

Jurisdiction	Cotati
Reporting Year	2022 (Jan. 1 - Dec. 31)
Planning Period	5th Cycle 01/01/2016 - 01/01/2023

**ANNUAL ELEMENT PROGRESS REPORT  
Housing Element Implementation**

Note: "\*" indicates an optional field  
Cells in grey contain auto-calculation formulas

**Table A  
Housing Development Applications Submitted**

Project Identifier				Unit Types		Date Application Submitted	Proposed Units - Affordability by Household Incomes							Total Approved Units by Project	Total Disapproved Units by Project	Streamlining	Density Bonus Law Applications	Application Status	Notes			
1				2	3	4	5							6	7	8	9	10		11	12	
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- (see instructions)	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	Was APPLICATION SUBMITTED Pursuant to GC 65913.4(b)? (SB 35 Streamlining)	Ddl the housing development application seek incentives or concessions pursuant to Government Code section 65915?	Were incentives or concessions requested pursuant to Government Code section 65915 approved?	Please indicate the status of the application.	Notes*
<b>Summary Row: Start Data Entry Below</b>																						
	144-740-021	618 McGinnis Ct	Gary's ADU	22212	ADU	R	8/29/2022		1					1	1	1		No	No	No	Approved	
	046-620-015	119 MacMin Dr		22209	ADU	R	8/22/2022							1	1	1		No	No	No	Approved	
	144-740-024	612 McGinnis Ct	Gary's ADU	22283	ADU	R	11/28/2022							1	1	1		No	No	No	Approved	
	144-161-013	240 W Cotati Oaks	Kristopher's ADU	22242	ADU	R	10/12/2022						1	1	1	1		No	No	No	Approved	
	144-351-013	99 Page St	Philip's ADU	22111	ADU	R	4/28/2022	1							1	1	1	No	No	No	Approved	
	144-400-064	104 Forno Way	Jean-Ravels ADU	22012	ADU	R	1/19/2022							1	1	1		No	No	No	Approved	
	046-231-044	8804 Old Redwood Hwy	Jonah's ADU	22004	ADU	R	1/31/2022							1	1	1		No	No	No	Approved	



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## ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

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

Table B														
Regional Housing Needs Allocation Progress														
Permitted Units Issued by Affordability														
		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	35	-	-	1	3	-	-	-	2	-	-	13	22
	Non-Deed Restricted		-	-	-	-	-	1	2	2	2	-		
Low	Deed Restricted	18	-	-	3	-	-	-	-	2	-	-	19	-
	Non-Deed Restricted		-	-	-	10	-	3	1	-	-	-		
Moderate	Deed Restricted	18	-	-	-	-	-	-	-	8	-	-	25	-
	Non-Deed Restricted		-	2	-	11	2	-	1	-	1	-		
Above Moderate		66	-	3	16	22	-	3	16	22	4	-	86	-
Total RHNA		137												
Total Units			-	5	20	46	2	7	20	36	7	-	143	22
Progress toward extremely low-income housing need, as determined pursuant to Government Code 65583(a)(1).														
		5										6	7	
		Extremely low-income Need	2015	2016	2017	2018	2019	2020	2021	2022	2023	Total Units to Date	Total Units Remaining	
Extremely Low-Income Units*		18	-	-	-	-	-	-	-	2	-	2	16	

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

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

Please note: For the last year of the 5th cycle, Table B will only include units that were permitted during the portion of the year that was in the 5th cycle. For the first year of the 6th cycle, Table B will only include units that were permitted since the start of the planning period. Projection Period units are in a separate column.

Please note: The APR form can only display data for one planning period. To view progress for a different planning period, you may login to HCD's online APR system, or contact HCD staff at [apr@hcd.ca.gov](mailto:apr@hcd.ca.gov).



# ANNUAL ELEMENT PROGRESS REPORT

## Housing Element Implementation

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**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
1-1 Housing Rehabilitation & Home Ownership	Improve neighborhoods by providing opportunities for rehabilitation, through various state and regional programs	Annually	The City of Cotati has not been able to secure a funding source to implement Program 1-1 during the 5th Cycle Housing Element. Our participation in the Sonoma County Community Development Commission (CDC) as a non-entitlement jurisdiction in the "urban county" limits the ability to directly file for CDBG and HOME funding individually. Over the 5th Cycle, the CDC applications for these funding sources has primarily focused on addressing homelessness and infrastructure deficiencies. However, the City of Cotati did commit \$250,000 in affordable housing funds to the Windwood Housing project (298 E. Cotati Avenue) to allow Burbank Housing to rehabilitate the entire development after purchasing it. In exchange for the City funds, Burbank Housing agreed to a new 55-year deed restriction.
1-2 Non-Profit & Agency Coordination	Continue existing and develop new relationships with agencies, nonprofits and others to assist in rehab assistance.	On-Going	Throughout the 5th Cycle, the City of Cotati has greatly expanded its relationship with local non-profit organizations and service providers, both through participation with the CDC and separately through direct outreach. This has resulted in Cotati residents being able to obtain rental and utility bill assistance funded by CDBG and HOME funds. In addition, the CD Department has increased engagement with the non-profit community to leverage expanded access to Accessory Dwelling Unit financing and technical assistance (Homes for Sonoma, the Napa/Sonoma ADU Center). Further, the City of Cotati has formalized a relationship with the Housing Land Trust of Sonoma County (HLT) to provide affordable housing expertise and assistance with managing for sale below market rate (BMR) home sales and re-sales. This relationship building continues to expand and is expected to expand and become more formal into the 6th Cycle of the City's Housing Element (2023-2030).
1-3 Capital Improvement Program	Determine priorities for CIP project in order to maintain older neighborhoods.	Annually	The Community Development Department works annually with the Public Works Department to review the CIP and prioritize projects that will maintain and enhance the city's older residential neighborhoods. This coordination has resulted in street improvement projects benefiting existing eastern Cotati neighborhoods around Old Redwood Highway, E. Cotati Avenue and Myrtle Avenue, as well as western Cotati neighborhoods accessed via West Cotati Avenue. These projects include pothole repair and slurry seal of existing streets; full-depth reclamation of existing streets, bicycle and pedestrian safety improvements and Class 1 pathway construction expanding safe routes to the Thomas Page School as well as trail interpretive signs being installed along the Laguna de Santa Rosa trail network.
1-4 Housing Inspection & Code Enforcement	Compliance with health & safety requirements.	On-Going	The City of Cotati has been working to create and enhance a code enforcement program since 2019 and prioritizes substandard housing complaints as the highest Code Enforcement priority. Over this time-period, Cotati Code Enforcement staff has responded to numerous housing related complaints and resolved several inadequate and/or substandard housing situations. These have included occupancy of travel trailers and accessory structures as primary residences, exposed wiring and inadequate plumbing in rental units and the conversion and/or construction of unpermitted residential units. In 2022 the City has worked with homeowners identified as having substandard housing conditions, but whom are unable to fund the improvements to resolve these code violations. The City has entered into a loan with one specific homeowner whom is a low-income disabled veteran with the goal of covering the costs of the improvements required to resolve the violations, with minimal interest being charged. If successful, this may serve as a pilot program able to be replicated city-wide.
1-5 Mobile Home Park Conversion to Ownership	Facilitate resident purchase.	On-Going	To date, City of Cotati staff has not determined there is interest in the program, or in a potential sale. Staff will continue to pursue opportunities to provide mobile home park ownership to the residents. In 2022, City staff did engage with several Mobile Home Park (MHP) residents on several individual housing related issues, none of which included a potential sale of a MHP property.
1-6 Inventory Affordable Housing and Mobile Home Parks	Maintain inventory of affordable units & mobile home parks	On-Going	Table 1-30 of the 2015 Housing Element lists such an inventory for rental and for-sale affordable housing units. This inventory identifies a total of 315 individual BMR units and 110 Mobile Home spaces, spread across three mobile home parks. Several affordable housing units have been approved and constructed in 2022 and the inventory will be updated to reflect the increased number of units constructed during the 5th Cycle.
1-7 Preservation of Affordable Units	Conserve supply of affordable units.	On-Going	While monitoring the potential sale of these units presents a challenge for the limited City resources, staff does make efforts to monitor potential sales of publicly assisted projects. When such a potential sale is identified (such as the Windwood project at 298 E. Cotati Avenue in Winter of 2021), City staff works with local affordable housing providers in an effort to preserve these units as affordable. In the case of the Windwood sale, the Cotati City Council utilized \$250,000 in affordable housing funds to assist Burbank Housing with the purchase of the project, in return getting an updated 55-year deed restriction to maintain these units as low-income. Building permits for the renovation of these units, which was funded by this \$250,000 contribution, were issued in late 2022 and construction improvements are ongoing as of March 1, 2023.

2-1 Adequate Housing Sites	Maintain adequate inventory of sites.	On-Going	The City has maintained the list of Housing Opportunity Sites, including density and special needs information since adoption of the 2015 Housing Element (HE). However, this list has not been actively maintained to reflect parcels that have developed or in response to changes in the RHNA needs of the City. However, the City has not identified a shortfall of available sites necessary to meet the existing and future RHNA needs identified in the 5th Cycle Housing Element—primarily due to the excess of available parcels (many of which are developer owned) identified in the 5th Cycle HE. The 6th Cycle Housing Element process is anticipated to continue to meet and exceed the RHNA needs of the City, and will include an identified list of additional parcels available to replace those that develop over this period.
2-2 Affordable Housing Requirement	Implement Chapter 17.31 of Land Use Code	On-Going	The City has continued to implement the inclusionary housing requirements identified in Chapter 17.31 of the Cotati Municipal Code (CMC). To date, these efforts have resulted in the construction of 13 very-low income, 19 low income and 25 moderate income units in addition to the 86 market rate units that have been built during the 5th Cycle.
2-3 Second Dwelling Units	Periodically review ordinance to ensure no revisions are needed.	Bi-Annual	The City updated its ADU ordinance in 2020 to implement the changes directed by several bills passed by the State legislature. As identified above, the City has further sought to promote the development of ADUs, partnering with the Napa/Sonoma ADU Center and creating an ADU specific webpage on the CD Department site. As of last year, it was anticipated a total of 10-12 ADUs will be built over the 5th Cycle, but 7 ADUs were permitted in 2022 alone.
2-4 Emergency Shelters, Transitional Housing & Supportive Housing	Seek sources of funding to support for shelters, transitional & supportive housing	On-Going	As identified above, throughout the 5th Cycle, the City of Cotati has greatly expanded its relationship with local non-profit organizations and service providers, through participation with the CDC and separately to meet the various needs of the un-housed population. This has resulted in three units of transitional housing being purchased within the City, with management of these services being led by CDC staff. No new transitional housing units were built or purchased in 2022, however the City continues to seek funding to support shelters, transitional and supportive housing units.
2-5 Priority Water & Sewer	Communicate housing priorities to Public Works	Immediately Upon Adoption	The City of Cotati has adequately planned for water and wastewater services to meet the housing needs of both the 5th and 6th Housing Element cycles and priority will be given to affordable housing units under the programs and policies of the 6th Cycle Housing Element.
2-6 Barrier Removals for Multi-Family Development	Amend CMC to eliminate CUP requirement in NU zone and reduce parking requirements.	Complete	This program was completed in 2022, and was even expanded to eliminate the need for a Use Permit for multi-family housing in both the NU and NM zoning districts.
3-1 Affordable and Special Needs Housing Incentives	Amend CMC to allow for reduced standards and provide incentives to developers.	On-Going	In this cycle, the City was not successful in issuing building permits for a 74-units density bonus entitled project (Cotati Station) which has struggled to find financing. In response to these struggles, the City approved a revised project allowing 98-units on the same site through the approval of a 100% density bonus. Additional incentives were granted including a Fee Deferral and Affordable Housing Fee Subsidy. Fee subsidy and deferral programs have been included in the draft 2023 6th Cycle Housing Element, currently under review with HCD.
3-2 Planning for Affordable and Special Needs Housing	Policy is in effect.	On-Going	The City's Land Use Code requires 10% of all units in new subdivisions to be single story and universally accessible to allow for full conversions in the future if needed/wanted. The City's objective design guidelines also require multifamily housing projects to incorporate 10% of the units as accessible. Additional policies and programs for the support of affordable and special needs housing are included in the 6th Cycle Housing Element Update, which is pending approval from HCD.
3-3 Funding for Affordable and Special Needs Housing	Seek available funding for lower income and special needs housing.	On-Going	The City encourages the conversion of moderate-to-low and low-to-very low inclusionary units through a trade of credits (i.e., 1.5 moderate income units = 1 low income unit) to increase the numbers of inclusionary units provided at lower income levels. The County CDC toolbox, though helpful, has not provided immediate assistance to expand on low income housing to date, however funding options and allocations through the CDC are expanding as State and federal funding has increased. Direct financial assistance is needed to bridge the large gap between development costs and affordable rents and the City used SB2 grant funds to streamline the development of housing, and low income housing, generally. Additional funding sources continue to be sought to support the development of affordable and special needs housing.
3-4 Reasonable Accommodation	Ensure reasonable accommodations are provided	On-Going	The City processes requests for reasonable accommodations, as needed.
3-5 Senior Shared Housing Programs	Work with County CDC & non profit housing organizations to determine interest in a senior shared housing program.	On-Going	The CMC amendments have been completed and our continued work with an ADU/JADU ordinance, and non-profit organizations will also address and continue to support the senior share program. A number of ADUs built in 2022 were intended to serve senior aged residents, as reported by the owners of these units.
3-6 Maintain Adequate Staff	Ensure adequate staff to process housing development applications.	On-Going	The City has entered an ongoing contract with an outside consulting firm who process projects when workload exceeds staff capacity, and this contract will continue into 2022. In addition, the City Council approved a budget adjustment in 2021 to hire a part-time Associate Planner and a part time Planning Technician in 2022 to supplement staff available to process current development and policy projects for housing. This staffing is adequate to meet the current needs of the City.
3-7 Tax Exempt Financing	Require developers utilizing tax exempt financing to include Section 8 vouchers.	On-Going	To date, the City of Cotati has had no developers utilize tax exempt financing.

3-8 Review Processing Fees	Explore opportunities to reduce fees and provide discounts to affordable projects.	On-Going	The City developed a Fee Deferral program to help project proponents reduce carrying costs on units under construction and implemented this program for the Cotati Station project in 2022. Staff has also worked with individual developers to stagger the timing of the affordable unit construction so that proceeds from the market rate units can help carry costs of the affordable units. In past years, the City has utilized bond financing to partially cover the impact fee costs for recent development of a 47-unit project (Kessing Ranch), which included 7 affordable housing units identified in this report. Additionally, in keeping with State mandates, ADUs up to 750 square feet are not charged impact fees to develop. Finally, the City completed a Fee Study in 2021 to review the costs of development and building permit applications and these updated fees continue to be implemented in 2022.
3-9 Monitor Use Permit Requirements for Affordable Housing	Explore opportunities to reduce fees and provide discounts to affordable projects.	On-Going	In this cycle, the City has not had any formal applications for projects in the NU zone however staff has initiated an ordinance to remove the Use Permit requirement for residential development within the NU district as a component of the SB 2 Grant funded efforts to allow more multi-family housing as a permitted use in this District. This Ordinance was reviewed by the Planning Commission on March 7, 2022, and will go before the City Council in April 2022.
4-1 Housing Discrimination Complaints	Ensure that residents have access to information regarding fair housing rights.	On-Going	In this cycle to date, the City has had no fair housing complaints. Information regarding legal assistance and how to file a complaint is available at our front counter and on our website and through City staff.
4-2 Nondiscrimination Clauses	include nondiscrimination clauses in agreements for publically assisted housing units.	On-Going	The City's only current non-discrimination housing assistance comes through deed restrictions and affordability agreements; those legal documents all require non-discrimination language
4-3 Nondiscrimination Coordination	Continue to address fair housing issues through organizations that provide assistance.	On-Going	Cotati CD Department staff is unaware of any housing discrimination complaints being filed during this cycle and remains committed to implementing programs to reduce and eliminate housing discrimination within the Community. Staff has referred some complaints regarding landlord/tenant relations not related to discrimination, to Legal Aid of Sonoma County, and will continue to respond to housing complaints appropriately.
5-1 Energy Conservation & Efficiency	Promote energy efficiency and conservation	On-Going	The adopted 2015 General Plan prioritizes in-fill development in-lieu of an extension of utility and municipal services. A requirement of the Cotati Climate Action Plan calls for 50% of all new residential units to be solar ready at final inspection. Additionally, the Cotati CD Department, Planning Commission and City Council regularly direct and require project applicants to install photovoltaic panels and electric vehicle charging into new development projects. This is applied consistently across new commercial and residential projects. Further, the City of Cotati requires Tier 1 CalGreen implementation for all building projects, and this enhanced standard has been codified into the 2023 Cotati Building Code. In addition, both the 2015 General Plan and the Downtown Specific Plan prioritize city-centered growth and mixed use development and have designated properties close to amenities and services to accommodate and in many cases require mixed use development at the highest residential density levels within the City. However, it should be noted recent changes in state housing law now allow pure residential development within these areas, potentially removing the planned commercial amenities in close proximity to future residential homes. Finally, the City has not been successful in receiving grant funding to provide low interest loans for winterization or energy conservation or improvement projects. However, the County of Sonoma does provide a PACE program and the City continues to be a member of BayREN, both of which provide options for loans and low-cost funding to make such improvements to homes and other buildings within the City. City staff advertise opportunities for application through their various programs from time to time. In addition, the City is a member of Sonoma Clean Power, utilizing the "Evergreen" 100% renewable energy power supply. This membership allows the City to regularly highlight the benefits of Evergreen power to project applicants and Cotati residents. Finally, the City of Cotati is the first jurisdiction in the County of Sonoma to utilize EV police patrol cars, in addition to fleet vehicles. These vehicles are charged using 100% renewable energy purchased from Sonoma Clean Power.
6-1 Annual Report	Prepare an annual report to the City Council describing implementation of the Element.	Annually	Cotati Community Development staff meets all annual HCD reporting requirements.
6-2 Workshops & Public Hearings	Hold workshops that provide the public, developers and service providers with opportunities to review and discuss the Housing Element.	On-Going	Beginning in October 2019, Community Development staff have held several housing related workshops and public presentations to identify the numerous and on-going changes to State law and development regulations regarding housing. A separate workshop was held in mid-2022 with housing service providers, housing developers and other housing stakeholders to gather input and communicate shared interests. A Housing Element Program in the draft 6th Cycle HE will identify such a workshop as an annual event. In addition, the City has created a Housing specific webpage to share this information and provide regular updates in an effort to keep citizens informed of these changes. This website includes a "Housing Interest List" sign up whereby individuals interested in Housing related issues may provide their email and get direct updates on the City's efforts to support housing in Cotati. Further, the City continues to hold public hearings and discussions to discuss the City's responses to the recent state legislation which require modifications and updates to the City's land use code. The City has a planned Land Use 101 presentation to the City Council and Planning Commission on March 6, 2022, which will include summaries of efforts to implement the Housing Element policies and respond to State mandates regarding housing. In addition to these meetings and workshops, city staff regularly engages with the community through social media and local farmer's markets to get input from Cotati residents on housing and successfully completed 2 separate housing related surveys in 2022; the results of which were used to inform the pending Housing Element Update.





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<b>Reporting Period</b>	2022	(Jan. 1 - Dec. 31)
<b>Planning Period</b>	5th Cycle	01/31/2015 - 01/31/2023

## ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

**Table F**

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

Please note this table is optional: The jurisdiction can use this table to report units that have been substantially rehabilitated, converted from non-affordable to affordable by acquisition, and preserved, including mobilehome park preservation, consistent with the standards set forth in Government Code section 65583.1, subdivision (c). Please note, motel, hotel, hostel rooms or other structures that are converted from non-residential to residential units pursuant to Government Code section 65583.1(c)(1)(D) are considered net-new housing units and must be reported in Table A2 and not reported in Table F.

Activity Type	Units that Do Not Count Towards RHNA <sup>+</sup> Listed for Informational Purposes Only				Units that Count Towards RHNA <sup>+</sup> Note - Because the statutory requirements severely limit what can be counted, please contact HCD to receive the password that will enable you to populate these fields.				The description should adequately document how each unit complies with subsection (c) of Government Code Section 65583.1 <sup>+</sup> . For detailed reporting requirements, see the checklist here: <a href="https://www.hcd.ca.gov/community-development/docs/adequate-sites-checklist.pdf">https://www.hcd.ca.gov/community-development/docs/adequate-sites-checklist.pdf</a>
	Extremely Low-Income <sup>+</sup>	Very Low-Income <sup>+</sup>	Low-Income <sup>+</sup>	TOTAL UNITS <sup>+</sup>	Extremely Low-Income <sup>+</sup>	Very Low-Income <sup>+</sup>	Low-Income <sup>+</sup>	TOTAL UNITS <sup>+</sup>	
Rehabilitation Activity									
Preservation of Units At-Risk									
Acquisition of Units									
Mobilehome Park Preservation									
Total Units by Income									





Jurisdiction	Cotati
Reporting Period	2022 (Jan. 1 - Dec. 31)

**NOTE: This table is meant to contain an inventory of ALL surplus/excess lands the reporting jurisdiction owns**

Note: "+" indicates an optional field  
Cells in grey contain auto-calculation formulas

**ANNUAL ELEMENT PROGRESS REPORT  
Housing Element Implementation**

For Sonoma County jurisdictions, please format the APN's as follows:999-999-999-999

Table H Locally Owned Surplus Sites						
Parcel Identifier				Designation	Size	Notes
1	2	3	4	5	6	7
APN	Street Address/Intersection	Existing Use	Number of Units	Surplus Designation	Parcel Size (in acres)	Notes
Summary Row: Start Data Entry Below						
144-320-026	0 E Cotati Ave	Commercial	0	Surplus Land	0.41	Cotati SMART TOD Site





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<b>Building Permits Issued by Affordability Summary</b>		
<b>Income Level</b>		<b>Current Year</b>
Very Low	Deed Restricted	0
	Non-Deed Restricted	2
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	1
Above Moderate		4
<b>Total Units</b>		<b>7</b>

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

<b>Units by Structure Type</b>	<b>Entitled</b>	<b>Permitted</b>	<b>Completed</b>
SFA	0	0	0
SFD	0	0	18
2 to 4	0	0	0
5+	98	0	0
ADU	0	7	2
MH	0	0	0
<b>Total</b>	<b>98</b>	<b>7</b>	<b>20</b>

<b>Housing Applications Summary</b>	
Total Housing Applications Submitted:	7
Number of Proposed Units in All Applications Received:	7
Total Housing Units Approved:	7
Total Housing Units Disapproved:	0

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

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

Cells in grey contain auto-calculation formulas

