLAN 2B-R/3311 SQ FT	19-1842	SFD	O									0							1	12/26/2019
	25348016	7021 PICKERING ST LOT 42	FND ONLY - VENITE/PLAN 2B-R/3311 SQ FT	19-1828	SFD	O									0							1	12/19/2019
	25348029	2213 DAVIE PL LOT 55	FND ONLY - VENITE/PLAN 3A/3451 SQ FT	19-1841	SFD	O									0							1	12/26/2019
	25348017	7031 PICKERING ST LOT 43	FND ONLY - VENITE/PLAN 3A/3451 SQ FT	19-1829	SFD	O									0							1	12/19/2019
	25348019	7051 PICKERING ST LOT 45	FND ONLY - VENITE/PLAN 3B/3451 SQ FT	19-1831	SFD	O									0							1	12/19/2019

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	25348026	2232 DAVIE PL LOT 52	FND ONLY - VENITE/PLAN 3B-R/3451 SQ FT	19-1838	SFD	O									0							1	12/26/2019	
	25348013	6991 PICKERING ST LOT 39	FND ONLY - VENITE/PLAN 3C/3451 SQ FT	19-1825	SFD	O									0							1	12/19/2019	
	25348035	2244 TRACKER PL LOT 61	FND ONLY - VENITE/PLAN 3C-R/3451 SQ FT	19-1845	SFD	O									0							1	12/26/2019	
	25348022	7081 PICKERING ST LOT 48	FND ONLY - VENITE/PLAN 3C-R/3451 SQ FT	19-1834	SFD	O									0							1	12/19/2019	
	25348037	2224 TRACKER PL LOT 63	FND ONLY - VENITE/PLAN 1A-R/2552 SQ FT	19-1847	SFD	O									0							1	12/26/2019	
	25348028	2212 DAVIE PL LOT 54	FND ONLY - VENITE/PLAN 1A-R/2552 SQ FT	19-1840	SFD	O									0							1	12/26/2019	
	25348018	7041 PICKERING ST LOT 44	FND ONLY - VENITE/PLAN 1A-R/2552 SQ FT	19-1830	SFD	O									0							1	12/19/2019	
	25348036	2234 TRACKER PL LOT 62	FND ONLY - VENITE/PLAN 2C-R/3311 SQ FT	19-1846	SFD	O									0							1	12/26/2019	
	25348025	2242 DAVIE PL LOT 51	FND ONLY - VENITE/PLAN 2C-R/3311 SQ FT	19-1837	SFD	O									0							1	12/26/2019	
	25348020	7061 PICKERING ST LOT 46	FND ONLY - VENITE/PLAN 2C-R/3311 SQ FT	19-1832	SFD	O									0							1	12/19/2019	
	23808003, 23808004, 23805001	1541 BERNARD PHELAN AVENUE LOT 6	F-SANTOSHA 1723SQFT PLAN 1A	19-3671	SFD	O									0							1	12/16/2019	
	23808003, 23808004, 23805001	1600 DOOSTON STREET LOT 9	F-SANTOSHA 1723SQFT PLAN 1A	19-2499	SFD	O									0							1	9/30/2019	
	23808003, 23808004, 23805001	1561 BERNARD PHELAN AVENUE LOT 4	F-SANTOSHA 1723SQFT PLAN 1B	19-3669	SFD	O									0							1	12/16/2019	
	23808003, 23808004, 23805001	1471 BERNARD PHELAN AVENUE LOT 45	F-SANTOSHA 1723SQFT PLAN 1B	19-3673	SFD	O									0							1	12/16/2019	
	23808003, 23808004, 23805001	1411 BERNARD PHELAN AVENUE LOT 51	F-SANTOSHA 1723SQFT PLAN 1B	19-3679	SFD	O									0							1	12/16/2019	
	23808003, 23808004, 23805001	1570 STEELE STREET LOT 25	F-SANTOSHA 1723SQFT PLAN 1B	19-2522	SFD	O									0							1	9/30/2019	
	23808003, 23808004, 23805001	1581 BERNARD PHELAN AVENUE LOT 2	F-SANTOSHA 1723SQFT PLAN 1C	19-3667	SFD	O									0							1	12/16/2019	
	23808003, 23808004, 23805001	1451 BERNARD PHELAN AVENUE LOT 47	F-SANTOSHA 1723SQFT PLAN 1C	19-3675	SFD	O									0							1	12/16/2019	
	23808003, 23808004, 23805001	1410 BERNARD PHELAN AVENUE LOT 53	F-SANTOSHA 1723SQFT PLAN 1C	19-3681	SFD	O									0							1	12/16/2019	
	23808003, 23808004, 23805001	1585 STEELE STREET LOT 23	F-SANTOSHA 1723SQFT PLAN 1C	19-2520	SFD	O									0							1	9/30/2019	
	23808003, 23808004, 23805001	1431 BERNARD PHELAN AVENUE LOT 49	F-SANTOSHA 1723SQFT PLAN 1D	19-3677	SFD	O									0							1	12/16/2019	
	23808003, 23808004, 23805001	1580 DOOSTON STREET LOT 7	F-SANTOSHA 1723SQFT PLAN 1D	19-2496	SFD	O									0							1	9/30/2019	
	23808003, 23808004, 23805001	1620 DOOSTON STREET LOT 11	F-SANTOSHA 1723SQFT PLAN 1D	19-2502	SFD	O									0							1	9/30/2019	
	23808003, 23808004, 23805001	1571 BERNARD PHELAN AVENUE LOT 3	F-SANTOSHA 1989SQFT PLAN 2A	19-3668	SFD	O									0							1	12/16/2019	
	23808003, 23808004, 23805001	1430 BERNARD PHELAN AVENUE LOT 55	F-SANTOSHA 1989SQFT PLAN 2A	19-3683	SFD	O									0							1	12/16/2019	
	23808003, 23808004, 23805001	1635 STEELE STREET LOT 18	F-SANTOSHA 1989SQFT PLAN 2A	19-2509	SFD	O									0							1	9/30/2019	
	23808003, 23808004, 23805001	1595 STEELE STREET LOT 22	F-SANTOSHA 1989SQFT PLAN 2A	19-2518	SFD	O									0							1	9/30/2019	
	23808003, 23808004, 23805001	1585 DOOSTON STREET LOT 39	F-SANTOSHA 1989SQFT PLAN 2A	19-2549	SFD	O									0							1	9/30/2019	

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Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID*	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Entitlement Date Approved	# of Units issued Entitlements	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Building Permits Date Issued
	23808003, 23808004, 23805001	1441 BERNARD PHELAN AVENUE LOT 48	F-SANTOSHA 1989SQFT PLAN 2B	19-3676	SFD	O									0							1	12/26/2019
	23808003, 23808004, 23805001	1550 BERNARD PHELAN AVENUE LOT 67	F-SANTOSHA 1989SQFT PLAN 2B	19-3690	SFD	O									0							1	12/19/2019
	23808003, 23808004, 23805001	1635 DOOSTON STREET LOT 13	F-SANTOSHA 1989SQFT PLAN 2B	19-2504	SFD	O									0							1	12/16/2019
	23808003, 23808004, 23805001	1600 STEELE STREET LOT 33	F-SANTOSHA 1989SQFT PLAN 2B	19-2533	SFD	O									0							1	9/30/2019
	23808003, 23808004, 23805001	1470 BERG ROAD LOT 59	F-SANTOSHA 1989SQFT PLAN 2B	19-2557	SFD	O									0							1	12/16/2019
	23808003, 23808004, 23805001	1461 BERNARD PHELAN AVENUE LOT 46	F-SANTOSHA 1989SQFT PLAN 2D	19-3674	SFD	O									0							1	12/16/2019
	23808003, 23808004, 23805001	1401 BERNARD PHELAN AVENUE LOT 52	F-SANTOSHA 1989SQFT PLAN 2D	19-3680	SFD	O									0							1	12/16/2019
	23808003, 23808004, 23805001	1615 STEELE STREET LOT 20	F-SANTOSHA 1989SQFT PLAN 2D	19-2511	SFD	O									0							1	9/30/2019
	23808003, 23808004, 23805001	1540 STEELE STREET LOT 28	F-SANTOSHA 1989SQFT PLAN 2D	19-2528	SFD	O									0							1	12/16/2019
	23808003, 23808004, 23805001	1510 BERG ROAD LOT 63	F-SANTOSHA 1989SQFT PLAN 2D	19-2561	SFD	O									0							1	12/16/2019
	23808003, 23808004, 23805001	1551 BERNARD PHELAN AVENUE LOT 5	F-SANTOSHA 1993SQFT PLAN 3B	19-3670	SFD	O									0							1	12/16/2019
	23808003, 23808004, 23805001	1450 BERNARD PHELAN AVENUE LOT 57	F-SANTOSHA 1993SQFT PLAN 3B	19-3685	SFD	O									0							1	9/30/2019
	23808003, 23808004, 23805001	1530 BERNARD PHELAN AVENUE LOT 65	F-SANTOSHA 1993SQFT PLAN 3B	19-3688	SFD	O									0							1	12/16/2019
	23808003, 23808004, 23805001	1605 STEELE STREET LOT 21	F-SANTOSHA 1993SQFT PLAN 3B	19-2515	SFD	O									0							1	9/30/2019
	23808003, 23808004, 23805001	1520 STEELE STREET LOT 30	F-SANTOSHA 1993SQFT PLAN 3B	19-2530	SFD	O									0							1	9/30/2019
	23808003, 23808004, 23805001	1420 BERNARD PHELAN AVENUE LOT 54	F-SANTOSHA 1993SQFT PLAN 3D	19-3682	SFD	O									0							1	12/16/2019
	23808003, 23808004, 23805001	1575 STEELE STREET LOT 24	F-SANTOSHA 1993SQFT PLAN 3D	19-2521	SFD	O									0							1	12/16/2019
	23808003, 23808004, 23805001	1620 STEELE STREET LOT 35	F-SANTOSHA 1993SQFT PLAN 3D	19-2543	SFD	O									0							1	9/30/2019
	23808003, 23808004, 23805001	1595 DOOSTON STREET LOT 38	F-SANTOSHA 1993SQFT PLAN 3D	19-2548	SFD	O									0							1	9/30/2019
	23808003, 23808004, 23805001	1591 BERNARD PHELAN AVENUE LOT 1	F-SANTOSHA 2016SQFT PLAN 3A	19-3666	SFD	O									0							1	9/30/2019
	23808003, 23808004, 23805001	1441 BERNARD PHELAN AVENUE LOT 48	F-SANTOSHA 1989SQFT PLAN 2B	19-3676	SFD	O									0							1	12/16/2019
	23808003, 23808004, 23805001	1550 BERNARD PHELAN AVENUE LOT 67	F-SANTOSHA 1989SQFT PLAN 2B	19-3690	SFD	O									0							1	12/16/2019
	23808003, 23808004, 23805001	1635 DOOSTON STREET LOT 13	F-SANTOSHA 1989SQFT PLAN 2B	19-2504	SFD	O									0							1	9/30/2019
	23808003, 23808004, 23805001	1600 STEELE STREET LOT 33	F-SANTOSHA 1989SQFT PLAN 2B	19-2533	SFD	O									0							1	9/30/2019
	23808003, 23808004, 23805001	1470 BERG ROAD LOT 59	F-SANTOSHA 1989SQFT PLAN 2B	19-2557	SFD	O									0							1	9/30/2019
	23808003, 23808004, 23805001	1461 BERNARD PHELAN AVENUE LOT 46	F-SANTOSHA 1989SQFT PLAN 2D	19-3674	SFD	O									0							1	12/16/2019
	23808003, 23808004, 23805001	1401 BERNARD PHELAN AVENUE LOT 52	F-SANTOSHA 1989SQFT PLAN 2D	19-3680	SFD	O									0							1	12/16/2019
	23808003, 23808004, 23805001	1615 STEELE STREET LOT 20	F-SANTOSHA 1989SQFT PLAN 2D	19-2511	SFD	O									0							1	9/30/2019

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	23808003, 23808004, 23805001	1540 STEELE STREET LOT 28	F-SANTOSHA 1989SQFT PLAN 2D	19-2528	SFD	O									0							1	9/30/2019
	23808003, 23808004, 23805001	1510 BERG ROAD LOT 63	F-SANTOSHA 1989SQFT PLAN 2D	19-2561	SFD	O									0							1	9/30/2019
	23808003, 23808004, 23805001	1551 BERNARD PHELAN AVENUE LOT 5	F-SANTOSHA 1993SQFT PLAN 3B	19-3670	SFD	O									0							1	12/16/2019
	23808003, 23808004, 23805001	1450 BERNARD PHELAN AVENUE LOT 57	F-SANTOSHA 1993SQFT PLAN 3B	19-3685	SFD	O									0							1	12/16/2019
	23808003, 23808004, 23805001	1530 BERNARD PHELAN AVENUE LOT 65	F-SANTOSHA 1993SQFT PLAN 3B	19-3688	SFD	O									0							1	12/16/2019
	23808003, 23808004, 23805001	1605 STEELE STREET LOT 21	F-SANTOSHA 1993SQFT PLAN 3B	19-2515	SFD	O									0							1	9/30/2019
	23808003, 23808004, 23805001	1520 STEELE STREET LOT 30	F-SANTOSHA 1993SQFT PLAN 3B	19-2530	SFD	O									0							1	9/30/2019
	23808003, 23808004, 23805001	1420 BERNARD PHELAN AVENUE LOT 54	F-SANTOSHA 1993SQFT PLAN 3D	19-3682	SFD	O									0							1	12/16/2019
	23808003, 23808004, 23805001	1575 STEELE STREET LOT 24	F-SANTOSHA 1993SQFT PLAN 3D	19-2521	SFD	O									0							1	9/30/2019
	23808003, 23808004, 23805001	1620 STEELE STREET LOT 35	F-SANTOSHA 1993SQFT PLAN 3D	19-2543	SFD	O									0							1	9/30/2019
	23808003, 23808004, 23805001	1595 DOOSTON STREET LOT 38	F-SANTOSHA 1993SQFT PLAN 3D	19-2548	SFD	O									0							1	9/30/2019
	23808003, 23808004, 23805001	1591 BERNARD PHELAN AVENUE LOT 1	F-SANTOSHA 2016SQFT PLAN 3A	19-3666	SFD	O									0							1	12/16/2019
	23808003, 23808004, 23805001	1421 BERNARD PHELAN AVENUE LOT 50	F-SANTOSHA 2016SQFT PLAN 3A	19-3678	SFD	O									0							1	12/16/2019
	23808003, 23808004, 23805001	1655 DOOSTON STREET LOT 15	F-SANTOSHA 2016SQFT PLAN 3A	19-2506	SFD	O									0							1	9/30/2019
	23808003, 23808004, 23805001	1580 STEELE STREET LOT 31	F-SANTOSHA 2016SQFT PLAN 3A	19-2531	SFD	O									0							1	9/30/2019
	23808003, 23808004, 23805001	1500 BERG ROAD LOT 62	F-SANTOSHA 2016SQFT PLAN 3A	19-2560	SFD	O									0							1	9/30/2019
	23808003, 23808004, 23805001	1560 BERNARD PHELAN AVENUE LOT 68	F-SANTOSHA 2016SQFT PLAN 3C	19-3691	SFD	O									0							1	12/16/2019
	23808003, 23808004, 23805001	1610 DOOSTON STREET LOT 10	F-SANTOSHA 2016SQFT PLAN 3C	19-2500	SFD	O									0							1	9/30/2019
	23808003, 23808004, 23805001	1645 STEELE STREET LOT 17	F-SANTOSHA 2016SQFT PLAN 3C	19-2508	SFD	O									0							1	9/30/2019
	23808003, 23808004, 23805001	1480 BERG ROAD LOT 60	F-SANTOSHA 2016SQFT PLAN 3C	19-2558	SFD	O									0							1	9/30/2019
	23808003, 23808004, 23805001	1520 BERNARD PHELAN AVENUE LOT 64	F-SANTOSHA 2207SQFT PLAN 4A	19-3687	SFD	O									0							1	12/16/2019
	23808003, 23808004, 23805001	1605 DOOSTON STREET LOT 37	F-SANTOSHA 2207SQFT PLAN 4A	19-2547	SFD	O									0							1	9/30/2019
	23808003, 23808004, 23805001	1625 DOOSTON STREET LOT 12	F-SANTOSHA 2207SQFT PLAN 4A MODEL	19-2503	SFD	O									0							1	9/30/2019
	23808003, 23808004, 23805001	1625 STEELE STREET LOT 19	F-SANTOSHA 2207SQFT PLAN 4A MODEL	19-2806	SFD	O									0							1	9/30/2019
	23808003, 23808004, 23805001	1655 STEELE STREET LOT 16	F-SANTOSHA 2207SQFT PLAN 4B	19-2507	SFD	O									0							1	9/30/2019
	23808003, 23808004, 23805001	1530 STEELE STREET LOT 29	F-SANTOSHA 2207SQFT PLAN 4B	19-2529	SFD	O									0							1	9/30/2019
	23808003, 23808004, 23805001	1575 DOOSTON STREET LOT 40	F-SANTOSHA 2207SQFT PLAN 4B	19-2550	SFD	O									0							1	9/30/2019
	23808003, 23808004, 23805001	1490 BERG ROAD LOT 61	F-SANTOSHA 2207SQFT PLAN 4B	19-2559	SFD	O									0							1	9/30/2019

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	23808003, 23808004, 23805001	1481 BERNARD PHELAN AVENUE LOT 44	F-SANTOSHA 2207SQFT PLAN 4C	19-3672	SFD	O									0							1	12/16/2019
	23808003, 23808004, 23805001	1590 DOOSTON STREET LOT 8	F-SANTOSHA 2207SQFT PLAN 4C	19-2498	SFD	O									0							1	9/30/2019
	23808003, 23808004, 23805001	1645 DOOSTON STREET LOT 14	F-SANTOSHA 2207SQFT PLAN 4C	19-2505	SFD	O									0							1	9/30/2019
	23808003, 23808004, 23805001	1610 STEELE STREET LOT 34	F-SANTOSHA 2207SQFT PLAN 4C	19-2542	SFD	O									0							1	9/30/2019
	23808003, 23808004, 23805001	1460 BERNARD PHELAN AVENUE LOT 58	F-SANTOSHA 2207SQFT PLAN 4D	19-3686	SFD	O									0							1	12/16/2019
	23808003, 23808004, 23805001	1540 BERENAR PHELAN AVENUE LOT 66	F-SANTOSHA 2207SQFT PLAN 4D	19-3689	SFD	O									0							1	12/16/2019
	23808003, 23808004, 23805001	1560 STEELE STREET LOT 26	F-SANTOSHA 2207SQFT PLAN 4D	19-2523	SFD	O									0							1	9/30/2019
	23808003, 23808004, 23805001	1590 STEELE STREET LOT 32	F-SANTOSHA 2207SQFT PLAN 4D	19-2532	SFD	O									0							1	9/30/2019
	25349024	2789 SASSER PL LOT 52	F-VILLAGE 6 PLAN 1A LOT 52 W/CA ROOM	19-2876	SFD	O									0							1	12/30/2019
	25349001	6138 GRANVILLE ST LOT 1	F-VILLAGE 6 PLAN 1A- R LOT 1 W/CA ROOM	19-2823	SFD	O									0							1	12/30/2019
	25349029	6262 STARCROSS DR LOT 57	F-VILLAGE 6 PLAN 1A- R LOT 57 W/ CA ROOM	19-2831	SFD	O									0							1	12/30/2019
	25349030	2808 SASSER PL LOT 58	F-VILLAGE 6 PLAN 1B LOT 58 W / CA ROOM	19-2877	SFD	O									0							1	12/30/2019
	25349025	6182 STARCROSS DR LOT 53	F-VILLAGE 6 PLAN 1B- R LOT 53 W / CA ROOM	19-2828	SFD	O									0							1	12/30/2019
	25349003	6158 GRANVILLE ST LOT 3	F-VILLAGE 6 PLAN 1C LOT 3 W/ CA ROOM	19-2825	SFD	O									0							1	12/30/2019
	25349022	2809 SASSER PL LOT 50	F-VILLAGE 6 PLAN 2A LOT 50 W/CA ROOM	19-2874	SFD	O									0							1	12/30/2019
	25349002	6148 GRANVILLE ST LOT 2	F-VILLAGE 6 PLAN 2B LOT 2 W/CA ROOM	19-2824	SFD	O									0							1	12/30/2019
	25349005	6178 GRANVILLE ST LOT 5	F-VILLAGE 6 PLAN 2C LOT 5 W/CA ROOM	19-2827	SFD	O									0							1	12/30/2019
	25349026	6202 STARCROSS DR LOT 54	F-VILLAGE 6 PLAN 2C-R LOT 54 W/CA ROOM	19-3861	SFD	O									0							1	12/30/2019
	25349028	6242 STARCROSS DR LOT 56	F-VILLAGE 6 PLAN 2C-R LOT 56 W/CA ROOM	19-2829	SFD	O									0							1	12/30/2019
	25349031	2798 SASSER PL	F-VILLAGE 6 PLAN 2C-R LOT 59 W/CA ROOM	19-2878	SFD	O									0							1	12/30/2019
	25349020	6275 CALLAWAY DR LOT 48	F-VILLAGE 6 PLAN 2D LOT 48 W/CA ROOM	19-2872	SFD	O									0							1	12/30/2019
	25349004	6168 GRANVILLE ST LOT 4	F-VILLAGE 6 PLAN 3A -R LOT 4 W/ CA ROOM	19-2826	SFD	O									0							1	12/30/2019
	25349019	6285 CALLAWAY DR LOT 47	F-VILLAGE 6 PLAN 3B LOT 47 W/CA ROOM	19-2870	SFD	O									0							1	12/30/2019
	25349021	2819 SASSER PL LOT 49	F-VILLAGE 6 PLAN 3B LOT 49 W/CA ROOM 4 CAR GARGAE	19-2873	SFD	O									0							1	12/30/2019
	25349032	2788 SASSER PL	F-VILLAGE 6 PLAN 3B-R LOT 60 W/CA ROOM	19-2879	SFD	O									0							1	12/30/2019
	25349023	2799 SASSER PL	F-VILLAGE 6 PLAN 3D LOT 51 W/CA ROOM	19-2875	SFD	O									0							1	12/30/2019
	25349027	6222 STARCROSS DR LOT 55	F-VILLAGE 6 PLAN 3D -R LOT 55 W/CA ROOM	19-2830	SFD	O									0							1	12/30/2019

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	24248030	1691 IVY LANE	PRIMROSE II 3677SQFT/PLAN 4XE/ LOT 30	18-2095	SFD	O									0								
	24248054	2583 MARI GOLD DRIVE	PRIMROSE II 3677SQFT/PLAN 4XE/ LOT 54	18-2088	SFD	O									0								
	24248010	2421 AZALEA AVENUE	PRIMROSE II 3719SQFT/PLAN 5C/ LOT 10	18-2777	SFD	O									0								
	24248001	1687 BUTTERCUP LANE	PRIMROSE II 3719SQFT/PLAN 5E/ LOT 1	19-0113	SFD	O									0							1	2/21/2019
	24248034	1700 FLORA WAY	PRIMROSE II 3719SQFT/PLAN 5XA/ LOT 34	18-2765	SFD	O									0								
	24248047	2482 AZALEA AVENUE	PRIMROSE II 3719SQFT/PLAN 5XA/ LOT 47	18-1376	SFD	O									0								
	24248015	2541 AZALEA AVENUE	PRIMROSE II 3719SQFT/PLAN 5XC/ LOT 15	18-1370	SFD	O									0								
	24248023	1732 IVY LANE	PRIMROSE II 3854SQFT/PLAN 5XA/ LOT 23	18-1740	SFD	O									0								
	24248019	2591 AZALEA AVENUE	PRIMROSE II 3854SQFT/PLAN 5XB/ LOT 19	18-1736	SFD	O									0								
	24248004	1727 BUTTERCUP LANE	PRIMROSE II 3854SQFT/PLAN 5XB/ LOT 4	19-0108	SFD	O									0							1	2/21/2019
	24248042	1708 BUTTERCUP LANE	PRIMROSE II 3854SQFT/PLAN 5XB/ LOT 42	19-0115	SFD	O									0							1	2/21/2019
	24248028	1682 IVY LANE	PRIMROSE II 3854SQFT/PLAN 5XC/ LOT 28	18-2093	SFD	O									0								
	24248038	1699 FLORA WAY	PRIMROSE II 3854SQFT/PLAN 5XD/ LOT 38	18-2772	SFD	O									0								
	24248052	2562 AZALEA AVENUE	PRIMROSE II 3854SQFT/PLAN 5XD/ LOT 52	18-1741	SFD	O									0								
	24248057	2523 MARI GOLD DRIVE	PRIMROSE II 3854SQFT/PLAN 5XD/ LOT 57	18-2761	SFD	O									0								
	24248025	1712 IVY LANE	PRIMROSE II 3854SQFT/PLAN 5XE/ LOT 25	18-2090	SFD	O									0								
	24248059	2483 MARI GOLD DRIVE	PRIMROSE II 3854SQFT/PLAN 5XE/ LOT 59	18-2763	SFD	O									0								
	23808003, 23808004, 23805001	1495 BERG ROAD LOT 43	SANTOSHA 1989SQFT PLAN 2A	19-2553	SFD	O									0							1	9/30/2019
	23808003, 23808004, 23805001	1440 BERNARD PHELAN AVENUE LOT 56	SANTOSHA 1989SQFT PLAN 2C	19-3684	SFD	O									0							1	12/16/2019
	23808003, 23808004, 23805001	1615 DOOSTON STREET LOT 36	SANTOSHA 1989SQFT PLAN 2C	19-2544	SFD	O									0							1	9/30/2019
	23808003, 23808004, 23805001	1515 BERG ROAD LOT 41	SANTOSHA 1989SQFT PLAN 2C	19-2551	SFD	O									0							1	9/30/2019
	23808003, 23808004, 23805001	1550 STEELE STREET LOT 27	SANTOSHA 2016SQFT PLAN 3A	19-2525	SFD	O									0							1	9/30/2019
	23808003, 23808004, 23805001	1505 BERG ROAD LOT 42	SANTOSHA 2207SQFT PLAN 4D	19-2552	SFD	O									0							1	9/30/2019
	24077003	2740 ELLIS TOWN DRIVE LOT 21	STANFORD/PLAN 1A/2377 SQ FT/OPT OUTDOOR LIVING	19-2995	SFD	O									0							1	11/15/2019
	24077007	2780 ELLIS TOWN DRIVE LOT 25	STANFORD/PLAN 1A/2377 SQ FT/OPT OUTDOOR LIVING	19-3007	SFD	O									0							1	11/15/2019
	24077004	2750 ELLIS TOWN DRIVE LOT 22	STANFORD/PLAN 1B/2377 SQ FT/OPT OUTDOOR LIVING	19-3005	SFD	O									0							1	11/15/2019
	24077015	2719 CORDELIA LANE LOT 33	STANFORD/PLAN 1C/2377 SQ FT/OPT OUTDOOR LIVING	19-2991	SFD	O									0							1	11/15/2019

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	24069022	2310 ELLIS TOWN DR	STANFORD/PLAN 1C/2377 SQ FT/OPT THREE CAR GARAGE	19-2980	SFD	O									0							1	10/22/2019
	24069021	2300 ELLIS TOWN DR	STANFORD/PLAN 2A/2727 SQ FT W/ OPT OUTDOOR LIVING	19-2982	SFD	O									0							1	10/22/2019
	24077005	2760 ELLIS TOWN DRIVE LOT 23	STANFORD/PLAN 2A/2727 SQ FT W/ OPT OUTDOOR LIVING	19-3003	SFD	O									0							1	11/15/2019
	24077005	2760 ELLIS TOWN DRIVE LOT 23	STANFORD/PLAN 2A/2727 SQ FT W/ OPT OUTDOOR LIVING	19-3003	ADU	O									0					1			11/15/2019
	24077013	2739 CORDELIA LANE LOT 31	STANFORD/PLAN 2B/2727 SQ FT W/ OPT OUTDOOR LIVING	19-2994	SFD	O									0							1	11/15/2019
	24077011	2759 CORDELIA LANE LOT 29	STANFORD/PLAN 2B/2727 SQ FT W/ OPT OUTDOOR LIVING	19-2998	SFD	O									0							1	11/15/2019
	24077009	2779 CORDELIA LANE LOT 27	STANFORD/PLAN 2C/2727 SQ FT W/ 3 CAR GARAGE	19-3004	SFD	O									0							1	11/15/2019
	24077009	2779 CORDELIA LANE LOT 27	STANFORD/PLAN 2C/2727 SQ FT W/ 3 CAR GARAGE	19-3004	ADU	O									0					1			11/15/2019
	24077002	2730 ELLIS TOWN DRIVE LOT 20	STANFORD/PLAN 2C/2727 SQ FT W/ OPT OUTDOOR LIVING	19-2993	SFD	O									0							1	11/15/2019
	24077002	2730 ELLIS TOWN DRIVE LOT 20	STANFORD/PLAN 2C/2727 SQ FT W/ OPT OUTDOOR LIVING	19-2993	ADU	O									0					1			11/15/2019
	24077010	2769 CORDELIA LANE LOT 28	STANFORD/PLAN 3A/2945 SQ FT W/ 3 CAR GARAGE	19-3000	SFD	O									0							1	11/20/2019
	24077014	2729 CORDELIA LANE LOT 32	STANFORD/PLAN 3A/2945 SQ FT W/ 467 SQ FT OPT CARRIAGE UNIT	19-2992	SFD	O									0							1	11/15/2019
	24077014	2729 CORDELIA LANE LOT 32	STANFORD/PLAN 3A/2945 SQ FT W/ 467 SQ FT OPT CARRIAGE UNIT	19-2992	ADU	O									0					1			11/15/2019
	24077001	2720 ELLIS TOWN DRIVE LOT 19	STANFORD/PLAN 3B/2945 W/ 3 CAR GARAGE	19-2996	SFD	O									0							1	11/15/2019
	24077008	2789 CORDELIA LANE LOT 26	STANFORD/PLAN 3B/2945 W/ 3 CAR GARAGE	19-3006	SFD	O									0							1	11/15/2019
	24069020	2290 ELLIS TOWN DR	STANFORD/PLAN 3B/2945 W/ 467 SQ FT OPT CARRIAGE UNIT	19-2986	SFD	O									0							1	10/22/2019
	24077012	2749 CORDELIA LANE LOT 30	STANFORD/PLAN 3C/2945 SQ FT	19-2997	SFD	O									0							1	11/15/2019
	24077006	2770 ELLIS TOWN DRIVE LOT 24	STANFORD/PLAN 3C/2945 SQ FT W/ 467 CARRIAGE UNIT	19-3001	SFD	O									0							1	11/15/2019
	24077006	2770 ELLIS TOWN DRIVE LOT 24	STANFORD/PLAN 3C/2945 SQ FT W/ 467 CARRIAGE UNIT	19-3001	ADU	O									0					1			11/15/2019
	24249003	1657 BUTTERCUP LN LOT 64	SUNGOLD/PLAN 1A/2190SQ W/CA ROOM	19-3963	SFD	O									0							1	12/27/2019

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	24249044	1678 BUTTERCUP LN LOT 105	SUNGOLD/PLAN 1B/2190SQ' W/CA ROOM	19-3972	SFD	O									0							1	12/27/2019
	24249045	2446 MITS WY LOT 106	SUNGOLD/PLAN 2A/2342SQ' W/CA ROOM	19-3973	SFD	O									0							1	12/27/2019
	24249002	1667 BUTTERCUP LN LOT 63	SUNGOLD/PLAN 2B/2342SQ' W/CA ROOM	19-3962	SFD	O									0							1	12/27/2019
	24249006	1617 BUTTERCUP LN LOT 67	SUNGOLD/PLAN 2D/2342SQ' W/CA ROOM	19-3967	SFD	O									0							1	12/27/2019
	24249041	1648 BUTTERCUP LN LOT 102	SUNGOLD/PLAN 2D/2342SQ' W/CA ROOM	19-3968	SFD	O									0							1	12/27/2019
	24249004	1637 BUTTERCUP LN LOT 65	SUNGOLD/PLAN 3B/2643SQ'	19-3964	SFD	O									0							1	12/27/2019
	24249042	1658 BUTTERCUP LN LOT 103	SUNGOLD/PLAN 3C/2643SQ' W/CA ROOM	19-3969	SFD	O									0							1	12/27/2019
	24249005	1627 BUTTERCUP LN LOT 66	SUNGOLD/PLAN 4A/2888SQ' W/CA ROOM	19-3966	SFD	O									0							1	12/27/2019
	24249043	1668 BUTTERCUP LN LOT 104	SUNGOLD/PLAN 4A/2888SQ' W/CA ROOM	19-3971	SFD	O									0							1	12/27/2019
	24249046	2466 MITS WY LOT 107	SUNGOLD/PLAN 4B/2888SQ' W/CA ROOM	19-3974	SFD	O									0							1	12/27/2019
	24249001	1677 BUTTERCUP LN LOT 62	SUNGOLD/PLAN 4C/2888SQ' W/CA ROOM	19-3961	SFD	O									0							1	12/27/2019
	25342029	2557 SALINGER AVE LOT 29	TRACY HILLS VILLAGE 5 1A/2683SQFT	19-0536	SFD	O									0							1	3/22/2019
	25342014	2536 SALINGER AVE LOT 14	TRACY HILLS VILLAGE 5 1A/2683SQFT	19-0522	SFD	O									0							1	3/22/2019
	25342005	2535 LUNA AVE LOT 5	TRACY HILLS VILLAGE 5 1A/2683SQFT	18-3331	SFD	O									0							1	1/9/2019
	25342001	2495 LUNA AVE LOT 1	TRACY HILLS VILLAGE 5 1B/2683SQFT	18-3318	SFD	O									0							1	1/9/2019
	25342009	2575 LUNA AVE LOT 9	TRACY HILLS VILLAGE 5 1E/2683SQFT	18-3335	SFD	O									0							1	1/9/2019
	25346005	6795 PASEO ST LOT 49	TRACY HILLS VILLAGE 5 2A/3372SQFT	19-2036	SFD	O									0							1	12/26/2019
	25342037	2626 LYNRIDGE AVE LOT 37	TRACY HILLS VILLAGE 5 2A/3372SQFT	19-2057	SFD	O									0							1	12/26/2019
	25346019	2598 CATSPA W CT LOT 63	TRACY HILLS VILLAGE 5 2B-R/3372SQFT W/CA ROOM	19-2042	SFD	O									0							1	12/26/2019
	25346015	6776 PASEO ST LOT 59	TRACY HILLS VILLAGE 5 2B-R/3372SQFT W/CA ROOM	19-2307	SFD	O									0							1	12/26/2019
	25342007	2555 LUNA AVE LOT 7	TRACY HILLS VILLAGE 5 2C/3372SQFT	18-3333	SFD	O									0							1	1/9/2019
	25358007	6734 ISHAN ST LOT 91	TRACY HILLS VILLAGE 5 2C/3372SQFT W/CA ROOM	19-2426	SFD	O									0							1	12/26/2019
	25346008	6765 PASEO ST LOT 52	TRACY HILLS VILLAGE 5 2C-R/3372SQFT W/CA ROOM	19-2300	SFD	O									0							1	12/26/2019
	25342002	2505 LUNA AVE LOT 2	TRACY HILLS VILLAGE 5 2D/3372SQFT	18-3327	SFD	O									0							1	1/9/2019
	25342034	2656 LYNRIDGE AVE LOT 34	TRACY HILLS VILLAGE 5 2D-R/3372SQFT	19-2054	SFD	O									0							1	12/26/2019
	25346013	6756 PASEO ST LOT 57	TRACY HILLS VILLAGE 5 2D-R/3372SQFT W/CA ROOM	19-2305	SFD	O									0							1	12/26/2019

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	25346028	2627 LYNRIDGE AVE LOT 72	TRACY HILLS VILLAGE 5 2E/3372SQFT	19-2061	SFD	O									0							1	12/26/2019
	25346023	2638 CATSPA W CT LOT 67	TRACY HILLS VILLAGE 5 2E-R/3372SQFT W/CA ROOM	19-2050	SFD	O									0							1	12/27/2019
	25358019	6763 ISHAN ST LOT 97	TRACY HILLS VILLAGE 5 3A/3533SQFT W/CA ROOM	19-2437	SFD	O									0							1	12/26/2019
	25346018	2599 CATSPA W CT LOT 62	TRACY HILLS VILLAGE 5 3A/3533SQFT W/CA ROOM	19-2041	SFD	O									0							1	12/26/2019
	25357004	6874 ISHAN ST LOT 79	TRACY HILLS VILLAGE 5 3B/3533SQFT W/CA ROOM	19-2459	SFD	O									0							1	12/26/2019
	25346029	2617 LYNRIDGE AVE LOT 73	TRACY HILLS VILLAGE 5 3B/3533SQFT W/CA ROOM	19-2062	SFD	O									0							1	12/26/2019
	25346007	6775 PASEO ST LOT 51	TRACY HILLS VILLAGE 5 3B/3533SQFT W/CA ROOM	19-2299	SFD	O									0							1	12/26/2019
	25358008	6744 ISHAN ST LOT 90	TRACY HILLS VILLAGE 5 3B-R/3533SQFT W/CA ROOM	19-2425	SFD	O									0							1	12/26/2019
	25346014	6766 PASEO ST LOT 58	TRACY HILLS VILLAGE 5 3C/3533SQFT W/CA ROOM	19-2306	SFD	O									0							1	12/26/2019
	25346004	6805 PASEO ST LOT 48	TRACY HILLS VILLAGE 5 3C-R/3533SQFT W/CA ROOM	19-2035	SFD	O									0							1	12/26/2019
	25342008	2565 LUNA AVE LOT 8	TRACY HILLS VILLAGE 5 3D/3533SQFT MODEL	18-3334	SFD	O									0							1	1/9/2019
	25357009	6813 ISHAN ST LOT 101	TRACY HILLS VILLAGE 5 3D/3533SQFT W/CA ROOM	19-2450	SFD	O									0							1	12/26/2019
	25346022	2628 CATSPA W CT LOT 66	TRACY HILLS VILLAGE 5 3D-R/3533SQFT W/CA ROOM	19-2047	SFD	O									0							1	12/26/2019
	25342036	2636 LYNRIDGE AVE LOT 36	TRACY HILLS VILLAGE 5 3D-R/3533SQFT W/CA ROOM	19-2056	SFD	O									0							1	12/26/2019
	25358013	6794 ISHAN ST LOT 85	TRACY HILLS VILLAGE 5 3E/3533SQFT W/CA ROOM	19-2433	SFD	O									0							1	12/26/2019
	25346010	6745 PASEO ST LOT 54	TRACY HILLS VILLAGE 5 3E-R/3533SQFT W/CA ROOM	19-2302	SFD	O									0							1	12/26/2019
	25342022	6890 REDROCK AVE LOT 22	TRACY HILLS VILLAGE 5 3E-R/3533SQFT W/CA ROOM	19-2052	SFD	O									0							1	12/26/2019
	25357008	6834 ISHAN ST LOT 83	TRACY HILLS VILLAGE 5 4A/3599SQFT W/CA ROOM	19-2449	SFD	O									0							1	12/26/2019
	25342035	2646 LYNRIDGE AVE LOT 35	TRACY HILLS VILLAGE 5 4A/3599SQFT W/CA ROOM	19-2055	SFD	O									0							1	12/26/2019
	25358006	6724 ISHAN ST LOT 92	TRACY HILLS VILLAGE 5 4A-R/3599SQFT W/CA ROOM	19-2427	SFD	O									0							1	12/26/2019
	25346012	6746 PASEO ST LOT 56	TRACY HILLS VILLAGE 5 4A-R/3599SQFT W/CA ROOM	19-2304	SFD	O									0							1	12/26/2019

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	25342006	2545 LUNA AVE LOT 6	TRACY HILLS VILLAGE 5 4B/3599SQFT MODEL	18-3332	SFD	O									0							1	1/9/2019
	25346003	6815 PASEO ST LOT 47	TRACY HILLS VILLAGE 5 4B/3599SQFT W/CA ROOM	19-2034	SFD	O									0							1	12/26/2019
	25342043	6855 PASEO ST LOT 43	TRACY HILLS VILLAGE 5 4C/3599SQFT	19-1597	SFD	O									0							1	7/12/2019
	25342026	2527 SALINGER AVE LOT 26	TRACY HILLS VILLAGE 5 4C/3599SQFT	19-0523	SFD	O									0							1	3/22/2019
	25342003	2515 LUNA AVE LOT 3	TRACY HILLS VILLAGE 5 4C/3599SQFT	18-3328	SFD	O									0							1	1/9/2019
	25346030	2607 LYNRIDGE AVE LOT 74	TRACY HILLS VILLAGE 5 4C/3599SQFT W/CA ROOM	19-2063	SFD	O									0							1	12/26/2019
	25342040	6885 PASEO ST LOT 40	TRACY HILLS VILLAGE 5 4D/3599SQFT	19-0292	SFD	O									0							1	2/21/2019
	25357015	6873 ISHAN ST LOT 107	TRACY HILLS VILLAGE 5 4D/3599SQFT W/CA ROOM	19-2462	SFD	O									0							1	12/26/2019
	25346009	6755 PASEO ST LOT 53	TRACY HILLS VILLAGE 5 4D/3599SQFT W/CA ROOM	19-2301	SFD	O									0							1	12/26/2019
	25342023	6889 REDROCK AVE LOT 23	TRACY HILLS VILLAGE 5 4D/3599SQFT W/CA ROOM	19-2053	SFD	O									0							1	12/26/2019
	25346026	2657 LYNRIDGE AVE LOT 70	TRACY HILLS VILLAGE 5 4E/3599SQFT W/CA ROOM	19-2058	SFD	O									0							1	12/26/2019
	25346016	6786 PASEO ST LOT 60	TRACY HILLS VILLAGE 5 4E/3599SQFT W/CA ROOM	19-2308	SFD	O									0							1	12/26/2019
	25357005	6864 ISHAN ST LOT 80	TRACY HILLS VILLAGE 5 4E-R/3599SQFT W/CA ROOM	19-2446	SFD	O									0							1	12/26/2019
	25346021	2618 CATSPAW CT LOT 65	TRACY HILLS VILLAGE 5 4E-R/3599SQFT W/CA ROOM	19-2046	SFD	O									0							1	12/26/2019
	25342038	6905 PASEO ST LOT 38	TRACY HILLS VILLAGE 5 PEARL 1B/2683SQFT	19-0288	SFD	O									0							1	2/21/2019
	25346002	6825 PASEO ST LOT 46	TRACY HILLS VILLAGE 5 PEARL 1C/2683SQFT	19-1600	SFD	O									0							1	7/12/2019
	25342041	6875 PASEO ST LOT 41	TRACY HILLS VILLAGE 5 PEARL 1C/2683SQFT	19-0293	SFD	O									0							1	2/21/2019
	25357013	6853 ISHAN ST LOT 15	TRACY HILLS VILLAGE 5 1A/2683SQFT W/CA ROOM	19-2454	SFD	O									0							1	12/26/2019
	25346027	2647 LYNRIDGE AVE LOT 71	TRACY HILLS VILLAGE 5 1A/2683SQFT W/CA ROOM	19-2059	SFD	O									0							1	12/26/2019
	25358022	6793 ISHAN ST LOT 100	TRACY HILLS VILLAGE 5 1A-R/2683SQFT W/CA ROOM	19-2440	SFD	O									0							1	12/26/2019
	25346020	2608 CATSPAW CT LOT 64	TRACY HILLS VILLAGE 5 1A-R/2683SQFT W/CA ROOM	19-2045	SFD	O									0							1	12/26/2019
	25342033	2666 LYNRIDGE AVE LOT 33	TRACY HILLS VILLAGE 5 1B/2683SQ W/CA ROOM	19-1594	SFD	O									0							1	7/12/2019

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	25342016	2516 SALINGER AVE LOT 16	TRACY HILLS VILLAGE 5 1B/2683SQ' W/CA ROOM	19-1065	SFD	O									0							1	5/13/2019
	25357011	6833 ISHAN ST LOT 103	TRACY HILLS VILLAGE 5 1B/2683SQFT W/CA ROOM	19-2452	SFD	O									0							1	12/26/2019
	25346011	6735 PASEO ST LOT 55	TRACY HILLS VILLAGE 5 1B/2683SQFT W/CA ROOM	19-2303	SFD	O									0							1	12/26/2019
	25342024	6899 REDROCK AVE LOT 24	TRACY HILLS VILLAGE 5 1C/2683SQ' W/CA ROOM	19-1071	SFD	O									0							1	5/13/2019
	25357006	6854 ISHAN ST LOT 81	TRACY HILLS VILLAGE 5 1C/2683SQFT W/CA ROOM	19-2447	SFD	O									0							1	12/26/2019
	25346017	2629 CATSPAW CT LOT 61	TRACY HILLS VILLAGE 5 1C/2683SQFT W/CA ROOM	19-2039	SFD	O									0							1	12/26/2019
	25342019	6920 REDROCK AVE LOT 19	TRACY HILLS VILLAGE 5 1D/2683SQ' W/CA ROOM	19-1068	SFD	O									0							1	5/13/2019
	25358015	6723 ISHAN ST LOT 93	TRACY HILLS VILLAGE 5 1D/2683SQFT W/CA ROOM	19-2428	SFD	O									0							1	12/26/2019
	25346024	2648 CATSPAW CT LOT 68	TRACY HILLS VILLAGE 5 1D/2683SQFT W/CA ROOM	19-2051	SFD	O									0							1	12/26/2019
	25358012	6784 ISHAN ST LOT 86	TRACY HILLS VILLAGE 5 1D-R/2683SQFT W/CA ROOM	19-2434	SFD	O									0							1	12/26/2019
	25358009	6754 ISHAN ST LOT 89	TRACY HILLS VILLAGE 5 1E/2683SQFT W/CA ROOM	19-2424	SFD	O									0							1	12/26/2019
	25346031	2597 LYNRIDGE AVE LOT 75	TRACY HILLS VILLAGE 5 1E/2683SQFT W/CA ROOM	19-2064	SFD	O									0							1	12/26/2019
	25346006	6785 PASEO ST LOT 50	TRACY HILLS VILLAGE 5 1E-R/2683SQFT W/CA ROOM	19-2298	SFD	O									0							1	12/26/2019
	25358016	6733 ISHAN ST LOT 94	TRACY HILLS VILLAGE 5 2A-R/3372SQFT W/CA ROOM	19-2429	SFD	O									0							1	12/26/2019
	25357007	6844 ISHAN ST LOT 82	TRACY HILLS VILLAGE 5 2B-R/3372SQFT W/CA ROOM	19-2448	SFD	O									0							1	12/26/2019
	25358014	6824 ISHAN ST LOT 84	TRACY HILLS VILLAGE 5 2C-R/3372SQFT W/CA ROOM	19-2432	SFD	O									0							1	12/26/2019
	25357014	6863 ISHAN ST LOT 106	TRACY HILLS VILLAGE 5 2C-R/3372SQFT W/CA ROOM	19-2460	SFD	O									0							1	12/26/2019
	25358018	6753 ISHAN ST LOT 96	TRACY HILLS VILLAGE 5 2D/3372SQFT W/CA ROOM	19-2431	SFD	O									0							1	12/26/2019
	25358010	6764 ISHAN ST LOT 88	TRACY HILLS VILLAGE 5 2D-R/3372SQFT W/CA ROOM	19-2436	SFD	O									0							1	12/26/2019
	25358020	6773 ISHAN ST LOT 98	TRACY HILLS VILLAGE 5 2E-R/3372SQFT W/CA ROOM	19-2438	SFD	O									0							1	12/26/2019

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	25357010	6823 ISHAN ST LOT 102	TRACY HILLS VILLAGE 5 2E-R/3372SQFT W/CA ROOM	19-2451	SFD	O									0							1	12/26/2019
	25342004	2525 LUNA AVE LOT 4	TRACY HILLS VILLAGE 5 3B/3533SQFT MODEL	18-3330	SFD	O									0							1	1/9/2019
	25342018	2496 SALINGER AVE LOT 18	TRACY HILLS VILLAGE 5 4A/3599SQ W/CA ROOM	19-1067	SFD	O									0							1	5/13/2019
	25342021	6900 REDROCK AVE LOT 21	TRACY HILLS VILLAGE 5 4B/3599SQ W/CA ROOM	19-1070	SFD	O									0							1	5/13/2019
	25358021	6783 ISHAN ST LOT 99	TRACY HILLS VILLAGE 5 4B/3599SQFT W/CA ROOM	19-2439	SFD	O									0							1	12/26/2019
	25358011	6774 ISHAN ST LOT 87	TRACY HILLS VILLAGE 5 4C/3599SQFT W/CA ROOM	19-2435	SFD	O									0							1	12/26/2019
	25358017	6743 ISHAN ST LOT 95	TRACY HILLS VILLAGE 5 4D/3599SQFT W/CA ROOM	19-2430	SFD	O									0							1	12/26/2019
	25357012	6843 ISHAN ST LOT 104	TRACY HILLS VILLAGE 5 4D-R/3599SQFT W/CA ROOM	19-2453	SFD	O									0							1	12/26/2019
	25342030	6906 PASEO ST LOT 30	TRACY HILLS VILLAGE 5 PEARL 3C/3533SQFT	19-0285	SFD	O									0							1	2/21/2019
	25342031	6896 PASEO ST LOT 31	TRACY HILLS VILLAGE 5 PEARL 2A/3372SQFT	19-0286	SFD	O									0							1	2/21/2019
	25342044	6845 PASEO ST LOT 44	TRACY HILLS VILLAGE 5 PEARL 2B/3372SQFT	19-1598	SFD	O									0							1	7/12/2019
	25342027	2537 SALINGER AVE LOT 27	TRACY HILLS VILLAGE 5 PEARL 2B/3372SQFT	19-0524	SFD	O									0							1	3/22/2019
	25342011	2566 SALINGER AVE LOT 11	TRACY HILLS VILLAGE 5 PEARL 2B/3372SQFT	19-0519	SFD	O									0							1	3/22/2019
	25342020	6910 REDROCK AVE LOT 20	TRACY HILLS VILLAGE 5 PEARL 2C/3372SQ W/CA ROOM	19-1069	SFD	O									0							1	5/13/2019
	25342015	2526 SALINGER AVE LOT 15	TRACY HILLS VILLAGE 5 PEARL 2D/3372SQ W/CA ROOM	19-1064	SFD	O									0							1	5/13/2019
	25342039	6895 PASEO ST LOT 39	TRACY HILLS VILLAGE 5 PEARL 2E/3372SQFT	19-0289	SFD	O									0							1	2/21/2019
	25342042	6865 PASEO ST	TRACY HILLS VILLAGE 5 PEARL 3A/3533SQ W/CA ROOM	19-1595	SFD	O									0							1	7/12/2019
	25342025	6909 REDROCK AVE LOT 25	TRACY HILLS VILLAGE 5 PEARL 3A/3533SQ W/CA ROOM	19-1072	SFD	O									0							1	5/13/2019
	25342012	2556 SALINGER AVE LOT 12	TRACY HILLS VILLAGE 5 PEARL 3A/3533SQFT	19-0520	SFD	O									0							1	3/22/2019
	25342028	2547 SALINGER AVE LOT 28	TRACY HILLS VILLAGE 5 PEARL 3C/3533SQFT	19-0525	SFD	O									0							1	3/22/2019
	25346025	2667 LYNRIDGE AVE LOT 25	TRACY HILLS VILLAGE 5 PEARL 3D/3533SQ W/CA ROOM	19-1601	SFD	O									0							1	7/12/2019
	25342017	2506 SALINGER AVE LOT 17	TRACY HILLS VILLAGE 5 PEARL 3E/3533SQ W/CA ROOM	19-1066	SFD	O									0							1	5/13/2019
	25342032	6886 PASEO ST LOT 32	TRACY HILLS VILLAGE 5 PEARL 3E/3533SQFT	19-0287	SFD	O									0							1	2/21/2019

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	25339044	7049 PROVINCIAL ST LOT 44	VILLAGE 1/PLAN 2A/2278SF	18-2207	SFD	O									0								
	25339029	7011 DAPHNE ST LOT 29	VILLAGE 1/PLAN 2A/2278SF	18-2186	SFD	O									0								
	25354015	2471 IVERSTONE ST LOT 130	VILLAGE 1/PLAN 2A R/2278SF	19-2351	SFD	O									0							1	12/23/2019
	25339019	6982 DAPHNE ST LOT 19	VILLAGE 1/PLAN 2B/2278SF	18-2176	SFD	O									0								
	25339059	2310 IVERSTONE ST LOT 59	VILLAGE 1/PLAN 2B/2278SF	18-2234	SFD	O									0								
	25339037	7020 PROVINCIAL ST LOT 37	VILLAGE 1/PLAN 2B/2278SF	18-2200	SFD	O									0								
	25354010	2421 IVERSTONE ST LOT 125	VILLAGE 1/PLAN 2C/2278SF	19-2343	SFD	O									0							1	12/23/2019
	25339016	2317 OSTERA ST LOT 16	VILLAGE 1/PLAN 2C/2278SF	18-2172	SFD	O									0								
	25354029	7142 FENNIMORE ST LOT 144	VILLAGE 1/PLAN 2C R/2278SF	19-2396	SFD	O									0							1	12/23/2019
	25354018	2472 FELDSPAR LN	VILLAGE 1/PLAN 2D/2278SF	19-2501	SFD	O									0							1	12/23/2019
	25354004	2430 IVERSTONE ST LOT 119	VILLAGE 1/PLAN 2E/2278SF	19-2337	SFD	O									0							1	12/23/2019
	25343048	2432 FELDSPAR LN LOT 111	VILLAGE 1/PLAN 2E/2278SF	19-2371	SFD	O									0							1	12/23/2019
	25354025	7182 FENNIMORE ST LOT 140	VILLAGE 1/PLAN 2E R/2278SF	19-2392	SFD	O									0							1	12/23/2019
	25343033	7193 TASSIE CT LOT 96	VILLAGE 1/PLAN 2E R/2278SF	19-2357	SFD	O									0							1	12/23/2019
	25354022	7212 FENNIMORE ST LOT 137	VILLAGE 1/PLAN 2F/2278SF	19-2389	SFD	O									0							1	12/23/2019
	25339041	7060 PROVINCIAL ST LOT 41	VILLAGE 1/PLAN 2F/2278SF	18-2204	SFD	O									0								
	25339026	7041 DAPHNE ST LOT 26	VILLAGE 1/PLAN 2F/2278SF	18-2183	SFD	O									0								
	25354007	2460 IVERSTONE ST LOT 122	VILLAGE 1/PLAN 2F R/2278SF	19-2340	SFD	O									0							1	12/23/2019
	25354001	2400 IVERSTONE ST LOT 116	VILLAGE 1/PLAN 2F R/2278SF	18-2583	SFD	O									0							1	12/23/2019
	25343039	2434 TERINDALE WY LOT 102	VILLAGE 1/PLAN 2F R/2278SF	19-2356	SFD	O									0							1	12/23/2019
	25339042	7070 PROVINCIAL ST LOT 42	VILLAGE 1/PLAN 3A/2421SF	18-2205	SFD	O									0								
	25354020	7232 FENNIMORE ST LOT 135	VILLAGE 1/PLAN 3A/2476SF	19-2387	SFD	O									0							1	12/23/2019
	25354013	2451 IVERSTONE ST LOT 128	VILLAGE 1/PLAN 3A R/2476SF	19-2346	SFD	O									0							1	12/23/2019
	25343045	2443 FELDSPAR LN	VILLAGE 1/PLAN 3A R/2476SF	19-2367	SFD	O									0							1	12/23/2019
	25339032	6981 DAPHNE ST LOT 32	VILLAGE 1/PLAN 3B/2421SF	18-2189	SFD	O									0								
	25343046	2452 FELDSPAR LN LOT 109	VILLAGE 1/PLAN 3B/2476SF	19-2368	SFD	O									0							1	12/23/2019
	25339025	7051 DAPHNE ST LOT 25	VILLAGE 1/PLAN 3C/2421SF	18-2182	SFD	O									0								
	25354009	2480 IVERSTONE ST LOT 124	VILLAGE 1/PLAN 3C/2476SF	19-2342	SFD	O									0							1	12/23/2019
	25339047	7019 PROVINCIAL ST	VILLAGE 1/PLAN 3D/2421SF	18-2210	SFD	O									0								
	25339022	7012 DAPHNE ST LOT 22	VILLAGE 1/PLAN 3D/2421SF	18-2179	SFD	O									0								
	25339052	7032 DAPHNE ST LOT 52	VILLAGE 1/PLAN 3E/2421SF	18-2224	SFD	O									0								
	25339057	7082 DAPHNE ST LOT 57	VILLAGE 1/PLAN 3F/2421SF	18-2229	SFD	O									0								
	25339018	6972 DAPHNE ST LOT 18	VILLAGE 1/PLAN 3F/2421SF	18-2175	SFD	O									0								
	25354026	7172 FENNIMORE ST LOT 141	VILLAGE 1/PLAN 3F/2476SF	19-2393	SFD	O									0							1	12/23/2019
	25354003	2420 IVERSTONE ST LOT 118	VILLAGE 1/PLAN 3F R/2476SF	19-2333	SFD	O									0							1	12/23/2019
	25343035	7213 TASSIE CT LOT 98	VILLAGE 1/PLAN 3F R/2476SF	19-2363	SFD	O									0							1	12/23/2019
	25354024	7192 FENNIMORE ST LOT 139	VILLAGE 1/PLAN 4A/2654SF	19-2391	SFD	O									0							1	12/23/2019
	25339027	7031 DAPHNE ST LOT 27	VILLAGE 1/PLAN 4A/2654SF	18-2184	SFD	O									0								
	25339017	2307 OSTERA ST LOT 17	VILLAGE 1/PLAN 4A/2654SF	18-2173	SFD	O									0								
	25354017	2462 FELDSPAR LN LOT 132	VILLAGE 1/PLAN 4A R/2654SF	19-2497	SFD	O									0							1	12/23/2019
	25354006	2450 IVERSTONE ST LOT 121	VILLAGE 1/PLAN 4B/2654SF	19-2339	SFD	O									0							1	12/23/2019
	25343036	7223 TASSIE CT LOT 99	VILLAGE 1/PLAN 4B/2654SF	19-2364	SFD	O									0							1	12/23/2019

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	25344012	6850 CELADON LN LOT 53	VILLAGE 3/PLAN 2F R/3122SF W/CA ROOM	18-2356	SFD	O									0								
	25344061	6839 CELADON LN LOT 102	VILLAGE 3/PLAN 3A/3266SF W/CA ROOM	18-2405	SFD	O									0								
	25344057	6779 CELADON LN LOT 98	VILLAGE 3/PLAN 3A/3266SF W/CA ROOM	18-2401	SFD	O									0								
	25340022	6610 SILVERLEAF CT LOT 22	VILLAGE 3/PLAN 3A R/3266SF W/CA ROOM	19-2404	SFD	O									0							1	12/23/2019
	25340007	6656 ANTON ST LOT 7	VILLAGE 3/PLAN 3B/3266SF W/CA ROOM	18-2308	SFD	O									0							1	12/23/2019
	25344054	6749 CELADON LN LOT 95	VILLAGE 3/PLAN 3B R/3266SF W/CA ROOM	18-2398	SFD	O									0								
	25344037	6816 ANTON ST LOT 78	VILLAGE 3/PLAN 3B R/3266SF W/CA ROOM	18-2381	SFD	O									0								
	25344033	6776 ANTON ST LOT 74	VILLAGE 3/PLAN 3C R/3266SF W/CA ROOM	18-2377	SFD	O									0								
	25344003	6760 CELADON LN LOT 44	VILLAGE 3/PLAN 3C R/3266SF W/CA ROOM	18-2347	SFD	O									0								
	25344040	6846 ANTON ST LOT 81	VILLAGE 3/PLAN 3D R/3266SF	18-2384	SFD	O									0								
	25340004	6570 REDBLOOM CT LOT 4	VILLAGE 3/PLAN 3E R/3266SF W/CA ROOM	18-2305	SFD	O									0							1	12/23/2019
	25344043	6876 ANTON ST LOT 84	VILLAGE 3/PLAN 3F/3266SF W/CA ROOM	18-2387	SFD	O									0								
	25340038	2545 ELDERBERRY AVE LOT 38	VILLAGE 3/PLAN 3F/3266SF W/CA ROOM	18-2340	SFD	O									0								
	25344055	6759 CELADON LN LOT 96	VILLAGE 3/PLAN 4A/3505SF W/CA ROOM	18-2399	SFD	O									0								
	25344011	6840 CELADON LN LOT 52	VILLAGE 3/PLAN 4B R/3505SF W/CA ROOM	18-2355	SFD	O									0								
	25340003	6580 REDBLOOM CT LOT 3	VILLAGE 3/PLAN 4B R/3505SF W/CA ROOM	18-2304	SFD	O									0							1	12/23/2019
	25344039	6836 ANTON ST LOT 80	VILLAGE 3/PLAN 4C R/3505SF W/CA ROOM	18-2383	SFD	O									0								
	25344009	6820 CELADON LN LOT 50	VILLAGE 3/PLAN 4C R/3505SF W/CA ROOM	18-2353	SFD	O									0								
	25340009	6676 ANTON ST LOT 9	VILLAGE 3/PLAN 4D R/3505SF W/CA ROOM	18-2310	SFD	O									0							1	12/23/2019
	25340005	6599 REDBLOOM CT LOT 5	VILLAGE 3/PLAN 4D R/3505SF W/CA ROOM	18-2306	SFD	O									0							1	12/23/2019
	25344058	6789 CELADON LN LOT 99	VILLAGE 3/PLAN 4D R/3505SF W/CA ROOM	18-2402	SFD	O									0								
	25344042	6866 ANTON ST LOT 83	VILLAGE 3/PLAN 4E/3505SF W/CA ROOM	18-2386	SFD	O									0								
	25340040	2525 ELDERBERRY AVE LOT 40	VILLAGE 3/PLAN 4E/3505SF W/CA ROOM	18-2342	SFD	O									0								
	25344035	6796 ANTON ST LOT 76	VILLAGE 3/PLAN 4E R/3505SF W/CA ROOM	18-2379	SFD	O									0								
	25356023	2646 SALINGER AVE LOT 127	VILLAGE 4/PLAN 1A/2257SF	19-2116	SFD	O									0							1	12/23/2019
	25356014	7011 SERAPHINA DR LOT 118	VILLAGE 4/PLAN 1A/2257SF	19-2294	SFD	O									0							1	12/23/2019
	25345033	2595 LUNA AVE LOT 89	VILLAGE 4/PLAN 1A/2257SF	18-2559	SFD	O									0								
	25345023	2554 LUNA AVE LOT 79	VILLAGE 4/PLAN 1A/2257SF	18-2549	SFD	O									0								
	25341015	7015 PASEO ST LOT 15	VILLAGE 4/PLAN 1A/2257SF	18-2490	SFD	O									0								
	25356025	2626 SALINGER AVE LOT 129	VILLAGE 4/PLAN 1A/2257SQ	19-2114	SFD	O									0							1	12/23/2019

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	25356044	7072 SERAPHINA DR LOT 148	VILLAGE 4/PLAN 1A R/2257SF	19-3347	SFD	O									0							1	12/23/2019
	25356031	2645 LUNA AVE LOT 135	VILLAGE 4/PLAN 1A R/2257SF	19-2126	SFD	O									0							1	12/23/2019
	25356009	7061 SERAPHINA DR LOT 113	VILLAGE 4/PLAN 1A R/2257SF	19-2309	SFD	O									0							1	12/23/2019
	25356035	6982 SERAPHINA DR LOT 139	VILLAGE 4/PLAN 1B/2257SF	19-2293	SFD	O									0							1	12/23/2019
	25356027	2606 SALINGER AVE LOT 131	VILLAGE 4/PLAN 1B/2257SF	19-2112	SFD	O									0							1	12/23/2019
	25356012	7031 SERAPHINA DR LOT 116	VILLAGE 4/PLAN 1B/2257SF	19-2312	SFD	O									0							1	12/23/2019
	25356033	2665 LUNA AVE LOT 137	VILLAGE 4/PLAN 1B R/2257SF	19-2123	SFD	O									0							1	12/23/2019
	25356004	2668 SANBELLE WY LOT 108	VILLAGE 4/PLAN 1B R/2257SF	19-3340	SFD	O									0							1	12/23/2019
	25345026	2524 LUNA AVE LOT 82	VILLAGE 4/PLAN 1B R/2257SF	18-2552	SFD	O									0								
	25356019	6961 SERAPHINA DR LOT 123	VILLAGE 4/PLAN 1C/2257SF	19-2121	SFD	O									0							1	12/23/2019
	25356016	6991 SERAPHINA DR LOT 120	VILLAGE 4/PLAN 1C/2257SF	19-2296	SFD	O									0							1	12/23/2019
	25345029	2494 LUNA AVE LOT 85	VILLAGE 4/PLAN 1C/2257SF	18-2555	SFD	O									0								
	25356042	7052 SERAPHINA DR LOT 146	VILLAGE 4/PLAN 1C R/2257SF	19-2314	SFD	O									0							1	12/23/2019
	25356006	7091 SERAPHINA DR LOT 110	VILLAGE 4/PLAN 1D/2257SF	19-3343	SFD	O									0							1	12/23/2019
	25341038	2580 ARTESIAN AVE LOT 38	VILLAGE 4/PLAN 1D/2257SF	18-2512	SFD	O									0								
	25341011	2543 GREGSON AVE LOT 11	VILLAGE 4/PLAN 1D/2257SF	18-2412	SFD	O									0								
	25356038	7012 SERAPHINA DR LOT 142	VILLAGE 4/PLAN 1D R/2257SF	19-2290	SFD	O									0							1	12/23/2019
	25356001	2638 SANBELLE WY LOT 105	VILLAGE 4/PLAN 1E/2257SF	19-1263	SFD	O									0							1	6/28/2019
	25345020	6975 PASEO ST LOT 76	VILLAGE 4/PLAN 1E/2257SF	18-2546	SFD	O									0								
	25341020	2572 GREGSON AVE LOT 20	VILLAGE 4/PLAN 1E/2257SF	18-2495	SFD	O									0								
	25341018	7045 PASEO ST LOT 18	VILLAGE 4/PLAN 1E/2257SF	18-2493	SFD	O									0								
	25341006	2493 GREGSON AVE LOT 6	VILLAGE 4/PLAN 1E/2257SF	18-2407	SFD	O									0								
	25341024	2532 GREGSON AVE LOT 24	VILLAGE 4/PLAN 2A/2563SF	18-2499	SFD	O									0								
	25341014	2573 GREGSON ave LOT 14	VILLAGE 4/PLAN 2A/2563SF	18-2415	SFD	O									0								
	25356010	7051 SERAPHINA DR LOT 114	VILLAGE 4/PLAN 2B/2563SF	19-2310	SFD	O									0							1	12/23/2019
	25341021	2562 GREGSON AVE LOT 21	VILLAGE 4/PLAN 2B/2563SF	18-2496	SFD	O									0								
	25341008	2513 GREGSON AVE LOT 8	VILLAGE 4/PLAN 2B/2563SF	18-2409	SFD	O									0								
	25356017	6981 SERAPHINA DR LOT 121	VILLAGE 4/PLAN 2B R/2563SF	19-2297	SFD	O									0							1	12/23/2019
	25345032	2585 LUNA AVE LOT 88	VILLAGE 4/PLAN 2C/2563SF	18-2558	SFD	O									0								
	25345025	2534 LUNA AVE LOT 81	VILLAGE 4/PLAN 2C/2563SF	18-2551	SFD	O									0								
	25356026	2616 SALINGER AVE LOT 130	VILLAGE 4/PLAN 2C R/2563SF	19-2113	SFD	O									0							1	12/23/2019
	25356002	2648 SANBELLE WY LOT 106	VILLAGE 4/PLAN 2D/2563SF	19-1264	SFD	O									0							1	6/28/2019
	25345018	6995 PASEO ST LOT 74	VILLAGE 4/PLAN 2D/2563SF	18-2544	SFD	O									0								
	25356022	2656 SALINGER AVE LOT 126	VILLAGE 4/PLAN 2D R/2563SF	19-2117	SFD	O									0							1	12/23/2019
	25356008	7071 SERAPHINA DR LOT 112	VILLAGE 4/PLAN 2E/2563SF	19-3345	SFD	O									0							1	12/23/2019
	25345028	2504 LUNA AVE LOT 84	VILLAGE 4/PLAN 2E/2563SF	18-2554	SFD	O									0								
	25341039	2570 ARTESIAN AVE LOT 39	VILLAGE 4/PLAN 2E/2563SF	18-2513	SFD	O									0								
	25356040	7032 SERAPHINA DR LOT 144	VILLAGE 4/PLAN 2E R/2563SF	19-2316	SFD	O									0							1	12/23/2019
	25356018	6971 SERAPHINA DR LOT 122	VILLAGE 4/PLAN 3A/2749SF	19-2120	SFD	O									0							1	12/23/2019
	25341017	7035 PASEO ST LOT 17	VILLAGE 4/PLAN 3A/2749SF	18-2492	SFD	O									0								
	25341007	2503 GREGSON AVE LOT 7	VILLAGE 4/PLAN 3A/2749SF	18-2408	SFD	O									0								
	25356036	6992 SERAPHINA DR	VILLAGE 4/PLAN 3A R/2749SF	19-2292	SFD	O									0							1	12/23/2019

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Table A2 Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units																							
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1					2	3	4							5	6	7							8
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID*	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Entitlement Date Approved	# of Units issued Entitlements	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Building Permits Date Issued
	25356007	7081 SERAPHINA DR LOT 111	VILLAGE 4/PLAN 3A R/2749SF	19-3344	SFD	O									0							1	12/23/2019
	25356013	7021 SERAPHINA DR LOT 117	VILLAGE 4/PLAN 3A R/2749SQ'	19-2288	SFD	O									0							1	12/23/2019
	25356043	7062 SERAPHINA DR LOT 147	VILLAGE 4/PLAN 3B/2749SF	19-2313	SFD	O									0							1	12/23/2019
	25356030	2635 LUNA AVE LOT 134	VILLAGE 4/PLAN 3B/2749SF	19-2125	SFD	O									0							1	12/23/2019
	25345017	7005 PASEO ST LOT 73	VILLAGE 4/PLAN 3B/2749SF	18-2543	SFD	O									0								
	25341013	2563 GREGSON AVE LOT 13	VILLAGE 4/PLAN 3B/2749SF	18-2414	SFD	O									0								
	25356024	2636 SALINGER AVE LOT 128	VILLAGE 4/PLAN 3B R/2749SF	19-2115	SFD	O									0							1	12/23/2019
	25356045	7082 SERAPHINA DR LOT 149	VILLAGE 4/PLAN 3C/2749SF	19-3346	SFD	O									0							1	12/23/2019
	25356039	7022 SERAPHINA DR LOT 143	VILLAGE 4/PLAN 3C/2749SF	19-2289	SFD	O									0							1	12/23/2019
	25345019	6985 PASEO ST LOT 75	VILLAGE 4/PLAN 3C/2749SF	18-2545	SFD	O									0								
	25341037	2590 ARTESIAN AVE LOT 37	VILLAGE 4/PLAN 3C/2749SF	18-2511	SFD	O									0								
	25356003	2658 SANBELLE WY LOT 107	VILLAGE 4/PLAN 3C R/2749SF	19-3339	SFD	O									0							1	12/23/2019
	25356005	7101 SERAPHINA DR LOT 109	VILLAGE 4/PLAN 3C R/2749SQ'	19-3342	SFD	O									0							1	12/23/2019
	25356020	6951 SERAPHINA DR LOT 124	VILLAGE 4/PLAN 3D/2749SF	19-2122	SFD	O									0							1	12/23/2019
	25356041	7042 SERAPHINA DR LOT 145	VILLAGE 4/PLAN 3D/2749SQ'	19-2315	SFD	O									0							1	12/23/2019
	25356028	2586 SALINGER AVE LOT 132	VILLAGE 4/PLAN 3D R/2749SF	19-2111	SFD	O									0							1	12/23/2019
	25356015	7001 SERAPHINA DR LOT 119	VILLAGE 4/PLAN 3D R/2749SF	19-2295	SFD	O									0							1	12/23/2019
	25345022	2564 LUNA AVE LOT 78	VILLAGE 4/PLAN 3D R/2749SF	18-2548	SFD	O									0								
	25356032	2655 LUNA AVE LOT 136	VILLAGE 4/PLAN 3E/2749SF	19-2124	SFD	O									0							1	12/23/2019
	25341022	2552 GREGSON AVE LOT 22	VILLAGE 4/PLAN 3E/2749SF	18-2497	SFD	O									0								
	25341010	2533 GREGSON AVE LOT 10	VILLAGE 4/PLAN 3E/2749SF	18-2411	SFD	O									0								
	25356021	2666 SALINGER AVE LOT 125	VILLAGE 4/PLAN 3E/2749SQ'	19-2118	SFD	O									0							1	12/23/2019
	25356011	7041 SERAPHINA DR LOT 115	VILLAGE 4/PLAN 3E R/2749SF	19-2311	SFD	O									0							1	12/23/2019
	25356034	6972 SERAPHINA DR LOT 138	VILLAGE 4/PLAN 3E R/2749SQ'	19-2119	SFD	O									0							1	12/23/2019
	25345027	2514 LUNA AVE LOT 83	VILLAGE 4/PLAN 4A/2257SF	18-2553	SFD	O									0								
	25341009	2523 GREGSON AVE LOT 9	VILLAGE 4/PLAN 4A/2977SF	18-2410	SFD	O									0								
	25356037	7002 SERAPHINA DR LOT 141	VILLAGE 4/PLAN 4B/2977SF	19-2291	SFD	O									0							1	12/23/2019
	25345021	2574 LUNA AVE LOT 77	VILLAGE 4/PLAN 4B/2977SF	18-2547	SFD	O									0								
	25341035	2571 ARTESIAN AVE LOT 35	VILLAGE 4/PLAN 4B/2977SF	18-2509	SFD	O									0								
	25341023	2542 GREGSON AVE LOT 23	VILLAGE 4/PLAN 4B/2977SF	18-2498	SFD	O									0								
	25341016	7025 PASEO ST LOT 16	VILLAGE 4/PLAN 4C/2977SF	18-2491	SFD	O									0								
	25341012	2553 GREGSON AVE LOT 12	VILLAGE 4/PLAN 4C/2977SF	18-2413	SFD	O									0								
	25345031	2474 LUNA AVE LOT 87	VILLAGE 4/PLAN 4D/2977SF	18-2557	SFD	O									0								
	25345024	2544 LUNA AVE LOT 80	VILLAGE 4/PLAN 4D/2977SF	18-2550	SFD	O									0								
	25341036	2600 ARTESIAN AVE LOT 36	VILLAGE 4/PLAN 4E/2977SF	18-2510	SFD	O									0								
	25356029	2586 SALINGER AVE LOT 133	VILLAGE 4/PLAN 4E R/2977SQ'	19-2110	SFD	O									0							1	12/23/2019
	25355007	3039 WILKINS LN LOT 7	VILLAGE 8/PLAN 1A/2914SF W/CA ROOM	19-2025	SFD	O									0							1	12/23/2019
	25355077	6264 CAROUSEL AVE LOT 70	VILLAGE 8/PLAN 1A R/2914SF W/CA ROOM	19-2138	SFD	O									0							1	12/5/2019
	25355013	3068 WILKINS LN LOT 13	VILLAGE 8/PLAN 1B/2914SF W/CA ROOM	19-2030	SFD	O									0							1	12/23/2019
	25355067	3045 PROSPECT DR LOT 61	VILLAGE 8/PLAN 1C/2914SF W-CA ROOM	19-1414	SFD	O									0							1	7/8/2019

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Project Identifier					Unit Types		Affordability by Household Incomes - Completed Entitlement							6	Affordability by Household Incomes - Building Permits						8		
1					2	3	4							5	6	7						8	
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID*	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Entitlement Date Approved	# of Units issued Entitlements	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Building Permits Date Issued
	25355004	6326 MOSER WY LOT 4	VILLAGE 8/PLAN 1C R/2914SF W/CA ROOM	19-2151	SFD	O									0							1	12/23/2019
	25355063	3084 PROSPECT DR LOT 57	VILLAGE 8/PLAN 1D/2914SF W- CA ROOM	19-1409	SFD	O									0							1	7/8/2019
	25355011	3048 WILKINS LN LOT 11	VILLAGE 8/PLAN 1D/2914SF W/CA ROOM	19-2028	SFD	O									0							1	12/23/2019
	25355071	6266 CAMEO WY	VILLAGE 8/PLAN 1E/2914SF WITH CA ROOM	19-0530	SFD	O									0							1	3/22/2019
	25355032	6443 GREYMONT DR LOT 32	VILLAGE 8/PLAN 1E/2914SF WITH CA ROOM - MODEL	19-0394	SFD	O									0							1	3/14/2019
	25355061	3064 PROSPECT DR LOT 55	VILLAGE 8/PLAN 1E R/2914SF W- CA ROOM	19-1399	SFD	O									0							1	7/8/2019
	25355072	6276 CAMEO WY LOT 65	VILLAGE 8/PLAN 2A/3773SF W/CA ROOM	19-0531	SFD	O									0							1	3/22/2019
	25355054	6273 CAROUSEL AVE LOT 51	VILLAGE 8/PLAN 2A/3773SF W/CA ROOM	19-2143	SFD	O									0							1	12/5/2019
	25355014	3078 WILKINS LN 14	VILLAGE 8/PLAN 2A R/3773SF W/CA ROOM	19-2031	SFD	O									0							1	12/23/2019
	25355002	6346 MOSER WY LOT 2	VILLAGE 8/PLAN 2A R/3773SF W/CA ROOM	19-2153	SFD	O									0							1	12/23/2019
	25355065	3065 PROSPECT DR LOT 59	VILLAGE 8/PLAN 2C/3773SF W- CA ROOM/LOFT & RETREAT	19-1412	SFD	O									0							1	7/8/2019
	25355075	6244 CAROUSEL AVE LOT 68	VILLAGE 8/PLAN 2C/3773SF WITH CA ROOM	19-0534	SFD	O									0							1	3/22/2019
	25355059	3054 PROSPECT DR LOT 54	VILLAGE 8/PLAN 2D/3773SF W- CA ROOM	19-1396	SFD	O									0							1	7/8/2019
	25355031	6453 GREYMONT DR LOT 31	VILLAGE 8/PLAN 2D/3773SF WITH CA ROOM - MODEL	19-0393	SFD	O									0							1	3/14/2019
	25355010	3038 WILKINS LN LOT 10	VILLAGE 8/PLAN 2D R/3773SF W/CA ROOM	19-2027	SFD	O									0							1	12/23/2019
	25355008	3049 WILKINS LN LOT 8	VILLAGE 8/PLAN 2D R/3773SF W/CA ROOM	19-2026	SFD	O									0							1	12/23/2019
	25355070	6256 CAMEO WAY LOT 63	VILLAGE 8/PLAN 3A/3919SF	19-0529	SFD	O									0							1	3/22/2019
	25355012	3058 WILKINS LN LOT 12	VILLAGE 8/PLAN 3A R/3919SF W/CA ROOM	19-2029	SFD	O									0							1	12/23/2019
	25355009	3028 WILKINS LN LOT 9	VILLAGE 8/PLAN 3B R/3919SF W/CA ROOM	19-2148	SFD	O									0							1	12/23/2019
	25355030	6463 GREYMONT DR LOT 30	VILLAGE 8/PLAN 3C/3919SF - MODEL	19-0392	SFD	O									0							1	3/14/2019
	25355078	6274 CAROUSEL AVE LOT 71	VILLAGE 8/PLAN 3C/3919SF W/CA ROOM	19-2139	SFD	O									0							1	12/5/2019
	25355003	6336 MOSER WY LOT 3	VILLAGE 8/PLAN 3C/3919SF W/CA ROOM	19-2152	SFD	O									0							1	12/23/2019
	25355062	3074 PROSPECT DR LOT 56	VILLAGE 8/PLAN 3C/3919SF W-CA ROOM	19-1403	SFD	O									0							1	7/8/2019
	25355076	6254 CAROUSEL AVE LOT 69	VILLAGE 8/PLAN 3D R/3919SF W/CA ROOM	19-2137	SFD	O									0							1	12/5/2019
	25355006	3029 WILKINS LN LOT 6	VILLAGE 8/PLAN 3D R/3919SF W/CA ROOM	19-2149	SFD	O									0							1	12/23/2019
	25355058	3044 PROSPECT DR LOT 53	VILLAGE 8/PLAN 3E/3919SF	19-0527	SFD	O									0							1	3/22/2019
	25355029	6473 GREYMONT DR LOT 29	VILLAGE 8/PLAN 4A/4100SF/964 SF NEXT GEN & CA ROOM - MODEL	19-0391	SFD	O									0							1	3/14/2019

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	25355005	6316 MOSER WY LOT 5	VILLAGE 8/PLAN 4A R/3136SF & 964 SF NEXT GEN & CA ROOM	19-2150	SFD	O									0							1	12/23/2019
	25355005	6316 MOSER WY LOT 5	VILLAGE 8/PLAN 4A R/3136SF & 964 SF NEXT GEN & CA ROOM	19-2150	ADU	O									0						1		12/23/2019
	25355064	3075 PROSPECT DR LOT 58	VILLAGE 8/PLAN 4B R/4100SF/964 SF NEXT GEN & CA ROOM	19-1410	SFD	O									0							1	7/8/2019
	25355056	6263 CAROUSEL AVE LOT 52	VILLAGE 8/PLAN 4C/3136SF & 964 SF NEXT GEN & CA ROOM	19-2142	SFD	O									0							1	12/5/2019
	25355056	6263 CAROUSEL AVE LOT 52	VILLAGE 8/PLAN 4C/3136SF & 964 SF NEXT GEN & CA ROOM	19-2142	ADU	O									0						1		12/5/2019
	25355074	6234 CAROUSEL AVE LOT 67	VILLAGE 8/PLAN 4D/4100SF/964 SF NEXT GEN & CA ROOM	19-0533	SFD	O									0							1	3/22/2019
	25355068	6246 CAMEO WY LOT 62	VILLAGE 8/PLAN 4D/4100SF/964 SF NEXT GEN & CA ROOM	19-0528	SFD	O									0							1	3/22/2019
	25355001	6356 MOSER WY LOT 1	VILLAGE 8/PLAN 4E/3136SF & 964 SF NEXT GEN & CA ROOM	19-2154	SFD	O									0							1	12/23/2019
	25355001	6356 MOSER WY LOT 1	VILLAGE 8/PLAN 4E/3136SF & 964 SF NEXT GEN & CA ROOM	19-2154	ADU	O									0						1		12/23/2019
	25355066	3055 PROSPECT DR LOT 60	VILLAGE 8/PLAN 4E/4100SF/964 / SF NEXT GEN & CA ROOM	19-1413	SFD	O									0							1	7/8/2019
	25355073	6286 CAMEO WY LOT 66	VILLAGE 8/PLAN 4E/4100SF/964 SF NEXT GEN & CA ROOM	19-0532	SFD	O									0							1	3/22/2019
	24079027	2870 RIO GRANDE DRIVE LOT 220	ZEPHYR/PLAN 1A/2002 SQ FT	19-2952	SFD	O									0							1	11/15/2019
	24079010	2849 GOLD RUN STREET LOT 160	ZEPHYR/PLAN 1C/2002 SQ FT	19-2947	SFD	O									0							1	11/15/2019
	24079029	4618 MARGARET ADELE LANE LOT 222	ZEPHYR/PLAN 1D/2002 SQ FT	19-2945	SFD	O									0							1	11/15/2019
	24079007	2879 GOLD RUN STREET LOT 157	ZEPHYR/PLAN 2A/2197 SQ FT	19-2950	SFD	O									0							1	11/15/2019
	24079004	4619 MARGARET ADELE LANE LOT 154	ZEPHYR/PLAN 2A/2197 SQ FT	19-2960	SFD	O									0							1	11/15/2019
	24069055	2281 AUGUSTA AV	ZEPHYR/PLAN 2A/2197 SQ FT W/ OPT OUTDOOR LIVING	19-2911	SFD	O									0							1	10/22/2019
	24079009	2859 GOLD RUN STREET LOT 159	ZEPHYR/PLAN 2B/2197 SQ FT	19-2948	SFD	O									0							1	11/15/2019
	24079028	4608 MARGARET ADELE LANE LOT 221	ZEPHYR/PLAN 2C/2197 SQ FT	19-2951	SFD	O									0							1	11/15/2019
	24079001	4589 MARGARET ADELE LANE LOT 151	ZEPHYR/PLAN 2C/2197 SQ FT	19-2956	SFD	O									0							1	11/15/2019
	24097026	2860 RIO GRANDE DRIVE LOT 219	ZEPHYR/PLAN 2D/2197 SQ FT	19-2953	SFD	O									0							1	11/15/2019
	24079002	4599 MARGARET ADELE LANE LTO 152	ZEPHYR/PLAN 3A/2510 SQ FT	19-2955	SFD	O									0							1	11/15/2019
	24079005	4629 MARGARET ADELE LANE LOT 155	ZEPHYR/PLAN 3B/2510 SQ FT	19-2959	SFD	O									0							1	11/15/2019

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Table A2																							
Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units																							
Project Identifier					Unit Types		Affordability by Household Incomes - Completed Entitlement								Affordability by Household Incomes - Building Permits								
1					2	3	4								5	6	7						8
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID*	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Entitlement Date Approved	# of Units issued Entitlements	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Building Permits Date Issued
	24069056	2285 AUGUSTA AV	ZEPHYR/PLAN 3B/2510 SQ FT W/ OPT OUTDOOR LIVING/MODEL	19-2916	SFD	O									0							1	10/22/2019
	24079008	2869 GOLD RUN STREET LOT 158	ZEPHYR/PLAN 3C/2510 SQ FT	19-2949	SFD	O									0							1	11/15/2019
	24079011	2839 GOLD RUN STREET LOT 161	ZEPHYR/PLAN 3D/2510 SQ FT	19-2946	SFD	O									0							1	11/15/2019
	24079003	4609 MARGARET ADELE LANE LOT 153	ZEPHYR/PLAN 4B/2594 SQ FT	19-2954	SFD	O									0							1	11/15/2019
	24079006	4639 MARGARET ADELE LANE LOT 156	ZEPHYR/PLAN 4D/2594 SQ FT	19-2957	SFD	O									0							1	11/15/2019
	24069057	2291 AUGUSTA AV	ZEPHYR/PLAN 4D/2594 SQ FT MODEL	19-2941	SFD	O									0							1	10/22/2019

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Project Identifier					Unit Types		Affordability by Household Incomes - Certificates of Occupancy										Streamlining	Infill	Housing with Financial Assistance and/or Deed Restrictions					
1					2	3	9										10	11	12	13	14	15	16	17
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	# of Units Issued Building Permits	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Certificates of Occupancy or other forms of readiness (see instructions) Date Issued	# of Units issued Certificates of Occupancy or other forms of readiness	How many of the units were Extremely Low Income?*	Was Project APPROVED using GC 65913.4(b)? (SB 35 Streamlining) Y/N	Infill Units? Y/N*	Assistance Programs for Each Development (see instructions)	Deed Restriction Type (see instructions)			
Summary Row: Start Data Entry Below							788	0	0	0	0	0	0	4	329	333	0	0						
	21446003	501 W HINTZ AV	Residential 4-plex	D19-0007	2 to 4	R	0									0								
	23805013	2660 W BYRON	Byron Apartments	D19-0010	5+	R	0									0								
	24614013	501 E VALPICO ROAD	Katerra/Valpico Apartments	D19-0018, COM19-0014, COM19-0019, COM19-0020, COM19-0021, COM19-0022, COM19-0023, COM19-0024	5+	R	168									0			Other	Other				
	23516115	29 E EIGHTH ST	5-Unit Multi-Family Residential	D16-0036	SFD	R	0									0								
	23516115	29 E EIGHTH ST	5-Unit Multi-Family Residential	D16-0036	2 to 4	R	0									0								
	24014047	4260 S LAMMERS RD	Ellis - Town & Country	TSM18-0005	SFD	O	0									0								
	24066037	2483 W SCHULTE RD	Southgate High-Densit (Lot A)	TSM18-0004	SFD	O	0									0								
	24066037	2483 W SCHULTE RD	Southgate High-Densit (Lot A)	TSM18-0004	2 to 4	O	0									0								
	23310306	428 W TWELFTH ST	1140SQFT ACCESSORY DWELLING	19-0331	ADU	O	1									0								
	23313009	41 W HIGHLAND AV	1200 SQ FT ACCESSORY DWELLING UNIT	19-0881	ADU	R	1									0								
	25345030	2484 LUNA AVE LOT 86	VILLAGE 4/PLAN 3E/2749SF	18-2556	SFD	O	0						1	7/23/2019	1									
	24829054	2871 PEBBLEBROOKE COURT	2551 SQ FT NEW SFD	18-1682	SFD	O	1									0								
	24829058	342 GLENBRIAR CIRCLE	2880 SQ FT NEW SFD	18-1681	SFD	O	1									0								
	24829052	2851 PEBBLEBROOKE CT	2894 SQFT NEW SFD	18-3015	SFD	O	1									0								
	24829057	340 GLENBRIAR CIRCLE	3000 SQ FT TWO STORY NEW SFD	18-1678	SFD	O	0						1	11/13/2019	1									
	23527002	465 GIANELLI ST	3365SQFT TWO STORY SFD	19-0708	SFD	O	1									0								
	24869007	408 COSE LANE	3383 NEW SFD	19-0398	SFD	O	1									0								
	24869001	406 DARLENE LN	3383 NEW SFD	19-0396	SFD	O	1									0								
	23232004	1353 FERNGROVE LN	366 SQ FT ACCESSORY DWELLING UNIT IN GARAGE	18-3507	ADU	R	1					1		10/4/2019	1									
	21432083	321 E GRANT LINE RD	40 UNIT APARTMENT SITE WORK, LAUNDRY, TRASH ENCLOSURE & CARP	16-3209	5+	R	40									0								
	21425008	3500 CROWLEY CT	460 SQ FT ACCESSORY DWELLING UNIT	18-3465	ADU	O	1									0								
	24017020	1152 MARIE ANTOINETT CT	492 SQ ATTACHED ADU AND REMODEL OF EXISTING HOUSE	18-1844	ADU	O	1							12/19/2019	0									
	23506202	148 W EIGHTH ST	494SQFT ACCESSORY DWELLING	18-1422	ADU	O	0					1		1/30/2019	1									
	24220019	667 LOURENCE CT	580SQFT MOBILE HOME & UPGRADE	17-1557	ADU	O	0					1		11/13/2019	1									
	23340220	447 E BEVERLY PL	628 SQ FT ACCESSORY DWELLING UNIT	19-0433	ADU	R	1									0								
	24028024	2322 GRETCHEN ELIZAB CT	ACCESSORY DWELLING UNIT WITH BREEZEWAY	18-0058	ADU	R	0					1		6/10/2019	1									
	21228019	2725 PAVILION PK 3314	ASPIRE APARTMENTS II MASTER	16-1465	5+	R	0						47	6/28/2019	47									
	24072023	2321 TENNIS LANE	BARCELONA PLAN 1A/1930SQFT	18-1341	SFD	O	0						1	3/19/2019	1									
	24072018	341 DEFENDER LANE	BARCELONA PLAN 1A/1930SQFT	18-1331	SFD	O	0						1	1/14/2019	1									
	24072026	2291 TENNIS LANE	BARCELONA PLAN 1C/1930SF/TRACT3 808/	18-1343	SFD	O	0						1	2/22/2019	1									

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	24072022	2334 TENNIS LANE	BARCELONA PLAN 2C/2190SF/TRACT3 808/	18-1340	SFD	O	0							1	3/21/2019	1		N			
	24072020	301 DEFENDER LANE	BARCELONA PLAN 2E/2190SQFT	18-1337	SFD	O	0							1	1/15/2019	1		N			
	24072024	2311 TENNIS LANE	BARCELONA PLAN 3A/2538SF	18-1347	SFD	O	0							1	3/18/2019	1		N			
	24072021	2341 TENNIS LANE	BARCELONA PLAN 3A/2538SF	18-1339	SFD	O	0							1	3/21/2019	1		N			
	24072016	371 DEFENDER LANE	BARCELONA PLAN 3C/2538SQFT	18-1329	SFD	O	0							1	3/5/2019	1		N			
	24072019	321 DEFENDER LANE	BARCELONA PLAN 4B/2888SE	18-1333	SFD	O	0							1	2/19/2019	1		N			
	24072025	2301 TENNIS LANE	BARCELONA PLAN 4D/2888SF	18-1342	SFD	O	0							1	4/2/2019	1		N			
	24077070	4559 MARGARET ADELE LANE LOT 148	BERKSHIRE/PLAN 1A/2865 SQ FT	19-3042	SFD	O	1									0		N			
	24077055	2778 CORDELIA LABE LOT 133	BERKSHIRE/PLAN 1B/2865 SQ FT	19-3029	SFD	O	1									0		N			
	24077066	4519 MARGARET ADELE LANE LOT 144	BERKSHIRE/PLAN 1C/2865 SQ FT	19-3037	SFD	O	1									0		N			
	24077065	4509 MARGARET ADELE LANE LOT 143	BERKSHIRE/PLAN 2A/2979 SQ FT	19-3038	SFD	O	1									0		N			
	24077050	4578 MARGARET ADELE LANE LOT 128	BERKSHIRE/PLAN 2A/2979 SQ FT	19-3039	SFD	O	1									0		N			
	24077071	4569 MARGARET ADELE LANE LOT 149	BERKSHIRE/PLAN 2B/2979 SQ FT	19-3041	SFD	O	1									0		N			
	24069053	2271 AUGUSTA AVENUE LOT 53	BERKSHIRE/PLAN 2C/2979 SQ FT	19-3027	SFD	O	1									0		N			
	24077052	4558 MARGARET ADELE LANE LOT 130	BERKSHIRE/PLAN 2C/2979 SQ FT	19-3032	SFD	O	1									0		N			
	24077072	4579 MARGARET ADELE LANE LOT 150	BERKSHIRE/PLAN 2C/2979 SQ FT	19-3040	SFD	O	1									0		N			
	24077069	4549 MARGARET ADELE LANE LOT 147	BERKSHIRE/PLAN 2D/2979 SQ FT	19-3034	SFD	O	1									0		N			
	24077056	2768 CORDELIA LANE LOT 134	BERKSHIRE/PLAN 3A/3129 SQ FT	19-3028	SFD	O	1									0		N			
	24077046	2783 BREWER STREET LOT 124	BERKSHIRE/PLAN 3A/3129 SQ FT	19-3993	SFD	O	1									0		N			
	24069052	2205 AUGUSTA AVENUE LOT 51	BERKSHIRE/PLAN 2B/2400 SQ FT	19-3026	SFD	O	1									0		N			
	24077053	4548 MARGARET ADELE LANE LOT 131	BERKSHIRE/PLAN 3B/3129 SQ FT	19-3031	SFD	O	1									0		N			
	24077067	4529 MARGARET ADELE LANE LOT 132	BERKSHIRE/PLAN 2D/2400 SQ FT	19-3036	SFD	O	1									0		N			
	24077054	4538 MARGARET ADELE LANE LOT 132	BERKSHIRE/PLAN 4A/3613 SQ FT	19-3030	SFD	O	1									0		N			
	24077068	4539 MARGARET ADELE LANE LOT 146	BERKSHIRE/PLAN 4B/3613 SQ FT	19-3035	SFD	O	1									0		N			
	24069051	2261 AUGUSTA AVENUE LOT 51	BERKSHIRE/PLAN 4D/3613 SQ FT	19-3025	SFD	O	1									0		N			
	24077051	4568 MARGARET ADELE LANE LOT 129	BERKSHIRE/PLAN 4D/3613 SQ FT	19-3033	SFD	O	1									0		N			
	24856049	4387 MATTHEW WAY	BROOKVIEW PLAN 1 ELEV. A LOT 21	16-3360	SFD	O	1									0		N			
	24870033	4314 LENNOX LN	BROOKVIEW PLAN 1 ELEV. A LOT 56	16-3395	SFD	O	0							1	6/14/2019	1		N			
	24856055	4303 LENNOX LN	BROOKVIEW PLAN 1 ELEV. A LOT 58	16-3397	SFD	O	1									0		N			
	24856066	4354 LENNOX LN	BROOKVIEW PLAN 1 ELEV. A LOT 69	16-3408	SFD	O	1							1	8/28/2019	1		N			
	24856051	4347 MATTHEW WAY	BROOKVIEW PLAN 1 ELEV. B LOT 23	16-3362	SFD	O	1									0		N			
	24856057	4323 LENNOX LN	BROOKVIEW PLAN 1 ELEV. B LOT 60	19-1935	SFD	O	1									0		N			
	24856060	4353 LENNOX LN	BROOKVIEW PLAN 1 ELEV. B LOT 63	16-3402	SFD	O	1							1	8/1/2019	1		N			
	24856062	4383 LENNOX LN	BROOKVIEW PLAN 1 ELEV. B LOT 65	16-3404	SFD	O	1							1	8/9/2019	1		N			
	24856064	4384 LENNOX LN	BROOKVIEW PLAN 1 ELEV. B LOT 67	16-3406	SFD	O	1							1	8/20/2019	1		N			
	24870034	4324 LENNOX LN	BROOKVIEW PLAN 2 ELEV. A LOT 57	16-3396	SFD	O	0							1	6/14/2019	1		N			
	24856058	4333 LENNOX LN	BROOKVIEW PLAN 2 ELEV. A LOT 61	16-3400	SFD	O	1									0		N			

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	24856065	4364 LENNOX LN	BROOKVIEW PLAN 2 ELEV. A LOT 63	16-3407	SFD	O	1							1	8/21/2019	1		N			
	24856061	4363 LENNOX LN	BROOKVIEW PLAN 2 ELEV. AR LOT 64	16-3403	SFD	O	1							1	8/5/2019	1		N			
	24856050	4367 MATTHEW WAY	BROOKVIEW PLAN 2 ELEV. B LOT 22	16-3361	SFD	O	1									0		N			
	24870032	4304 LENNOX LN	BROOKVIEW PLAN 2 ELEV. B LOT 55	16-3394	SFD	O	1									0		N			
	24856056	4313 LENNOX LN	BROOKVIEW PLAN 2 ELEV. B LOT 59	16-3398	SFD	O	1									0		N			
	24856059	4343 LENNOX LN	BROOKVIEW PLAN 2 ELEV. BR LOT 62	16-3401	SFD	O	1							1	7/23/2019	1		N			
	24856063	4393 LENNOX LN	BROOKVIEW PLAN 2 ELEV. BR LOT 66	16-3405	SFD	O	1							1	8/20/2019	1		N			
	24856078	309 CATALINA WAY	BROOKVIEW PLAN 3 ELEV. C LOT 80	16-3419	SFD	O	0							1	2/22/2019	1		N			
	24856074	4206 BONSAI AVENUE	BROOKVIEW PLAN 3 ELEV. CR LOT 76	16-3415	SFD	O	0							1	1/14/2019	1		N			
	24856075	310 AARON WAY	BROOKVIEW PLAN 5 ELEV. AR LOT 77	16-3416	SFD	O	0							1	3/14/2019	1		N			
	24856068	4326 BONSAI AVENUE	BROOKVIEW PLAN 5 ELEV. B LOT 70	16-3409	SFD	O	0							1	2/12/2019	1		N			
	24856077	4267 MATTHEW WAY	BROOKVIEW PLAN 5 ELEV. B LOT 79	16-3418	SFD	O	0							1	3/13/2019	1		N			
	24856073	4226 BONSAI AVENUE	BROOKVIEW PLAN 5 ELEV. BL LOT 75	16-3414	SFD	O	0							1	3/13/2019	1		N			
	24856071	4266 BONSAI AVENUE	BROOKVIEW PLAN 5 ELEV. BL LOT 73	16-3412	SFD	O	0							1	1/24/2019	1		N			
	24856072	4246 BONSAI AVENUE	BROOKVIEW PLAN 6 ELEV. A LOT 74	16-3413	SFD	O	0							1	1/24/2019	1		N			
	24856069	4306 BONSAI AVENUE	BROOKVIEW PLAN 6 ELEV. A LOT 71	16-3410	SFD	O	0							1	4/2/2019	1		N			
	24856070	4286 BONSAI AVENUE	BROOKVIEW PLAN 6 ELEV. B LOT 72	16-3411	SFD	O	0							1	4/8/2019	1		N			
	24856076	4247 MATTHEW WAY	BROOKVIEW PLAN 6 ELEV. C LOT 78	16-3417	SFD	O	0							1	5/9/2019	1		N			
	24870025	361 AARON WY	BROOKVIEW PLAN 6 ELEV. CR LOT 48	16-3387	SFD	O	0							1	2/6/2019	1		N			
	24870023	341 AARON WY	BROOKVIEW PLAN 6 ELEV. AR LOT 46	16-3385	SFD	O	0							1	4/3/2019	1		N			
	24231055	1235 PICKFORD CT	CONVERT DEN TO BEDROOM & GARAGE CONVERSION TO ADU	19-0772	ADU	R	1									0		N			
	21428047	2941 BALBOA DR	CONVERT GARAGE TO IN-LAW UNIT W/KITCHEN. RELOCATE WH & FURN	19-0475	ADU	O	1									0		N			
	25247005	2203 BASQUE DR LOT 5	ELISSAGARAY/PLA N1AWR/2405 SQ/LOT 5	18-3427	SFD	O	1							1	11/14/2019	1		N			
	25247013	2124 BLAKE	ELISSAGARAY/PLA N1AXR/2405 SQ/LOT 13	19-2718	SFD	O	1									0		N			
	25247002	2123 BASQUE DR LOT 2	ELISSAGARAY/PLA N1BWL/2405 SQ/LOT 2	18-3424	SFD	O	1							1	11/4/2019	1		N			
	25247040	1171 DOMINIQUE	ELISSAGARAY/PLA N1BWL/2405 SQ/LOT 40	RES19-0022	SFD	O	1									0		N			
	25247032	1172 DAVID SENFT	ELISSAGARAY/PLA N1BWR/2405 SQ/LOT 11	19-2722	SFD	O	1									0		N			
	25247010	2204 BLAKE	ELISSAGARAY/PLA N1BWR/2405 SQ/LOT 11	19-2712	SFD	O	1									0		N			
	25247035	1202 DAVID SENFT	ELISSAGARAY/PLA N1BWR/2405 SQ/LOT 11	19-2726	SFD	O	1									0		N			
	25247009	2224 BLAKE	ELISSAGARAY/PLA N1CWR/2405 SQ/LOT 11	19-2706	SFD	O	1									0		N			
	25247001	2113 BASQUE DR LOT 1	ELISSAGARAY/PLA N2AXL/2662 SQ/LOT 1	18-3421	SFD	O	1							1	11/4/2019	1		N			
	25247008	2244 BLAKE	ELISSAGARAY/PLA N2AXL/2662 SQ/LOT 8	19-2704	SFD	O	1									0		N			
	25247033	1182 DAVID SENFT	ELISSAGARAY/PLA N2CXL/2662 SQ/LOT 33	19-2723	SFD	O	1									0		N			
	25247006	2223 BASQUE DR LOT 6	ELISSAGARAY/PLA N2CXL/2662 SQ/LOT 6	18-3428	SFD	O	1							1	11/14/2019	1		N			
	25247014	1203 DAVID SENFT	ELISSAGARAY/PLA N2CXR/2662 SQ/LOT 14	19-2721	SFD	O	1									0		N			
	25247037	1201 DOMINIQUE	ELISSAGARAY/PLA N2DCXR/2662 SQ/LOT 037	RES19-0019	SFD	O	1									0		N			

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	25247036	1221 DOMINIQUE DR	ELISSAGARAY/PLA N2DXL/2662 SQ/LOT 036	RES19-0018	SFD	O	1									0		N			
	25247034	1192 DAVID SENFT	ELISSAGARAY/PLA N2DXR/2662 SQ/LOT 34	19-2725	SFD	O	1									0		N			
	25247007	2243 BASQUE DR LOT 7	ELISSAGARAY/PLA N2DXR/2662 SQ/LOT 7	18-3429	SFD	O	1						1	11/15/2019	1		N				
	25247041	1161 DOMINIQUE	ELISSAGARAY/PLA N3AXR/3524 SQ/LOT 41	RES19-0023	SFD	O	1									0		N			
	25247004	2143 BASQUE DR LOT 4	ELISSAGARAY/PLA N3BXL/3524 SQ/LOT 4	18-3426	SFD	O	1						1	11/12/2019	1		N				
	25247011	2144 BLAKE DR	ELISSAGARAY/PLA N3CXR/3524 SQ/LOT 11	19-2716	SFD	O	1									0		N			
	25247039	1181 DOMINIQUE	ELISSAGARAY/PLA N3CXR/3524 SQ/LOT 39	RES19-0021	SFD	O	1									0		N			
	25247038	1191 DOMINIQUE	ELISSAGARAY/PLA N4BXL/3531 SQ/LOT 38	RES19-0020	SFD	O	1									0		N			
	25247003	2133 BASQUE DR LOT 3	ELISSAGARAY/PLA N4CXR/3531 SQ/LOT 3	18-3425	SFD	O	1						1	11/12/2019	1		N				
	25247012	2134 BLAKE	ELISSAGARAY/PLA N4DXR/3531 SQ/LOT 12	19-2717	SFD	O	1									0		N			
	24066037	2489 SWEETBAY CIRCLE LOT 10	FDN ONLY - SOUTHGATE LOT A 1782SQFT PLAN 1 ELEV H	19-3840	SFD	O	1									0		N			
	24066037	2493 SWEETBAY CIRCLE LOT 9	FDN ONLY - SOUTHGATE LOT A 2086SQFT PLAN 3 ELEV H	19-3839	SFD	O	1									0		N			
	25353022	2861 REYVA DHILLON LN LOT 112	FDN ONLY - VANTAGE/PLAN 1B/2155 SQ FT	19-2778	SFD	O	1									0		N			
	25353010	2833 PAVER CT LOT 100	FDN ONLY - VANTAGE/PLAN 1B/2155 SQ FT	19-2755	SFD	O	1									0		N			
	25351030	6622 STARCROSS DR LOT 30	FDN ONLY - VANTAGE/PLAN 2A/2340SQ FT	19-2733	SFD	O	1									0		N			
	25353039	2900 REYVA DHILLON LN LOT 129	FDN ONLY - VANTAGE/PLAN 2A-R/2340 SQ FT	19-2746	SFD	O	1									0		N			
	25353073	3008 TOSTALINDA DR LOT 163	FDN ONLY - VANTAGE/PLAN 2B/2340 SQ FT	19-2783	SFD	O	1									0		N			
	25353067	3068 TOSTALINDA DR LOT 157	FDN ONLY - VANTAGE/PLAN 2B/2340 SQ FT	19-2773	SFD	O	1									0		N			
	25353044	2850 REYVA DHILLON LN LOT 134	FDN ONLY - VANTAGE/PLAN 2B/2340 SQ FT	19-2754	SFD	O	1									0		N			
	25353031	2981 REYVA DHILLON LN LOT 121	FDN ONLY - VANTAGE/PLAN 2B/2340 SQ FT	19-2790	SFD	O	1									0		N			
	25353019	2831 REYVA DHILLON LN LOT 109	FDN ONLY - VANTAGE/PLAN 2B/2340 SQ FT	19-2770	SFD	O	1									0		N			
	25353013	2852 PAVER CT LOT 103	FDN ONLY - VANTAGE/PLAN 2B/2340 SQ FT	19-2758	SFD	O	1									0		N			
	25351025	6572 STARCROSS DR LOT 25	FDN ONLY - VANTAGE/PLAN 2B/2340 SQ FT	19-2727	SFD	O	1									0		N			
	25353071	3028 TOSTALINDA DR LOT 161	FDN ONLY - VANTAGE/PLAN 2C/2340 SQ FT	19-2780	SFD	O	1									0		N			
	25353023	2871 REYVA DHILLON LN LOT 113	FDN ONLY - VANTAGE/PLAN 2C/2340SQ FT	19-2779	SFD	O	1									0		N			
	25353027	2941 REYVA DHILLON LN LOT 117	FDN ONLY - VANTAGE/PLAN 3A/2565 SQ FT	19-2786	SFD	O	1									0		N			
	25353024	2891 REYVA DHILLON LN LOT 114	FDN ONLY - VANTAGE/PLAN 3A/2565 SQ FT	19-2781	SFD	O	1									0		N			

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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	# of Units Issued Building Permits	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Certificates of Occupancy or other forms of readiness (see instructions) Date Issued	# of Units issued Certificates of Occupancy or other forms of readiness	How many of the units were Extremely Low Income?*	Was Project APPROVED using GC 65913.4(b)? (SB 35 Streamlining) Y/N	Infill Units? Y/N*	Assistance Programs for Each Development (see instructions)	Deed Restriction Type (see instructions)
	25353012	2853 PAVER CT LOT 102	FDN ONLY - VANTAGE/PLAN 3A/2565 SQ FT	19-2757	SFD	O	1									0		N			
	25353072	3018 TOSTALINDA DR LOT 162	FDN ONLY - VANTAGE/PLAN 3A-R/2565 SQ FT	19-2782	SFD	O	1									0		N			
	25353045	2840 REYVA DHILLON LN LOT 135	FDN ONLY - VANTAGE/PLAN 3A-R/2565 SQ FT	19-2760	SFD	O	1									0		N			
	25353016	2822 PAVER CT LOT 106	FDN ONLY - VANTAGE/PLAN 3B/2565SQ FT	19-2763	SFD	O	1									0		N			
	25351031	6632 STARCROSS DR LOT 31	FDN ONLY - VANTAGE/PLAN 3B/2565SQ FT	19-2735	SFD	O	1									0		N			
	25353037	2920 REYVA DHILLON LN LOT 127	FDN ONLY - VANTAGE/PLAN 3B-R/2565 SQ FT	19-2741	SFD	O	1									0		N			
	25353035	2940 REYVA DHILLON LN LO 125	FDN ONLY - VANTAGE/PLAN 3B-R/2565 SQ FT	19-2737	SFD	O	1									0		N			
	25353032	2991 REYVA DHILLON LN LOT 122	FDN ONLY - VANTAGE/PLAN 3C/2565 SQ FT	19-2791	SFD	O	1									0		N			
	25353029	2961 REYVA DHILLON LN LOT 119	FDN ONLY - VANTAGE/PLAN 3C/2565 SQ FT	19-2788	SFD	O	1									0		N			
	25353020	2841 REYVA DHILLON LN LOT 110	FDN ONLY - VANTAGE/PLAN 3C/2565 SQ FT	19-2772	SFD	O	1									0		N			
	25353017	6601 STARCROSS DR LOT 107	FDN ONLY - VANTAGE/PLAN 3C/2565 SQ FT	19-2765	SFD	O	1									0		N			
	25353014	2842 PAVER CT LOT 104	FDN ONLY - VANTAGE/PLAN 3C/2565 SQ FT	19-2759	SFD	O	1									0		N			
	25351026	6582 STARCROSS DR LOT 26	FDN ONLY - VANTAGE/PLAN 3C/2565 SQ FT	19-2728	SFD	O	1									0		N			
	25353068	3058 TOSTALINDA DR LOT 158	FDN ONLY - VANTAGE/PLAN 3C-R/2565 SQ FT	19-2775	SFD	O	1									0		N			
	25353063	3009 TOSTALINDA DR LOT 153	FDN ONLY - VANTAGE/PLAN 3C-R/2565 SQ FT	19-2766	SFD	O	1									0		N			
	25353041	2880 REYVA DHILLON LN LOT 131	FDN ONLY - VANTAGE/PLAN 3C-R/2565 SQ FT	19-2748	SFD	O	1									0		N			
	25353042	2870 REYVA DHILLON LN LOT 132	FDN ONLY - VANTAGE/PLAN 4A/2648SQ FT	19-2749	SFD	O	1									0		N			
	25353036	2930 REYVA DHILLON LN LOY 126	FDN ONLY - VANTAGE/PLAN 4A/2648SQ FT	19-2739	SFD	O	1									0		N			
	25353030	2971 REYVA DHILLON LN LOT 120	FDN ONLY - VANTAGE/PLAN 4A/2648SQ FT	19-2789	SFD	O	1									0		N			
	25353021	2851 REYVA DHILLON AVE LOT 111	FDN ONLY - VANTAGE/PLAN 4A/2648SQ FT	19-2774	SFD	O	1									0		N			
	25353015	2832 PAVER CT LOT 105	FDN ONLY - VANTAGE/PLAN 4A/2648SQ FT	19-2761	SFD	O	1									0		N			
	25351027	6592 STARCROSS DR LOT 27	FDN ONLY - VANTAGE/PLAN 4A/2648SQ FT	19-2729	SFD	O	1									0		N			
	25353065	3039 TOSTALINDA DR LOT 155	FDN ONLY - VANTAGE/PLAN 4A-R/2648SQ FT	19-2769	SFD	O	1									0		N			
	25353064	3029 TOSTALINDA DR LOT 154	FDN ONLY - VANTAGE/PLAN 4B/2648SQ FT	19-2768	SFD	O	1									0		N			
	25353046	2830 REYVA DHILLON LN LOT 136	FDN ONLY - VANTAGE/PLAN 4B/2648SQ FT	19-2762	SFD	O	1									0		N			
	25353040	2890 REYVA DHILLON LN LOT 130	FDN ONLY - VANTAGE/PLAN 4B/2648SQ FT	19-2747	SFD	O	1									0		N			
	25353028	2951 REYVA DHILLON LN LOT 118	FDN ONLY - VANTAGE/PLAN 4B/2648SQ FT	19-2787	SFD	O	1									0		N			
	25353025	2911 REYVA DHILLON LN LOT 115	FDN ONLY - VANTAGE/PLAN 4B/2648SQ FT	19-2784	SFD	O	1									0		N			

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	25351028	6602 STARCROSS DR LOT 28	FND ONLY - VANTAGE/PLAN 4B/2648SQ FT	19-2730	SFD	O	1									0		N			
	25352024	3159 TOSTALINDA DR LOT 73	FND ONLY - VANTAGE/PLAN 4B-R/2648 SQ FT	18-2476	SFD	O	0						1	8/27/2019	1		N				
	25353069	3048 TOSTALINDA DR LOT 159	FND ONLY - VANTAGE/PLAN 4C/2648SQ FT	19-2776	SFD	O	1									0		N			
	25353034	2950 REYVA DHILLON LN LOT 124	FND ONLY - VANTAGE/PLAN 4C/2648SQ FT	19-2734	SFD	O	1									0		N			
	25353011	2843 PAVER CT LOT 101	FND ONLY - VANTAGE/PLAN 4C/2648SQ FT	19-2756	SFD	O	1									0		N			
	25351032	6642 STARCROSS DR LOT 32	FND ONLY - VANTAGE/PLAN 4C/2648SQ FT	19-2736	SFD	O	1									0		N			
	25348023	7091 PICKERING ST LOT 49	FND ONLY - VENITE/PLAN 2A/3311 SQ FT	19-1835	SFD	O	1									0		N			
	25348038	2214 TRACKER PL LOT 64	FND ONLY - VENITE/PLAN 2A-R/3311 SQ FT	19-1848	SFD	O	1									0		N			
	25348027	2222 DAVIE PL LOT 53	FND ONLY - VENITE/PLAN 2A-R/3311 SQ FT	19-1839	SFD	O	1									0		N			
	25348014	7001 PICKERING ST LOT 40	FND ONLY - VENITE/PLAN 2A-R/3311 SQ FT	19-1826	SFD	O	1									0		N			
	25353018	2821 REYVA DHILLON LN LOT 108	FND ONLY - VANTAGE/PLAN 1A/2155SQ FT	19-2767	SFD	O	1									0		N			
	25353066	3078 TOSTALINDA DR LOT 156	FND ONLY - VANTAGE/PLAN 1A-R/2155SQ FT	19-2771	SFD	O	1									0		N			
	25353033	3001 REYVA DHILLON LN LOT 123	FND ONLY - VANTAGE/PLAN 1A-R/2155SQ FT	19-2732	SFD	O	1									0		N			
	25353070	3038 TOSTALINDA DR LOT 160	FND ONLY - VANTAGE/PLAN 1B-R/2155SQ FT	19-2777	SFD	O	1									0		N			
	25353038	2910 REYVA DHILLON LN LOT 128	FND ONLY - VANTAGE/PLAN 1C/2155SQ FT	19-2744	SFD	O	1									0		N			
	25353026	2931 REYVA DHILLON LN LOT 116	FND ONLY - VANTAGE/PLAN 1C/2155SQ FT	19-2785	SFD	O	1									0		N			
	25351029	6612 STARCROSS DR LOT 29	FND ONLY - VANTAGE/PLAN 1C/2155SQ FT	19-2731	SFD	O	1									0		N			
	25353047	2820 REYVA DHILLON LN	FND ONLY - VANTAGE/PLAN 1C-R/2155SQ FT	19-2764	SFD	O	1									0		N			
	25353043	2860 REYVA DHILLON LN LOT 133	FND ONLY - VANTAGE/PLAN 1C-R/2155SQ FT	19-2751	SFD	O	1									0		N			
	25348015	7011 PICKERING ST LOT 41	FND ONLY - VENITE/PLAN 1C/2552 SQ FT	19-1827	SFD	O	1									0		N			
	25348024	2252 DAVIE PL LOT 50	FND ONLY - VENITE/PLAN 1C-R/2552 SQ FT	19-1836	SFD	O	1									0		N			
	25348021	7071 PICKERING ST LOT 47	FND ONLY - VENITE/PLAN 1D/2552 SQ FT	19-1833	SFD	O	1									0		N			
	25348034	2254 TRACKER PL LOT 60	FND ONLY - VENITE/PLAN 2B/3311 SQ FT	19-1843	SFD	O	1									0		N			
	25348033	2253 DAVIE PL LOT 59	FND ONLY - VENITE/PLAN 2B-R/3311 SQ FT	19-1842	SFD	O	1									0		N			
	25348016	7021 PICKERING ST LOT 42	FND ONLY - VENITE/PLAN 2B-R/3311 SQ FT	19-1828	SFD	O	1									0		N			
	25348029	2213 DAVIE PL LOT 55	FND ONLY - VENITE/PLAN 3A/3451 SQ FT	19-1841	SFD	O	1									0		N			
	25348017	7031 PICKERING ST LOT 43	FND ONLY - VENITE/PLAN 3A/3451 SQ FT	19-1829	SFD	O	1									0		N			
	25348019	7051 PICKERING ST LOT 45	FND ONLY - VENITE/PLAN 3B/3451 SQ FT	19-1831	SFD	O	1									0		N			

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	25348026	2232 DAVIE PL LOT 52	FND ONLY - VENITE/PLAN 3B-R/3451 SQ FT	19-1838	SFD	O	1									0		N						
	25348013	6991 PICKERING ST LOT 39	FND ONLY - VENITE/PLAN 3C/3451 SQ FT	19-1825	SFD	O	1									0		N						
	25348035	2244 TRACKER PL LOT 61	FND ONLY - VENITE/PLAN 3C-R/3451 SQ FT	19-1845	SFD	O	1									0		N						
	25348022	7081 PICKERING ST LOT 48	FND ONLY - VENITE/PLAN 3C-R/3451 SQ FT	19-1834	SFD	O	1									0		N						
	25348037	2224 TRACKER PL LOT 63	FND ONLY - VENITE/PLAN 1A-R/2552 SQ FT	19-1847	SFD	O	1									0		N						
	25348028	2212 DAVIE PL LOT 54	FND ONLY - VENITE/PLAN 1A-R/2552 SQ FT	19-1840	SFD	O	1									0		N						
	25348018	7041 PICKERING ST LOT 44	FND ONLY - VENITE/PLAN 1A-R/2552 SQ FT	19-1830	SFD	O	1									0		N						
	25348036	2234 TRACKER PL LOT 62	FND ONLY - VENITE/PLAN 2C-R/3311 SQ FT	19-1846	SFD	O	1									0		N						
	25348025	2242 DAVIE PL LOT 51	FND ONLY - VENITE/PLAN 2C-R/3311 SQ FT	19-1837	SFD	O	1									0		N						
	25348020	7061 PICKERING ST LOT 46	FND ONLY - VENITE/PLAN 2C-R/3311 SQ FT	19-1832	SFD	O	1									0		N						
23808003, 23808004, 23805001		1541 BERNARD PHELAN AVENUE LOT 6	F-SANTOSHA 1723SQFT PLAN 1A	19-3671	SFD	O	1									0		N						
23808003, 23808004, 23805001		1600 DOOSTON STREET LOT 9	F-SANTOSHA 1723SQFT PLAN 1A	19-2499	SFD	O	1									0		N						
23808003, 23808004, 23805001		1561 BERNARD PHELAN AVENUE LOT 4	F-SANTOSHA 1723SQFT PLAN 1B	19-3669	SFD	O	1									0		N						
23808003, 23808004, 23805001		1471 BERNARD PHELAN AVENUE LOT 45	F-SANTOSHA 1723SQFT PLAN 1B	19-3673	SFD	O	1									0		N						
23808003, 23808004, 23805001		1411 BERNARD PHELAN AVENUE LOT 51	F-SANTOSHA 1723SQFT PLAN 1B	19-3679	SFD	O	1									0		N						
23808003, 23808004, 23805001		1570 STEELE STREET LOT 25	F-SANTOSHA 1723SQFT PLAN 1B	19-2522	SFD	O	1									0		N						
23808003, 23808004, 23805001		1581 BERNARD PHELAN AVENUE LOT 2	F-SANTOSHA 1723SQFT PLAN 1C	19-3667	SFD	O	1									0		N						
23808003, 23808004, 23805001		1451 BERNARD PHELAN AVENUE LOT 47	F-SANTOSHA 1723SQFT PLAN 1C	19-3675	SFD	O	1									0		N						
23808003, 23808004, 23805001		1410 BERNARD PHELAN AVENUE LOT 53	F-SANTOSHA 1723SQFT PLAN 1C	19-3681	SFD	O	1									0		N						
23808003, 23808004, 23805001		1585 STEELE STREET LOT 23	F-SANTOSHA 1723SQFT PLAN 1C	19-2520	SFD	O	1									0		N						
23808003, 23808004, 23805001		1431 BERNARD PHELAN AVENUE LOT 49	F-SANTOSHA 1723SQFT PLAN 1D	19-3677	SFD	O	1									0		N						
23808003, 23808004, 23805001		1580 DOOSTON STREET LOT 7	F-SANTOSHA 1723SQFT PLAN 1D	19-2496	SFD	O	1									0		N						
23808003, 23808004, 23805001		1620 DOOSTON STREET LOT 11	F-SANTOSHA 1723SQFT PLAN 1D	19-2502	SFD	O	1									0		N						
23808003, 23808004, 23805001		1571 BERNARD PHELAN AVENUE LOT 3	F-SANTOSHA 1989SQFT PLAN 2A	19-3668	SFD	O	1									0		N						
23808003, 23808004, 23805001		1430 BERNARD PHELAN AVENUE LOT 55	F-SANTOSHA 1989SQFT PLAN 2A	19-3683	SFD	O	1									0		N						
23808003, 23808004, 23805001		1635 STEELE STREET LOT 18	F-SANTOSHA 1989SQFT PLAN 2A	19-2509	SFD	O	1									0		N						
23808003, 23808004, 23805001		1595 STEELE STREET LOT 22	F-SANTOSHA 1989SQFT PLAN 2A	19-2518	SFD	O	1									0		N						
23808003, 23808004, 23805001		1585 DOOSTON STREET LOT 39	F-SANTOSHA 1989SQFT PLAN 2A	19-2549	SFD	O	1									0		N						

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	23808003, 23808004, 23805001	1441 BERNARD PHELAN AVENUE LOT 48	F-SANTOSHA 1989SQFT PLAN 2B	19-3676	SFD	O	1									0		N			
	23808003, 23808004, 23805001	1550 BERNARD PHELAN AVENUE LOT 67	F-SANTOSHA 1989SQFT PLAN 2B	19-3690	SFD	O	1									0		N			
	23808003, 23808004, 23805001	1635 DOOSTON STREET LOT 13	F-SANTOSHA 1989SQFT PLAN 2B	19-2504	SFD	O	1									0		N			
	23808003, 23808004, 23805001	1600 STEELE STREET LOT 33	F-SANTOSHA 1989SQFT PLAN 2B	19-2533	SFD	O	1									0		N			
	23808003, 23808004, 23805001	1470 BERG ROAD LOT 59	F-SANTOSHA 1989SQFT PLAN 2B	19-2557	SFD	O	1									0		N			
	23808003, 23808004, 23805001	1461 BERNARD PHELAN AVENUE LOT 46	F-SANTOSHA 1989SQFT PLAN 2D	19-3674	SFD	O	1									0		N			
	23808003, 23808004, 23805001	1401 BERNARD PHELAN AVENUE LOT 52	F-SANTOSHA 1989SQFT PLAN 2D	19-3680	SFD	O	1									0		N			
	23808003, 23808004, 23805001	1615 STEELE STREET LOT 20	F-SANTOSHA 1989SQFT PLAN 2D	19-2511	SFD	O	1									0		N			
	23808003, 23808004, 23805001	1540 STEELE STREET LOT 28	F-SANTOSHA 1989SQFT PLAN 2D	19-2528	SFD	O	1									0		N			
	23808003, 23808004, 23805001	1510 BERG ROAD LOT 63	F-SANTOSHA 1989SQFT PLAN 2D	19-2561	SFD	O	1									0		N			
	23808003, 23808004, 23805001	1551 BERNARD PHELAN AVENUE LOT 5	F-SANTOSHA 1993SQFT PLAN 3B	19-3670	SFD	O	1									0		N			
	23808003, 23808004, 23805001	1450 BERNARD PHELAN AVENUE LOT 57	F-SANTOSHA 1993SQFT PLAN 3B	19-3685	SFD	O	1									0		N			
	23808003, 23808004, 23805001	1530 BERNARD PHELAN AVENUE LOT 65	F-SANTOSHA 1993SQFT PLAN 3B	19-3688	SFD	O	1									0		N			
	23808003, 23808004, 23805001	1605 STEELE STREET LOT 21	F-SANTOSHA 1993SQFT PLAN 3B	19-2515	SFD	O	1									0		N			
	23808003, 23808004, 23805001	1520 STEELE STREET LOT 30	F-SANTOSHA 1993SQFT PLAN 3B	19-2530	SFD	O	1									0		N			
	23808003, 23808004, 23805001	1420 BERNARD PHELAN AVENUE LOT 54	F-SANTOSHA 1993SQFT PLAN 3D	19-3682	SFD	O	1									0		N			
	23808003, 23808004, 23805001	1575 STEELE STREET LOT 24	F-SANTOSHA 1993SQFT PLAN 3D	19-2521	SFD	O	1									0		N			
	23808003, 23808004, 23805001	1620 STEELE STREET LOT 35	F-SANTOSHA 1993SQFT PLAN 3D	19-2543	SFD	O	1									0		N			
	23808003, 23808004, 23805001	1595 DOOSTON STREET LOT 38	F-SANTOSHA 1993SQFT PLAN 3D	19-2548	SFD	O	1									0		N			
	23808003, 23808004, 23805001	1591 BERNARD PHELAN AVENUE LOT 1	F-SANTOSHA 2016SQFT PLAN 3A	19-3666	SFD	O	1									0		N			
	23808003, 23808004, 23805001	1441 BERNARD PHELAN AVENUE LOT 48	F-SANTOSHA 1989SQFT PLAN 2B	19-3676	SFD	O	1									0		N			
	23808003, 23808004, 23805001	1550 BERNARD PHELAN AVENUE LOT 67	F-SANTOSHA 1989SQFT PLAN 2B	19-3690	SFD	O	1									0		N			
	23808003, 23808004, 23805001	1635 DOOSTON STREET LOT 13	F-SANTOSHA 1989SQFT PLAN 2B	19-2504	SFD	O	1									0		N			
	23808003, 23808004, 23805001	1600 STEELE STREET LOT 33	F-SANTOSHA 1989SQFT PLAN 2B	19-2533	SFD	O	1									0		N			
	23808003, 23808004, 23805001	1470 BERG ROAD LOT 59	F-SANTOSHA 1989SQFT PLAN 2B	19-2557	SFD	O	1									0		N			
	23808003, 23808004, 23805001	1461 BERNARD PHELAN AVENUE LOT 46	F-SANTOSHA 1989SQFT PLAN 2D	19-3674	SFD	O	1									0		N			
	23808003, 23808004, 23805001	1401 BERNARD PHELAN AVENUE LOT 52	F-SANTOSHA 1989SQFT PLAN 2D	19-3680	SFD	O	1									0		N			
	23808003, 23808004, 23805001	1615 STEELE STREET LOT 20	F-SANTOSHA 1989SQFT PLAN 2D	19-2511	SFD	O	1									0		N			

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	23808003, 23808004, 23805001	1540 STEELE STREET LOT 28	F-SANTOSHA 1989SQFT PLAN 2D	19-2528	SFD	O	1									0		N			
	23808003, 23808004, 23805001	1510 BERG ROAD LOT 63	F-SANTOSHA 1989SQFT PLAN 2D	19-2561	SFD	O	1									0		N			
	23808003, 23808004, 23805001	1551 BERNARD PHELAN AVENUE LOT 5	F-SANTOSHA 1993SQFT PLAN 3B	19-3670	SFD	O	1									0		N			
	23808003, 23808004, 23805001	1450 BERNARD PHELAN AVENUE LOT 57	F-SANTOSHA 1993SQFT PLAN 3B	19-3685	SFD	O	1									0		N			
	23808003, 23808004, 23805001	1530 BERNARD PHELAN AVENUE LOT 65	F-SANTOSHA 1993SQFT PLAN 3B	19-3688	SFD	O	1									0		N			
	23808003, 23808004, 23805001	1605 STEELE STREET LOT 21	F-SANTOSHA 1993SQFT PLAN 3B	19-2515	SFD	O	1									0		N			
	23808003, 23808004, 23805001	1520 STEELE STREET LOT 30	F-SANTOSHA 1993SQFT PLAN 3B	19-2530	SFD	O	1									0		N			
	23808003, 23808004, 23805001	1420 BERNARD PHELAN AVENUE LOT 54	F-SANTOSHA 1993SQFT PLAN 3D	19-3682	SFD	O	1									0		N			
	23808003, 23808004, 23805001	1575 STEELE STREET LOT 24	F-SANTOSHA 1993SQFT PLAN 3D	19-2521	SFD	O	1									0		N			
	23808003, 23808004, 23805001	1620 STEELE STREET LOT 35	F-SANTOSHA 1993SQFT PLAN 3D	19-2543	SFD	O	1									0		N			
	23808003, 23808004, 23805001	1595 DOOSTON STREET LOT 38	F-SANTOSHA 1993SQFT PLAN 3D	19-2548	SFD	O	1									0		N			
	23808003, 23808004, 23805001	1591 BERNARD PHELAN AVENUE LOT 1	F-SANTOSHA 2016SQFT PLAN 3A	19-3666	SFD	O	1									0		N			
	23808003, 23808004, 23805001	1421 BERNARD PHELAN AVENUE LOT 50	F-SANTOSHA 2016SQFT PLAN 3A	19-3678	SFD	O	1									0		N			
	23808003, 23808004, 23805001	1655 DOOSTON STREET LOT 15	F-SANTOSHA 2016SQFT PLAN 3A	19-2506	SFD	O	1									0		N			
	23808003, 23808004, 23805001	1580 STEELE STREET LOT 31	F-SANTOSHA 2016SQFT PLAN 3A	19-2531	SFD	O	1									0		N			
	23808003, 23808004, 23805001	1500 BERG ROAD LOT 62	F-SANTOSHA 2016SQFT PLAN 3A	19-2560	SFD	O	1									0		N			
	23808003, 23808004, 23805001	1560 BERNARD PHELAN AVENUE LOT 68	F-SANTOSHA 2016SQFT PLAN 3C	19-3691	SFD	O	1									0		N			
	23808003, 23808004, 23805001	1610 DOOSTON STREET LOT 10	F-SANTOSHA 2016SQFT PLAN 3C	19-2500	SFD	O	1									0		N			
	23808003, 23808004, 23805001	1645 STEELE STREET LOT 17	F-SANTOSHA 2016SQFT PLAN 3C	19-2508	SFD	O	1									0		N			
	23808003, 23808004, 23805001	1480 BERG ROAD LOT 60	F-SANTOSHA 2016SQFT PLAN 3C	19-2558	SFD	O	1									0		N			
	23808003, 23808004, 23805001	1520 BERNARD PHELAN AVENUE LOT 64	F-SANTOSHA 2207SQFT PLAN 4A	19-3687	SFD	O	1									0		N			
	23808003, 23808004, 23805001	1605 DOOSTON STREET LOT 37	F-SANTOSHA 2207SQFT PLAN 4A	19-2547	SFD	O	1									0		N			
	23808003, 23808004, 23805001	1625 DOOSTON STREET LOT 12	F-SANTOSHA 2207SQFT PLAN 4A MODEL	19-2503	SFD	O	1									0		N			
	23808003, 23808004, 23805001	1625 STEELE STREET LOT 19	F-SANTOSHA 2207SQFT PLAN 4A MODEL	19-2806	SFD	O	1									0		N			
	23808003, 23808004, 23805001	1655 STEELE STREET LOT 16	F-SANTOSHA 2207SQFT PLAN 4B	19-2507	SFD	O	1									0		N			
	23808003, 23808004, 23805001	1530 STEELE STREET LOT 29	F-SANTOSHA 2207SQFT PLAN 4B	19-2529	SFD	O	1									0		N			
	23808003, 23808004, 23805001	1575 DOOSTON STREET LOT 40	F-SANTOSHA 2207SQFT PLAN 4B	19-2550	SFD	O	1									0		N			
	23808003, 23808004, 23805001	1490 BERG ROAD LOT 61	F-SANTOSHA 2207SQFT PLAN 4B	19-2559	SFD	O	1									0		N			

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	23808003, 23808004, 23805001	1481 BERNARD PHELAN AVENUE LOT 44	F-SANTOSHA 2207SQFT PLAN 4C	19-3672	SFD	O	1									0		N			
	23808003, 23808004, 23805001	1590 DOOSTON STREET LOT 8	F-SANTOSHA 2207SQFT PLAN 4C	19-2498	SFD	O	1									0		N			
	23808003, 23808004, 23805001	1645 DOOSTON STREET LOT 14	F-SANTOSHA 2207SQFT PLAN 4C	19-2505	SFD	O	1									0		N			
	23808003, 23808004, 23805001	1610 STEELE STREET LOT 34	F-SANTOSHA 2207SQFT PLAN 4C	19-2542	SFD	O	1									0		N			
	23808003, 23808004, 23805001	1460 BERNARD PHELAN AVENUE LOT 58	F-SANTOSHA 2207SQFT PLAN 4D	19-3686	SFD	O	1									0		N			
	23808003, 23808004, 23805001	1540 BERENAR PHELAN AVENUE LOT 66	F-SANTOSHA 2207SQFT PLAN 4D	19-3689	SFD	O	1									0		N			
	23808003, 23808004, 23805001	1560 STEELE STREET LOT 26	F-SANTOSHA 2207SQFT PLAN 4D	19-2523	SFD	O	1									0		N			
	23808003, 23808004, 23805001	1590 STEELE STREET LOT 32	F-SANTOSHA 2207SQFT PLAN 4D	19-2532	SFD	O	1									0		N			
	25349024	2789 SASSER PL LOT 52	F-VILLAGE 6 PLAN 1A LOT 52 W/CA ROOM	19-2876	SFD	O	1									0		N			
	25349001	6138 GRANVILLE ST LOT 1	F-VILLAGE 6 PLAN 1A- R LOT 1 W/CA ROOM	19-2823	SFD	O	1									0		N			
	25349029	6262 STARCROSS DR LOT 57	F-VILLAGE 6 PLAN 1A- R LOT 57 W/ CA ROOM	19-2831	SFD	O	1									0		N			
	25349030	2808 SASSER PL LOT 58	F-VILLAGE 6 PLAN 1B LOT 58 W / CA ROOM	19-2877	SFD	O	1									0		N			
	25349025	6182 STARCROSS DR LOT 53	F-VILLAGE 6 PLAN 1B- R LOT 53 W / CA ROOM	19-2828	SFD	O	1									0		N			
	25349003	6158 GRANVILLE ST LOT 3	F-VILLAGE 6 PLAN 1C LOT 3 W/ CA ROOM	19-2825	SFD	O	1									0		N			
	25349022	2809 SASSER PL LOT 50	F-VILLAGE 6 PLAN 2A LOT 50 W/CA ROOM	19-2874	SFD	O	1									0		N			
	25349002	6148 GRANVILLE ST LOT 2	F-VILLAGE 6 PLAN 2B LOT 2 W/CA ROOM	19-2824	SFD	O	1									0		N			
	25349005	6178 GRANVILLE ST LOT 5	F-VILLAGE 6 PLAN 2C LOT 5 W/CA ROOM	19-2827	SFD	O	1									0		N			
	25349026	6202 STARCROSS DR LOT 54	F-VILLAGE 6 PLAN 2C-R LOT 54 W/CA ROOM	19-3861	SFD	O	1									0		N			
	25349028	6242 STARCROSS DR LOT 56	F-VILLAGE 6 PLAN 2C-R LOT 56 W/CA ROOM	19-2829	SFD	O	1									0		N			
	25349031	2798 SASSER PL	F-VILLAGE 6 PLAN 2C-R LOT 59 W/CA ROOM	19-2878	SFD	O	1									0		N			
	25349020	6275 CALLAWAY DR LOT 48	F-VILLAGE 6 PLAN 2D LOT 48 W/CA ROOM	19-2872	SFD	O	1									0		N			
	25349004	6168 GRANVILLE ST LOT 4	F-VILLAGE 6 PLAN 3A -R LOT 4 W/ CA ROOM	19-2826	SFD	O	1									0		N			
	25349019	6285 CALLAWAY DR LOT 47	F-VILLAGE 6 PLAN 3B LOT 47 W/CA ROOM	19-2870	SFD	O	1									0		N			
	25349021	2819 SASSER PL LOT 49	F-VILLAGE 6 PLAN 3B LOT 49 W/CA ROOM 4 CAR GARGAE	19-2873	SFD	O	1									0		N			
	25349032	2788 SASSER PL	F-VILLAGE 6 PLAN 3B-R LOT 60 W/CA ROOM	19-2879	SFD	O	1									0		N			
	25349023	2799 SASSER PL	F-VILLAGE 6 PLAN 3D LOT 51 W/CA ROOM	19-2875	SFD	O	1									0		N			
	25349027	6222 STARCROSS DR LOT 55	F-VILLAGE 6 PLAN 3D -R LOT 55 W/CA ROOM	19-2830	SFD	O	1									0		N			

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	24069041	3961 COMSTOCK PL	LEGACY PLAN2C/3128SQFT/LOT 41	17-0833	SFD	O	1									0		N			
	24074009	4613 BEAUMONT AV	LEGEND PLAN4A/2574SQFT/CA ROOM	18-0890	SFD	O	0							1	3/12/2019	1		N			
	24074016	4614 MCKENZIE AV	LEGEND PLAN4A/2574SQFT/CA ROOM/LOT 216	18-1439	SFD	O	0							1	3/22/2019	1		N			
	24074008	4612 BEAUMONT AV	LEGEND PLAN4BR/2574SQFT/CA ROOM	18-0887	SFD	O	0							1	1/24/2019	1		N			
	24069032	2238 JESSICA WY LOT 32	LEGEND PLAN4D/2574QFT	16-3458	SFD	O	0							1	5/16/2019	1		N			
	24074018	4635 MCKENZIE AV	LEGEND PLAN4D/2574SQFT/CA ROOM	18-1461	SFD	O	0							1	3/28/2019	1		N			
	24069046	3968 SANTA FE LN LOT 46	LEGEND PLAN5A/3395SQFT	17-0859	SFD	O	1									0		N			
	24074013	4674 MCKENZIE AV	LEGEND PLAN5A/3395SQFT/LOT 213	18-1435	SFD	O	0							1	4/2/2019	1		N			
	24069036	2298 JESSICA WY	LEGEND PLAN5A/3395SQFT/LOT 38	16-3462	SFD	O	0							1	3/20/2019	1		N			
	24074005	4672 BEAUMONT AV	LEGEND PLAN5AR/3516SQFT/ HOBBY ROOM & CA ROOM	18-0884	SFD	O	0							1	2/8/2019	1		N			
	24074012	4673 BEAUMONT AV	LEGEND PLAN5BR/3379SQFT/CA ROOM	18-0894	SFD	O	0							1	2/20/2019	1		N			
	24074020	4675 MCKENZIE AV	LEGEND PLAN5BR/3516QFT/ HOBBY ROOM	18-1463	SFD	O	0							1	4/3/2019	1		N			
	24069035	2288 JESSICA WY	LEGEND PLAN5D/3379QFT/LOT 35	16-3461	SFD	O	0							1	3/20/2019	1		N			
	24073032	4553 BEAUMONT AV	LEGEND PLAN5DR/3379SQFT/CA ROOM	18-0889	SFD	O	0							1	2/7/2019	1		N			
	24073038	4555 MCKENZIE AV	LEGEND PLAN6AR/3579QFT/CA ROOM	18-1441	SFD	O	0							1	3/11/2019	1		N			
	24069033	2248 JESSICA WY	LEGEND PLAN6AR/3579QFT/LOT 33	16-3459	SFD	O	0							1	5/15/2019	1		N			
	24074019	4655 MCKENZIE AV	LEGEND PLAN6C/3579SQFT/CA ROOM	18-1462	SFD	O	0							1	3/13/2019	1		N			
	24073033	4554 MCKENZIE AV	LEGEND PLAN6C/3579SQFT/CA ROOM	18-1440	SFD	O	0							1	3/21/2019	1		N			
	24074007	4632 BEAUMONT AV	LEGEND PLAN6D/3579SQFT/CA ROOM	18-0886	SFD	O	0							1	1/30/2019	1		N			
	24074014	4654 MCKENZIE AV	LEGEND PLAN6D/3579SQFT/LOT 214/CA ROOM	18-1436	SFD	O	0							1	3/27/2019	1		N			
	24074011	4653 BEAUMONT AV	LEGEND PLAN6D/3742SQFT/CA ROOM/HOBBY ROOM	18-0893	SFD	O	0							1	2/12/2019	1		N			
	24069034	2268 JESSICA WY	LEGEND PLAN7B/3760QFT/LOT 34/SLIDING GLASS DOOR/CA ROOM	16-3460	SFD	O	0							1	4/3/2019	1		N			
	24074015	4634 MCKENZIE AV	LEGEND PLAN7B/3760SQFT/CA ROOM/LOT	18-1438	SFD	O	0							1	3/28/2019	1		N			
	24074017	4615 MCKENZIE AV	LEGEND PLAN7BR/3760SQFT/CA ROOM/LOT	18-1460	SFD	O	0							1	3/11/2019	1		N			
	24073024	4552 BEAUMONT AV	LEGEND PLAN7C/3770QFT/CA ROOM/ GREAT ROOM FIRE PLACE	18-0888	SFD	O	0							1	1/22/2019	1		N			
	24074010	4633 BEAUMONT AV	LEGEND PLAN7CR/3770SQFT/CA ROOM	18-0892	SFD	O	0							1	2/12/2019	1		N			
	24074006	4652 BEAUMONT AV	LEGEND PLAN7D/3760SQFT/CA ROOM	18-0885	SFD	O	0							1	1/30/2019	1		N			

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	24614020	576 VENTANA AVENUE	NEW 2411 SQ FT SFD	18-2120	SFD	O	1									0		N			
	24614019	566 VENTANA AVENUE	NEW 2411 SQ FT SFD	18-2121	SFD	O	1							1	11/26/2019	1		N			
	23508207	229 W SOUTH ST	NEW 300 SQ FT ACCESSORY DWELLING UNIT	19-1507	ADU	O	1									0		N			
	24829051	2841 PEBBLEBROOKE CT	NEW 3176 SF SFD W/GARAGE & REAR PATIO - COSE RESIDENCE	18-0800	SFD	O	1									0		N			
	24405039	745 CAMBRIDGE CT	NEW ADU OVER EXISTING GARAGE	19-1910	ADU	O	1									0		N			
	23520036	14 E MT DIABLO AV	NEW SFD 2326SQFT	17-1256	SFD	O	0							1	11/25/2019	1		N			
	23526029	445 CECELIO WY	NEW TWO STORY HOUSE WITH 2 CAR GARAGE	17-2224	SFD	O	1									0		N			
	23526037	460 MT OSO AV	NEW TWO STORY HOUSE WITH 2 CAR GARAGE 3270SQFT	19-1199	SFD	O	1									0		N			
	24246071	2462 COLOMA LN	PRIMROSE I 3235SQFT/PLAN 3XC/ LOT 71	19-1174	SFD	O	1									0		N			
	24246007	2461 COLOMA LN	PRIMROSE I 3677SQFT/PLAN 4D/ LOT 7	19-1173	SFD	O	1									0		N			
	24246006	2441 COLOMA LN LOT 6	PRIMROSE I 3855SQFT/PLAN 5XC/ LOT 6	19-1172	SFD	O	1									0		N			
	24248018	2581 AZALEA AVENUE	PRIMROSE II 2299SQFT/PLAN 1A/ LOT 18	18-1735	SFD	O	0							1	4/10/2019	1		N			
	24248051	2542 AZALEA AVENUE	PRIMROSE II 2299SQFT/PLAN 1A/ LOT 51	18-1380	SFD	O	0							1	2/19/2019	1		N			
	24248027	1692 IVY LANE	PRIMROSE II 2299SQFT/PLAN 1B/ LOT 27	18-2092	SFD	O	0							1	6/26/2019	1		N			
	24248024	1722 IVY LANE	PRIMROSE II 2299SQFT/PLAN 1C/ LOT 24	18-2089	SFD	O	0							1	5/30/2019	1		N			
	24248031	1701 IVY LANE	PRIMROSE II 2299SQFT/PLAN 1D/ LOT 31	18-2096	SFD	O	0							1	7/3/2019	1		N			
	24248058	2493 MARIGOLD DRIVE	PRIMROSE II 2299SQFT/PLAN 1XA/ LOT 58	18-2762	SFD	O	0							1	7/23/2019	1		N			
	24248009	1777 BUTTERCUP LANE	PRIMROSE II 2299SQFT/PLAN 1XB/ LOT 09	18-2779	SFD	O	0							1	8/15/2019	1		N			
	24248003	1717 BUTTERCUP LANE	PRIMROSE II 2299SQFT/PLAN 1XC/ LOT 3	19-0110	SFD	O	1							9/24/2019	0		N				
	24248037	1689 FLORA WAY	PRIMROSE II 2299SQFT/PLAN 1XC/ LOT 37	18-2773	SFD	O	0							1	8/1/2019	1		N			
	24248044	1688 BUTTERCUP LANE	PRIMROSE II 2299SQFT/PLAN 1XD/ LOT 44	19-0117	SFD	O	1									0		N			
	24248060	2463 MARIGOLD DRIVE	PRIMROSE II 2299SQFT/PLAN 1XD/ LOT 60	19-0104	SFD	O	1							1	9/26/2019	1		N			
	24248039	1709 FLORA WAY	PRIMROSE II 2299SQFT/PLAN 1XE/ LOT 39	18-2769	SFD	O	0							1	8/19/2019	1		N			
	24248048	2492 AZALEA AVENUE	PRIMROSE II 2299SQFT/PLAN 1XE/ LOT 48	18-1377	SFD	O	0							1	3/26/2019	1		N			
	24248055	2563 MARIGOLD DRIVE	PRIMROSE II 2299SQFT/PLAN 1XE/ LOT 55	18-2087	SFD	O	0							1	5/2/2019	1		N			
	24248006	1747 BUTTERCUP LANE	PRIMROSE II 2299SQFT/PLAN 1XE/ LOT 6	18-2782	SFD	O	0							1	8/28/2019	1		N			

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	24248013	2481 AZALEA AVENUE	PRIMROSE II 2907SQFT/PLAN 2A/ LOT 13	18-1367	SFD	O	0							1	2/21/2019	1		N			
	24248029	1681 IVY LANE	PRIMROSE II 2907SQFT/PLAN 2B/ LOT 29	18-2094	SFD	O	0							1	5/13/2019	1		N			
	24248046	2462 AZALEA AVENUE	PRIMROSE II 2907SQFT/PLAN 2C/ LOT 46	18-1373	SFD	O	0							1	2/14/2019	1		N			
	24248049	2522 AZALEA AVENUE	PRIMROSE II 2907SQFT/PLAN 2D/ LOT 49	18-1378	SFD	O	0							1	2/20/2019	1		N			
	24248014	2521 AZALEA AVENUE	PRIMROSE II 3235SQFT/PLAN 3XA/ LOT 14	18-1368	SFD	O	0							1	3/8/2019	1		N			
	24248036	1680 FLORA WAY	PRIMROSE II 3235SQFT/PLAN 3XA/ LOT 36	18-2767	SFD	O	0							1	7/11/2019	1		N			
	24248012	2461 AZALEA AVENUE	PRIMROSE II 3235SQFT/PLAN 3XB/ LOT 12	18-1365	SFD	O	0							1	2/21/2019	1		N			
	24248017	2571 AZALEA AVENUE	PRIMROSE II 3235SQFT/PLAN 3XB/ LOT 17	18-1733	SFD	O	0							1	4/24/2019	1		N			
	24248026	1702 IVY LANE	PRIMROSE II 3235SQFT/PLAN 3XC/ LOT 26	18-2091	SFD	O	0							1	5/17/2019	1		N			
	24248033	1710 FLORA WAY	PRIMROSE II 3235SQFT/PLAN 3XC/ LOT 33	18-2764	SFD	O	0							1	6/24/2019	1		N			
	24248007	1757 BUTTERCUP LANE	PRIMROSE II 3235SQFT/PLAN 3XC/ LOT 7	18-2781	SFD	O	0							1	8/20/2019	1		N			
	24248041	1718 BUTTERCUP LANE	PRIMROSE II 3235SQFT/PLAN 3XD/ LOT 41	19-0114	SFD	O	1							1	10/10/2019	1		N			
	24248050	2532 AZALEA AVENUE	PRIMROSE II 3235SQFT/PLAN 3XD/ LOT 50	18-1379	SFD	O	0							1	3/27/2019	1		N			
	24248021	1752 IVY LANE	PRIMROSE II 3235SQFT/PLAN 3XE/ LOT 21	18-1738	SFD	O	0							1	4/18/2019	1		N			
	24248043	1698 BUTTERCUP LANE	PRIMROSE II 3235SQFT/PLAN 3XE/ LOT 43	19-0116	SFD	O	1							1	11/15/2019	1		N			
	24248061	2443 MARIGOLD DRIVE	PRIMROSE II 3235SQFT/PLAN 3XE/ LOT 61	19-0105	SFD	O	1									0		N			
	24248008	1767 BUTTERCUP LANE	PRIMROSE II 3511SQFT/PLAN 4A/ LOT 8	18-2780	SFD	O	0							1	8/19/2019	1		N			
	24248022	1742 IVY LANE	PRIMROSE II 3511SQFT/PLAN 4B/ LOT 22	18-1739	SFD	O	0							1	4/18/2019	1		N			
	24248032	1711 IVY LANE	PRIMROSE II 3511SQFT/PLAN 4B/ LOT 32	18-2097	SFD	O	0							1	7/9/2019	1		N			
	24248045	2442 AZALEA AVENUE	PRIMROSE II 3511SQFT/PLAN 4B/ LOT 45	18-2774	SFD	O	0							1	8/1/2019	1		N			
	24248002	1707 BUTTERCUP LANE	PRIMROSE II 3511SQFT/PLAN 4XA/ LOT 2	19-0112	SFD	O	1							1	10/9/2019	1		N			
	24248040	1719 FLORA WAY	PRIMROSE II 3511SQFT/PLAN 4XA/ LOT 40	18-2768	SFD	O	0							1	7/3/2019	1		N			
	24248016	2561 AZALEA AVENUE	PRIMROSE II 3511SQFT/PLAN 4XE/ LOT 16	18-1372	SFD	O	0							1	3/27/2019	1		N			
	24248053	2582 AZALEA AVENUE	PRIMROSE II 3677SQFT/PLAN 4XC/ LOT 53	18-1742	SFD	O	0							1	4/2/2019	1		N			
	24248056	2543 MARIGOLD DRIVE	PRIMROSE II 3677SQFT/PLAN 4XC/ LOT 56	18-2760	SFD	O	0							1	6/14/2019	1		N			
	24248011	2441 AZALEA AVENUE	PRIMROSE II 3677SQFT/PLAN 4XC/ LOT 56	18-2775	SFD	O	0							1	7/22/2019	1		N			
	24248020	1762 IVY LANE	PRIMROSE II 3677SQFT/PLAN 4XD/ LOT 20	18-1737	SFD	O	0							1	4/10/2019	1		N			
	24248005	1737 BUTTERCUP LANE	PRIMROSE II 3677SQFT/PLAN 4XD/ LOT 5	18-2783	SFD	O	0							1	9/3/2019	1		N			

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	24248030	1691 IVY LANE	PRIMROSE II 3677SQFT/PLAN 4XE/ LOT 30	18-2095	SFD	O	0							1	5/15/2019	1		N			
	24248054	2583 MARI GOLD DRIVE	PRIMROSE II 3677SQFT/PLAN 4XE/ LOT 54	18-2088	SFD	O	0							1	4/29/2019	1		N			
	24248010	2421 AZALEA AVENUE	PRIMROSE II 3719SQFT/PLAN 5C/ LOT 10	18-2777	SFD	O	0							1	8/5/2019	1		N			
	24248001	1687 BUTTERCUP LANE	PRIMROSE II 3719SQFT/PLAN 5E/ LOT 1	19-0113	SFD	O	1							1	10/30/2019	1		N			
	24248034	1700 FLORA WAY	PRIMROSE II 3719SQFT/PLAN 5XA/ LOT 34	18-2765	SFD	O	0							1	8/1/2019	1		N			
	24248047	2482 AZALEA AVENUE	PRIMROSE II 3719SQFT/PLAN 5XA/ LOT 47	18-1376	SFD	O	0							1	2/14/2019	1		N			
	24248015	2541 AZALEA AVENUE	PRIMROSE II 3719SQFT/PLAN 5XC/ LOT 15	18-1370	SFD	O	0							1	3/13/2019	1		N			
	24248023	1732 IVY LANE	PRIMROSE II 3854SQFT/PLAN 5XA/ LOT 23	18-1740	SFD	O	0							1	4/24/2019	1		N			
	24248019	2591 AZALEA AVENUE	PRIMROSE II 3854SQFT/PLAN 5XB/ LOT 19	18-1736	SFD	O	0							1	4/10/2019	1		N			
	24248004	1727 BUTTERCUP LANE	PRIMROSE II 3854SQFT/PLAN 5XB/ LOT 4	19-0108	SFD	O	1							1	10/9/2019	1		N			
	24248042	1708 BUTTERCUP LANE	PRIMROSE II 3854SQFT/PLAN 5XB/ LOT 42	19-0115	SFD	O	1							1	10/18/2019	1		N			
	24248028	1682 IVY LANE	PRIMROSE II 3854SQFT/PLAN 5XC/ LOT 28	18-2093	SFD	O	0							1	5/8/2019	1		N			
	24248038	1699 FLORA WAY	PRIMROSE II 3854SQFT/PLAN 5XD/ LOT 38	18-2772	SFD	O	0							1	7/15/2019	1		N			
	24248052	2562 AZALEA AVENUE	PRIMROSE II 3854SQFT/PLAN 5XD/ LOT 52	18-1741	SFD	O	0							1	3/27/2019	1		N			
	24248057	2523 MARI GOLD DRIVE	PRIMROSE II 3854SQFT/PLAN 5XD/ LOT 57	18-2761	SFD	O	0							1	5/22/2019	1		N			
	24248025	1712 IVY LANE	PRIMROSE II 3854SQFT/PLAN 5XE/ LOT 25	18-2090	SFD	O	0							1	5/7/2019	1		N			
	24248059	2483 MARI GOLD DRIVE	PRIMROSE II 3854SQFT/PLAN 5XE/ LOT 59	18-2763	SFD	O	0							1	6/14/2019	1		N			
	23808003, 23808004, 23805001	1495 BERG ROAD LOT 43	SANTOSHA 1989SQFT PLAN 2A	19-2553	SFD	O	1									0		N			
	23808003, 23808004, 23805001	1440 BERNARD PHELAN AVENUE LOT 56	SANTOSHA 1989SQFT PLAN 2C	19-3684	SFD	O	1									0		N			
	23808003, 23808004, 23805001	1615 DOOSTON STREET LOT 36	SANTOSHA 1989SQFT PLAN 2C	19-2544	SFD	O	1									0		N			
	23808003, 23808004, 23805001	1515 BERG ROAD LOT 41	SANTOSHA 1989SQFT PLAN 2C	19-2551	SFD	O	1									0		N			
	23808003, 23808004, 23805001	1550 STEELE STREET LOT 27	SANTOSHA 2016SQFT PLAN 3A	19-2525	SFD	O	1									0		N			
	23808003, 23808004, 23805001	1505 BERG ROAD LOT 42	SANTOSHA 2207SQFT PLAN 4D	19-2552	SFD	O	1									0		N			
	24077003	2740 ELLIS TOWN DRIVE LOT 21	STANFORD/PLAN 1A/2377 SQ FT/OPT OUTDOOR LIVING	19-2995	SFD	O	1									0		N			
	24077007	2780 ELLIS TOWN DRIVE LOT 25	STANFORD/PLAN 1A/2377 SQ FT/OPT OUTDOOR LIVING	19-3007	SFD	O	1									0		N			
	24077004	2750 ELLIS TOWN DRIVE LOT 22	STANFORD/PLAN 1B/2377 SQ FT/OPT OUTDOOR LIVING	19-3005	SFD	O	1									0		N			
	24077015	2719 CORDELIA LANE LOT 33	STANFORD/PLAN 1C/2377 SQ FT/OPT OUTDOOR LIVING	19-2991	SFD	O	1									0		N			

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	24069022	2310 ELLIS TOWN DR	STANFORD/PLAN 1C/2377 SQ FT OPT THREE CAR GARAGE	19-2980	SFD	O	1									0		N			
	24069021	2300 ELLIS TOWN DR	STANFORD/PLAN 2A/2727 SQ FT W/ OPT OUTDOOR LIVING	19-2982	SFD	O	1									0		N			
	24077005	2760 ELLIS TOWN DRIVE LOT 23	STANFORD/PLAN 2A/2727 SQ FT W/ OPT OUTDOOR LIVING	19-3003	SFD	O	1									0		N			
	24077005	2760 ELLIS TOWN DRIVE LOT 23	STANFORD/PLAN 2A/2727 SQ FT W/ OPT OUTDOOR LIVING	19-3003	ADU	O	1									0		N			
	24077013	2739 CORDELIA LANE LOT 31	STANFORD/PLAN 2B/2727 SQ FT W/ OPT OUTDOOR LIVING	19-2994	SFD	O	1									0		N			
	24077011	2759 CORDELIA LANE LOT 29	STANFORD/PLAN 2B/2727 SQ FT W/ OPT OUTDOOR LIVING	19-2998	SFD	O	1									0		N			
	24077009	2779 CORDELIA LANE LOT 27	STANFORD/PLAN 2C/2727 SQ FT W/ 3 CAR GARAGE	19-3004	SFD	O	1									0		N			
	24077009	2779 CORDELIA LANE LOT 27	STANFORD/PLAN 2C/2727 SQ FT W/ 3 CAR GARAGE	19-3004	ADU	O	1									0		N			
	24077002	2730 ELLIS TOWN DRIVE LOT 20	STANFORD/PLAN 2C/2727 SQ FT W/ OPT OUTDOOR LIVING	19-2993	SFD	O	1									0		N			
	24077002	2730 ELLIS TOWN DRIVE LOT 20	STANFORD/PLAN 2C/2727 SQ FT W/ OPT OUTDOOR LIVING	19-2993	ADU	O	1									0		N			
	24077010	2769 CORDELIA LANE LOT 28	STANFORD/PLAN 3A/2945 SQ FT W/ 3 CAR GARAGE	19-3000	SFD	O	1									0		N			
	24077014	2729 CORDELIA LANE LOT 32	STANFORD/PLAN 3A/2945 SQ FT W/ 467 SQ FT OPT CARRIAGE UNIT	19-2992	SFD	O	1									0		N			
	24077014	2729 CORDELIA LANE LOT 32	STANFORD/PLAN 3A/2945 SQ FT W/ 467 SQ FT OPT CARRIAGE UNIT	19-2992	ADU	O	1									0		N			
	24077001	2720 ELLIS TOWN DRIVE LOT 19	STANFORD/PLAN 3B/2945 W/ 3 CAR GARAGE	19-2996	SFD	O	1									0		N			
	24077008	2789 CORDELIA LANE LOT 26	STANFORD/PLAN 3B/2945 W/ 3 CAR GARAGE	19-3006	SFD	O	1									0		N			
	24069020	2290 ELLIS TOWN DR	STANFORD/PLAN 3B/2945 W/ 467 SQ FT OPT CARRIAGE UNIT	19-2986	SFD	O	1									0		N			
	24077012	2749 CORDELIA LANE LOT 30	STANFORD/PLAN 3C/2945 SQ FT	19-2997	SFD	O	1									0		N			
	24077006	2770 ELLIS TOWN DRIVE LOT 24	STANFORD/PLAN 3C/2945 SQ FT W/ 467 CARRIAGE UNIT	19-3001	SFD	O	1									0		N			
	24077006	2770 ELLIS TOWN DRIVE LOT 24	STANFORD/PLAN 3C/2945 SQ FT W/ 467 CARRIAGE UNIT	19-3001	ADU	O	1									0		N			
	24249003	1657 BUTTERCUP LN LOT 64	SUNGOLD/PLAN 1A/2190SQ W/CA ROOM	19-3963	SFD	O	1									0		N			

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	24249044	1678 BUTTERCUP LN LOT 105	SUNGOLD/PLAN 1B/2190SQ' W/CA ROOM	19-3972	SFD	O	1									0		N			
	24249045	2446 MITS WY LOT 106	SUNGOLD/PLAN 2A/2342SQ' W/CA ROOM	19-3973	SFD	O	1									0		N			
	24249002	1667 BUTTERCUP LN LOT 63	SUNGOLD/PLAN 2B/2342SQ' W/CA ROOM	19-3962	SFD	O	1									0		N			
	24249006	1617 BUTTERCUP LN LOT 67	SUNGOLD/PLAN 2D/2342SQ' W/CA ROOM	19-3967	SFD	O	1									0		N			
	24249041	1648 BUTTERCUP LN LOT 102	SUNGOLD/PLAN 2D/2342SQ' W/CA ROOM	19-3968	SFD	O	1									0		N			
	24249004	1637 BUTTERCUP LN LOT 65	SUNGOLD/PLAN 3B/2643SQ' ROOM	19-3964	SFD	O	1									0		N			
	24249042	1658 BUTTERCUP LN LOT 103	SUNGOLD/PLAN 3C/2643SQ' W/CA ROOM	19-3969	SFD	O	1									0		N			
	24249005	1627 BUTTERCUP LN LOT 66	SUNGOLD/PLAN 4A/2888SQ' W/CA ROOM	19-3966	SFD	O	1									0		N			
	24249043	1668 BUTTERCUP LN LOT 104	SUNGOLD/PLAN 4A/2888SQ' W/CA ROOM	19-3971	SFD	O	1									0		N			
	24249046	2466 MITS WY LOT 107	SUNGOLD/PLAN 4B/2888SQ' W/CA ROOM	19-3974	SFD	O	1									0		N			
	24249001	1677 BUTTERCUP LN LOT 62	SUNGOLD/PLAN 4C/2888SQ' W/CA ROOM	19-3961	SFD	O	1									0		N			
	25342029	2557 SALINGER AVE LOT 29	TRACY HILLS VILLAGE 5 1A/2683SQFT	19-0536	SFD	O	1							1	10/11/2019	1		N			
	25342014	2536 SALINGER AVE LOT 14	TRACY HILLS VILLAGE 5 1A/2683SQFT	19-0522	SFD	O	1							1	9/27/2019	1		N			
	25342005	2535 LUNA AVE LOT 5	TRACY HILLS VILLAGE 5 1A/2683SQFT	18-3331	SFD	O	1							1	8/8/2019	1		N			
	25342001	2495 LUNA AVE LOT 1	TRACY HILLS VILLAGE 5 1B/2683SQFT	18-3318	SFD	O	1							1	7/30/2019	1		N			
	25342009	2575 LUNA AVE LOT 9	TRACY HILLS VILLAGE 5 1E/2683SQFT	18-3335	SFD	O	1							1	8/13/2019	1		N			
	25346005	6795 PASEO ST LOT 49	TRACY HILLS VILLAGE 5 2A/3372SQFT	19-2036	SFD	O	1									0		N			
	25342037	2626 LYNRIDGE AVE LOT 37	TRACY HILLS VILLAGE 5 2A/3372SQFT	19-2057	SFD	O	1									0		N			
	25346019	2598 CATSPA W CT LOT 63	TRACY HILLS VILLAGE 5 2B-R/3372SQFT W/CA ROOM	19-2042	SFD	O	1									0		N			
	25346015	6776 PASEO ST LOT 59	TRACY HILLS VILLAGE 5 2B-R/3372SQFT W/CA ROOM	19-2307	SFD	O	1									0		N			
	25342007	2555 LUNA AVE LOT 7	TRACY HILLS VILLAGE 5 2C/3372SQFT	18-3333	SFD	O	1							1	8/13/2019	1		N			
	25358007	6734 ISHAN ST LOT 91	TRACY HILLS VILLAGE 5 2C/3372SQFT W/CA ROOM	19-2426	SFD	O	1									0		N			
	25346008	6765 PASEO ST LOT 52	TRACY HILLS VILLAGE 5 2C-R/3372SQFT W/CA ROOM	19-2300	SFD	O	1									0		N			
	25342002	2505 LUNA AVE LOT 2	TRACY HILLS VILLAGE 5 2D/3372SQFT	18-3327	SFD	O	1							1	7/30/2019	1		N			
	25342034	2656 LYNRIDGE AVE LOT 34	TRACY HILLS VILLAGE 5 2D-R/3372SQFT	19-2054	SFD	O	1									0		N			
	25346013	6756 PASEO ST LOT 57	TRACY HILLS VILLAGE 5 2D-R/3372SQFT W/CA ROOM	19-2305	SFD	O	1									0		N			

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	25346028	2627 LYNDRIDGE AVE LOT 72	TRACY HILLS VILLAGE 5 2E/3372SQFT	19-2061	SFD	O	1									0		N			
	25346023	2638 CATSPA W CT LOT 67	TRACY HILLS VILLAGE 5 2E-R/3372SQFT W/CA ROOM	19-2050	SFD	O	1									0		N			
	25358019	6763 ISHAN ST LOT 97	TRACY HILLS VILLAGE 5 3A/3533SQFT W/CA ROOM	19-2437	SFD	O	1									0		N			
	25346018	2599 CATSPA W CT LOT 62	TRACY HILLS VILLAGE 5 3A/3533SQFT W/CA ROOM	19-2041	SFD	O	1									0		N			
	25357004	6874 ISHAN ST LOT 79	TRACY HILLS VILLAGE 5 3B/3533SQFT W/CA ROOM	19-2459	SFD	O	1									0		N			
	25346029	2617 LYNDRIDGE AVE LOT 73	TRACY HILLS VILLAGE 5 3B/3533SQFT W/CA ROOM	19-2062	SFD	O	1									0		N			
	25346007	6775 PASEO ST LOT 51	TRACY HILLS VILLAGE 5 3B/3533SQFT W/CA ROOM	19-2299	SFD	O	1									0		N			
	25358008	6744 ISHAN ST LOT 90	TRACY HILLS VILLAGE 5 3B-R/3533SQFT W/CA ROOM	19-2425	SFD	O	1									0		N			
	25346014	6766 PASEO ST LOT 58	TRACY HILLS VILLAGE 5 3C/3533SQFT W/CA ROOM	19-2306	SFD	O	1									0		N			
	25346004	6805 PASEO ST LOT 48	TRACY HILLS VILLAGE 5 3C-R/3533SQFT W/CA ROOM	19-2035	SFD	O	1									0		N			
	25342008	2565 LUNA AVE LOT 8	TRACY HILLS VILLAGE 5 3D/3533SQFT MODEL	18-3334	SFD	O	1						1	8/13/2019	1		N				
	25357009	6813 ISHAN ST LOT 101	TRACY HILLS VILLAGE 5 3D/3533SQFT W/CA ROOM	19-2450	SFD	O	1									0		N			
	25346022	2628 CATSPA W CT LOT 66	TRACY HILLS VILLAGE 5 3D-R/3533SQFT W/CA ROOM	19-2047	SFD	O	1									0		N			
	25342036	2636 LYNDRIDGE AVE LOT 36	TRACY HILLS VILLAGE 5 3D-R/3533SQFT W/CA ROOM	19-2056	SFD	O	1									0		N			
	25358013	6794 ISHAN ST LOT 85	TRACY HILLS VILLAGE 5 3E/3533SQFT W/CA ROOM	19-2433	SFD	O	1									0		N			
	25346010	6745 PASEO ST LOT 54	TRACY HILLS VILLAGE 5 3E-R/3533SQFT W/CA ROOM	19-2302	SFD	O	1									0		N			
	25342022	6890 REDROCK AVE LOT 22	TRACY HILLS VILLAGE 5 3E-R/3533SQFT W/CA ROOM	19-2052	SFD	O	1									0		N			
	25357008	6834 ISHAN ST LOT 83	TRACY HILLS VILLAGE 5 4A/3599SQFT W/CA ROOM	19-2449	SFD	O	1									0		N			
	25342035	2646 LYNDRIDGE AVE LOT 35	TRACY HILLS VILLAGE 5 4A/3599SQFT W/CA ROOM	19-2055	SFD	O	1									0		N			
	25358006	6724 ISHAN ST LOT 92	TRACY HILLS VILLAGE 5 4A-R/3599SQFT W/CA ROOM	19-2427	SFD	O	1									0		N			
	25346012	6746 PASEO ST LOT 56	TRACY HILLS VILLAGE 5 4A-R/3599SQFT W/CA ROOM	19-2304	SFD	O	1									0		N			

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	25342006	2545 LUNA AVE LOT 6	TRACY HILLS VILLAGE 5 4B/3599SQFT MODEL	18-3332	SFD	O	1							1	8/9/2019	1		N						
	25346003	6815 PASEO ST LOT 47	TRACY HILLS VILLAGE 5 4B/3599SQFT W/CA ROOM	19-2034	SFD	O	1									0		N						
	25342043	6855 PASEO ST LOT 43	TRACY HILLS VILLAGE 5 4C/3599SQFT	19-1597	SFD	O	1									0		N						
	25342026	2527 SALINGER AVE LOT 26	TRACY HILLS VILLAGE 5 4C/3599SQFT	19-0523	SFD	O	1							1	10/11/2019	1		N						
	25342003	2515 LUNA AVE LOT 3	TRACY HILLS VILLAGE 5 4C/3599SQFT	18-3328	SFD	O	1							1	7/30/2019	1		N						
	25346030	2607 LYNRIDGE AVE LOT 74	TRACY HILLS VILLAGE 5 4C/3599SQFT W/CA ROOM	19-2063	SFD	O	1									0		N						
	25342040	6885 PASEO ST LOT 40	TRACY HILLS VILLAGE 5 4D/3599SQFT	19-0292	SFD	O	1							1	8/30/2019	1		N						
	25357015	6873 ISHAN ST LOT 107	TRACY HILLS VILLAGE 5 4D/3599SQFT W/CA ROOM	19-2462	SFD	O	1									0		N						
	25346009	6755 PASEO ST LOT 53	TRACY HILLS VILLAGE 5 4D/3599SQFT W/CA ROOM	19-2301	SFD	O	1									0		N						
	25342023	6889 REDROCK AVE LOT 23	TRACY HILLS VILLAGE 5 4D/3599SQFT W/CA ROOM	19-2053	SFD	O	1									0		N						
	25346026	2657 LYNRIDGE AVE LOT 70	TRACY HILLS VILLAGE 5 4E/3599SQFT W/CA ROOM	19-2058	SFD	O	1									0		N						
	25346016	6786 PASEO ST LOT 60	TRACY HILLS VILLAGE 5 4E/3599SQFT W/CA ROOM	19-2308	SFD	O	1									0		N						
	25357005	6864 ISHAN ST LOT 80	TRACY HILLS VILLAGE 5 4E-R/3599SQFT W/CA ROOM	19-2446	SFD	O	1									0		N						
	25346021	2618 CATSPA W CT LOT 65	TRACY HILLS VILLAGE 5 4E-R/3599SQFT W/CA ROOM	19-2046	SFD	O	1									0		N						
	25342038	6905 PASEO ST LOT 38	TRACY HILLS VILLAGE 5 PEARL 1B/2683SQFT	19-0288	SFD	O	1							1	8/30/2019	1		N						
	25346002	6825 PASEO ST LOT 46	TRACY HILLS VILLAGE 5 PEARL 1C/2683SQFT	19-1600	SFD	O	1									0		N						
	25342041	6875 PASEO ST LOT 41	TRACY HILLS VILLAGE 5 PEARL 1C/2683SQFT	19-0293	SFD	O	1							1	8/30/2019	1		N						
	25357013	6853 ISHAN ST LOT 15	TRACY HILLS VILLAGE 5 1A/2683SQFT W/CA ROOM	19-2454	SFD	O	1									0		N						
	25346027	2647 LYNRIDGE AVE LOT 71	TRACY HILLS VILLAGE 5 1A/2683SQFT W/CA ROOM	19-2059	SFD	O	1									0		N						
	25358022	6793 ISHAN ST LOT 100	TRACY HILLS VILLAGE 5 1A-R/2683SQFT W/CA ROOM	19-2440	SFD	O	1									0		N						
	25346020	2608 CATSPA W CT LOT 64	TRACY HILLS VILLAGE 5 1A-R/2683SQFT W/CA ROOM	19-2045	SFD	O	1									0		N						
	25342033	2666 LYNRIDGE AVE LOT 33	TRACY HILLS VILLAGE 5 1B/2683SQ W/CA ROOM	19-1594	SFD	O	1									0		N						

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	25342016	2516 SALINGER AVE LOT 16	TRACY HILLS VILLAGE 5 1B/2683SQ' W/CA ROOM	19-1065	SFD	O	1							1	10/25/2019	1		N			
	25357011	6833 ISHAN ST LOT 103	TRACY HILLS VILLAGE 5 1B/2683SQFT W/CA ROOM	19-2452	SFD	O	1									0		N			
	25346011	6735 PASEO ST LOT 55	TRACY HILLS VILLAGE 5 1B/2683SQFT W/CA ROOM	19-2303	SFD	O	1									0		N			
	25342024	6899 REDROCK AVE LOT 24	TRACY HILLS VILLAGE 5 1C/2683SQ' W/CA ROOM	19-1071	SFD	O	1							1	12/3/2019	1		N			
	25357006	6854 ISHAN ST LOT 81	TRACY HILLS VILLAGE 5 1C/2683SQFT W/CA ROOM	19-2447	SFD	O	1									0		N			
	25346017	2629 CATSPAW CT LOT 61	TRACY HILLS VILLAGE 5 1C/2683SQFT W/CA ROOM	19-2039	SFD	O	1									0		N			
	25342019	6920 REDROCK AVE LOT 19	TRACY HILLS VILLAGE 5 1D/2683SQ' W/CA ROOM	19-1068	SFD	O	1									0		N			
	25358015	6723 ISHAN ST LOT 93	TRACY HILLS VILLAGE 5 1D/2683SQFT W/CA ROOM	19-2428	SFD	O	1									0		N			
	25346024	2648 CATSPAW CT LOT 68	TRACY HILLS VILLAGE 5 1D/2683SQFT W/CA ROOM	19-2051	SFD	O	1									0		N			
	25358012	6784 ISHAN ST LOT 86	TRACY HILLS VILLAGE 5 1D-R/2683SQFT W/CA ROOM	19-2434	SFD	O	1									0		N			
	25358009	6754 ISHAN ST LOT 89	TRACY HILLS VILLAGE 5 1E/2683SQFT W/CA ROOM	19-2424	SFD	O	1									0		N			
	25346031	2597 LYNRIDGE AVE LOT 75	TRACY HILLS VILLAGE 5 1E/2683SQFT W/CA ROOM	19-2064	SFD	O	1									0		N			
	25346006	6785 PASEO ST LOT 50	TRACY HILLS VILLAGE 5 1E-R/2683SQFT W/CA ROOM	19-2298	SFD	O	1									0		N			
	25358016	6733 ISHAN ST LOT 94	TRACY HILLS VILLAGE 5 2A-R/3372SQFT W/CA ROOM	19-2429	SFD	O	1									0		N			
	25357007	6844 ISHAN ST LOT 82	TRACY HILLS VILLAGE 5 2B-R/3372SQFT W/CA ROOM	19-2448	SFD	O	1									0		N			
	25358014	6824 ISHAN ST LOT 84	TRACY HILLS VILLAGE 5 2C-R/3372SQFT W/CA ROOM	19-2432	SFD	O	1									0		N			
	25357014	6863 ISHAN ST LOT 106	TRACY HILLS VILLAGE 5 2C-R/3372SQFT W/CA ROOM	19-2460	SFD	O	1									0		N			
	25358018	6753 ISHAN ST LOT 96	TRACY HILLS VILLAGE 5 2D/3372SQFT W/CA ROOM	19-2431	SFD	O	1									0		N			
	25358010	6764 ISHAN ST LOT 88	TRACY HILLS VILLAGE 5 2D-R/3372SQFT W/CA ROOM	19-2436	SFD	O	1									0		N			
	25358020	6773 ISHAN ST LOT 98	TRACY HILLS VILLAGE 5 2E-R/3372SQFT W/CA ROOM	19-2438	SFD	O	1									0		N			

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	25357010	6823 ISHAN ST LOT 102	TRACY HILLS VILLAGE 5 2E-R/3372SQFT W/CA ROOM	19-2451	SFD	O	1									0		N			
	25342004	2525 LUNA AVE LOT 4	TRACY HILLS VILLAGE 5 3B/3533SQFT MODEL	18-3330	SFD	O	1						1	8/1/2019	1		N				
	25342018	2496 SALINGER AVE LOT 18	TRACY HILLS VILLAGE 5 4A/3599SQ' W/CA ROOM	19-1067	SFD	O	1						1	10/25/2019	1		N				
	25342021	6900 REDROCK AVE LOT 21	TRACY HILLS VILLAGE 5 4B/3599SQ' W/CA ROOM	19-1070	SFD	O	1								0		N				
	25358021	6783 ISHAN ST LOT 99	TRACY HILLS VILLAGE 5 4B/3599SQFT W/CA ROOM	19-2439	SFD	O	1								0		N				
	25358011	6774 ISHAN ST LOT 87	TRACY HILLS VILLAGE 5 4C/3599SQFT W/CA ROOM	19-2435	SFD	O	1								0		N				
	25358017	6743 ISHAN ST LOT 95	TRACY HILLS VILLAGE 5 4D/3599SQFT W/CA ROOM	19-2430	SFD	O	1								0		N				
	25357012	6843 ISHAN ST LOT 104	TRACY HILLS VILLAGE 5 4D-R/3599SQFT W/CA ROOM	19-2453	SFD	O	1								0		N				
	25342030	6906 PASEO ST LOT 30	TRACY HILLS VILLAGE 5 PEARL 3C/3533SQFT	19-0285	SFD	O	1						1	8/16/2019	1		N				
	25342031	6896 PASEO ST LOT 31	TRACY HILLS VILLAGE 5 PEARL 2A/3372SQFT	19-0286	SFD	O	1						1	8/30/2019	1		N				
	25342044	6845 PASEO ST LOT 44	TRACY HILLS VILLAGE 5 PEARL 2B/3372SQFT	19-1598	SFD	O	1								0		N				
	25342027	2537 SALINGER AVE LOT 27	TRACY HILLS VILLAGE 5 PEARL 2B/3372SQFT	19-0524	SFD	O	1						1	10/11/2019	1		N				
	25342011	2566 SALINGER AVE LOT 11	TRACY HILLS VILLAGE 5 PEARL 2B/3372SQFT	19-0519	SFD	O	1						1	9/27/2019	1		N				
	25342020	6910 REDROCK AVE LOT 20	TRACY HILLS VILLAGE 5 PEARL 2C/3372SQ' W/CA ROOM	19-1069	SFD	O	1						1	12/3/2019	1		N				
	25342015	2526 SALINGER AVE LOT 15	TRACY HILLS VILLAGE 5 PEARL 2D/3372SQ' W/CA ROOM	19-1064	SFD	O	1						1	10/25/2019	1		N				
	25342039	6895 PASEO ST LOT 39	TRACY HILLS VILLAGE 5 PEARL 2E/3372SQFT	19-0289	SFD	O	1						1	8/30/2019	1		N				
	25342042	6865 PASEO ST	TRACY HILLS VILLAGE 5 PEARL 3A/3533SQ' W/CA ROOM	19-1595	SFD	O	1								0		N				
	25342025	6909 REDROCK AVE LOT 25	TRACY HILLS VILLAGE 5 PEARL 3A/3533SQ' W/CA ROOM	19-1072	SFD	O	1								0		N				
	25342012	2556 SALINGER AVE LOT 12	TRACY HILLS VILLAGE 5 PEARL 3A/3533SQFT	19-0520	SFD	O	1						1	9/27/2019	1		N				
	25342028	2547 SALINGER AVE LOT 28	TRACY HILLS VILLAGE 5 PEARL 3C/3533SQFT	19-0525	SFD	O	1						1	10/11/2019	1		N				
	25346025	2667 LYNDRIDGE AVE LOT 25	TRACY HILLS VILLAGE 5 PEARL 3D/3533SQ' W/CA ROOM	19-1601	SFD	O	1								0		N				
	25342017	2506 SALINGER AVE LOT 17	TRACY HILLS VILLAGE 5 PEARL 3E/3533SQ' W/CA ROOM	19-1066	SFD	O	1						1	10/25/2019	1		N				
	25342032	6886 PASEO ST LOT 32	TRACY HILLS VILLAGE 5 PEARL 3E/3533SQFT	19-0287	SFD	O	1						1	8/30/2019	1		N				

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	25342013	2546 SALINGER AVE LOT 13	TRACY HILLS VILLAGE 5 PEARL 4D/3599SQFT	19-0521	SFD	O	1							1	9/27/2019	1		N			
	25342010	2576 SALINGER AVE LOT 10	TRACY HILLS VILLAGE 5 PEARL 4D/3599SQFT	19-0284	SFD	O	1							1	8/16/2019	1		N			
	25346001	6835 PASEO ST LOT 45	TRACY HILLS VILLAGE 5 PEARL3E/3533SQFT	19-1599	SFD	O	1									0		N			
	25352017	3148 TOSTALINDA DR LOT 66	VANTAGE/PLAN 1A-R/2155 SQ FT	18-2469	SFD	O	0							1	7/30/2019	1		N			
	25352022	3098 TOSTALINDA DR LOT 71	VANTAGE/PLAN 1B-R/2155 SQ FT	18-2474	SFD	O	0							1	8/9/2019	1		N			
	25352013	3188 TOSTALINDA DR LOT 62	VANTAGE/PLAN 1C/2155 SQ FT	18-2465	SFD	O	0							1	6/26/2019	1		N			
	25352023	3088 TOSTALINDA DR LOT 72	VANTAGE/PLAN 2A/2340 SQ FT	18-2475	SFD	O	0							1	8/20/2019	1		N			
	25352020	3118 TOSTALINDA DR LOT 69	VANTAGE/PLAN 2A/2340 SQ FT	18-2472	SFD	O	0							1	8/9/2019	1		N			
	25352014	3178 TOSTALINDA DR LOT 63	VANTAGE/PLAN 2A/2340 SQ FT	18-2466	SFD	O	0							1	6/26/2019	1		N			
	25352018	3138 TOSTALINDA DR LOT 67	VANTAGE/PLAN 2B/2340 SQ FT	18-2470	SFD	O	0							1	6/26/2019	1		N			
	25352021	3108 TOSTALINDA DR LOT 70	VANTAGE/PLAN 3B/2565 SQ FT	18-2473	SFD	O	0							1	8/20/2019	1		N			
	25352015	3168 TOSTALINDA DR LOT 64	VANTAGE/PLAN 3B-R/2565 SQ FT	18-2467	SFD	O	0							1	6/27/2019	1		N			
	25352019	3128 TOSTALINDA DR LOT 68	VANTAGE/PLAN 3C-R/2565 SQ FT	18-2471	SFD	O	0							1	7/23/2019	1		N			
	25352016	3158 TOSTALINDA DR LOT 65	VANTAGE/PLAN 4C/2648 SQ FT	18-2468	SFD	O	0							1	7/22/2019	1		N			
	25348032	2243 DAVIE PL LOT 58	VENTE/PLAN 3B/3451 SQ FT/MODEL	18-2299	SFD	O	0							1	6/3/2019	1		N			
	25354028	7152 FENNIMORE ST LOT 143	VILLAGE 1/PLAN 1A/2173SF	19-2395	SFD	O	1									0		N			
	25343038	2444 TERINDALE WY LOT 101	VILLAGE 1/PLAN 1A/2173SF	18-2724	SFD	O	1									0		N			
	25354014	2461 IVERSTONE ST LOT 129	VILLAGE 1/PLAN 1A-R/2173SF	19-2347	SFD	O	1									0		N			
	25354011	2431 IVERSTONE ST LOT 126	VILLAGE 1/PLAN 1A-R/2173SF	19-2344	SFD	O	1									0		N			
	25354008	2470 IVERSTONE ST LOT 123	VILLAGE 1/PLAN 1B/2173SF	19-2341	SFD	O	1									0		N			
	25339028	7021 DAPHNE ST LOT 28	VILLAGE 1/PLAN 1B/2173SF	18-2185	SFD	O	0							1	6/26/2019	1		N			
	25339024	7061 DAPHNE ST LOT 24	VILLAGE 1/PLAN 1B/2173SF	18-2181	SFD	O	0							1	8/20/2019	1		N			
	25339056	7072 DAPHNE ST	VILLAGE 1/PLAN 1C/2173SF	18-2228	SFD	O	0							1	10/15/2019	1		N			
	25339046	7029 PROVINCIAL ST	VILLAGE 1/PLAN 1C/2173SF	18-2209	SFD	O	0							1	12/5/2019	1		N			
	25339021	7002 DAPHNE ST LOT 21	VILLAGE 1/PLAN 1C/2173SF	18-2178	SFD	O	0							1	7/22/2019	1		N			
	25343034	7203 TASSIE CT LOT 97	VILLAGE 1/PLAN 1D/2173SF	19-2358	SFD	O	1									0		N			
	25339060	2320 IVERSTONE ST LOT 60	VILLAGE 1/PLAN 1D/2173SF	18-2235	SFD	O	0							1	9/20/2019	1		N			
	25339053	7042 DAPHNE ST LOT 53	VILLAGE 1/PLAN 1D/2173SF	18-2225	SFD	O	0							1	8/20/2019	1		N			
	25339039	7040 PROVINCIAL ST LOT 39	VILLAGE 1/PLAN 1D/2173SF	18-2202	SFD	O	0							1	11/8/2019	1		N			
	25339031	6991 DAPHNE ST LOT 31	VILLAGE 1/PLAN 1D/2173SF	18-2188	SFD	O	0							1	7/31/2019	1		N			
	25354023	7202 FENNIMORE ST LOT 138	VILLAGE 1/PLAN 1D-R/2173SF	19-2390	SFD	O	1									0		N			
	25354005	2440 IVERSTONE ST LOT 120	VILLAGE 1/PLAN 1D-R/2173SF	19-2338	SFD	O	1									0		N			
	25343047	2442 FELDSPAR LN LOT 110	VILLAGE 1/PLAN 1D-R/2173SF	19-2370	SFD	O	1									0		N			
	25354019	2482 FELDSPAR LN LOT 134	VILLAGE 1/PLAN 1E/2173SF	19-2386	SFD	O	1									0		N			
	25339062	2340 IVERSTONE ST LOT 62	VILLAGE 1/PLAN 1E/2173SF	18-2237	SFD	O	0							1	10/22/2019	1		N			
	25339043	7059 PROVINCIAL ST LOT 43	VILLAGE 1/PLAN 1F/2173SF	18-2206	SFD	O	0							1	11/8/2019	1		N			
	25343037	7233 TASSIE CT LOT 100	VILLAGE 1/PLAN 1F-R/2173SF	19-2365	SFD	O	1									0		N			
	25339063	2350 IVERSTONE ST LOT 63	VILLAGE 1/PLAN 2A/2278SF	18-2238	SFD	O	0							1	11/4/2019	1		N			
	25339055	7062 DAPHNE ST LOT 55	VILLAGE 1/PLAN 2A/2278SF	18-2227	SFD	O	0							1	10/8/2019	1		N			

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1					2	3	9										10	11	12	13	14	15	16	17
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	25339044	7049 PROVINCIAL ST LOT 44	VILLAGE 1/PLAN 2A/2278SF	18-2207	SFD	O	0							1	12/10/2019	1		N						
	25339029	7011 DAPHNE ST LOT 29	VILLAGE 1/PLAN 2A/2278SF	18-2186	SFD	O	0							1	7/15/2019	1		N						
	25354015	2471 IVERSTONE ST LOT 130	VILLAGE 1/PLAN 2A/R/2278SF	19-2351	SFD	O	1									0		N						
	25339019	6982 DAPHNE ST LOT 19	VILLAGE 1/PLAN 2B/2278SF	18-2176	SFD	O	0							1	7/31/2019	1		N						
	25339059	2310 IVERSTONE ST LOT 59	VILLAGE 1/PLAN 2B/2278SF	18-2234	SFD	O	0							1	10/17/2019	1		N						
	25339037	7020 PROVINCIAL ST LOT 37	VILLAGE 1/PLAN 2B/2278SF	18-2200	SFD	O	0							1	12/12/2019	1		N						
	25354010	2421 IVERSTONE ST LOT 125	VILLAGE 1/PLAN 2C/2278SF	19-2343	SFD	O	1									0		N						
	25339016	2317 OSTERA ST LOT 16	VILLAGE 1/PLAN 2C/2278SF	18-2172	SFD	O	0							1	8/13/2019	1		N						
	25354029	7142 FENNIMORE ST LOT 144	VILLAGE 1/PLAN 2C/R/2278SF	19-2396	SFD	O	1									0		N						
	25354018	2472 FELDSPAR LN	VILLAGE 1/PLAN 2D/2278SF	19-2501	SFD	O	1									0		N						
	25354004	2430 IVERSTONE ST LOT 119	VILLAGE 1/PLAN 2E/2278SF	19-2337	SFD	O	1									0		N						
	25343048	2432 FELDSPAR LN LOT 111	VILLAGE 1/PLAN 2E/2278SF	19-2371	SFD	O	1									0		N						
	25354025	7182 FENNIMORE ST LOT 140	VILLAGE 1/PLAN 2E/R/2278SF	19-2392	SFD	O	1									0		N						
	25343033	7193 TASSIE CT LOT 96	VILLAGE 1/PLAN 2E/R/2278SF	19-2357	SFD	O	1									0		N						
	25354022	7212 FENNIMORE ST LOT 137	VILLAGE 1/PLAN 2F/2278SF	19-2389	SFD	O	1									0		N						
	25339041	7060 PROVINCIAL ST LOT 41	VILLAGE 1/PLAN 2F/2278SF	18-2204	SFD	O	0							1	12/5/2019	1		N						
	25339026	7041 DAPHNE ST LOT 26	VILLAGE 1/PLAN 2F/2278SF	18-2183	SFD	O	0							1	9/17/2019	1		N						
	25354007	2460 IVERSTONE ST LOT 122	VILLAGE 1/PLAN 2F/R/2278SF	19-2340	SFD	O	1									0		N						
	25354001	2400 IVERSTONE ST LOT 116	VILLAGE 1/PLAN 2F/R/2278SF	18-2583	SFD	O	1									0		N						
	25343039	2434 TERINDALE WY LOT 102	VILLAGE 1/PLAN 2F/R/2278SF	19-2356	SFD	O	1									0		N						
	25339042	7070 PROVINCIAL ST LOT 42	VILLAGE 1/PLAN 3A/2421SF	18-2205	SFD	O	0							1	10/29/2019	1		N						
	25354020	7232 FENNIMORE ST LOT 135	VILLAGE 1/PLAN 3A/2476SF	19-2387	SFD	O	1									0		N						
	25354013	2451 IVERSTONE ST LOT 128	VILLAGE 1/PLAN 3A/R/2476SF	19-2346	SFD	O	1									0		N						
	25343045	2443 FELDSPAR LN	VILLAGE 1/PLAN 3A/R/2476SF	19-2367	SFD	O	1									0		N						
	25339032	6981 DAPHNE ST LOT 32	VILLAGE 1/PLAN 3B/2421SF	18-2189	SFD	O	0							1	7/15/2019	1		N						
	25343046	2452 FELDSPAR LN LOT 109	VILLAGE 1/PLAN 3B/2476SF	19-2368	SFD	O	1									0		N						
	25339025	7051 DAPHNE ST LOT 25	VILLAGE 1/PLAN 3C/2421SF	18-2182	SFD	O	0							1	10/2/2019	1		N						
	25354009	2480 IVERSTONE ST LOT 124	VILLAGE 1/PLAN 3C/2476SF	19-2342	SFD	O	1									0		N						
	25339047	7019 PROVINCIAL ST	VILLAGE 1/PLAN 3D/2421SF	18-2210	SFD	O	0							1	12/27/2019	1		N						
	25339022	7012 DAPHNE ST LOT 22	VILLAGE 1/PLAN 3D/2421SF	18-2179	SFD	O	0							1	7/15/2019	1		N						
	25339052	7032 DAPHNE ST LOT 52	VILLAGE 1/PLAN 3E/2421SF	18-2224	SFD	O	0							1	8/20/2019	1		N						
	25339057	7082 DAPHNE ST LOT 57	VILLAGE 1/PLAN 3F/2421SF	18-2229	SFD	O	0							1	10/22/2019	1		N						
	25339018	6972 DAPHNE ST LOT 18	VILLAGE 1/PLAN 3F/2421SF	18-2175	SFD	O	0							1	7/17/2019	1		N						
	25354026	7172 FENNIMORE ST LOT 141	VILLAGE 1/PLAN 3F/2476SF	19-2393	SFD	O	1									0		N						
	25354003	2420 IVERSTONE ST LOT 118	VILLAGE 1/PLAN 3F/R/2476SF	19-2333	SFD	O	1									0		N						
	25343035	7213 TASSIE CT LOT 98	VILLAGE 1/PLAN 3F/R/2476SF	19-2363	SFD	O	1									0		N						
	25354024	7192 FENNIMORE ST LOT 139	VILLAGE 1/PLAN 4A/2654SF	19-2391	SFD	O	1									0		N						
	25339027	7031 DAPHNE ST LOT 27	VILLAGE 1/PLAN 4A/2654SF	18-2184	SFD	O	0							1	9/16/2019	1		N						
	25339017	2307 OSTERA ST LOT 17	VILLAGE 1/PLAN 4A/2654SF	18-2173	SFD	O	0							1	8/13/2019	1		N						
	25354017	2462 FELDSPAR LN LOT 132	VILLAGE 1/PLAN 4A/R/2654SF	19-2497	SFD	O	1									0		N						
	25354006	2450 IVERSTONE ST LOT 121	VILLAGE 1/PLAN 4B/2654SF	19-2339	SFD	O	1									0		N						
	25343036	7223 TASSIE CT LOT 99	VILLAGE 1/PLAN 4B/2654SF	19-2364	SFD	O	1									0		N						

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	25339040	7050 PROVINCIAL ST LOT 40	VILLAGE 1/PLAN 4B/2654SF	18-2203	SFD	O	0							1	12/10/2019	1		N					
	25354027	7162 FENNIMORE ST LOT 142	VILLAGE 1/PLAN 4B R/2654SF	19-2394	SFD	O	1									0		N					
	25339023	7071 DAPHNE ST LOT 23	VILLAGE 1/PLAN 4C/2654SF	18-2180	SFD	O	0							1	10/4/2019	1		N					
	25354002	2410 IVERSTONE ST LOT 117	VILLAGE 1/PLAN 4D/2654SF	18-2584	SFD	O	1									0		N					
	25339045	7039 PROVINCIAL ST LOT 45	VILLAGE 1/PLAN 4D/2654SF	18-2208	SFD	O	0							1	12/3/2019	1		N					
	25339015	2327 OSTERA ST LOT 15	VILLAGE 1/PLAN 4D/2654SF	18-2171	SFD	O	0							1	9/4/2019	1		N					
	25354012	2441 IVERSTONE ST LOT 127	VILLAGE 1/PLAN 4E/2654SF	19-2345	SFD	O	1									0		N					
	25343044	2433 FELDSPAR LN LOT 107	VILLAGE 1/PLAN 4E/2654SF	19-2366	SFD	O	1									0		N					
	25339054	7052 DAPHNE ST LOT 54	VILLAGE 1/PLAN 4E/2654SF	18-2226	SFD	O	0							1	9/5/2019	1		N					
	25339030	7001 DAPHNE ST LOT 30	VILLAGE 1/PLAN 4E/2654SF	18-2187	SFD	O	0							1	7/15/2019	1		N					
	25354021	7222 FENNIMORE ST LOT 136	VILLAGE 1/PLAN 4E R/2654SF	19-2388	SFD	O	1									0		N					
	25339061	2330 IVERSTONE ST LOT 61	VILLAGE 1/PLAN 4F/2654SF	18-2236	SFD	O	0							1	10/11/2019	1		N					
	25339020	6992 DAPHNE LOT 20	VILLAGE 1/PLAN 4F/2654SF	18-2177	SFD	O	0							1	6/26/2019	1		N					
	25354016	2481 IVERSTONE ST LOT 131	VILLAGE 1/PLAN 4F R/2654SF	19-2352	SFD	O	1									0		N					
	25344041	6856 ANTON ST LOT 82	VILLAGE 3/PLAN 1A/2502SF	18-2385	SFD	O	0							1	7/18/2019	1		N					
	25344008	6810 CELADON LN LOT 49	VILLAGE 3/PLAN 1B/2502SF	18-2352	SFD	O	0							1	10/2/2019	1		N					
	25340023	6620 SILVERLEAF CT LOT 23	VILLAGE 3/PLAN 1B/2502SF W/CA ROOM	19-2423	SFD	O	1									0		N					
	25344001	6740 CELADON LN LOT 42	VILLAGE 3/PLAN 1B R/2502SF	18-2345	SFD	O	0							1	8/19/2019	1		N					
	25340008	6666 ANTON ST LOT 8	VILLAGE 3/PLAN 1C R/2502SF W/CA ROOM	18-2309	SFD	O	1									0		N					
	25344036	6806 ANTON ST LOT 77	VILLAGE 3/PLAN 1D/2502SF	18-2380	SFD	O	0							1	7/15/2019	1		N					
	25340039	2535 ELDERBERRY AVE	VILLAGE 3/PLAN 1D/2502SF	18-2341	SFD	O	0							1	9/9/2019	1		N					
	25344056	6769 CELADON LN LOT 97	VILLAGE 3/PLAN 1E R/2502SF	18-2400	SFD	O	0							1	8/26/2019	1		N					
	25344006	6790 CELADON LN LOT 47	VILLAGE 3/PLAN 1F/2502SF	18-2350	SFD	O	0							1	8/21/2019	1		N					
	25340002	6590 REDBLOOM CT LOT 2	VILLAGE 3/PLAN 1F/2502SF W/CA ROOM	18-2303	SFD	O	1									0		N					
	25344038	6826 ANTON ST LOT 79	VILLAGE 3/PLAN 2A/3122SF W/CA ROOM	18-2382	SFD	O	0							1	7/18/2019	1		N					
	25344005	6780 CELADON LN LOT 46	VILLAGE 3/PLAN 2A R/3122SF W/CA ROOM	18-2349	SFD	O	0							1	8/19/2019	1		N					
	25344059	6809 CELADON LN LOT 100	VILLAGE 3/PLAN 2B R/3122SF	18-2403	SFD	O	0							1	9/24/2019	1		N					
	25344053	6739 CELADON LN LOT 94	VILLAGE 3/PLAN 2C/3122SF W/CA ROOM	18-2397	SFD	O	0							1	9/19/2019	1		N					
	25344044	6886 ANTON ST LOT 85	VILLAGE 3/PLAN 2C/3122SF W/CA ROOM	18-2388	SFD	O	0							1	6/25/2019	1		N					
	25340001	6600 REDBLOOM CT LOT 1	VILLAGE 3/PLAN 2C/3122SF W/CA ROOM	18-2302	SFD	O	1									0		N					
	25344002	6750 CELADON LN LOT 43	VILLAGE 3/PLAN 2D/3122SF W/CA ROOM	18-2346	SFD	O	0							1	9/24/2019	1		N					
	25340041	2515 ELDERBERRY AVE LOT 41	VILLAGE 3/PLAN 2D/3122SF W/CA ROOM	18-2343	SFD	O	0							1	9/4/2019	1		N					
	25340006	6646 ANTON ST LOT 6	VILLAGE 3/PLAN 2D R/3122SF W/CA ROOM	18-2307	SFD	O	1									0		N					
	25344010	6830 CELADON LN LOT 51	VILLAGE 3/PLAN 2E/3122SF W/CA ROOM	18-2354	SFD	O	0							1	10/17/2019	1		N					
	25344034	6786 ANTON ST LOT 75	VILLAGE 3/PLAN 2F/3122SF W/CA ROOM	18-2378	SFD	O	0							1	7/26/2019	1		N					

Jurisdiction	Tracy	
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Project Identifier					Unit Types		Affordability by Household Incomes - Certificates of Occupancy										Streamlining	Infill	Housing with Financial Assistance and/or Deed Restrictions		
1					2	3	9	10						11	12	13	14	15	16	17	
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	# of Units Issued Building Permits	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Certificates of Occupancy or other forms of readiness (see instructions) Date Issued	# of Units issued Certificates of Occupancy or other forms of readiness	How many of the units were Extremely Low Income?*	Was Project APPROVED using GC 65913.4(b)? (SB 35 Streamlining) Y/N	Infill Units? Y/N*	Assistance Programs for Each Development (see instructions)	Deed Restriction Type (see instructions)
	25344012	6850 CELADON LN LOT 53	VILLAGE 3/PLAN 2F R/3122SF W/CA ROOM	18-2356	SFD	O	0							1	11/6/2019	1		N			
	25344061	6839 CELADON LN LOT 102	VILLAGE 3/PLAN 3A/3266SF W/CA ROOM	18-2405	SFD	O	0							1	11/7/2019	1		N			
	25344057	6779 CELADON LN LOT 98	VILLAGE 3/PLAN 3A/3266SF W/CA ROOM	18-2401	SFD	O	0							1	9/12/2019	1		N			
	25340022	6610 SILVERLEAF CT LOT 22	VILLAGE 3/PLAN 3A R/3266SF W/CA ROOM	19-2404	SFD	O	1									0		N			
	25340007	6656 ANTON ST LOT 7	VILLAGE 3/PLAN 3B/3266SF W/CA ROOM	18-2308	SFD	O	1									0		N			
	25344054	6749 CELADON LN LOT 95	VILLAGE 3/PLAN 3B R/3266SF W/CA ROOM	18-2398	SFD	O	0							1	9/25/2019	1		N			
	25344037	6816 ANTON ST LOT 78	VILLAGE 3/PLAN 3B R/3266SF W/CA ROOM	18-2381	SFD	O	0							1	6/25/2019	1		N			
	25344033	6776 ANTON ST LOT 74	VILLAGE 3/PLAN 3C R/3266SF W/CA ROOM	18-2377	SFD	O	0							1	7/26/2019	1		N			
	25344003	6760 CELADON LN LOT 44	VILLAGE 3/PLAN 3C R/3266SF W/CA ROOM	18-2347	SFD	O	0							1	9/17/2019	1		N			
	25344040	6846 ANTON ST LOT 81	VILLAGE 3/PLAN 3D R/3266SF	18-2384	SFD	O	0							1	6/25/2019	1		N			
	25340004	6570 REDBLOOM CT LOT 4	VILLAGE 3/PLAN 3E R/3266SF W/CA ROOM	18-2305	SFD	O	1									0		N			
	25344043	6876 ANTON ST LOT 84	VILLAGE 3/PLAN 3F/3266SF W/CA ROOM	18-2387	SFD	O	0							1	6/25/2019	1		N			
	25340038	2545 ELDERBERRY AVE LOT 38	VILLAGE 3/PLAN 3F/3266SF W/CA ROOM	18-2340	SFD	O	0							1	9/9/2019	1		N			
	25344055	6759 CELADON LN LOT 96	VILLAGE 3/PLAN 4A/3505SF W/CA ROOM	18-2399	SFD	O	0							1	8/21/2019	1		N			
	25344011	6840 CELADON LN LOT 52	VILLAGE 3/PLAN 4B R/3505SF W/CA ROOM	18-2355	SFD	O	0							1	11/1/2019	1		N			
	25340003	6580 REDBLOOM CT LOT 3	VILLAGE 3/PLAN 4B R/3505SF W/CA ROOM	18-2304	SFD	O	1									0		N			
	25344039	6836 ANTON ST LOT 80	VILLAGE 3/PLAN 4C R/3505SF W/CA ROOM	18-2383	SFD	O	0							1	6/25/2019	1		N			
	25344009	6820 CELADON LN LOT 50	VILLAGE 3/PLAN 4C R/3505SF W/CA ROOM	18-2353	SFD	O	0							1	10/16/2019	1		N			
	25340009	6676 ANTON ST LOT 9	VILLAGE 3/PLAN 4D R/3505SF W/CA ROOM	18-2310	SFD	O	1									0		N			
	25340005	6599 REDBLOOM CT LOT 5	VILLAGE 3/PLAN 4D R/3505SF W/CA ROOM	18-2306	SFD	O	1									0		N			
	25344058	6789 CELADON LN LOT 99	VILLAGE 3/PLAN 4D R/3505SF W/CA ROOM	18-2402	SFD	O	0							1	9/12/2019	1		N			
	25344042	6866 ANTON ST LOT 83	VILLAGE 3/PLAN 4E/3505SF W/CA ROOM	18-2386	SFD	O	0							1	6/25/2019	1		N			
	25340040	2525 ELDERBERRY AVE LOT 40	VILLAGE 3/PLAN 4E/3505SF W/CA ROOM	18-2342	SFD	O	0							1	8/19/2019	1		N			
	25344035	6796 ANTON ST LOT 76	VILLAGE 3/PLAN 4E R/3505SF W/CA ROOM	18-2379	SFD	O	0							1	7/15/2019	1		N			
	25356023	2646 SALINGER AVE LOT 127	VILLAGE 4/PLAN 1A/2257SF	19-2116	SFD	O	1									0		N			
	25356014	7011 SERAPHINA DR LOT 118	VILLAGE 4/PLAN 1A/2257SF	19-2294	SFD	O	1									0		N			
	25345033	2595 LUNA AVE LOT 89	VILLAGE 4/PLAN 1A/2257SF	18-2559	SFD	O	0							1	10/7/2019	1		N			
	25345023	2554 LUNA AVE LOT 79	VILLAGE 4/PLAN 1A/2257SF	18-2549	SFD	O	0							1	8/15/2019	1		N			
	25341015	7015 PASEO ST LOT 15	VILLAGE 4/PLAN 1A/2257SF	18-2490	SFD	O	0							1	11/8/2019	1		N			
	25356025	2626 SALINGER AVE LOT 129	VILLAGE 4/PLAN 1A/2257SQ*	19-2114	SFD	O	1									0		N			

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	25356044	7072 SERAPHINA DR LOT 148	VILLAGE 4/PLAN 1A-R/2257SF	19-3347	SFD	O	1									0		N						
	25356031	2645 LUNA AVE LOT 135	VILLAGE 4/PLAN 1A-R/2257SF	19-2126	SFD	O	1									0		N						
	25356009	7061 SERAPHINA DR LOT 113	VILLAGE 4/PLAN 1A-R/2257SF	19-2309	SFD	O	1									0		N						
	25356035	6982 SERAPHINA DR LOT 139	VILLAGE 4/PLAN 1B/2257SF	19-2293	SFD	O	1									0		N						
	25356027	2606 SALINGER AVE LOT 131	VILLAGE 4/PLAN 1B/2257SF	19-2112	SFD	O	1									0		N						
	25356012	7031 SERAPHINA DR LOT 116	VILLAGE 4/PLAN 1B/2257SF	19-2312	SFD	O	1									0		N						
	25356033	2665 LUNA AVE LOT 137	VILLAGE 4/PLAN 1B-R/2257SF	19-2123	SFD	O	1									0		N						
	25356004	2668 SANBELLE WY LOT 108	VILLAGE 4/PLAN 1B-R/2257SF	19-3340	SFD	O	1									0		N						
	25345026	2524 LUNA AVE LOT 82	VILLAGE 4/PLAN 1B-R/2257SF	18-2552	SFD	O	0							1	8/13/2019	1		N						
	25356019	6961 SERAPHINA DR LOT 123	VILLAGE 4/PLAN 1C/2257SF	19-2121	SFD	O	1									0		N						
	25356016	6991 SERAPHINA DR LOT 120	VILLAGE 4/PLAN 1C/2257SF	19-2296	SFD	O	1									0		N						
	25345029	2494 LUNA AVE LOT 85	VILLAGE 4/PLAN 1C/2257SF	18-2555	SFD	O	0							1	7/23/2019	1		N						
	25356042	7052 SERAPHINA DR LOT 146	VILLAGE 4/PLAN 1C-R/2257SF	19-2314	SFD	O	1									0		N						
	25356006	7091 SERAPHINA DR LOT 110	VILLAGE 4/PLAN 1D/2257SF	19-3343	SFD	O	1									0		N						
	25341038	2580 ARTESIAN AVE LOT 38	VILLAGE 4/PLAN 1D/2257SF	18-2512	SFD	O	0							1	12/11/2019	1		N						
	25341011	2543 GREGSON AVE LOT 11	VILLAGE 4/PLAN 1D/2257SF	18-2412	SFD	O	0							1	8/28/2019	1		N						
	25356038	7012 SERAPHINA DR LOT 142	VILLAGE 4/PLAN 1D-R/2257SF	19-2290	SFD	O	1									0		N						
	25356001	2638 SANBELLE WY LOT 105	VILLAGE 4/PLAN 1E/2257SF	19-1263	SFD	O	1									0		N						
	25345020	6975 PASEO ST LOT 76	VILLAGE 4/PLAN 1E/2257SF	18-2546	SFD	O	0							1	8/27/2019	1		N						
	25341020	2572 GREGSON AVE LOT 20	VILLAGE 4/PLAN 1E/2257SF	18-2495	SFD	O	0							1	10/11/2019	1		N						
	25341018	7045 PASEO ST LOT 18	VILLAGE 4/PLAN 1E/2257SF	18-2493	SFD	O	0							1	12/11/2019	1		N						
	25341006	2493 GREGSON AVE LOT 6	VILLAGE 4/PLAN 1E/2257SF	18-2407	SFD	O	0							1	11/26/2019	1		N						
	25341024	2532 GREGSON AVE LOT 24	VILLAGE 4/PLAN 2A/2563SF	18-2499	SFD	O	0							1	10/10/2019	1		N						
	25341014	2573 GREGSON ave LOT 14	VILLAGE 4/PLAN 2A/2563SF	18-2415	SFD	O	0							1	10/11/2019	1		N						
	25356010	7051 SERAPHINA DR LOT 114	VILLAGE 4/PLAN 2B/2563SF	19-2310	SFD	O	1									0		N						
	25341021	2562 GREGSON AVE LOT 21	VILLAGE 4/PLAN 2B/2563SF	18-2496	SFD	O	0							1	10/11/2019	1		N						
	25341008	2513 GREGSON AVE LOT 8	VILLAGE 4/PLAN 2B/2563SF	18-2409	SFD	O	0							1	11/26/2019	1		N						
	25356017	6981 SERAPHINA DR LOT 121	VILLAGE 4/PLAN 2B-R/2563SF	19-2297	SFD	O	1									0		N						
	25345032	2585 LUNA AVE LOT 88	VILLAGE 4/PLAN 2C/2563SF	18-2558	SFD	O	0							1	10/7/2019	1		N						
	25345025	2534 LUNA AVE LOT 81	VILLAGE 4/PLAN 2C/2563SF	18-2551	SFD	O	0							1	10/25/2019	1		N						
	25356026	2616 SALINGER AVE LOT 130	VILLAGE 4/PLAN 2C-R/2563SF	19-2113	SFD	O	1									0		N						
	25356002	2648 SANBELLE WY LOT 106	VILLAGE 4/PLAN 2D/2563SF	19-1264	SFD	O	1									0		N						
	25345018	6995 PASEO ST LOT 74	VILLAGE 4/PLAN 2D/2563SF	18-2544	SFD	O	0							1	10/7/2019	1		N						
	25356022	2656 SALINGER AVE LOT 126	VILLAGE 4/PLAN 2D-R/2563SF	19-2117	SFD	O	1									0		N						
	25356008	7071 SERAPHINA DR LOT 112	VILLAGE 4/PLAN 2E/2563SF	19-3345	SFD	O	1									0		N						
	25345028	2504 LUNA AVE LOT 84	VILLAGE 4/PLAN 2E/2563SF	18-2554	SFD	O	0							1	7/24/2019	1		N						
	25341039	2570 ARTESIAN AVE LOT 39	VILLAGE 4/PLAN 2E/2563SF	18-2513	SFD	O	0							1	12/18/2019	1		N						
	25356040	7032 SERAPHINA DR LOT 144	VILLAGE 4/PLAN 2E-R/2563SF	19-2316	SFD	O	1									0		N						
	25356018	6971 SERAPHINA DR LOT 122	VILLAGE 4/PLAN 3A/2749SF	19-2120	SFD	O	1									0		N						
	25341017	7035 PASEO ST LOT 17	VILLAGE 4/PLAN 3A/2749SF	18-2492	SFD	O	0							1	8/28/2019	1		N						
	25341007	2503 GREGSON AVE LOT 7	VILLAGE 4/PLAN 3A/2749SF	18-2408	SFD	O	0							1	11/26/2019	1		N						
	25356036	6992 SERAPHINA DR	VILLAGE 4/PLAN 3A-R/2749SF	19-2292	SFD	O	1									0		N						

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1					2	3	9	10						11	12	13	14	15	16	17	
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	25356007	7081 SERAPHINA DR LOT 111	VILLAGE 4/PLAN 3A R/2749SF	19-3344	SFD	O	1									0		N			
	25356013	7021 SERAPHINA DR LOT 117	VILLAGE 4/PLAN 3A R/2749SQ	19-2288	SFD	O	1									0		N			
	25356043	7062 SERAPHINA DR LOT 147	VILLAGE 4/PLAN 3B/2749SF	19-2313	SFD	O	1									0		N			
	25356030	2635 LUNA AVE LOT 134	VILLAGE 4/PLAN 3B/2749SF	19-2125	SFD	O	1									0		N			
	25345017	7005 PASEO ST LOT 73	VILLAGE 4/PLAN 3B/2749SF	18-2543	SFD	O	0							1	10/7/2019	1		N			
	25341013	2563 GREGSON AVE LOT 13	VILLAGE 4/PLAN 3B/2749SF	18-2414	SFD	O	0							1	8/26/2019	1		N			
	25356024	2636 SALINGER AVE LOT 128	VILLAGE 4/PLAN 3B/2749SF	19-2115	SFD	O	1									0		N			
	25356045	7082 SERAPHINA DR LOT 149	VILLAGE 4/PLAN 3C/2749SF	19-3346	SFD	O	1									0		N			
	25356039	7022 SERAPHINA DR LOT 143	VILLAGE 4/PLAN 3C/2749SF	19-2289	SFD	O	1									0		N			
	25345019	6985 PASEO ST LOT 75	VILLAGE 4/PLAN 3C/2749SF	18-2545	SFD	O	0							1	8/19/2019	1		N			
	25341037	2590 ARTESIAN AVE LOT 37	VILLAGE 4/PLAN 3C/2749SF	18-2511	SFD	O	0							1	12/11/2019	1		N			
	25356003	2658 SANBELLE WY LOT 107	VILLAGE 4/PLAN 3C R/2749SF	19-3339	SFD	O	1									0		N			
	25356005	7101 SERAPHINA DR LOT 109	VILLAGE 4/PLAN 3C R/2749SQ	19-3342	SFD	O	1									0		N			
	25356020	6951 SERAPHINA DR LOT 124	VILLAGE 4/PLAN 3D/2749SF	19-2122	SFD	O	1									0		N			
	25356041	7042 SERAPHINA DR LOT 145	VILLAGE 4/PLAN 3D/2749SQ	19-2315	SFD	O	1									0		N			
	25356028	2596 SALINGER AVE LOT 132	VILLAGE 4/PLAN 3D R/2749SF	19-2111	SFD	O	1									0		N			
	25356015	7001 SERAPHINA DR LOT 119	VILLAGE 4/PLAN 3D R/2749SF	19-2295	SFD	O	1									0		N			
	25345022	2564 LUNA AVE LOT 78	VILLAGE 4/PLAN 3D R/2749SF	18-2548	SFD	O	0							1	8/20/2019	1		N			
	25356032	2655 LUNA AVE LOT 136	VILLAGE 4/PLAN 3E/2749SF	19-2124	SFD	O	1									0		N			
	25341022	2552 GREGSON AVE LOT 22	VILLAGE 4/PLAN 3E/2749SF	18-2497	SFD	O	0							1	10/14/2019	1		N			
	25341010	2533 GREGSON AVE LOT 10	VILLAGE 4/PLAN 3E/2749SF	18-2411	SFD	O	0							1	10/10/2019	1		N			
	25356021	2666 SALINGER AVE LOT 125	VILLAGE 4/PLAN 3E/2749SQ	19-2118	SFD	O	1									0		N			
	25356011	7041 SERAPHINA DR LOT 115	VILLAGE 4/PLAN 3E R/2749SF	19-2311	SFD	O	1									0		N			
	25356034	6972 SERAPHINA DR LOT 138	VILLAGE 4/PLAN 3E R/2749SQ	19-2119	SFD	O	1									0		N			
	25345027	2514 LUNA AVE LOT 83	VILLAGE 4/PLAN 4A/2257SF	18-2553	SFD	O	0							1	12/13/2019	1		N			
	25341009	2523 GREGSON AVE LOT 9	VILLAGE 4/PLAN 4A/2977SF	18-2410	SFD	O	0							1	11/26/2019	1		N			
	25356037	7002 SERAPHINA DR LOT 141	VILLAGE 4/PLAN 4B/2977SF	19-2291	SFD	O	1									0		N			
	25345021	2574 LUNA AVE LOT 77	VILLAGE 4/PLAN 4B/2977SF	18-2547	SFD	O	0							1	8/15/2019	1		N			
	25341035	2571 ARTESIAN AVE LOT 35	VILLAGE 4/PLAN 4B/2977SF	18-2509	SFD	O	0							1	12/18/2019	1		N			
	25341023	2542 GREGSON AVE LOT 23	VILLAGE 4/PLAN 4B/2977SF	18-2498	SFD	O	0							1	12/18/2019	1		N			
	25341016	7025 PASEO ST LOT 16	VILLAGE 4/PLAN 4C/2977SF	18-2491	SFD	O	0							1	12/20/2019	1		N			
	25341012	2553 GREGSON AVE LOT 12	VILLAGE 4/PLAN 4C/2977SF	18-2413	SFD	O	0							1	12/20/2019	1		N			
	25345031	2474 LUNA AVE LOT 87	VILLAGE 4/PLAN 4D/2977SF	18-2557	SFD	O	0							1	7/25/2019	1		N			
	25345024	2544 LUNA AVE LOT 80	VILLAGE 4/PLAN 4D/2977SF	18-2550	SFD	O	0							1	10/25/2019	1		N			
	25341036	2600 ARTESIAN AVE LOT 36	VILLAGE 4/PLAN 4E/2977SF	18-2510	SFD	O	0							1	12/11/2019	1		N			
	25356029	2586 SALINGER AVE LOT 133	VILLAGE 4/PLAN 4E R/2977SQ	19-2110	SFD	O	1									0		N			
	25355007	3039 WILKINS LN LOT 7	VILLAGE 8/PLAN 1A/2914SF W/CA ROOM	19-2025	SFD	O	1									0		N			
	25355077	6264 CAROUSEL AVE LOT 70	VILLAGE 8/PLAN 1A R/2914SF W/CA ROOM	19-2138	SFD	O	1									0		N			
	25355013	3068 WILKINS LN LOT 13	VILLAGE 8/PLAN 1B/2914SF W/CA ROOM	19-2030	SFD	O	1									0		N			
	25355067	3045 PROSPECT DR LOT 61	VILLAGE 8/PLAN 1C/2914SF W-CA ROOM	19-1414	SFD	O	1									0		N			

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	25355004	6326 MOSER WY LOT 4	VILLAGE 8/PLAN 1C R/2914SF W/CA ROOM	19-2151	SFD	O	1									0		N			
	25355063	3084 PROSPECT DR LOT 57	VILLAGE 8/PLAN 1D/2914SF W- CA ROOM	19-1409	SFD	O	1									0		N			
	25355011	3048 WILKINS LN LOT 11	VILLAGE 8/PLAN 1D/2914SF W/CA ROOM	19-2028	SFD	O	1									0		N			
	25355071	6266 CAMEO WY	VILLAGE 8/PLAN 1E/2914SF WITH CA ROOM	19-0530	SFD	O	1									0		N			
	25355032	6443 GREYMONT DR LOT 32	VILLAGE 8/PLAN 1E/2914SF WITH CA ROOM - MODEL	19-0394	SFD	O	1									0		N			
	25355061	3064 PROSPECT DR LOT 55	VILLAGE 8/PLAN 1E R/2914SF W- CA ROOM	19-1399	SFD	O	1									0		N			
	25355072	6276 CAMEO WY LOT 65	VILLAGE 8/PLAN 2A/3773SF W/CA ROOM	19-0531	SFD	O	1									0		N			
	25355054	6273 CAROUSEL AVE LOT 51	VILLAGE 8/PLAN 2A/3773SF W/CA ROOM	19-2143	SFD	O	1									0		N			
	25355014	3078 WILKINS LN 14	VILLAGE 8/PLAN 2A R/3773SF W/CA ROOM	19-2031	SFD	O	1									0		N			
	25355002	6346 MOSER WY LOT 2	VILLAGE 8/PLAN 2A R/3773SF W/CA ROOM	19-2153	SFD	O	1									0		N			
	25355065	3065 PROSPECT DR LOT 59	VILLAGE 8/PLAN 2C/3773SF W- CA ROOM/LOFT & RETREAT	19-1412	SFD	O	1									0		N			
	25355075	6244 CAROUSEL AVE LOT 68	VILLAGE 8/PLAN 2C/3773SF WITH CA ROOM	19-0534	SFD	O	1									0		N			
	25355059	3054 PROSPECT DR LOT 54	VILLAGE 8/PLAN 2D/3773SF W- CA ROOM	19-1396	SFD	O	1									0		N			
	25355031	6453 GREYMONT DR LOT 31	VILLAGE 8/PLAN 2D/3773SF WITH CA ROOM - MODEL	19-0393	SFD	O	1									0		N			
	25355010	3038 WILKINS LN LOT 10	VILLAGE 8/PLAN 2D R/3773SF W/CA ROOM	19-2027	SFD	O	1									0		N			
	25355008	3049 WILKINS LN LOT 8	VILLAGE 8/PLAN 2D R/3773SF W/CA ROOM	19-2026	SFD	O	1									0		N			
	25355070	6256 CAMEO WAY LOT 63	VILLAGE 8/PLAN 3A/3919SF	19-0529	SFD	O	1									0		N			
	25355012	3058 WILKINS LN LOT 12	VILLAGE 8/PLAN 3A R/3919SF W/CA ROOM	19-2029	SFD	O	1									0		N			
	25355009	3028 WILKINS LN LOT 9	VILLAGE 8/PLAN 3B R/3919SF W/CA ROOM	19-2148	SFD	O	1									0		N			
	25355030	6463 GREYMONT DR LOT 30	VILLAGE 8/PLAN 3C/3919SF - MODEL	19-0392	SFD	O	1									0		N			
	25355078	6274 CAROUSEL AVE LOT 71	VILLAGE 8/PLAN 3C/3919SF W/CA ROOM	19-2139	SFD	O	1									0		N			
	25355003	6336 MOSER WY LOT 3	VILLAGE 8/PLAN 3C/3919SF W/CA ROOM	19-2152	SFD	O	1									0		N			
	25355062	3074 PROSPECT DR LOT 56	VILLAGE 8/PLAN 3C/3919SF W-CA ROOM	19-1403	SFD	O	1									0		N			
	25355076	6254 CAROUSEL AVE LOT 69	VILLAGE 8/PLAN 3D R/3919SF W/CA ROOM	19-2137	SFD	O	1									0		N			
	25355006	3029 WILKINS LN LOT 6	VILLAGE 8/PLAN 3D R/3919SF W/CA ROOM	19-2149	SFD	O	1									0		N			
	25355058	3044 PROSPECT DR LOT 53	VILLAGE 8/PLAN 3E/3919SF	19-0527	SFD	O	1									0		N			
	25355029	6473 GREYMONT DR LOT 29	VILLAGE 8/PLAN 4A/4100SF/964 SF NEXT GEN & CA ROOM - MODEL	19-0391	SFD	O	1									0		N			

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	25355005	6316 MOSER WY LOT 5	VILLAGE 8/PLAN 4A R/3136SF & 964 SF NEXT GEN & CA ROOM	19-2150	SFD	O	1									0		N			
	25355005	6316 MOSER WY LOT 5	VILLAGE 8/PLAN 4A R/3136SF & 964 SF NEXT GEN & CA ROOM	19-2150	ADU	O	1									0		N			
	25355064	3075 PROSPECT DR LOT 58	VILLAGE 8/PLAN 4B R/4100SF/964 SF NEXT GEN & CA ROOM	19-1410	SFD	O	1									0		N			
	25355056	6263 CAROUSEL AVE LOT 52	VILLAGE 8/PLAN 4C/3136SF & 964 SF NEXT GEN & CA ROOM	19-2142	SFD	O	1									0		N			
	25355056	6263 CAROUSEL AVE LOT 52	VILLAGE 8/PLAN 4C/3136SF & 964 SF NEXT GEN & CA ROOM	19-2142	ADU	O	1									0		N			
	25355074	6234 CAROUSEL AVE LOT 67	VILLAGE 8/PLAN 4D/4100SF/964 SF NEXT GEN & CA ROOM	19-0533	SFD	O	1									0		N			
	25355068	6246 CAMEO WY LOT 62	VILLAGE 8/PLAN 4D/4100SF/964 SF NEXT GEN & CA ROOM	19-0528	SFD	O	1									0		N			
	25355001	6356 MOSER WY LOT 1	VILLAGE 8/PLAN 4E/3136SF & 964 SF NEXT GEN & CA ROOM	19-2154	SFD	O	1									0		N			
	25355001	6356 MOSER WY LOT 1	VILLAGE 8/PLAN 4E/3136SF & 964 SF NEXT GEN & CA ROOM	19-2154	ADU	O	1									0		N			
	25355066	3055 PROSPECT DR LOT 60	VILLAGE 8/PLAN 4E/4100SF/964 / SF NEXT GEN & CA ROOM	19-1413	SFD	O	1									0		N			
	25355073	6286 CAMEO WY LOT 66	VILLAGE 8/PLAN 4E/4100SF/964 SF NEXT GEN & CA ROOM	19-0532	SFD	O	1									0		N			
	24079027	2870 RIO GRANDE DRIVE LOT 220	ZEPHYR/PLAN 1A/2002 SQ FT	19-2952	SFD	O	1									0		N			
	24079010	2849 GOLD RUN STREET LOT 160	ZEPHYR/PLAN 1C/2002 SQ FT	19-2947	SFD	O	1									0		N			
	24079029	4618 MARGARET ADELE LANE LOT 222	ZEPHYR/PLAN 1D/2002 SQ FT	19-2945	SFD	O	1									0		N			
	24079007	2879 GOLD RUN STREET LOT 157	ZEPHYR/PLAN 2A/2197 SQ FT	19-2950	SFD	O	1									0		N			
	24079004	4619 MARGARET ADELE LANE LOT 154	ZEPHYR/PLAN 2A/2197 SQ FT	19-2960	SFD	O	1									0		N			
	24069055	2281 AUGUSTA AV	ZEPHYR/PLAN 2A/2197 SQ FT W/ OPT OUTDOOR LIVING	19-2911	SFD	O	1									0		N			
	24079009	2859 GOLD RUN STREET LOT 159	ZEPHYR/PLAN 2B/2197 SQ FT	19-2948	SFD	O	1									0		N			
	24079028	4608 MARGARET ADELE LANE LOT 221	ZEPHYR/PLAN 2C/2197 SQ FT	19-2951	SFD	O	1									0		N			
	24079001	4589 MARGARET ADELE LANE LOT 151	ZEPHYR/PLAN 2C/2197 SQ FT	19-2956	SFD	O	1									0		N			
	24097026	2860 RIO GRANDE DRIVE LOT 219	ZEPHYR/PLAN 2D/2197 SQ FT	19-2953	SFD	O	1									0		N			
	24079002	4599 MARGARET ADELE LANE LTO 152	ZEPHYR/PLAN 3A/2510 SQ FT	19-2955	SFD	O	1									0		N			
	24079005	4629 MARGARET ADELE LANE LOT 155	ZEPHYR/PLAN 3B/2510 SQ FT	19-2959	SFD	O	1									0		N			

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	24069056	2285 AUGUSTA AV	ZEPHYR/PLAN 3B/2510 SQ FT W/ OPT OUTDOOR LIVING/MODEL	19-2916	SFD	O	1									0		N			
	24079008	2869 GOLD RUN STREET LOT 158	ZEPHYR/PLAN 3C/2510 SQ FT	19-2949	SFD	O	1									0		N			
	24079011	2839 GOLD RUN STREET LOT 161	ZEPHYR/PLAN 3D/2510 SQ FT	19-2946	SFD	O	1									0		N			
	24079003	4609 MARGARET ADELE LANE LOT 153	ZEPHYR/PLAN 4B/2594 SQ FT	19-2954	SFD	O	1									0		N			
	24079006	4639 MARGARET ADELE LANE LOT 156	ZEPHYR/PLAN 4D/2594 SQ FT	19-2957	SFD	O	1									0		N			
	24069057	2291 AUGUSTA AV	ZEPHYR/PLAN 4D/2594 SQ FT MODEL	19-2941	SFD	O	1									0		N			

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1					2	3	18	19	20			21
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Summary Row: Start Data Entry Below									0	0	0	
	21446003	501 W HINTZ AV	Residential 4-plex	D19-0007	2 to 4	R						
	23805013	2660 W BYRON	Byron Apartments	D19-0010	5+	R						
	24614013	501 E VALPICO ROAD	Katerra/Valpico Apartments	D19-0018, COM19-0014, COM19-0019, COM19-0020, COM19-0021, COM19-0022, COM19-0023, COM19-0024	5+	R						
	23516115	29 E EIGHTH ST	5-Unit Multi-Family Residential	D16-0036	SFD	R						
	23516115	29 E EIGHTH ST	5-Unit Multi-Family Residential	D16-0036	2 to 4	R						
	24014047	4260 S LAMMERS RD	Ellis - Town & Country	TSM18-0005	SFD	O						
	24066037	2483 W SCHULTE RD	Southgate High-Densit (Lot A)	TSM18-0004	SFD	O						
	24066037	2483 W SCHULTE RD	Southgate High-Densit (Lot A)	TSM18-0004	2 to 4	O						
	23310306	428 W TWELFTH ST	1140SQFT ACCESSORY DWELLING	19-0331	ADU	O	Reserached rental rates of comparable units and plugged it into HCD's affordability calculator					
	23313009	41 W HIGHLAND AV	1200 SQ FT ACCESSORY DWELLING UNIT	19-0881	ADU	R	Used HCD's affordability calculator					
	25345030	2484 LUNA AVE LOT 86	VILLAGE 4/PLAN 3E/2749SF	18-2556	SFD	O						
	24829054	2871 PEBBLEBROOKE COURT	2551 SQ FT NEW SFD	18-1682	SFD	O						
	24829058	342 GLENBRIAR CIRCLE	2880 SQ FT NEW SFD	18-1681	SFD	O						
	24829052	2851 PEBBLEBROOKE CT	2894 SQFT NEW SFD	18-3015	SFD	O						
	24829057	340 GLENBRIAR CIRCLE	3000 SQ FT TWO STORY NEW SFD	18-1678	SFD	O						
	23527002	465 GIANELLI ST	3365SQFT TWO STORY SFD	19-0708	SFD	O						
	24869007	408 COSE LANE	3383 NEW SFD	19-0398	SFD	O						
	24869001	406 DARLENE LN	3383 NEW SFD	19-0396	SFD	O						
	23232004	1353 FERNGROVE LN	366 SQ FT ACCESSORY DWELLING UNIT IN GARAGE	18-3507	ADU	R	Could not get in touch with property owner, so an assumption was made based on experience with all other ADUs reported as rented out to the moderate income category.					
	21432083	321 E GRANT LINE RD	40 UNIT APARTMENT SITE WORK, LAUNDRY, TRASH ENCLOSURE & CARP	16-3209	5+	R						
	21425008	3500 CROWLEY CT	460 SQ FT ACCESSORY DWELLING UNIT	18-3465	ADU	O	Reserached rental rates of comparable units and plugged it into HCD's affordability calculator					
	24017020	1152 MARIE ANTOINETT CT	492 SQ' ATTACHED ADU AND REMODEL OF EXISTING HOUSE	18-1844	ADU	O	Reserached rental rates of comparable units and plugged it into HCD's affordability calculator					
	23506202	148 W EIGHTH ST	494SQFT ACCESSORY DWELLING	18-1422	ADU	O	Pulled info from prior year's APR					
	24220019	667 LOURENCE CT	580SQFT MOBILE HOME & UPGRADE	17-1557	ADU	O	Pulled info from prior year's APR					
	23340220	447 E BEVERLY PL	828 SQ FT ACCESSORY DWELLING UNIT	19-0433	ADU	R	Used HCD's affordability calculator					
	24028024	2322 GRETCHEN ELIZAB CT	ACCESSORY DWELLING UNIT WITH BREZEWAY	18-0058	ADU	R	Pulled info from prior year's APR					
	21228019	2725 PAVILION PK 3314	ASPIRE APARTMENTS II MASTER	16-1465	5+	R						
	24072023	2321 TENNIS LANE	BARCELONA PLAN 1A/1930SQFT	18-1341	SFD	O						
	24072018	341 DEFENDER LANE	BARCELONA PLAN 1A/1930SQFT	18-1331	SFD	O						
	24072026	2291 TENNIS LANE	BARCELONA PLAN 1C/1930SF/TRACT3 808/	18-1343	SFD	O						

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	24072022	2331 TENNIS LANE	BARCELONA PLAN 2C/2190SF/TRACT 3 8081	18-1340	SFD	O						
	24072020	301 DEFENDER LANE	BARCELONA PLAN 2E/2190SQFT	18-1337	SFD	O						
	24072024	2311 TENNIS LANE	BARCELONA PLAN 3A/2538SF	18-1347	SFD	O						
	24072021	2341 TENNIS LANE	BARCELONA PLAN 3A/2538SF	18-1339	SFD	O						
	24072016	371 DEFENDER LANE	BARCELONA PLAN 3C/2538SQFT	18-1329	SFD	O						
	24072019	321 DEFENDER LANE	BARCELONA PLAN 4B/2888SF	18-1333	SFD	O						
	24072025	2301 TENNIS LANE	BARCELONA PLAN 4D/2888SF	18-1342	SFD	O						
	24077070	4559 MARGARET ADELE LANE LOT 148	BERKSHIRE/PLAN 1A/2865 SQ FT	19-3042	SFD	O						
	24077055	2778 CORDELIA LABE LOT 133	BERKSHIRE/PLAN 1B/2865 SQ FT	19-3029	SFD	O						
	24077066	4519 MARGARET ADELE LANE LOT 144	BERKSHIRE/PLAN 1C/2865 SQ FT	19-3037	SFD	O						
	24077065	4509 MARGARET ADELE LANE LOT 143	BERKSHIRE/PLAN 2A/2979 SQ FT	19-3038	SFD	O						
	24077050	4578 MARGARET ADELE LANE LOT 128	BERKSHIRE/PLAN 2A/2979 SQ FT	19-3039	SFD	O						
	24077071	4569 MARGARET ADELE LANE LOT 149	BERKSHIRE/PLAN 2B/2979 SQ FT	19-3041	SFD	O						
	24069053	2271 AUGUSTA AVENUE LOT 53	BERKSHIRE/PLAN 2C/2979 SQ FT	19-3027	SFD	O						
	24077052	4558 MARGARET ADELE LANE LOT 130	BERKSHIRE/PLAN 2C/2979 SQ FT	19-3032	SFD	O						
	24077072	4579 MARGARET ADELE LANE LOT 150	BERKSHIRE/PLAN 2C/2979 SQ FT	19-3040	SFD	O						
	24077069	4549 MARGARET ADELE LANE LOT 147	BERKSHIRE/PLAN 2D/2979 SQ FT	19-3034	SFD	O						
	24077056	2768 CORDELIA LANE LOT 134	BERKSHIRE/PLAN 3A/3129 SQ FT	19-3028	SFD	O						
	24077046	2783 BREWER STREET LOT 124	BERKSHIRE/PLAN 3A/3129 SQ FT	19-3993	SFD	O						
	24069052	2207 AUGUSTA AVENUE	BERKSHIRE/PLAN 3B/3129 SQ FT	19-3026	SFD	O						
	24077053	4548 MARGARET ADELE LANE LOT 131	BERKSHIRE/PLAN 3B/3129 SQ FT	19-3031	SFD	O						
	24077067	4529 MARGARET ADELE LANE LOT 132	BERKSHIRE/PLAN 3D/3129 SQ FT	19-3036	SFD	O						
	24077054	4538 MARGARET ADELL LANE LOT 132	BERKSHIRE/PLAN 4A/3613 SQ FT	19-3030	SFD	O						
	24077068	4539 MARGARET ADELE LANE LOT 146	BERKSHIRE/PLAN 4B/3613 SQ FT	19-3035	SFD	O						
	24069051	2261 AUGUSTA AVENUE LOT 51	BERKSHIRE/PLAN 4D/3613 SQ FT	19-3025	SFD	O						
	24077051	4568 MARGARET ADELL LANE LOT 129	BERKSHIRE/PLAN 4D/3613 SQ FT	19-3033	SFD	O						
	24856049	4387 MATTHEW WAY	BROOKVIEW PLAN 1 ELEV. A LOT 21	16-3360	SFD	O						
	24870033	4314 LENNOX LN	BROOKVIEW PLAN 1 ELEV. A LOT 56	16-3395	SFD	O						
	24856055	4303 LENNOX LN	BROOKVIEW PLAN 1 ELEV. A LOT 58	16-3397	SFD	O						
	24856066	4354 LENNOX LN	BROOKVIEW PLAN 1 ELEV. A LOT 69	16-3408	SFD	O						
	24856051	4347 MATTHEW WAY	BROOKVIEW PLAN 1 ELEV. B LOT 23	16-3362	SFD	O						
	24856057	4323 LENNOX LN	BROOKVIEW PLAN 1 ELEV. B LOT 60	19-1935	SFD	O						
	24856060	4353 LENNOX LN	BROOKVIEW PLAN 1 ELEV. B LOT 63	16-3402	SFD	O						
	24856062	4383 LENNOX LN	BROOKVIEW PLAN 1 ELEV. B LOT 65	16-3404	SFD	O						
	24856064	4384 LENNOX LN	BROOKVIEW PLAN 1 ELEV. B LOT 67	16-3406	SFD	O						
	24870034	4324 LENNOX LN	BROOKVIEW PLAN 2 ELEV. A LOT 57	16-3396	SFD	O						
	24856058	4333 LENNOX LN	BROOKVIEW PLAN 2 ELEV. A LOT 61	16-3400	SFD	O						

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	24856065	4364 LENNOX LN	BROOKVIEW PLAN 2 ELEV. A LOT 68	16-3407	SFD	O						
	24856061	4363 LENNOX LN	BROOKVIEW PLAN 2 ELEV. AR LOT 64	16-3403	SFD	O						
	24856050	4367 MATTHEW WAY	BROOKVIEW PLAN 2 ELEV. B LOT 22	16-3361	SFD	O						
	24870032	4304 LENNOX LN	BROOKVIEW PLAN 2 ELEV. B LOT 55	16-3394	SFD	O						
	24856056	4313 LENNOX LN	BROOKVIEW PLAN 2 ELEV. B LOT 59	16-3398	SFD	O						
	24856059	4343 LENNOX LN	BROOKVIEW PLAN 2 ELEV. BR LOT 63	16-3401	SFD	O						
	24856063	4393 LENNOX LN	BROOKVIEW PLAN 2 ELEV. BR LOT 66	16-3405	SFD	O						
	24856078	309 CATALINA WAY	BROOKVIEW PLAN 3 ELEV. C LOT 80	16-3419	SFD	O						
	24856074	4206 BONSAI AVENUE	BROOKVIEW PLAN 3ELEV. CR LOT 76	16-3415	SFD	O						
	24856075	310 AARON WAY	BROOKVIEW PLAN 5 ELEV. AR LOT 77	16-3416	SFD	O						
	24856068	4326 BONSAI AVENUE	BROOKVIEW PLAN 5 ELEV. B LOT 70	16-3409	SFD	O						
	24856077	4267 MATTHEW WAY	BROOKVIEW PLAN 5 ELEV. B LOT 79	16-3418	SFD	O						
	24856073	4226 BONSAI AVENUE	BROOKVIEW PLAN 5 ELEV. BL LOT 75	16-3414	SFD	O						
	24856071	4206 BONSAI AVENUE	BROOKVIEW PLAN 5 ELEV. CR LOT 73	16-3412	SFD	O						
	24856072	4246 BONSAI AVENUE	BROOKVIEW PLAN 6 ELEV. A LOT 74	16-3413	SFD	O						
	24856069	4306 BONSAI AVENUE	BROOKVIEW PLAN 6 ELEV. A LOT 71	16-3410	SFD	O						
	24856070	4286 BONSAI AVENUE	BROOKVIEW PLAN 6 ELEV. B LOT 72	16-3411	SFD	O						
	24856076	4247 MATTHEW WAY	BROOKVIEW PLAN 6 ELEV. C LOT 78	16-3417	SFD	O						
	24870025	361 AARON WY	BROOKVIEW PLAN 6 ELEV. CR LOT 48	16-3387	SFD	O						
	24870023	341 AARON WY	BROOKVIEW PLAN 6 ELEV. AR LOT 46	16-3385	SFD	O						
	24231055	1235 PICKFORD CT	CONVERT DEN TO BEDROOM & GARAGE CONVERSION TO ADU	19-0772	ADU	R	Used HCD's affordability calculator					
	21428047	2941 BALBOA DR	CONVERT GARAGE TO IN-LAW UNIT W/KITCHEN. RELOCATE WH & FURN	19-0475	ADU	O	Researched rental rates of comparable units and plugged it into HCD's affordability calculator					
	25247005	2203 BASQUE DR LOT 5	ELISSAGARAY/PLA N1AWR/2405 SQ/LOT 5	18-3427	SFD	O						
	25247013	2124 BLAKE	ELISSAGARAY/PLA N1AXR/2405 SQ/LOT 13	19-2718	SFD	O						
	25247002	2123 BASQUE DR LOT 2	ELISSAGARAY/PLA N1BWL/2405 SQ/LOT 2	18-3424	SFD	O						
	25247040	1171 DOMINIQUE	ELISSAGARAY/PLA N1BWL/2405 SQ/LOT 40	RES19-0022	SFD	O						
	25247032	1172 DAVID SENFT	ELISSAGARAY/PLA N1BWR/2405 SQ/LOT 41	19-2722	SFD	O						
	25247010	2204 BLAKE	ELISSAGARAY/PLA N1BWR/2405 SQ/LOT 10	19-2712	SFD	O						
	25247035	1202 DAVID SENFT	ELISSAGARAY/PLA N1BWR/2405 SQ/LOT 11	19-2726	SFD	O						
	25247009	2224 BLAKE	ELISSAGARAY/PLA N1CWR/2405 SQ/LOT 9	19-2706	SFD	O						
	25247001	2113 BASQUE DR LOT 1	ELISSAGARAY/PLA N2AXL/2662 SQ/LOT 1	18-3421	SFD	O						
	25247008	2244 BLAKE	ELISSAGARAY/PLA N2AXL/2662 SQ/LOT 8	19-2704	SFD	O						
	25247033	1182 DAVID SENFT	ELISSAGARAY/PLA N2CXL/2662 SQ/LOT 33	19-2723	SFD	O						
	25247006	2223 BASQUE DR LOT 6	ELISSAGARAY/PLA N2CXL/2662 SQ/LOT 6	18-3428	SFD	O						
	25247014	1203 DAVID SENFT	ELISSAGARAY/PLA N2CXR/2662 SQ/LOT 14	19-2721	SFD	O						
	25247037	1201 DOMINIQUE	ELISSAGARAY/PLA N2DCXR/2662 SQ/LOT 037	RES19-0019	SFD	O						

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	25247036	1221 DOMINIQUE DR	ELISSAGARAY/PLA N2DXL/2662 SQ/LOT 036	RES19-0018	SFD	O						
	25247034	1192 DAVID SENFT	ELISSAGARAY/PLA N2DXR/2662 SQ/LOT 34	19-2725	SFD	O						
	25247007	2243 BASQUE DR LOT 7	ELISSAGARAY/PLA N2DXR/2662 SQ/LOT 7	18-3429	SFD	O						
	25247041	1161 DOMINIQUE	ELISSAGARAY/PLA N3AXR/3524 SQ/LOT 41	RES19-0023	SFD	O						
	25247004	2143 BASQUE DR LOT 4	ELISSAGARAY/PLA N3BXL/3524 SQ/LOT 4	18-3426	SFD	O						
	25247011	2144 BLAKE DR	ELISSAGARAY/PLA N3CXR/3524 SQ/LOT 11	19-2716	SFD	O						
	25247039	1181 DOMINIQUE	ELISSAGARAY/PLA N3CXR/3524 SQ/LOT 39	RES19-0021	SFD	O						
	25247038	1191 DOMINIQUE	ELISSAGARAY/PLA N4BXL/3531 SQ/LOT 38	RES19-0020	SFD	O						
	25247003	2133 BASQUE DR LOT 3	ELISSAGARAY/PLA N4CXR/3531 SQ/LOT 3	18-3425	SFD	O						
	25247012	2134 BLAKE	ELISSAGARAY/PLA N4DXR/3531 SQ/LOT 12	19-2717	SFD	O						
	24066037	2489 SWEETBAY CIRCLE LOT 10	FDN ONLY - SOUTHGATE LOT A 1782SQFT PLAN 1 ELEV. H	19-3840	SFD	O						
	24066037	2493 SWEETBAY CIRCLE LOT 9	FDN ONLY - SOUTHGATE LOT A 2086SQFT PLAN 3 ELEV. H	19-3839	SFD	O						
	25353022	2861 REYVA DHILLON LN LOT 112	FDN ONLY - VANTAGE/PLAN 1B/2155 SQ FT	19-2778	SFD	O						
	25353010	2833 PAVER CT LOT 100	FDN ONLY - VANTAGE/PLAN 1B/2155 SQ FT	19-2755	SFD	O						
	25351030	6622 STARCROSS DR LOT 30	FDN ONLY - VANTAGE/PLAN 2A/2340SQ FT	19-2733	SFD	O						
	25353039	2900 REYVA DHILLON LN LOT 129	FDN ONLY - VANTAGE/PLAN 2A-R/2340 SQ FT	19-2746	SFD	O						
	25353073	3008 TOSTALINDA DR LOT 163	FDN ONLY - VANTAGE/PLAN 2B/2340 SQ FT	19-2783	SFD	O						
	25353067	3068 TOSTALINDA DR LOT 157	FDN ONLY - VANTAGE/PLAN 2B/2340 SQ FT	19-2773	SFD	O						
	25353044	2850 REYVA DHILLON LN LOT 134	FDN ONLY - VANTAGE/PLAN 2B/2340 SQ FT	19-2754	SFD	O						
	25353031	2981 REYVA DHILLON LN LOT 121	FDN ONLY - VANTAGE/PLAN 2B/2340 SQ FT	19-2790	SFD	O						
	25353019	2831 REYVA DHILLON LN LOT 109	FDN ONLY - VANTAGE/PLAN 2B/2340 SQ FT	19-2770	SFD	O						
	25353013	2852 PAVER CT LOT 103	FDN ONLY - VANTAGE/PLAN 2B/2340 SQ FT	19-2758	SFD	O						
	25351025	6572 STARCROSS DR LOT 25	FDN ONLY - VANTAGE/PLAN 2B/2340 SQ FT	19-2727	SFD	O						
	25353071	3028 TOSTALINDA DR LOT 161	FDN ONLY - VANTAGE/PLAN 2C/2340 SQ FT	19-2780	SFD	O						
	25353023	2871 REYVA DHILLON LN LOT 113	FDN ONLY - VANTAGE/PLAN 2C/2340SQ FT	19-2779	SFD	O						
	25353027	2941 REYVA DHILLON LN LOT 117	FDN ONLY - VANTAGE/PLAN 3A/2565 SQ FT	19-2786	SFD	O						
	25353024	2891 REYVA DHILLON LN LOT 114	FDN ONLY - VANTAGE/PLAN 3A/2565 SQ FT	19-2781	SFD	O						

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	25353012	2853 PAVER CT LOT 102	FDN ONLY - VANTAGE/PLAN 3A/2565 SQ FT	19-2757	SFD	O						
	25353072	3018 TOSTALINDA DR LOT 162	FDN ONLY - VANTAGE/PLAN 3A-R/2565 SQ FT	19-2782	SFD	O						
	25353045	2840 REYVA DHILLON LN LOT 135	FDN ONLY - VANTAGE/PLAN 3A-R/2565 SQ FT	19-2760	SFD	O						
	25353016	2822 PAVER CT LOT 106	FDN ONLY - VANTAGE/PLAN 3B/2565SQ FT	19-2763	SFD	O						
	25351031	6632 STARCROSS DR LOT 31	FDN ONLY - VANTAGE/PLAN 3B/2565SQ FT	19-2735	SFD	O						
	25353037	2920 REYVA DHILLON LN LOT 127	FDN ONLY - VANTAGE/PLAN 3B-R/2565 SQ FT	19-2741	SFD	O						
	25353035	2940 REYVA DHILLON LN LOT 125	FDN ONLY - VANTAGE/PLAN 3B-R/2565 SQ FT	19-2737	SFD	O						
	25353032	2991 REYVA DHILLON LN LOT 122	FDN ONLY - VANTAGE/PLAN 3C/2565 SQ FT	19-2791	SFD	O						
	25353029	2961 REYVA DHILLON LN LOT 119	FDN ONLY - VANTAGE/PLAN 3C/2565 SQ FT	19-2788	SFD	O						
	25353020	2841 REYVA DHILLON LN LOT 110	FDN ONLY - VANTAGE/PLAN 3C/2565 SQ FT	19-2772	SFD	O						
	25353017	6601 STARCROSS DR LOT 107	FDN ONLY - VANTAGE/PLAN 3C/2565 SQ FT	19-2765	SFD	O						
	25353014	2842 PAVER CT LOT 104	FDN ONLY - VANTAGE/PLAN 3C/2565 SQ FT	19-2759	SFD	O						
	25351026	6582 STARCROSS DR LOT 26	FDN ONLY - VANTAGE/PLAN 3C/2565 SQ FT	19-2728	SFD	O						
	25353068	3058 TOSTALINDA DR LOT 158	FDN ONLY - VANTAGE/PLAN 3C-R/2565 SQ FT	19-2775	SFD	O						
	25353063	3009 TOSTALINDA DR LOT 153	FDN ONLY - VANTAGE/PLAN 3C-R/2565 SQ FT	19-2766	SFD	O						
	25353041	2880 REYVA DHILLON LN LOT 131	FDN ONLY - VANTAGE/PLAN 3C-R/2565 SQ FT	19-2748	SFD	O						
	25353042	2870 REYVA DHILLON LN LOT 132	FDN ONLY - VANTAGE/PLAN 4A/2648SQ FT	19-2749	SFD	O						
	25353036	2930 REYVA DHILLON LN LOY 126	FDN ONLY - VANTAGE/PLAN 4A/2648SQ FT	19-2739	SFD	O						
	25353030	2971 REYVA DHILLON LN LOT 120	FDN ONLY - VANTAGE/PLAN 4A/2648SQ FT	19-2789	SFD	O						
	25353021	2851 REYVA DHILLON AVE LOT 111	FDN ONLY - VANTAGE/PLAN 4A/2648SQ FT	19-2774	SFD	O						
	25353015	2832 PAVER CT LOT 105	FDN ONLY - VANTAGE/PLAN 4A/2648SQ FT	19-2761	SFD	O						
	25351027	6592 STARCROSS DR LOT 27	FDN ONLY - VANTAGE/PLAN 4A/2648SQ FT	19-2729	SFD	O						
	25353065	3039 TOSTALINDA DR LOT 155	FDN ONLY - VANTAGE/PLAN 4A-R/2648SQ FT	19-2769	SFD	O						
	25353064	3029 TOSTALINDA DR LOT 154	FDN ONLY - VANTAGE/PLAN 4B/2648SQ FT	19-2768	SFD	O						
	25353046	2830 REYVA DHILLON LN LOT 136	FDN ONLY - VANTAGE/PLAN 4B/2648SQ FT	19-2762	SFD	O						
	25353040	2890 REYVA DHILLON LN LOT 130	FDN ONLY - VANTAGE/PLAN 4B/2648SQ FT	19-2747	SFD	O						
	25353028	2951 REYVA DHILLON LN LOT 118	FDN ONLY - VANTAGE/PLAN 4B/2648SQ FT	19-2787	SFD	O						
	25353025	2911 REYVA DHILLON LN LOT 115	FDN ONLY - VANTAGE/PLAN 4B/2648SQ FT	19-2784	SFD	O						

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Annual Building												
Project Identifier					Unit Types		Housing without Financial Assistance or Deed Restrictions	Term of Affordability or Deed Restriction	Demolished/Destroyed Units			Notes
1					2	3	18	19	20			21
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	For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)	Term of Affordability or Deed Restriction (years) (if affordable in perpetuity enter 1000)*	Number of Demolished/Destroyed Units*	Demolished or Destroyed Units*	Demolished/Destroyed Units Owner or Renter*	Notes*
	25351028	6602 STARCROSS DR LOT 28	FND ONLY - VANTAGE/PLAN 4B/2648SQ FT	19-2730	SFD	O						
	25352024	3159 TOSTALINDA DR LOT 73	FND ONLY - VANTAGE/PLAN 4B-R/2648 SQ FT	18-2476	SFD	O						
	25353069	3048 TOSTALINDA DR LOT 159	FND ONLY - VANTAGE/PLAN 4C/2648SQ FT	19-2776	SFD	O						
	25353034	2950 REYVA DHILLON LN LOT 124	FND ONLY - VANTAGE/PLAN 4C/2648SQ FT	19-2734	SFD	O						
	25353011	2843 PAVER CT LOT 101	FND ONLY - VANTAGE/PLAN 4C/2648SQ FT	19-2756	SFD	O						
	25351032	6642 STARCROSS DR LOT 32	FND ONLY - VANTAGE/PLAN 4C/2648SQ FT	19-2736	SFD	O						
	25348023	7091 PICKERING ST LOT 49	FND ONLY - VENITE/PLAN 2A/3311 SQ FT	19-1835	SFD	O						
	25348038	2214 TRACKER PL LOT 64	FND ONLY - VENITE/PLAN 2A-R/3311 SQ FT	19-1848	SFD	O						
	25348027	2222 DAVIE PL LOT 53	FND ONLY - VENITE/PLAN 2A-R/3311 SQ FT	19-1839	SFD	O						
	25348014	7001 PICKERING ST LOT 40	FND ONLY - VENITE/PLAN 2A-R/3311 SQ FT	19-1826	SFD	O						
	25353018	2821 REYVA DHILLON LN LOT 108	FND ONLY - VANTAGE/PLAN 1A/2155SQ FT	19-2767	SFD	O						
	25353066	3078 TOSTALINDA DR LOT 156	FND ONLY - VANTAGE/PLAN 1A-R/2155SQ FT	19-2771	SFD	O						
	25353033	3001 REYVA DHILLON LN LOT 123	FND ONLY - VANTAGE/PLAN 1A-R/2155SQ FT	19-2732	SFD	O						
	25353070	3038 TOSTALINDA DR LOT 160	FND ONLY - VANTAGE/PLAN 1B-R/2155SQ FT	19-2777	SFD	O						
	25353038	2910 REYVA DHILLON LN LOT 128	FND ONLY - VANTAGE/PLAN 1C/2155SQ FT	19-2744	SFD	O						
	25353026	2931 REYVA DHILLON LN LOT 116	FND ONLY - VANTAGE/PLAN 1C/2155SQ FT	19-2785	SFD	O						
	25351029	6612 STARCROSS DR LOT 29	FND ONLY - VANTAGE/PLAN 1C/2155SQ FT	19-2731	SFD	O						
	25353047	2820 REYVA DHILLON LN	FND ONLY - VANTAGE/PLAN 1C-R/2155SQ FT	19-2764	SFD	O						
	25353043	2880 REYVA DHILLON LN LOT 133	FND ONLY - VANTAGE/PLAN 1C-R/2155SQ FT	19-2751	SFD	O						
	25348015	7011 PICKERING ST LOT 41	FND ONLY - VENITE/PLAN 1C/2552 SQ FT	19-1827	SFD	O						
	25348024	2252 DAVIE PL LOT 50	FND ONLY - VENITE/PLAN 1C-R/2552 SQ FT	19-1836	SFD	O						
	25348021	7071 PICKERING ST LOT 47	FND ONLY - VENITE/PLAN 1D/2552 SQ FT	19-1833	SFD	O						
	25348034	2254 TRACKER PL LOT 60	FND ONLY - VENITE/PLAN 2B/3311 SQ FT	19-1843	SFD	O						
	25348033	2253 DAVIE PL LOT 59	FND ONLY - VENITE/PLAN 2B-R/3311 SQ FT	19-1842	SFD	O						
	25348016	7021 PICKERING ST LOT 42	FND ONLY - VENITE/PLAN 2B-R/3311 SQ FT	19-1828	SFD	O						
	25348029	2213 DAVIE PL LOT 55	FND ONLY - VENITE/PLAN 3A/3451 SQ FT	19-1841	SFD	O						
	25348017	7031 PICKERING ST LOT 43	FND ONLY - VENITE/PLAN 3A/3451 SQ FT	19-1829	SFD	O						
	25348019	7051 PICKERING ST LOT 45	FND ONLY - VENITE/PLAN 3B/3451 SQ FT	19-1831	SFD	O						

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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	For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)	Term of Affordability or Deed Restriction (years) (if affordable in perpetuity enter 1000)*	Number of Demolished/Destroyed Units*	Demolished or Destroyed Units*	Demolished/Destroyed Units Owner or Renter*	Notes*
	25348026	2232 DAVIE PL LOT 52	FND ONLY - VENTE/PLAN 3B-R/3451 SQ FT	19-1838	SFD	O						
	25348013	6991 PICKERING ST LOT 39	FND ONLY - VENTE/PLAN 3C/3451 SQ FT	19-1825	SFD	O						
	25348035	2244 TRACKER PL LOT 61	FND ONLY - VENTE/PLAN 3C-R/3451 SQ FT	19-1845	SFD	O						
	25348022	7081 PICKERING ST LOT 48	FND ONLY - VENTE/PLAN 3C-R/3451 SQ FT	19-1834	SFD	O						
	25348037	2224 TRACKER PL LOT 63	FND ONLY - VENTE/PLAN 1A-R/2552 SQ FT	19-1847	SFD	O						
	25348028	2212 DAVIE PL LOT 54	FND ONLY - VENTE/PLAN 1A-R/2552 SQ FT	19-1840	SFD	O						
	25348018	7041 PICKERING ST LOT 44	FND ONLY - VENTE/PLAN 1A-R/2552 SQ FT	19-1830	SFD	O						
	25348036	2234 TRACKER PL LOT 62	FND ONLY - VENTE/PLAN 2C-R/3311 SQ FT	19-1846	SFD	O						
	25348025	2242 DAVIE PL LOT 51	FND ONLY - VENTE/PLAN 2C-R/3311 SQ FT	19-1837	SFD	O						
	25348020	7061 PICKERING ST LOT 46	FND ONLY - VENTE/PLAN 2C-R/3311 SQ FT	19-1832	SFD	O						
	23808003, 23808004, 23805001	1541 BERNARD PHELAN AVENUE LOT 6	F-SANTOSHA 1723SQFT PLAN 1A	19-3671	SFD	O						
	23808003, 23808004, 23805001	1600 DOOSTON STREET LOT 9	F-SANTOSHA 1723SQFT PLAN 1A	19-2499	SFD	O						
	23808003, 23808004, 23805001	1561 BERNARD PHELAN AVENUE LOT 4	F-SANTOSHA 1723SQFT PLAN 1B	19-3669	SFD	O						
	23808003, 23808004, 23805001	1471 BERNARD PHELAN AVENUE LOT 45	F-SANTOSHA 1723SQFT PLAN 1B	19-3673	SFD	O						
	23808003, 23808004, 23805001	1411 BERNARD PHELAN AVENUE LOT 51	F-SANTOSHA 1723SQFT PLAN 1B	19-3679	SFD	O						
	23808003, 23808004, 23805001	1570 STEELE STREET LOT 25	F-SANTOSHA 1723SQFT PLAN 1B	19-2522	SFD	O						
	23808003, 23808004, 23805001	1581 BERNARD PHELAN AVENUE LOT 2	F-SANTOSHA 1723SQFT PLAN 1C	19-3667	SFD	O						
	23808003, 23808004, 23805001	1451 BERNARD PHELAN AVENUE LOT 47	F-SANTOSHA 1723SQFT PLAN 1C	19-3675	SFD	O						
	23808003, 23808004, 23805001	1410 BERNARD PHELAN AVENUE LOT 53	F-SANTOSHA 1723SQFT PLAN 1C	19-3681	SFD	O						
	23808003, 23808004, 23805001	1585 STEELE STREET LOT 23	F-SANTOSHA 1723SQFT PLAN 1C	19-2520	SFD	O						
	23808003, 23808004, 23805001	1431 BERNARD PHELAN AVENUE LOT 49	F-SANTOSHA 1723SQFT PLAN 1D	19-3677	SFD	O						
	23808003, 23808004, 23805001	1580 DOOSTON STREET LOT 7	F-SANTOSHA 1723SQFT PLAN 1D	19-2496	SFD	O						
	23808003, 23808004, 23805001	1620 DOOSTON STREET LOT 11	F-SANTOSHA 1723SQFT PLAN 1D	19-2502	SFD	O						
	23808003, 23808004, 23805001	1571 BERNARD PHELAN AVENUE LOT 3	F-SANTOSHA 1989SQFT PLAN 2A	19-3668	SFD	O						
	23808003, 23808004, 23805001	1430 BERNARD PHELAN AVENUE LOT 55	F-SANTOSHA 1989SQFT PLAN 2A	19-3683	SFD	O						
	23808003, 23808004, 23805001	1635 STEELE STREET LOT 18	F-SANTOSHA 1989SQFT PLAN 2A	19-2509	SFD	O						
	23808003, 23808004, 23805001	1595 STEELE STREET LOT 22	F-SANTOSHA 1989SQFT PLAN 2A	19-2518	SFD	O						
	23808003, 23808004, 23805001	1585 DOOSTON STREET LOT 39	F-SANTOSHA 1989SQFT PLAN 2A	19-2549	SFD	O						

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	23808003, 23808004, 23805001	1441 BERNARD PHELAN AVENUE LOT 48	F-SANTOSHA 1989SQFT PLAN 2B	19-3676	SFD	O						
	23808003, 23808004, 23805001	1550 BERNARD PHELAN AVENUE LOT 67	F-SANTOSHA 1989SQFT PLAN 2B	19-3690	SFD	O						
	23808003, 23808004, 23805001	1635 DOOSTON STREET LOT 13	F-SANTOSHA 1989SQFT PLAN 2B	19-2504	SFD	O						
	23808003, 23808004, 23805001	1600 STEELE STREET LOT 33	F-SANTOSHA 1989SQFT PLAN 2B	19-2533	SFD	O						
	23808003, 23808004, 23805001	1470 BERG ROAD LOT 59	F-SANTOSHA 1989SQFT PLAN 2B	19-2557	SFD	O						
	23808003, 23808004, 23805001	1461 BERNARD PHELAN AVENUE LOT 46	F-SANTOSHA 1989SQFT PLAN 2D	19-3674	SFD	O						
	23808003, 23808004, 23805001	1401 BERNARD PHELAN AVENUE LOT 52	F-SANTOSHA 1989SQFT PLAN 2D	19-3680	SFD	O						
	23808003, 23808004, 23805001	1615 STEELE STREET LOT 20	F-SANTOSHA 1989SQFT PLAN 2D	19-2511	SFD	O						
	23808003, 23808004, 23805001	1540 STEELE STREET LOT 28	F-SANTOSHA 1989SQFT PLAN 2D	19-2528	SFD	O						
	23808003, 23808004, 23805001	1510 BERG ROAD LOT 63	F-SANTOSHA 1989SQFT PLAN 2D	19-2561	SFD	O						
	23808003, 23808004, 23805001	1551 BERNARD PHELAN AVENUE LOT 5	F-SANTOSHA 1993SQFT PLAN 3B	19-3670	SFD	O						
	23808003, 23808004, 23805001	1450 BERNARD PHELAN AVENUE LOT 57	F-SANTOSHA 1993SQFT PLAN 3B	19-3685	SFD	O						
	23808003, 23808004, 23805001	1530 BERNARD PHELAN AVENUE LOT 65	F-SANTOSHA 1993SQFT PLAN 3B	19-3688	SFD	O						
	23808003, 23808004, 23805001	1605 STEELE STREET LOT 21	F-SANTOSHA 1993SQFT PLAN 3B	19-2515	SFD	O						
	23808003, 23808004, 23805001	1520 STEELE STREET LOT 30	F-SANTOSHA 1993SQFT PLAN 3B	19-2530	SFD	O						
	23808003, 23808004, 23805001	1420 BERNARD PHELAN AVENUE LOT 54	F-SANTOSHA 1993SQFT PLAN 3D	19-3682	SFD	O						
	23808003, 23808004, 23805001	1575 STEELE STREET LOT 24	F-SANTOSHA 1993SQFT PLAN 3D	19-2521	SFD	O						
	23808003, 23808004, 23805001	1620 STEELE STREET LOT 35	F-SANTOSHA 1993SQFT PLAN 3D	19-2543	SFD	O						
	23808003, 23808004, 23805001	1595 DOOSTON STREET LOT 38	F-SANTOSHA 1993SQFT PLAN 3D	19-2548	SFD	O						
	23808003, 23808004, 23805001	1591 BERNARD PHELAN AVENUE LOT 1	F-SANTOSHA 2016SQFT PLAN 3A	19-3666	SFD	O						
	23808003, 23808004, 23805001	1441 BERNARD PHELAN AVENUE LOT 48	F-SANTOSHA 1989SQFT PLAN 2B	19-3676	SFD	O						
	23808003, 23808004, 23805001	1550 BERNARD PHELAN AVENUE LOT 67	F-SANTOSHA 1989SQFT PLAN 2B	19-3690	SFD	O						
	23808003, 23808004, 23805001	1635 DOOSTON STREET LOT 13	F-SANTOSHA 1989SQFT PLAN 2B	19-2504	SFD	O						
	23808003, 23808004, 23805001	1600 STEELE STREET LOT 33	F-SANTOSHA 1989SQFT PLAN 2B	19-2533	SFD	O						
	23808003, 23808004, 23805001	1470 BERG ROAD LOT 59	F-SANTOSHA 1989SQFT PLAN 2B	19-2557	SFD	O						
	23808003, 23808004, 23805001	1461 BERNARD PHELAN AVENUE LOT 46	F-SANTOSHA 1989SQFT PLAN 2D	19-3674	SFD	O						
	23808003, 23808004, 23805001	1401 BERNARD PHELAN AVENUE LOT 52	F-SANTOSHA 1989SQFT PLAN 2D	19-3680	SFD	O						
	23808003, 23808004, 23805001	1615 STEELE STREET LOT 20	F-SANTOSHA 1989SQFT PLAN 2D	19-2511	SFD	O						

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	23808003, 23808004, 23805001	1540 STEELE STREET LOT 28	F-SANTOSHA 1989SQFT PLAN 2D	19-2528	SFD	O						
	23808003, 23808004, 23805001	1510 BERG ROAD LOT 63	F-SANTOSHA 1989SQFT PLAN 2D	19-2561	SFD	O						
	23808003, 23808004, 23805001	1551 BERNARD PHELAN AVENUE LOT 5	F-SANTOSHA 1993SQFT PLAN 3B	19-3670	SFD	O						
	23808003, 23808004, 23805001	1450 BERNARD PHELAN AVENUE LOT 67	F-SANTOSHA 1993SQFT PLAN 3B	19-3685	SFD	O						
	23808003, 23808004, 23805001	1530 BERNARD PHELAN AVENUE LOT 65	F-SANTOSHA 1993SQFT PLAN 3B	19-3688	SFD	O						
	23808003, 23808004, 23805001	1605 STEELE STREET LOT 21	F-SANTOSHA 1993SQFT PLAN 3B	19-2515	SFD	O						
	23808003, 23808004, 23805001	1520 STEELE STREET LOT 30	F-SANTOSHA 1993SQFT PLAN 3B	19-2530	SFD	O						
	23808003, 23808004, 23805001	1420 BERNARD PHELAN AVENUE LOT 54	F-SANTOSHA 1993SQFT PLAN 3D	19-3682	SFD	O						
	23808003, 23808004, 23805001	1575 STEELE STREET LOT 24	F-SANTOSHA 1993SQFT PLAN 3D	19-2521	SFD	O						
	23808003, 23808004, 23805001	1620 STEELE STREET LOT 35	F-SANTOSHA 1993SQFT PLAN 3D	19-2543	SFD	O						
	23808003, 23808004, 23805001	1595 DOOSTON STREET LOT 38	F-SANTOSHA 1993SQFT PLAN 3D	19-2548	SFD	O						
	23808003, 23808004, 23805001	1591 BERNARD PHELAN AVENUE LOT 1	F-SANTOSHA 2016SQFT PLAN 3A	19-3666	SFD	O						
	23808003, 23808004, 23805001	1421 BERNARD PHELAN AVENUE LOT 50	F-SANTOSHA 2016SQFT PLAN 3A	19-3678	SFD	O						
	23808003, 23808004, 23805001	1655 DOOSTON STREET LOT 15	F-SANTOSHA 2016SQFT PLAN 3A	19-2506	SFD	O						
	23808003, 23808004, 23805001	1580 STEELE STREET LOT 31	F-SANTOSHA 2016SQFT PLAN 3A	19-2531	SFD	O						
	23808003, 23808004, 23805001	1500 BERG ROAD LOT 62	F-SANTOSHA 2016SQFT PLAN 3A	19-2560	SFD	O						
	23808003, 23808004, 23805001	1560 BERNARD PHELAN AVENUE LOT 68	F-SANTOSHA 2016SQFT PLAN 3C	19-3691	SFD	O						
	23808003, 23808004, 23805001	1610 DOOSTON STREET LOT 10	F-SANTOSHA 2016SQFT PLAN 3C	19-2500	SFD	O						
	23808003, 23808004, 23805001	1645 STEELE STREET LOT 17	F-SANTOSHA 2016SQFT PLAN 3C	19-2508	SFD	O						
	23808003, 23808004, 23805001	1480 BERG ROAD LOT 60	F-SANTOSHA 2016SQFT PLAN 3C	19-2558	SFD	O						
	23808003, 23808004, 23805001	1520 BERNARD PHELAN AVENUE LOT 64	F-SANTOSHA 2207SQFT PLAN 4A	19-3687	SFD	O						
	23808003, 23808004, 23805001	1605 DOOSTON STREET LOT 37	F-SANTOSHA 2207SQFT PLAN 4A	19-2547	SFD	O						
	23808003, 23808004, 23805001	1625 DOOSTON STREET LOT 12	F-SANTOSHA 2207SQFT PLAN 4A MODEL	19-2503	SFD	O						
	23808003, 23808004, 23805001	1625 STEELE STREET LOT 19	F-SANTOSHA 2207SQFT PLAN 4A MODEL	19-2806	SFD	O						
	23808003, 23808004, 23805001	1655 STEELE STREET LOT 16	F-SANTOSHA 2207SQFT PLAN 4B	19-2507	SFD	O						
	23808003, 23808004, 23805001	1530 STEELE STREET LOT 29	F-SANTOSHA 2207SQFT PLAN 4B	19-2529	SFD	O						
	23808003, 23808004, 23805001	1575 DOOSTON STREET LOT 40	F-SANTOSHA 2207SQFT PLAN 4B	19-2550	SFD	O						
	23808003, 23808004, 23805001	1490 BERG ROAD LOT 61	F-SANTOSHA 2207SQFT PLAN 4B	19-2559	SFD	O						

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	23808003, 23808004, 23805001	1481 BERNARD PHELAN AVENUE LOT 44	F-SANTOSHA 2207SQFT PLAN 4C	19-3672	SFD	O						
	23808003, 23808004, 23805001	1590 DOOSTON STREET LOT 8	F-SANTOSHA 2207SQFT PLAN 4C	19-2498	SFD	O						
	23808003, 23808004, 23805001	1645 DOOSTON STREET LOT 14	F-SANTOSHA 2207SQFT PLAN 4C	19-2505	SFD	O						
	23808003, 23808004, 23805001	1610 STEELE STREET LOT 34	F-SANTOSHA 2207SQFT PLAN 4C	19-2542	SFD	O						
	23808003, 23808004, 23805001	1460 BERNARD PHELAN AVENUE LOT 58	F-SANTOSHA 2207SQFT PLAN 4D	19-3686	SFD	O						
	23808003, 23808004, 23805001	1540 BERENAR PHELAN AVENUE LOT 66	F-SANTOSHA 2207SQFT PLAN 4D	19-3689	SFD	O						
	23808003, 23808004, 23805001	1560 STEELE STREET LOT 26	F-SANTOSHA 2207SQFT PLAN 4D	19-2523	SFD	O						
	23808003, 23808004, 23805001	1590 STEELE STREET LOT 32	F-SANTOSHA 2207SQFT PLAN 4D	19-2532	SFD	O						
	25349024	2789 SASSER PL LOT 52	F-VILLAGE 6 PLAN 1A LOT 52 W/CA ROOM	19-2876	SFD	O						
	25349001	6138 GRANVILLE ST LOT 1	F-VILLAGE 6 PLAN 1A- R LOT 1 W/CA ROOM	19-2823	SFD	O						
	25349029	6262 STARCROSS DR LOT 57	F-VILLAGE 6 PLAN 1A- R LOT 57 W/ CA ROOM	19-2831	SFD	O						
	25349030	2808 SASSER PL LOT 58	F-VILLAGE 6 PLAN 1B LOT 58 W / CA ROOM	19-2877	SFD	O						
	25349025	6182 STARCROSS DR LOT 53	F-VILLAGE 6 PLAN 1B- R LOT 53 W / CA ROOM	19-2828	SFD	O						
	25349003	6158 GRANVILLE ST LOT 3	F-VILLAGE 6 PLAN 1C LOT 3 W/ CA ROOM	19-2825	SFD	O						
	25349022	2809 SASSER PL LOT 50	F-VILLAGE 6 PLAN 2A LOT 50 W/CA ROOM	19-2874	SFD	O						
	25349002	6148 GRANVILLE ST LOT 2	F-VILLAGE 6 PLAN 2B LOT 2 W/CA ROOM	19-2824	SFD	O						
	25349005	6178 GRANVILLE ST LOT 5	F-VILLAGE 6 PLAN 2C LOT 5 W/CA ROOM	19-2827	SFD	O						
	25349026	6202 STARCROSS DR LOT 54	F-VILLAGE 6 PLAN 2C-R LOT 54 W/CA ROOM	19-3861	SFD	O						
	25349028	6242 STARCROSS DR LOT 56	F-VILLAGE 6 PLAN 2C-R LOT 56 W/CA ROOM	19-2829	SFD	O						
	25349031	2798 SASSER PL LOT 49	F-VILLAGE 6 PLAN 2C-R LOT 59 W/CA ROOM	19-2878	SFD	O						
	25349020	6275 CALLAWAY DR LOT 48	F-VILLAGE 6 PLAN 2D LOT 48 W/CA ROOM	19-2872	SFD	O						
	25349004	6168 GRANVILLE ST LOT 4	F-VILLAGE 6 PLAN 3A -R LOT 4 W/ CA ROOM	19-2826	SFD	O						
	25349019	6285 CALLAWAY DR LOT 47	F-VILLAGE 6 PLAN 3B LOT 47 W/CA ROOM	19-2870	SFD	O						
	25349021	2819 SASSER PL LOT 49	F-VILLAGE 6 PLAN 3B LOT 49 W/CA ROOM 4 CAR GARGAE	19-2873	SFD	O						
	25349032	2788 SASSER PL	F-VILLAGE 6 PLAN 3B-R LOT 60 W/CA ROOM	19-2879	SFD	O						
	25349023	2799 SASSER PL	F-VILLAGE 6 PLAN 3D LOT 51 W/CA ROOM	19-2875	SFD	O						
	25349027	6222 STARCROSS DR LOT 55	F-VILLAGE 6 PLAN 3D -R LOT 55 W/CA ROOM	19-2830	SFD	O						

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Project Identifier					Unit Types		Housing without Financial Assistance or Deed Restrictions	Term of Affordability or Deed Restriction	Demolished/Destroyed Units			Notes
1					2	3	18	19	20			21
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	For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)	Term of Affordability or Deed Restriction (years) (if affordable in perpetuity enter 1000)*	Number of Demolished/Destroyed Units*	Demolished or Destroyed Units*	Demolished/Destroyed Units Owner or Renter*	Notes*
	24069041	3961 COMSTOCK PL	LEGACY PLAN2C/3128SQFT/ LOT 41	17-0833	SFD	O						
	24074009	4613 BEAUMONT AV	LEGEND PLAN4A/2574SQFT/ CA ROOM	18-0890	SFD	O						
	24074016	4614 MCKENZIE AV	LEGEND PLAN4A/2574SQFT/ CA ROOM/ LOT 216	18-1439	SFD	O						
	24074008	4612 BEAUMONT AV	LEGEND PLAN4BR/2574SQF T/ CA ROOM	18-0887	SFD	O						
	24069032	2238 JESSICA WY LOT 32	LEGEND PLAN4D/2574QFT	16-3458	SFD	O						
	24074018	4635 MCKENZIE AV	LEGEND PLAN4D/2574SQFT/ CA ROOM	18-1461	SFD	O						
	24069046	3968 SANTA FE LN LOT 46	LEGEND PLAN5A/3395SQFT	17-0859	SFD	O						
	24074013	4674 MCKENZIE AV	LEGEND PLAN5A/3395SQFT/ LOT213	18-1435	SFD	O						
	24069036	2298 JESSICA WY	LEGEND PLAN5A/3395SQFT/ LOT36	16-3462	SFD	O						
	24074005	4672 BEAUMONT AV	LEGEND PLAN5AR /3516SQFT/ HOBBY ROOM & CA ROOM	18-0884	SFD	O						
	24074012	4673 BEAUMONT AV	LEGEND PLAN5BR/3379SQF T/ CA ROOM	18-0894	SFD	O						
	24074020	4675 MCKENZIE AV	LEGEND PLAN5BR/3516QFT/ HOBBY ROOM	18-1463	SFD	O						
	24069035	2288 JESSICA WY	LEGEND PLAN5D/3379QFT/L OT 35	16-3461	SFD	O						
	24073032	4553 BEAUMONT AV	LEGEND PLAN5DR/3379SQF T/ CA ROOM	18-0889	SFD	O						
	24073038	4555 MCKENZIE AV	LEGEND PLAN6AR/3579QFT/ CA ROOM	18-1441	SFD	O						
	24069033	2248 JESSICA WY	LEGEND PLAN6AR/3579QFT/ LOT 33	16-3459	SFD	O						
	24074019	4655 MCKENZIE AV	LEGEND PLAN6C/3579SQFT/ CA ROOM	18-1462	SFD	O						
	24073033	4554 MCKENZIE AV	LEGEND PLAN6C/3579SQFT/ CA ROOM	18-1440	SFD	O						
	24074007	4632 BEAUMONT AV	LEGEND PLAN6D/3579SQFT/ CA ROOM	18-0886	SFD	O						
	24074014	4654 MCKENZIE AV	LEGEND PLAN6D/3579SQFT/ LOT 214/CA ROOM	18-1436	SFD	O						
	24074011	4653 BEAUMONT AV	LEGEND PLAN6D/3742SQFT/ CA ROOM/HOBBY ROOM	18-0893	SFD	O						
	24069034	2268 JESSICA WY	LEGEND PLAN7B/3760QFT/ LOT 34/SLIDING GLASS DOOR/CA ROOM	16-3460	SFD	O						
	24074015	4634 MCKENZIE AV	LEGEND PLAN7B/3760SQFT/ CA ROOM/ LOT	18-1438	SFD	O						
	24074017	4615 MCKENZIE AV	LEGEND PLAN7BR/3760SQF T/CA ROOM/ LOT	18-1460	SFD	O						
	24073024	4552 BEAUMONT AV	LEGEND PLAN7C/3770QFT/ CA ROOM/ GREAT ROOM FIRE PLACE	18-0888	SFD	O						
	24074010	4633 BEAUMONT AV	LEGEND PLAN7CR/3770SQF T/ CA ROOM	18-0892	SFD	O						
	24074006	4652 BEAUMONT AV	LEGEND PLAN7D/3760SQFT/ CA ROOM	18-0885	SFD	O						

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	24614020	576 VENTANA AVENUE	NEW 2411 SQ FT SFD	18-2120	SFD	O						
	24614019	566 VENTANA AVENUE	NEW 2411 SQ FT SFD	18-2121	SFD	O						
	23508207	229 W SOUTH ST	NEW 300 SQ FT ACCESSORY DWELLING UNIT	19-1507	ADU	O	Could not get in touch with property owner, so an assumption was made based on experience with all other ADUs reported as rented out to the moderate income category.					
	24829051	2841 PEBBLEBROOKE CT	NEW 3176 SF SFD W/GARAGE & REAR PATIO - COSE RESIDENCE	18-0800	SFD	O						
	24405039	745 CAMBRIDGE CT	NEW ADU OVER EXISTING GARAGE	19-1910	ADU	O	Could not get in touch with property owner, so an assumption was made based on experience with all other ADUs reported as rented out to the moderate income category.					
	23520036	14 E MT DIABLO AV	NEW SFD 2326SQFT	17-1256	SFD	O						
	23526029	445 CECELIO WY	NEW TWO STORY HOUSE WITH 2 CAR GARAGE	17-2224	SFD	O						
	23526037	460 MT OSO AV	NEW TWO STORY HOUSE WITH 2 CAR GARAGE 3270SQFT	19-1199	SFD	O						
	24246071	2462 COLOMA LN	PRIMROSE I 3235SQFT/PLAN 3XC/ LOT 71	19-1174	SFD	O						
	24246007	2461 COLOMA LN	PRIMROSE I 3677SQFT/PLAN 4D/ LOT 7	19-1173	SFD	O						
	24246006	2441 COLOMA LN LOT 6	PRIMROSE I 3855SQFT/PLAN 5XC/ LOT 6	19-1172	SFD	O						
	24248018	2581 AZALEA AVENUE	PRIMROSE II 2299SQFT/PLAN 1A/ LOT 18	18-1735	SFD	O						
	24248051	2542 AZALEA AVENUE	PRIMROSE II 2299SQFT/PLAN 1A/ LOT 51	18-1380	SFD	O						
	24248027	1692 IVY LANE	PRIMROSE II 2299SQFT/PLAN 1B/ LOT 27	18-2092	SFD	O						
	24248024	1722 IVY LANE	PRIMROSE II 2299SQFT/PLAN 1C/ LOT 24	18-2089	SFD	O						
	24248031	1701 IVY LANE	PRIMROSE II 2299SQFT/PLAN 1D/ LOT 31	18-2096	SFD	O						
	24248058	2493 MARIGOLD DRIVE	PRIMROSE II 2299SQFT/PLAN 1XA/ LOT 58	18-2762	SFD	O						
	24248009	1777 BUTTERCUP LANE	PRIMROSE II 2299SQFT/PLAN 1XB/ LOT 09	18-2779	SFD	O						
	24248003	1717 BUTTERCUP LANE	PRIMROSE II 2299SQFT/PLAN 1XC/ LOT 3	19-0110	SFD	O						
	24248037	1689 FLORA WAY	PRIMROSE II 2299SQFT/PLAN 1XC/ LOT 37	18-2773	SFD	O						
	24248044	1688 BUTTERCUP LANE	PRIMROSE II 2299SQFT/PLAN 1XD/ LOT 44	19-0117	SFD	O						
	24248060	2463 MARIGOLD DRIVE	PRIMROSE II 2299SQFT/PLAN 1XD/ LOT 60	19-0104	SFD	O						
	24248039	1709 FLORA WAY	PRIMROSE II 2299SQFT/PLAN 1XE/ LOT 39	18-2769	SFD	O						
	24248048	2492 AZALEA AVENUE	PRIMROSE II 2299SQFT/PLAN 1XE/ LOT 48	18-1377	SFD	O						
	24248055	2563 MARIGOLD DRIVE	PRIMROSE II 2299SQFT/PLAN 1XE/ LOT 55	18-2087	SFD	O						
	24248006	1747 BUTTERCUP LANE	PRIMROSE II 2299SQFT/PLAN 1XE/ LOT 6	18-2782	SFD	O						

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	24248013	2481 AZALEA AVENUE	PRIMROSE II 2907SQFT/PLAN 2A/ LOT 13	18-1367	SFD	O						
	24248029	1681 IVY LANE	PRIMROSE II 2907SQFT/PLAN 2B/ LOT 29	18-2094	SFD	O						
	24248046	2462 AZALEA AVENUE	PRIMROSE II 2907SQFT/PLAN 2C/ LOT 46	18-1373	SFD	O						
	24248049	2522 AZALEA AVENUE	PRIMROSE II 2907SQFT/PLAN 2D/ LOT 49	18-1378	SFD	O						
	24248014	2521 AZALEA AVENUE	PRIMROSE II 3235SQFT/PLAN 3XA/ LOT 14	18-1368	SFD	O						
	24248036	1680 FLORA WAY	PRIMROSE II 3235SQFT/PLAN 3XA/ LOT 36	18-2767	SFD	O						
	24248012	2461 AZALEA AVENUE	PRIMROSE II 3235SQFT/PLAN 3XB/ LOT 12	18-1365	SFD	O						
	24248017	2571 AZALEA AVENUE	PRIMROSE II 3235SQFT/PLAN 3XB/ LOT 17	18-1733	SFD	O						
	24248026	1702 IVY LANE	PRIMROSE II 3235SQFT/PLAN 3XC/ LOT 26	18-2091	SFD	O						
	24248033	1710 FLORA WAY	PRIMROSE II 3235SQFT/PLAN 3XC/ LOT 33	18-2764	SFD	O						
	24248007	1757 BUTTERCUP LANE	PRIMROSE II 3235SQFT/PLAN 3XC/ LOT 7	18-2781	SFD	O						
	24248041	1718 BUTTERCUP LANE	PRIMROSE II 3235SQFT/PLAN 3XD/ LOT 41	19-0114	SFD	O						
	24248050	2532 AZALEA AVENUE	PRIMROSE II 3235SQFT/PLAN 3XD/ LOT 50	18-1379	SFD	O						
	24248021	1752 IVY LANE	PRIMROSE II 3235SQFT/PLAN 3XE/ LOT 21	18-1738	SFD	O						
	24248043	1698 BUTTERCUP LANE	PRIMROSE II 3235SQFT/PLAN 3XE/ LOT 43	19-0116	SFD	O						
	24248061	2443 MARIGOLD DRIVE	PRIMROSE II 3235SQFT/PLAN 3XE/ LOT 61	19-0105	SFD	O						
	24248008	1767 BUTTERCUP LANE	PRIMROSE II 3511SQFT/PLAN 4A/ LOT 8	18-2780	SFD	O						
	24248022	1742 IVY LANE	PRIMROSE II 3511SQFT/PLAN 4B/ LOT 22	18-1739	SFD	O						
	24248032	1711 IVY LANE	PRIMROSE II 3511SQFT/PLAN 4B/ LOT 32	18-2097	SFD	O						
	24248045	2442 AZALEA AVENUE	PRIMROSE II 3511SQFT/PLAN 4B/ LOT 45	18-2774	SFD	O						
	24248002	1707 BUTTERCUP LANE	PRIMROSE II 3511SQFT/PLAN 4XA/ LOT 2	19-0112	SFD	O						
	24248040	1719 FLORA WAY	PRIMROSE II 3511SQFT/PLAN 4XA/ LOT 40	18-2768	SFD	O						
	24248016	2561 AZALEA AVENUE	PRIMROSE II 3511SQFT/PLAN 4XE/ LOT 16	18-1372	SFD	O						
	24248053	2582 AZALEA AVENUE	PRIMROSE II 3677SQFT/PLAN 4XC/ LOT 53	18-1742	SFD	O						
	24248056	2543 MARIGOLD DRIVE	PRIMROSE II 3677SQFT/PLAN 4XC/ LOT 56	18-2760	SFD	O						
	24248011	2441 AZALEA AVENUE	PRIMROSE II 3677SQFT/PLAN 4XC/ LOT 56	18-2775	SFD	O						
	24248020	1762 IVY LANE	PRIMROSE II 3677SQFT/PLAN 4XD/ LOT 20	18-1737	SFD	O						
	24248005	1737 BUTTERCUP LANE	PRIMROSE II 3677SQFT/PLAN 4XD/ LOT 5	18-2783	SFD	O						

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	24248030	1691 IVY LANE	PRIMROSE II 3677SQFT/PLAN 4XE/ LOT 30	18-2095	SFD	O						
	24248054	2583 MARIGOLD DRIVE	PRIMROSE II 3677SQFT/PLAN 4XE/ LOT 54	18-2088	SFD	O						
	24248010	2421 AZALEA AVENUE	PRIMROSE II 3719SQFT/PLAN 5C/ LOT 10	18-2777	SFD	O						
	24248001	1687 BUTTERCUP LANE	PRIMROSE II 3719SQFT/PLAN 5E/ LOT 1	19-0113	SFD	O						
	24248034	1700 FLORA WAY	PRIMROSE II 3719SQFT/PLAN 5XA/ LOT 34	18-2765	SFD	O						
	24248047	2482 AZALEA AVENUE	PRIMROSE II 3719SQFT/PLAN 5XA/ LOT 47	18-1376	SFD	O						
	24248015	2541 AZALEA AVENUE	PRIMROSE II 3719SQFT/PLAN 5XC/ LOT 15	18-1370	SFD	O						
	24248023	1732 IVY LANE	PRIMROSE II 3854SQFT/PLAN 5XA/ LOT 23	18-1740	SFD	O						
	24248019	2591 AZALEA AVENUE	PRIMROSE II 3854SQFT/PLAN 5XB/ LOT 19	18-1736	SFD	O						
	24248004	1727 BUTTERCUP LANE	PRIMROSE II 3854SQFT/PLAN 5XB/ LOT 4	19-0108	SFD	O						
	24248042	1708 BUTTERCUP LANE	PRIMROSE II 3854SQFT/PLAN 5XB/ LOT 42	19-0115	SFD	O						
	24248028	1682 IVY LANE	PRIMROSE II 3854SQFT/PLAN 5XC/ LOT 28	18-2093	SFD	O						
	24248038	1699 FLORA WAY	PRIMROSE II 3854SQFT/PLAN 5XD/ LOT 38	18-2772	SFD	O						
	24248052	2562 AZALEA AVENUE	PRIMROSE II 3854SQFT/PLAN 5XD/ LOT 52	18-1741	SFD	O						
	24248057	2523 MARIGOLD DRIVE	PRIMROSE II 3854SQFT/PLAN 5XD/ LOT 57	18-2761	SFD	O						
	24248025	1712 IVY LANE	PRIMROSE II 3854SQFT/PLAN 5XE/ LOT 25	18-2090	SFD	O						
	24248059	2483 MARIGOLD DRIVE	PRIMROSE II 3854SQFT/PLAN 5XE/ LOT 59	18-2763	SFD	O						
	23808003, 23808004, 23805001	1495 BERG ROAD LOT 43	SANTOSHA 1989SQFT PLAN 2A	19-2553	SFD	O						
	23808003, 23808004, 23805001	1440 BERNARD PHELAN AVENUE LOT 56	SANTOSHA 1989SQFT PLAN 2C	19-3684	SFD	O						
	23808003, 23808004, 23805001	1615 DOOSTON STREET LOT 36	SANTOSHA 1989SQFT PLAN 2C	19-2544	SFD	O						
	23808003, 23808004, 23805001	1515 BERG ROAD LOT 41	SANTOSHA 1989SQFT PLAN 2C	19-2551	SFD	O						
	23808003, 23808004, 23805001	1550 STEELE STREET LOT 27	SANTOSHA 2016SQFT PLAN 3A	19-2525	SFD	O						
	23808003, 23808004, 23805001	1505 BERG ROAD LOT 42	SANTOSHA 2207SQFT PLAN 4D	19-2552	SFD	O						
	24077003	2740 ELLIS TOWN DRIVE LOT 21	STANFORD/PLAN 1A/2377 SQ FT/OPT OUTDOOR LIVING	19-2995	SFD	O						
	24077007	2780 ELLIS TOWN DRIVE LOT 25	STANFORD/PLAN 1A/2377 SQ FT/OPT OUTDOOR LIVING	19-3007	SFD	O						
	24077004	2750 ELLIS TOWN DRIVE LOT 22	STANFORD/PLAN 1B/2377 SQ FT/OPT OUTDOOR LIVING	19-3005	SFD	O						
	24077015	2719 CORDELIA LANE LOT 33	STANFORD/PLAN 1C/2377 SQ FT/OPT OUTDOOR LIVING	19-2991	SFD	O						

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	24069022	2310 ELLIS TOWN DR	STANFORD/PLAN 1C/2377 SQ FT/OPT THREE CAR GARAGE	19-2980	SFD	O						
	24069021	2300 ELLIS TOWN DR	STANFORD/PLAN 2A/2727 SQ FT W/ OPT OUTDOOR LIVING	19-2982	SFD	O						
	24077005	2760 ELLIS TOWN DRIVE LOT 23	STANFORD/PLAN 2A/2727 SQ FT W/ OPT OUTDOOR LIVING	19-3003	SFD	O						
	24077005	2760 ELLIS TOWN DRIVE LOT 23	STANFORD/PLAN 2A/2727 SQ FT W/ OPT OUTDOOR LIVING	19-3003	ADU	O	Property owner unknown as house has not sold yet, so an assumption was made based on experience with all other ADUs reported as rented out to the moderate income category.					The ADU is a part of brand new home construction on a single lot, which will be sold by the builder.
	24077013	2739 CORDELIA LANE LOT 31	STANFORD/PLAN 2B/2727 SQ FT W/ OPT OUTDOOR LIVING	19-2994	SFD	O						
	24077011	2759 CORDELIA LANE LOT 29	STANFORD/PLAN 2B/2727 SQ FT W/ OPT OUTDOOR LIVING	19-2998	SFD	O						
	24077009	2779 CORDELIA LANE LOT 27	STANFORD/PLAN 2C/2727 SQ FT W/ 3 CAR GARAGE	19-3004	SFD	O						
	24077009	2779 CORDELIA LANE LOT 27	STANFORD/PLAN 2C/2727 SQ FT W/ 3 CAR GARAGE	19-3004	ADU	O	Property owner unknown as house has not sold yet, so an assumption was made based on experience with all other ADUs reported as rented out to the moderate income category.					The ADU is a part of brand new home construction on a single lot, which will be sold by the builder.
	24077002	2730 ELLIS TOWN DRIVE LOT 20	STANFORD/PLAN 2C/2727 SQ FT W/ OPT OUTDOOR LIVING	19-2993	SFD	O						
	24077002	2730 ELLIS TOWN DRIVE LOT 20	STANFORD/PLAN 2C/2727 SQ FT W/ OPT OUTDOOR LIVING	19-2993	ADU	O	Property owner unknown as house has not sold yet, so an assumption was made based on experience with all other ADUs reported as rented out to the moderate income category.					The ADU is a part of brand new home construction on a single lot, which will be sold by the builder.
	24077010	2769 CORDELIA LANE LOT 28	STANFORD/PLAN 3A/2945 SQ FT W/ 3 CAR GARAGE	19-3000	SFD	O						
	24077014	2729 CORDELIA LANE LOT 32	STANFORD/PLAN 3A/2945 SQ FT W/ 467 SQ FT OPT CARRIAGE UNIT	19-2992	SFD	O						
	24077014	2729 CORDELIA LANE LOT 32	STANFORD/PLAN 3A/2945 SQ FT W/ 467 SQ FT OPT CARRIAGE UNIT	19-2992	ADU	O	Property owner unknown as house has not sold yet, so an assumption was made based on experience with all other ADUs reported as rented out to the moderate income category.					The ADU is a part of brand new home construction on a single lot, which will be sold by the builder.
	24077001	2720 ELLIS TOWN DRIVE LOT 19	STANFORD/PLAN 3B/2945 W/ 3 CAR GARAGE	19-2996	SFD	O						
	24077008	2789 CORDELIA LANE LOT 26	STANFORD/PLAN 3B/2945 W/ 3 CAR GARAGE	19-3006	SFD	O						
	24069020	2290 ELLIS TOWN DR	STANFORD/PLAN 3B/2945 W/ 467 SQ FT OPT CARRIAGE UNIT	19-2986	SFD	O						
	24077012	2749 CORDELIA LANE LOT 30	STANFORD/PLAN 3C/2945 SQ FT	19-2997	SFD	O						
	24077006	2770 ELLIS TOWN DRIVE LOT 24	STANFORD/PLAN 3C/2945 SQ FT W/ 467 CARRIAGE UNIT	19-3001	SFD	O						
	24077006	2770 ELLIS TOWN DRIVE LOT 24	STANFORD/PLAN 3C/2945 SQ FT W/ 467 CARRIAGE UNIT	19-3001	ADU	O	Property owner unknown as house has not sold yet, so an assumption was made based on experience with all other ADUs reported as rented out to the moderate income category.					The ADU is a part of brand new home construction on a single lot, which will be sold by the builder.
	24249003	1657 BUTTERCUP LN LOT 64	SUNGOLD/PLAN 1A/2190SQ' W/CA ROOM	19-3963	SFD	O						

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	24249044	1678 BUTTERCUP LN LOT 105	SUNGOLD/PLAN 1B/2190SQ' W/CA ROOM	19-3972	SFD	O						
	24249045	2446 MITS WY LOT 106	SUNGOLD/PLAN 2A/2342SQ' W/CA ROOM	19-3973	SFD	O						
	24249002	1667 BUTTERCUP LN LOT 63	SUNGOLD/PLAN 2B/2342SQ' W/CA ROOM	19-3962	SFD	O						
	24249006	1617 BUTTERCUP LN LOT 67	SUNGOLD/PLAN 2D/2342SQ' W/CA ROOM	19-3967	SFD	O						
	24249041	1648 BUTTERCUP LN LOT 102	SUNGOLD/PLAN 2D/2342SQ' W/CA ROOM	19-3968	SFD	O						
	24249004	1637 BUTTERCUP LN LOT 65	SUNGOLD/PLAN 3B/2643SQ'	19-3964	SFD	O						
	24249042	1658 BUTTERCUP LN LOT 103	SUNGOLD/PLAN 3C/2643SQ' W/CA ROOM	19-3969	SFD	O						
	24249005	1627 BUTTERCUP LN LOT 66	SUNGOLD/PLAN 4A/2888SQ' W/CA ROOM	19-3966	SFD	O						
	24249043	1668 BUTTERCUP LN LOT 104	SUNGOLD/PLAN 4A/2888SQ' W/CA ROOM	19-3971	SFD	O						
	24249046	2466 MITS WY LOT 107	SUNGOLD/PLAN 4B/2888SQ' W/CA ROOM	19-3974	SFD	O						
	24249001	1677 BUTTERCUP LN LOT 62	SUNGOLD/PLAN 4C/2888SQ' W/CA ROOM	19-3961	SFD	O						
	25342029	2557 SALINGER AVE LOT 29	TRACY HILLS VILLAGE 5 1A/2683SQFT	19-0536	SFD	O						
	25342014	2536 SALINGER AVE LOT 14	TRACY HILLS VILLAGE 5 1A/2683SQFT	19-0522	SFD	O						
	25342005	2535 LUNA AVE LOT 5	TRACY HILLS VILLAGE 5 1A/2683SQFT	18-3331	SFD	O						
	25342001	2495 LUNA AVE LOT 1	TRACY HILLS VILLAGE 5 1B/2683SQFT	18-3318	SFD	O						
	25342009	2575 LUNA AVE LOT 9	TRACY HILLS VILLAGE 5 1E/2683SQFT	18-3335	SFD	O						
	25346005	6795 PASEO ST LOT 49	TRACY HILLS VILLAGE 5 2A/3372SQFT	19-2036	SFD	O						
	25342037	2626 LYNRIDGE AVE LOT 37	TRACY HILLS VILLAGE 5 2A/3372SQFT	19-2057	SFD	O						
	25346019	2598 CATSPA W CT LOT 63	TRACY HILLS VILLAGE 5 2B-R/3372SQFT W/CA ROOM	19-2042	SFD	O						
	25346015	6776 PASEO ST LOT 59	TRACY HILLS VILLAGE 5 2B-R/3372SQFT W/CA ROOM	19-2307	SFD	O						
	25342007	2555 LUNA AVE LOT 7	TRACY HILLS VILLAGE 5 2C/3372SQFT	18-3333	SFD	O						
	25358007	6734 ISHAN ST LOT 91	TRACY HILLS VILLAGE 5 2C/3372SQFT W/CA ROOM	19-2426	SFD	O						
	25346008	6765 PASEO ST LOT 52	TRACY HILLS VILLAGE 5 2C-R/3372SQFT W/CA ROOM	19-2300	SFD	O						
	25342002	2505 LUNA AVE LOT 2	TRACY HILLS VILLAGE 5 2D/3372SQFT	18-3327	SFD	O						
	25342034	2656 LYNRIDGE AVE LOT 34	TRACY HILLS VILLAGE 5 2D-R/3372SQFT	19-2054	SFD	O						
	25346013	6756 PASEO ST LOT 57	TRACY HILLS VILLAGE 5 2D-R/3372SQFT W/CA ROOM	19-2305	SFD	O						

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1					2	3	18	19	20			21
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	25346028	2627 LYNRIDGE AVE LOT 72	TRACY HILLS VILLAGE 5 2E/3372SQFT	19-2061	SFD	O						
	25346023	2638 CATSPA W/CA CT LOT 67	TRACY HILLS VILLAGE 5 2E-R/3372SQFT W/CA ROOM	19-2050	SFD	O						
	25358019	6763 ISHAN ST LOT 97	TRACY HILLS VILLAGE 5 3A/3533SQFT W/CA ROOM	19-2437	SFD	O						
	25346018	2599 CATSPA W/CA CT LOT 62	TRACY HILLS VILLAGE 5 3A/3533SQFT W/CA ROOM	19-2041	SFD	O						
	25357004	6874 ISHAN ST LOT 79	TRACY HILLS VILLAGE 5 3B/3533SQFT W/CA ROOM	19-2459	SFD	O						
	25346029	2617 LYNRIDGE AVE LOT 73	TRACY HILLS VILLAGE 5 3B/3533SQFT W/CA ROOM	19-2062	SFD	O						
	25346007	6775 PASEO ST LOT 51	TRACY HILLS VILLAGE 5 3B/3533SQFT W/CA ROOM	19-2299	SFD	O						
	25358008	6744 ISHAN ST LOT 90	TRACY HILLS VILLAGE 5 3B-R/3533SQFT W/CA ROOM	19-2425	SFD	O						
	25346014	6766 PASEO ST LOT 58	TRACY HILLS VILLAGE 5 3C/3533SQFT W/CA ROOM	19-2306	SFD	O						
	25346004	6805 PASEO ST LOT 48	TRACY HILLS VILLAGE 5 3C-R/3533SQFT W/CA ROOM	19-2035	SFD	O						
	25342008	2565 LUNA AVE LOT 8	TRACY HILLS VILLAGE 5 3D/3533SQFT MODEL	18-3334	SFD	O						
	25357009	6813 ISHAN ST LOT 101	TRACY HILLS VILLAGE 5 3D/3533SQFT W/CA ROOM	19-2450	SFD	O						
	25346022	2628 CATSPA W/CA CT LOT 66	TRACY HILLS VILLAGE 5 3D-R/3533SQFT W/CA ROOM	19-2047	SFD	O						
	25342036	2636 LYNRIDGE AVE LOT 36	TRACY HILLS VILLAGE 5 3D-R/3533SQFT W/CA ROOM	19-2056	SFD	O						
	25358013	6794 ISHAN ST LOT 85	TRACY HILLS VILLAGE 5 3E/3533SQFT W/CA ROOM	19-2433	SFD	O						
	25346010	6745 PASEO ST LOT 54	TRACY HILLS VILLAGE 5 3E-R/3533SQFT W/CA ROOM	19-2302	SFD	O						
	25342022	6890 REDROCK AVE LOT 22	TRACY HILLS VILLAGE 5 3E-R/3533SQFT W/CA ROOM	19-2052	SFD	O						
	25357008	6834 ISHAN ST LOT 83	TRACY HILLS VILLAGE 5 4A/3599SQFT W/CA ROOM	19-2449	SFD	O						
	25342035	2646 LYNRIDGE AVE LOT 35	TRACY HILLS VILLAGE 5 4A/3599SQFT W/CA ROOM	19-2055	SFD	O						
	25358006	6724 ISHAN ST LOT 92	TRACY HILLS VILLAGE 5 4A-R/3599SQFT W/CA ROOM	19-2427	SFD	O						
	25346012	6746 PASEO ST LOT 56	TRACY HILLS VILLAGE 5 4A-R/3599SQFT W/CA ROOM	19-2304	SFD	O						

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	25342006	2545 LUNA AVE LOT 6	TRACY HILLS VILLAGE 5 4B/3599SQFT MODEL	18-3332	SFD	O						
	25346003	6815 PASEO ST LOT 47	TRACY HILLS VILLAGE 5 4B/3599SQFT W/CA ROOM	19-2034	SFD	O						
	25342043	6855 PASEO ST LOT 43	TRACY HILLS VILLAGE 5 4C/3599SQFT	19-1597	SFD	O						
	25342026	2527 SALINGER AVE LOT 26	TRACY HILLS VILLAGE 5 4C/3599SQFT	19-0523	SFD	O						
	25342003	2515 LUNA AVE LOT 3	TRACY HILLS VILLAGE 5 4C/3599SQFT	18-3328	SFD	O						
	25346030	2607 LYNRIDGE AVE LOT 74	TRACY HILLS VILLAGE 5 4C/3599SQFT W/CA ROOM	19-2063	SFD	O						
	25342040	6885 PASEO ST LOT 40	TRACY HILLS VILLAGE 5 4D/3599SQFT	19-0292	SFD	O						
	25357015	6873 ISHAN ST LOT 107	TRACY HILLS VILLAGE 5 4D/3599SQFT W/CA ROOM	19-2462	SFD	O						
	25346009	6755 PASEO ST LOT 53	TRACY HILLS VILLAGE 5 4D/3599SQFT W/CA ROOM	19-2301	SFD	O						
	25342023	6889 REDROCK AVE LOT 23	TRACY HILLS VILLAGE 5 4D/3599SQFT W/CA ROOM	19-2053	SFD	O						
	25346026	2657 LYNRIDGE AVE LOT 70	TRACY HILLS VILLAGE 5 4E/3599SQFT W/CA ROOM	19-2058	SFD	O						
	25346016	6786 PASEO ST LOT 60	TRACY HILLS VILLAGE 5 4E/3599SQFT W/CA ROOM	19-2308	SFD	O						
	25357005	6864 ISHAN ST LOT 80	TRACY HILLS VILLAGE 5 4E-R/3599SQFT W/CA ROOM	19-2446	SFD	O						
	25346021	2618 CATSPA W CT LOT 65	TRACY HILLS VILLAGE 5 4E-R/3599SQFT W/CA ROOM	19-2046	SFD	O						
	25342038	6905 PASEO ST LOT 38	TRACY HILLS VILLAGE 5 PEARL 1B/2683SQFT	19-0288	SFD	O						
	25346002	6825 PASEO ST LOT 46	TRACY HILLS VILLAGE 5 PEARL 1C/2683SQFT	19-1600	SFD	O						
	25342041	6875 PASEO ST LOT 41	TRACY HILLS VILLAGE 5 PEARL 1C/2683SQFT	19-0293	SFD	O						
	25357013	6853 ISHAN ST LOT 15	TRACY HILLS VILLAGE 5 1A/2683SQFT W/CA ROOM	19-2454	SFD	O						
	25346027	2647 LYNRIDGE AVE LOT 71	TRACY HILLS VILLAGE 5 1A/2683SQFT W/CA ROOM	19-2059	SFD	O						
	25358022	6793 ISHAN ST LOT 100	TRACY HILLS VILLAGE 5 1A-R/2683SQFT W/CA ROOM	19-2440	SFD	O						
	25346020	2608 CATSPA W CT LOT 64	TRACY HILLS VILLAGE 5 1A-R/2683SQFT W/CA ROOM	19-2045	SFD	O						
	25342033	2666 LYNRIDGE AVE LOT 33	TRACY HILLS VILLAGE 5 1B/2683SQ' W/CA ROOM	19-1594	SFD	O						

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	25342016	2516 SALINGER AVE LOT 16	TRACY HILLS VILLAGE 5 1B/2683SQ' W/CA ROOM	19-1065	SFD	O						
	25357011	6833 ISHAN ST LOT 103	TRACY HILLS VILLAGE 5 1B/2683SQFT W/CA ROOM	19-2452	SFD	O						
	25346011	6735 PASEO ST LOT 55	TRACY HILLS VILLAGE 5 1B/2683SQFT W/CA ROOM	19-2303	SFD	O						
	25342024	6899 REDROCK AVE LOT 24	TRACY HILLS VILLAGE 5 1C/2683SQ' W/CA ROOM	19-1071	SFD	O						
	25357006	6854 ISHAN ST LOT 81	TRACY HILLS VILLAGE 5 1C/2683SQFT W/CA ROOM	19-2447	SFD	O						
	25346017	2629 CATSPA W CT LOT 61	TRACY HILLS VILLAGE 5 1C/2683SQFT W/CA ROOM	19-2039	SFD	O						
	25342019	6920 REDROCK AVE LOT 19	TRACY HILLS VILLAGE 5 1D/2683SQ' W/CA ROOM	19-1068	SFD	O						
	25358015	6723 ISHAN ST LOT 93	TRACY HILLS VILLAGE 5 1D/2683SQFT W/CA ROOM	19-2428	SFD	O						
	25346024	2648 CATSPA W CT LOT 68	TRACY HILLS VILLAGE 5 1D/2683SQFT W/CA ROOM	19-2051	SFD	O						
	25358012	6784 ISHAN ST LOT 86	TRACY HILLS VILLAGE 5 1D-R/2683SQFT W/CA ROOM	19-2434	SFD	O						
	25358009	6754 ISHAN ST LOT 89	TRACY HILLS VILLAGE 5 1E/2683SQFT W/CA ROOM	19-2424	SFD	O						
	25346031	2597 LYNRIDGE AVE LOT 75	TRACY HILLS VILLAGE 5 1E/2683SQFT W/CA ROOM	19-2064	SFD	O						
	25346006	6785 PASEO ST LOT 50	TRACY HILLS VILLAGE 5 1E-R/2683SQFT W/CA ROOM	19-2298	SFD	O						
	25358016	6733 ISHAN ST LOT 94	TRACY HILLS VILLAGE 5 2A-R/3372SQFT W/CA ROOM	19-2429	SFD	O						
	25357007	6844 ISHAN ST LOT 82	TRACY HILLS VILLAGE 5 2B-R/3372SQFT W/CA ROOM	19-2448	SFD	O						
	25358014	6824 ISHAN ST LOT 84	TRACY HILLS VILLAGE 5 2C-R/3372SQFT W/CA ROOM	19-2432	SFD	O						
	25357014	6863 ISHAN ST LOT 106	TRACY HILLS VILLAGE 5 2C-R/3372SQFT W/CA ROOM	19-2460	SFD	O						
	25358018	6753 ISHAN ST LOT 96	TRACY HILLS VILLAGE 5 2D/3372SQFT W/CA ROOM	19-2431	SFD	O						
	25358010	6764 ISHAN ST LOT 88	TRACY HILLS VILLAGE 5 2D-R/3372SQFT W/CA ROOM	19-2436	SFD	O						
	25358020	6773 ISHAN ST LOT 98	TRACY HILLS VILLAGE 5 2E-R/3372SQFT W/CA ROOM	19-2438	SFD	O						

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	25357010	6823 ISHAN ST LOT 102	TRACY HILLS VILLAGE 5 2E-R/3372SQFT W/CA ROOM	19-2451	SFD	O						
	25342004	2525 LUNA AVE LOT 4	TRACY HILLS VILLAGE 5 3B/3533SQFT MODEL	18-3330	SFD	O						
	25342018	2496 SALINGER AVE LOT 18	TRACY HILLS VILLAGE 5 4A/3599SQ' W/CA ROOM	19-1067	SFD	O						
	25342021	6900 REDROCK AVE LOT 21	TRACY HILLS VILLAGE 5 4B/3599SQ' W/CA ROOM	19-1070	SFD	O						
	25358021	6783 ISHAN ST LOT 99	TRACY HILLS VILLAGE 5 4B/3599SQFT W/CA ROOM	19-2439	SFD	O						
	25358011	6774 ISHAN ST LOT 87	TRACY HILLS VILLAGE 5 4C/3599SQFT W/CA ROOM	19-2435	SFD	O						
	25358017	6743 ISHAN ST LOT 95	TRACY HILLS VILLAGE 5 4D/3599SQFT W/CA ROOM	19-2430	SFD	O						
	25357012	6843 ISHAN ST LOT 104	TRACY HILLS VILLAGE 5 4D-R/3599SQFT W/CA ROOM	19-2453	SFD	O						
	25342030	6906 PASEO ST LOT 30	TRACY HILLS VILLAGE 5 PEARL 3C/3533SQFT	19-0285	SFD	O						
	25342031	6896 PASEO ST LOT 31	TRACY HILLS VILLAGE 5 PEARL 2A/3372SQFT	19-0286	SFD	O						
	25342044	6845 PASEO ST LOT 44	TRACY HILLS VILLAGE 5 PEARL 2B/3372SQFT	19-1598	SFD	O						
	25342027	2537 SALINGER AVE LOT 27	TRACY HILLS VILLAGE 5 PEARL 2B/3372SQFT	19-0524	SFD	O						
	25342011	2566 SALINGER AVE LOT 11	TRACY HILLS VILLAGE 5 PEARL 2B/3372SQFT	19-0519	SFD	O						
	25342020	6910 REDROCK AVE LOT 20	TRACY HILLS VILLAGE 5 PEARL 2C/3372SQ' W/CA ROOM	19-1069	SFD	O						
	25342015	2526 SALINGER AVE LOT 15	TRACY HILLS VILLAGE 5 PEARL 2D/3372SQ' W/CA ROOM	19-1064	SFD	O						
	25342039	6895 PASEO ST LOT 39	TRACY HILLS VILLAGE 5 PEARL 2E/3372SQFT	19-0289	SFD	O						
	25342042	6865 PASEO ST	TRACY HILLS VILLAGE 5 PEARL 3A/3533SQ' W/CA ROOM	19-1595	SFD	O						
	25342025	6909 REDROCK AVE LOT 25	TRACY HILLS VILLAGE 5 PEARL 3A/3533SQ' W/CA ROOM	19-1072	SFD	O						
	25342012	2556 SALINGER AVE LOT 12	TRACY HILLS VILLAGE 5 PEARL 3A/3533SQFT	19-0520	SFD	O						
	25342028	2547 SALINGER AVE LOT 28	TRACY HILLS VILLAGE 5 PEARL 3C/3533SQFT	19-0525	SFD	O						
	25346025	2667 LYNRIDGE AVE LOT 25	TRACY HILLS VILLAGE 5 PEARL 3D/3533SQ' W/CA ROOM	19-1601	SFD	O						
	25342017	2506 SALINGER AVE LOT 17	TRACY HILLS VILLAGE 5 PEARL 3E/3533SQ' W/CA ROOM	19-1066	SFD	O						
	25342032	6886 PASEO ST LOT 32	TRACY HILLS VILLAGE 5 PEARL 3E/3533SQFT	19-0287	SFD	O						

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	25342013	2546 SALINGER AVE LOT 13	TRACY HILLS VILLAGE 5 PEARL 4D/3599SQFT	19-0521	SFD	O						
	25342010	2576 SALINGER AVE LOT 10	TRACY HILLS VILLAGE 5 PEARL 4D/3599SQFT	19-0284	SFD	O						
	25346001	6835 PASEO ST LOT 45	TRACY HILLS VILLAGE 5 PEARL3E/3533SQF	19-1599	SFD	O						
	25352017	3148 TOSTALINDA DR LOT 66	VANTAGE/PLAN 1A-R/2155 SQ FT	18-2469	SFD	O						
	25352022	3098 TOSTALINDA DR LOT 71	VANTAGE/PLAN 1B-R/2155 SQ FT	18-2474	SFD	O						
	25352013	3188 TOSTALINDA DR LOT 62	VANTAGE/PLAN 1C/2155 SQ FT	18-2465	SFD	O						
	25352023	3088 TOSTALINDA DR LOT 72	VANTAGE/PLAN 2A/2340 SQ FT	18-2475	SFD	O						
	25352020	3118 TOSTALINDA DR LOT 69	VANTAGE/PLAN 2A/2340 SQ FT	18-2472	SFD	O						
	25352014	3178 TOSTALINDA DR LOT 63	VANTAGE/PLAN 2A/2340 SQ FT	18-2466	SFD	O						
	25352018	3138 TOSTALINDA DR LOT 67	VANTAGE/PLAN 2B/2340 SQ FT	18-2470	SFD	O						
	25352021	3108 TOSTALINDA DR LOT 70	VANTAGE/PLAN 3B/2565 SQ FT	18-2473	SFD	O						
	25352015	3168 TOSTALINDA DR LOT 64	VANTAGE/PLAN 3B-R/2565 SQ FT	18-2467	SFD	O						
	25352019	3128 TOSTALINDA DR LOT 68	VANTAGE/PLAN 3C-R/2565 SQ FT	18-2471	SFD	O						
	25352016	3158 TOSTALINDA DR LOT 65	VANTAGE/PLAN 4C/2648 SQ FT	18-2468	SFD	O						
	25348032	2243 DAVIE PL LOT 58	VENTE/PLAN 3B/3451 SQ FT/MODEL	18-2299	SFD	O						
	25354028	7152 FENNIMORE ST LOT 143	VILLAGE 1/PLAN 1A/2173SF	19-2395	SFD	O						
	25343038	2444 TERINDALE WY LOT 101	VILLAGE 1/PLAN 1A/2173SF	18-2724	SFD	O						
	25354014	2461 IVERSTONE ST LOT 129	VILLAGE 1/PLAN 1A-R/2173SF	19-2347	SFD	O						
	25354011	2431 IVERSTONE ST LOT 126	VILLAGE 1/PLAN 1A-R/2173SF	19-2344	SFD	O						
	25354008	2470 IVERSTONE ST LOT 123	VILLAGE 1/PLAN 1B/2173SF	19-2341	SFD	O						
	25339028	7021 DAPHNE ST LOT 28	VILLAGE 1/PLAN 1B/2173SF	18-2185	SFD	O						
	25339024	7061 DAPHNE ST LOT 24	VILLAGE 1/PLAN 1B/2173SF	18-2181	SFD	O						
	25339056	7072 DAPHNE ST	VILLAGE 1/PLAN 1C/2173SF	18-2228	SFD	O						
	25339046	7029 PROVINCIAL ST	VILLAGE 1/PLAN 1C/2173SF	18-2209	SFD	O						
	25339021	7002 DAPHNE ST LOT 21	VILLAGE 1/PLAN 1C/2173SF	18-2178	SFD	O						
	25343034	7203 TASSIE CT LOT 87	VILLAGE 1/PLAN 1D/2173SF	19-2358	SFD	O						
	25339060	2320 IVERSTONE ST LOT 60	VILLAGE 1/PLAN 1D/2173SF	18-2235	SFD	O						
	25339053	7042 DAPHNE ST LOT 53	VILLAGE 1/PLAN 1D/2173SF	18-2225	SFD	O						
	25339039	7040 PROVINCIAL ST LOT 39	VILLAGE 1/PLAN 1D/2173SF	18-2202	SFD	O						
	25339031	6991 DAPHNE ST LOT 31	VILLAGE 1/PLAN 1D/2173SF	18-2188	SFD	O						
	25354023	7202 FENNIMORE ST LOT 138	VILLAGE 1/PLAN 1D-R/2173SF	19-2390	SFD	O						
	25354005	2440 IVERSTONE ST LOT 120	VILLAGE 1/PLAN 1D-R/2173SF	19-2338	SFD	O						
	25343047	2442 FELDSPAR LN LOT 110	VILLAGE 1/PLAN 1D-R/2173SF	19-2370	SFD	O						
	25354019	2482 FELDSPAR LN LOT 134	VILLAGE 1/PLAN 1E/2173SF	19-2386	SFD	O						
	25339062	2340 IVERSTONE ST LOT 62	VILLAGE 1/PLAN 1E/2173SF	18-2237	SFD	O						
	25339043	7059 PROVINCIAL ST LOT 43	VILLAGE 1/PLAN 1F/2173SF	18-2206	SFD	O						
	25343037	7233 TASSIE CT LOT 100	VILLAGE 1/PLAN 1F-R/2173SF	19-2365	SFD	O						
	25339063	2350 IVERSTONE ST LOT 63	VILLAGE 1/PLAN 2A/2278SF	18-2238	SFD	O						
	25339055	7062 DAPHNE ST LOT 55	VILLAGE 1/PLAN 2A/2278SF	18-2227	SFD	O						

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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	For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)	Term of Affordability or Deed Restriction (years) (if affordable in perpetuity enter 1000)*	Number of Demolished/Destroyed Units*	Demolished or Destroyed Units*	Demolished/Destroyed Units Owner or Renter*	Notes*
	25339044	7049 PROVINCIAL ST LOT 44	VILLAGE 1/PLAN 2A/2278SF	18-2207	SFD	O						
	25339029	7011 DAPHNE ST LOT 29	VILLAGE 1/PLAN 2A/2278SF	18-2186	SFD	O						
	25354015	2471 IVERSTONE ST LOT 130	VILLAGE 1/PLAN 2A R/2278SF	19-2351	SFD	O						
	25339019	6982 DAPHNE ST LOT 19	VILLAGE 1/PLAN 2B/2278SF	18-2176	SFD	O						
	25339059	2310 IVERSTONE ST LOT 59	VILLAGE 1/PLAN 2B/2278SF	18-2234	SFD	O						
	25339037	7020 PROVINCIAL ST LOT 37	VILLAGE 1/PLAN 2B/2278SF	18-2200	SFD	O						
	25354010	2421 IVERSTONE ST LOT 125	VILLAGE 1/PLAN 2C/2278SF	19-2343	SFD	O						
	25339016	2317 OSTERA ST LOT 16	VILLAGE 1/PLAN 2C/2278SF	18-2172	SFD	O						
	25354029	7142 FENNIMORE ST LOT 144	VILLAGE 1/PLAN 2C R/2278SF	19-2396	SFD	O						
	25354018	2472 FELDSPAR LN	VILLAGE 1/PLAN 2D/2278SF	19-2501	SFD	O						
	25354004	2430 IVERSTONE ST LOT 119	VILLAGE 1/PLAN 2E/2278SF	19-2337	SFD	O						
	25343048	2432 FELDSPAR LN LOT 111	VILLAGE 1/PLAN 2E/2278SF	19-2371	SFD	O						
	25354025	7182 FENNIMORE ST LOT 140	VILLAGE 1/PLAN 2E R/2278SF	19-2392	SFD	O						
	25343033	7193 TASSIE CT LOT 96	VILLAGE 1/PLAN 2E R/2278SF	19-2357	SFD	O						
	25354022	7212 FENNIMORE ST LOT 137	VILLAGE 1/PLAN 2F/2278SF	19-2389	SFD	O						
	25339041	7060 PROVINCIAL ST LOT 41	VILLAGE 1/PLAN 2F/2278SF	18-2204	SFD	O						
	25339026	7041 DAPHNE ST LOT 26	VILLAGE 1/PLAN 2F/2278SF	18-2183	SFD	O						
	25354007	2460 IVERSTONE ST LOT 122	VILLAGE 1/PLAN 2F R/2278SF	19-2340	SFD	O						
	25354001	2400 IVERSTONE ST LOT 116	VILLAGE 1/PLAN 2F R/2278SF	18-2583	SFD	O						
	25343039	2434 TERINDALE WY LOT 102	VILLAGE 1/PLAN 2F R/2278SF	19-2356	SFD	O						
	25339042	7070 PROVINCIAL ST LOT 42	VILLAGE 1/PLAN 3A/2421SF	18-2205	SFD	O						
	25354020	7232 FENNIMORE ST LOT 135	VILLAGE 1/PLAN 3A/2476SF	19-2387	SFD	O						
	25354013	2451 IVERSTONE ST LOT 128	VILLAGE 1/PLAN 3A R/2476SF	19-2346	SFD	O						
	25343045	2443 FELDSPAR LN	VILLAGE 1/PLAN 3A R/2476SF	19-2367	SFD	O						
	25339032	6981 DAPHNE ST LOT 32	VILLAGE 1/PLAN 3B/2421SF	18-2189	SFD	O						
	25343046	2452 FELDSPAR LN LOT 109	VILLAGE 1/PLAN 3B/2476SF	19-2368	SFD	O						
	25339025	7051 DAPHNE ST LOT 25	VILLAGE 1/PLAN 3C/2421SF	18-2182	SFD	O						
	25354009	2480 IVERSTONE ST LOT 124	VILLAGE 1/PLAN 3C/2476SF	19-2342	SFD	O						
	25339047	7019 PROVINCIAL ST	VILLAGE 1/PLAN 3D/2421SF	18-2210	SFD	O						
	25339022	7012 DAPHNE ST LOT 22	VILLAGE 1/PLAN 3D/2421SF	18-2179	SFD	O						
	25339052	7032 DAPHNE ST LOT 52	VILLAGE 1/PLAN 3E/2421SF	18-2224	SFD	O						
	25339057	7082 DAPHNE ST LOT 57	VILLAGE 1/PLAN 3F/2421SF	18-2229	SFD	O						
	25339018	6972 DAPHNE ST LOT 18	VILLAGE 1/PLAN 3F/2421SF	18-2175	SFD	O						
	25354026	7172 FENNIMORE ST LOT 141	VILLAGE 1/PLAN 3F/2476SF	19-2393	SFD	O						
	25354003	2420 IVERSTONE ST LOT 118	VILLAGE 1/PLAN 3F R/2476SF	19-2333	SFD	O						
	25343035	7213 TASSIE CT LOT 98	VILLAGE 1/PLAN 3F R/2476SF	19-2363	SFD	O						
	25354024	7192 FENNIMORE ST LOT 139	VILLAGE 1/PLAN 4A/2654SF	19-2391	SFD	O						
	25339027	7031 DAPHNE ST LOT 27	VILLAGE 1/PLAN 4A/2654SF	18-2184	SFD	O						
	25339017	2307 OSTERA ST LOT 17	VILLAGE 1/PLAN 4A/2654SF	18-2173	SFD	O						
	25354017	2462 FELDSPAR LN LOT 132	VILLAGE 1/PLAN 4A R/2654SF	19-2497	SFD	O						
	25354006	2450 IVERSTONE ST LOT 121	VILLAGE 1/PLAN 4B/2654SF	19-2339	SFD	O						
	25343036	7223 TASSIE CT LOT 99	VILLAGE 1/PLAN 4B/2654SF	19-2364	SFD	O						

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	25339040	7050 PROVINCIAL ST LOT 40	VILLAGE 1/PLAN 4B/2854SF	18-2203	SFD	O						
	25354027	7162 FENNIMORE ST LOT 142	VILLAGE 1/PLAN 4B R/2854SF	19-2394	SFD	O						
	25339023	7071 DAPHNE ST LOT 23	VILLAGE 1/PLAN 4C/2854SF	18-2180	SFD	O						
	25354002	2410 IVERSTONE ST LOT 117	VILLAGE 1/PLAN 4D/2854SF	18-2584	SFD	O						
	25339045	7039 PROVINCIAL ST LOT 45	VILLAGE 1/PLAN 4D/2854SF	18-2208	SFD	O						
	25339015	2327 OSTERA ST LOT 15	VILLAGE 1/PLAN 4D/2854SF	18-2171	SFD	O						
	25354012	2441 IVERSTONE ST LOT 127	VILLAGE 1/PLAN 4E/2854SF	19-2345	SFD	O						
	25343044	2433 FELDSPAR LN LOT 107	VILLAGE 1/PLAN 4E/2854SF	19-2366	SFD	O						
	25339054	7052 DAPHNE ST LOT 54	VILLAGE 1/PLAN 4E/2854SF	18-2226	SFD	O						
	25339030	7001 DAPHNE ST LOT 30	VILLAGE 1/PLAN 4E/2854SF	18-2187	SFD	O						
	25354021	7222 FENNIMORE ST LOT 136	VILLAGE 1/PLAN 4E R/2854SF	19-2388	SFD	O						
	25339061	2330 IVERSTONE ST LOT 61	VILLAGE 1/PLAN 4F/2854SF	18-2236	SFD	O						
	25339020	6992 DAPHNE LOT 20	VILLAGE 1/PLAN 4F/2854SF	18-2177	SFD	O						
	25354016	2481 IVERSTONE ST LOT 131	VILLAGE 1/PLAN 4F R/2854SF	19-2352	SFD	O						
	25344041	6856 ANTON ST LOT 82	VILLAGE 3/PLAN 1A/2502SF	18-2385	SFD	O						
	25344008	6810 CELADON LN LOT 49	VILLAGE 3/PLAN 1B/2502SF	18-2352	SFD	O						
	25340023	6620 SILVERLEAF CT LOT 23	VILLAGE 3/PLAN 1B/2502SF W/CA ROOM	19-2423	SFD	O						
	25344001	6740 CELADON LN LOT 42	VILLAGE 3/PLAN 1B R/2502SF	18-2345	SFD	O						
	25340008	6666 ANTON ST LOT 8	VILLAGE 3/PLAN 1C R/2502SF W/CA ROOM	18-2309	SFD	O						
	25344036	6806 ANTON ST LOT 77	VILLAGE 3/PLAN 1D/2502SF	18-2380	SFD	O						
	25340039	2535 ELDERBERRY AVE	VILLAGE 3/PLAN 1D/2502SF	18-2341	SFD	O						
	25344056	6769 CELADON LN LOT 97	VILLAGE 3/PLAN 1E R/2502SF	18-2400	SFD	O						
	25344006	6790 CELADON LN LOT 47	VILLAGE 3/PLAN 1F/2502SF	18-2350	SFD	O						
	25340002	6590 REDBLOOM CT LOT 2	VILLAGE 3/PLAN 1F/2502SF W/CA ROOM	18-2303	SFD	O						
	25344038	6826 ANTON ST LOT 79	VILLAGE 3/PLAN 2A/3122SF W/CA ROOM	18-2382	SFD	O						
	25344005	6780 CELADON LN LOT 46	VILLAGE 3/PLAN 2A R/3122SF W/CA ROOM	18-2349	SFD	O						
	25344059	6809 CELADON LN LOT 100	VILLAGE 3/PLAN 2B R/3122SF	18-2403	SFD	O						
	25344053	6739 CELADON LN LOT 94	VILLAGE 3/PLAN 2C/3122SF W/CA ROOM	18-2397	SFD	O						
	25344044	6886 ANTON ST LOT 85	VILLAGE 3/PLAN 2C/3122SF W/CA ROOM	18-2388	SFD	O						
	25340001	6600 REDBLOOM CT LOT 1	VILLAGE 3/PLAN 2C/3122SF W/CA ROOM	18-2302	SFD	O						
	25344002	6750 CELADON LN LOT 43	VILLAGE 3/PLAN 2D/3122SF W/CA ROOM	18-2346	SFD	O						
	25340041	2515 ELDERBERRY AVE LOT 41	VILLAGE 3/PLAN 2D/3122SF W/CA ROOM	18-2343	SFD	O						
	25340006	6646 ANTON ST LOT 6	VILLAGE 3/PLAN 2D R/3122SF W/CA ROOM	18-2307	SFD	O						
	25344010	6830 CELADON LN LOT 51	VILLAGE 3/PLAN 2E/3122SF W/CA ROOM	18-2354	SFD	O						
	25344034	6786 ANTON ST LOT 75	VILLAGE 3/PLAN 2F/3122SF W/CA ROOM	18-2378	SFD	O						

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	25344012	6850 CELADON LN LOT 53	VILLAGE 3/PLAN 2F R/3122SF W/CA ROOM	18-2356	SFD	O						
	25344061	6839 CELADON LN LOT 102	VILLAGE 3/PLAN 3A/3266SF W/CA ROOM	18-2405	SFD	O						
	25344057	6779 CELADON LN LOT 98	VILLAGE 3/PLAN 3A/3266SF W/CA ROOM	18-2401	SFD	O						
	25340022	6610 SILVERLEAF CT LOT 22	VILLAGE 3/PLAN 3A R/3266SF W/CA ROOM	19-2404	SFD	O						
	25340007	6656 ANTON ST LOT 7	VILLAGE 3/PLAN 3B/3266SF W/CA ROOM	18-2308	SFD	O						
	25344054	6749 CELADON LN LOT 95	VILLAGE 3/PLAN 3B R/3266SF W/CA ROOM	18-2398	SFD	O						
	25344037	6816 ANTON ST LOT 78	VILLAGE 3/PLAN 3B R/3266SF W/CA ROOM	18-2381	SFD	O						
	25344033	6776 ANTON ST LOT 74	VILLAGE 3/PLAN 3C R/3266SF W/CA ROOM	18-2377	SFD	O						
	25344003	6760 CELADON LN LOT 44	VILLAGE 3/PLAN 3C R/3266SF W/CA ROOM	18-2347	SFD	O						
	25344040	6846 ANTON ST LOT 81	VILLAGE 3/PLAN 3D R/3266SF	18-2384	SFD	O						
	25340004	6570 REDBLOOM CT LOT 4	VILLAGE 3/PLAN 3E R/3266SF W/CA ROOM	18-2305	SFD	O						
	25344043	6876 ANTON ST LOT 84	VILLAGE 3/PLAN 3F/3266SF W/CA ROOM	18-2387	SFD	O						
	25340038	2545 ELDERBERRY AVE LOT 38	VILLAGE 3/PLAN 3F/3266SF W/CA ROOM	18-2340	SFD	O						
	25344055	6759 CELADON LN LOT 96	VILLAGE 3/PLAN 4A/3505SF W/CA ROOM	18-2399	SFD	O						
	25344011	6840 CELADON LN LOT 52	VILLAGE 3/PLAN 4B R/3505SF W/CA ROOM	18-2355	SFD	O						
	25340003	6580 REDBLOOM CT LOT 3	VILLAGE 3/PLAN 4B R/3505SF W/CA ROOM	18-2304	SFD	O						
	25344039	6836 ANTON ST LOT 80	VILLAGE 3/PLAN 4C R/3505SF W/CA ROOM	18-2383	SFD	O						
	25344009	6820 CELADON LN LOT 50	VILLAGE 3/PLAN 4C R/3505SF W/CA ROOM	18-2353	SFD	O						
	25340009	6676 ANTON ST LOT 9	VILLAGE 3/PLAN 4D R/3505SF W/CA ROOM	18-2310	SFD	O						
	25340005	6599 REDBLOOM CT LOT 5	VILLAGE 3/PLAN 4D R/3505SF W/CA ROOM	18-2306	SFD	O						
	25344058	6789 CELADON LN LOT 99	VILLAGE 3/PLAN 4D R/3505SF W/CA ROOM	18-2402	SFD	O						
	25344042	6866 ANTON ST LOT 83	VILLAGE 3/PLAN 4E/3505SF W/CA ROOM	18-2386	SFD	O						
	25340040	2525 ELDERBERRY AVE LOT 40	VILLAGE 3/PLAN 4E/3505SF W/CA ROOM	18-2342	SFD	O						
	25344035	6796 ANTON ST LOT 76	VILLAGE 3/PLAN 4E R/3505SF W/CA ROOM	18-2379	SFD	O						
	25356023	2646 SALINGER AVE LOT 127	VILLAGE 4/PLAN 1A/2257SF	19-2116	SFD	O						
	25356014	7011 SERAPHINA DR LOT 118	VILLAGE 4/PLAN 1A/2257SF	19-2294	SFD	O						
	25345033	2595 LUNA AVE LOT 89	VILLAGE 4/PLAN 1A/2257SF	18-2559	SFD	O						
	25345023	2554 LUNA AVE LOT 79	VILLAGE 4/PLAN 1A/2257SF	18-2549	SFD	O						
	25341015	7015 PASEO ST LOT 15	VILLAGE 4/PLAN 1A/2257SF	18-2490	SFD	O						
	25356025	2626 SALINGER AVE LOT 129	VILLAGE 4/PLAN 1A/2257SQ	19-2114	SFD	O						

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	25356044	7072 SERAPHINA DR LOT 148	VILLAGE 4/PLAN 1A R/2257SF	19-3347	SFD	O						
	25356031	2645 LUNA AVE LOT 135	VILLAGE 4/PLAN 1A R/2257SF	19-2126	SFD	O						
	25356009	7061 SERAPHINA DR LOT 113	VILLAGE 4/PLAN 1A R/2257SF	19-2309	SFD	O						
	25356035	6982 SERAPHINA DR LOT 139	VILLAGE 4/PLAN 1B/2257SF	19-2293	SFD	O						
	25356027	2606 SALINGER AVE LOT 131	VILLAGE 4/PLAN 1B/2257SF	19-2112	SFD	O						
	25356012	7031 SERAPHINA DR LOT 116	VILLAGE 4/PLAN 1B/2257SF	19-2312	SFD	O						
	25356033	2665 LUNA AVE LOT 137	VILLAGE 4/PLAN 1B R/2257SF	19-2123	SFD	O						
	25356004	2668 SANBELLE WY LOT 108	VILLAGE 4/PLAN 1B R/2257SF	19-3340	SFD	O						
	25345026	2524 LUNA AVE LOT 82	VILLAGE 4/PLAN 1B R/2257SF	18-2552	SFD	O						
	25356019	6961 SERAPHINA DR LOT 123	VILLAGE 4/PLAN 1C/2257SF	19-2121	SFD	O						
	25356016	6991 SERAPHINA DR LOT 120	VILLAGE 4/PLAN 1C/2257SF	19-2296	SFD	O						
	25345029	2494 LUNA AVE LOT 85	VILLAGE 4/PLAN 1C/2257SF	18-2555	SFD	O						
	25356042	7052 SERAPHINA DR LOT 146	VILLAGE 4/PLAN 1C R/2257SF	19-2314	SFD	O						
	25356006	7091 SERAPHINA DR LOT 110	VILLAGE 4/PLAN 1D/2257SF	19-3343	SFD	O						
	25341038	2580 ARTESIAN AVE LOT 38	VILLAGE 4/PLAN 1D/2257SF	18-2512	SFD	O						
	25341011	2543 GREGSON AVE LOT 11	VILLAGE 4/PLAN 1D/2257SF	18-2412	SFD	O						
	25356038	7012 SERAPHINA DR LOT 142	VILLAGE 4/PLAN 1D R/2257SF	19-2290	SFD	O						
	25356001	2638 SANBELLE WY LOT 105	VILLAGE 4/PLAN 1E/2257SF	19-1263	SFD	O						
	25345020	6975 PASEO ST LOT 76	VILLAGE 4/PLAN 1E/2257SF	18-2546	SFD	O						
	25341020	2572 GREGSON AVE LOT 20	VILLAGE 4/PLAN 1E/2257SF	18-2495	SFD	O						
	25341018	7045 PASEO ST LOT 48	VILLAGE 4/PLAN 1E/2257SF	18-2493	SFD	O						
	25341006	2493 GREGSON AVE LOT 6	VILLAGE 4/PLAN 1E/2257SF	18-2407	SFD	O						
	25341024	2532 GREGSON AVE LOT 24	VILLAGE 4/PLAN 2A/2563SF	18-2499	SFD	O						
	25341014	2573 GREGSON ave LOT 14	VILLAGE 4/PLAN 2A/2563SF	18-2415	SFD	O						
	25356010	7051 SERAPHINA DR LOT 114	VILLAGE 4/PLAN 2B/2563SF	19-2310	SFD	O						
	25341021	2562 GREGSON AVE LOT 21	VILLAGE 4/PLAN 2B/2563SF	18-2496	SFD	O						
	25341008	2513 GREGSON AVE LOT 8	VILLAGE 4/PLAN 2B/2563SF	18-2409	SFD	O						
	25356017	6981 SERAPHINA DR LOT 121	VILLAGE 4/PLAN 2B R/2563SF	19-2297	SFD	O						
	25345032	2585 LUNA AVE LOT 88	VILLAGE 4/PLAN 2C/2563SF	18-2558	SFD	O						
	25345025	2534 LUNA AVE LOT 81	VILLAGE 4/PLAN 2C/2563SF	18-2551	SFD	O						
	25356026	2616 SALINGER AVE LOT 130	VILLAGE 4/PLAN 2C R/2563SF	19-2113	SFD	O						
	25356002	2648 SANBELLE WY LOT 106	VILLAGE 4/PLAN 2D/2563SF	19-1264	SFD	O						
	25345018	6995 PASEO ST LOT 74	VILLAGE 4/PLAN 2D/2563SF	18-2544	SFD	O						
	25356022	2656 SALINGER AVE LOT 126	VILLAGE 4/PLAN 2D R/2563SF	19-2117	SFD	O						
	25356008	7071 SERAPHINA DR LOT 112	VILLAGE 4/PLAN 2E/2563SF	19-3345	SFD	O						
	25345028	2504 LUNA AVE LOT 84	VILLAGE 4/PLAN 2E/2563SF	18-2554	SFD	O						
	25341039	2570 ARTESIAN AVE LOT 39	VILLAGE 4/PLAN 2E/2563SF	18-2513	SFD	O						
	25356040	7032 SERAPHINA DR LOT 144	VILLAGE 4/PLAN 2E R/2563SF	19-2316	SFD	O						
	25356018	6971 SERAPHINA DR LOT 122	VILLAGE 4/PLAN 3A/2749SF	19-2120	SFD	O						
	25341017	7035 PASEO ST LOT 47	VILLAGE 4/PLAN 3A/2749SF	18-2492	SFD	O						
	25341007	2503 GREGSON AVE LOT 7	VILLAGE 4/PLAN 3A/2749SF	18-2408	SFD	O						
	25356036	6992 SERAPHINA DR	VILLAGE 4/PLAN 3A R/2749SF	19-2292	SFD	O						

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	25356007	7081 SERAPHINA DR LOT 111	VILLAGE 4/PLAN 3A R/2749SF	19-3344	SFD	O						
	25356013	7021 SERAPHINA DR LOT 117	VILLAGE 4/PLAN 3A R/2749SQ'	19-2288	SFD	O						
	25356043	7062 SERAPHINA DR LOT 147	VILLAGE 4/PLAN 3B/2749SF	19-2313	SFD	O						
	25356030	2635 LUNA AVE LOT 134	VILLAGE 4/PLAN 3B/2749SF	19-2125	SFD	O						
	25345017	7005 PASEO ST LOT 73	VILLAGE 4/PLAN 3B/2749SF	18-2543	SFD	O						
	25341013	2563 GREGSON AVE LOT 13	VILLAGE 4/PLAN 3B/2749SF	18-2414	SFD	O						
	25356024	2636 SALINGER AVE LOT 128	VILLAGE 4/PLAN 3B R/2749SF	19-2115	SFD	O						
	25356045	7082 SERAPHINA DR LOT 149	VILLAGE 4/PLAN 3C/2749SF	19-3346	SFD	O						
	25356039	7022 SERAPHINA DR LOT 143	VILLAGE 4/PLAN 3C/2749SF	19-2289	SFD	O						
	25345019	6985 PASEO ST LOT 75	VILLAGE 4/PLAN 3C/2749SF	18-2545	SFD	O						
	25341037	2590 ARTESIAN AVE LOT 37	VILLAGE 4/PLAN 3C/2749SF	18-2511	SFD	O						
	25356003	2658 SANBELLE WY LOT 107	VILLAGE 4/PLAN 3C R/2749SF	19-3339	SFD	O						
	25356005	7101 SERAPHINA DR LOT 109	VILLAGE 4/PLAN 3C R/2749SQ'	19-3342	SFD	O						
	25356020	6951 SERAPHINA DR LOT 124	VILLAGE 4/PLAN 3D/2749SF	19-2122	SFD	O						
	25356041	7042 SERAPHINA DR LOT 145	VILLAGE 4/PLAN 3D/2749SQ'	19-2315	SFD	O						
	25356028	2596 SALINGER AVE LOT 132	VILLAGE 4/PLAN 3D R/2749SF	19-2111	SFD	O						
	25356015	7001 SERAPHINA DR LOT 119	VILLAGE 4/PLAN 3D R/2749SF	19-2295	SFD	O						
	25345022	2564 LUNA AVE LOT 78	VILLAGE 4/PLAN 3D R/2749SF	18-2548	SFD	O						
	25356032	2655 LUNA AVE LOT 136	VILLAGE 4/PLAN 3E/2749SF	19-2124	SFD	O						
	25341022	2552 GREGSON AVE LOT 22	VILLAGE 4/PLAN 3E/2749SF	18-2497	SFD	O						
	25341010	2533 GREGSON AVE LOT 10	VILLAGE 4/PLAN 3E/2749SF	18-2411	SFD	O						
	25356021	2666 SALINGER AVE LOT 125	VILLAGE 4/PLAN 3E/2749SQ'	19-2118	SFD	O						
	25356011	7041 SERAPHINA DR LOT 115	VILLAGE 4/PLAN 3E R/2749SF	19-2311	SFD	O						
	25356034	6972 SERAPHINA DR LOT 138	VILLAGE 4/PLAN 3E R/2749SQ'	19-2119	SFD	O						
	25345027	2514 LUNA AVE LOT 83	VILLAGE 4/PLAN 4A/2257SF	18-2553	SFD	O						
	25341009	2523 GREGSON AVE LOT 9	VILLAGE 4/PLAN 4A/2977SF	18-2410	SFD	O						
	25356037	7002 SERAPHINA DR LOT 141	VILLAGE 4/PLAN 4B/2977SF	19-2291	SFD	O						
	25345021	2574 LUNA AVE LOT 77	VILLAGE 4/PLAN 4B/2977SF	18-2547	SFD	O						
	25341035	2571 ARTESIAN AVE LOT 35	VILLAGE 4/PLAN 4B/2977SF	18-2509	SFD	O						
	25341023	2542 GREGSON AVE LOT 23	VILLAGE 4/PLAN 4B/2977SF	18-2498	SFD	O						
	25341016	7025 PASEO ST LOT 16	VILLAGE 4/PLAN 4C/2977SF	18-2491	SFD	O						
	25341012	2553 GREGSON AVE LOT 12	VILLAGE 4/PLAN 4C/2977SF	18-2413	SFD	O						
	25345031	2474 LUNA AVE LOT 87	VILLAGE 4/PLAN 4D/2977SF	18-2557	SFD	O						
	25345024	2544 LUNA AVE LOT 80	VILLAGE 4/PLAN 4D/2977SF	18-2550	SFD	O						
	25341036	2600 ARTESIAN AVE LOT 36	VILLAGE 4/PLAN 4E/2977SF	18-2510	SFD	O						
	25356029	2586 SALINGER AVE LOT 133	VILLAGE 4/PLAN 4E R/2977SQ'	19-2110	SFD	O						
	25355007	3039 WILKINS LN LOT 7	VILLAGE 8/PLAN 1A/2914SF W/CA ROOM	19-2025	SFD	O						
	25355077	6264 CAROUSEL AVE LOT 70	VILLAGE 8/PLAN 1A R/2914SF W/CA ROOM	19-2138	SFD	O						
	25355013	3068 WILKINS LN LOT 13	VILLAGE 8/PLAN 1B/2914SF W/CA ROOM	19-2030	SFD	O						
	25355067	3045 PROSPECT DR LOT 61	VILLAGE 8/PLAN 1C/2914SF W- CA ROOM	19-1414	SFD	O						

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

Annual Building												
Project Identifier					Unit Types		Housing without Financial Assistance or Deed Restrictions	Term of Affordability or Deed Restriction	Demolished/Destroyed Units			Notes
1					2	3	18	19	20			21
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	For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)	Term of Affordability or Deed Restriction (years) (if affordable in perpetuity enter 1000)*	Number of Demolished/Destroyed Units*	Demolished or Destroyed Units*	Demolished/Destroyed Units Owner or Renter*	Notes*
	25355004	6326 MOSER WY LOT 4	VILLAGE 8/PLAN 1C R/2914SF W/CA ROOM	19-2151	SFD	O						
	25355063	3084 PROSPECT DR LOT 57	VILLAGE 8/PLAN 1D/2914SF W- CA ROOM	19-1409	SFD	O						
	25355011	3048 WILKINS LN LOT 11	VILLAGE 8/PLAN 1D/2914SF W/CA ROOM	19-2028	SFD	O						
	25355071	6266 CAMEO WY	VILLAGE 8/PLAN 1E/2914SF WITH CA ROOM	19-0530	SFD	O						
	25355032	6443 GREYMONT DR LOT 32	VILLAGE 8/PLAN 1E/2914SF WITH CA ROOM - MODEL	19-0394	SFD	O						
	25355061	3064 PROSPECT DR LOT 55	VILLAGE 8/PLAN 1E R/2914SF W- CA ROOM	19-1399	SFD	O						
	25355072	6276 CAMEO WY LOT 65	VILLAGE 8/PLAN 2A/3773SF W/CA ROOM	19-0531	SFD	O						
	25355054	6273 CAROUSEL AVE LOT 51	VILLAGE 8/PLAN 2A/3773SF W/CA ROOM	19-2143	SFD	O						
	25355014	3078 WILKINS LN 14	VILLAGE 8/PLAN 2A R/3773SF W/CA ROOM	19-2031	SFD	O						
	25355002	6346 MOSER WY LOT 2	VILLAGE 8/PLAN 2A R/3773SF W/CA ROOM	19-2153	SFD	O						
	25355065	3065 PROSPECT DR LOT 59	VILLAGE 8/PLAN 2C/3773SF W- CA ROOM/LOFT & RETREAT	19-1412	SFD	O						
	25355075	6244 CAROUSEL AVE LOT 68	VILLAGE 8/PLAN 2C/3773SF WITH CA ROOM	19-0534	SFD	O						
	25355059	3054 PROSPECT DR LOT 54	VILLAGE 8/PLAN 2D/3773SF W- CA ROOM	19-1396	SFD	O						
	25355031	6453 GREYMONT DR LOT 31	VILLAGE 8/PLAN 2D/3773SF WITH CA ROOM - MODEL	19-0393	SFD	O						
	25355010	3038 WILKINS LN LOT 10	VILLAGE 8/PLAN 2D R/3773SF W/CA ROOM	19-2027	SFD	O						
	25355008	3049 WILKINS LN LOT 8	VILLAGE 8/PLAN 2D R/3773SF W/CA ROOM	19-2026	SFD	O						
	25355070	6256 CAMEO WAY LOT 63	VILLAGE 8/PLAN 3A/3919SF	19-0529	SFD	O						
	25355012	3058 WILKINS LN LOT 12	VILLAGE 8/PLAN 3A R/3919SF W/CA ROOM	19-2029	SFD	O						
	25355009	3028 WILKINS LN LOT 9	VILLAGE 8/PLAN 3B R/3919SF W/CA ROOM	19-2148	SFD	O						
	25355030	6463 GREYMONT DR LOT 30	VILLAGE 8/PLAN 3C/3919SF - MODEL	19-0392	SFD	O						
	25355078	6274 CAROUSEL AVE LOT 71	VILLAGE 8/PLAN 3C/3919SF W/CA ROOM	19-2139	SFD	O						
	25355003	6336 MOSER WY LOT 3	VILLAGE 8/PLAN 3C/3919SF W/CA ROOM	19-2152	SFD	O						
	25355062	3074 PROSPECT DR LOT 56	VILLAGE 8/PLAN 3C/3919SF W-CA ROOM	19-1403	SFD	O						
	25355076	6254 CAROUSEL AVE LOT 69	VILLAGE 8/PLAN 3D R/3919SF W/CA ROOM	19-2137	SFD	O						
	25355006	3029 WILKINS LN LOT 6	VILLAGE 8/PLAN 3D R/3919SF W/CA ROOM	19-2149	SFD	O						
	25355058	3044 PROSPECT DR LOT 53	VILLAGE 8/PLAN 3E/3919SF	19-0527	SFD	O						
	25355029	6473 GREYMONT DR LOT 29	VILLAGE 8/PLAN 4A/4100SF/964 SF NEXT GEN & CA ROOM - MODEL	19-0391	SFD	O						

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

Annual Building												
Project Identifier					Unit Types		Housing without Financial Assistance or Deed Restrictions	Term of Affordability or Deed Restriction	Demolished/Destroyed Units			Notes
1					2	3	18	19	20			21
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	For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)	Term of Affordability or Deed Restriction (years) (if affordable in perpetuity enter 1000)*	Number of Demolished/Destroyed Units*	Demolished or Destroyed Units*	Demolished/Destroyed Units Owner or Renter*	Notes*
	25355005	6316 MOSER WY LOT 5	VILLAGE 8/PLAN 4A R/3136SF & 964 SF NEXT GEN & CA ROOM	19-2150	SFD	O						
	25355005	6316 MOSER WY LOT 5	VILLAGE 8/PLAN 4A R/3136SF & 964 SF NEXT GEN & CA ROOM	19-2150	ADU	O	Property owner unknown as house has not sold yet, so an assumption was made based on experience with all other ADUs reported as rented out to the moderate income category.					
	25355064	3075 PROSPECT DR LOT 58	VILLAGE 8/PLAN 4B R/4100SF/964 SF NEXT GEN & CA ROOM	19-1410	SFD	O						
	25355056	6263 CAROUSEL AVE LOT 52	VILLAGE 8/PLAN 4C/3136SF & 964 SF NEXT GEN & CA ROOM	19-2142	SFD	O						
	25355056	6263 CAROUSEL AVE LOT 52	VILLAGE 8/PLAN 4C/3136SF & 964 SF NEXT GEN & CA ROOM	19-2142	ADU	O	Property owner unknown as house has not sold yet, so an assumption was made based on experience with all other ADUs reported as rented out to the moderate income category.				The ADU is a part of brand new home construction on a single lot, which will be sold by the builder.	
	25355074	6234 CAROUSEL AVE LOT 67	VILLAGE 8/PLAN 4D/4100SF/964 SF NEXT GEN & CA ROOM	19-0533	SFD	O						
	25355068	6246 CAMEO WY LOT 62	VILLAGE 8/PLAN 4D/4100SF/964 SF NEXT GEN & CA ROOM	19-0528	SFD	O						
	25355001	6356 MOSER WY LOT 1	VILLAGE 8/PLAN 4E/3136SF & 964 SF NEXT GEN & CA ROOM	19-2154	SFD	O						
	25355001	6356 MOSER WY LOT 1	VILLAGE 8/PLAN 4E/3136SF & 964 SF NEXT GEN & CA ROOM	19-2154	ADU	O	Property owner unknown as house has not sold yet, so an assumption was made based on experience with all other ADUs reported as rented out to the moderate income category.				The ADU is a part of brand new home construction on a single lot, which will be sold by the builder.	
	25355066	3055 PROSPECT DR LOT 60	VILLAGE 8/PLAN 4E/4100SF/964 / SF NEXT GEN & CA ROOM	19-1413	SFD	O						
	25355073	6286 CAMEO WY LOT 66	VILLAGE 8/PLAN 4E/4100SF/964 SF NEXT GEN & CA ROOM	19-0532	SFD	O						
	24079027	2870 RIO GRANDE DRIVE LOT 220	ZEPHYR/PLAN 1A/2002 SQ FT	19-2952	SFD	O						
	24079010	2849 GOLD RUN STREET LOT 160	ZEPHYR/PLAN 1C/2002 SQ FT	19-2947	SFD	O						
	24079029	4618 MARGARET ADELE LANE LOT 222	ZEPHYR/PLAN 1D/2002 SQ FT	19-2945	SFD	O						
	24079007	2879 GOLD RUN STREET LOT 157	ZEPHYR/PLAN 2A/2197 SQ FT	19-2950	SFD	O						
	24079004	4619 MARGARET ADELE LANE LOT 154	ZEPHYR/PLAN 2A/2197 SQ FT	19-2960	SFD	O						
	24069055	2281 AUGUSTA AV	ZEPHYR/PLAN 2A/2197 SQ FT W/ OPT OUTDOOR LIVING	19-2911	SFD	O						
	24079009	2859 GOLD RUN STREET LOT 159	ZEPHYR/PLAN 2B/2197 SQ FT	19-2948	SFD	O						
	24079028	4608 MARGARET ADELE LANE LOT 221	ZEPHYR/PLAN 2C/2197 SQ FT	19-2951	SFD	O						
	24079001	4589 MARGARET ADELE LANE LOT 151	ZEPHYR/PLAN 2C/2197 SQ FT	19-2956	SFD	O						
	24097026	2860 RIO GRANDE DRIVE LOT 219	ZEPHYR/PLAN 2D/2197 SQ FT	19-2953	SFD	O						
	24079002	4599 MARGARET ADELE LANE LTO 152	ZEPHYR/PLAN 3A/2510 SQ FT	19-2955	SFD	O						
	24079005	4629 MARGARET ADELE LANE LOT 155	ZEPHYR/PLAN 3B/2510 SQ FT	19-2959	SFD	O						

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

Annual Building												
Project Identifier					Unit Types		Housing without Financial Assistance or Deed Restrictions	Term of Affordability or Deed Restriction	Demolished/Destroyed Units			Notes
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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	For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)	Term of Affordability or Deed Restriction (years) (if affordable in perpetuity enter 1000)*	Number of Demolished/Destroyed Units*	Demolished or Destroyed Units*	Demolished/Destroyed Units Owner or Renter*	Notes*
	24069056	2285 AUGUSTA AV	ZEPHYR/PLAN 3B/2510 SQ FT W/ OPT OUTDOOR LIVING/MODEL	19-2916	SFD	O						
	24079008	2869 GOLD RUN STREET LOT 158	ZEPHYR/PLAN 3C/2510 SQ FT	19-2949	SFD	O						
	24079011	2839 GOLD RUN STREET LOT 161	ZEPHYR/PLAN 3D/2510 SQ FT	19-2946	SFD	O						
	24079003	4609 MARGARET ADELE LANE LOT 153	ZEPHYR/PLAN 4B/2594 SQ FT	19-2954	SFD	O						
	24079006	4639 MARGARET ADELE LANE LOT 156	ZEPHYR/PLAN 4D/2594 SQ FT	19-2957	SFD	O						
	24069057	2291 AUGUSTA AV	ZEPHYR/PLAN 4D/2594 SQ FT MODEL	19-2941	SFD	O						

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

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	980											980
	Non-Deed Restricted												
Low	Deed Restricted	705											705
	Non-Deed Restricted												
Moderate	Deed Restricted	828					22					52	776
	Non-Deed Restricted			2	3	7	18						
Above Moderate		2463		1003	301	1147	748					3199	
Total RHNA		4976											
Total Units				1005	304	1154	788					3251	2461

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	Tracy	
Reporting Year	2019	(Jan. 1 - Dec. 31)

Table D

Program Implementation Status pursuant to GC Section 65583

Housing Programs Progress Report

Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.

1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
Housing Rehabilitation	<ul style="list-style-type: none"> - Annually consult the HCD and HUD websites to identify and pursue potential funding opportunities that may be available and appropriate to reinstate a housing rehabilitation program. - Refer property owners in need of rehabilitation assistance to the San Joaquin County Neighborhood Preservation Division who administers the County's HUD Grant - Assist 20 lower- and moderate-income households with the rehabilitation of their homes during the planning period. 	12/31/2023	<p>On-going. The County's HUD Grant provide housing rehabilitation assistance through the Home Improvement Partnership Grant Program (HOME). In FY 19, the County did not complete any housing rehabilitations, however rehabilitation of the McHenry House - Family Homeless Shelter and Emerson House (transitional housing facility for men) were made through the CDBG program.</p> <p>In 2019, the City allocated \$112,000 in Home Investment Partnership Program funds to the San Joaquin County Housing Authority and Stone Pine Meadows, a 72-unit apartment complex for lower-income households.</p>
Code Enforcement	<ul style="list-style-type: none"> - Continue to investigate possible code violations. - Continue to disseminate information on available housing rehabilitation assistance to address code violations and other housing issues. 	12/31/2023	On-going.

Table D**Program Implementation Status pursuant to GC Section 65583****Housing Programs Progress Report**

Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.

1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
Graffiti Removal Program	Continue to operate the Graffiti Hot Line.	12/31/2023	Graffiti complaints and concerns can be reported by phoning the Code Enforcement Division at (209) 831-6410.
Down Payment Assistance (DAP) Loan Program	<ul style="list-style-type: none"> - Continue to provide down payment assistance to qualified lower income households (up to 80 percent AMI). - Disseminate information to prospective first-time homebuyers on the DAP Loan Program. - Assist three households (an estimated one very low income and two low income households) annually. 	12/31/2023	This program is available, but because the median home prices in Tracy are so high, no households have qualified for the program. As a result, no households in Tracy have been assisted through this program.
Homebuyer and Financial Literacy Training	<ul style="list-style-type: none"> - Continue to require a Certificate of Completion from a HUD-approved homebuyer class in order to participate in the City's DAP Loan Program. - Partner with qualified local non-profit agencies to offer homebuyer education classes and publicize the availability of these classes to residents. 	12/31/2023	This program is overseen by the San Joaquin County Neighborhood Preservation Division, Visionary Home Builders, Neighbor Works, and NID-HCA (Housing Counsel Agency), and is dependent on funding from HUD.

Table D

Program Implementation Status pursuant to GC Section 65583

Housing Programs Progress Report

Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.

1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
Affordable Housing Development	<ul style="list-style-type: none">- Continue to prioritize the allocation of RGAs to affordable housing projects (particularly for those projects that set aside units for extremely low income households and persons with special needs, including those with developmental disabilities, and farmworkers).- Proactively encourage and facilitate, on an ongoing basis, the development of affordable housing by non-profit organizations for lower income households, particularly those with special needs including large households, seniors, extremely low-income (ELI) households, and households with persons who have disabilities or developmental disabilities, and farmworkers.- Continue to provide density bonuses and other incentives on an ongoing basis to developers who provide affordable units, such as technical assistance related to City policies and regulations, and pre-application consultation with staff.	12/31/2023	The Growth Management Ordinance establishes exceptions to annual residential permit limits for affordable housing projects, and the Density Bonus Ordinance establishes the incentives for affordable housing projects.

Table D**Program Implementation Status pursuant to GC Section 65583****Housing Programs Progress Report**

Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.

1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
Housing Choice Voucher Program	<ul style="list-style-type: none"> - Disseminate information to the public regarding the HCV program and promote participation by rental property owners. - Annually contact the HACSJ to obtain information on the status of the HCV program and other available resources. - Continue to support HACSJ's petition for increased funding from HUD. - Continue to work with HACSJ to provide HCVs to Tracy residents. - Continue to work with the HACSJ to assist households through the Family Self- Sufficiency Program. 	12/31/2023	This program is overseen by the Housing Authority of the County of San Joaquin and is funded by HUD. Information on these programs is available on hacsj.org.
Sustainability Program	Continue to implement the Sustainability Action Plan.	12/31/2023	This document is frequently used in development project review and CEQA review.

Table D

Program Implementation Status pursuant to GC Section 65583

Housing Programs Progress Report

Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.

1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
Affordable Housing Monitoring	<ul style="list-style-type: none">- Monitor status of affordable units annually by maintaining contact with property owners and HUD Multi-Family Housing division.- Solicit interest and participation of nonprofit housing developers to acquire and preserve housing to be maintained as affordable units. - Monitor status of affordable units annually by maintaining contact with property owners and HUD Multi-Family Housing division.- Solicit interest and participation of nonprofit housing developers to acquire and preserve housing to be maintained as affordable units. - Monitor status of affordable units annually by maintaining contact with property owners and HUD Multi-Family Housing division.- Solicit interest and participation of nonprofit housing developers to acquire and preserve housing to be maintained as affordable units.	12/31/2023	On-going. City staff is currently in discussions with Habitat for Humanity, the Housing Authority of San Joaquin County, and Eden Housing. On-going. City staff is currently in discussions with Habitat for Humanity, the Housing Authority of San Joaquin County, and Eden Housing.

Table D

Program Implementation Status pursuant to GC Section 65583

Housing Programs Progress Report

Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.

1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
Affordability by Design	<ul style="list-style-type: none"> - Continue to implement the recently adopted Zoning Amendments that incorporate affordability by design concepts described in the General Plan. - Encourage the development of a variety of housing types that provide affordable housing options for persons with special needs, such as micro-units, senior units, second units, and small-lot developments. - Promote Affordability by Design principles by placing information on City website and at public counters by 2016. 	<p>Dec 31, 2023; Dec 31, 2016</p>	<p>Completed and on-going.</p> <p>Revised development regulations influenced by Affordability by Design principles were incorporated into the Zoning Ordinance For example, any use, including multi-family residential, may request a reduction in required parking based on a study or survey that illustrates that required parking is not warranted. Applicants may also receive up to a 20 percent reduction of the otherwise required number of parking spaces pursuant the City's Off-Street Parking Ordinance. The City of Tracy has also relaxed the required distance between structures in the High Density Residential Zoning District from the average height of the two buildings to 10 feet. This has provided for greater flexibility for the allowance and maximum usage of residential sites. These available on the City's website and at the front counter.</p>
Property Acquisition and Improvement	<ul style="list-style-type: none"> - Continue to identify and seek partnerships with organizations and the County in order to acquire, improve, and develop affordable housing - Continue to assist in site acquisition for affordable housing. As funding permits, prioritize funding assistance to affordable housing projects that set aside units for seniors, persons with disabilities, and extremely low income households. 	<p>12/31/2023</p>	<p>On-going as CDBG funds and other funding sources are available.</p> <p>Responsible Agencies: Tracy Development Services (DS) Department; Economic Development Division; San Joaquin County Neighborhood Preservation Division; and local nonprofits</p>

Table D**Program Implementation Status pursuant to GC Section 65583****Housing Programs Progress Report**

Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.

1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
Inclusionary Housing	<ul style="list-style-type: none"> - Explore the potential and set the stage for a voluntary inclusionary housing program that includes an extremely low income housing component by 2017. - Monitor the City's affordability conditions on an annual basis and identify an inclusionary housing trigger, if necessary. 	Dec 31, 2017; on-going	<p>Completed. Projects that voluntarily provide inclusionary housing is granted priority for Residential Growth Allotments that are necessary to obtain a building permit for residential development.</p> <p>The City will conduct a Council workshop on housing affordability generally in the near future.</p>
Resale of Foreclosed Properties	Continue to collaborate with the County, on an ongoing basis, to identify and pursue available resources for the acquisition/rehabilitation of foreclosed and/or substandard housing as affordable housing.	12/31/2023	This is on-going in collaboration with the San Joaquin County Neighborhood Preservation Division.

Table D

Program Implementation Status pursuant to GC Section 65583

Housing Programs Progress Report

Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.

1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
Zoning Ordinance	<p>- Complete Zoning Ordinance amendments to address the provision of density bonuses, residential care facilities, farmworker housing, and employee housing by the end of 2016. Specifically:</p> <p>- Density Bonus: Update Density Bonus Ordinance to reflect the requirements of AB 2222 (effective January 2015), including extending the affordability control for the affordable units to 55 years, and requiring the replacement of existing affordable units demolished or removed in order to qualify for a density bonus, incentive, or concession.</p> <p>- Residential Care Facilities: In accordance with the Lanterman Act, amend the Zoning Ordinance to permit residential care facilities serving six or fewer persons as a single-family residential use.</p> <p>In addition, consistent with City practice, amend the Zoning Ordinance to allow residential care facilities of seven or more persons in all residential zones with a Conditional Use Permit.</p> <p>- Farmworker Housing: The California Employee Housing Act further defines housing for agricultural workers consisting of 36 beds or 12 units be treated as an agricultural use and permitted where agricultural uses are</p>	12/31/2023	<p>The City has not yet begun preparing these amendments for adoption. The City will revisit this task when resources allow.</p> <p>There are no constraints to development of housing in the Zoning Ordinance.</p>

Table D

Program Implementation Status pursuant to GC Section 65583

Housing Programs Progress Report

Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.

1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
Growth Management Ordinance (GMO)	<p>- Annually monitor and evaluate the Growth Management Ordinance for the impacts on the cost, supply and timing of housing including seeking input from residential developers and affordable housing stakeholders in reviewing the effects of the GMO.</p> <p>The review will reflect the RHNA as a minimum and consider impacts on overall housing supply in addition to accommodating the RHNA. Information will be included and evaluated as part of the annual Growth Management Status report, published in the fourth quarter of each calendar year.</p>	12/31/2023	On-going. The Growth Management Ordinance was amended in November 2015 to permit building permits to be issued beyond the maximum number of Residential Growth Allotments issued in accordance with the Ordinance in an effort to allow housing to be built in accordance with the City's assigned RHNA. The growth management status and pipeline report are on the City's website.

Table D

Program Implementation Status pursuant to GC Section 65583

Housing Programs Progress Report

Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.

1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
Fair Housing	<ul style="list-style-type: none">- Continue to support the San Joaquin Fair Housing Association, or other qualified fair housing agencies, annually with CDBG funds and refer residents seeking fair housing assistance on an ongoing basis.- Advertise the services provided by the San Joaquin Fair Housing Association (or other qualified fair housing agencies) on an ongoing basis in City buildings and other public buildings (such as public libraries, community centers, County Housing Authority offices, and post offices, etc.)	12/31/2023	<p>On-going. The City participates in providing an annual direct allocation to the San Joaquin Fair Housing Association through the CDBG program. In Fiscal Year 18/19, \$5,000 was allocated.</p> <p>Information on the Fair Housing services is available at City Hall and on the City's website under the Economic Development Division homepage.</p>

Table D

Program Implementation Status pursuant to GC Section 65583

Housing Programs Progress Report

Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.

1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation

General Comments:

Jurisdiction	Tracy	
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 ⁺	Local Jurisdiction Tracking ID ⁺	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Description of Commercial Development Bonus	Commercial Development Bonus Date Approved	
Summary Row: Start Data Entry Below										

Jurisdiction	Tracy	
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 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 ⁺ Listed for Informational Purposes Only				Units that Count Towards RHNA ⁺ Note - Because the statutory requirements severely limit what can be counted, please contact HCD to receive the password that will enable you to populate these fields.				The description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1 ⁺
	Extremely Low-Income ⁺	Very Low-Income ⁺	Low-Income ⁺	TOTAL UNITS ⁺	Extremely Low-Income ⁺	Very Low-Income ⁺	Low-Income ⁺	TOTAL UNITS ⁺	
Rehabilitation Activity									
Preservation of Units At-Risk									
Acquisition of Units									
Total Units by Income									

Jurisdiction	Tracy	
Reporting Period	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
Housing Element Implementation
(CCR Title 25 §6202)

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

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

Building Permits Issued by Affordability Summary (Table A2)		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	22
	Non-Deed Restricted	18
Above Moderate		748
Total Units		788

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

Housing Applications Summary (Table A)	
Total Housing Applications Submitted:	4
Number of Proposed Units in All Applications Submitted:	512
Total Housing Units Submitted and Approved:	328
Total Housing Units Submitted and Disapproved:	0

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

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

Cells in grey contain auto-calculation formulas

The matrix approach has its limitations. By itself, a matrix cannot answer questions about the zoning’s compatibility with the objectives, policies, and programs of the general plan, nor can it answer questions about timing. A number of local governments use a checklist to evaluate the consistency of individual zoning proposals. The checklist repeats the major goals and policies of the general plan and rates the degree to which the proposed zoning conforms to each of them (e.g., “furthers,” “deters,” “no effect”). A point system that rates development projects by their level of consistency with the goals, objectives, and policies of the general plan is a similar approach.

Subdivision Consistency

Before a city or county may approve a subdivision map (including parcel maps) and its provisions for design and improvement, the city or county must find that the proposed subdivision map is consistent with the general plan and any applicable specific plans ([Gov. Code § 66473.5](#)). These findings can only be made when the local agency has officially adopted a general plan and the proposed subdivision is “compatible with the objectives, policies, general land uses and programs specified in such a plan” ([Ibid.](#)).

[Government Code sections 66474 and 66474.61](#) require a city or county to deny approval of a tentative map if it makes either of the following findings: the proposed map is not consistent with applicable general and specific plans or the design or improvement of the proposed subdivision is not consistent with applicable general and specific plans.

Enforcement and Remedies

Any resident or property owner may sue to enforce the requirements for the adoption of an adequate general plan (58 Ops.Cal. Atty.Gen. 21 (1975)). The same is true for enforcing the requirements that zoning and subdivisions must be consistent with the general plan ([Gov. Code §§ 65860\(b\), 66499.33](#)). As the state’s chief law enforcement officer, the Attorney General may do the same (58 Ops.Cal. Atty.Gen. 21; [Cal. Const., art. V, § 13](#)). Additionally, persons living outside a city have standing to sue if the city’s zoning practices exclude them from residing in the city or raise their housing costs by adversely affecting the regional housing market ([Stocks v. City of Irvine \(1981\) 114 Cal.App.3d 520](#)).

The courts may impose various remedies for failure to have a complete and adequate general plan ([Gov. Code §§ 65750, et seq.](#)). One is a writ of mandate to compel a local government to adopt a legally adequate general plan. The courts also have general authority to issue an injunction to limit approvals of additional subdivision maps, parcel maps, rezonings, and public works projects or (under limited circumstances) the issuance of building permits pending adoption of a complete and adequate general plan ([Id.](#), 58 Ops.Cal. Atty.Gen. 21 (1975), [Friends of “B” Street v. City of Hayward \(1980\) 106 Cal.App.3d 988](#), [Camp v. Mendocino \(1981\) 123 Cal.App.3d 334](#)). Where a court finds that specific zoning or subdivision actions or public works projects are inconsistent with the general plan, it may set aside such actions or projects. Under certain circumstances, the court may impose any of these forms of relief prior to a final judicial determination of a general plan’s inadequacy ([Gov. Code § 65757](#)).

Annual Progress Reports

After the general plan has been adopted, [Government Code section 65400\(a\)\(2\)\(A\)](#) requires the planning agency to provide an annual report to their legislative body, OPR, and HCD on the status of the plan and progress in its implementation. The report

must detail progress in meeting the jurisdiction's share of regional housing needs determined pursuant to [Government Code section 65584](#) and local efforts to remove governmental constraints to the maintenance, improvement, and development of housing pursuant to [Government Code section 65583\(c\)\(3\)](#) (Id. at § 65400(a)(2)(B)).

The annual progress report must be provided to the legislative body, OPR, and HCD on or before April 1 of each year. Jurisdictions must report on a calendar-year basis (January 1 through December 31). Jurisdictions are able to complete the [housing element](#) portion of the annual progress report online through the Department of Housing and Community Development's online portal. While there is a standard format for the housing element portion of the annual report, there is no standardized format for the preparation of the annual progress report for the rest of the general plan. The form and content of the report may vary based on the circumstances, resources, and constraints of each jurisdiction. This section is meant to provide general guidance to cities and counties in the preparation of their annual progress reports.

Purpose of the Report

- To provide enough information to allow local legislative bodies to assess how the general plan is being implemented in accordance with adopted goals, policies, and implementation measures.
- To provide enough information to identify necessary course adjustments or modifications to the general plan as a means to improve local implementation.
- To provide a clear correlation between land use decisions that have been made during the 12-month reporting period and the goals, policies, and implementation measures contained in the general plan.
- To provide information regarding local agency progress in meeting its share of regional housing needs and removing governmental constraints to the development of housing pursuant to [Government Code section 65583\(c\)\(3\)](#).

Format of the Report (General)

The following describes ways in which various cities and counties have organized and formatted their annual progress reports:

- **Focus on individual policies and implementation measures:** Provide a comprehensive listing of all general plan policies, including those which have been incorporated by reference, categorized by element, with a commentary on how each policy was implemented during the reporting period (i.e., a description of the activities underway or completed for implementation of each policy). This listing can most easily be accomplished by using a table format.
- **Focus on development activities and projects approved:** Provide comprehensive listing of all development applications that the planning agency received and processed with commentary on how the agency's actions on these development applications further the goals, policies, and/or implementation measures of the general plan. Link the major projects, including public projects, to the general plan using policy numbers or by element.
- **Focus on general plan elements:** Provide a general summary of each of the mandatory and optional elements of the general plan with a brief description of various actions taken by the agency (e.g., development application approvals, adoption of ordinances or plans, agency-initiated planning studies, etc.) that advanced specific goals and policies of each element.
- **Broad annual report format:** Incorporate the annual progress report into a broadly focused annual report on all of

the activities and programs of the jurisdiction, drawing upon data and sources such as an annual performance report on budgeting, processing of land use entitlements, redevelopment activities, housing construction, or other programs or “state of the city/county” reports.

CONSISTENCY PROVISIONS IN STATE LAW AND LEGAL PRECEDENTS

All statutory references are to the California Government Code unless otherwise noted.

Agricultural Preserves

- § 51234 requires that agricultural preserves established under the Williamson Act be consistent with the general plan.
- § 51282 requires a city or county, when approving a Williamson Act contract cancellation, to make a finding that the proposed alternate use is consistent with the general plan.

Capital Improvements

- §§ 65401 and 65402 require planning agencies to review and report on the consistency with the applicable general plan of proposed city, county, and special district capital projects, including land acquisition and disposal.
- § 65103(c) requires planning agencies to review annually their city or county capital improvement programs and other local agencies’ public works projects for consistency with the general plan.
- *Friends of B Street v. City of Hayward* (1980) 106 Cal.App.3d 988 held that a city’s capital facilities projects must be consistent with the city’s general plan.
- § 53090, et seq., require that most public works projects undertaken by special districts, including school districts, must be consistent with local zoning, which in turn must be consistent with the general plan. A school district board may render a zoning ordinance inapplicable with respect to school classroom facilities (§ 53094). A special district governing board may render the zoning ordinance inapplicable if it makes a finding after a public hearing that there is no feasible alternative to the project (§ 53096). State entities are an exception to this consistency requirement (*Rapid Transit Advocates, Inc. v. Southern California Rapid Transit District* (1986) 185 Cal.App.3d 996).

Condominium Conversion

- § 66427.2 requires that when the general plan contains objectives and policies addressing the conversion of rental units to condominiums, any conversion must be consistent with those objectives and policies.

Development Agreements

- § 65867.5 requires development agreements to be consistent with the general plan.

Consistency Provisions in State Law and Legal Precedents, Continued

Housing Authority Projects

- Health and Safety Code § 34326 declares that all housing projects undertaken by housing authorities are subject to local planning and zoning laws.

Integrated Waste Management

- Public Resources Code section 41701 states that if a county determines that the existing capacity of a solid waste facility will be exhausted within 15 years or if the county desires additional capacity, then the countywide siting element of the county's hazardous waste management plan must identify an area or areas, consistent with the applicable general plan, for the location of new solid waste transformation or disposal facilities or for the expansion of existing facilities.
- Public Resources Code section 41702 states that an area is consistent with the city or county general plan if:
 1. The city or county has adopted a general plan.
 2. The area reserved for the new or expanded facility is located in, or coextensive with, a land use area designated or authorized by the applicable general plan for solid waste facilities.
 3. The adjacent or nearby land use authorized by the applicable general plan is compatible with the establishment or expansion of the solid waste facility.

On-Site Wastewater Disposal Zones

- Health and Safety Code section 6965 requires a finding that the operation of an on-site wastewater disposal zone created under Health and Safety Code section 6950, et seq., will not result in land uses that are inconsistent with the applicable general plan.

Park Dedications

- § 66477 enables local governments to require as a condition of subdivision and parcel map approval the dedication of land or the payment of in lieu fees for parks and recreational purposes if the parks and recreational facilities are consistent with adopted general or specific plan policies and standards.

Parking Authority Projects

- Streets and Highway Code section 32503 specifies that parking authorities, in planning and locating any parking facility, are subject to the relationship of the facility to any officially adopted master plan or sections of such master plan for the development of the area in which the authority functions to the same extent as if it were a private entity.

Planning Commission Recommendations

- § 65855 requires that the planning commission's written recommendation to the legislative body on the adoption or amendment of a zoning ordinance include a report on the relationship of the proposed adoption or amendment to the general plan.

Consistency Provisions in State Law and Legal Precedents, Continued

Reservations of Land Within Subdivisions

- § 66479 specifies that reservations of land for parks, recreational facilities, fire stations, libraries, and other public uses within a subdivision must conform to the general plan.

Special Housing Programs

- Health and Safety Code section 50689.5 specifies that housing and housing programs developed under Health and Safety Code section 50680, et seq., for the developmentally disabled, mentally disordered, and physically disabled must be consistent with the housing element of the general plan.

Specific Plans

- § 65359 requires that a specific plan covering an area affected by a general plan amendment shall be reviewed and amended as necessary to make it consistent with the applicable general plan.
- § 65454 specifies that a specific plan may not be adopted or amended unless the proposed plan is consistent with the general plan.

Format of the Report (Housing Element)

In 2010, the State Department of Housing and Community Development adopted regulations on the preparation of the annual [housing element](#) progress report ([Cal. Code Regs., tit. 25, §§ 6200, et seq.](#)). All housing element progress reports must conform to these regulations. Forms, instructions, and a copy of the regulations can be found at the HCD's website at <http://www.hcd.ca.gov/community-development/housing-element/index.shtml>. In general, the following information is required for housing element reporting:

- Listing of building permits issued for the calendar year by income category.
- Demonstration of the progress towards meeting the regional housing need.
- A description of the progress in implementation of the policies and programs in the housing element.
- A city or county that is the successor to a former redevelopment agency shall include financial and housing information specified at [Health and Safety Code section 34176.1\(f\)](#) in its annual report.

The report must be considered at an annual public meeting before the legislative body where members of the public may provide oral testimony and written comments.

Contents of the Report

Each jurisdiction should determine which locally relevant issues are important to include in the annual report. The following items may be useful in the annual progress report:

-
- Introduction.
 - Table of contents.
 - Date of presentation to and acceptance by the local legislative body.
 - List of major agency-initiated planning activities that were initiated, in progress, or completed during the reporting period (i.e., master plans, specific plans, master environmental assessments, annexation studies, and other studies or plans carried out in support of specific general plan implementation measures). Include a brief comment on how each of these activities advances the goals, policies, and/or implementation measures contained in the general plan. Provide specific reference to individual elements where applicable.
 - List each of the general plan amendments that have been processed, along with a brief description and the action taken (e.g., approval, denial, etc.). This listing should include agency-initiated as well as applicant-driven amendments.
 - List each of the development applications that have been processed, along with a brief description, the action taken (e.g., approval, denial, etc.), and a brief comment on how each action furthers the goals, policies, and/or implementation measures of the general plan. Provide specific reference to individual elements where applicable.
 - Identify significant projects built within jurisdiction but not approved by jurisdiction, such as large school facilities not approved by city or county, but affecting general plan.
 - Identify priorities for land use decision-making that have been established by the local legislative body (e.g., passage of moratoria, emergency ordinances, development of community or specific plans, etc.).
 - The annual progress report should identify goals, policies, objectives, standards, or other plan proposals that need to be added, deleted, amended, or otherwise adjusted.

Submitting the Report to OPR and HCD

Annual progress reports can be submitted to OPR in either electronic or paper format. Preference is for electronic reporting. If you wish to submit your annual report to OPR electronically, e-mail it to state.clearinghouse@opr.ca.gov. Word, Excel, PowerPoint or PDF are the only acceptable file formats. Printed copies of the annual report should be sent to Governor's Office of Planning and Research, State Clearinghouse and Planning Unit, P.O. Box 3044, Sacramento, CA 95812-3044.

A copy of the report must also be sent to the Department of Housing and Community Development via their [online system](#), or printed copies to Division of Housing Policy Development, P.O. Box 952053, Sacramento, CA 94252-2053

Coastal Act Compliance for those Jurisdictions Located in the Coastal Zone

CALIFORNIA COASTAL ACT

The California Coastal Act of 1976 ([Public Resources Code section 30000 et seq.](#)) was enacted to “[p]rotect, maintain, and, where feasible, enhance and restore the overall quality of the coastal zone environment and its natural and artificial resources” (Id. at [§ 30001.5](#)). The Coastal Act applies to the coastal zone, defined in [section 30103\(a\)](#) as a strip along the California coast



DEPARTMENT OF HOUSING AND COMMUNITY
DEVELOPMENT

**HOUSING ELEMENT ANNUAL PROGRESS
REPORT (APR) INSTRUCTIONS**

INTRODUCTION

Government Code section 65400 requires that each city, county, or city and county, including charter cities, prepare an annual progress report (APR) on the status of the housing element of its general plan and progress in its implementation, using forms and definitions adopted by the Department of Housing and Community Development (HCD). The following form is to be used for satisfying the reporting requirements of Government Code section 65400, subdivision (a)(2).

These forms and instructions, originally adopted March 27, 2010, have been updated to incorporate new APR requirements pursuant to Chapter 374, Statutes of 2017 (Assembly Bill 879); Chapter 366, Statutes of 2017 (Senate Bill 35); and Chapter 664, Statutes of 2019 (Assembly Bill 1486).

How to submit the Housing Element Annual Progress Report (APR)

The APR must be submitted to the Department of Housing and Community Development (HCD) and the Governor's Office of Planning and Research (OPR) on or before April 1 of each year using the forms and tables specified by HCD. The APR provides information for the previous calendar year and must be submitted separately to both HCD and OPR (Gov. Code, § 65400.). There are two methods available for submitting APRs:

1. Online Annual Progress Reporting System - This allows jurisdictions to upload directly into HCD's database, limiting the risk of errors. To use the online system, email APR@hcd.ca.gov, and request login information for your jurisdiction. *Please note: Using the online system only provides the information to HCD. The APR must still be submitted to OPR. Their email address is opr.apr@opr.ca.gov.*
2. Email - Jurisdictions complete the Excel APR forms and submit to HCD at APR@hcd.ca.gov and to OPR at opr.apr@opr.ca.gov. When using the email method, send the electronic version as an Excel workbook attachment. Do not send a scanned copy of the tables. In addition to submitting Housing Element APRs, jurisdictions must also submit General Plan Annual Progress Reports to both HCD and OPR. Please email these documents to APR@hcd.ca.gov and opr.apr@opr.ca.gov.

NOTE: When submitting successor entity reporting data as required pursuant to California Health and Safety Code 34176.1, the data must be identified as an addendum to the APR and emailed to APR@hcd.ca.gov concurrently with the APR submittal. When using the online system, this report should be sent separately to the APR email box to satisfy the Government Code section 65400 reporting requirement.

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DEFINITIONS

1. "Above moderate income" means households earning more than 120 percent of area median income.
2. "Annual Progress Report (APR)" means the housing element annual progress report required by Government Code section 65400 and due to HCD by April 1 of each year reporting on the prior calendar year's activities.
3. "Application submitted" means an application submittal that has been determined complete by the jurisdiction.
4. "Area Median Income (AMI)" means the median household income based on household size of a geographic area of the state, as annually updated by the California Department of Housing and Community Development (HCD), pursuant to Health and Safety Code section 50093.
5. "Certificate of occupancy date" is the date(s) the certificate(s) of occupancy, or other evidence of readiness for occupancy (e.g., final inspection, notice of completion), was/were issued.
6. "Committed Assistance" is when a local government has entered into a legally enforceable agreement within a specific timeframe spanning from the beginning of the RHNA projection period through the end of the second year of the housing element planning period, obligating funds for affordable units available for occupancy within two years of the agreement.
7. "Completed Entitlement" means a housing development or project which has received all the required land use approvals or entitlements necessary for the issuance of a building permit. This means that there is no additional action required to be eligible to apply and obtain a building permit.
8. "Density Bonus" as defined in Government Code section 65915.
9. "Extremely low-income" means a household earning less than 30 percent of area median income pursuant to Health and Safety Code, section 50105.
10. "Infill housing unit" is defined as being a unit located within an urbanized area or within an urban cluster on a site that has been previously developed for urban uses, or a vacant site where the properties adjoining at least two sides of the project site are, or previously have been, developed for urban uses. For the purposes of this definition, an urbanized area or an urban cluster is as defined by the United States Census Bureau.
11. "Locality" or "local government" means a city, including a charter city, a county, including a charter county, or a city and county, including a charter city and county.
12. "Lower-income or Low-Income" means a household earning less than 80 percent of area median income pursuant to Health and Safety Code, section 50079.5.
13. "Moderate income" means households whose income does not exceed 120 percent of area median income pursuant to Health and Safety Code, section 50093.

14. “Permitted units” mean units for which building permits for new housing construction have been issued by the local government during the reporting calendar year. For this purpose, “new housing unit” means housing units as defined by the Department of Finance for inclusion in the Department of Finance’s annual “E-5 City/County Population and Housing Estimates” report, which is the same as the Census definition of a housing unit.

Note: Accessory dwelling units (ADU) and junior accessory dwelling units (JADU) pursuant to Government Code sections 65852.2 and 65852.22 meet the definition above.

15. “Production report” or “Annual Progress Report (APR)” means the information reported pursuant to subparagraph (D) of paragraph (2) of subdivision (a) of Section 65400 of Government Code.
16. “Project” or “Development” refers to a housing related activity where new construction of a unit(s) is proposed or has had a building permit and/or certificate of occupancy issued during the reporting calendar year. This may include single family, mixed use, multifamily, accessory dwelling unit, or any other developments where housing units, as defined by the U.S. Census Bureau and the California Department of Finance, are a component of the project.
17. “Realistic Capacity” means an estimate of the number of units that can be accommodated on each site in the inventory. The estimate must include adjustments to reflect land use controls and site improvement requirements but may rely on established minimum density standards.
18. “Reporting period” means the prior calendar year’s activities for the housing element annual progress report required by Government Code section 65400 and due to HCD by April 1 of each year and utilized to create the determination for which locality is subject to the Streamlined Ministerial Approval (SB35 Streamlining) Provisions.
19. “RHNA” means the local government’s share of the regional housing need allocation pursuant to Government Code section 65584 et seq.
20. Unit Category: type of units that are classified under the following categories:
- **Single Family-Detached Unit (SFD)**- a one-unit structure with open space on all four sides. The unit often possesses an attached garage.
 - **Single Family-Attached Unit (SFA)**- a one-unit structure attached to another unit by a common wall, commonly referred to as a townhouse, half-plex, or row house. The shared wall or walls extend from the foundation to the roof with adjoining units to form a property line. Each unit has individual heating and plumbing systems.
 - **2-, 3-, and 4-Plex Units per Structure (2-4)**- a structure containing two, three, or four units and not classified as single-unit attached structure.
 - **5 or More Units per Structure (5+)**- a structure containing five or more housing units.
 - **Accessory Dwelling Unit (ADU)** - means a unit that is attached, detached or located within the living area of the existing dwelling or residential dwelling unit which provides complete independent living facilities for one or more persons. It shall include permanent provisions for living, sleeping, eating, cooking, and sanitation on the same parcel on which the single-family dwelling is situated pursuant to Government Code

section 65852.2. An ADU also includes the following: an efficiency unit, as defined in Section 17958.1 of the Health and Safety Code or a manufactured home, as defined in Section 18007 of the Health and Safety Code.

- **Mobile Home Unit/Manufactured Home** – a one-unit structure that was originally constructed to be towed on its own chassis. *Please note: Spaces in a mobile home park can be counted towards RHNA, if the spaces counted are new hook-ups/spaces rather than new mobile home park residents moving onto existing lots.*

21. “Very low-income” means households earning less than 50 percent of area median income pursuant to Health and Safety Code, section 50105.

AUTHORITY CITED: Government Code section 65400.

FORM INSTRUCTIONS

GENERAL INFORMATION

Fields in gray auto-populate. No data entry is needed.

Some of the cells are locked to ensure data can be automatically uploaded to the online system.

Tables A and A2 of the worksheet are currently configured to accept up to 1,000 lines of data. Insert rows if needed.

Projects are now tracked at all stages of development, from initial application to final certificate of occupancy.

All dates must be entered as month/date/year (e.g., 6/1/2018).

The form works best with macros enabled in Excel.

Begin with the “Start Here” tab, as previous years’ information will pre-populate in Table B after the jurisdiction’s name is entered.

START HERE

Enter general contact and report information in the “Start Here” tab.

It is important to start with this worksheet because the answers entered will affect how information is displayed (e.g. permit numbers from prior years are pre-populated when jurisdiction’s name is entered).

Information to enter includes:

- City or County name
- Reporting calendar year (e.g., 2019). *Please note: The reporting year will always be from January 1 – December 31 of the previous year.*
- Contact person
- Title
- Email
- Phone
- Mailing address

This sheet includes instructions regarding submitting the Housing Element APR to HCD and OPR.

TABLE A

Housing Development Applications Submitted

Only include data on housing units and developments for which an application was submitted (and deemed complete) between January 1st and December 31st of the reporting year identified on the “Start Here” tab. In table A, an “application” is a formal submittal of a project for approval. This application is

either an application for a discretionary entitlement, or where only a ministerial process is required (e.g., zoned by right), the application for a building permit.

Project Identifier: Include the Current Assessor Parcel Number (APN) and street address. The Prior APN, Project Name and Local Jurisdiction Tracking ID are optional.

- Prior APN – Enter an APN previously associated with the parcel, if applicable (optional field).
- Current APN – Enter the current available APN. If necessary, enter additional APNs in the notes section field number 10.
- Street Address – Enter the number and name of street.
- Project Name – Enter the project name, if available (optional field).
- Local Jurisdiction Tracking ID – This may be the permit number or other identifier (optional field).

2. Unit Types: Each development should be categorized by one of the following codes. Refer to “Unit Category” in the Definitions section for additional descriptions. Use the drop-down menu to select one of the following options:

- SFA (single-family attached unit)
- SFD (single-family detached unit)
- 2-4 (two- to four-unit structures)
- 5+ (five or more unit structure, multifamily)
- ADU (accessory dwelling unit)
- MH (mobile home/manufactured home)

3. Tenure: Identify whether the units within the development project are either proposed or planned at initial occupancy for either renters or owners. Use the drop-down menu to select one of the following options:

- Renter occupant (R) or
- Owner occupant (O)

4. Date Application Submitted: Enter the date the housing development application was determined complete by the local government (refer to “application submitted” under definitions). Enter date as month/day/year (e.g., 6/1/2018).

5. Proposed Units Affordability by Household Incomes: For each development, list the number of units proposed in the application by affordability level and whether the units are deed restricted or non-deed restricted. Refer to the Definitions section for additional descriptions:

- Very low-income households: 0-50% AMI
- Low-income households: 50-80% AMI
- Moderate-income households: 80-120% AMI
- Above-moderate households: above 120%

To verify income levels, refer to the income limit charts on HCD’s website at <http://www.hcd.ca.gov/grants-funding/income-limits/state-and-federal-income-limits.shtml> (see section for Official State Income Limits).

6. Total Proposed Units by Project: This field auto-populates with the total number of units proposed, as entered in #5 (total of deed restricted & non-deed restricted units for Very Low-, Low-, Moderate- and Above Moderate- income households).

7. Total Approved Units by Project: Enter the number of units that the jurisdiction approved for this project application.

8. Total Disapproved Units by Project (auto-populated, can be overwritten). This field will subtract “Total Approved Units by Project” from “Total Proposed Units by Project” *Note: This field is auto-populated, but can be overwritten.*

9. Was “Application Submitted” pursuant to Government Code section 65913.4, subdivision (b) (Streamlined Ministerial Approval Process (SB 35 Streamlining))? Use the drop-down menu to select one of the following options:

- No
- Yes – But no action taken
- Yes – Approved
- Yes – Denied

10. Notes: Use this field to enter any applicable notes about the project or development. Completion of this field is optional.

TABLE A2

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

Fields 1 through 15 Housing Development Information

This table requires information for very low, low, moderate and above moderate income housing affordability categories and for mixed-income projects. Include data on net new housing units and developments that have received any one of the following:

- An entitlement
- A building permit
- A certificate of occupancy or other form of readiness that was issued during the reporting year.

Please note: Only building permits are used for the purposes of determining progress towards RHNA (fields 7, 8 and 9 of this table, described below).

New housing units: For the APR, “new housing unit” means housing units as defined by the Department of Finance for inclusion in the Department of Finance’s annual “E-5 City/County Population and Housing Estimates” report, which is the same as the census definition of a housing unit.

Development activity spanning multiple years: It is highly likely that the same project will be reported in multiple years of APRs. For example, a project should be listed in three separate APRs if it is entitled in one year, receives the building permit next year, and the certificate of occupancy in the year following.

In scenarios where development activity spans multiple years, the jurisdiction should only report activity that occurred within the reporting year. For example, if a project received building permits in 2018, but received entitlements in 2017, the 2018 APR should only report the building permit information (fields 7, 8 and 9), and not include entitlement information (fields 4, 5 and 6).

Separate living quarters: A house, an apartment, a mobile home, a group of rooms, or a single room occupied as separate living quarters, or if vacant, intended for occupancy as separate living quarters. Separate living quarters are those in which the occupants live separately from any other individuals in the building and which have direct access from outside the building or through a common hall. For vacant units, the criteria of separateness and direct access are applied to the intended occupants whenever possible.

Please note: Group quarters facilities, such as dormitories, bunkhouses, and barracks cannot be counted as housing units, but student housing that is set up as separate living quarters per the census definition can be counted. This type of student housing must be counted per unit, and not on a bedroom or per person basis.

Net new units: If a building is being demolished to build the new units, the APR should report net new units. For example, if 10 units are being demolished on a site to build a 100-unit building, the APR should report 90 new units. In the case of new construction where fewer units are being built than were there previously, do not report negative permits. For example, if 10 units are being torn down on a site to build 5 units, this would not count as any new units on the APR and should not be reported as a negative number.

To assist in reporting demolished/destroyed units, refer to section number 20 below (Table A2, column 20).

All new unit information is to be listed in the following fields:

Fields 1 through 3 – Project Identifier and Unit Types

1. Project Identifier: Include the Current Assessor Parcel Number (APN) and street address. The prior APN, project name or local jurisdiction tracking ID are optional.

- Prior APN – Enter an APN previously associated with the parcel, if applicable (optional field).
- Current APN – Enter the current available APN. This field allows a maximum of 40 characters. If necessary enter additional APNs in the notes section field number 21.
- Street Address – Enter the number and name of street.
- Project Name – Enter the project name, if available (optional field).
- Local Jurisdiction Tracking ID – This may be the permit number or other identifier (optional field).

2. Unit Category Codes: Each development should be categorized by one of the following codes: Refer to “Unit Category” in the Definitions section for additional descriptions. Use the drop-down menu to select one of the following options:

- SFA (single-family attached unit)
- SFD (single-family detached unit)
- 2-4 (two- to four-unit structures)
- 5+ (five or more unit structure, multifamily)
- ADU (accessory dwelling unit)
- MH (mobile home/manufactured home)

3. Tenure: Identify whether the units within the development project are either proposed or planned at initial occupancy for either renters or owners. Use the drop-down menu to select one of the following options:

- Renter occupant (R) or
- Owner occupant (O)

Fields 4 through 6 – Completed Entitlement

4. Affordability by Household Income – Completed Entitlement: For each development, list the number of units that have been issued a completed entitlement during the reporting year by affordability level and whether the units are deed restricted or non-deed restricted. Refer to the Definitions section for additional descriptions:

- Very low-income households: 0-50% AMI
- Low-income households: 50-80% AMI
- Moderate-income households: 80-120% AMI
- Above-moderate households: above 120%

To verify income levels, refer to the income limit charts on HCDs website at

<http://www.hcd.ca.gov/grants-funding/income-limits/state-and-federal-income-limits.shtml>

(see section for Official State Income Limits).

5. Entitlement Date Approved: Enter the date within the reporting year that all required land use approvals or entitlements were issued by the jurisdiction; leave blank if entitlement was approved outside the reporting year. Enter date as month/day/year (e.g., 6/1/2018). Refer to definition of “Completed Entitlement.”

6. # of Units Issued Entitlements: This is an auto-populated field. This field reflects the total number of units that were entitled for very-low, low, moderate, and above moderate income, as entered in field 4 on this table.

Fields 7 through 9 – Building Permit

7. Affordability by Household Income – Building Permits: For each development, list the number of units that have been issued a building permit during the reporting year by affordability level and whether the units are deed restricted or non-deed restricted. Refer to the Definitions section for additional descriptions:

- Very low-income households: 0-50% AMI
- Low-income households: 50-80% AMI
- Moderate-income households: 80-120% AMI

- Above-moderate households: above 120%

To verify income levels, refer to the income limit charts on HCDs website at <http://www.hcd.ca.gov/grants-funding/income-limits/state-and-federal-income-limits.shtml> (see section for Official State Income Limits).

8. Building Permits Date Issued: Enter the date within the reporting year that the building permit was issued by the jurisdiction; leave blank if building permit was issued outside the reporting year. Enter date as month/day/year (e.g., 6/1/2018). Refer to definition of “Permitted Units.”

9. # of Units Issued Building Permits: This is an auto-populated field. This field will sum units that were permitted for very-low, low, moderate, and above moderate income, as entered in field 7 on this table.

Fields 10 through 12 – Certificates of Occupancy

10. Affordability by Household Income – Certificates of Occupancy: For each development, list the number of units that issued certificates of occupancy or other form of readiness (e.g., final inspection, notice of completion) during the reporting year by affordability level and whether the units are deed restricted or non-deed restricted. Refer to the Definitions section for additional descriptions:

- Very low-income households: 0-50% AMI
- Low-income households: 50-80% AMI
- Moderate-income households: 80-120% AMI
- Above-moderate households: above 120%

To verify income levels, refer to the income limit charts on HCDs website at <http://www.hcd.ca.gov/grants-funding/income-limits/state-and-federal-income-limits.shtml> (see section for Official State Income Limits).

11. Certificates of Occupancy (or other forms of Readiness) Date Issued: Enter the date the certificate of occupancy or other form of readiness (e.g., final inspection, notice of completion) was issued for the project. For most jurisdictions, this is the final step before residents can occupy the unit. Leave blank if certificate of occupancy was not issued in the reporting year. Enter date as month/day/year (e.g., 6/1/2018).

12. # of Units Issued Certificates of Occupancy or other forms of Readiness: This is an auto-populated field. This field will sum units that were issued a certificate of occupancy for very-low, low, moderate, and above moderate income, as entered in field 10 on this table.

13. How many of the Units were Extremely-Low Income Units (Optional): To gain a greater understanding of the level of building activity to meet the needs of extremely low-income households in the state, HCD asks that you estimate, to the extent possible, the number of units affordable to extremely-low income households. This number will be a subset of the number of units affordable to very low-income households, as indicated in fields 4, 7 and 10 above. *Please note: The number entered in the very low section will not be reduced by the number entered here. Although completion of this field is optional, your input would be greatly appreciated.*

14. Was Project approved using Government Code section 65913.4, subdivision (b) (Streamlined Ministerial Approval Process (SB 35 Streamlining))? Use the drop-down menu to select one of the following options:

- “Y” if jurisdiction approved the project application pursuant to the streamlined ministerial approval process (SB 35 Streamlining).
- “N” for all other situations.

15. Are these infill units? To gain a greater understanding of the level of infill housing activity in the state, HCD asks that you clarify if the housing units reported are infill by selecting “Yes” or “No.” Although completion of this field is optional, your input would be greatly appreciated. See Definitions section for “infill housing units” definition.

Fields 16 through 18: Please note, if any units are reported as very-low, low, or moderate income in fields 4, 7 or 10 then information in fields 16, 17 and/or 18 must be completed to demonstrate affordability. In the absence of justification that the unit is affordable to a very- low, low, and moderate income household, the unit must be counted as above-moderate income.

Fields 16 and 17 Housing with Financial Assistance and/or Deed Restrictions

For all housing units developed or approved with public financial assistance and/or have recorded affordability deed restriction or covenants, identify funding sources and/or mechanisms that enable units to be affordable.

16. Assistance Programs Used for Each Development: Enter information here if units received financial assistance from the city or county and/or other subsidy sources, have affordability restrictions or covenants, and/or recapture of public funds upon resale.

Use the drop-down menu to select the acronym of the applicable funding program(s), as listed below. To select more than one funding source click once then select the cell again and click another source.

- Acq/Rehab: CalHFA Acquisition/Rehab Loan Program
- AHP: Affordable Housing Program - Fed Home Loan
- AHSC: Affordable Housing and Sustainable Communities
- CalHOME: CalHOME
- CDBG: Community Development Block Grant
- CDLAC: CDLAC Bonds (CA Debt Limit Allocation Committee)
- CESH: CA Emergency Solutions & Housing
- ESG: Emergency Solutions Grant
- GSAF: Golden State Acquisition Fund
- HOME: Housing Investment Partnership Program
- HOPWA: Housing Opportunities for Persons with AIDS
- IIG: Infill Infrastructure Grant
- LHTE: Local Housing Trust Funds
- LIHTC: CTCAC/Low Income Housing Tax Credits
- MHP: Multifamily Housing Program - HCD
- MHSA: Mental Health Services Act Funding

- MPRROP: Mobilehome Park Rehab & Resident Ownership Program
- MRB: Mortgage Revenue Bonds
- MyHOME: MyHome Down Payment Assistance
- NHTF: National Housing Trust Fund
- NPLH: No Place Like Home
- PBS8: Section 8 Project-Based Rental Assistance
- PDLP: Predevelopment Loan Program
- RAD: Rental Assistance Demonstration Program
- RDA: Redevelopment Agency or Successor Agency Funds
- Sec 202: HUD Section 202 Housing for the Elderly
- Sec 811: Section 811 Project Rental Assistance
- SERNA: Joe Serna Jr Farmworker Housing Program
- SHMHP: Supportive Housing MHP
- SNHP: Special Needs Housing Program - CalHFA
- TOD: Transit Oriented Development Program
- USDA: USDA Rural Development Housing Programs
- VHHP: Veterans Housing and Homeless Prevention Program
- Other: Describe in Notes

17. Deed Restriction Type: Enter information here if units in the project are considered affordable to very-low, low, and/or moderate income households due to a local program or policy, such as an inclusionary housing ordinance, regulatory agreement, or a density bonus. This field should not be used to enter the number of deed restricted units. Identify the mechanism used to restrict occupancy based on affordability to produce “deed restricted” units. Use the drop-down menu to select one of the following options

- “INC” if the units were approved pursuant to a local inclusionary housing ordinance.
- “DB” if the units were approved using a density bonus.
- “Other” for any other mechanism. Describe the source in notes section number 21.

18. Housing without Financial Assistance or Deed Restrictions: Enter information here if the units are affordable to very-low, low and moderate income households without financial assistance and/or deed restrictions. In these cases, affordability must be demonstrated by proposed sales price or rents.

- Sales prices and rents must meet the definition of affordable as defined in Health and Safety Code Section 50052.5 for owner-occupied units or Health and Safety Code section 50053 for renter-occupied units.
- Describe how the newly constructed rental or ownership housing units were determined to be affordable to very- low, low, and moderate income households without either public subsidies or restrictive covenants. This may be based on various methods considering sales prices or rents relative to the income levels of households such as through a survey of comparable units in the area that show the unit would be affordable to very-low, low, or moderate income households.
 - The jurisdiction can consider comparable rental prices or new sales prices (actual or anticipated). The jurisdiction should consider costs for renters (i.e., 30% of household

income for rent and utilities) or owners (e.g., 30% of household income for principal, interest, taxes, insurance and utilities, pursuant to Title 25 CCR Section 6920)

- In the absence of justification that the unit is affordable to a very- low, low, and moderate income household, the unit must be counted as above-moderate income.

19. Term of Affordability or Deed Restriction: If units have committed financial assistance and/or are deed restricted, enter the duration of the affordability or deed restriction. If units are affordable in perpetuity, enter 1,000. If multiple funding sources or deed restrictions on the development have different terms of affordability, please enter the longest term of affordability. Although completion of this field is optional, your input would be greatly appreciated.

20. Demolished/Destroyed Units: This section is to report if the project and associated APN, has a permit, entitlement or certificate of occupancy in the reporting year, and the APN previously had demolished or destroyed units.

- Enter the “Number of Demolished or Destroyed Units” in the reporting calendar year.
- From the drop down menu select “demolished” if the units were torn down. Select “Destroyed” if the units were lost due to fire or other natural disaster.
- From the drop down menu “Demolished/Destroyed Units Owner or Renter” select “R” for renter or “O” for owner.

21. Notes: Use this field to enter any applicable notes about the project or development.

TABLE B

Regional Housing Needs Allocation Progress – Permitted Units Issued By Affordability

Table B is a summary of prior permitting activity in the current planning cycle, including permitting activity for the calendar year being reported. To assist jurisdictions in completing this form, HCD has pre-filled permit data as reported to HCD on prior APRs. Past unit information will auto-populate when the jurisdiction’s name in the general information section of the “Start Here” tab is entered. Current year permitted units will auto-populate from data reported in table A2. If permit activity for current year is inaccurate, jurisdictions should make adjustments on field number 7, Affordability by Household Income – Building Permits in table A2.

Please contact HCD at APR@hcd.ca.gov if data from previous years does not populate or if different than the information supplied in Table B. Any changes made by localities to previous years’ data in Table B will not update prior APR records maintained by HCD.

Table B reports the number of units for which permits were issued to demonstrate progress in meeting the jurisdiction’s share of regional housing need for the planning period.

1. Regional Housing Needs Allocation by Income Level: Lists the jurisdiction’s assigned RHNA for the planning cycle by income group. This field will be auto-populated once the jurisdiction’s name is entered in the “Start Here” tab.

2. Year: Lists the building permit data for each year of the RHNA planning cycle beginning in the first year and ending with the data from the current reporting year which can be found in Table A2.

3. Total Units to Date (all years): Totals the number of units permitted in each income category.

4. Total Remaining RHNA by Income Level: This field uses the information from the “Total Units to Date” category and deducts the units by income category from the jurisdiction’s assigned RHNA number. Note: The total units remaining to meet the RHNA allocation is in the bottom right hand corner.

TABLE C

Sites Identified or Rezoned to Accommodate Shortfall Housing Need

Please note: This table should only be filled out when a city or county identified an Unaccommodated Need of sites from the previous planning period Government Code section 65584.09, has Shortfall of Sites as identified in the housing element Government Code section 65583, subdivision (c)(1); or is identifying additional sites required by No Net Loss law pursuant to Government Code section 65863. The data in this inventory serves as an addendum to the housing element sites inventory. This table should not include rezoning for a specific project.

1. Project Identifier: Include the Assessor Parcel Number (APN) and street address. The project name and local jurisdiction tracking ID are optional.

2. Date of Rezone: If rezone was required, identify the date the rezone occurred. Enter date as month/day/year (e.g., 6/1/2018).

3. RHNA Shortfall by Household Income Category: For each development or site, list the number of units that are affordable to the following income levels (refer to Definitions section for more detail):

- Very low-income households: 0-50% AMI
- Low-income households: 50-80% AMI

Note: rezoning is not required to accommodate moderate or above moderate RHNA shortfall.

4. Type of Shortfall: From the dropdown list, select one of the following for each project:

- **No Net Loss** (Government Code section 65863): When a jurisdiction permits or causes its housing element sites inventory site capacity to be insufficient to meet its remaining unmet RHNA for lower and moderate-income households. In general, a jurisdiction must demonstrate sufficient capacity on existing sites or make available adequate sites within 180 days of there being insufficient sites to meet the remaining RHNA.
- **Unaccommodated Need** (Government Code section 65584.09): When a jurisdiction failed to identify or make adequate sites available in the prior planning period to accommodate its RHNA by income category. Note: When this condition occurred, the housing element in the current planning period in most cases will have a program to make available adequate sites to address the unmet RHNA by income category in the first year of the planning period.
- **Shortfall of Sites** (Government Code section 65583, subdivision (c)(1)): When a jurisdiction does not identify adequate sites to accommodate its RHNA by income category in the current planning period. Note: When this condition occurred, the housing element for the current

planning period must have included a program to make available adequate sites to address the unmet RHNA by income category. For jurisdictions on an eight year planning period, the rezones must be complete within the first three years of the planning period.

5. Parcel Size (Acres): Enter the size of the parcel in acres.

6. General Plan Designation: Enter the new General Plan Land Use designation. If no change was made, enter the current designation.

7. Zoning: Enter the new zoning designation for the parcel. If no change was made, enter the current zoning designation.

8. Density Allowed: Enter the minimum and maximum density allowed on each parcel. This is the density allowed after any zoning amendments are made. If no maximum density enter N/A.

9. Realistic Capacity: Enter the estimated realistic unit capacity for each parcel. Refer to Definitions for more information about “Realistic Capacity.”

10. Vacant/Non-vacant: From the drop-down list, select if the parcel is vacant or non-vacant. If the parcel is non-vacant, then enter the description of existing uses in Field 11.

11. Description of Existing Uses: Include a description of existing uses. Description must be specific (i.e. SFR, MF, surplus school site, operating business, vacant commercial building, parking lot). Classifications of uses (i.e. “commercial”, “retail”, “office”, or “residential”) are not sufficient.

TABLE D

Program Implementation Status pursuant to Government Code section 65583

Report the status/progress of housing element program and policy implementation for **all** programs described in the housing element:

- 1. Name of Program:** List the name of the program as described in the element.
- 2. Objective:** List the program objective (for example, “Update the accessory dwelling unit ordinance”).
- 3. Timeframe in Housing Element:** Enter the date the objective is scheduled to be accomplished.
- 4. Status of Program Implementation:** List the action or status of program implementation.

For your information, the following list includes the statutory requirements for housing element programs:

- Adequate sites (Gov. Code, § 65583, subd. (c)(1)). *Please note: Where a jurisdiction has included a rezone program pursuant to Government Code section 65583.2, subdivision (h) to address a shortfall of capacity to accommodate its RHNA, Table C must include specific information demonstrating progress in implementation including total acres, brief description of sites, date of rezone, and compliance with by-right approval and density requirements.*
- Assist in the development of low- and moderate-income housing (Gov. Code, § 65583, subd. (c)(2)).
- Remove or mitigate constraints (Gov. Code, § 65583, subd. (c)(3)).
- Conserve and improve existing affordable housing (Gov. Code, § 65583, subd. (c)(4)).

- Promote and affirmatively further fair housing opportunities (Gov. Code, § 65583, subd. (c)(5)).
- Preserve units at-risk of conversion from low-income use (Gov. Code, § 65583, subd. (c)(6)).

Please note: Jurisdictions may add additional rows in Table D to include all Housing Element programs, or to provide clarification or information relevant to demonstrating progress towards meeting RHNA objectives.

TABLE E

Commercial Development Bonus Approved pursuant to Government Code section 65915.7

Government Code section 65915.7 states:

“(a) When an applicant for approval of a commercial development has entered into an agreement for partnered housing described in subdivision (c) to contribute affordable housing through a joint project or two separate projects encompassing affordable housing, the city, county, or city and county shall grant to the commercial developer a development bonus as prescribed in subdivision (b). Housing shall be constructed on the site of the commercial development or on a site that...” meets several criteria.

If the jurisdiction has approved any commercial development bonuses during the reporting year, enter the following information:

- 1. Project Identifier:** Include the parcel’s APN number and street address. The project name and local jurisdiction tracking ID are optional.
- 2. Units Constructed as Part of the Agreement:** For each development, list the number of units that are affordable to the following income levels (refer to definitions for more detail):
 - Very low-income households: 0-50% AMI
 - Low-income households: 50-80% AMI
 - Moderate-income households: 80-120% AMI
 - Above-moderate households: above 120%
- 3. Description of Commercial Development Bonus:** Include a description of the commercial development bonus approved by the jurisdiction.
- 4. Commercial Development Bonus Date Approved:** Enter the date that the jurisdiction approved the commercial development bonus. Enter date as month/day/year (e.g., 6/1/2018).

TABLE F

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

Please note this table is optional: The jurisdiction can use this table to report units that have been substantially rehabilitated, converted from non-affordable to affordable by acquisition, and preserved consistent with the standards set forth in Government Code section 65583.1, subdivision (c)(2).

Units that Do Not Count Toward RHNA: The jurisdiction may list for informational purposes only, units that do not count toward RHNA but were substantially rehabilitated, acquired or preserved.

Units that Count Toward RHNA: 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.

In order to count units reported in this table as progress towards RHNA, the jurisdiction will need to provide information (detailed below) to demonstrate that the units meet the standards set forth in Government Code section 65583.1, subdivision (c)(2).

If HCD agrees that the units meet the standards set forth in Government Code section 65583.1, subdivision (c)(1) these units may credit up to 25 percent of the jurisdiction's adequate sites requirement per income category.

To count these units towards RHNA, the jurisdiction shall document *how* the units meet the standards set forth the requirements of the Government Code section 65583.1, subdivision (c) (2).

For the jurisdiction to count units in Table F, the jurisdiction must have 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, subdivision (c)(2). These program requirements are summarized on the [Alternative Adequate Sites Checklist](#).

TABLE G

Locally Owned Lands Included in the Housing Element Sites Inventory that have been sold, leased, or otherwise disposed of, pursuant to Government Code section 65400.1

Chapter 664, Statutes of 2019 (AB 1486) added to the Government code section 65400.1, which requires jurisdictions to include in this APR a listing of sites owned by the locality that were included in the housing element sites inventory and were sold, leased, or otherwise disposed of during the reporting year.

The listing of sites must include the entity to whom the site was transferred, and the intended use of the site. This table is only required for CY 2019 and later.

RESOLUTION 2020-_____

AUTHORIZING STAFF TO SUBMIT THE ANNUAL PROGRESS REPORT AND THE ANNUAL ELEMENT PROGRESS REPORT FOR CALENDAR YEAR 2019 TO THE OFFICE OF PLANNING AND RESEARCH, AND STATE HOUSING AND COMMUNITY DEVELOPMENT DEPARTMENT REGARDING THE IMPLEMENTATION OF THE GENERAL PLAN AND HOUSING ELEMENT

WHEREAS, State law requires each city to adopt a comprehensive, long-term general plan for its physical development and that of land outside its boundaries that bears a relationship to a city’s planning activities, and

WHEREAS, Government Code Section 65400(a) requires that a planning agency or planning department submit an APR to the legislative body of a local agency, OPR and HCD on or before April 1st each year that contains the information prescribed in the statute for the previous calendar year, and

WHEREAS, The City of Tracy’s General Plan, adopted in 2011, “provides a vision for the future and establishes a framework for how Tracy should grow and change over the next two decades.” The General Plan provides direction through 2025, and

WHEREAS, The City’s Housing Element was adopted in March 2016 for the time period of 2015-2023 in accordance with the housing element update cycle for jurisdictions in the San Joaquin Council of Governments region, and

WHEREAS, The Annual Progress Report for 2019 and Annual Housing Element Progress Report for 2019 were presented to Council at their March 10, 2020 meeting;

NOW, THEREFORE, BE IT RESOLVED, That the City Council of the City of Tracy hereby authorizes staff to submit the Annual Progress Report for calendar year 2019 and Annual Element Progress Report for calendar year 2019 to the Office of Planning and Research and State Housing and Community Development Department regarding the implementation of the General Plan and Housing Element.

* * * * *

The foregoing Resolution 2020-_____ was passed and adopted by the Tracy City Council on the 10th day of March 2020, by the following vote:

AYES: COUNCIL MEMBERS:
NOES: COUNCIL MEMBERS:
ABSENT: COUNCIL MEMBERS:
ABSTAIN: COUNCIL MEMBERS:

MAYOR

ATTEST:

CITY CLERK

AGENDA ITEM 4.J

REQUEST

AUTHORIZE THE SUBMISSION OF A UNITED STATES DEPARTMENT OF JUSTICE (DOJ) COMMUNITY ORIENTED POLICING SERVICES (COPS) GRANT APPLICATION FOR A PROJECTED AMOUNT OF \$1,607,287 FOR THE HIRING OF THREE POLICE OFFICERS, WITH THE PROJECTED CITY MATCH FUNDS OF \$1,232,287, APPROVE AN ADDITIONAL \$90,000 FOR PROJECTED OVERTIME AND OTHER COSTS NOT COVERED BY THE GRANT FUNDS; AND AUTHORIZE THE CITY MANAGER TO ACCEPT THE \$375,000 GRANT, IF AWARDED

EXECUTIVE SUMMARY

The City of Tracy has the opportunity to apply for grant funding through the United States DOJ's COPS Office for the 2019 COPS-Hiring Program (CHP). The grant opportunity is competitive and there is no guarantee the City will be awarded the grant. Grant funding will require a City match commitment. Staff is seeking Council's support for the grant application submittal and Council authorization to accept the award, if awarded.

DISCUSSION

In 2018, Tracy Police Department had 90 authorized sworn staff position which was three positions below the 93 authorized total in 2009. Due to operating well below the number authorized in 2009 and the city's population growth from 79,000 to 92,000, Tracy Police Department came before City Council with the request to authorize the City's Position Control Roster to add an additional 9 officers to be phased in over the next three fiscal years. The request would increase authorized sworn staff to a total of 99. The request was approved June 5, 2018.

The City and the Tracy Police Department have been progressing towards hiring the approved nine (9) positions. In July 2020, the final three positions will be added to the City's Position Control Roster.

This grant, if awarded, would provide aid in funding the three remaining positions, and assist in increasing the number of officers available for responding to existing and new developments and addressing the quality of life issues within our community.

The specifications of the COPS grant are as follows:

- The grant term is 36 months
- The grant is calculated individually, from the time of hire of each officer.
- The grant must pay for newly hired officers, hired after the grant award is accepted.
- The grant will not allow for supplanting of current positions.
- The grant allows applicant cities to request a number of officers that equals no more than 5% of their current authorized sworn force. For Tracy, this would allow three grant positions.

- The grant, if awarded, would pay a maximum federal share of \$125,000 per officer position, for the entire thirty-six month term. Therefore, \$125,000 per officer, multiplied by three officers is \$375,000 for the total grant funding for the entire term of the grant.
- The City is required to maintain the three positions for at least twelve months at the end of the grant term.

STRATEGIC PLAN

This council item meets is part of the Mayor's Five Point Plan in Working with Public Safety to enhance our community safety.

FISCAL IMPACT

The grant award requires a City match requirement. The City would be required to commit approximately \$1,232,287 over the three-year grant term. Funding source for the matching funds will be General Fund.

The terms of the grant also require the City to fund the three positions for twelve months beyond the end of the grant term, projected to be FY 2024-25.

Additional expenses not covered by the grant may include specialty pays, overtime, equipment, and uniform allowance. The exact costs will not be known until after the new officers are hired. For estimation purposes, expenses in these areas are projected to be \$30,000 per year, or \$90,000 during the three year grant term.

RECOMMENDATION

That the City Council, by resolution, authorize the submission of a United States Department of Justice Community Oriented Policing services (COPS) grant application for a projected amount of \$1,607,287 for the hiring of three police officers, with the projected City match funds of \$1,232,287 , approve an additional \$90,000 for projected overtime and other costs not covered by the grant funds and authorizing the City Manager to accept the \$375,000 grant, if awarded.

Prepared by: Beth Lyons-McCarthy, Support Operations Division Manager

Reviewed by: Sekou Millington, Chief of Police
Karin Schnaider, Director of Finance

Approved by: Jenny Haruyama, City Manager

RESOLUTION _____

AUTHORIZING THE SUBMISSION OF A UNITED STATES DEPARTMENT OF JUSTICE (DOJ) COMMUNITY ORIENTED POLICING SERVICES (COPS) GRANT APPLICATION FOR A PROJECTED AMOUNT OF \$1,607,287 FOR THE HIRING OF THREE POLICE OFFICERS, WITH THE PROJECTED CITY MATCH FUNDS OF \$1,232,287, APPROVING AN ADDITIONAL \$90,000 FOR PROJECTED OVERTIME AND OTHER COSTS NOT COVERED BY THE GRANT FUNDS, AND AUTHORIZING THE CITY MANAGER TO ACCEPT THE \$375,000 GRANT, IF AWARDED.

WHEREAS, Since 2009, the Tracy Police Department has reduced authorized sworn staff from ninety-six (93) to the ninety (90), and

WHEREAS, Tracy Police Department came before City Council, on June 5, 2018, with the request to authorize the City's Position Control Roster to add an additional 9 officers to be phased in over the next three fiscal years, and increase authorized sworn staff to a total of 99, and

WHEREAS, Staff has learned of a grant funding opportunity through the United States DOJ's COPS Office with an award opportunity of \$375,000, over a period of three (3) years, and

WHEREAS, The specifics of the grant award include that the City match the Federal funding with \$1,232,287, spread over the three (3) years of the grant term, and

WHEREAS, The City's projected match funds of \$1,232,287 incorporates all salary and benefits for the three (3) officers to include step increases, and

WHEREAS, An additional \$90,000 is needed for projected overtime and other costs not covered by the grant funds, and

WHEREAS, This grant, if awarded, would provide aid in funding the three remaining positions, and assist in increasing the number of officers available for responding to existing and new developments and addressing the quality of life issues within our community;

NOW THEREFORE BE IT RESOLVED, That the City Council of the City of Tracy hereby authorizes the submission of a United States Department of Justice (DOJ) Community Oriented Policing Services (COPS) grant application for a projected amount of \$1,607,287 for the hiring of three (3) police officers, with the projected city match funds of \$1,232,287, and approving an additional \$90,000 for projected overtime and other costs not covered by the grant funds, and authorizing the City Manager to accept the \$375,000 grant, if awarded.

* * * * *

The foregoing Resolution _____ was passed and adopted by the Tracy City Council on the 10th day of March 2020, by the following vote:

AYES: COUNCIL MEMBERS:

NOES: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

ABSTAIN: COUNCIL MEMBERS:

Mayor

ATTEST:

City Clerk

AGENDA ITEM 4.K

REQUEST

APPROVE AMENDMENT NO. 2 TO THE PROFESSIONAL SERVICES AGREEMENT BETWEEN THE CITY OF TRACY AND NBS GOVERNMENT FINANCE GROUP FOR THE ANALYSES OF FINANCE PROCESS INCREASING THE NOT TO EXCEED AMOUNT BY \$20,000 FOR A TOTAL NOT TO EXCEED AMOUNT OF \$140,500

EXECUTIVE SUMMARY

The City and NBS Government Finance Group entered into a Professional Services Agreement for the analyses of finance processes, approved by the City Council on November 16, 2016.

In December 2019, an assessment was completed on the original scope of work and compensation and it was determined that additional funding in the amount of \$20,000 would be required to complete the analysis of the Master Fee Study and to restart the Internal Service Fund Analysis once the fee study is finished.

DISCUSSION

The City engaged NBS Government Finance Group to review financial processes to assure that practices are efficient, relevant and justifiable in serving the City's customers. To improve transparency of the City's fee programs, NBS Government Finance Group has been reviewing the City-wide fees to confirm whether the City is charging an adequate amount in fees for services; that the fees are commensurate with the services being provided; and the fees represent a balance between what is affordable to Tracy's community and that which will assure fiscal sustainability of the City's General Fund.

Due to changes in City staff, the fee study was on hiatus for several months. In 2018, the Finance Director initiated the resurgence of the study. In December 2019, an assessment was completed by City staff and NBS Government Finance Group on the original scope of work and compensation. It was determined that \$20,000 in additional funding would be required to complete the Master Fee Study and to restart the Internal Service Fund Analysis once the fee study was finished. It is anticipated that NBS Government Finance Group will have a draft of the fee study for Council discussion in June 2020.

STRATEGIC PLAN

This agenda item is consistent with the Council adopted Governance Strategy Goal 2 to ensure continued fiscal sustainability through financial and budgetary stewardship.

FISCAL IMPACT

The additional funding of \$20,000 to complete the Master Fee Study and to restart the Internal Service Fund Analysis will be paid from account 12571910-5239.

RECOMMENDATION

That the City Council, by resolution, approve Amendment No. 2 to the Professional Services Agreement between the City of Tracy and NBS Government Finance Group for the analyses of finance process, increasing the not to exceed amount by \$20,000, for a total not to exceed amount of \$140,500.

Prepared by: Karin Schnaider, Finance Director

Reviewed by: Midori Lichtwardt, Assistant City Manager

Approved by: Jenny Haruyama, City Manager

ATTACHMENT

- A. Amendment No. 2 to the Professional Services Agreement with NBS Government Finance Group for Analyses of Finance Division Processes

**CITY OF TRACY
AMENDMENT NO. 2 TO
PROFESSIONAL SERVICES AGREEMENT with NBS Government Finance Group.
ANALYSES OF FINANCE DIVISION PROCESS**

This Amendment No. 1 (**Amendment**) to the Professional Services Agreement for Analyses of Finance Division Processes is entered into between the City of Tracy, a municipal corporation (**City**), and NBS Government Finance Group, a California corporation (Consultant). City and Consultant are referred to individually as "**Party**" and collectively as "**Parties**."

Recitals

- A. The City and NBS Government Finance Group entered into a Professional Services Agreement (**Agreement**) for the analyses of the Finance Division processes, which was approved by the City Council on November 16, 2016, under Resolution No. 2016-230.
- B. In January 2019, the Finance Director approved Amendment No. 1 to the Professional Services Agreement for the Consultant to conduct an Economic Study for the proposed Aquatic Park, to provide cost recovery goals and objectives and key analytical assumptions and factors.
- C. In December 2019, an assessment was completed on the original scope of work and compensation regarding the financial process analyses and it was determined that additional funding would be required to restart the Internal Service Fund Analysis and complete the Master Fee Study.
- D. This Amendment is being executed pursuant to Resolution _____.

Now therefore, the Parties mutually agree as follows:

- 1. **Incorporation by Reference.** This Amendment incorporates by reference all terms set forth in the Agreement, unless specifically modified by this Amendment. The terms which are not specifically modified by this Amendment will remain in effect.
- 2. **Terms of Amendment.**
 - A. Section 3 Compensation of the Agreement is hereby amended in its entirety to increase the Not to Exceed amount by \$20,000 and shall read as follows:
 - 3.1 **General.** For services performed by Consultant under this Agreement, City shall pay Consultant on a time and expense basis at the billing rates set forth in Exhibit B-1, except for Work Plans 1, 2, and 5 which shall be a fixed price as set forth in Exhibit B-2, which is attached and incorporated by reference. Consultant's fee for this Agreement is Not to Exceed \$140,500. Consultant's billing rates shall cover all costs and expenses for Consultants performance of this agreement. No work shall be performed by Consultant in excess of the Not to Exceed amount without the City's prior written approval.
 - B. Exhibit B-2 "Compensation" attached hereto shall supplement Exhibit B of the Agreement.

3. Modifications. This Amendment may not be modified orally or in any manner other than by an agreement in writing signed by both parties, in accordance with the requirements of the Agreement.

4. Severability. If any term of this Amendment is held invalid by a court of competent jurisdiction, the Amendment shall be construed as not containing that term, and the remainder of this Amendment shall remain in effect.

5. Signatures. The individuals executing this Amendment represent and warrant that they have the right, power, legal capacity and authority to enter into and to execute this Amendment. This Amendment shall inure to the benefit of and be binding upon the parties and their respective successors and assigns.

The Parties agree to the full performance of the terms set forth here.

City of Tracy

NBS Government Finance Group, A California Corporation

By: _____
Robert Rickman

By: 
Michael Rentner

Title: Mayor

Title: Secretary

Date: _____

Date: 2/19/20

Attest:

By: _____
Adrienne Richardson, City Clerk

By: 
David Ketcham

Title: Vice President

Date: 2/19/20

Approved as to form

By: _____
Leticia Ramirez, City Attorney

Attachment: Exhibit B-2 Compensation

EXHIBIT B-2
COMPENSATION

Contract Status Update and Additional Funding for Completion of Analyses of Finance Division Processes

Contracted Task / Project	Original Project Budget	Project Budget Remaining as of 12/31/2019	NBS - Additional Funds Request	Status
Project Commencement	\$2,570	\$0	\$0	Complete and fully invoiced/paid
Work Plan 1 Internal Service Charges Analysis:	\$12,200	\$8,644	\$3,500	Initial work done more than 1 year ago. Need to re-start with new data and discussion of assumptions.
Work Plan 2 Indirect Cost (Central Services) Analysis:	Full Cost Version: \$12,885 Title 2 / OMB A-87 Version \$2,485	Full Cost Version: \$0 Title 2 / OMB A-87 Version \$2,485	Full Cost Version: \$0 Title 2 / OMB A-87 Version \$0*	Full Cost version is complete Partial scope for OMB version was omitted / not pursued. *Recommend repurposing these funds for additional work needed on Task 5
Work Plan 5 Master Fee Study:	\$51,535	\$0	\$13,500	In progress
Work Plan 5: Presentations and Meetings:	\$2,365	\$1,075	See optional hearings and presentations task	Reserved for implementation needs on Work Plan 5
Optional Task – Fleet Program Analysis	\$11,080	\$0	\$0	Project budget authorized but we never initiated, was omitted by Finance Director. Repurposed these funds for additional services needed on Task 5
Optional Tasks 3 and 4 for cost recovery analysis for development services billings to CIP	n/a	n/a	n/a	Optional \$3,000. Not initiated.
Optional Additional Presentations and Hearings	n/a	n/a	\$3,000	Optional \$1,000 per meeting as needed. Not initiated.

Contingency	15% - \$14,380	\$0	\$0	Funds were authorized for use for additional services on Task 5
TOTAL	\$109,500	\$12,205	\$20,000	

Contract amendments:

- \$3,500 to restart the Internal Service Fund Analysis once the City is finished with the Fee Study
- Repurposing of unused project funds (\$2,485) for an OMB A-87 Cost Allocation Plan to be utilized for costs incurred by NBS in December on Task 5
- An additional \$16,500 in funds to be dedicated toward finishing Task 5 (\$13,500) for fee models and final report, plus \$3,000 set aside for up to three public meetings).

The total authorized contract amount for all projects listed in the table above is \$109,500. Amendment No. 1 was for an additional amount NTE \$11,000 to provide analysis of the Aquatics Park. Amendment No. 2 in the amount of \$20,000 is required to complete the analyses of the Finance Division's processes, as shown above, for a total NTE agreement fee of \$140,500.

RESOLUTION _____

APPROVING AMENDMENT NO. 2 TO THE PROFESSIONAL SERVICES AGREEMENT BETWEEN THE CITY OF TRACY AND NBS GOVERNMENT FINANCE GROUP FOR THE ANALYSES OF FINANCE PROCESS INCREASING THE NOT TO EXCEED AMOUNT BY \$20,000 FOR A TOTAL NOT TO EXCEED AMOUNT OF \$140,500

WHEREAS, The City and NBS Government Finance Group entered into a Professional Services Agreement for the analyses of finance processes in November 2016, and

WHEREAS, Due to changes in City staff, the fee study was on a hiatus for several months until 2018, when the Finance Director initiated the resurgence of the study, and

WHEREAS, An assessment was completed in December 2019 by City staff and NBS Government Finance Group on the original scope of work and compensation and it was determined that \$20,000 in additional funding would be required to complete the Master Fee Study and to restart the Internal Service Fund Analysis once the fee study is finished, and

WHEREAS, The total not to exceed amount of the Professional Services Agreement will now be \$140,500;

NOW, THEREFORE, BE IT RESOLVED, That the City Council approves Amendment No. 2 to the Professional Services Agreement between the City of Tracy and NBS Government Finance Group for the analyses of finance process increasing the not to exceed amount by \$20,000 for a total not to exceed amount of \$140,500

The foregoing Resolution _____ is hereby passed and adopted by the Tracy City Council this 10th day of March, 2020, by the following vote:

- AYES: COUNCIL MEMBERS
- NOES: COUNCIL MEMBERS
- ABSENT: COUNCIL MEMBERS
- ABSTAIN: COUNCIL MEMBERS

Mayor

ATTEST:

City Clerk

AGENDA ITEM 4.L

REQUEST

APPROVE AN APPROPRIATION OF \$150,000 FROM THE TRANSPORTATION DEVELOPMENT ACT FUND 241; AUTHORIZE AN INCREASE OF THE CONTINGENCY AMOUNT TO \$974,528 FOR THE MACARTHUR DRIVE WIDENING AND RECONSTRUCTION PROJECT, CIPs 73126 AND 72073, FEDERAL PROJECT NUMBER STPL-5192(033); AND AUTHORIZE THE CITY MANAGER TO APPROVE CHANGE ORDERS UP TO THE APPROVED AMOUNT

EXECUTIVE SUMMARY

City staff requests that City Council authorize an appropriation from the Transportation Development Act (TDA) Fund 241 of \$150,000 to increase funding for additional contingency to provide upgraded bicycle lane facilities (green bike lanes) during construction of the MacArthur Drive Widening between Schulte Road and Valpico Road (CIP 73126, Federal Project Number STPL- 5192(033)).

DISCUSSION

On April 16, 2019, City Council awarded a construction contract to T&S Intermodal Maintenance, Inc., of Stockton, California, doing business as T&S West, of Linden, California, in the amount of \$5,497,230 for the MacArthur Drive Widening Valpico Road to Schulte Road Project.

The MacArthur Drive Widening Valpico Road to Schulte Road Project, is an approved Capital Improvement Project. The Project scope included widening and renovation of one mile of roadway from Valpico Road to Schulte Road and fulfills a project identified in the Roadway Master Plan of 1994.

The widening Project is currently under construction. As the demand for shared facilities has grown so has the desire for the expansion of bicycle facilities. The Widening Project incorporated the addition of bike lanes. Recent high visibility standards have been adopted in California and incorporate green painted bike lanes. The addition of these green lanes to the MacArthur Drive Widening mirror additions implemented or soon to be implemented throughout the City of Tracy. The green bike lane standard was adopted by Council on February 18, 2020 and should be incorporated into projects currently under construction and pending construction accordingly. The additional costs to provide these improvements to the MacArthur Widening will be implemented with the final paving of the roadway in spring of 2020.

The City staff have modified the striping design layout to incorporate the adopted striping standard.

Tracy Municipal Code 2.20.090(b) authorizes the City Manager to approve change orders up to the amount approved by City Council. The original contingency for the Project was \$824,528 and was authorized on April 16, 2019. The addition of this

funding for the bike lane improvements would be applied directly to the expansion of the contingency. The recommended contingency amount for this Project is \$974,528.

STRATEGIC PLAN

This agenda item supports Goal #2, Advance Infrastructure Projects to Improve Citywide Traffic Conditions.

FISCAL IMPACT

An appropriation of \$150,000 from the Transportation Development Act Fund 241 is required to complete this Project.

RECOMMENDATION

Staff recommends that City Council, by resolution, approve an appropriation of \$150,000 from the Transportation Development Act Fund 241, authorize an increase of the contingency amount to \$974,528 for the Macarthur Drive Widening and Reconstruction Project, CIPs 73126 and 72073, Federal Project Number STPL-5192(033), and authorize the City Manager to approve change orders up to the approved amount.

Prepared by: Ed Lovell, Management Analyst II (Parks)
Matthew Brown, PE, Associate Civil Engineer

Reviewed by: Robert Armijo, PE, City Engineer / Assistant Development Services Director
Karin Schnaider, Finance Director
Andrew Malik, Assistant City Manager

Approved by: Jenny Haruyama, City Manager

RESOLUTION 2020-_____

APPROVING AN APPROPRIATION OF \$150,000 FROM THE TRANSPORTATION DEVELOPMENT ACT FUND 241; AUTHORIZING AN INCREASE OF THE CONTINGENCY AMOUNT TO \$974,528 FOR THE MACARTHUR DRIVE WIDENING AND RECONSTRUCTION PROJECT, CIPs 73126 AND 72073, FEDERAL PROJECT NUMBER STPL-5192(033); AND AUTHORIZING THE CITY MANAGER TO APPROVE CHANGE ORDERS UP TO THE APPROVED AMOUNT

WHEREAS, The MacArthur Drive Widening between Schulte Road and Valpico Road (CIP 73126, Federal Project Number STPL- 5192(033)) Project involves the widening and renovation, including adding of traffic lanes, bike lanes, and sidewalks along one mile of roadway between Schulte Road and Valpico Road, and

WHEREAS, The Project is currently under construction and during construction new bike lane standards were adopted, and

WHEREAS, City staff had explored options to find the most cost effective method to implement the adopted standards into the current Widening Project construction, and

WHEREAS, The total cost of extra work to replace the striping layout and implement the new standard exceeds the allocated project contingency due to the proposed construction change order and its contingency of \$150,000, and

WHEREAS, Tracy Municipal Code 2.20.090(b) authorizes City Manager to approve change orders up to the amount approved by City Council. The recommended contingency amount for this project is \$974,528;

NOW, THEREFORE, BE IT RESOLVED, That the City Council of the City of Tracy hereby approves an appropriation of \$150,000 from the Transportation Development Act Fund 241, authorizes an increase of the contingency amount to \$974,528 for the MacArthur Drive Widening and Reconstruction Project, CIPs 73126 and 72073, Federal Project Number STPL-5192(033); and authorizing the City Manager to approve change orders up to the approved amount.

* * * * *

The foregoing Resolution 2020-_____ was adopted by the Tracy City Council on the 10th day of March, 2020 by the following vote:

AYES: COUNCIL MEMBERS:
NOES: COUNCIL MEMBERS:
ABSENT: COUNCIL MEMBERS:
ABSTAIN: COUNCIL MEMBERS:

MAYOR

ATTEST:

CITY CLERK

AGENDA ITEM 4.M

REQUEST

AUTHORIZE A LEAVE OF ABSENCE FOR TRACY TRANSPORTATION ADVISORY COMMISSIONER JACOB HUNTER

EXECUTIVE SUMMARY

Staff received a request from Transportation Advisory Commissioner Jacob Hunter for a leave of absence for the month of April, 2020 due to work-related scheduling conflicts. The Transportation Advisory Commission Bylaws state that a Transportation Advisory Commission member may submit a written request to the City Council for a leave of absence of up to six months, which may be approved at the City Council's discretion.

DISCUSSION

Transportation Advisory Commissioner Jacob Hunter requested a leave of absence for the month of April 2020 due to work-related scheduling conflicts. A commission member who fails to attend four regular commission meetings in any calendar year vacates his/her position under the Transportation Advisory Commission Bylaws. The Bylaws further stipulate that any Commissioner can request up to a six- month leave of absence from his/her duties on the Commission. An approved leave of absence excuses a commissioner from attending commission meetings during the specified period of time and ensures that those absences are not counted against the four-absence limit. This request is to be directed to, and can only be approved by, the City Council.

The Transportation Advisory Commission consists of seven members and all seats are currently filled.

STRATEGIC PLAN

This is a routine operational item and does not relate to the Council's Strategic Plans.

FISCAL IMPACT

There is no fiscal impact to the General Fund at this time.

RECOMMENDATION

That City Council, by resolution, approve a leave of absence for the month of April 2020 for Transportation Advisory Commissioner Jacob Hunter.

Prepared by: Ed Lovell, Management Analyst II

Reviewed by: Brian MacDonald, Parks and Recreation Director
Karin Schnaider, Finance Director
Midori Lichtwardt, Assistant City Manager

Approved by: Jenny Haruyama, City Manager

RESOLUTION 2020-_____

AUTHORIZING A LEAVE OF ABSENCE FOR
TRANSPORTATION ADVISORY COMMISSIONER JACOB HUNTER

WHEREAS, Transportation Advisory Commissioner Jacob Hunter requested a leave of absence for the month of April 2020, due to work-related scheduling conflicts, and

WHEREAS, The Transportation Advisory Commission Bylaws stipulate that any Commissioner can request up to a six-month leave of absence with Council approval, and

WHEREAS, The Transportation Advisory Commission consists of seven members and all seats are currently filled;

NOW, THEREFORE, BE IT RESOLVED, That the City Council of the City of Tracy hereby authorizes a leave of absence for the month of April 2020, for Transportation Advisory Commissioner Jacob Hunter.

* * * * *

The foregoing Resolution 2020-_____ was adopted by the Tracy City Council on the 10th day of March, 2020 by the following vote:

AYES: COUNCIL MEMBERS:

NOES: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

ABSTAIN: COUNCIL MEMBERS:

MAYOR

ATTEST:

CITY CLERK

AGENDA ITEM 4.N

REQUEST

ACCEPT THE CONSTRUCTION OF A PARTIAL DEMOLITION OF THE EXISTING WESTSIDE MARKET LOCATED AT 729/741 N. CENTRAL AVENUE FOR THE DOWNTOWN RESTAURANT/BREW PUB PROJECT, CIP 79364, COMPLETED BY CENTRAL VALLEY ENVIRONMENTAL OF FRESNO, CALIFORNIA, AUTHORIZE THE CITY CLERK TO FILE THE NOTICE OF COMPLETION, AND AUTHORIZE THE CITY ENGINEER TO RELEASE THE BONDS AND RETENTION PAYMENT

EXECUTIVE SUMMARY

The contractor has completed construction of the partial demolition of the existing Westside Market Building located at 729/741 N. Central Avenue for the Downtown Restaurant/Brew Pub Project, CIP 79364. Project costs are within the available budget. Staff recommends Council accept the Project to enable the City Engineer to release the contractor's bonds and retention payment.

DISCUSSION

On July 5, 2017, City Council awarded a construction contract to Central Valley Environmental (CVE Demolition), of Fresno, California, for the partial demolition of existing Westside Market Building located at 729/741 N. Central Avenue for the Downtown Restaurant/Brew Pub Project, CIP 79364 in the amount of \$138,880.

The scope of this Project is to demolish the portion of the structure, which is deficient and shore the structure to be an unoccupied "shell building." This Project was needed in order to address building code and public safety issues arising from the condition of a rear facing addition of unreinforced masonry building where it connects to the usable structure.

The Project improvement plans and specifications were prepared in-house by the Engineering Division.

During the construction of the Project, an underground storage tank (UST) was discovered that needed to be removed in order to facilitate future redevelopment of the property. Staff received City Council approval and additional funding in the amount of \$16,000 on November 21, 2017 to remove the UST and perform necessary testing to satisfy San Joaquin County Environmental Health Department. In addition to the UST, there were numerous unforeseen conditions that were also encountered which required additional work. Staff executed two (2) change orders for a total \$45,559 to accommodate these unforeseen conditions.

Project costs are as follows:

A. Construction Contract Amount	\$	138,880
B. Approved Change Orders	\$	45,559
C. Design, Construction Management, Inspection, Testing, & Miscellaneous project management expenses	\$	24,441
<u>Total Project Costs</u>	\$	<u>208,880</u>
Total Budget Amount	\$	208,880
Budget Remaining	\$	-

The Project has been completed within the timeframe of the original contract plus the time extension given to the contractor for extra work, including rain delays, per plans, specifications, and City of Tracy standards.

STRATEGIC PLAN

This agenda item is consistent with Goal 4 of the City Council's adopted FY 2019-2021 Economic Development Strategic Plan, which is to attract businesses in targeted industries that meet the needs and desires of the community.

FISCAL IMPACT

The partial demolition of Westside Market Building is part of the approved Downtown Restaurant/Brew Pub Project Capital Improvement Project, CIP 79364, with a total Project cost of \$208,880. The total Downtown Restaurant/Brew Pub Project budget is \$1,000,000. This Project came in at budget; the remaining funds in the amount of \$705,504 will remain in the CIP.

RECOMMENDATION

Staff recommends that City Council accept, by resolution, the construction of the partial demolition of existing Westside Market Building located at 729/741 N. Central Avenue for the Downtown Restaurant/Brew Pub Project, CIP 79364, completed by Central Valley Environmental, of Fresno, California, authorize the City Clerk to record the Notice of Completion with the San Joaquin County Recorder, and authorize the City Engineer to release the bonds and retention payment.

Prepared by: Paul Verma, PE, Senior Civil Engineer

Reviewed by: Robert Armijo, PE, City Engineer / Assistant Director of Development Services
Karin Schnaider, Finance Director
Andrew Malik, Assistant City Manager

Approved by: Jenny Haruyama, City Manager

RESOLUTION 2020_____

ACCEPTING THE CONSTRUCTION OF A PARTIAL DEMOLITION OF THE EXISTING WESTSIDE MARKET LOCATED AT 729/741 N. CENTRAL AVENUE FOR THE DOWNTOWN RESTAURANT/BREW PUB PROJECT, CIP 79364, COMPLETED BY CENTRAL VALLEY ENVIRONMENTAL OF FRESNO, CALIFORNIA, AUTHORIZING THE CITY CLERK TO FILE THE NOTICE OF COMPLETION, AND AUTHORIZING THE CITY ENGINEER TO RELEASE THE BONDS AND RETENTION PAYMENT

WHEREAS, On July 5, 2017, City Council awarded a construction contract to Central Valley Environmental (CVE Demolition), of Fresno, California, for the partial demolition of the existing Westside Market Building located at 729/741 N. Central Avenue for the Downtown Restaurant/Brew Pub Project, CIP 79364 in the amount of \$138,880, and

The scope of the Project included demolition of the portion of the structure, which is deficient, and shore the structure to be an unoccupied "shell building." This Project was needed in order to address building code and public safety issues arising from condition of rear facing addition of unreinforced masonry building to the usable structure, and

WHEREAS, Two (2) change orders in the amount of \$ 45,559 were issued, and

WHEREAS, The status of budget costs is as follows:

Project costs are as follows:

A.	Construction Contract Amount	\$	138,880
B.	Approved Change orders	\$	45,559
C.	Design, construction management, inspection, Testing & miscellaneous project management Expenses	\$	<u>24,441</u>
	Total Project Costs	\$	208,880
	Total Budget Available	\$	208,880
	Budget Remaining	\$	-

WHEREAS, The Project has been completed within the available budget, within the time frame of the original contract plus the time extension given to the contractor for extra work, including rain delays, per plans, specifications, and City of Tracy standards, and

WHEREAS, The partial demolition of Westside Market Building is part of the approved Downtown Restaurant/Brew Pub Project Capital Improvement Project, CIP 79364, with a total Project cost of \$208,880. The total Downtown Restaurant/Brew Pub Project budget is \$1,000,000. This Project came in at budget; the remaining funds in the amount of \$705,504 will remain in the CIP;

NOW, THEREFORE, BE IT RESOLVED, That City Council accepts, by resolution, the construction of the partial demolition of existing Westside Market Building located at 729/741 N. Central Avenue for the Downtown Restaurant Project, CIP 79364, completed by Central Valley

Environmental (CVE Demolition), of Fresno, California, authorizes the City Clerk to record the Notice of Completion with the San Joaquin County Recorder, authorizes the City Engineer to release the bonds and retention payment.

* * * * *

The foregoing Resolution 2020-_____ was passed and adopted by the Tracy City Council on the 10th day of March 2020, by the following vote:

AYES:	COUNCIL MEMBERS:
NOES:	COUNCIL MEMBERS:
ABSENT:	COUNCIL MEMBERS:
ABSTAIN:	COUNCIL MEMBERS:

MAYOR

ATTEST:

CITY CLERK

AGENDA ITEM 4.O

REQUEST

ACCEPT THE STREET LIGHT INSTALLATION AND CONDUIT REPAIR PROJECT, CIP 72112, COMPLETED BY PACIFIC EXCAVATION, INC., OF ELK GROVE, CALIFORNIA, AUTHORIZE THE CITY CLERK TO FILE THE NOTICE OF COMPLETION WITH THE SAN JOAQUIN COUNTY RECORDER, AUTHORIZE THE CITY ENGINEER TO RELEASE THE BONDS AND RETENTION PAYMENT, AND AUTHORIZE THE FINANCE DEPARTMENT TO CLOSE THE PROJECT

EXECUTIVE SUMMARY

The contractor has completed the Street Light Installation and Conduit Repair Project, CIP 72112 (Project), in accordance with Project plans, specifications, and contract documents. Project costs are within the available budget. Staff recommends Council accept the Project to enable the City to release the contractor's bonds and retention.

DISCUSSION

On February 5, 2019, City Council awarded a construction contract to Pacific Excavation Inc., of Elk Grove, California in the amount of \$181,960, for the Street Light Installation and Conduit Repair Project, CIP 72112. This Project involved the installation of street lights and conduits for street lights at various locations selected from the repair lists.

The Project design, improvement plans, specifications, and contract documents were prepared by the City's Engineering Division staff.

No change orders were issued for the Project.

Project costs are as follows:

A. Construction Contract Amount	\$	181,960
B. Approved Change orders	\$	-
C. Design, construction management, inspection, Testing & miscellaneous project management expenses	\$	63,530
<u>Total Project Costs</u>	<u>\$</u>	<u>245,490</u>
Total Budget Amount	\$	248,150
Budget Remaining	\$	2,660

The Project has been completed within the available budget and original contract period and in accordance with the plans, specifications, and City of Tracy standards.

STRATEGIC PLAN

This agenda item is a routine operational item and is not related to the Council's Strategic Plans.

FISCAL IMPACT

The Street Light Installation and Conduit Repair Project, CIP 72112, is an approved Capital Improvement Project with a total Project cost of \$245,490. The total Project budget is \$248,150. This Project came in under budget; the remaining funds in the amount of \$2,660 will be released back into Gas Tax (F245) fund balance.

RECOMMENDATION

Staff recommends that City Council accept, by resolution, the Street Light Installation and Conduit Repair Project, CIP 72112, completed by Pacific Excavation, Inc., of Elk Grove, California, authorize the City Clerk to record the Notice of Completion with the San Joaquin County Recorder, authorize the City Engineer to release the bonds and retention payment, and authorize the Finance Department to close the Project.

Prepared by: Paul Verma, PE, Senior Civil Engineer

Reviewed by: Robert Armijo, PE, City Engineer / Assistant Development Services Director
Karin Schnaider, Finance Director
Andrew Malik, Assistant City Manager

Approved by: Jenny Haruyama, City Manager

RESOLUTION 2020-_____

ACCEPTING THE STREET LIGHT INSTALLATION AND CONDUIT REPAIR PROJECT, CIP 72112, COMPLETED BY PACIFIC EXCAVATION, INC., OF ELK GROVE, CALIFORNIA, AUTHORIZING THE CITY CLERK TO FILE THE NOTICE OF COMPLETION WITH THE SAN JOAQUIN COUNTY RECORDER, AUTHORIZING THE CITY ENGINEER TO RELEASE THE BONDS AND RETENTION PAYMENT, AND AUTHORIZING THE FINANCE DEPARTMENT TO CLOSE THE PROJECT

WHEREAS, On February 5, 2019, City Council awarded a construction contract to Pacific Excavation, Inc., of Elk Grove, California in the amount of \$181,960, for the Street Light Installation and Conduit Repair Project, CIP 72112, and

WHEREAS, The Project consists of the installation of street lights and also installation of conduits for street lights at various locations selected from the repair lists, and

WHEREAS, No change orders were issued for the Project, and

WHEREAS, The status of Project costs is as follows, and

A. Construction Contract Amount	\$	181,960
B. Approved Change orders	\$	-
C. Design, construction management, inspection, Testing & miscellaneous project management expenses	\$	63,530
Total Project Costs	\$	245,490
Total Budget Amount	\$	248,150
Budget Remaining	\$	2,660

WHEREAS, The Project has been completed within the available budget and original contract time frame and in accordance with project plans, specifications, and City of Tracy standards, and

WHEREAS, The Street Light Installation and Conduit Repair Project, CIP 72112, are approved Capital Improvement Projects with a total Project cost of \$245,490. The total Project budget is \$248,150. This Project came in under budget; the remaining funds in the amount of \$2,660 will be released back into Gas Tax (F245) fund balance;

NOW, THEREFORE, BE IT RESOLVED, That the City Council of the City of Tracy hereby accepts the Street Light Installation and Conduit Repair Project, CIP 72112, completed by Pacific Excavation, Inc., of Elk Grove, California, authorizes the City Clerk to record the Notice of Completion with the San Joaquin County Recorder, authorizes the City Engineer to release the bonds and retention payment, and authorizes the Finance Department to close the Project.

The foregoing Resolution 2020-_____ was passed and adopted by the Tracy City Council on the 10th day of March, 2020, by the following vote:

AYES:	COUNCIL MEMBERS:
NOES:	COUNCIL MEMBERS:
ABSENT:	COUNCIL MEMBERS:
ABSTAIN:	COUNCIL MEMBERS:

MAYOR

ATTEST:

CITY CLERK

AGENDA ITEM 4.P

REQUEST

APPROVE A THIRD EXTENSION TO THE AGREEMENT FOR PROPERTY TAX ALLOCATION UPON ANNEXATION BETWEEN THE COUNTY OF SAN JOAQUIN AND THE CITY OF TRACY

EXECUTIVE SUMMARY

Two extensions to the Agreement for Property Tax Allocation Upon Annexation between the County of San Joaquin and the City of Tracy were previously approved by City Council to facilitate ongoing discussion with County of San Joaquin. Discussions have concluded and staff is recommending an extension to the present agreement through July 31, 2026.

DISCUSSION

In 2004, the City of Tracy (“City”) and the County of San Joaquin (“County”) entered into the existing property tax allocation agreement, with the agreement being renewed in 2012. This property tax sharing agreement is sometimes referred to as the “Master Annexation Agreement.” The agreement expired on July 31, 2019. Two extensions to the agreement were approved by Council to allow for ongoing dialogue between the City and the County. During the last several months, the City and the County discussed potential amendments to the agreement. In the end, the City and County found that the potential changes were not accepted. Instead, it was determined that maintaining the current agreement with a new extension was the most acceptable result. Therefore, it is recommended that the existing agreement be approved for a seven-year term, expiring on July 31, 2026.

STRATEGIC PLAN

This agenda item supports Governance Strategic Goal 3: Ensure Short and Long-term Financial Sustainability.

FISCAL IMPACT

Properties annexed into the City and detached from the fire district have an 80/20 split of property tax allocations with the County, and properties that do not involve detachment from a fire district have an 85/15 split. There is no impact to prior annexed properties’ tax allocation apportionment.

RECOMMENDATION

That the City Council, by resolution, approve a seven-year extension to the Agreement for Property Tax Allocation Upon Annexation between the County of San Joaquin and the City of Tracy, expiring on July 31, 2026.

Agenda Item 4.P
March 10, 2020
Page 2

Prepared by: Karin Schnaider, Finance Director

Reviewed by: Midori Lichtwardt, Assistant City Manager

Approved by: Jenny Haruyama, City Manager

ATTACHMENT

Attachment A - Master Annexation Agreement between the County of San Joaquin and the City of Tracy

County of San Joaquin & City of _____
Agreement for Property Tax Allocation upon Annexation
A-20-_____

AGREEMENT entered into this ____ day of _____, 2020 by and between the City of Tracy, hereinafter referred to as "CITY" and the County of San Joaquin, hereinafter referred to as "COUNTY";

PREAMBLE:

CITY and COUNTY acknowledge that both CITY and COUNTY have increasing service responsibilities with restrained revenue resources. There is no consensus between CITY and COUNTY regarding the analysis of local government funding issues arising from annexations. CITY and COUNTY each have their own distinctive and differing perspectives on costs and revenues generated by annexed areas. However, there is a statutory requirement for a Property Tax Allocation Agreement for the Local Agency Formation Commission to annex land.

WITNESSETH:

WHEREAS, Article 13A, Section 1 of the Constitution of the State of California limits ad valorem taxes on real property to one percent (1%) of full cash value; and

WHEREAS, Chapter 6 of Part 0.5 of Division 1 of the Revenue and Taxation Code (Sections 95 et. seq.) provides for the allocation of property tax revenues; and

WHEREAS, CITY and COUNTY must have an agreement for the allocation of property tax revenues upon annexation.

NOW, THEREFORE, in consideration of the premises and the following terms and conditions, the parties hereto agree as follows:

1. DEFINITIONS. The words and phrases in this Agreement shall have meanings as set forth below:
 - A. "Annexation Property Tax Base" shall mean the Base Year sum of the ad valorem tax allocated to Detaching Special Districts, as defined herein, and to COUNTY within the area being annexed.
 - B. "Detaching Special Districts" shall mean those political subdivisions organized pursuant to the laws of the State of California whose functions within the area being annexed are terminated and/or assumed by CITY.
 - C. "Detachment" shall mean the removal from a special district of any portion of the territory of that special district.

- D. "Base Year" shall mean the assessed valuation applicable to the property and improvements within the area being annexed at the time the application for annexation is submitted to the Local Agency Formation Commission (LAFCo).
 - E. "Incremental Growth" shall mean the total increase or decrease in the property tax base over the base year within the annexed area.
2. PROPERTY TAX ALLOCATION.
- Upon each annexation, property tax allocation shall be determined pursuant to one of the following provisions:
- A. For annexations that involve Detachment from a fire district, CITY and COUNTY shall, upon each annexation that in whole or in part, involves Detachment from a fire district, share in the Annexation Property Tax Base and all Incremental Growth thereof pursuant to the ratio of 20% CITY and 80% COUNTY for all portions of the annexation that involve Detachment from a fire district.
 - B. For annexations that do not involve Detachment from a fire district, CITY and COUNTY shall, upon each annexation that in whole or in part, does not involve Detachment from a fire district, share in the Annexation Property Tax Base and Incremental Growth thereof, for all portions of the annexation that do not involve Detachment from a fire district, as follows:
 - i. Consolidated fire districts established prior to June 15, 1 996, pursuant to the ratio of 20% CITY and 80% COUNTY.
 - ii. Consolidated fire districts established between June 15, 1996 and June 15, 2003, pursuant to the ratio of 15% CITY and 85% COUNTY.
 - iii. Consolidated fire districts established subsequent to June 15, 2003, pursuant to the ratio of 10% CITY and 90% COUNTY.
 - C. For annexations by the cities of Escalon and Ripon only, notwithstanding Subsections 2A and 2B, CITY and COUNTY shall , upon each annexation, share in the Annexation Property Tax Base and all Incremental Growth thereof pursuant to the ratio of 36.6% CITY and 63.4% COUNTY, until such time as the current population of CITY, based on the most recent estimates published by the California State Department of Finance, exceeds 18,000.
 - D. For the City of Tracy 2003 Gateway annexation only, CITY and COUNTY, from the date of this agreement forward, shall share in the Annexation Property Tax Base and all Incremental Growth thereof pursuant to the ratio of 15% CITY and 85% COUNTY.
3. APPLICATION OF AGREEMENT.
- A. Term. The provisions of this Agreement shall apply to all pending and future annexations from the effective date of this Agreement through July 31, 2026, unless otherwise terminated under Section 10.

- B. **Effective date.** The effective date of property tax allocation for each annexation shall be determined in accordance with Government Code Section 54902 and any succeeding statutory provisions. Currently, statements of boundary change must be filed with the State Board of Equalization on or before December 1 of the year immediately preceding the year in which property taxes are to be shared.
 - C. **Future property taxes.** The provisions of this Agreement would also apply to any property exempt from ad valorem taxes which subsequently became taxable within the area to be annexed.
 - D. **Terms of subsequent agreements.** Except as noted in Section 2, property tax share allocated to CITY from future annexation areas will be no lower than any other city in San Joaquin County with the same criteria.
4. **JOINT REVIEW.**
CITY and COUNTY may jointly review COUNTY property tax records from time to time or as requested by CITY to verify accurate distribution under the Agreement.
5. **EXCLUSIONS.**
- A. The Agreement shall not apply to proposed annexation areas where the COUNTY is currently receiving transient occupancy tax (TOT) revenues. Annexation agreements for areas where the COUNTY is currently receiving TOT revenues will be individually negotiated between the COUNTY and CITY to address the potential TOT loss to the COUNTY.
 - B. The Agreement shall not apply to proposed annexation areas where gross taxable sales, subject to sales and use taxes, exceed \$1 million in the most recent year that taxable sales data is available from the State Board of Equalization or any other State successor organization that may provide taxable sales information. Annexation agreements for areas containing over \$1 million in taxable sales will be individually negotiated between the COUNTY and CITY to address the potential sales and use tax loss to the COUNTY.
 - C. The Agreement shall not apply to annexations that, in whole or in part, include more than fifty (50) acres of COUNTY owned property. Such annexations will be considered under separately negotiated and mutually beneficial annexation and development agreements.
6. **REGIONAL COOPERATION.**
In consideration of the unique and mutual funding difficulties of both CITY and COUNTY, CITY and COUNTY will jointly develop and seek to implement changes in their activities which will improve the cost effectiveness of service delivery by both CITY and COUNTY, including but not limited to consolidation of services between governmental agencies and inter-agency contracting for services.
7. **COUNTY CAPITAL FACILITIES FUNDING.**
CITY recognizes the importance of regional services and facilities provided by the COUNTY for all residents of the entire COUNTY.

CITY shall contribute to COUNTY's funding for regional facilities by adopting or renewing a County facilities fee ordinance and resolution enacting and implementing the County Capital Facilities Fee (CFF) Program. In accordance with the requirements of Government Code Sections 66000 et seq., CITY shall adopt this ordinance and resolution prior to or concurrent with execution of this Agreement.

8. URBAN DEVELOPMENT COOPERATION.

A rational pattern of urban land uses is a common goal of CITY and COUNTY, as expressed in their respective General Plans. The efficient construction of urban infrastructure and the delivery of municipal services require cooperation between COUNTY and CITY within areas designated for urban development, specifically CITY'S Sphere of Influence.

- A. County General Plan Policy. COUNTY affirms the policies expressed in its General Plan that support concentration of additional major urban development within urban centers.
- B. Urban Planning and Development Cooperation. The preparation of land use and infrastructure plans within CITY'S Sphere of Influence, consistent with statutory guidelines, is encouraged. COUNTY shall refer all land use applications requiring discretionary approval within CITY'S Sphere of Influence to CITY for review and comment.
- C. Capital Facilities Funding and Cooperation. CITY and COUNTY will cooperate in the development of infrastructure plans within CITY'S Sphere of Influence. Relative to areas for which CITY and COUNTY have jointly adopted master plans for infrastructure and, upon request by CITY, COUNTY will schedule an Area Development Impact Fee (ADIF) for public hearing. This ADIF will incorporate CITY development impact fees that are specifically required to support jointly planned infrastructure. COUNTY shall cooperate in the construction of capital facilities thus funded.

9. COMMUNITY SERVICE FACILITIES

- A. Siting of Community Facilities. CITY and COUNTY recognize the importance of community services provided by COUNTY and other providers and also the importance of these services being convenient to residents of COUNTY making use of these services. Accordingly, as a part of the land use planning and pre-zoning for proposed municipal annexations, CITY will cooperate with COUNTY to identify community service needs of the local community and, where appropriate, work with COUNTY to locate potential sites for these community services facilities.
- B. CITY may elect to adopt or add to existing development impact fees in lieu of providing community service facility sites. Such fees may be administered within CITY or may be included as a component of the above-mentioned County Capital Facilities Fee.

10. TERMINATION.

This Agreement may be terminated, by any party hereto, upon six (6) months written notice which termination shall terminate the agreement for each and every party.

Said termination shall not affect annexations for which the LAFCo Executive Officer has issued a certificate of filing prior to the end of the six (6) month termination period.

11. GOVERNING LAW AND ATTORNEYS' FEES.

This Agreement shall be construed and enforced in accordance with the laws of the State of California. Should any legal action be brought by either party because of any default under this Agreement or to enforce any provision of this Agreement, or to obtain a declaration of rights hereunder, the prevailing party shall be entitled to reasonable attorneys' fees, court costs and such other costs as may be fixed by the Court. The standard of review for determining whether a default has occurred under this Agreement shall be the standard generally applicable to contractual obligations in California.

12. NOTICES.

Any notice of communication required hereunder among CITY and COUNTY must be in writing, and may be given either personally, by telefacsimile (with original forwarded by regular U.S. Mail) or by Federal Express or other similar courier promising overnight delivery. If personally delivered, a notice or communication shall be deemed to have been given and received when delivered to the party to whom it is addressed. If given by facsimile transmission, a notice or communication shall be deemed to have been given and received upon actual physical receipt of the entire document by the receiving party's facsimile machine. Notices transmitted by facsimile after 5:00 p.m. on a normal business day or on a Saturday, Sunday, or holiday shall be deemed to have been given and received on the next normal business day. If given by Federal Express or similar courier, a notice or communication shall be deemed to have been given and received on the date delivered as shown on a receipt issued by the courier. Such notices or communications shall be given to the parties at their addresses set forth below:

To CITY (City Manager):

Jenny Haruyama
333 Civic Center Plaza
Tracy, California 95376-4062
Telefacsimile: (209) 831-6120

With Copies To (City Attorney):

Leticia Ramirez
333 Civic Center Plaza
Tracy, California 95376-4062
Telefacsimile: (209) 831-6137

To COUNTY (County Administrator):

Monica Nino
County Administration Building
44 N. San Joaquin St., Ste. 640
Stockton, California 95202-2931
Telefacsimile: (209) 468-2875

With Copies To (County Counsel):

J. Mark Myles
County Administration Building
44 N. San Joaquin St., Ste. 679
Stockton, California 95202-2931
Telefacsimile: (209) 468-0315

Any party hereto may at any time, by giving ten (10) days written notice to the other parties, designate any other address or facsimile number in substitution of the address or facsimile number to which such notice or communication shall be given.

13. SEVERABILITY.

If any provision of this Agreement is held invalid, void, or unenforceable but the remainder of this Agreement can be enforced without failure of material consideration to any party, then this Agreement shall not be affected and it shall remain in full force and effect, unless amended by mutual consent of the parties. Notwithstanding this severability clause, each subsection of Section 2 Property Tax Allocation and Section 5 Exclusions, is material and substantial and the failure of said subsection is the failure of material consideration, causing the agreement to be void from the date that the subsection is held invalid.

14. FURTHER ASSURANCES.

Each party shall execute and deliver to the other party or parties all such other further instruments and documents and take all such further actions as may reasonably necessary to carry out this Agreement and to provide and secure to the other party or parties the full and complete enjoyment of its rights and privileges hereunder.

15. CONSTRUCTION.

All parties have been represented by counsel in the preparation of this Agreement and no presumption or rule that ambiguity shall be construed against a drafting party shall apply to interpretation or enforcement hereof. Captions on sections and subsections are provided for convenience only and shall not be deemed to limit, amend, or affect the meaning of the provision to which they pertain.

16. OTHER MISCELLANEOUS TERMS.

The singular includes the plural; the masculine gender includes the feminine, "shall" is mandatory; "may" is permissive.

17. TIME.

Time is of the essence of each and every provision hereof.

18. COUNTERPART.

This agreement may be executed in counterpart agreements, binding each executing party as if said parties executed the same agreement.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement.

RECOMMENDED FOR APPROVAL:

Jennifer D. Haruyama
City Manager

Monica Nino
County Administrator

CITY OF TRACY

COUNTY OF SAN JOAQUIN

Robert Rickman
Mayor

Katherine M. Miller
Chairman, Board of Supervisors

Approved as to Form

Approved as to Form

Leticia Ramirez
City Attorney

J. Mark Myles
County Counsel

ATTEST: Adrienne Richardson
City Clerk

ATTEST: Rachel DeBord
Clerk of the Board of Supervisors

RESOLUTION _____

APPROVING A THIRD EXTENSION TO THE AGREEMENT
FOR PROPERTY TAX ALLOCATION UPON ANNEXATION BETWEEN THE
COUNTY OF SAN JOAQUIN AND THE CITY OF TRACY

WHEREAS, In 2004 the City of Tracy (“City”) and the County of San Joaquin (“County”) entered into the current property tax allocation agreement, with the agreement being renewed in 2012, and

WHEREAS, The agreement expired on July 31, 2019, two extensions to the agreement were approved by Council to allow for ongoing dialogue, with the current extension set to expire on March 31, 2020, and

WHEREAS, During the last several months, the City and County discussed potential amendments to the agreement, and in the end, the City and County found that potential changes were not accepted, and

WHEREAS, It is recommended that the existing agreement be approved for a seven-year term, expiring on July 31, 2026, and

WHEREAS, There is no fiscal impact to the General Fund as a result of this item;

NOW, THEREFORE, BE IT RESOLVED, That City Council of the City of Tracy hereby approves a seven-year term extension to the Agreement for Property Tax Allocation Upon Annexation between the County of San Joaquin and the City of Tracy, expiring on July 31, 2026.

The foregoing Resolution 2020_____ was passed and adopted by the Tracy City Council on the 10th day of March, 2020, by the following vote:

- AYES: COUNCIL MEMBERS:
- NOES: COUNCIL MEMBERS:
- ABSENT: COUNCIL MEMBERS:
- ABSTAIN: COUNCIL MEMBERS:

Mayor

ATTEST:

City Clerk

AGENDA ITEM 4.Q

REQUEST

APPROVE THE PLACEMENT OF A PLAQUE COMMEMORATING THE THIRTY YEAR ANNIVERSARY OF THE PARTNERSHIP BETWEEN SISTER CITY ASSOCIATION OF TRACY AND MEMURO, JAPAN IN KEN YASUI PARK PER CITY STANDARD POLICY AND PROCEDURES

EXECUTIVE SUMMARY

The Sister City Association of Tracy has submitted an application per the City standard policy and procedures to the Parks and Recreation Department to place a plaque honoring the 30 year anniversary with Memuro, Japan. The Sister City Association of Tracy exchange program has provided hundreds of Tracy students and residents this invaluable experience since 1989. The applicant is requesting to provide the plaque, is asking the City to complete installation, and the Tracy Sister City Association has agreed to maintain the plaque.

DISCUSSION

The Sister City Association (SCA) of Tracy is a non-profit organization that promotes and organizes youth and adult exchange programs. In addition to providing unique cultural opportunities, the SCA's mission is to "unite persons of good will from all walks of life, from all ethnic backgrounds, and from all religious faiths in an effort to have a beneficial effect on the images and stereotypes that are commonly held of the people of other sections of the world."

SCA was started and organized in 1989 by Mayor Richard Hastie. Tracy resident Ken Yasui was instrumental in coordinating the initial effort to locate a Sister City. Memuro, Japan was ultimately selected due to similarities between the Cities, especially their agricultural connections. Mr. Yasui also guided the SCA Board and oversaw cultural exchanges and selected American educators as tutors in Memuro Middle School. Mr. Yasui's commitment and contribution to the program made choosing to celebrate the 30 Year Anniversary in Ken Yasui Park even more significant for the organization.

The SCA has sent over 200 eighth grade students from Tracy to Memuro, Japan along with two adult chaperones each year. Annually, the program also hosts 10 students and two chaperones from Memuro.

The Parks and Recreation Department has discussed this item with the applicant, including the design and specifications of the plaque, which is incorporated into the current proposal. Currently a tree has already been planted in Ken Yasui Park celebrating this partnership, and this request is to add a plaque to this location, further celebrating the relationship between the Cities. The SCA agrees to maintain and replace the plaque in the event it is vandalized, stolen, or damaged. Finally, the proposal meets all of the City's guidelines.

At the February 6, 2020 Parks and Community Services Commission meeting, after the Commission heard from the public and the SCA Board of Directors, the Commission

reviewed and discussed the request, as per policy and procedures. The Commission discussed the plaque (Attachment A) and the location of the plaque (Attachment A). The Commission recommended the item for approval of the City Council.

STRATEGIC PLAN

This agenda item supports the City of Tracy's Quality of Life Strategic Priority, which is to provide an outstanding quality of life by enhancing the City's amenities, business mix and services and cultivating connections to promote positive change and progress in our community.

FISCAL IMPACT

Approval of this item will have an estimated cost of \$1000 in City Staff time and materials. This amount includes the cost for Public Works staff to set the plaque at the base of the Sister City tree in Ken Yasui Park. This one-time expense will be absorbed within the existing City operating budget.

RECOMMENDATION

That the City Council, by resolution, approve placement of a plaque commemorating the thirty year anniversary of the partnership between Sister City Association of Tracy and Memuro, Japan in Ken Yasui Park..

Prepared by: Thien Nguyen, Recreation Services Supervisor

Reviewed by: Brian MacDonald, Parks & Recreation Director
Don Scholl, Public Works Director
Karin Schnaider, Finance Director
Midori Lichtwardt, Assistant City Manager

Approved by: Jenny Haruyama, City Manager

ATTACHMENTS

Attachment A – Plaque Draft and Location of Plaque near Sister City Tree in Yasui Park

Sister City Plaque Draft



Commemorating
Memuro and Tracy
Sister City
30th Anniversary
August 20, 2019

Location for Plaque will be near the Sister City Tree in Yasui Park



RESOLUTION _____

APPROVING THE PLACEMENT OF A PLAQUE COMMEMORATING THE THIRTY YEAR ANNIVERSARY OF THE PARTNERSHIP BETWEEN SISTER CITY ASSOCIATION OF TRACY AND MEMURO, JAPAN IN KEN YASUI PARK

WHEREAS, Sister City Association of Tracy has submitted an application to the Parks and Recreation Department to place a plaque in Ken Yasui Park honoring the 30 year anniversary with Memuro, Japan, and

WHEREAS, Sister City Association of Tracy is a non-profit organization that promotes and organizes youth and adult exchange programs has sent over 200 eighth grade students from Tracy to Memuro, Japan along with two adult chaperones each year, and

WHEREAS, Sister City Association of Tracy agrees to maintain and replace the plaque in the event it is vandalized, stolen, or damaged;

WHEREAS, the Parks and Community Services Commission reviewed and discussed the request, as per policy and procedures, and has recommended the City Council approve the placement of the plaque in Ken Yasui Park;

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Tracy approves the placement of the plaque in Ken Yasui Park in honor of the 30 year anniversary of the partnership between Sister City Association of Tracy and Memuro, Japan.

* * * * *

The foregoing Resolution _____ was adopted by City Council on the 10th day of March, 2020, by the following vote:

AYES: COUNCIL MEMBERS:
NOES: COUNCIL MEMBERS:
ABSENT: COUNCIL MEMBERS:
ABSTAIN: COUNCIL MEMBERS:

MAYOR

ATTEST:

CITY CLERK

AGENDA ITEM 5

REQUEST

PUBLIC HEARING TO CONSIDER CITY'S RECOMMENDATION FOR AWARD OF LOCAL PRIORITY FUNDING ALLOCATIONS FOR COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) AND HOME INVESTMENT PARTNERSHIPS PROGRAM FUNDS FOR FISCAL YEAR 2020-2021 AND AUTHORIZE THE ASSISTANT CITY MANAGER TO EXECUTE THE FUNDING AGREEMENTS FOR THE PROGRAM

EXECUTIVE SUMMARY

Consider and approve the recommendation to award Community Development Block Grant funding in the estimated amount of \$488,694 and Home Investment Partnerships Program funding in the estimated amount of \$165,455 for Fiscal Year (FY) 2020-21. The list of priority-ranked funding allocations and award recommendations are due to the County of San Joaquin by March 20, 2020 for final funding determinations as part of the annual entitlement program process. This item also seeks Council's authorization for the Assistant City Manager to execute the funding agreements for the program.

BACKGROUND

Community Development Block Grant (CDBG) and HOME Investment Partnerships Program (HOME) funds are allocated to cities and counties by the United States Department of Housing and Urban Development (HUD) for use in projects that make for a viable community, with local programs and services that provide decent housing, a suitable living environment, and expand economic opportunities for low and moderate income individuals and families. The City of Tracy receives an annual pass-through allocation from the County of San Joaquin ("County"), which serves as the entitlement agency.

On November 15, 2016, the City Council adopted local funding priorities to be considered in the annual allocation process and to be used as a guide for the Parks and Community Services Commission (Commission) in formulating proposed award recommendations through Fiscal Year 2020-2021. These priorities are listed below by category and in priority order:

CDBG

Public Services Category:

- (1) Food Distribution Services
- (2) Homelessness Prevention, Intervention and Transitional Housing Services
- (3) Senior and Special Needs Services
- (4) Domestic Violence Services
- (5) Youth Education and Enrichment Services

Public Facilities/Improvements Category:

- (1) Public Parks and Facilities
- (2) Removal of Architectural Barriers (ADA)

HOME

- (1) Address issues of public safety, health and welfare
- (2) Rehabilitate residential properties occupied by low income persons
- (3) Partner to construct income restricted family and senior housing facilities

Funding Availability

The County has provided the following estimated amounts of CDBG and HOME funds to be allocated to the City of Tracy in the FY 2020-2021 program year:

CDBG

Public Services Allocation (15%)	\$ 73,304
Public Improvements/Public Facilities	\$ 354,438
Grant Administration (16%)	\$ 60,952

Total \$ 488,694

HOME

Home Eligible Activities	Total \$ 165,455
--------------------------	------------------

The actual amounts available for allocation will be based on a final funding determination by HUD. HUD regulations, codified in the Code of Federal Regulations (CFR) Title 24, Part 570, require CDBG Public Services allocations to be limited to 15% of the annual CDBG allocation. Up to 20% of the funding may be allocated for grant administration, and the remaining CDBG funding is dedicated to Public Improvements/Public Facilities projects.

Parks and Community Services Commission Recommendation:

In order to encourage meaningful citizen involvement, public examination and appraisal of the process, as well as enhance program accountability, a subcommittee of the Commission is formed to evaluate, score and make funding allocation recommendations on the CDBG and HOME fund applications. The subcommittee is composed of three members of the Commission, selected each year by the Commission Chair. The role of the subcommittee is to review applications for consistency with adopted local funding priorities, score and prioritize the funding of applications, and make a funding allocation recommendation to the full Commission, which will then provide a formal recommended action to the City Council. City Council is then asked to review and accept the CDBG funding recommendations from the Commission, which will later go before the San Joaquin Board of Supervisors for final approval.

CDBG/HOME grant applications for FY 2020-2021 were available beginning December 13, 2019 with a submittal deadline of January 13, 2020. An informational meeting on the CDBG/HOME grant program and award process was held for interested applicants on January 9, 2020 in City Hall.

On December 6, 2018, the Parks and Community Services Commission discussed and adopted a funding allocation formula for CDBG Public Service grant applications. The Commission evaluated several funding methods and chose the following allocation formula:

- The top two scoring public service program applications will be funded the requested amount up to a max of \$12,000 each.
- Applications ranked 3 and 4 will be funded the requested amount up to a maximum allocation of \$8,000 each.
- Applications ranked 5 and below will receive a \$5,000 allocation in order of applicant ranking until funds are exhausted.
- Any remaining funds less than \$5,000 will be distributed to applicants 5 and below until exhausted, so long as it does not exceed Tier 2 max amounts and their funding request.
- Should the City receive more funding than estimated, additional programs may be funded in ranking order.

The Parks and Community Services Commission subcommittee met on January 22, 2020, to review and consider grant application funding requests, rank applications based on local funding priorities, and recommend funding allocation amounts to the full Commission. A scoring sheet (Attachment A) was used by the subcommittee to evaluate each application. The scoring system took into consideration City Council's local funding priorities, as well as HUD requirements for each grantee application. Individual scores for each application were averaged to determine a final score. The subcommittee's recommendations for application ranking and grant funding allocations for FY 2020-2021 are listed in Attachment B.

The City received nine (9) eligible applications for CDBG Public Services, one (1) required direct allocation to the San Joaquin Fair Housing Association for affordable housing and counseling services, and one (1) required direct allocation to the San Joaquin County Food Services Pool. The San Joaquin County Food Services Pool is managed by the County on a competitive application basis. This year, the County received two (2) applications that are proposed to receive an equitable share of the City's contribution to the countywide CDBG pooled funding for food distribution services. These San Joaquin County Food Services Pool applicants are also eligible to receive funding from other cities and the County as part of the entitlement consortium, since they serve multiple communities in addition to Tracy. The City received four (4) applications for the CDBG Public Improvements/Public Facilities category, and one (1) application for the HOME program.

The County requires CDBG Public Service awards be allocated at a minimum of \$5,000 with no maximum funding amount per applicant, and a minimum award of \$150,000 and a maximum of \$2 million for CDBG Public Improvements/Public Facilities awards. There are no established funding award limits for HOME projects or programs. All contracts between the City and its grantees are for two (2) year terms allowing increased flexibility in the delivery of services and projects to the community.

On February 7, 2020, the Parks and Community Services Commission conducted a public meeting to consider the CDBG/HOME funding recommendations of the Parks subcommittee, which were approved unanimously by the Commission. Following the Parks and Community Services Commission meeting, San Joaquin County provided updated CDBG/HOME funding allocation amounts for FY 2020-21. The CDBG allocation increased by \$10,638 and the HOME allocation increased by \$11,381. The CDBG Public Service category is limited to 15% of the total CDBG allocation, which equates to an additional \$1,596 within the Public Service category, and an additional \$9,042 within the Public Facility category. Based on the Parks Commission funding allocation formula and applicant scores, staff recommends that the additional \$1,596 in Public Service funds be awarded to the McHenry House Family Shelter, the \$9,042 in Public Facility funding be awarded to the Boys and Girls Club of Tracy, and the additional \$11,381 in HOME funds be awarded to the San Joaquin Housing Authority. The updated FY 2020-21 CDBG/HOME funding recommendations are outlined in Attachment B.

The County is expected to review and consider final approval of all locally recommended projects by April 2020. Staff further requests that Council authorize the Assistant City Manager to execute the funding agreements with the recipients, on behalf of the City (Attachment C).

STRATEGIC PLAN

This agenda item supports the City of Tracy's Quality of Life Strategic Priority, which is to provide an outstanding quality of life by enhancing the City's amenities, business mix and services and cultivating connections to promote positive change and progress in our community.

FISCAL IMPACT

The City of Tracy, as a subrecipient of the County, will be allocated an estimated \$488,694 in CDBG funds for FY 2020-2021 for use by its selected grantees. The City will also be allocated an estimated \$165,455 in FY 2020-2021 in HOME funds.

RECOMMENDATION

That City Council, by resolution, recommend the award and allocation of \$488,694 in CDBG funds and \$165,455 in HOME funds for FY 2020-2021 pursuant to the recommendations listed in the attached resolution, and authorize the Assistant City Manager to execute the Funding Agreements on behalf of the City.

Prepared by: Vanessa Carrera, Economic Development Management Analyst

Reviewed by: Andrew Malik, Assistant City Manager

Approved by: Jenny Haruyama, City Manager

ATTACHMENTS

Attachment "A" – Sample Score Sheet

Attachment "B" – Parks and Community Services Commission Priority Ranking & Funding List

Attachment "C" – City of Tracy, CDBG Subrecipient Agreement

Attachment "D" - CDBG/Home Programs Powerpoint Presentation

ATTACHMENT A

City of Tracy CDBG PUBLIC FACILITIES / HOME FY 2019-2020 SCORING SHEET

Instructions: Please review each Grant Application and assign POINTS to each Section according to how well the applicant completed the section. Maximum total points awarded for Public Service Projects will be 94. Maximum total points for Public Facility Projects will be 110. Maximum total points for HOME program will be 110.

Percentage of Score

CDBG ELIGIBILITY CRITERIA	(10 Pt. Max./2 Pt. Max. Ea. N/A = 0 Pts.)	
I. EXPENDITURE RATE FROM PREVIOUS ALLOCATIONS		_____
II. LOW / MODERATE INCOME BENEFIT TOTAL AND PERCENTAGE		_____
III. TIMELY REPORTING TO THE CITY		_____
IV. READINESS (Environmental completed, plans / specification complete, all project funding in place, etc.)		_____
V. IMPACT TO GOALS AND OUTCOMES - Identified in Action / Consolidated Plan		_____

9%

LOCAL PRIORITIES BASED ON COMMUNITY NEED/BENEFIT (APPROVED BY COUNCIL)

(Choose only one Category)

CDBG Public Facilities Category ONLY	(3 Maximum Points)	Points	
PUBLIC PARKS AND FACILITIES = 3		_____	3%
REMOVAL OF ARCHITECTURAL BARRIERS (ADA) = 2		_____	
HOME Program ONLY	(3 Maximum Points)	Points	
ADDRESS ISSUES OF PUBLIC SAFETY, HEALTH AND WELFARE = 3		_____	3%
REHABILITATE RESIDENTIAL PROPERTIES OCCUPIED BY LOW INCOME PERSONS = 2		_____	
PARTNER TO CONSTRUCT INCOME RESTRICTED FAMILY AND SENIOR HOUSING FACILITIES = 1		_____	

SECTION I. GENERAL INFORMATION (p. 3)

<i>(Review for completeness.)</i>	(5 Points Maximum / 1 Point Max. Each; N/A=1 Point)		5%
	<i>Award Maximum Points if this section is complete.</i>		
NAME OF ENTITY OR ORGANIZATION			
TITLE OF PROPOSED PROJECT			
AMOUNT OF GRANT FUNDS REQUESTED	\$ _____		
TOTAL PROJECT COST	\$ _____		
REQUESTED FUNDS FROM OTHER CITIES	\$ _____		

SECTION II. PROJECT INFORMATION (p. 4)

A. PROJECT NARRATIVE (p. 4-5)	(21 Points Maximum)	Points	
<i>(Rank applicant response to each question as "poor, good, or excellent".)</i>	<i>(Circle One for Each Question)</i>		
1. Project Description	Poor Good Excellent		19%
2. Needs Statement	Poor Good Excellent		
3. Objectives, Outcomes, and Indicators	Poor Good Excellent		
4. Internal Performance Measurement	Poor Good Excellent		
5. Activities & Methodology	Poor Good Excellent		
6. Schedule	Poor Good Excellent		
7. Continuation Plan	Poor Good Excellent		

B. PROJECT CHARACTERISTICS (p. 5 - 6)

<i>(Review for completeness and for how well the applicant explained their project.)</i>	(27 Points Maximum / 3 Point Max. Each, N/A=3 Points)	Points	
1. Is this a new program/service or an expansion of an existing program/service?			25%
2. Describe geographical boundaries of the neighborhood, community, or region to be served by the project.			
3. Explain how this program differs from other programs providing similar services in Tracy/San Joaquin County.			

ATTACHMENT A

- | | | |
|---|--|--|
| 4. Does the proposed activity conform with the General Plan, zoning, and other regulations? | <input style="width: 90%; height: 20px;" type="text"/> | |
| 5. Has any planning/predevelopment steps been completed to date?
(e.g. architectural plans, engineering, land use approvals, permits, funding commitments, etc.) | <input style="width: 90%; height: 20px;" type="text"/> | |
| 6. Provide further information on building or property for which improvements are being proposed. | <input style="width: 90%; height: 20px;" type="text"/> | |
| 7. Are there environmental issues, such as flooding, hazardous materials, lead-based paint, or historic preservation that will need to be considered? | <input style="width: 90%; height: 20px;" type="text"/> | |
| 8. Has the applicant clearly recognized that Fair Labor Standards Act Compliance is required for their project? | <input style="width: 90%; height: 20px;" type="text"/> | |
| 9. If applicable, were relocation costs included when developing the project budget? (N/A = 3 pts.) | <input style="width: 90%; height: 20px;" type="text"/> | |

C. BENEFICIARY INFORMATION (p. 7)

(Review for completeness.)

(8 Points Maximum)

Points

- | | | |
|---|--|----|
| 1. Provide the number of people or households that will directly benefit from your program daily and annually.
> 250 = <u>8</u> points; 249 - 100 = <u>7</u> points; 99 - 20 = <u>5</u> point; < 20 = <u>1</u> point | <input style="width: 90%; height: 20px;" type="text"/> | 7% |
|---|--|----|

D. DEMOGRAPHIC INFORMATION (p. 7)

(Review for completeness.)

(16 Points Maximum)

Points

- | | | |
|--|--|-----|
| 1. Total number of Tracy residents, by jurisdiction, expected to benefit from the proposed activity.
> 250 = <u>8</u> points; 249 - 100 = <u>5</u> points; 99 - 20 = <u>3</u> points; < 20 = <u>1</u> point | <input style="width: 90%; height: 20px;" type="text"/> | 15% |
| 2. Please classify Tracy clientele served by the program according to income levels:
<30% (extremely low) = <u>8</u> points; 31% - 50% (very low) = <u>5</u> points; 51% - 80% (low) = <u>1</u> point | <input style="width: 90%; height: 20px;" type="text"/> | |

SECTION III. ORGANIZATION INFORMATION (pg.10)

A. BACKGROUND (p. 10)

(Review for completeness.)

(5 Points Maximum)

Points

- | | | |
|--|--|----|
| 1. Longevity - Number of years organization has conducted the program for which funding is requested:
> 20 = <u>5</u> points; 15 - 19 = <u>4</u> points; 10 - 14 = <u>3</u> points; 5 - 9 = <u>2</u> points; < 5 = <u>1</u> point | <input style="width: 90%; height: 20px;" type="text"/> | 4% |
|--|--|----|

B. QUALIFICATIONS (p. 10 - 11)

(Review for how well the applicant answered the question.)

(9 Points Maximum / 3 Max Points Each)

Points

- | | | |
|---|--|----|
| 1. Please describe your organization's history and experience in providing services to the community. | <input style="width: 90%; height: 20px;" type="text"/> | 8% |
| 2. Discuss the agency's capability to develop, implement, and administer the proposed project. | <input style="width: 90%; height: 20px;" type="text"/> | |
| 3. Describe the organization's outreach and service delivery methods. | <input style="width: 90%; height: 20px;" type="text"/> | |

SECTION IV. FUNDING NARRATIVES (p. 11)

(Review for completeness and how well the applicant answered the question.)

(6 Points Maximum / 3 Max. Points Each)

Points

- | | | |
|--|--|----|
| 1. What other sources of funding are budgeted for the proposed activity? | <input style="width: 90%; height: 20px;" type="text"/> | 5% |
| 2. Describe your organizations plan to become self-sustaining, thereby eliminating the need for future CDBG funds. | <input style="width: 90%; height: 20px;" type="text"/> | |

POINTS GRAND TOTAL

100%

I, _____ certify that I have objectively reviewed the Request for Qualifications. Based on the information provided by the above agency, I **recommend** **do not recommend** that the City of Tracy award funding to the agency above. DATE: _____

If no, please indicate why you do not recommend:

ATTACHMENT A

**City of Tracy
CDBG PUBLIC SERVICE FY 2019-2020 SCORING SHEET**

Instructions: Please review each Grant Application and assign POINTS to each Section according to how well the applicant completed the section. Maximum total points awarded for Public Service Projects will be 94. Maximum total points for Public Facility Projects will be 110. Maximum total points for HOME program will be 110.

Percentage of Score

CDBG ELIGIBILITY CRITERIA (10 Pt. Max./2 Pt. Max. Ea. N/A = 0 Pts.)	11%
I. EXPENDITURE RATE FROM PREVIOUS ALLOCATIONS	_____
II. LOW / MODERATE INCOME BENEFIT TOTAL AND PERCENTAGE	_____
III. TIMELY REPORTING TO THE CITY	_____
IV. READINESS (Environmental completed, plans / specification complete, all project funding in place, etc.)	_____
V. IMPACT TO GOALS AND OUTCOMES - Identified in Action / Consolidated Plan	_____

LOCAL PRIORITIES BASED ON COMMUNITY NEED/BENEFIT (APPROVED BY COUNCIL)
(Choose only one Category)

CDBG Public Services Category ONLY (5 Maximum Points)	5%
FOOD DISTRIBUTION SERVICES = 5	
HOMELESSNESS PREVENTION, INTERVENTION AND TRANSITIONAL HOUSING SERVICES = 4	
SENIOR AND SPECIAL NEEDS SERVICES = 3	Points
DOMESTIC VIOLENCE SERVICES = 2	_____
YOUTH EDUCATION AND ENRICHMENT SERVICES = 1	

SECTION I. GENERAL INFORMATION (p. 3)

(Review for completeness.)	(5 Points Maximum / 1 Point Max. Each; N/A=1 Point)	5%
Award Maximum Points if this section is complete.		
NAME OF ENTITY OR ORGANIZATION	_____	_____
TITLE OF PROPOSED PROJECT	_____	_____
AMOUNT OF GRANT FUNDS REQUESTED	\$ _____	_____
TOTAL PROJECT COST	\$ _____	_____
REQUESTED FUNDS FROM OTHER CITIES	\$ _____	_____

SECTION II. PROJECT INFORMATION (p. 4)

A. PROJECT NARRATIVE (p. 4-5) (Rank applicant response to each question as "poor, good, or excellent".)	(21 Points Maximum)	Points	22%
1. Project Description	Poor Good Excellent		
2. Needs Statement	Poor Good Excellent		
3. Objectives, Outcomes, and Indicators	Poor Good Excellent		
4. Internal Performance Measurement	Poor Good Excellent		
5. Activities & Methodology	Poor Good Excellent		
6. Schedule	Poor Good Excellent		
7. Continuation Plan	Poor Good Excellent		

B. PROJECT CHARACTERISTICS (p. 5 - 6) (Review for completeness and for how well the applicant explained their project.)	(9 Points Maximum / 3 Point Max. Each, N/A=3 Points)	Points	10%
1. Is this a new program/service or an expansion of an existing program/service?		_____	
2. Describe geographical boundaries of the neighborhood, community, or region to be served by the project.		_____	
3. Explain how this program differs from other programs providing similar services in Tracy/San Joaquin County.		_____	

C. BENEFICIARY INFORMATION (p. 7) (Review for completeness.)	(8 Points Maximum)	Points	9%
1. Provide the number of people or households that will directly benefit from your program daily and annually. > 250 = <u>8</u> points; 249 - 100 = <u>7</u> points; 99 - 20 = <u>5</u> point; < 20 = <u>1</u> point		_____	

ATTACHMENT A

D. DEMOGRAPHIC INFORMATION (p. 7)

(Review for completeness.)

(16 Points Maximum)

- | | Points | |
|---|--------|-----|
| 1. Total number of Tracy residents, by jurisdiction, expected to benefit from the proposed activity.
<div style="text-align: right; font-size: small; margin-top: 5px;"> > 250 = <u>8</u> points; 249 - 100 = <u>5</u> points; 99 - 20 = <u>3</u> points; < 20 = <u>1</u> point </div> | | 17% |
| 2. Please classify Tracy clientele served by the program according to income levels:
<div style="text-align: right; font-size: small; margin-top: 5px;"> <30% (extremely low) = <u>8</u> points; 31% - 50% (very low) = <u>5</u> points; 51% - 80% (low) = <u>1</u> point </div> | | |

SECTION III. ORGANIZATION INFORMATION (pg.10)

A. BACKGROUND (p. 10)

(Review for completeness.)

(5 Points Maximum)

- | | Points | |
|---|--------|----|
| 1. Longevity - Number of years organization has conducted the program for which funding is requested:
<div style="text-align: right; font-size: small; margin-top: 5px;"> > 20 = <u>5</u> points; 15 - 19 = <u>4</u> points; 10 - 14 = <u>3</u> points; 5 - 9 = <u>2</u> points; < 5 = <u>1</u> point </div> | | 5% |

B. QUALIFICATIONS (p. 10 - 11)

(Review for how well the applicant answered the question.)

(9 Points Maximum / 3 Max Points Each)

- | | Points | |
|---|--------|-----|
| 1. Please describe your organization's history and experience in providing services to the community. | | 10% |
| 2. Discuss the agency's capability to develop, implement, and administer the proposed project. | | |
| 3. Describe the organization's outreach and service delivery methods. | | |

SECTION IV. FUNDING NARRATIVES (p. 11)

(Review for completeness and how well the applicant answered the question.)

(6 Points Maximum / 3 Max. Points Each)

- | | Points | |
|--|--------|----|
| 1. What other sources of funding are budgeted for the proposed activity? | | 6% |
| 2. Describe your organizations plan to become self-sustaining, thereby eliminating the need for future CDBG funds. | | |

POINTS GRAND TOTAL

		100%
--	--	------

I, _____ certify that I have objectively reviewed the Request for Qualifications. Based on the information provided by the above agency, I **recommend** **do not recommend** that the City of Tracy award funding to the agency above. DATE: _____

If no, please indicate why you do not recommend:

City of Tracy
2020-2021 CDBG/HOME Local Priority Rankings & Funding Recommendations

2020-2021 Funding Available to City of Tracy	
CDBG Public Services	\$ 73,304.00
CDBG Public Improvements/Public Facilities	\$ 354,438.00
Grant Administration	\$ 60,952.00
HOME	\$ 165,455.00

CDBG Public Services									
Applicant	Project Title	Local Funding Priority	Funding Request	Sub-Cmte Avg. Score	Scoring Rank	ALLOCATION TIER	PCS Subc-Cmte Recommendations	Updated Recommendations	Comments
San Joaquin Fair Housing	Affordable Housing and Counseling Services	HUD Requirement-Fair Housing	\$ 5,000	-	Direct Allocation	Direct Allocation	\$5,000	\$5,000	
SJ County Food Services Pool	Food Distribution Services (Emergency Food Bank & Meels on Wheels)	(1) Food Distribution	\$ 5,582	-	Direct Allocation	Direct Allocation	\$5,582	\$5,582	
Tracy Interfaith Ministries	Hunger Relief and Food Distribution	(1) Food Distribution	\$ 12,000	93.33	1	1	\$12,000	\$12,000	
McHenry House Tracy Family Shelter	Family Crisis Intervention Program	(2) Homelessness Prevention, Intervention and Transitional Housing Services	\$ 10,000	87	2	1	\$10,000	\$11,596	
Boys & Girls Club of Tracy	Summer Enrichment Program	(5) Youth Education and Enrichment Services	\$ 12,000	86	3	2	\$8,000	\$8,000	
Women's Center Youth & Family Services	South County Domestic Violence Emergency Shelter Services	(4) Domestic Violence Services	\$ 15,000	86	3	2	\$8,000	\$8,000	
Tracy Community Connections Center, Inc.	Homeless Intervention: Transportation and Vehicle Assistance	(2) Homelessness Prevention, Intervention and Transitional Housing Services	\$ 7,500	83.67	4	3	\$7,500	\$7,500	
Coalition of Tracy Citizens to Assist the Homeless (CTCAH)	Operational support at Emerson House to Help Tracy's Homeless	(2) Homelessness Prevention, Intervention and Transitional Housing Services	\$ 10,000	82	5	3	\$7,813	\$7,813	
Tracy Seniors Association	Safe At Home Program	(3) Senior and Special Needs Services	\$ 10,000	79.67	6	3	\$7,813	\$7,813	
Fix'd Inc.	Get Fix'd Program	(2) Homelessness Prevention, Intervention and Transitional Housing Services	\$ 50,000	Ineligible	Ineligible	Ineligible	Ineligible	Ineligible	Electronic application was submitted after the application deadline. Application did not include a balance sheet, copy of audit letter or review of financial statements, and proof of non-profit status.
Good Shepard Community Church	Food Distribution: Weekly Community Dinner and Quarterly Food Pantry	(1) Food Distribution	\$ 12,000	Ineligible	Ineligible	Ineligible	Ineligible	Ineligible	Application was submitted after the deadline. Application was also missing organization balance sheet or income statement, copy of audit letter or review of financial statements, and proof of non-profit status.
CDBG Public Services Request			\$ 149,082				\$ 71,708	\$ 73,304	

ATTACHMENT "B"

CDBG Public Improvements/Public Facilities

Applicant	Project Title	Local Funding Priority	Funding Request	Sub-Cmte Avg. Score	Scoring Rank		PCS Subc-Cmte Recommendations	Updated Recommendation
Boys & Girls Club	Boys & Girls Club Lowell Gym Improvement	(1) Public Parks and Facilities	\$ 345,000	105	1	N/A	\$ 345,396	\$ 354,438
Mc Henry House Tracy Family Shelter	Shelter Renovations	(1) Public Parks and Facilities	\$ 225,000	102	2	N/A	\$ -	\$ -
City of Tracy	ADA Sidewalk Improvements	(2) Removal of Architectural Barriers (ADA)	\$ 1,058,000	101	3	N/A	\$ -	\$ -
Coalition of Tracy Citizens to Assist the Homeless (CTCAH)	Acquisition of Emerson House	(1) Public Parks and Facilities	\$ 315,000	99.33	4	N/A		
			CDBG Public Improvements/Facilities Request	\$ 1,943,000			\$ 345,396	\$ 354,438

HOME Program

Applicant	Project Title	Local Funding Priority	Funding Request	Sub-Cmte Avg. Score	Rank		PCS Subc-Cmte Recommendations	Updated Recommendation
San Joaquin County Housing Authority	Redevelopment of Public Housing (340 W. 4th Street, Tracy, CA)	(2) Rehabilitate residential properties occupied by low income persons	\$ 154,000	109	1		\$154,074	\$165,455
			HOME Program Request	\$ 154,000			\$154,074	\$165,455

ATTACHMENT C

AGREEMENT BETWEEN THE CITY OF TRACY
AND _____
FOR COMMUNITY DEVELOPMENT BLOCK GRANT
FUNDING FOR FISCAL YEAR 2019-2020

THIS AGREEMENT entered into this _____ day of _____ 2019 by and between the City of Tracy (herein called the "Grantee") and _____ (herein called the "Subrecipient").

WHEREAS, the Grantee has applied for and received funds from the United States Government under Title I of the Housing and Community Development Act of 1974, Public Law 93-383; and,

WHEREAS, the Grantee wishes to engage the Subrecipient to assist the Grantee in utilizing such funds to the benefit of low-income residents;

NOW, THEREFORE, it is agreed between the parties hereto that;

I. SCOPE OF SERVICE

A. Activities

The Subrecipient will be responsible for administering a CDBG fiscal year 2019 - 2020 program in a manner satisfactory to the Grantee and consistent with any standards required as a condition of providing these funds. Such program will include the following activities eligible under the Community Development Block Grant Program:

(Project description)

B. National Objectives

The Subrecipient certifies that the activities carried out with funds provided under this Agreement will meet one or more of the CDBG program's National Objectives: 1) benefit low/moderate income persons, 2) aid in the prevention or elimination of slums of blight, 3) meet community development needs having a particular urgency, as defined in 24 CFR Part 570.208.

C. Levels of Accomplishment

In addition to the normal administrative services required as part of this Agreement, the Subrecipient agrees to provide the following levels of program services:

(Description of services)

D. Staffing

Staffing is the responsibility of the Subrecipient. The Subrecipient will provide staff assistance in preparing and submitting invoices to the Grantee for payment of CDBG funds.

E. Performance Monitoring

The Grantee will monitor the performance of the Subrecipient against goals and performance standards required herein. Substandard performance as determined by the Grantee will constitute non-compliance with this Agreement. If action to correct such substandard performance is not taken by the Subrecipient within a reasonable period of time after being notified by the Grantee, contract suspension or termination procedures will be initiated.

ATTACHMENT C

II. TIME OF PERFORMANCE

Services of the Subrecipient shall start on the _____ day of _____ 2019 and end on the _____ day of _____ 2019. The term of this Agreement and the provisions herein shall be extended to cover any additional time period during which the Subrecipient remains in control of CDBG funds or other assets, including program income.

III. BUDGET

Line Item:	Amount:
Salaries	
Fringe	
Office Space (Program Only)	
Utilities	
Communications	
Reproduction/Printing	
Supplies and Materials	
Mileage	
Audit	
Other (Construction Activities)	\$
Indirect costs (specify)	
TOTAL	\$

Any indirect costs charged must be consistent with the conditions of Paragraph VIII (C)(2) of this Agreement. In addition, the Grantee may require a more detailed budget breakdown than the one contained herein, and the Subrecipient shall provide such supplementary budget information in a timely fashion in the form and content prescribed by the Grantee. The Grantee and the Subrecipient must approve any amendments to this budget in writing.

IV. PAYMENT

It is expressly agreed and understood that the total amount to be paid by the Grantee under this contract shall not exceed \$ AMOUNT for **Public Improvements**. Draw-downs for the payment of eligible expenses shall be made against the line item budgets specified in Paragraph III herein and in accordance with performance. Expenses for general administration shall also be paid against the line item budgets specified in Paragraph III and in accordance with performance.

Payments may be contingent upon certification of the Subrecipient's financial management system in accordance with the standards specified in OMB Circular A-87, Section 85.20

V. NOTICES

Communication and details concerning this contract shall be directed to the following contract representatives:

	<u>Grantee</u>	<u>Subrecipient</u>
Name & Title:	Andrew Malik	Name

ATTACHMENT C

	Assistant City Manager	Title
	City of Tracy	Organization
Address:	333 Civic Center Drive	Address
City, State, Zip:	Tracy, CA 95376	City, State, Zip code
Telephone:	209-831-6490	XXX-XXX-XXXX
Fax Number:	209-830-6837	XXX-XXX-XXXX

VI. SPECIAL CONDITIONS

Not Applicable.

VII. GENERAL CONDITIONS

A. General Compliance

The Subrecipient agrees to comply with the requirements of Title 24 of the Code of Federal Regulations, Part 570 (the Housing and Urban Development regulations concerning Community Development Block Grants (CDBG)). The Subrecipient also agrees to comply with all other applicable federal, state and local laws, regulations, and policies governing the funds provided under this contract. The Subrecipient further agrees to utilize funds available under this Agreement to supplement rather than supplant funds otherwise available.

B. "Independent Contractor"

Nothing contained in this Agreement is intended to, or shall be construed in any manner, as creating or establishing the relationship of employer/employee between the parties. The Subrecipient shall at all times remain an "independent contractor" with respect to the services to be performed under this Agreement. The Grantee shall be exempt from payment of all Unemployment Compensation, FICA, retirement, life and/or medical insurance and Workers' Compensation Insurance as the Subrecipient is an independent subrecipient.

C. Hold Harmless

The Subrecipient shall hold harmless, defend and indemnify the Grantee from any and all claims, actions, suits, charges and judgments whatsoever that arise out of the Subrecipient's performance or nonperformance of the services or subject matter called for in this Agreement.

D. Workers' Compensation

The Subrecipient shall provide Workers' Compensation Insurance coverage for all of its employees involved in the performance of this contract.

E. Insurance & Bonding

The Subrecipient shall carry sufficient insurance coverage to protect contract assets from loss due to theft, fraud and/or undue physical damage, and as a minimum shall purchase a blanket fidelity bond covering all employees in an amount equal to cash advances from the Grantee.

The Subrecipient shall comply with the insurance and bonding requirements of 24 CFR Part 84.

F. Grantor Recognition

The Subrecipient shall insure recognition of the role of the grantor agency in providing services through this contract. All activities, facilities and items utilized pursuant to this contract shall be prominently labeled as to funding source. In addition, the Subrecipient

ATTACHMENT C

will include a reference to the support provided herein in all publications made possible with funds made available under this contract.

G. Amendments

The Grantee or Subrecipient may amend this Agreement at any time provided that such amendments make specific reference to this Agreement, and are executed in writing, signed by a duly authorized representative of both organizations, and approved by the Grantee's governing body. Such amendments shall not invalidate this Agreement, nor relieve or release the Grantee or Subrecipient from its obligations under this Agreement.

The Grantee may, in its discretion, amend this Agreement to conform with federal, state or local governmental guidelines, policies and available funding amounts, or for other reasons. If such amendments result in a change in the funding, the scope of services, or schedule of the activities to be undertaken as part of this Agreement, such modifications will be incorporated only by written amendment signed by both Grantee and Subrecipient.

H. Suspension or Termination

Either party may terminate this contract at any time by giving written notice to the other party of such termination and specifying the effective date thereof at least 30 days before the effective date of such termination. Partial terminations of the Scope of Service in Paragraph I.A above may only be undertaken with the prior approval of the Grantee. In the event of any termination for convenience, all finished or unfinished documents, data, studies, surveys, maps, models, photographs, reports or other materials prepared by the Subrecipient under this Agreement shall, at the option of the Grantee, become the property of the Grantee, and the Subrecipient shall be entitled to receive just and equitable compensation for any satisfactory work completed on such documents or materials prior to the termination.

The Grantee may also suspend or terminate this Agreement, in whole or in part, if the Subrecipient materially fails to comply with any term of this Agreement, or with any of the rules, regulations or provisions referred to herein; and the Grantee may declare the Subrecipient ineligible for any further participation in the Grantee's contracts, in addition to other remedies as provided by law. In the event there is probable cause to believe the Subrecipient is in noncompliance with any applicable rules or regulations, the Grantee may withhold up to fifteen (15) percent of said contract funds until such time as the Subrecipient is found to be in compliance by the Grantee, or is otherwise adjudicated to be in compliance.

VIII. ADMINISTRATIVE REQUIREMENTS

A. Financial Management

1. Accounting Standards

The Subrecipient agrees to comply with 24 CFR Part 84 and agrees to adhere to the accounting principles required therein, utilize adequate internal controls, and maintain necessary source documentation for all costs incurred.

2. Cost Principles

The Subrecipient shall administer its program in conformance with OMB Circulars A-122, "Cost Principles for Non-Profit Organizations," or A-21, "Cost Principles for Educational Institutions," as applicable. These principles shall be applied for all costs incurred whether charged on a direct or indirect basis.

B. Documentation and Record-Keeping

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1. Records to be Maintained

The Subrecipient shall maintain all records required by the federal regulations specified in 24 CFR Part 570.506, that are pertinent to the activities to be funded under this Agreement. Such records shall include but not be limited to:

- a. Records providing a full description of each activity undertaken;
- b. Records demonstrating that each activity undertaken meet one of the National Objectives of the CDBG program;
- c. Records required determining the eligibility of activities;
- d. Records required to document the acquisition, improvement, use or disposition of real property acquired or improved with CDBG assistance;
- e. Records documenting compliance with the fair housing and equal opportunity components of the CDBG program;
- f. Financial records as required by 24 CFR Part 570.502, and 24 CFR Part 84; and
- g. Other records necessary to document compliance with Subpart K of 24 CFR 570.

2. Retention

The Subrecipient shall retain all records pertinent to expenditures incurred under this contract for a period of four (4) years after the termination of all activities funded under this Agreement. The retention period starts from the date of submission of the consolidated annual performance and evaluation report (CAPER), in which the specific activity is reported on for the final time. Records for non-expendable property acquired with funds under this contract shall be retained for four (4) years after final disposition of such property. Records for any displaced person must be kept for four (4) years after he/she has received final payment. Notwithstanding the above, if there is litigation, claims, audits, negotiations or other actions that involve any of the records cited and that have started before the expiration of the four-year period, then such records must be retained until completion of the actions and resolution of all issues, or the expiration of the four-year period, whichever occurs later.

3. Client Data

The Subrecipient shall maintain client data demonstrating client eligibility for services provided. Such data shall include, but not be limited to, client name, address, income level or other basis for determining eligibility, and description of service provided. Such information shall be made available to Grantee monitors or their designees for review upon request.

4. Disclosure

The Subrecipient understands that client information collected under this contract is private and the use or disclosure of such information, when not directly connected with the administration of the Grantee's or Subrecipient's responsibilities with respect to services provided under this contract, is prohibited unless written consent is obtained from such person receiving service and, in the case of minor, that of a responsible parent/guardian.

5. Property Records\Reversion of Assets

The Subrecipient shall maintain real property inventory records that clearly identify properties purchased, improved or sold. Properties retained shall continue to meet

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eligibility criteria and shall conform to the "changes in use" restrictions specified in 24 CFR Parts 570.503(b)(8), as applicable.

- a. Reversion of assets. Any real property acquired or improved in whole or in part using CDBG funds in excess of \$25,000 shall be used as indicated in this agreement (including the beneficiaries of such use) for a period of at least five years after the closeout of the County's grant from which the assistance was provided.

Any changes in the use or planned use of assisted real property shall be bound by the requirements of 24 CFR 570.505.

6. Close-Outs

The Subrecipient's obligation to the Grantee shall not end until all closeout requirements are completed. Activities during this closeout period shall include, but are not limited to: making final payments, disposing of program assets (including the return of all unused materials, equipment, unspent cash advances, program income balances, and accounts receivable to the Grantee), and determining the custodianship of records.

7. Audits and Inspections

All Subrecipient records with respect to any matters covered by this Agreement shall be made available to the Grantee, grantor agency, their designees or the federal government, at any time during normal business hours, as often as the Grantee or grantor agency deems necessary, to audit, examine, and make excerpts or transcripts of all relevant data. Any deficiencies noted in audit reports must be fully cleared by the Subrecipient within 30 days after receipt by the Subrecipient. Failure of the Subrecipient to comply with the above audit requirements will constitute a violation of this contract and may result in the withholding of future payments. The Subrecipient hereby agrees to have an annual agency audit conducted in accordance with current Grantee policy concerning subrecipient audits and, as applicable, OMB Circular A-133.

C. Reporting and Payment Procedures

1. Program Income

The Subrecipient shall report monthly, on a monthly basis, all program income as defined at 24 CFR 570.500(a) generate by activities carried out with CDBG funds made available under this contract. The use of program income by the Subrecipient shall comply with the requirements set forth at 24 CFR 570.504. By way of further limitations, the Subrecipient may use such income during the contract period for activities permitted under this contract and shall reduce requests for additional funds by the amount of any such program income balance on hand. All unused program income shall be returned to the Grantee at the end of the contract period. Any interest earned on cash advances from the U.S. Treasury is not program income and shall be remitted promptly to the Grantee.

2. Indirect Costs

If indirect costs are charged, the Subrecipient will develop an indirect cost allocation plan for determining the appropriate Subrecipient's share of administrative costs and shall submit such plan to the Grantee for approval, in a form specified by the Grantee.

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3. Payment Procedures

The Grantee will pay to the Subrecipient funds available under this contract based upon information submitted by the Subrecipient and consistent with any approved budget and Grantee policy concerning payments. With the exception of certain advances, payments will be made for eligible expenses actually incurred by the Subrecipient, and not to exceed actual cash requirements. Payments will be adjusted by the Grantee in accordance with advance fund and program income balances available in Subrecipient accounts. In addition, the Grantee reserves the right to liquidate funds available under this contract for costs incurred by the Grantee on behalf of the Subrecipient.

4. Progress Reports

The Subrecipient shall submit regular Progress Reports to the Grantee in a form, similar to Appendix "A" on a calendar quarterly basis.

D. Procurement

1. Compliance

The Subrecipient shall comply with current Grantee policy concerning the purchase of equipment and shall maintain inventory records of all non-expendable personal property as defined by such policy as may be procured with funds provided herein.

All program assets (unexpended program income, property, equipment, etc.) shall revert to the Grantee upon termination of this contract.

2. Procurement Standards

The Subrecipient shall procure all materials, property, or services in accordance with the requirements of 24 CFR Part 84, Procurement Standards, and shall subsequently follow, Property Management Standards as modified by 24 CFR 570.502(b)(6), covering utilization and disposal of property.

3. Travel

The Subrecipient shall obtain written approval from the Grantee for any travel outside the metropolitan area with funds provided under this contract.

IX. RELOCATION, REAL PROPERTY ACQUISITION AND ONE-FOR-ONE HOUSING REPLACEMENT

The Subrecipient agrees to comply with (a) the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended (URA), and implementing regulations at 49 CFR Part 24 and 24 CFR 570.606(b); (b) the requirements of 24 CFR 570.606(c) governing the Residential Antidisplacement and Relocation Assistance Plan under section 104(d) of the HCD Act; and (c) the requirements in § 570.606(d) governing optional relocation policies. The Subrecipient shall provide relocation assistance to persons (families, individuals, businesses, nonprofit organizations and farms) that are displaced as a direct result of acquisition demolition or conversion for a CDBG-assisted project. The Subrecipient also agrees to comply with applicable Grantee ordinances, resolutions and policies concerning the displacement of persons from their residences.

X. PERSONNEL & PARTICIPANT CONDITIONS

A. Civil Rights

1. Compliance

The Subrecipient agrees to comply with local and state civil right ordinances and with Title VI of the Civil Rights Act of 1964 as amended, Title VIII of the Civil Rights Act of 1968 as amended, Section 104(b) and Section 109 of Title I of the Housing

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and Community Development Act of 1974 as amended, Section 504 of the Rehabilitation Act of 1973, the Americans with Disabilities Act of 1990, the Age Discrimination Act of 1975, Executive Order 11063, and with Executive Order 11246 as amended by Executive Orders 11375 and 12086.

2. Nondiscrimination

The Subrecipient will not discriminate against any employee or applicant for employment because of race, color, creed, religion, ancestry, national origin, sex, disability or other handicap, age, marital/familial status, or status with regard to public assistance. The Subrecipient will take affirmative action to insure that all employment practices are free from such discrimination. Such employment practices include but are not limited to the following: hiring, upgrading, demotion, transfer, recruitment or recruitment advertising, layoff, termination, rates of pay or other forms of compensation, and selection for training, including apprenticeship. The Subrecipient agrees to post in conspicuous places, available to employees and applicants for employment, notices to be provided by the contracting agency setting forth the provisions of this nondiscrimination clause.

3. Land Covenants

This contract is subject to the requirements of Title VI of the Civil Rights Act of 1964 (P.L. 88-352) and 24 CFR 570.601 and 602. In regard to the sale, lease, or other transfer of land acquired, cleared or improved with assistance provided under this contract, the Subrecipient shall cause or require a covenant running with the land to be inserted in the deed or lease for such transfer, prohibiting discrimination as herein defined, in the sale, lease or rental, or in the use or occupancy of such land, or in any improvements erected or to be erected thereon, providing that the Grantee and the United States are beneficiaries of and entitled to enforce such covenants. The Subrecipient, in undertaking its obligation to carry out the program assisted hereunder, agrees to take such measures as are necessary to enforce such covenant, and will not itself so discriminate.

4. Section 504

The Subrecipient agrees to comply with any federal regulations issued pursuant to compliance with Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 706), which prohibits discrimination against the handicapped in any Federally assisted program. The Grantee shall provide the Subrecipient with any guidelines necessary for compliance with that portion of the regulations in force during the term of this contract.

B. Affirmative Action

1. Approved Plan

The Subrecipient agrees that it shall be committed to carry out pursuant to the Grantee's specifications an Affirmative Action Program in keeping with the principles as provided in President's Executive Order 11246 of September 24, 1965. The Grantee shall provide Affirmative Action guidelines to the Subrecipient to assist in the formulation of such program. The Subrecipient shall submit a plan for an Affirmative Action Program for approval prior to the award of funds.

2. W/MBE

The Subrecipient will use its best efforts to afford minority- and women-owned business enterprises the maximum practicable opportunity to participate in the performance of this contract. As used in this contract, the term "minority and

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female business enterprise" mean a business at least fifty-one (51) percent owned and controlled by minority group members or women. For the purpose of this definition, "minority group members" are Afro-Americans, Spanish-speaking, Spanish surnamed or Spanish-heritage Americans, Asian Americans, and American Indians. The Subrecipient may rely on written representations by businesses regarding their status as minority and female business enterprises in lieu of an independent investigation.

3. Access to Records

The Subrecipient shall furnish and cause each of its own subrecipients or subcontractors to furnish all information and reports required hereunder and will permit access to its books, records and accounts by the Grantee, HUD or its agent, or other authorized federal officials for purposes of investigation to ascertain compliance with the rules, regulations and provisions stated herein.

4. Notifications

The Subrecipient will send to each labor union or representative of workers with which it has a collective bargaining agreement or other contract or understanding, a notice, to be provided by the agency contracting officer, advising the labor union or worker's representative of the Subrecipient's commitments hereunder, and shall post copies of the notice in conspicuous places available to employees and applicants for employment.

5. EEO/AA Statement

The Subrecipient will, in all solicitations or advertisements for employees placed by or on behalf of the Subrecipient, state that it is an Equal Opportunity or Affirmative Action employer.

6. Subcontract Provisions

The Subrecipient will include the provisions of Paragraphs X A, Civil Rights, and B, Affirmative Action, in every subcontract or purchase order, specifically or by reference, so that such provisions will be binding upon each of its own subrecipients or subcontractors.

C. Employment Restrictions

1. Prohibited Activity

The Subrecipient is prohibited from using funds provided herein or personnel employed in the administration of the program for: political activities; sectarian or religious activities; lobbying, political patronage, and nepotism activities.

2. Labor Standards

The Subrecipient agrees to comply with the requirements of the Secretary of Labor in accordance with the Davis-Bacon Act as amended, the provisions of Contract Work Hours and Safety Standards Act, the Copeland "Anti-Kickback" Act (40 U.S.C. 276a-276a-5; 40 USC 327 and 40 USC 276c) and all other applicable Federal, State and local laws and regulations pertaining to labor standards insofar as those acts apply to the performance of this contract. The Subrecipient shall maintain documentation that demonstrates compliance with hour and wage requirements of this part. Such documentation shall be made available to the Grantee for review upon request.

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The Subrecipient agrees that, except with respect to the rehabilitation or construction of residential property containing less than eight (8) units, all contractors engaged under contracts in excess of \$2,000.00 for construction, renovation or repair work financed in whole or in part with assistance provided under this contract, shall comply with federal requirements adopted by the Grantee pertaining to such 29 CFR Parts 1, 3, 5 and 7 governing the payment of wages and ratio of apprentices and trainees to journeyworkers; provided, that if wage rates higher than those required under the regulations are imposed by state or local law, nothing hereunder is intended to relieve the Subrecipient of its obligation, if any, to require payment of the higher wage. The Subrecipient shall cause or require to be inserted in full, in all such contracts subject to such regulations, provisions meeting the requirements of this paragraph.

In accordance with Article 2 (commencing at section 1770), Chapter 1, Part 7, Division 2 of the Labor Code of California, the Director of the Department of Industrial Relations has determined the general prevailing rate of wages applicable to the work to be done. These rates are set forth in a schedule located at the State Department of Industrial Relations, Director of Industrial Relations. This schedule is on file with the District and available to any interested party on request. Attention is further directed to the provisions Section 1773.8 of the Labor Code of the State of California concerning payment of travel and subsistence payments as defined in the applicable collective bargaining agreements on file with the Department of Industrial Relations affecting each worker needed to execute the work. Attention is further directed to the provisions of Sections 1777.5 and 1777.6 of the Labor Code of the State of California concerning employment of apprentices by the Contractor or a subcontractor. Each prime contractor and all subcontractors are responsible for compliance with all requirements of the California Labor Code, including, but not limited to, sections 1777.5 and 1777.6.

3. "Section 3" Clause
a. Compliance

Compliance with the provisions of Section 3, the regulations set forth in 24 CFR 135, and all applicable rules and orders issued hereunder prior to the execution of this contract, shall be a condition of the federal financial assistance provided under this contract and binding upon the Grantee, the Subrecipient and any of the Subrecipient's subrecipients and subcontractors. Failure to fulfill these requirements shall subject the Grantee, the Subrecipient and any of the Subrecipient's subrecipients and subcontractors, their successors and assigns, to those sanctions specified by the Agreement through which federal assistance is provided. The Subrecipient certifies and agrees that no contractual or other disability exists which would prevent compliance with these requirements.

The Subrecipient further agrees to comply with these "Section 3" requirements and to include the following language in all subcontracts executed under this Agreement:

"The work to be performed under this contract is a project assisted under a program providing direct federal financial assistance from HUD and is subject to the requirements of Section 3 of the Housing and Urban Development Act of 1968, as amended, 12 U.S.C. 1701. Section 3 requires that, to the greatest extent feasible,

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opportunities for training and employment be given to low- and very low-income residents of the project area and contracts for work in connection with the project awarded to business concerns that provide economic opportunities for low- and very low-income persons residing in the metropolitan area in which the project is located."

The Subrecipient further agrees to ensure that opportunities for training and employment arising in connection with a housing rehabilitation (including reduction and abatement of lead-based paint hazards), housing construction, or other public construction project are given to low- and very low-income persons residing within the metropolitan area in which the CDBG-funded project is located; where feasible, priority should be given to low- and very low-income persons within the service area of the project or the neighborhood in which the project is located, and to low- and very low-income participants in other HUD programs; and award contracts for work undertaken in connection with a housing rehabilitation (including reduction and abatement of lead-based paint hazards), housing construction, or other public construction project are given to business concerns that provide economic opportunities for low- and very low-income persons residing within the metropolitan area in which the CDBG-funded project is located; where feasible, priority should be given to business concerns that provide economic opportunities to low- and very low-income residents within the service area or the neighborhood in which the project is located, and to low- and very low-income participants in other HUD programs.

This project will be monitored by the Department of Industrial Relations, Compliance Monitoring Unit (CMU) pursuant to the California Labor Code Section 1771.3 and the California Code of Regulations Sections 16450-16464. No contractor or subcontractor may be listed on a bid proposal for a public works project (submitted on or after March 1, 2015) unless registered with the Department of Industrial Relations pursuant to Labor Code section 1725.5 [with limited exceptions from this requirement for bid purposes only under Labor Code section 1771.1[a]. No contractor or subcontractor may be awarded a contract for public work on a public works project (awarded on or after April 1, 2015) unless registered with the Department of Industrial Relations pursuant to the Labor Code section 1725.5. All contractors and subcontractor must furnish electronic certified payroll records directly to Labor Commissioner once monthly. In addition, the contractor and subcontractors must submit the certified payroll records to the District's Labor Compliance Consultant for review.

The Subrecipient certifies and agrees that no contractual or other legal incapacity exists that would prevent compliance with these requirements.

b. Notifications

The Subrecipient agrees to send to each labor organization or representative of workers with which it has a collective bargaining agreement or other contract or understanding, if any, a notice advising said labor organization or worker's representative of its commitments under this Section 3 clause and shall post copies of the notice in conspicuous places available to employees and applicants for employment or training.

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c. Subcontracts

The Subrecipient will include this Section 3 clause in every subcontract and will take appropriate action pursuant to the subcontract upon a finding that the subcontractor is in violation of regulations issued by the grantor agency.

The Subrecipient will not subcontract with any entity where it has notice or knowledge that the latter has been found in violation of regulations under 24 CFR 135 and will not let any subcontract unless the entity has first provided it with a preliminary statement of ability to comply with the requirements of these regulations.

D. Conduct

1. Assignability

The Subrecipient shall not assign or transfer any interest in this contract without the prior written consent of the Grantee thereto; provided, however, that claims for money due or to become due to the Subrecipient from the Grantee under this contract may be assigned to a bank, trust company, or other financial institution without such approval. Notice of any such assignment or transfer shall be furnished promptly to the Grantee.

2. Subcontracts

a. Approvals

The Subrecipient shall not enter into any subcontracts with any agency or individual in the performance of this contract without the written consent of the Grantee prior to the execution of such agreement.

b. Monitoring

The Subrecipient will monitor all subcontracted services on a regular basis to assure contract compliance. Results of monitoring efforts shall be summarized in written reports and supported with documented evidence of follow-up actions taken to correct areas of noncompliance.

c. Content

The Subrecipient shall cause all of the provisions of this contract in its entirety to be included in and made a part of any subcontract executed in the performance of this Agreement.

d. Selection Process

The Subrecipient shall undertake to insure that all subcontracts let in the performance of this Agreement shall be awarded on a fair and open competition basis. Executed copies of all subcontracts shall be forwarded to the Grantee along with documentation concerning the selection process.

3. Hatch Act

The Subrecipient agrees that no funds provided, nor personnel employed under this contract, shall be in any way or to any extent engaged in the conduct of political activities in violation of Chapter 15 of Title V United States Code.

4. Conflict of Interest

The Subrecipient agrees to abide by the provisions of 24 CFR 570.611 with respect to conflicts of interest, and covenants that it presently has no financial interest and shall not acquire any financial interest, direct or indirect, which would conflict in any manner or degree with the performance of services required under

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this Agreement. The Subrecipient further covenants that in the performance of this Agreement no person having such a financial interest shall be employed or retained by the Subrecipient hereunder. These conflict of interest provisions apply to any person who is an employee, agent, consultant, officer, or elected official or appointed official of the Grantee, or of any designated public agencies or subrecipients that are receiving funds under the CDBG Entitlement program.

5. Lobbying

The Subrecipient hereby certifies that:

a. No federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any federal contract, the making of any federal grant, the making of any federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any federal contract, grant, loan, or cooperative agreement;

b. If any funds other than federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions;

c. It will require that the language of paragraph (d) of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly; and

d. Lobbying Certification - Paragraph d

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

6. Copyright

If this contract results in any copyrightable material or inventions, the Grantee and/or grantor agency reserves the right to royalty-free, non-exclusive and irrevocable license to reproduce, publish or otherwise use and to authorize others to use, the work or materials for government purposes.

7. Religious Organization

The Subrecipient agrees that funds provided under this contract will not be utilized for religious activities, to promote religious interests, or for the

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benefit of a religious organization in accordance with the federal regulations specified in 24 CFR 570.200(j).

XI. ENVIRONMENTAL CONDITIONS

A. Air and Water

The Subrecipient agrees to comply with the following requirements insofar as they apply to the performance of this contract:

- Clean Air Act, 42 U.S.C., 7401, et seq.
- Federal Water Pollution control Act, as amended, 33 U.S.C. 1251, et seq., as amended, 1318 relating to inspection, monitoring, entry, reports, and information, as well as other requirements specified in said Section 114 and Section 308, and all regulations and guidelines issued thereunder.
- Environmental Protection Agency (EPA) regulations pursuant to 40 C.F.R., Part 50, as amended.

B. Flood Disaster Protection

In accordance with the requirements of the Flood Disaster Protection Act of 1973 (42 USC 4001), the Subrecipient shall assure that for activities located in an area identified by FEMA as having special flood hazards, flood insurance under the National Flood Insurance Program is obtained and maintained as a condition of financial assistance for acquisition or construction purposes (including rehabilitation).

C. Lead-Based Paint

The Subrecipient agrees that any construction or rehabilitation of residential structures with assistance provided under this contract shall be subject to HUD Lead-Based Paint Regulations at 24 CFR 570.608, and 24 CFR Part 35. Such regulations pertain to all HUD-assisted housing and require that all owners, prospective owners, and tenants of properties constructed prior to 1978 be properly notified that such properties may include lead-based paint. Such notification shall point out the hazards of lead-based paint and explain the symptoms, treatment and precautions that should be taken when dealing with lead-based paint poisoning and the advisability and availability of blood lead level screening for children under seven. The notice should also point out that if lead-based paint is found on the property, abatement measures might be undertaken.

D. Historic Preservation

The Subrecipient agrees to comply with the Historic Preservation requirements set forth in the National Historic Preservation Act of 1966, as amended (16 U.S.C. 470) and the procedures set forth in 36 CFR, Part 800, Advisory Council on Historic Preservation Procedures for Protection of Historic Properties, insofar as they apply to the performance of this contract.

In general, this requires concurrence from the State Historic Preservation Officer for all rehabilitation and demolition of historic properties that are fifty years old or older or that are included on a federal, state, or local historic property list.

XII. DRUG FREE WORKPLACE

Subrecipient will provide a drug-free workplace by:

1. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the subrecipient's workplace and specifying the actions that will be taken against employees for violation of such prohibition;

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2. Establishing an on-going drug-free awareness program to inform employees about:
 - a. The dangers of drug abuse in the workplace;
 - b. The subrecipient's policy of maintaining a drug-free workplace;
 - c. Any available drug counseling, rehabilitation, and employee assistance programs; and
 - d. The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace;
3. Making it a requirement that each employee engaged in the performance of the grant is given a copy of the statement required by paragraph 1;
4. Notifying the employee in the statement required by paragraph 1 that as a condition of employment under the grant the employee will:
 - a. Abide by the terms of the statement; and
 - b. Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;
5. Notifying the Grantee in writing, within ten calendar days after receiving notice under subparagraph 4. b. from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;
6. Taking on the following actions, within 30 calendar days of receiving notice under subparagraph 4. b., with respect to any employee who is so convicted:
 - a. Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or
 - b. Requiring such employee to participate satisfactorily in drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;
7. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs 1, 2, 3, 4, 5 and 6.

XIII. SEVERABILITY

If any provision of this Agreement is held invalid, the remainder of the Agreement shall not be affected thereby and all other parts of this Agreement shall nevertheless be in full force and effect.

IN WITNESS WHEREOF, the Parties have executed this contract as of the date first written above.

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GRANTEE

SUBRECIPIENT

Andrew Malik
Assistant City Manager

Name
Title (CEO)
Organization

APPROVED AS TO FORM

SUBRECIPIENT

Leticia Ramirez
City Attorney

Name
Title (CFO)
Organization

CDBG / HOME Programs

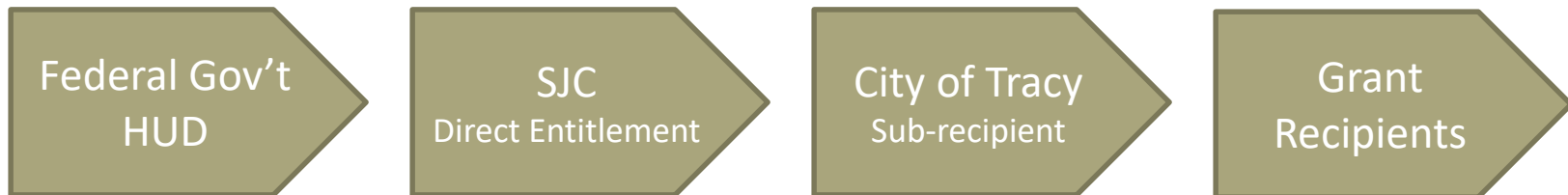
Consider CDBG/HOME Grant Funding Recommendations for FY 2020-2021



**City Council Public Hearing
March 10, 2020**

What is CDBG/HOME?

- Community Development Block Grant (CDBG) and Home Investment Partnerships Program (HOME) from the United States Department of Housing and Urban Development (HUD). All federal regulations apply.
- The City does not use any local funding for this program and applicants must abide by the program guidelines for the Federal CDBG/HOME funding.
- Direct Entitlement vs. Sub-recipient vs. Grantee



Grant Program Opportunities

Community Development Block Grant (CDBG)

- 2020-21 Estimated Allocation: \$488,694
 - Public Services = 15% (\$73,304)
 - Grant Administration = 13% (\$60,952)
 - Public Facilities = 72% (\$354,438)

HOME Investment Partnership Program (HOME)

- 2020-21 Estimated Allocation: \$165,455

Grant Program Opportunities

Community Development Block Grant (CDBG)

Minimum/Maximum Awards:

Public Services:

\$5,000 Minimum/No Maximum

Public Improvement & Facilities:

\$150,000 Minimum/\$2 Million Maximum

Local Priorities

Tracy City Council adopted local priority areas that had been identified as Community Need for 2016 through FY 2020-2021:

Public Services Category:

- (1) Food Distribution Services
- (2) Homelessness Prevention, Intervention and Transitional Housing Services
- (3) Senior and Special Needs Services
- (4) Domestic Violence Services
- (5) Youth Education and Enrichment Services

Public Facilities/Improvements Category:

- (1) Public Parks and Facilities
- (2) Removal of Architectural Barriers (ADA)

HOME

- (1) Address issues of public safety, health and welfare;
- (2) Rehabilitate residential properties occupied by low income persons; and,
- (3) Partner to construct income restricted family and senior housing facilities.

Scoring and Funding Applications

City of Tracy CDBG / HOME FY 2018-2019 SCORING SHEET	
Instructions: Please review each Grant Application and assign POINTS to each Section according to how well the applicant completed the section. Maximum total points awarded for Public Service Projects will be 25. Maximum total points for Public Facility / Infrastructure Projects will be 100. Maximum total points for HOME program will be 300.	
COUNCIL PRIORITIES (Choose only one Category)	
CDBG Public Service Category (7 Maximum Points)	Points
FOOD DISTRIBUTION SERVICES = 3	
HOMELESSNESS PREVENTION, INTERVENTION AND TRANSITIONAL HOUSING SERVICES = 4	
SENIOR AND SPECIAL NEEDS SERVICES = 3	
DOMESTIC VIOLENCE SERVICES = 2	
YOUTH EDUCATION AND ENRICHMENT SERVICES = 1	
CDBG Public Facility (Infrastructure) Category (7 Maximum Points)	Points
PUBLIC PARKS AND FACILITIES = 3	
RENOVAL OF ARCHITECTURAL MARKERS (ADU) = 2	
HOME Program (7 Maximum Points)	Points
ADDRESS ISSUES OF PUBLIC SAFETY, HEALTH AND WELFARE = 3	
REHABILITATE RESIDENTIAL PROPERTIES OCCUPIED BY LOW INCOME PERSONS = 2	
PARTNER TO CONSTRUCT INCOME RESTRICTED FAMILY AND SENIOR HOUSING FACILITIES = 1	
SECTION I. GENERAL INFORMATION (p. 3)	
(Please be complete.)	(2 Points Maximum / 1 Point Min. Each Item = 1 Point) (Award Maximum Points if the section is complete)
NAME OF ENTITY OR ORGANIZATION	
TITLE OF PROPOSED PROJECT	
AMOUNT OF GRANT FUNDS REQUESTED	\$
TOTAL PROJECT COST	\$
REQUESTED FUNDS FROM OTHER CITIES	\$
SECTION II. PROJECT INFORMATION (p. 6)	
A. PROJECT NARRATIVE (p. 4-6)	21 Points Maximum / 3 Point Min. Each Item = 7 Points
(Please be thorough and for use will be applicant answered the question.)	Points
1. Project Description	
2. Needs Statement	
3. Objectives, Outcomes, and Initiatives	
4. Internal Performance Measurement	
5. Activities & Methodology	
6. Schedule	
7. Continuation Plan	
B. PROJECT CHARACTERISTICS (p. 5-8)	27 Points Maximum / 3 Point Min. Each Item = 9 Points
(COMPLETE FOR PUBLIC FACILITY / INFRASTRUCTURE / HOME PROJECTS ONLY)	Points
(Please be thorough and for use will be applicant explained their project.)	
1. Is this a new program/service or an expansion of an existing program/service?	
2. Describe geographical boundaries of the neighborhood, community, or region to be served by the project.	
3. Explain how this program differs from other programs providing similar services in Rockwood or Jasper County.	

- Step 1: Score Applications based on Local Priorities adopted by Council and grant content.
- Step 2: Apply funding allocation formula to final applicant score.

FUNDING ALLOCATION FORMULA – PUBLIC SERVICE

Adopted by PCSC on Dec 6, 2018

1) The top 2 scoring applications will be funded the requested amount up to \$12,000

2) Applications ranked 3 & 4 will be funded the requested amount up to \$8,000

3) Applications ranked 5 and below will receive \$5,000 in order of ranking until funds are exhausted

4) Any remaining funds less than \$5,000 will be distributed to applicants 5 and below until exhausted (cannot exceed Tier 2 amounts)

Should the City receive more funding than estimated, additional programs will be funded in ranking order.

Public Service Applicant(s)	Scoring Rank	Sub-Cmte SCORE	Allocation Tier	Request	PCSC Recommnd.	Updated Recommnd.
San Joaquin Fair Housing	Required	Direct	Direct	\$5,000	\$5,000	\$5,000
SJ County Food Services Pool	Required	Direct	Direct	\$5,582	\$5,582*	\$5,582
Tracy Interfaith Ministries	(1)	93.33	1	\$12,000	\$12,000	\$12,000
McHenry House	(2)	87	1	\$10,000	\$10,000	\$11,596
Boys & Girls Club of Tracy	(3)	86	2	\$12,000	\$8,000	\$8,000
Women’s Center	(3)	86	2	\$15,000	\$8,000	\$8,000
Tracy Community Connections	(4)	83.67	3	\$7,500	\$7,500	\$7,500
Coalition of Tracy Citizens to Assist the Homeless	(5)	82	3	\$10,000	\$7,813	\$7,813
Tracy Seniors Assoc.	(6)	79.67	3	\$10,000	\$7,813	\$7,813
Total				\$149,082	\$71,708	\$73,304

Public Facilities Applicant(s)	Council Priority	Sub- Cmte SCORE	Request	PCSC Recommd.	Updated Recommd.
Boys & Girls Club	(1)	105	\$345,000	\$345,396	\$354,438
McHenry House	(1)	102	\$225,000	-	
City of Tracy – ADA Sidewalk	(2)	101	\$1,058,000	-	
Coalition of Tracy Citizens to Assist the Homeless (CTCAH)	(1)	99.33	\$315,000		
Estimated Allocation					\$354,438
HOME PROGRAM Applicant(s)	Council Priority	Sub- Cmte SCORE	Request	PCSC Recommd.	Updated Recommd.
Housing Authority SJC	(2)	109	\$154,000	\$ 154,074	\$165,455
Estimated Allocation					\$165,455

That the City Council, by resolution, recommend the award and allocation of \$488,694 in CDBG funds and \$165,455 in HOME funds for FY 2020-2021 pursuant to the recommendations listed in the attached resolution, and authorize the Assistant City Manager to execute the Funding Agreements on behalf of the City.

RESOLUTION 2020-_____

RECOMMENDING THE AWARD OF LOCAL PRIORITY FUNDING ALLOCATIONS FOR COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) AND HOME INVESTMENT PARTNERSHIPS PROGRAM (HOME) FUNDS FOR FISCAL YEAR 2020-2021

WHEREAS, Community Development Block Grant (CDBG) and HOME Investment Partnerships Program (HOME) funds are allocated to cities and counties by the United States Department of Housing and Urban Development (HUD) for use in projects, programs, and services that demonstrate a benefit to low and moderate income persons, and

WHEREAS, The City of Tracy, as a subrecipient of the County of San Joaquin, will receive an estimated \$488,694 in CDBG funds and \$165,455 in HOME funds for Fiscal Year (FY) 2020-2021, and

WHEREAS, On February 7, 2020, the Parks and Community Services Commission conducted a public meeting to consider the received applications and make priority ranking and funding allocation recommendations for consideration by City Council based on adopted local priority funding criteria, and

WHEREAS, The City Council conducted a public hearing on March 10, 2020, to consider the applications for allocation of CDBG and HOME funds for FY 2020-2021, and

WHEREAS, The entities (the "Awardees") receiving CDBG and HOME funding are required to enter into an agreement with the City and/or the County of San Joaquin to ensure funds are spent in accordance with the applications that were evaluated to determine funding eligibility and amounts. A standard funding agreement (the "Funding Agreement") is attached to the staff report accompanying this resolution;

NOW, THEREFORE, BE IT RESOLVED, That the City Council of the City of Tracy does hereby recommend the priority ranking and award of CDBG and HOME funds to the following Awardees:

CDBG Public Services

<u>Rank</u>	<u>Applicant/Awardee</u>	<u>Funding Amount</u>
Direct	San Joaquin Fair Housing Agency	\$ 5,000
Direct	San Joaquin County Food Services Pool	<u>\$ 5,582</u>
	<i>Mobile Farmers Market</i>	\$ 2,791
	<i>Meals on Wheels</i>	\$ 2,791

<u>Rank</u>	<u>Applicant/Awardee</u>	<u>Funding Amount</u>
1	Tracy Interfaith Ministries	\$ 12,000
2	McHenry House Tracy Family Shelter	\$ 11,596
3	Boys & Girls Club of Tracy	\$ 8,000
4	Women's Center	\$ 8,000
5	Tracy Community Connections*	\$ 7,500
6	Coalition of Tracy Citizens to Assist the Homeless	\$ 7,813
7	Tracy Seniors Association	\$ 7,813

Total \$73,304

CDBG Public Facilities/Public Improvements

<u>Rank</u>	<u>Applicant/Awardee</u>	<u>Funding Amount</u>
1	Boys and Girls Club of Tracy	\$354,438
Total		\$354,438

HOME

<u>Rank</u>	<u>Applicant/Awardee</u>	<u>Funding Amount</u>
1	Housing Authority County of San Joaquin	\$165,455
Total		\$165,455

BE IT FURTHER RESOLVED, That the Assistant City Manager is authorized to sign funding agreements on behalf of the City.

The foregoing Resolution 2020-_____ was adopted by the Tracy City Council on the 10th day of March 2020, by the following vote:

AYES: COUNCIL MEMBERS:
 NOES: COUNCIL MEMBERS:
 ABSENT: COUNCIL MEMBERS:
 ABSTAIN: COUNCIL MEMBERS:

MAYOR

ATTEST:

CITY CLERK

AGENDA ITEM 6

REQUEST

ACCEPT THE CITY OF TRACY POLICE DEPARTMENT'S ANNUAL REPORT FOR 2019

EXECUTIVE SUMMARY

The Tracy Police Department has prepared the City of Tracy Police Department's 2019 Annual Report. The report provides the citizens of Tracy with a statistical review of the Department's performance, efforts, and accomplishments.

DISCUSSION

This report provides an overview of the Department's operations and activities in 2019. The report highlights crime trends, statistical data and other related activities and accomplishments for 2019. During this year, the City has experienced a 26% reduction in Part 1 crimes. Broken down, this means a 17% decrease in violent incidents and 21% decrease in property crimes.

Over the last few years, the Department has experienced a steady increase in dispatched calls for service. Calls for service have increased to a new high of over 76,000 a year, a rise of approximately 5,000 from 2015 and 16,000 per year compared to 2013. A significant subset of the total calls for service is the number of non-criminal or service calls. This category increased from approximately 28,000 in 2015 to over 42,000 in 2019, reflecting changes in societal expectations and understanding of the role of police departments.

In spite of significant increases in the number of calls for service, 2019 represents a second year of decreases in response times, with reductions bringing the average times to the best numbers in the past five years: 6:36 for Priority 1, 15:01 for Priority 2 and 29:37 for Priority 3.

In 2019, the Department addressed fiscal responsibility by changing the purchasing format for large technology items. As a result, new contracts were approved for transitions to a new computer-aided dispatch and records management system (Mark43), as well as body worn cameras (BWC) and less lethal weapons. Tracy PD was recognized as one of the three departments in the nation to be the first to implement new BWC and Taser standards. This year is expected to produce the technological results planned during 2019, resulting in early compliance with new crime reporting mandates (NIBRS) and increasing our abilities to develop data-driven programs for crime fighting.

While the Department is fortunate to have high caliber and very engaged personnel, these trends and statistics highlight the importance of having sufficient resources to proactively prevent and combat crime, stay connected with the Tracy community, and continually seek opportunities to improve Tracy citizens' quality of life.

It is anticipated that a hard copy of this report, containing the same statistical information will be produced following this presentation and will be available in a printed format in limited numbers by early summer 2020. A digital copy will be linked on the Police Department's website.

FISCAL IMPACT

There is no fiscal impact associated with this action. This report provides statistical data only.

STRATEGIC PLAN

This agenda item is a routine operational item and does not relate to the Council's Strategic Plans.

RECOMMENDATION

It is recommended the City Council, by resolution, accept the City of Tracy Police Department's Annual Report for 2019.

Prepared by: Alex Neicu, Captain

Reviewed by: Sekou Millington, Chief of Police

Approved by: Jenny Haruyama, City Manager

ATTACHMENTS

Attachment: City of Tracy Police Department's 2019 Annual Report Presentation



TRACY POLICE DEPARTMENT

TRACY POLICE DEPARTMENT

ANNUAL REPORT

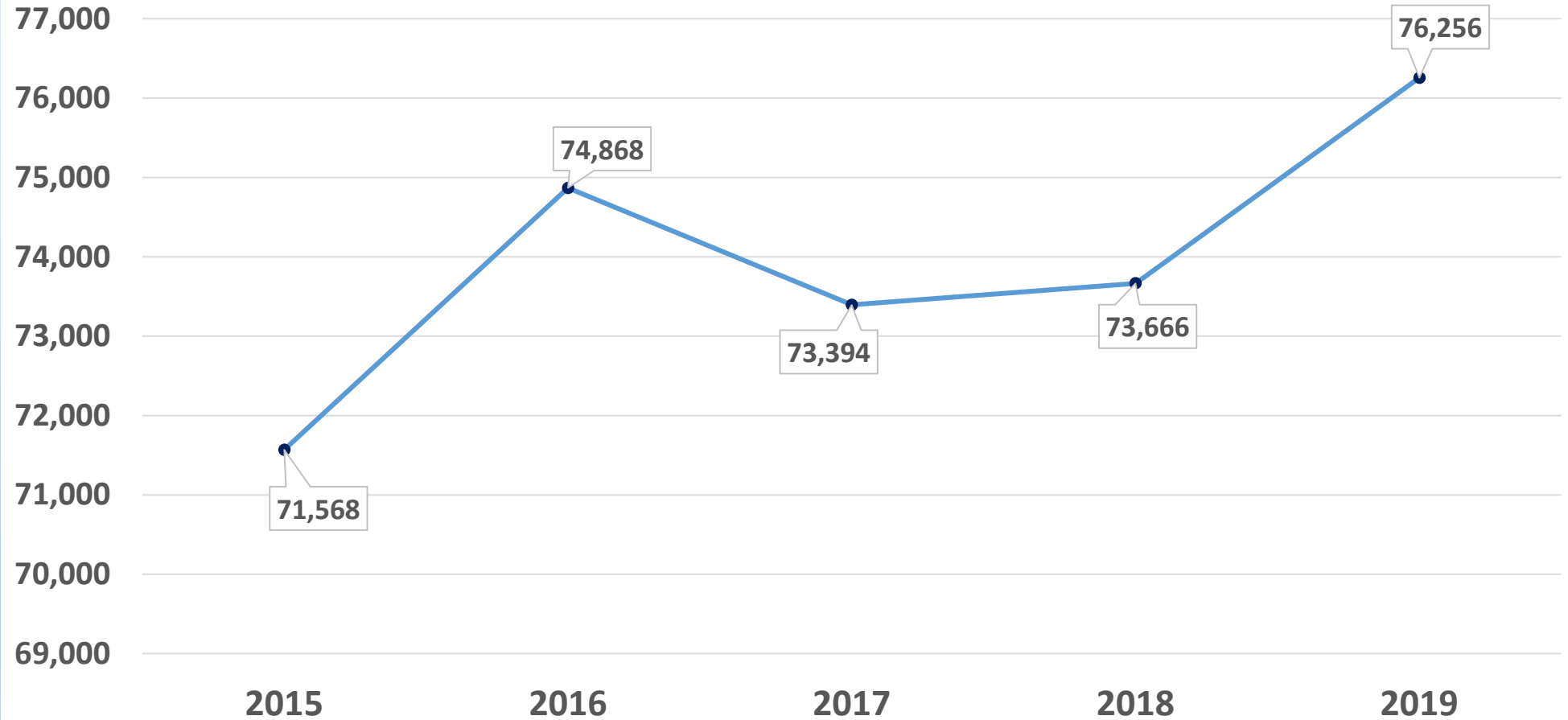
2019

SERVICE ♦ INTEGRITY ♦ EXCELLENCE



TRACY POLICE DEPARTMENT

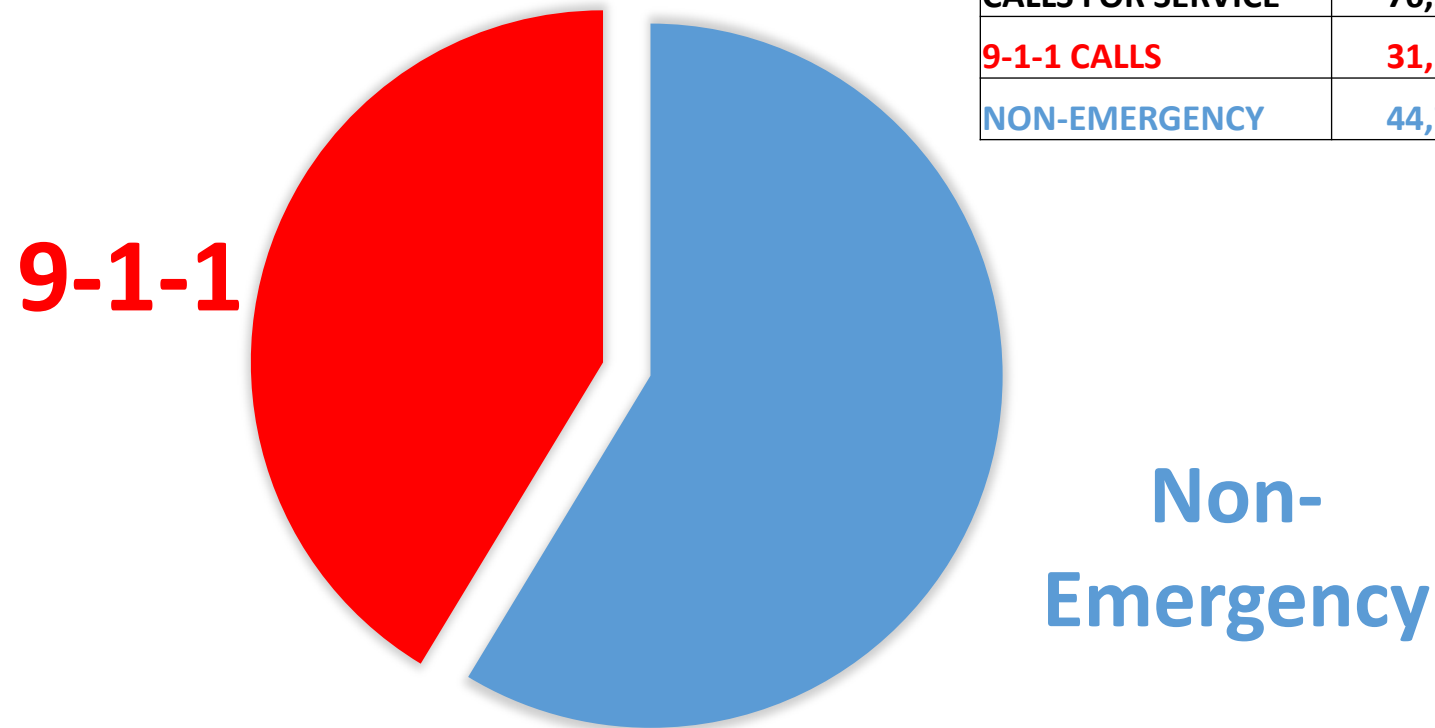
CALLS FOR SERVICE



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2019 CALLS FOR SERVICE



CALLS FOR SERVICE	76,256
9-1-1 CALLS	31,523
NON-EMERGENCY	44,733



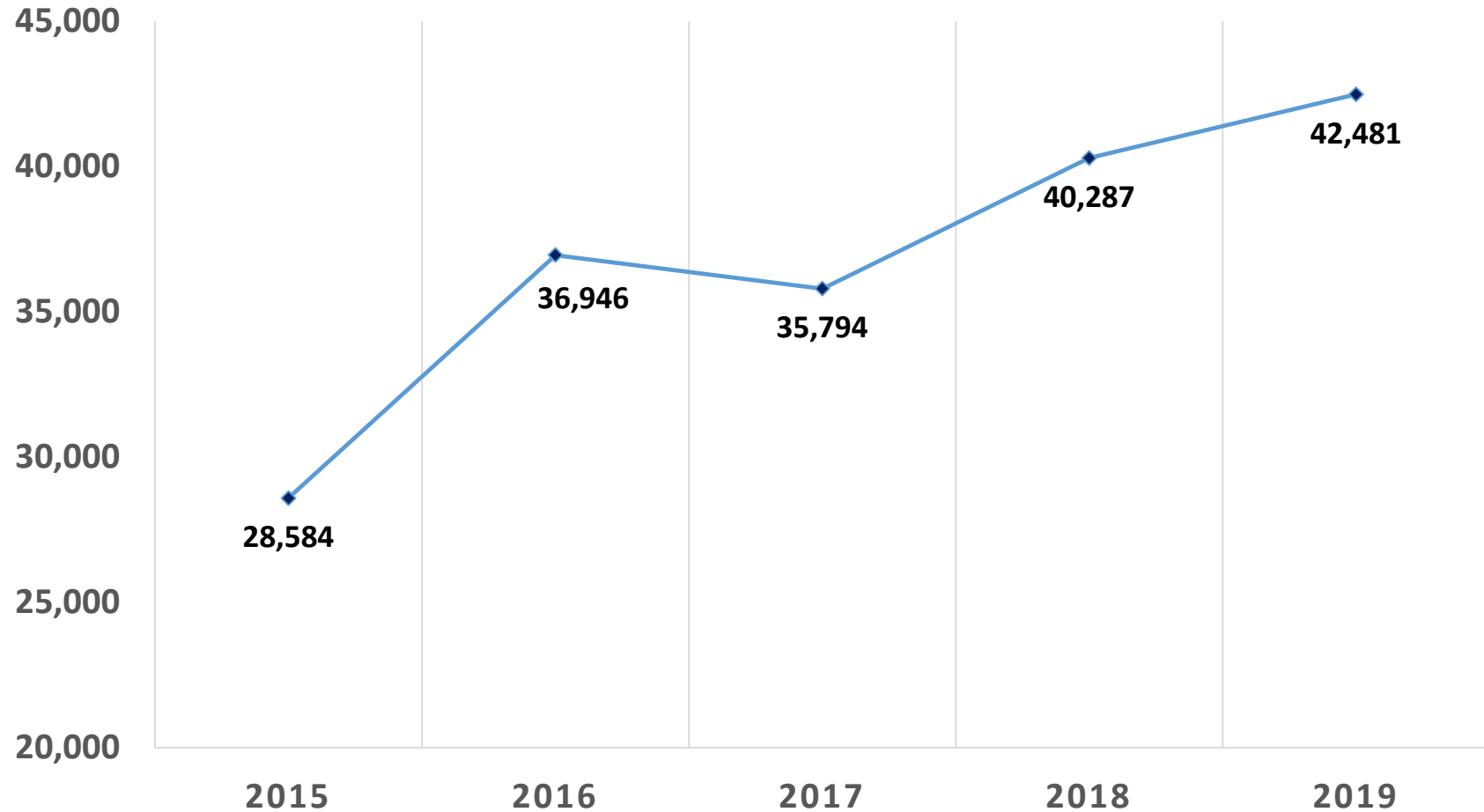
Call Response Times

	2015	2016	2017	2018	2019
Priority 1	6:48	7:10	7:32	6:52	6:36
Priority 2	15:06	16:15	17:44	16:59	15:01
Priority 3	29:43	30:31	33:13	34:06	29:37



TRACY POLICE DEPARTMENT

NON-CRIMINAL/SERVICE CALLS

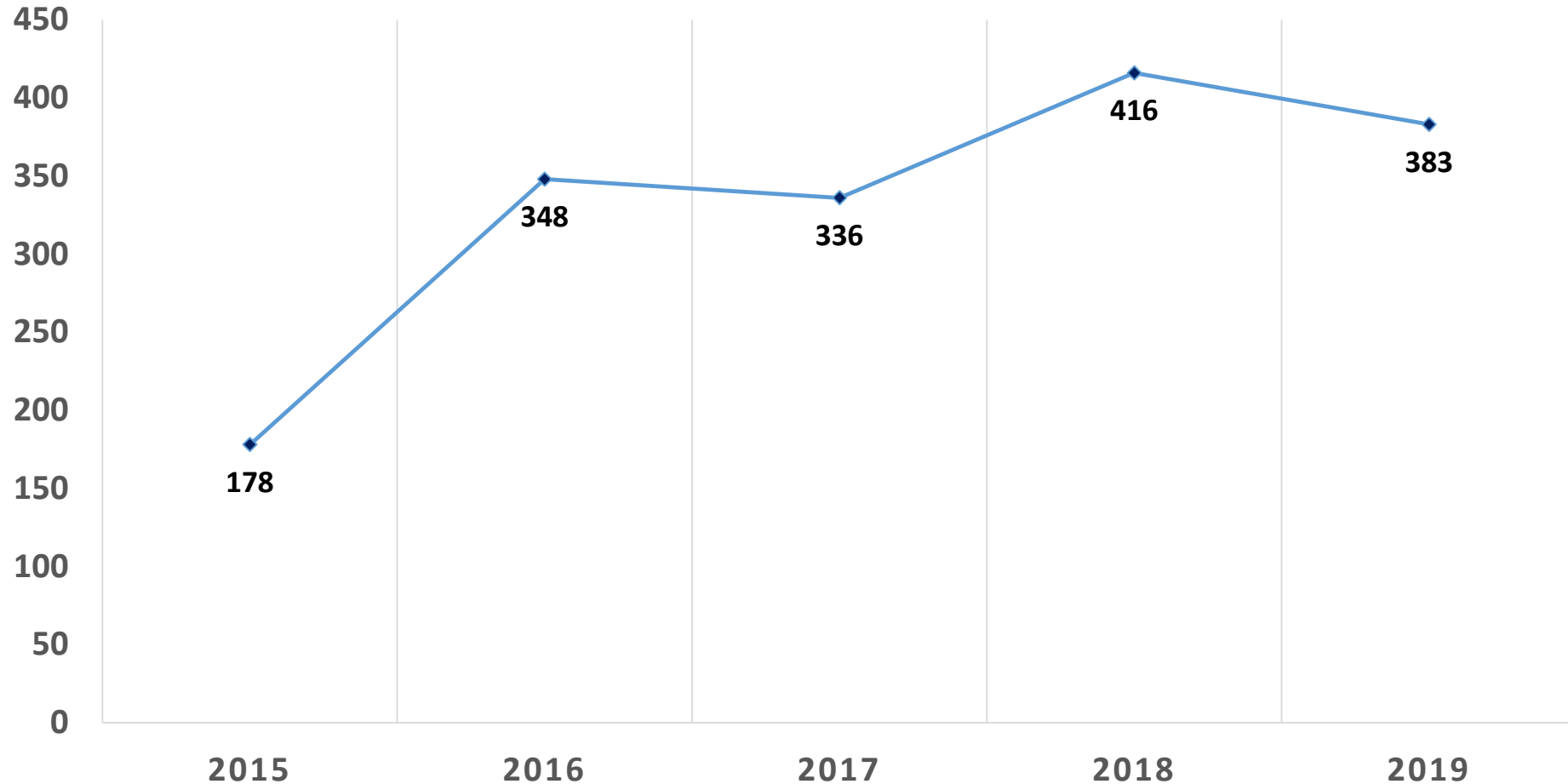


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TRACY POLICE DEPARTMENT

MENTAL HEALTH CALLS



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PART 1 CRIMES

Year	Incidents	Change from Previous Year
2015	2,586	
2016	2,062	-25%
2017	2,383	+14%
2018	2,547	+7%
2019	2,023	-26%



PART 1 CRIMES

Violent Crimes

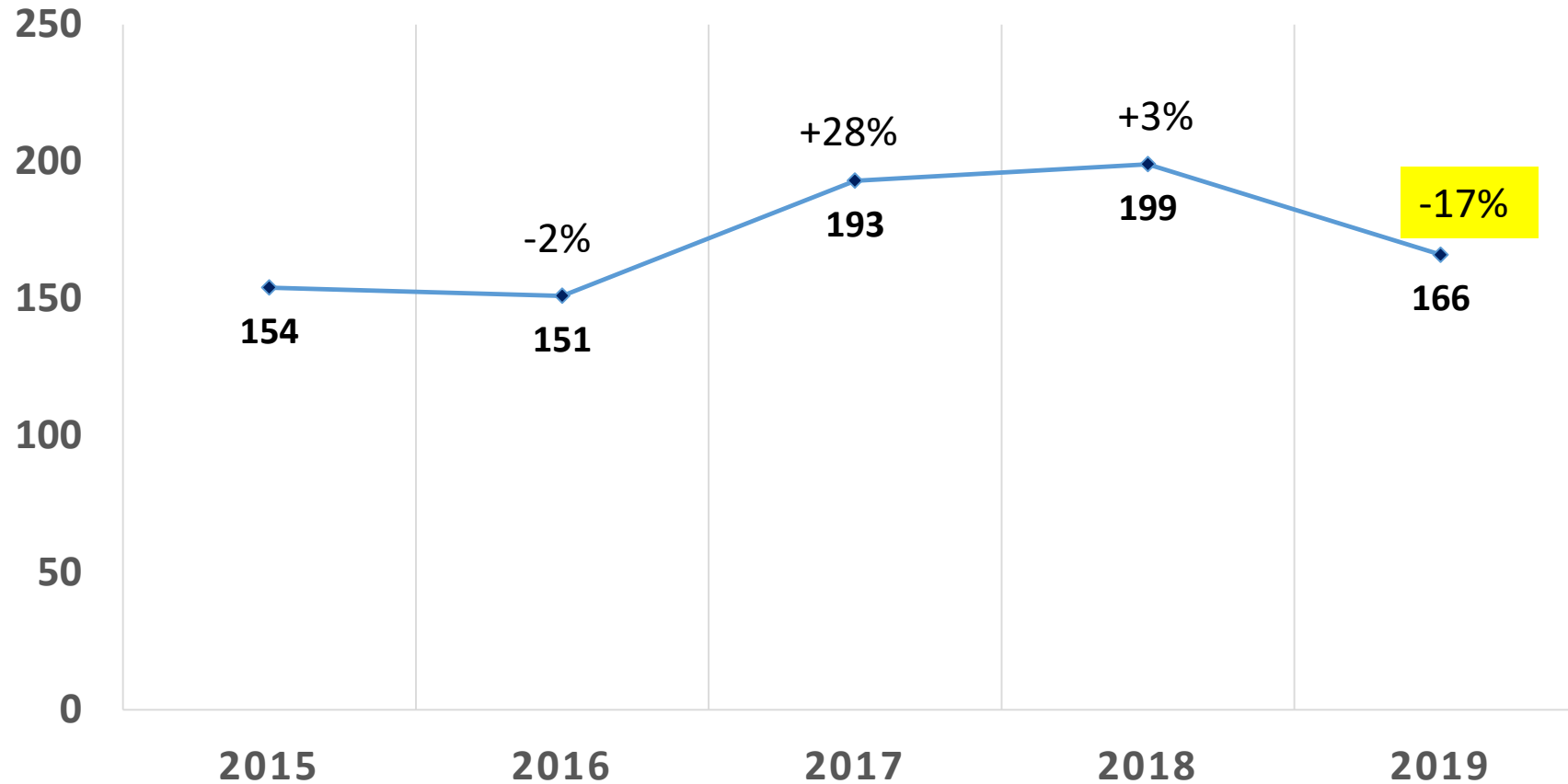
	Homicide	Rape	Robbery	Aggravated Assault
2015	1	19	49	85
2016	0	17	62	72
2017	3	27	77	86
2018	4	31	61	103
2019	5	35	62	64

Property Crimes

	Burglary	Larceny	Auto Theft	Arson
2015	272	1736	409	15
2016	245	1348	306	12
2017	201	1616	362	11
2018	261	1772	298	17
2019	155	1411	277	14

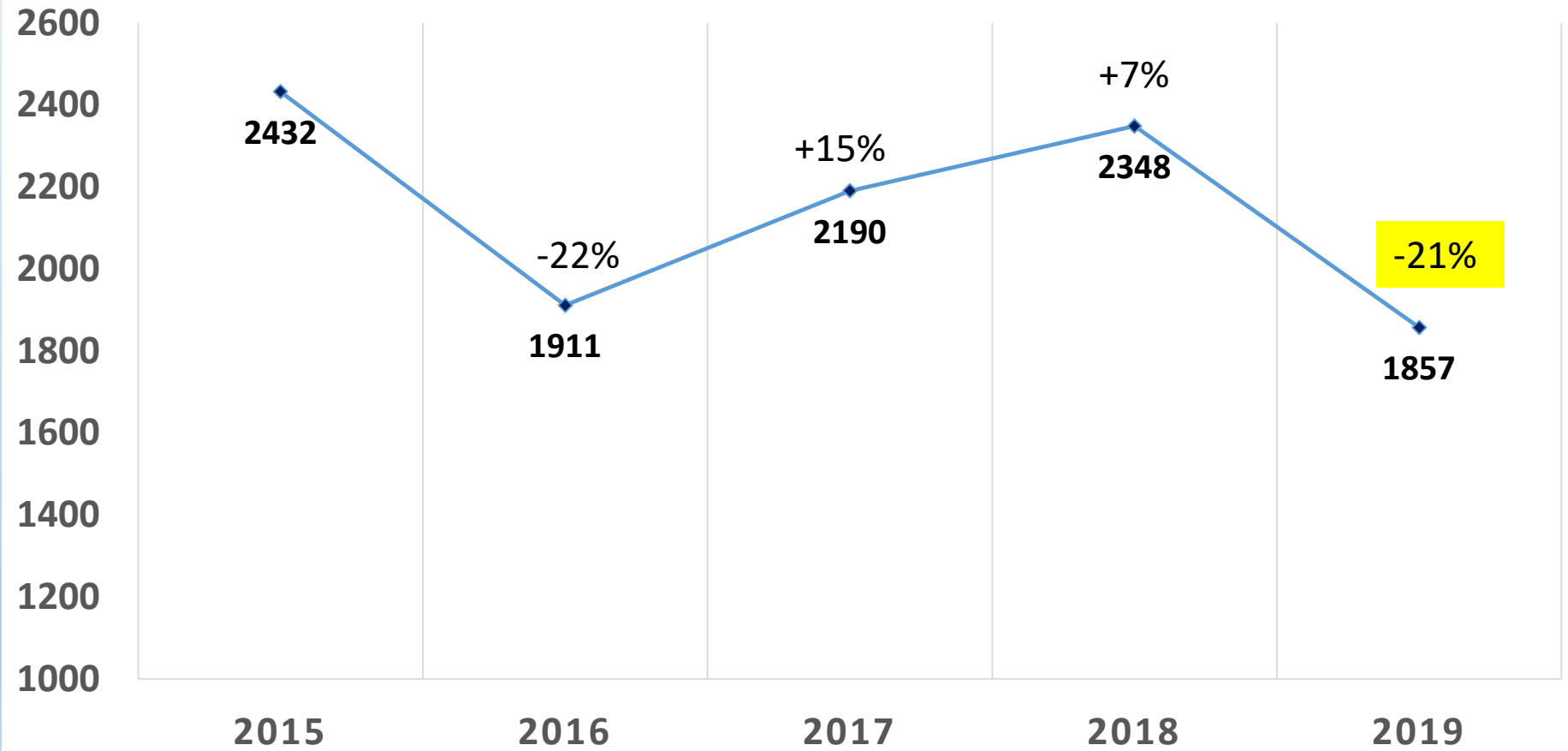


VIOLENT CRIMES



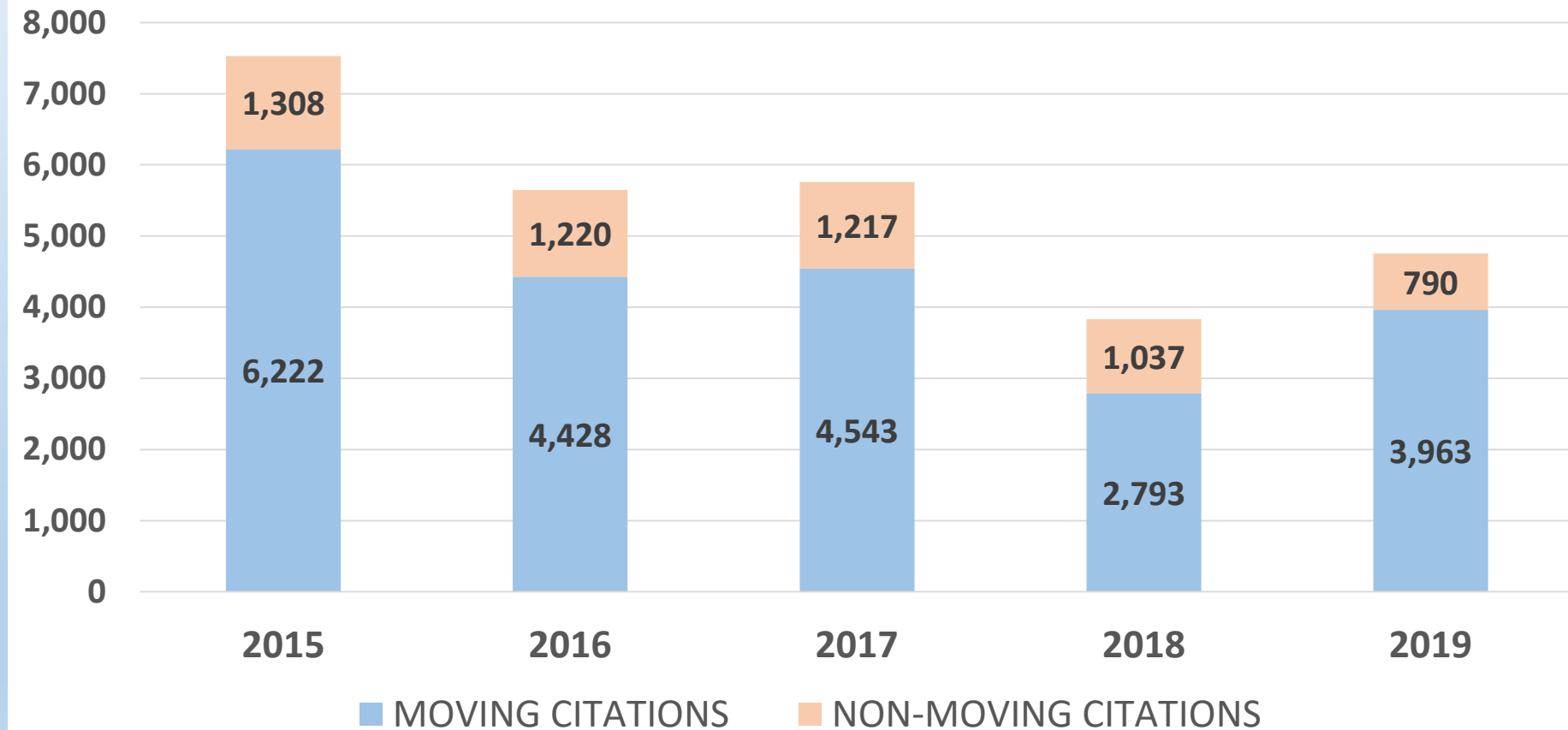


PROPERTY CRIMES





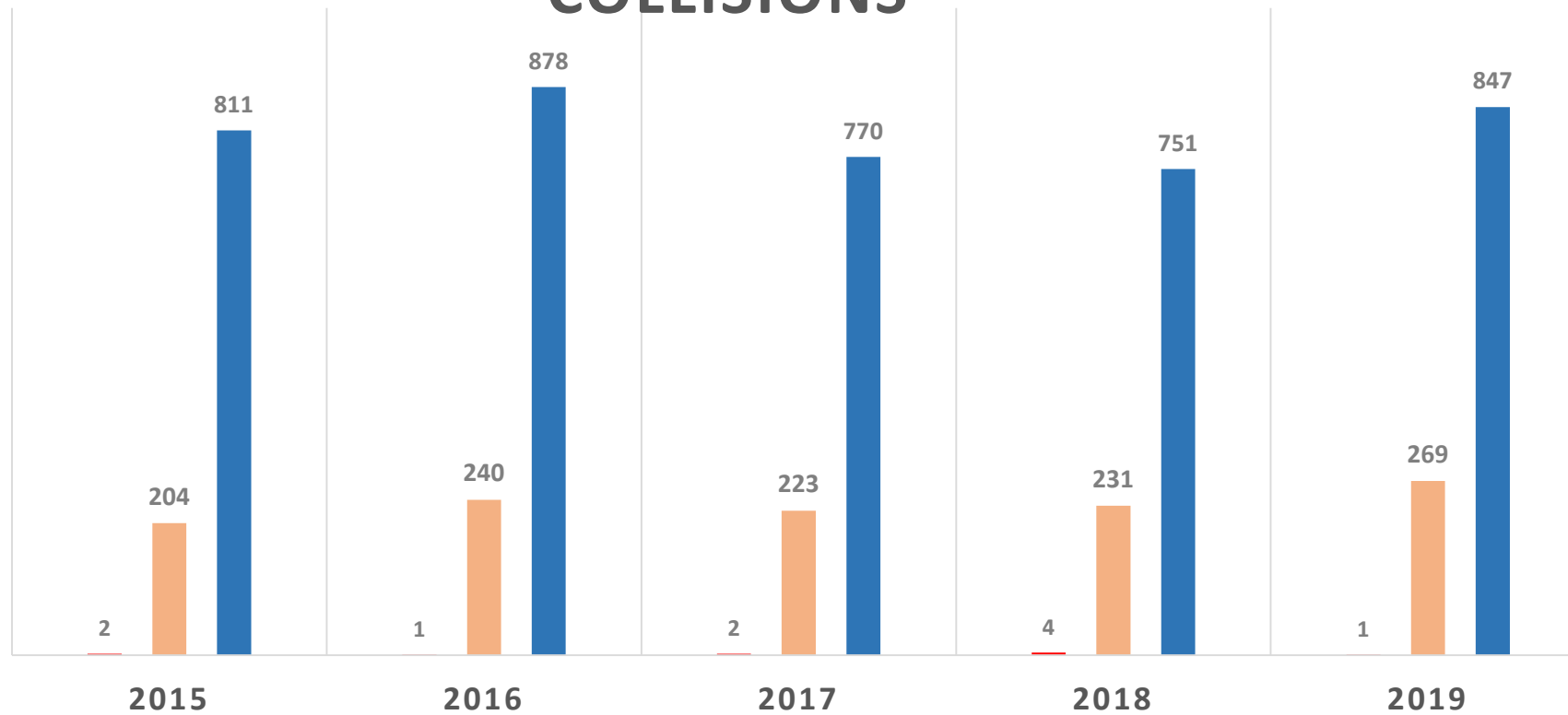
CITATIONS





TRACY POLICE DEPARTMENT

COLLISIONS



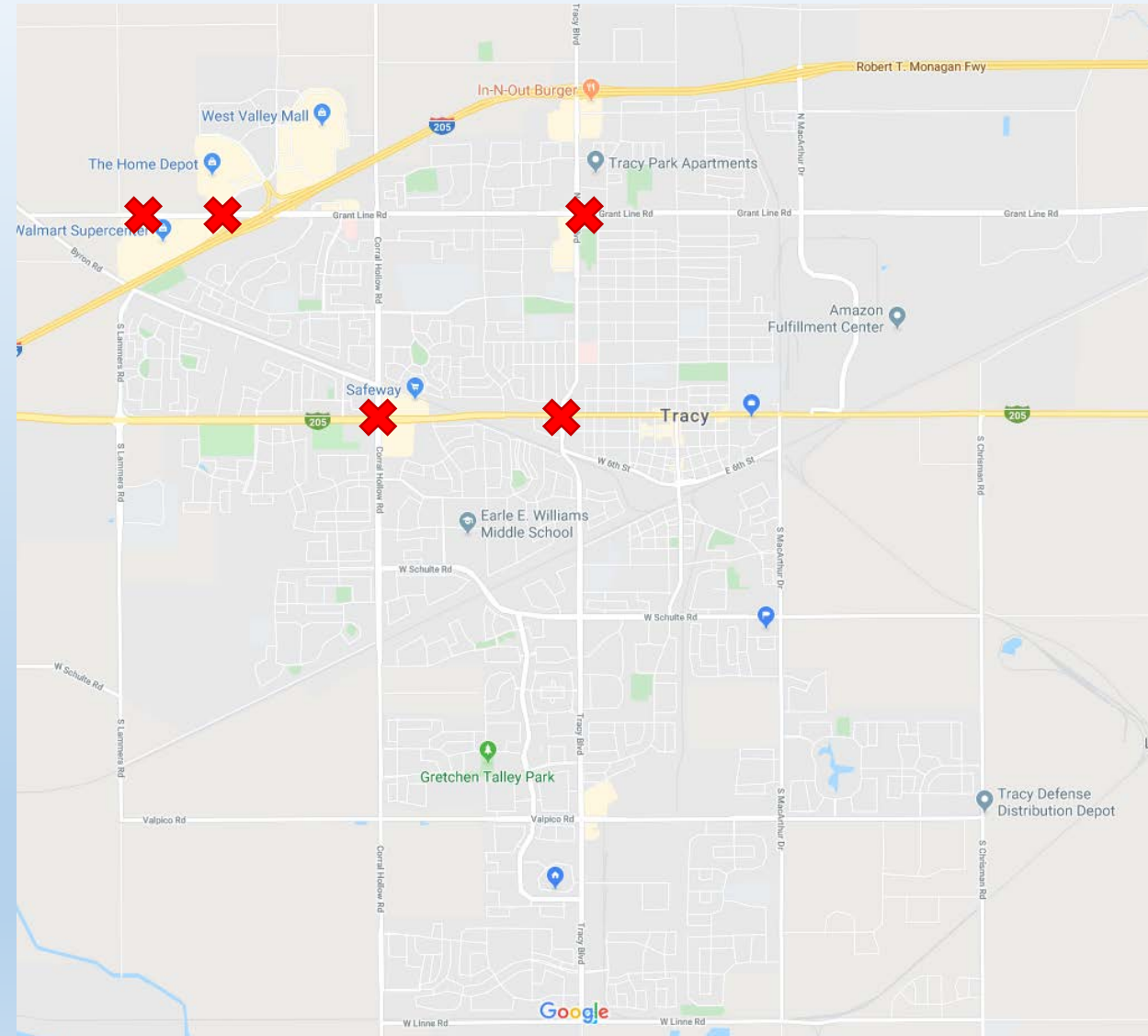
	2015	2016	2017	2018	2019
FATALITY	2	1	2	4	1
INJURY	204	240	223	231	269
PROPERTY	811	878	770	751	847

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TRACY POLICE DEPARTMENT

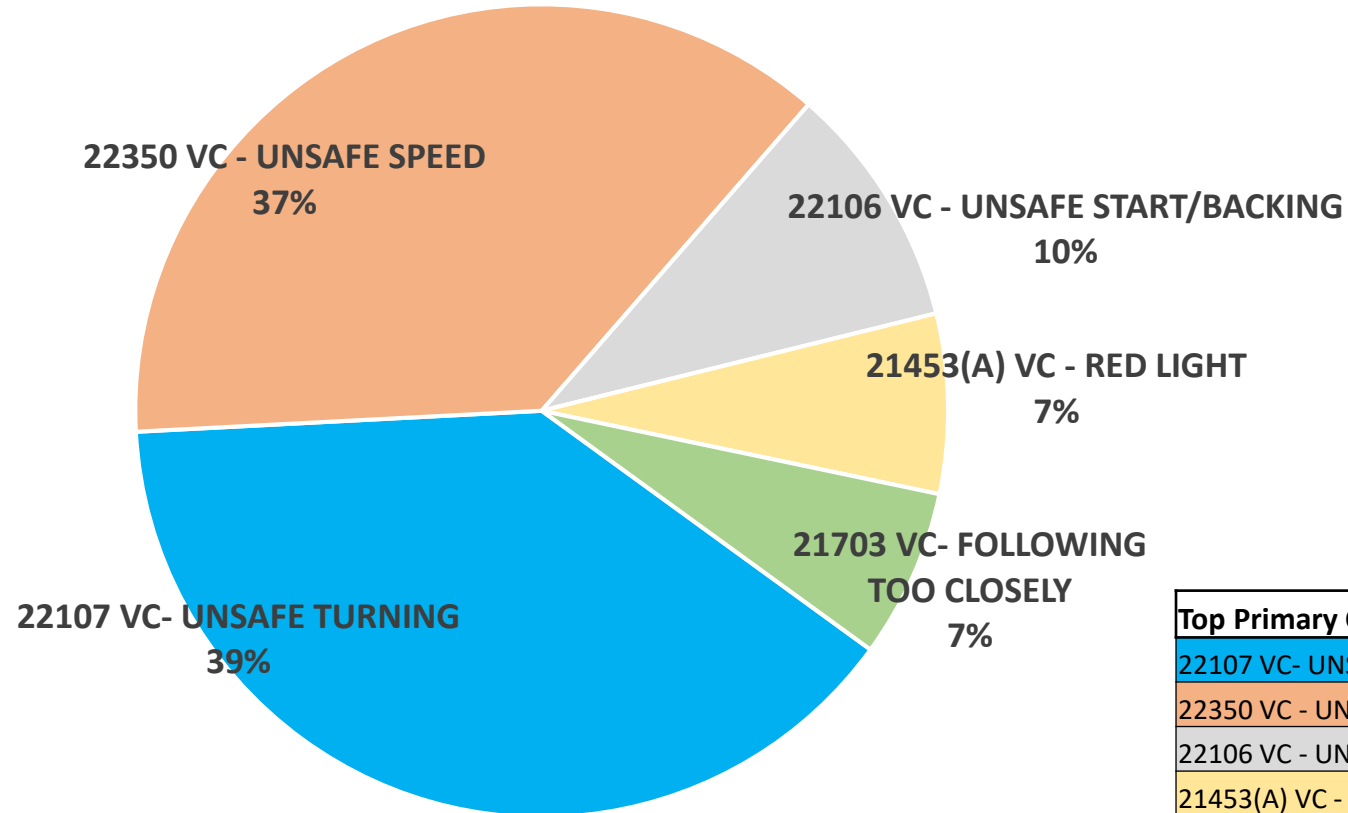
TOP 5 COLLISION INTERSECTIONS	2019
GRANTLINE / NAGLEE	35
11TH / CORRAL HOLLOW	27
GRANTLINE / LAMMERS	22
11TH/TRACY	19
GRANTLINE / TRACY	18



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Primary Collision Factors

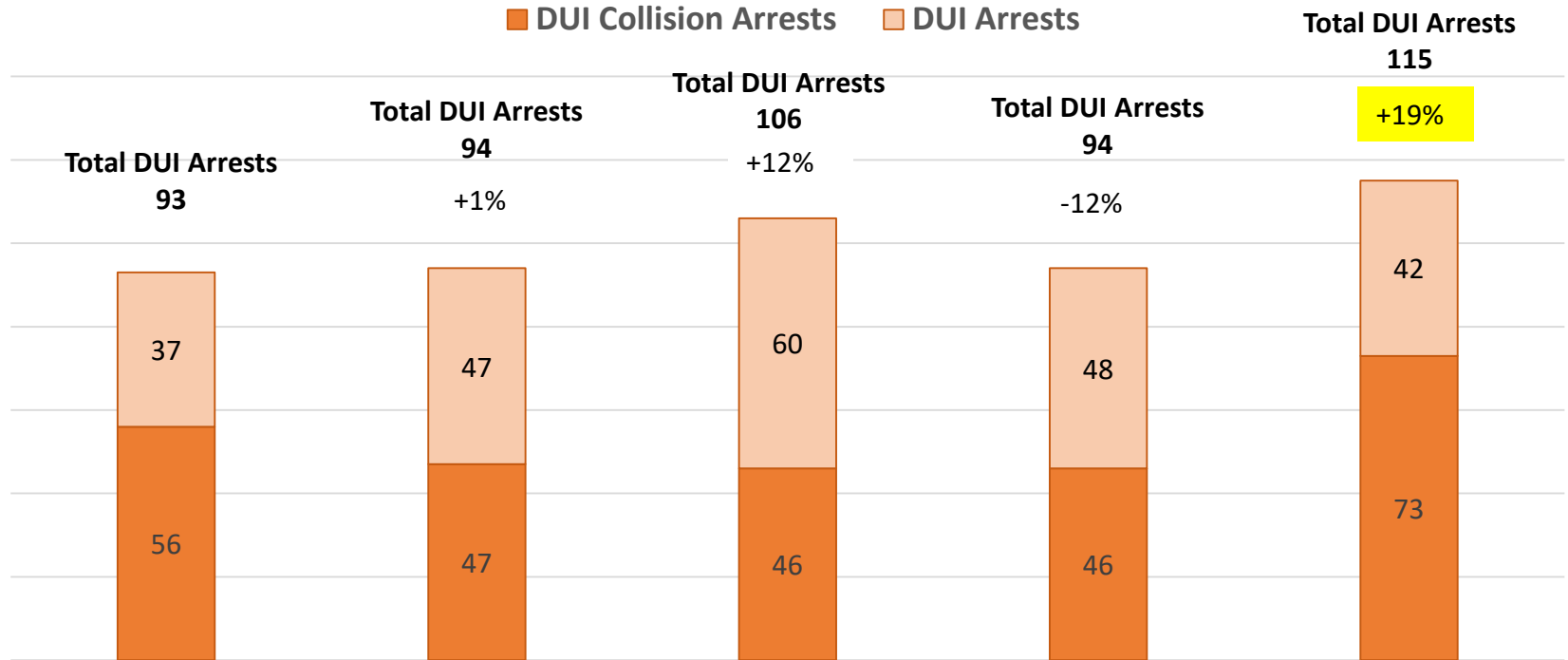


Top Primary Collision Factors (PCF)	Collisions
22107 VC- UNSAFE TURNING	181
22350 VC - UNSAFE SPEED	172
22106 VC - UNSAFE START/BACKING	45
21453(A) VC - RED LIGHT	33
21703 VC- FOLLOWING TO CLOSELY	31



TRACY POLICE DEPARTMENT

DUI ARRESTS

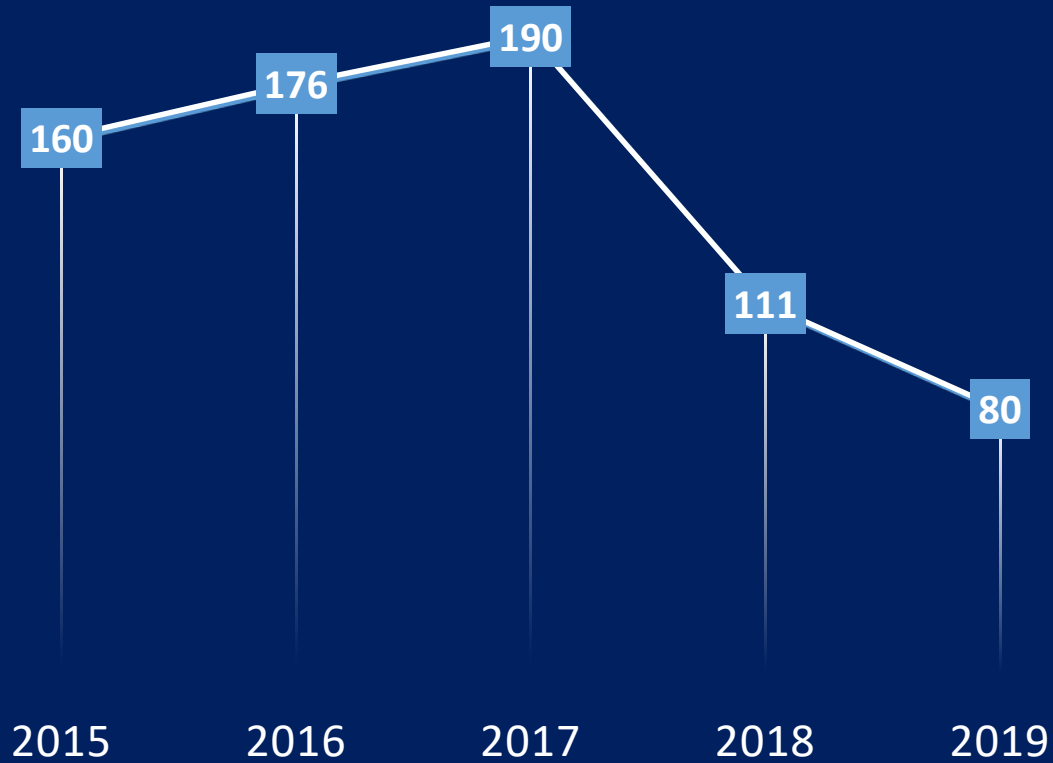


	2015	2016	2017	2018	2019
DUI Arrests Total	93	94	106	94	115
DUI Collision Arrests	56	47	46	46	73

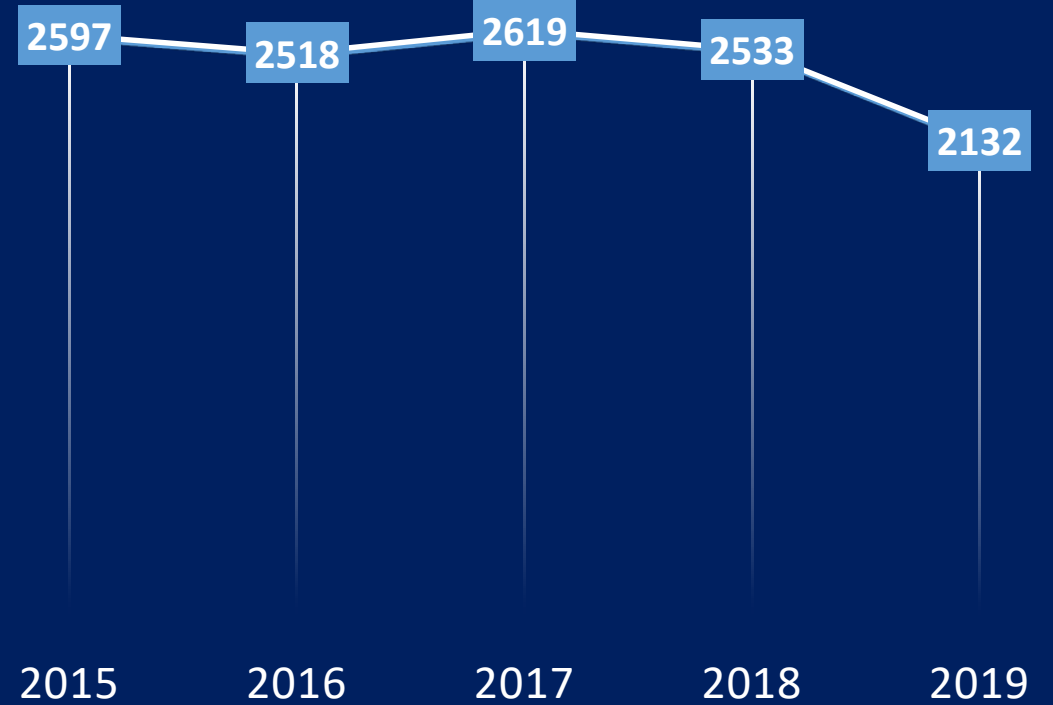


TRACY POLICE DEPARTMENT

JUVENILE ARRESTS



ADULT ARRESTS

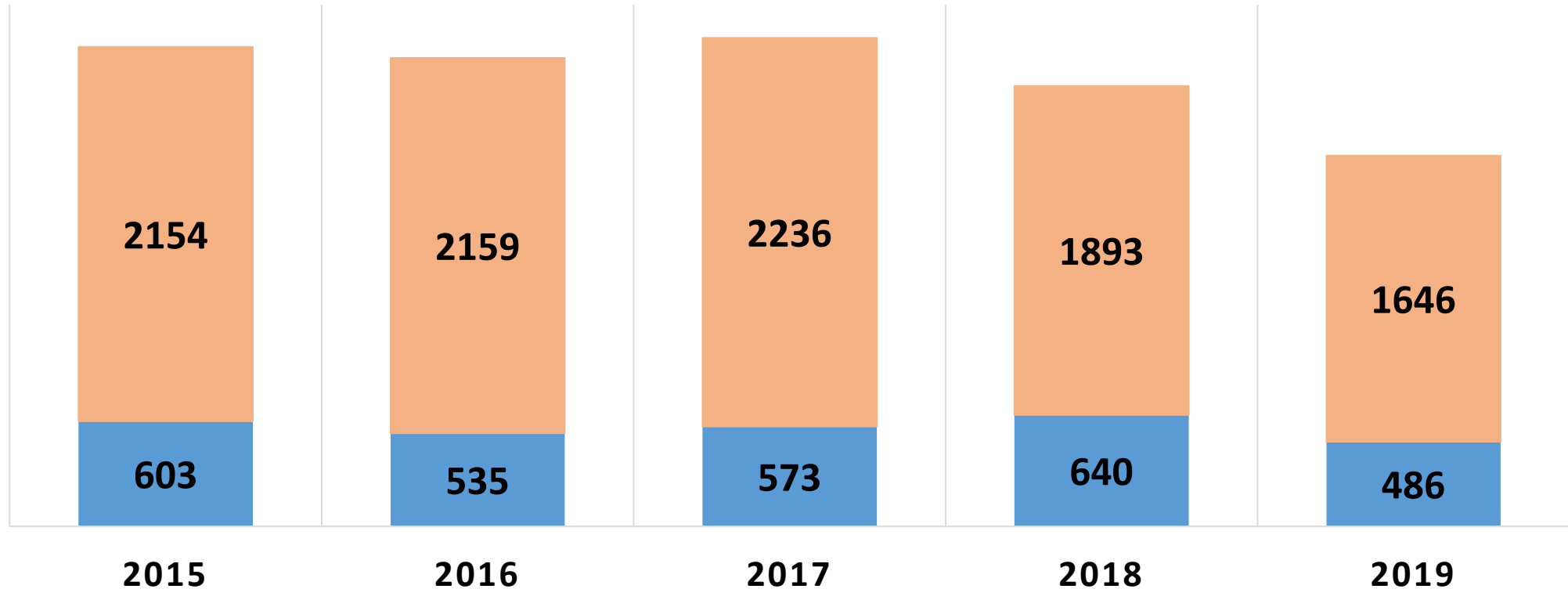


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ARRESTS

■ Felony Arrest ■ Misdemeanor Arrest





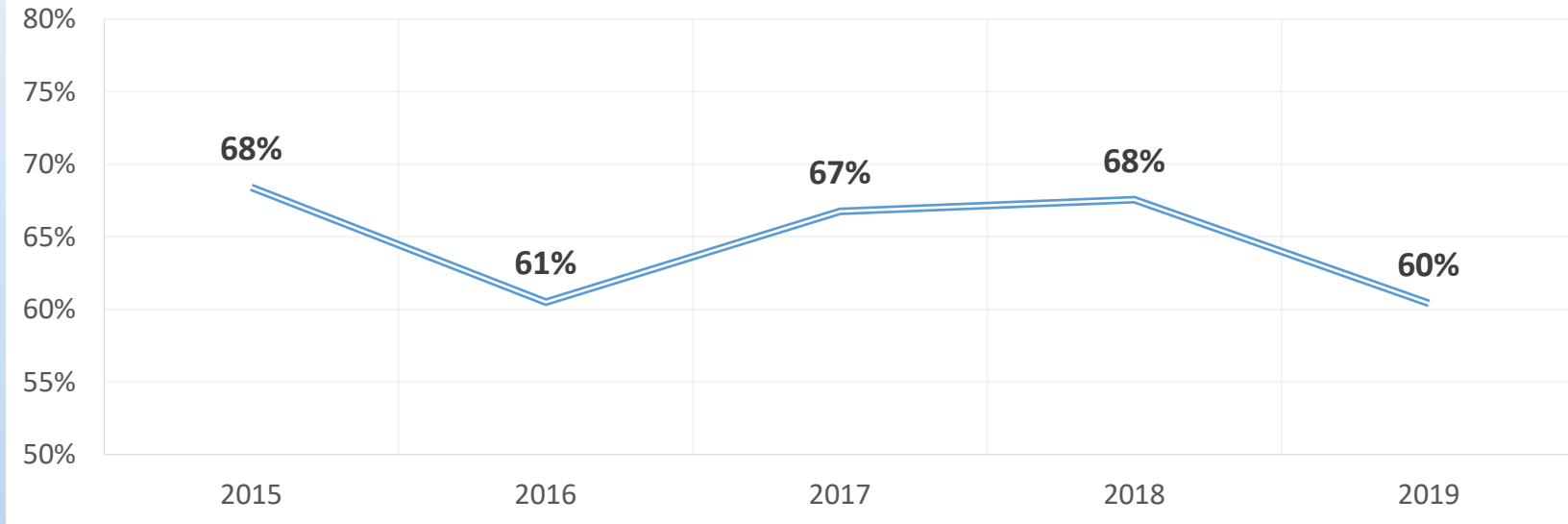
INVESTIGATION CLEARANCE RATES

	2015	2016	2017	2018	2019
All PD Cases	9811	8835	9698	9584	8665
Cases Assigned to BOI	923	907	1106	1214	1119
BOI Cases Cleared	824	856	766	1073	702
Clearance Rate	89%	94%	69%	88%	63%



TRACY POLICE DEPARTMENT

D.A. CHARGING RATE



	2015	2016	2017	2018	2019
Referred	1751	1955	1898	1995	1867
Filed	1198	1183	1267	1348	1128
Declined	538	760	623	624	674
Pending Review	15	12	8	23	65
Charging Rate	68%	61%	67%	68%	60%

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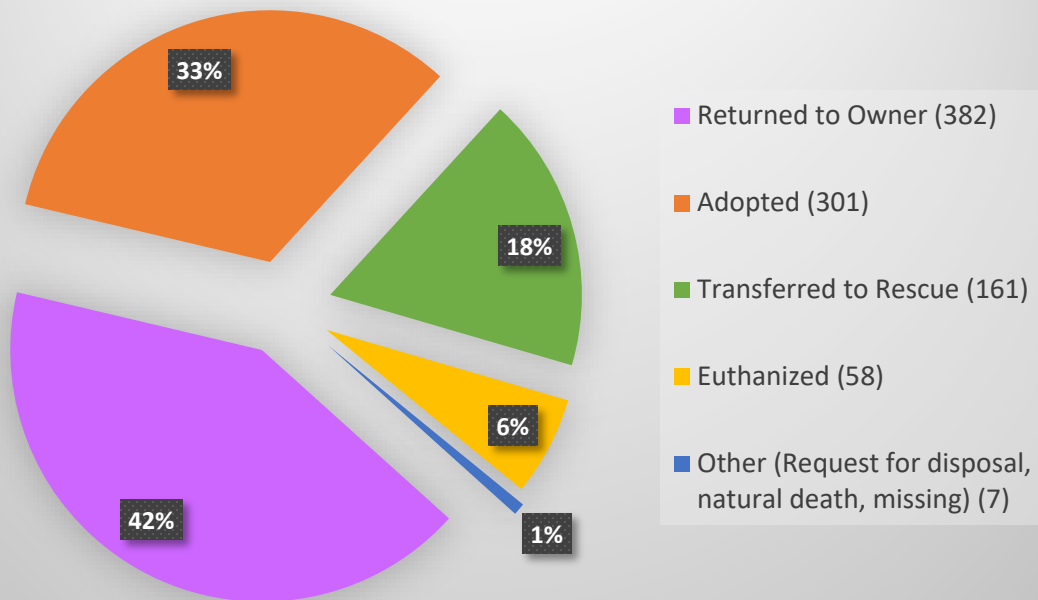
Forensic Services 2019

Investigations	547
Evidence Booked	8,944
Latent Print Identification	52
Narcotic Destruction	2,015 LBS
Firearms/Contraband Destruction	1,009 LBS
Discovery Evidence to DA	564



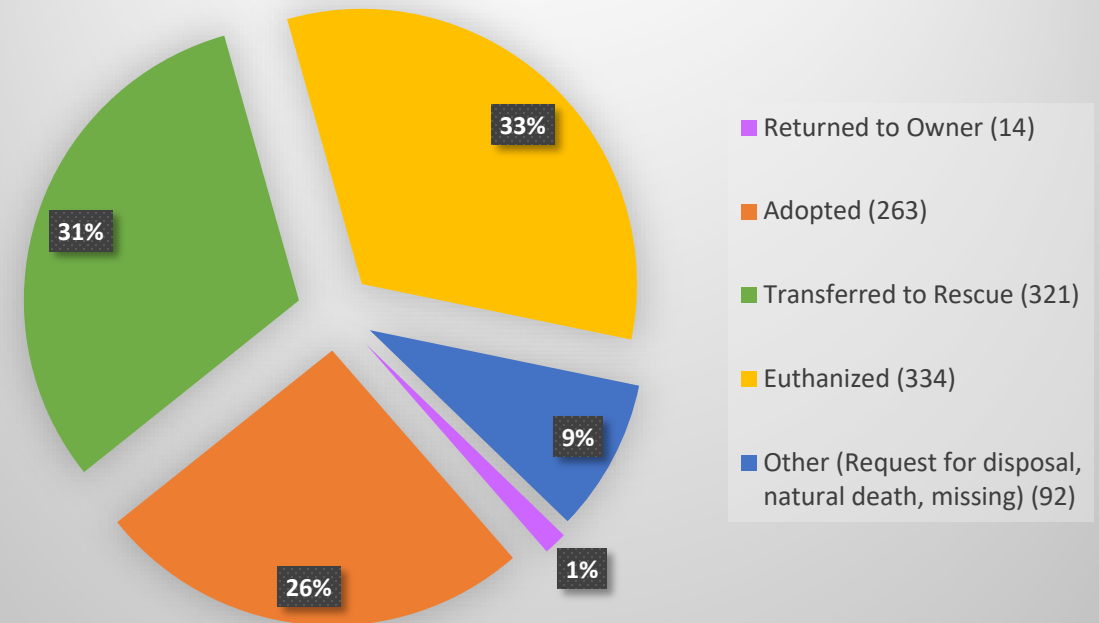
ANIMAL SERVICES

909 Dogs Received into Shelter



Live release rate: 93%

1024 Cats Received into Shelter



Live release rate: 58%



Code Enforcement

Effective January 1, 2019 Code Enforcement was moved under the organizational structure of the Tracy Police Department. In 2019 there was an increase in cases received and cases closed in comparison to 2018.

	2018	2019
2019 Cases Opened/Investigated	1550	1871
2019 Cases Closed	1473	1617



Code Enforcement

Transient/Homeless-Outreach and Enforcement:

- Performed 12 outreach efforts to the transient community via Operation Helping Hands. Each outreach consisted of making contact with approximately 15-25 people per visit.
- Investigated 129 reported encampments.
- Code Enforcement has one Officer who spends approximately 85% of his work schedule dedicated to addressing encampments. The Officer posted over 70 Notice of City Cleaning at various parks and city public properties which resulted in 56 city cleanups. Various parks were monitored regularly.



Code Enforcement

In 2019 Code Enforcement and South County Fire Prevention collaborated and increased the number of Dangerous/Unsafe Buildings investigations. The efforts resulted in 42 cases involving:

- Illegal marijuana grow operations
- Orders to Vacate Dangerous and Substandard buildings
- Unsafe Building Demolitions
- Inspections of Substandard Buildings Related to Structure Fires
- Vehicles –vs- Buildings



Significant Accomplishments

- 5-year contract with AXON (\$1,254,000) for purchase and maintenance of Tasers, Body Worn Cameras and cloud-based storage of video evidence
- 5-year contract with Mark43 (\$1,047,536) for the upgrade, usage and maintenance of the computer-aided dispatch and record management systems
- 3-year contract (\$1,007,478) for crossing guards for Tracy Unified and Jefferson School Districts
- Received grant funds (\$11,655) for health and wellness programs for officers (training, services, counseling)



Significant Accomplishments

- Implemented the Tactical Medic Program for TPD. Will result in more immediate medical help during tactical deployments and higher medical training standards for police personnel (First Aid/CPR)
- Began integration of DE-ESCALATION training, including instructor development and reality-based scenarios
- Began the development of a drone program. Received FAA letter, expected to be fully implemented in 2020 (pending funding).
- Initiated design phase for new training facility at the TPD range. Expected construction completion in late 2020.



Significant Accomplishments

- Completed workspace remodeling in Records and Administration Reception areas.
- Completed Animal Services review and consultations with Kelley Bollen (animal behavior specialist) and Team Shelter USA.
- Implemented Chameleon Postmaster program, enhancing and automating release of information from the animal shelter.
- Processed 90 PRA requests for information, for a total of over 130 hours of personnel time (Support Division Manager).



TRACY POLICE DEPARTMENT

NEW POLICE OFFICERS



Alberto Perez
Police Officer



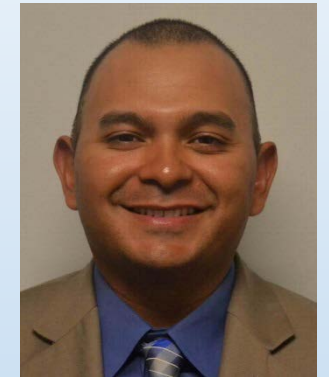
Clinton Gardner
Police Officer



Dwayne Pedersen
Reserve Officer



Eric Rose
Police Officer



Alex Contreras
Police Officer



Sofia Bechler
Police Officer



Jose Cuevas
Police Trainee



Anthony Taylor
Police Officer



Richard Huynh
Police Officer

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TRACY POLICE DEPARTMENT

NEW PROFESSIONAL STAFF



Tania Santillan
CSO



Sarah Henrioulle
PSD



Melissa Chamberlain
Executive Assistant



Brian Desousa
CSO



Katrina Romero
PSD



TRACY POLICE DEPARTMENT

2019 PROMOTIONS



Sergeant
Joel Petty



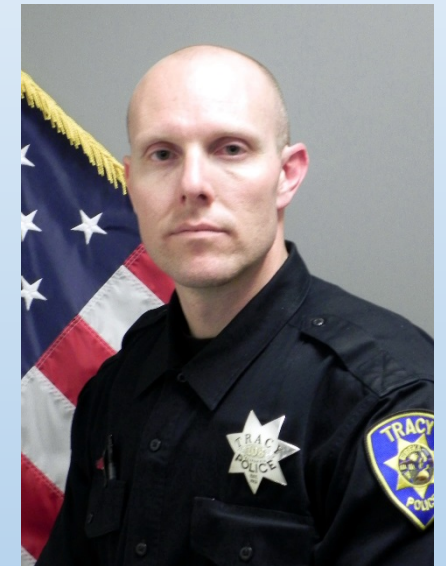
Corporal
Nestor Mejia



Corporal
Jeff Berdosh



Sergeant
Mike Roehl



Corporal
Troy Silcox

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TRACY POLICE DEPARTMENT

END OF REPORT

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RESOLUTION 2020- _____

ACCEPTING THE CITY OF TRACY POLICE DEPARTMENT'S ANNUAL REPORT FOR 2019

WHEREAS, The Tracy Police Department has prepared the 2019 Annual Report to provide the citizens of Tracy with a statistical review of the department's performance, efforts, and accomplishments; and

WHEREAS, The Police Department will present an overview of the 2019 Annual Report to the City Council for their acceptance; and

NOW, THEREFORE, BE IT RESOLVED, That the City Council does hereby accept the Tracy Police Department's Annual Report for 2019.

* * * * *

The foregoing Resolution _____ was passed and adopted by the Tracy City Council on the 10th day of March, 2020, by the following vote:

- AYES: COUNCIL MEMBERS:
- NOES: COUNCIL MEMBERS:
- ABSENT: COUNCIL MEMBERS:
- ABSTAIN: COUNCIL MEMBERS:

Mayor

ATTEST:

City Clerk

AGENDA ITEM 7

REQUEST

CONSIDER DECLARING A SHELTER CRISIS PURSUANT TO GOVERNMENT CODE 8698 ET SEQ. TO FACILITATE THE ESTABLISHMENT OF A TEMPORARY WARMING CENTER FOR THE HOMELESS AND RECEIVE UPDATE ON REQUESTS FOR PROPOSALS FOR WARMING CENTER AND SAFE PARKING SERVICES

EXECUTIVE SUMMARY

On April 16, 2019, the City Council established a Council ad-hoc committee to guide the development of a strategic plan to address homelessness in Tracy. It is anticipated that a draft plan will be presented to Council for consideration on March 17, 2020. In February 2020, Council directed staff to call for proposals from service providers to provide a temporary warming center and/or safe parking services on either City or privately owned land. To facilitate the establishment of a temporary warming center and/or safe parking, Council will need to consider adopting a resolution declaring a shelter crisis. This action allows a city to relax certain health and safety codes that would otherwise hinder timely opening of a warming center. Declaring a shelter crisis also significantly limits a City's liability exposure if it were to provide temporary shelter in a public facility and ensures eligibility for applicable future state funding regarding homelessness and emergency housing.

DISCUSSION

The nationwide crisis of unsheltered homelessness has local impacts for the entire community, both those experiencing homelessness and the broader community of housed residents, businesses and neighborhoods. The attached San Joaquin Continuum of Care Report on the Point in Time Count (PIT) of the Sheltered and Unsheltered Homeless indicated that there were approximately 155 unsheltered homeless individuals living within the City limits in 2019, an increase of 65 from the 2017 PIT count.

Homeless encampments are visible throughout the City within the public right-of-way, exposing individuals experiencing homelessness to traffic hazards, crime, risk of death and injury, lack of adequate sanitation and debris services, and other conditions that are detrimental to their health and safety. Additionally, City staff resources are being expended to monitor, track, and clean the encampments and connect individuals to appropriate resources.

On April 16, 2019, the City Council established a Council ad-hoc committee to guide the development of a strategic plan to address homelessness in Tracy. It is anticipated that a draft plan will be presented to Council for consideration on March 17, 2020. In February 2020, Council directed staff to request proposals from service providers to provide a warming center and/or safe parking services on either City or privately owned land. Council's intent was to provide warming center and safe parking services

operational on an interim basis from March 2 through March 18, prior to the March 17 homeless strategic plan discussion.

At both the February 4 and 18, 2020 City Council meetings, Council directed staff to issue Requests for Proposals (RFP) for the establishment of a warming center and safe parking, respectively to operate between March 2 to March 18, 2020. To that end, staff drafted and issued the two RFPs. Due to the urgent nature of the request, the deadline for providers to submit a proposal was less than five days after the Safe Parking RFP was issued.

RFP Proposal Status

The City received two warming center service proposals from faith-based, non-profit service providers and no proposals for safe parking on publicly owned land. The first warming center service proposal did not include warming center services, but rather offered to provide transportation to a shelter located outside of Tracy. However, the second proposal offered to provide warming services and access to safe parking at a privately owned facility located in an area zoned for temporary emergency shelters.

As of the writing of this staff report, staff is working with the provider to help them expedite the establishment and operation of a temporary warming center in a privately-owned facility. One of the barriers to establishing a temporary emergency shelter is that there are few existing structures that can be quickly converted to meet existing state and local building codes without significant cost. One tool available to the City is to declare a shelter crisis. This action would allow the City to enforce minimum health and safety standards for emergency housing per the California Building Code, as discussed below, and help expedite the provision of warming center and safe parking services.

Overview of Shelter Crisis Declaration

Section 8698 et seq. of the Government Code authorizes public agencies to declare a “shelter crisis” proclaiming that a significant number of people within their jurisdiction are unable to obtain shelter thereby resulting in a threat to their health and safety. There are three main impacts of declaring a shelter crisis in the City of Tracy. First, a declaration would enable the City to invoke certain provisions of the California Building Code for emergency housing that are only applicable when a declaration of a state of emergency, local emergency, or shelter crisis has been made, or open a public facility to provide emergency housing to the unsheltered by suspending state and local housing, health and safety standards to the extent that strict compliance would hinder the mitigation of the shelter crisis. Appendix O of the 2019 California Building Code contains minimum health and safety code standards for facilities used as emergency housing. Second, the City would be afforded immunity from liability for ordinary negligence arising out of the provision of emergency housing in a public facility to the homeless. Third, a declaration may make the City eligible for state and/or other funding and resources related to homelessness and emergency housing.

Taking action to declare a shelter crisis would allow the City to suspend certain housing, health, and safety regulations as they relate to establishment of a temporary warming center and potentially allow the provider to open and operate a temporary warming

center within days of approval. The provider would also offer access to safe parking located at the same facility. The zoning of the provider's proposed location allows the establishment of an emergency homeless shelter as required under state law.

Impacts of Declaring a Shelter Crisis

During Council's discussion of a shelter crisis on February 18, 2020, a question was raised regarding the impact of declaring a shelter crisis on the City's ability to enforce certain provisions of the Tracy Municipal Code (TMC) such as the prohibition on being in a City park between dusk and dawn which is a misdemeanor under Section 4.16.190 of the TMC.

Given the U.S. Court of Appeals for the Ninth Circuit's decision in *Martin v. City of Boise* (920 F.3d 584 (2019)), the shelter crisis declaration may provide some individuals issued criminal citations for certain violations of the TMC with an affirmative defense. In the criminal law context, an affirmative defense is a fact or set of facts that if proven excuse or negate criminal liability despite evidence that the elements of a crime have been satisfied.

In *Martin*, the Court held that "the Eighth Amendment prohibits the imposition of criminal penalties for sitting, sleeping, or lying outside on public property for homeless individuals who cannot obtain shelter." The Court further stated that "as long as there is no option of sleeping indoors, the government cannot criminalize indigent, homeless people for sleeping outdoors, on public property, on the false premise they had a choice in the matter."

In the case of a criminal citation for being in a City park between dusk and dawn, the declaration of a shelter crisis may serve as an affirmative defense that a defendant who is without shelter can rely on to show that there are unable to obtain shelter and can therefore be excused from the citation. However, oftentimes as seen in other jurisdictions, the declaration of a shelter crisis has facilitated the development of temporary emergency housing that provides relief from *Martin* and allows cities to issue criminal citations to individuals for unlawfully being on public property because shelter is available to them. Even in light of *Martin* and the declaration of a shelter crisis, the City retains the authority to enforce provisions of the TMC and state law regarding obstructions in the right-of-way and facilities adjacent to waterways and channels, and use of its public facilities.

FISCAL IMPACT

There is no fiscal impact associated with adopting a resolution declaring a shelter crisis.

STRATEGIC PLAN

This agenda item supports the City of Tracy's Quality of Life Strategic Priority, and specifically implements the following goal:

Goal 3: Develop a Homelessness Strategic Plan

Task 2: Explore opportunities to provide temporary and/or permanent house for homeless in Tracy

RECOMMENDATION

It is recommended that the Council discuss and consider adopting a resolution declaring a shelter crisis in Tracy.

Prepared by: Midori Lichtwardt, Assistant City Manager

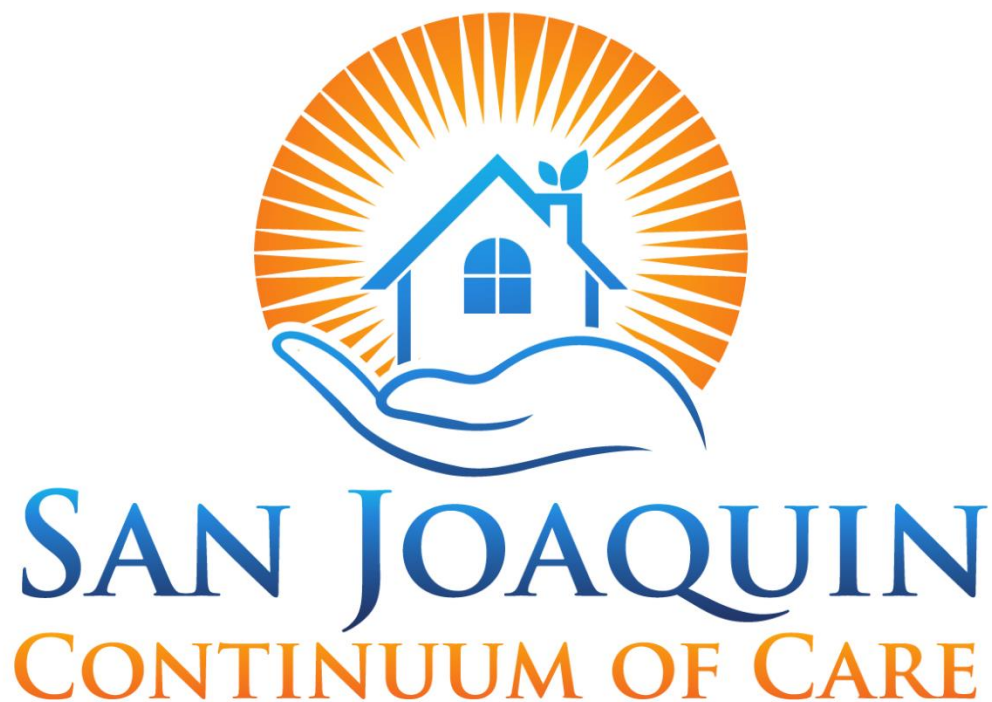
Approved by: Jenny Haruyama, City Manager

ATTACHMENTS

Attachment A: San Joaquin Continuum of Care Report on the Point in Time
Count of the Sheltered and Unsheltered Homeless (2019)

San Joaquin Continuum of Care
Report on the
Point in Time Count of the Sheltered and Unsheltered
Homeless

April 22, 2019



Prepared by

Adam Cheshire, Program Administrator – Homeless Initiatives, San Joaquin County
Bill Mendelson, Executive Director, Central Valley Low Income Housing Corporation

Special Thanks

Jon Mendelson, Executive Director, Ready to Work

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Introduction

The SJCoC found **2,629** homeless individuals living in San Joaquin County: **1,071 sheltered** and **1,558 unsheltered**. Please see the appendices at the end of this report for comprehensive data regarding the results of the 2019 Point in Time Count of the Sheltered and Unsheltered Homeless.

In response to regulatory requirements for communities receiving a variety of funds from the federal Department of Housing and Urban Development (HUD) to address homelessness, the San Joaquin Continuum of Care (SJCoC) conducted a Point-in-Time Count of both sheltered and unsheltered homeless persons during the last week of January 2019. The Homeless Emergency Assistance and Rapid Transition to Housing (HEARTH) Act, adopted by Congress in 2012 to amend the McKinney-Vento Act, requires all CoC-funded projects and all projects funded in whole or in part by Emergency Solutions Grant funds (except for projects whose clientele are solely domestic violence victims) to enter data into a local Homeless Management Information System (HMIS). All such projects within the San Joaquin Continuum of Care enter data regarding those served into the locally administered HMIS, which is primarily how the sheltered count is obtained. Additionally, projects which do not receive these funds and therefore do not participate in the HMIS were asked to contribute point in time count data to this report. The unsheltered count is obtained by engaging volunteers to collect point in time data throughout San Joaquin County through surveys, observations and supportive service events.

The Board of Directors and Membership of the San Joaquin Continuum of Care would like to thank everyone who participated in the 2019 Point in Time Count of the Sheltered and Unsheltered Homeless, without whom this report would not have been possible.



Point in Time Count of the Sheltered Homeless

The “sheltered homeless” population should be understood as “homeless people who have emergency or temporary shelter”: sheltered homeless persons do not have permanent housing, and are considered homeless. Sheltered homeless include those persons living in an emergency shelter or persons assisted by a project deemed to provide transitional housing for homeless persons. The definition of “sheltered homeless” also includes those persons being housed in motels or similar locations through a voucher provided by either a community-based organization or a unit of local government. Under the definitions mandated by HUD, **homelessness does not include persons** moving frequently from one location to another (“couch-surfing”), those who are incarcerated or are in an institutional setting even if homeless upon entry, transient farm workers, persons housed with rental assistance such as Housing Choice Vouchers, or those persons whose housing is provided through San Joaquin County’s General Assistance program.

Data for the 2019 Point in Time Count of the Sheltered Homeless was drawn primarily from the HMIS; in those instances where a provider was not required to enter data in HMIS and was not doing so voluntarily, information for the Sheltered Point in Time Count was gathered through a series of questions regarding the number of households and individuals being served on the day of the count. All identified emergency shelter and transitional housing providers within the CoC contributed the required information for the 2019 Point-in-Time Count through the HMIS.

Analysis: Comparing counts from year to year

Comparing the count from year to year, and drawing conclusions from those numbers, is difficult without understanding the different circumstances surrounding each year’s count — without this context, “apples to apples” comparisons cannot be made. The number and nature of beds available as either emergency shelter or transitional housing changes based on factors such as funding availability and operational changes at the agency level, making year-over-year comparisons difficult without understanding the nature of those changes. For example, agencies with multiple programs often switch how beds are used based on demand; beds at some facilities may not be available during a point-in-time count due to renovations or repairs; the number of beds available may also vary depending on the number of hotel-stay vouchers being issued; bed numbers also change depending on a facility’s capacity to accommodate an overflow of residents.

The sheltered homeless count is primarily drawn from the SJCoC Homeless Management Information System (HMIS). The numbers of people and beds shown below in this report cover all identified programs that provide emergency shelter or transitional housing. While they are included in the count, facilities that only serve victims of domestic violence are prohibited by law from entering data in the HMIS, and reports generated by HMIS do not include that specific population. There are three facilities serving victims of domestic violence with a total capacity of 69 beds. All other emergency shelter programs enter data in HMIS. Approximately 82% of all transitional housing beds report through HMIS; there is one program (66 beds) that does not provide information through HMIS.

As shown below, the number of sheltered homeless in San Joaquin County has fluctuated significantly since 2015. The changes are due in large measure to variations in availability of space described above, along with variations in the availability of prevention assistance.

While some elements of the sheltered population, such as the number of unaccompanied individuals in emergency shelters, has remained relatively stable, the number of households with children in the count has changed substantially during the past three years. In that time period, the number of household with children in transitional housing was dramatically reduced as resources were re-allocated based on changes in federal priorities. Even with the reduction in numbers between 2018 and 2019 (due in large measure to renovations in existing facilities at the time of the count), households with children in emergency shelter situations account for 43% of the entire sheltered population. While this can be attributed in part to changes in policy (for example, housing vouchers issued by San Joaquin County Human Services Agency were changed from once in a lifetime to once every twelve months), the overall increase in homeless households with children during the past three year should be a major concern.

Data: Results from the sheltered homeless count

Below are findings from the 2019 PIT in comparison to the sheltered homeless counts in the previous three years. Charts showing the PIT for sheltered persons in 2019 are presented in the appendices, which includes data from all reporting entities. The basic demographics presented in the appendices are also for the entire sheltered population.

Based on the information collected as part of the PIT, there were a total of 1,295 emergency shelter and transitional beds available at the time of data collection (942 emergency, 353 transitional). The total number of beds is a reduction of 61 emergency shelter beds available and an increase of 26 transitional beds from the previous year).

Total sheltered count

- 2019: 1,071 (4.2% decrease in sheltered population)
- 2018: 1,118 (13.5% increase in sheltered population)
- 2017: 985 (21% decrease in sheltered population)
- 2016: 1,245 (16% increase in sheltered population)
- 2015: 1,173

Households with children in emergency shelters

- 2019: 126 households/458 persons (13% decrease in number of people)
- 2018: 155 households/532 persons (22.5% increase in number of people)
- 2017: 129 households/434 persons (52% increase in numbers of people)
- 2016: 83 households/285 persons (2.5% increase in numbers of people)
- 2015: 81 households/278 persons

Households with only persons under 18 in emergency shelters

- 2019: 4 households/4 persons
- 2018: 3 households/3 persons
- 2017: 6 households/6 persons
- 2016: 4 households/4 persons
- 2015: 7 households/8 persons

Households with no children in emergency shelters

- 2019: 403 households/404 persons (3% increase in numbers of people)
- 2018: 392 households/392 persons (7.7% increase in numbers of people)
- 2017: 364 households/364 persons (15% increase in numbers of people)
- 2016: 317 households/320 persons (6.4% decrease in numbers of people)
- 2015: 342 households/342 persons

Households with children in transitional housing

- 2019: 20 households/57 persons
- 2018: 27 households/81 persons
- 2017: 32 households/83 persons (*83% decrease due to change from transitional beds to rapid re-housing beds*)
- 2016: 144 households/500 persons
- 2015: 129 households/425 persons

Households with only persons under 18 in transitional housing

None

Households with only adults in transitional housing

- 2019: 156 households/171 persons
- 2018: 105 households/110 persons
- 2017: 90 households/98 persons
- 2016: 130 households/136 persons
- 2015: 120 households/120 persons

Homeless Veterans

- 2019: 82 (7.6% of total sheltered, 36 in emergency shelters, 46 in transitional housing)
- 2018: 64 (5.7% of total sheltered, 31 in emergency shelters, 33 in transitional housing)
- 2017: 80 (8.1% of total sheltered, 44 in emergency shelters, 36 in transitional housing)
- 2016: 77 (6.1% of total sheltered, 36 in emergency shelter, 41 in transitional housing)
- 2015: 83 (7% of total sheltered population, 42 in emergency shelter, 41 in transitional housing)

Chronically homeless (NOTE: the designation of "chronically homeless" is based on client response at program intake)

- 2019: 145 sheltered (13.5% of sheltered population)
- 2018: 138 sheltered (12.3% of sheltered population)
- 2017: 130 sheltered (13% of sheltered population)
- 2016: 37 sheltered (3% of sheltered population)
- 2015: 83 sheltered (7% of sheltered population)

Point in Time Count of the Unsheltered Homeless

Executive Summary: A More Accurate Count Through Community Involvement

During the last ten days of January 2019, through a massive volunteer effort including 401 people representing 91 separate organizations, **the San Joaquin Continuum of Care counted 1,558 unsheltered homeless individuals living within the geographic region of San Joaquin County.** Of those, 59% were in Stockton, 14% in Manteca, 10% in Tracy, 9% in Lodi, with the rest scattered around Lathrop, Ripon and Escalon. 100 individuals were found living in the unincorporated parts of San Joaquin County. Data was collected by volunteers surveying or making observations about the unsheltered homeless throughout San Joaquin County. As much as possible, steps were taken to control for data quality issues resulting from human error during data collection. All data is self-reported by the individuals being surveyed.

Totals of unsheltered homeless for each city	
• Stockton:	921
• Manteca:	218
• Tracy:	155
• Lodi:	139
• Lathrop:	14
• Ripon:	7
• Escalon:	4
• Unincorporated County:	100

Other key findings:

- 65% of those counted were male, with 35% female.
- 69% were of Caucasian descent, 20% of African descent, 2% of Asian descent, with 4% identifying as multi-racial and 5% identifying as “Other”.
- 28% were of Hispanic/Latino descent
- 39% identified as “chronically homeless”.
- 87% reported being continuously homeless in San Joaquin County for longer than three months, with 72% reporting one year or more.
- 37% reported having regular income, with all qualifying as “extremely low income”.
- 59% reported a problem with substance abuse.
- 34% reported a mental health issue.
- 30% had a pet.
- 3% were between the ages of 18 and 24.
- 25% were over age 55.

- 5% identified as military veterans.
- 6 children under age 18 were identified, 1 under age 5, from two households surveyed around French Camp.

The last time the San Joaquin Continuum of Care conducted a Point in Time Count of the Unsheltered Homeless was in January of 2017. At that time, 567 unsheltered homeless individuals were counted, utilizing approximately 35 volunteers. While it is widely believed that unsheltered homelessness has trended upward in San Joaquin County over the past two years, the 170% increase in total counted over that period can only reasonably be explained by one thing: an **over 1,000% increase in the number of community members** willing and able to volunteer to count the homeless.

Although achieving a 100% accurate count of the unsheltered homeless would be virtually impossible in a geographic region the size of San Joaquin County, the results of 2019 were, by all accounts from the people who work with the unsheltered homeless on a regular basis and who participated in this year’s Count, an accurate reflection of the actual number of unsheltered homeless individuals typically living in each community. **The San Joaquin Continuum of Care would like to acknowledge and thank everyone** who participated in the 2019 Point in Time Count of the Unsheltered Homeless, without whom it would have been impossible to achieve this level of accuracy.

Totals from previous Point in Time Counts of the Unsheltered Homeless	
• 2017:	567
• 2015:	515
• 2013:	263
• 2011:	247
• 2009:	165
• 2007:	271
• 2005:	511
(NOTE: the 2005 figure included migrant farm workers which was not a part of later counts)	

Although we have a manifestly improved picture of unsheltered homelessness in San Joaquin County following the 2019 Point in Time Count, the data indicates that this picture has changed little in the last two years: much of the unsheltered homeless living in San Joaquin County remain mired in long-term homelessness and face significant individual barriers to obtaining stable housing, including lack of income, lack of recent housing and employment history, criminal history, profound physical and mental health challenges, and struggles with substance abuse.

Meanwhile, local programs and services are overwhelmed with demand, creating systemic barriers to entering stable housing that must be addressed in order to reduce rates of homelessness in the County. According to data from the Homeless Management Information System, emergency shelters

consistently operate above capacity. A lack of public support for the placement of new permanent supportive housing and emergency shelter beds restricts the ability of non-profit housing developers to expand capacity for those essential solutions. The high demand and low availability of rental housing continues to drive up prices exponentially, creating significant market pressures for citizens at all income levels. Rental assistance programs which rely on agreement from local landlords to lease to qualified homeless individuals remain underutilized as listing after listing says “No Section 8”. Individuals exiting incarceration find they have little or no housing options upon release, contributing to higher rates of recidivism within the criminal justice system. Progress made by mental health services staff to stabilize individuals in crisis is frustrated by a lack of housing options for these vulnerable groups, resulting in significant recidivism within that system. Emergency departments in local hospitals throughout San Joaquin County are frequently inundated by homeless patients and lack reasonable options to discharge these patients to safe housing, creating critical capacity issues for already limited health services.

While these essential programs and services are clearly overwhelmed by demand, it is impossible to imagine a local response to homelessness without them. This suggests that **a successful approach to reducing rates of homelessness in San Joaquin County** should:

- Expand emergency shelter capacity through the construction of new low-barrier shelter facilities, particularly in Manteca and Tracy which are the Cities with the second and third highest rates of unsheltered homelessness in San Joaquin County, respectively.
- Expand permanent housing capacity for those with no or extremely low income, and create direct pathways from emergency shelters to alleviate the “bottleneck” within those programs.
- Develop housing with robust support services targeting specific populations experiencing homelessness, such as those with severe physical or mental health issues and substance use disorders.
- Prioritize the development of market-rate rental housing to meet the current demand in San Joaquin County.
- Encourage collaboration between local governments and the San Joaquin Continuum of Care to focus entitlement dollars and other discretionary resources on projects which meet key strategic priorities to reduce rates of homelessness throughout San Joaquin County.
- Develop new project-based housing, and incentivize local landlords to accept housing vouchers, to fully utilize existing rental assistance programs and create capacity for future expansion.

Methodology: What Worked and What We Learned

In 2017 the San Joaquin Continuum of Care employed a census approach through connection events with some limited outreach using approximately 35 volunteers which counted 567 unsheltered homeless individuals. In 2019 a similar but significantly altered approach was employed. With the goal being to achieve the most accurate count of the unsheltered homeless as would have been reasonably possible, the decision was made early on to engage enough volunteers to send out to where the unsheltered homeless live, emphasizing the outreach method over connection events. The reasoning behind this decision was straightforward: in order to count the unsheltered homeless, a much higher level of success can be achieved by going to *them* rather than asking them to come to *us*. Following these discussions it became clear that only through a significant increase in volunteer engagement could an accurate count of the unsheltered homeless be achieved in a geographic region of the size and

complexity of San Joaquin County. Employing a combination of street outreach and connection events would achieve the best possible results, with an emphasis on outreach.

Between April and December 2018, San Joaquin County Program Administrator for Homeless Initiatives Adam Cheshire and Ready to Work Executive Director Jon Mendelson met with and presented to dozens of groups, asking for help with the Count. The positive response was overwhelming, resulting in a staggering **401 volunteers representing 91 distinct organizations.**

In addition to the Stockton Count event which was directly organized by Jon Mendelson and Adam Cheshire and based out of **St. John the Evangelist Episcopal Church**, staff and volunteers led by **Salvation Army Hope Harbor**, the **Manteca Police Department**, and **Tracy Community Connections Center** organized connection events in their respective cities, which was a key component of the Count's success. For the first time, every law enforcement agency in the County participated, including the **Police Departments of all seven incorporated cities, the San Joaquin County Sheriff's Office, San Joaquin County District Attorney's Office, and San Joaquin County Probation.** **All seven members of the Stockton City Council participated, including Mayor Michael Tubbs.** In addition to the Council, numerous **City of Stockton staff led by City Manager Kurt Wilson** volunteered to count. The Housing Authority of the County of San Joaquin provided staff and resources to assist with managing the 187 volunteers participating in the Stockton event.

Broad support was provided by multiple agencies of San Joaquin County, including the development and implementation by **San Joaquin County Information Services Division** of a Geographic Information System Map identifying locations of known homeless encampments around San Joaquin County, using information provided by groups that encounter these encampments on a regular basis such as street outreach teams, fire departments, public works departments and police departments. During the Count, volunteers used the map to travel from a central meeting place directly to where the unsheltered homeless typically congregate, visiting locations of known homeless encampments within eight separate regions around the County. In addition to the map, an online survey was developed by Information Services Division allowing volunteers to submit Point in Time Count surveys via a smart device for the first time.

A new survey was developed with assistance from **San Joaquin Data Co-Op Executive Director Campbell Bulloch and staff**, combining questions essential to collect the data required by HUD with questions of a more local focus, to help the Continuum of Care and the public better understand regional factors contributing to unsheltered homelessness. In addition to survey data, observation data was collected in order to ensure that the homeless who were unwilling or unable to interact with volunteers would also be counted. Although this observation data is inherently limited compared to data which is gathered through conversation with the homeless, it should be noted that a comparison of the survey data and the data collected from observations is a very close match in the data categories of gender, age, race, and ethnicity. Given that more people were interviewed than observed, it is reasonable to conclude that the same percentages shown in the survey data are reflective of the entire unsheltered population, including in self-reported categories such as length of time homeless, mental health, and substance abuse.

Previous to 2019, Point in Time Counts focused exclusively on the four largest Cities in San Joaquin County, leaving a small but significant gap in data regarding unsheltered homelessness outside of those communities. Special effort was taken to ensure that the homeless living in the unincorporated areas of

San Joaquin County were counted, accomplished mainly through the help of **San Joaquin County Sheriff's Office**. Also for the first time, unsheltered homeless individuals were counted in the **Cities of Lathrop, Ripon and Escalon**, primarily through volunteer efforts from those respective police departments. Because of the logistical difficulties in engaging large groups of volunteers outside of the County's main population centers, it is unlikely that an accurate count of the unsheltered homeless in the smaller communities would have been possible without the help of local law enforcement personnel. **The San Joaquin Continuum of Care would like to acknowledge and thank the agencies which volunteered their precious staff time and resources to assist with this crucial effort, and without the expectation of reimbursement for these services.**

Donations of "incentive" items to be given to the homeless to encourage their participation, mainly acquired through a volunteer marketing effort organized by **Timm Quinn and staff at the Greater Stockton Chamber of Commerce**, were inventoried and stored by **Chris Becerra and staff at San Joaquin County Community Development Department** as well as the organizers of connection events in Lodi, Manteca and Tracy. Concurrent with the Stockton event, **Central Valley Low Income Housing Corporation** Executive Director Bill Mendelson and staff organized a connection event at **St. Mary's Dining Room** which included a service provided by the **Department of Motor Vehicles** to give free IDs to the homeless (a service the DMV also graciously provided during the Manteca connection event). Central Valley Housing also purchased at its own expense clipboards and pens for the Count.

A concerted effort was also made by each connection-event organizer to count homeless youth (aged 18-24), which can often be a struggle. In Stockton, Jon Mendelson and Adam Cheshire reached out to CEO Krista Fiser and the staff at **Women's Center – Youth and Family Services** for help. Using experience and information gathered from their ongoing efforts to engage homeless youth through street outreach, Women's Center staff were able to count a significant portion of the unsheltered youth.

Although the results of the Unsheltered Count were improved over past efforts, some lessons learned should be considered for the next Point in Time Unsheltered Count effort. Due to a transition happening within the San Joaquin Continuum of Care in 2018, the County-wide planning and organization for the effort was handled primarily by just two individuals representing the San Joaquin Continuum of Care, who were in large part devoted to organizing the Stockton effort. The willingness, resourcefulness, dedication and enthusiasm of the local organizers of connection events in Lodi, Manteca and Tracy were invaluable to filling the gaps and accomplishing the goals of the Count, and cannot be overstated. Now that the transition has essentially completed, the Continuum should have greater resources to devote to the next Count to support local organizers. Just four days prior to the Stockton Count, Stockton Police engaged in several encampment clean-ups around the City, which resulted in reports from Count volunteers of arriving in areas known to have high concentrations of unsheltered homeless only to find no one to count. Acknowledging the clear need for local jurisdictions to engage in clean-up efforts as a matter of public health and safety, those efforts are counter-productive to an accurate count of the unsheltered homeless and should be suspended if at all possible in the days leading up to the count. The massive increase in the number of volunteers, particularly in Stockton where 187 individuals arrived at 6am at St. John's Church, presented significant logistical challenges to ensure that volunteer time was not wasted. While this did not detract from achieving the desired result of a more accurate count, these challenges could have been better addressed by engaging a greater number of staff to coordinate volunteers on the day of the Count. Another method for simplifying the process of volunteer engagement would be to devote more resources to creating team

assignments prior to the Count event. While there was some effort to accomplish this for the Count and connection events, it can be challenging on this scale using a volunteer-only group.

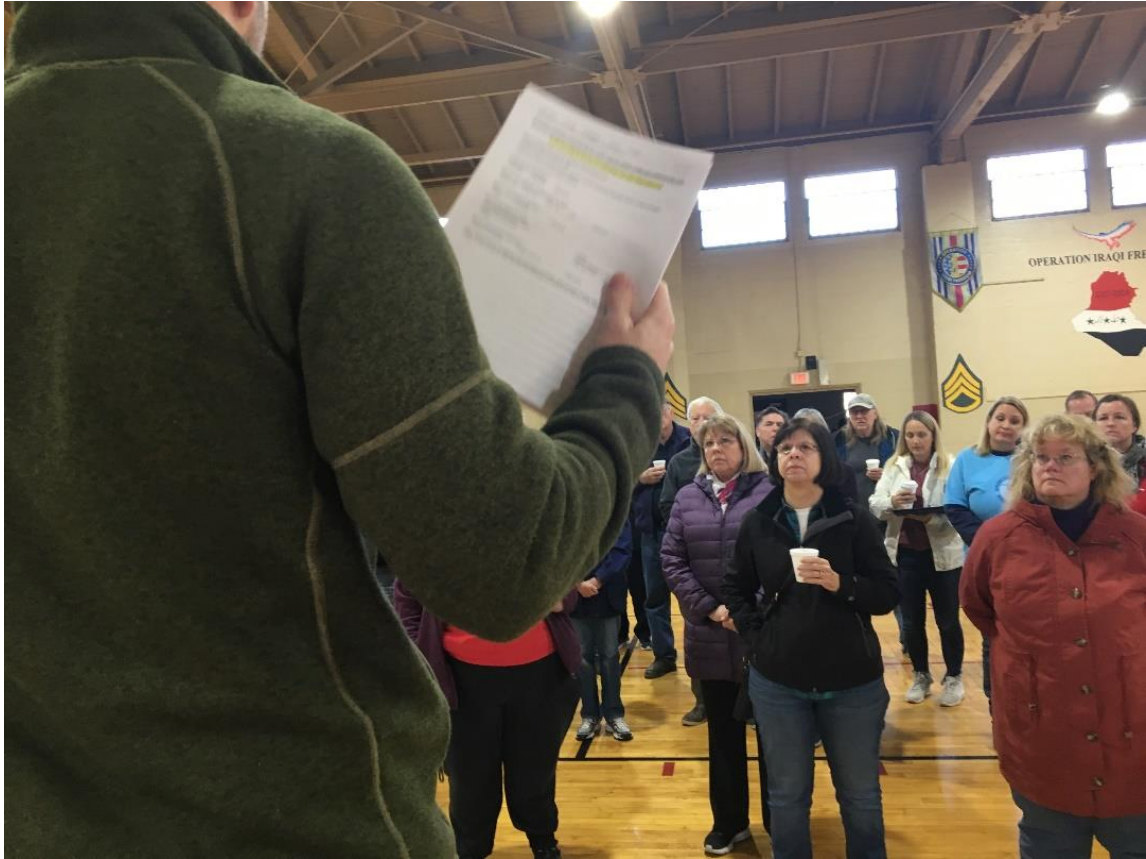
Analysis and Conclusions: A Regional Picture of Unsheltered Homelessness

The numbers of people living unsheltered throughout San Joaquin County illustrates the integral importance of regional solutions. While programs that include robust wraparound services are essential to addressing the individualized nature of homelessness, there are systemic issues contributing to unsheltered homelessness which will require a much greater level of community investment to solve. Cooperation between local governments, private business and non-profit organizations will be essential to finding long-lasting solutions to what is perhaps the most complex and intractable problem of our generation. In particular, the persistent lack of adequate affordable housing across San Joaquin County will continue to frustrate visible reductions in the region's highest-needs unsheltered homeless groups and contribute to multiple quality of life issues for our citizens unless local communities begin working together across jurisdictions and at the highest levels of leadership to alleviate the significant political and economic barriers to housing solutions that have resulted in the current crisis.

One striking conclusion from the data collected for the 2019 Point in Time Count of the Unsheltered Homeless is the need for the expansion of emergency shelter, in particular in communities which currently have no such facilities. Although Stockton has by far the most unsheltered homeless living in and around the City, as expected considering the large total population and extraordinary economic challenges it has faced over the last decade or more, Manteca and Tracy have the second and third highest totals of unsheltered homeless, respectively. Of the four large cities of San Joaquin County, Lodi has the lowest rate of homelessness by population and also the only emergency shelter outside of Stockton which accepts singles, further illuminating the need for low-barrier emergency shelter in communities with more than a nominal issue with homelessness. While regional approaches to solving entrenched systemic problems of housing, employment and services delivery will require participation from every jurisdiction, those approaches must by necessity start with local solutions such as the development of emergency shelters and the creation of new units of permanent housing for extremely low income groups living within those communities.

The problem of unsheltered homelessness in San Joaquin County contributes to issues of blight, public health and safety, and strains local economies. Efforts to "clean up" homeless encampments, while an important component of a broader solution, will not result in a reduction in rates of unsheltered homelessness without a significant expansion of housing options at all levels, from emergency shelter to permanent supportive housing to market-rate multi-family housing. Solving homelessness for this relatively small but extremely high-needs group will require systemic solutions designed to relieve the pressures of extreme poverty and barriers to housing, creating space for each individual to address the issues within their own lives that create barriers to sustaining independent ongoing permanent housing.

The overwhelming response from the dozens and dozens of organizations contributing hundreds of volunteers to the 2019 Point in Time Count of the Unsheltered Homeless was unprecedented in the history of this effort. For San Joaquin County, the immense challenges associated with reducing homelessness during this housing crisis will require unprecedented cooperation. The support local communities provided to the San Joaquin Continuum of Care in accomplishing this critical component of understanding unsheltered homelessness in our region sets the example for how we will work together to solve an issue which is amongst the most complex and multi-faceted that we face today.



Appendix A: Demographic Data

Persons in Households with at least one Adult and one Child

	Sheltered		Unsheltered	Total
	Emergency	Transitional		
Total Number of Households	126	20	2	148
Total Number of persons (Adults & Children)	458	57	10	525
Number of Persons (under age 18)	295	35	6	336
Number of Persons (18 - 24)	30	4	0	34
Number of Persons (over age 24)	133	18	4	155

Gender (adults and children)	Sheltered		Unsheltered	Total
	Emergency	Transitional		
Female	285	40	6	331
Male	172	17	4	193
Transgender	1	0	0	1

Ethnicity (adults and children)	Sheltered		Unsheltered	Total
	Emergency	Transitional		
Non-Hispanic/Non-Latino	287	46	6	339
Hispanic/Latino	171	11	4	186

Race (adults and children)	Sheltered		Unsheltered	Total
	Emergency	Transitional		
White	204	34	5	243
Black or African-American	190	12	0	202

Asian	4	0
American Indian or Alaska Native	5	0
Native Hawaiian or Other Pacific Islander	12	3
Multiple Races	43	8

0	4
0	5
5	20
0	51

Persons in Households with only Children

	Sheltered	
	Emergency	Transitional
Total Number of Households	4	0
Total Number of children (under age 18)	4	0

Unsheltered	Total
0	4
0	4

Gender (adults and children)	Sheltered	
	Emergency	Transitional
Female	2	0
Male	2	0
Transgender	0	0

Unsheltered	Total
0	2
0	2
0	0

Ethnicity (adults and children)	Sheltered	
	Emergency	Transitional
Non-Hispanic/Non-Latino	2	0
Hispanic/Latino	2	0

Unsheltered	Total
0	2
0	2

Race (adults and children)	Sheltered	
	Emergency	Transitional
White	2	0
Black or African-American	2	0

Unsheltered	Total
0	2
0	2

Asian	0	0	0	0
American Indian or Alaska Native	0	0	0	0
Native Hawaiian or Other Pacific Islander	0	0	0	0
Multiple Races	0	0	0	0

Persons in Households without Children

	Sheltered			Unsheltered	Total
	Emergency	Transitional	Safe Haven		
Total Number of Households	380	156	0	1532	2043
Total Number of persons (Adults)	381	171	0	1548	2075
Number of Persons (18 - 24)	18	8	0	88	114
Number of Persons (over age 24)	363	163	0	1460	1961

Gender (adults and children)

	Sheltered			Unsheltered	Total
	Emergency	Transitional	Safe Haven		
Female	90	39	0	506	628
Male	290	131	0	1042	1445
Transgender	1	1	0	0	2

Ethnicity (adults and children)

	Sheltered			Unsheltered	Total
	Emergency	Transitional	Safe Haven		
Non-Hispanic/Non-Latino	272	109	0	1098	1461
Hispanic/Latino	109	62	0	450	614

Race (adults and children)	Sheltered			Unsheltered	Total
	Emergency	Transitional	Safe Haven		
White	237	129	0	1104	1447
Black or African-American	108	33	0	321	460
Asian	21	3	0	34	58
American Indian or Alaska Native	4	1	0	18	23
Native Hawaiian or Other Pacific Islander	5	2	0	18	25
Multiple Races	6	3	0	53	62

Veteran Data

Persons in Households with at least one Adult and one Child

	Sheltered		Unsheltered	Total
	Emergency	Transitional		
Total Number of Households	2	0	0	2
Total Number of Persons	8	0	0	8
Total Number of Veterans	2	0	0	2

Gender (veterans only)	Sheltered		Unsheltered	Total
	Emergency	Transitional		
Female	1	0	0	1
Male	1	0	0	1
Transgender	0	0	0	0

Ethnicity (veterans only)	Sheltered		Unsheltered	Total
	Emergency	Transitional		
Non-Hispanic/Non-Latino	1	0	0	1
Hispanic/Latino	1	0	0	1

Race (veterans only)	Sheltered		Unsheltered	Total
	Emergency	Transitional		
White	2	0	0	2
Black or African-American	0	0	0	0
Asian	0	0	0	0
American Indian or Alaska Native	0	0	0	0
Native Hawaiian or Other Pacific Islander	0	0	0	0
Multiple Races	0	0	0	0

Persons in Households without Children

	Sheltered			Unsheltered	Total
	Emergency	Transitional	Safe Haven		
Total Number of Households	34	46	0	71	151
Total Number of Persons	34	46	0	71	151
Total Number of Veterans	34	46	0	71	151

Gender (veterans only)	Sheltered			Unsheltered	Total
	Emergency	Transitional	Safe Haven		
Female	2	0	0	10	12
Male	32	45	0	61	138
Transgender	0	1	0	0	1

Ethnicity (veterans only)	Sheltered			Unsheltered	Total
	Emergency	Transitional	Safe Haven		
Non-Hispanic/Non-Latino	30	38	0	59	127
Hispanic/Latino	4	8	0	12	24

Race (veterans only)	Sheltered			Unsheltered	Total
	Emergency	Transitional	Safe Haven		
White	16	29	0	46	91
Black or African-American	17	13	0	18	43
Asian	1	1	0	4	6
American Indian or Alaska Native	0	1	0	0	1
Native Hawaiian or Other Pacific Islander	0	0	0	0	0
Multiple Races	0	2	0	3	5

Total Households and Persons

	Sheltered			Unsheltered	Total
	Emergency	Transitional	Safe Haven		
Total Number of Households	510	175	0	1534	2220
Total Number of Persons	843	228	0	1558	2629
Total Number of Veterans	36	46	0	71	153

Gender

	Sheltered			Unsheltered	Total
	Emergency	Transitional	Safe Haven		
Female	375	79	0	512	966
Male	466	148	0	1046	1660
Transgender (male to female)	2	1	0	0	3
Transgender (female to male)	0	0	0	0	0

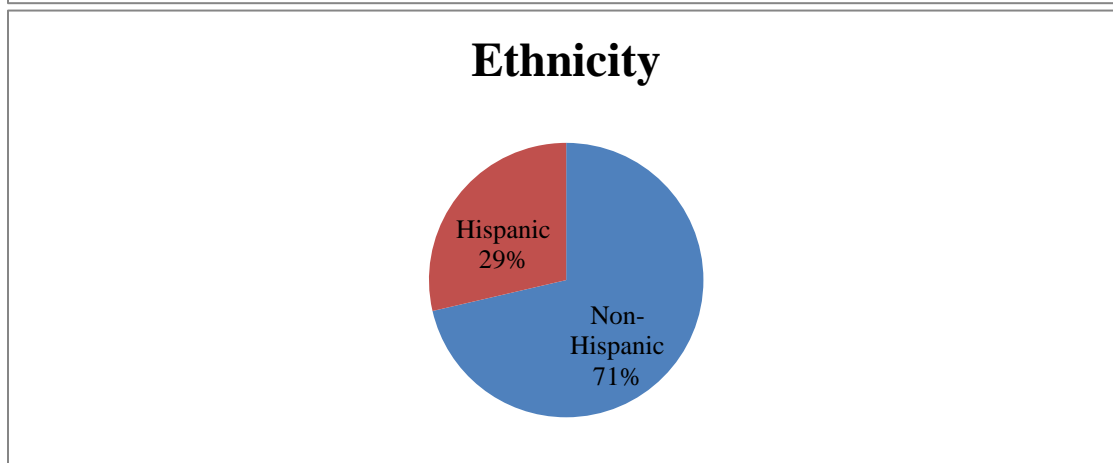
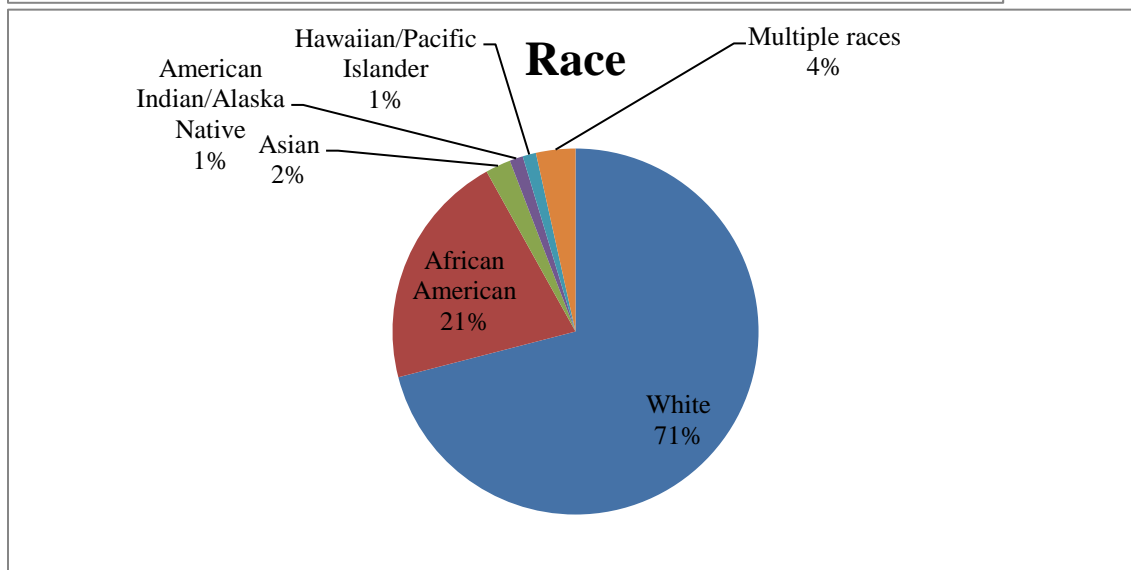
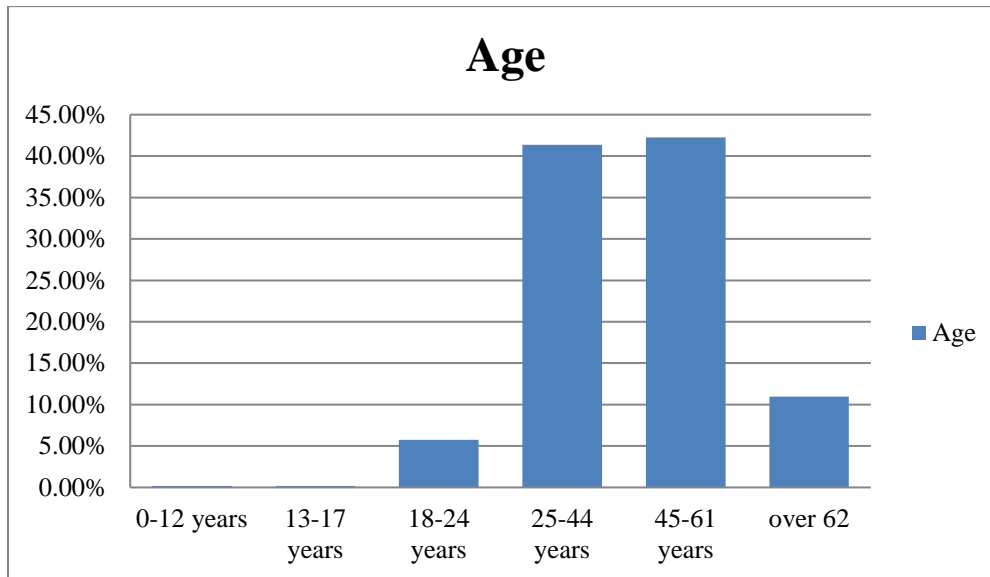
Ethnicity

	Sheltered			Unsheltered	Total
	Emergency	Transitional	Safe Haven		
Non-Hispanic/Non-Latino	561	155	0	1104	1820
Hispanic/Latino	282	73	0	454	809

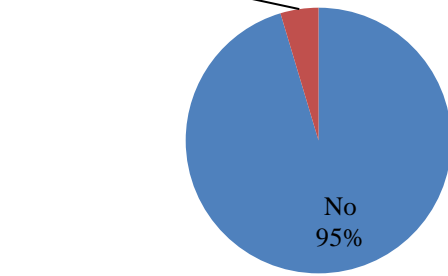
Race

	Sheltered			Unsheltered	Total
	Emergency	Transitional	Safe Haven		
White	443	16	0	1109	1715
Black or African- American	300	45	0	321	666
Asian	25	3	0	34	62
American Indian or Alaska Native	9	1	0	18	28
Native Hawaiian or Other Pacific Islander	17	5	0	23	45

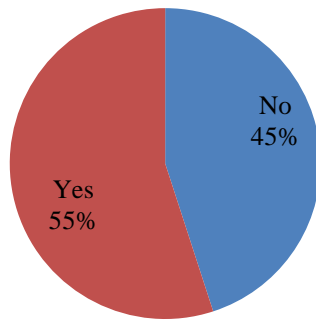
Appendix B: Infographics – unsheltered only



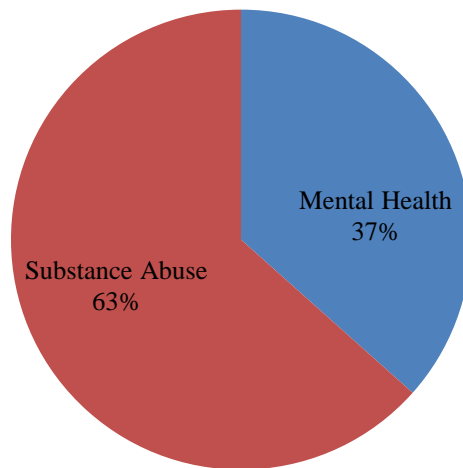
Veterans - Adults only



Disability or barrier - Adults



Type of Disability*



NOTE: As part of the unsheltered surveys, only self-reported data on persons with mental health issues and/or substance abuse issues was collected.

Appendix C: Contributing Organizations

Americorps

Bags of Hope

Breakthrough Project for Social Justice

Builders Industry Association

California Department of Motor Vehicles

Calvary Living Well Ministries

Care Link

Catholic Charities of the Diocese of Stockton

Central Valley Low Income Housing Corporation

City of Escalon

City of Lathrop

City of Lodi

City of Manteca

City of Ripon

City of Stockton

City of Tracy

Civic Pride Independent Academy

Community Medical Centers

County of San Joaquin

Delta Humane Society

Disabled American Veterans Charities of San Joaquin County

Downtown Stockton Alliance

Episcopal Church of St. John the Baptist

Family Promise of San Joaquin County
Gleason House
Golden Valley Health Centers
Gospel Center Rescue Mission
Grace Point Church
Grace Presbyterian Church
Gravity Church
Greater Stockton Chamber of Commerce
Haven of Peace
Hope Family Shelters
Housing Authority of the County of San Joaquin
HUB
Inner City Action
Knights of Columbus
League of Women Voters of San Joaquin County
Lodi Committee on Homelessness
Lodi Community Foundation
Lot of Love and Giving
Love, Inc.
Lutheran Social Services
Manteca Gospel Rescue Mission
Manteca Unified School District
Ready to Work
Refuge Church

Ripon Police Department
Rotary Club of North Stockton
Rotary Club of Stockton
Salvation Army
San Joaquin Community Data Co-Op
San Joaquin Regional Transit District
San Joaquin Valley Veterans
Second Harvest
Showered with Love
St. Anne's Church
St. John the Evangelist Episcopal Church
St. Joseph's Medical Center
St. Mary's Dining Room
St. Paul Lutheran Church
STAND
Stockton Fire Department
Stockton Host Lion's Club
Stockton Shelter for the Homeless
The Office of Senator Cathleen Galgiani
Tracy Community Connections Center
Tracy Interfaith Ministries
U.S. Department of Housing and Urban Development
U.S. Department of Veteran Affairs
United Veterans Council of San Joaquin County

United Way of San Joaquin County
Venture Academy
Westcare
Women's Center Youth and Family Services

THANK YOU!



Appendix D: Unsheltered Survey/Observation Tool

2019 SAN JOAQUIN CONTINUUM OF CARE UNSHELTERED HOMELESS SURVEY

If you are unable to survey an individual, use observation tool on reverse side

Introduction: Hi, my name is _____, and I'd like to ask you a few questions that will help us count the number of homeless people in San Joaquin County and provide more services to those who are homeless. This survey is voluntary and all personal information shared will be kept confidential and will not be shared with law enforcement.

1: Where did you sleep last night? *If the answer is any of the following, continue the survey, otherwise thank them and go to the next person:* Street, park, under a bridge, by the river, any open space, in a car/camper, in a tent, abandoned building, any place not meant for human habitation.

2. Name: _____ **DoB** _____ M F T(M to F) T(F to M)

3. Social Security number last four digits _____ Gender non-conforming

4. Have you served in the U.S. Armed Forces (Army, Navy, Marines, Air Force, Coast Guard, National Guard, Reserves, etc.)? Yes No

5. What racial group do you identify with? (check all that apply)

American Indian/Alaska Native

Asian

Black/African American

Native Hawaiian/Pacific Islander

White

Declines to answer

Are you Hispanic/Latino(a)?

Yes No

6. Did you stay with a family member last night?

Yes No

If Yes, is this person(s) with you today?

Yes No

Would you please share their name(s)? _____

What is their relationship to you? _____

7. Did you have any children under 18 with you last night? Yes No

If Yes, how many children under 18 were there? _____

8. Did you have any pets with you last night? Yes No How many? _____

9. How long has it been since you lived in an apartment or house? _____

10. How many times have you been homeless in the past three years? _____

11. How long have you been homeless in this city / part of the county? _____

12. Have you ever abused drugs or alcohol, or been told you do? Yes No

13. Have you ever had treatment for a mental health problem? Yes No

14. Do you have regular access to medical care? Yes No

15. Do you have any income from the following sources? (check all that apply)

- Regular full or part-time job Social Security (SSI, SSA)
Disability (State or Federal) Veteran's Pension Other: _____

2019 SAN JOAQUIN CONTINUUM OF CARE UNSHELTERED HOMELESS OBSERVATION TOOL

If you are unable to survey an individual, use this observation tool

Please indicate why you are using the observation tool:

- Unable to enter a location or site
Cannot conduct a survey (person refused to answer questions, language barrier, or other challenges)
You do not wish to disturb people sleeping

Is this person homeless?

- Definitely Possibly Not Sure

What is your estimate of this person's age?

- Under 18 18 – 34 35 – 65 65+ Not sure

What is this person's gender?

- Male Female Not Sure

What is this person's race?

- American Indian/Alaska Native Asian
Black/African American Native Hawaiian/Pacific Islander
White Not sure/Other: _____

What is this person's ethnicity?

- Hispanic/Latino(a) Non-Hispanic Not Sure

Other information or identifying characteristics (if possible, please include clothing, hats, accessories, any military or other emblems, other physical characteristics or conditions like tattoos, scars, braces, casts, etc.):

RESOLUTION 2020-

DECLARING A SHELTER CRISIS PURSUANT TO GOVERNMENT CODE SECTION 8698 ET SEQ. TO FACILITATE THE ESTABLISHMENT OF A TEMPORARY WARMING CENTER TO PROVIDE SHELTER TO THE HOMELESS

WHEREAS, According to the San Joaquin Continuum of Care Report on the Point in Time Count (PIT) of the Sheltered and Unsheltered Homeless, at any point in time, approximately 155 persons within the City of Tracy are experiencing unsheltered homelessness; and

WHEREAS, Many of those unable to obtain shelter reside on the streets, in alleys, in city parks, and in other encampments throughout the City; and

WHEREAS, These individuals lack adequate sanitary facilities and are at risk from theft, crime, and extreme weather conditions; and

WHEREAS, These conditions threaten the physical and mental health and safety of those experiencing homelessness; and

WHEREAS, These conditions also result in a threat to public health and well-being of the community; and

WHEREAS, Strict compliance with the provisions of state and local regulatory statutes, regulations, and ordinances prescribing standards of housing, health, safety, and environmental impact assessment may prevent, hinder, or delay the mitigation of the effects of a shelter crisis.

NOW, THEREFORE, BE IT RESOLVED, That the City Council of the City of Tracy hereby declares a shelter crisis exists in the City of Tracy pursuant to California Government Code section 8698.2.

The foregoing Resolution 2020- , was passed and adopted by the Tracy City Council on the 10th day of March, 2020, by the following vote:

AYES: COUNCIL MEMBERS:

NOES: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

ABSTAIN: COUNCIL MEMBERS:

MAYOR

ATTEST:

CITY CLERK