

City of Piedmont  
COUNCIL AGENDA REPORT

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DATE: May 19, 2025

TO: Mayor and Council

FROM: Rosanna Bayon Moore, City Administrator

SUBJECT: Receipt of the 2024 Annual Progress Report to the California Department of Housing and Community Development Regarding the Implementation of the 6<sup>th</sup> Cycle (2023-2031) Housing Element

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RECOMMENDATION

Receive the attached 2024 Annual Progress Report (APR) for the implementation of the Piedmont General Plan 6<sup>th</sup> Cycle (2023-2031) Housing Element programs.

EXECUTIVE SUMMARY

Section 65400 of the California Government Code describes the legal requirements for cities to prepare an APR on the effectiveness of the City's housing programs. Piedmont's 6<sup>th</sup> Cycle Housing Element is for the term 2023-2031. The State-mandated allocation of new units by the end of 2031 is 587 housing units in the following affordability categories: 238 above moderate income; 92 moderate income; 94 low income; and 163 very low income.

Piedmont's 6th Cycle Housing Element provides strategies to increase housing production and encourage new housing types for the 2023-2031 planning period. This 2024 APR (Attachment B) describes that in 2024 the City grew by 9 new homes that completed construction (compared to 13 in 2023). In addition, the City issued 14 building permits to construct new accessory dwelling units (ADUs), plus building permits for two SB 9 housing units (compared to a total of 24 building permits for ADUs in 2023). The Planning Division approved 21 permits for new homes consisting of 18 permits for ADUs, plus one single-family home and two SB 9 housing units in 2024 (compared to 24 ADUs and one SB 9 duplex in 2023).

In 2024, the City made significant progress implementing the 77 housing programs outlined in the Housing Element. However, in 2024, a total of four building permits for ADUs affordable to residents with very low incomes were issued (compared to four in 2024), which is 22 fewer than the goal of 26 units affordable to very-low-income households, annually. This annual goal is calculated by dividing the 6<sup>th</sup> Cycle RHNA goal of 163 very-low-income units by each of the six remaining years of the planning period. Similarly, to meet the goal of 587 housing units by the end of the planning period, property owners must obtain building permits for 91 new housing units in the City, on average annually, in a range of housing affordability levels.

## BACKGROUND

This 2024 APR (Attachment B) is the second APR for the 6<sup>th</sup> Cycle planning period. Goals for new housing production are set by the State of California and then allocated to jurisdictions in the San Francisco Bay Area region by the Association of Bay Area Governments (ABAG). The 6<sup>th</sup> Cycle planning period for the Bay Area is January 31, 2023 – January 31, 2031. On December 16, 2021, the ABAG Executive Board adopted the 6<sup>th</sup> Cycle RHNA. The RHNA assigned to the City of Piedmont requires the production of units affordable in the following categories: 238 above moderate income; 92 moderate income; 94 low income; and 163 very low income. Information about Housing Element law is available on the HCD website at <https://www.hcd.ca.gov/planning-and-community-development/housing-elements>.

### ***Federal, Regional, and Countywide Housing Programs***

The City of Piedmont and the cities of Albany, Emeryville, Dublin and Newark, along with the unincorporated portion of Alameda County, constitute the Alameda Urban County for purposes of many housing programs, including receiving funding from the U.S. Department of Housing and Urban Development (HUD) Community Development Block Grant (CDBG) Program. Through Alameda County Housing and Community Development, Piedmont participates in regional programs to provide services and housing to homeless individuals and families, provide tenant-landlord counseling, administer fair housing programs, and analyze impediments to fair housing.

### ***Senate Bill 423 (2023)***

Senate Bill 423 (SB 423 and Government Code section 65913.4, statutes of 2023), which updates SB 35 (2017), provides a streamlined and ministerial review path for projects in jurisdictions that are not meeting the RHNA at both lower income and market-rate income levels. *Ministerial* projects do not require review and approval through a public hearing, review under the California Environmental Quality Act (CEQA), or neighborhood notification. Ministerial projects are subject to local objective design standards (ODS).

The California Department of Housing and Community Development (HCD) determines the eligibility levels for the Streamlined Ministerial Approval Process (SMAP) based on the Housing Element APRs filed by jurisdictions, statewide. The most recent [SMAP determination](#) (Attachment C) was released on June 28, 2024.

In the previous 5th RHNA cycle, Piedmont successfully met and exceeded its housing production goals for moderate- and higher-income housing but fell short in meeting the goal for lower-income units. Currently, Piedmont is one of 238 jurisdictions in the State of California subject to the SB 423 SMAP streamlining for proposed developments with at least 50 percent of the units affordable to people earning less than 80 percent of the area median income for Alameda County.

In the future, HCD will use the first half of the 6<sup>th</sup> RHNA Cycle (2023-2026) to determine eligibility for streamlined ministerial review. Piedmont must have met half of its RHNA in all income categories by the end of 2026, or the City must permit, through a ministerial design review

process, all projects with a minimum of 10 percent of units affordable to households earning less than 80 percent AMI or a minimum of 20 percent affordable to households earning moderate incomes (between 80 percent and 120 percent of AMI).

To meet the SMAP benchmarks, Piedmont must be able to show that the City issued building permits for a total of 119 above-moderate-income housing units, for 46 moderate-income housing units, for 47 low-income housing units, and for 82 very-low-income housing units. Piedmont's progress will be assessed by HCD in 2027 when reviewing the APR for 2026 and preceding years.

### ANNUAL PROGRESS REPORT

Pursuant to Government Code section 65400, the Annual Progress Report for 2023 must be in the form prescribed by HCD and include:

1. The status of the plan and progress in its implementation.
2. The progress in meeting its share of regional housing needs determined pursuant to Section 65584 and local efforts to remove governmental constraints to the maintenance, improvement, and development of housing pursuant to paragraph (3) of subdivision (c) of Section 65583, and including a section identifying actions taken by the City towards completion of the programs and status of the City's compliance with the deadlines in its housing element.
3. The number of housing development applications received in the prior year.
4. The number of units included in all development applications in the prior year.
5. The number of units approved and disapproved in the prior year.
6. The degree to which the approved General Plan complies with the guidelines developed and adopted pursuant to Section 65040.2 and the date of the last revision to the General Plan.
7. A listing of sites rezoned to accommodate that portion of the City's or County's share of the regional housing need for each income level that could not be accommodated on sites identified in the inventory required by paragraph (1) of subdivision (c) of Sections 65583 and 65584.09. The listing of sites shall also include any additional sites that may have been required to be identified by Section 65863.
8. The number of net new units of housing, including both rental housing and for-sale housing, that have been issued a completed entitlement, a building permit, or a certificate of occupancy, thus far in the Housing Element cycle, and the income category, by area median income category, that each unit of housing satisfies. That production report shall, for each income category described in this subparagraph, distinguish between the number of rental housing units and the number of for-sale units that satisfy each income category. The production report shall include, for each entitlement, building permit, or certificate of occupancy, a unique site identifier which must include the assessor's parcel number, but may include street address, or other identifiers.
9. The number of applications submitted, the location and the total number of developments approved, the total number of building permits issued, and the total number of units by area median income category constructed, pursuant to Section 65913.4 (the streamlined project review process required for certain development projects under SB 35).

Piedmont's Annual Progress Report for 2024 is attached (Attachment B).

### ***Housing Element Programs***

In 2023 and 2024, the City made significant progress implementing the 77 housing programs outlined in the Housing Element, adopting Zoning Code amendments outlined in the housing programs in early 2024. Table D of Attachment B provides each of the Housing Element housing programs and the steps that the City has taken to implement the program. As shown in Table D, Piedmont decision-makers and staff are implementing new programs to increase production beyond the construction activity seen in 2022 and 2023. New programs include increasing the allowed residential density along portions of Grand Avenue and Highland Avenue, increasing permitted building heights along Grand Avenue, planning for development in Moraga Canyon, streamlining CEQA review, and allowing taller, two-story ADUs in Piedmont.

### ***Housing Unit Production***

The 2024 APR, included as Attachment B, provides housing unit production in HCD required table formats. The City issued building permits for 24 housing units in 2023, 25 housing units in 2022, 23 units in 2021, and 24 units in 2020. In 2024, the City issued building permits for 16 new housing units, 14 of which were ADUs and Junior ADUs (JADUs) and two for SB 9 housing units.

Four of the building permits that were issued in 2024 were for small ADUs and for JADUs that were designed to share spaces with the primary residences. Due to their small sizes, number of bedrooms, and findings of a survey of rental units in the Piedmont-Oakland housing market, these units are listed in the APR as affordable to very-low-income households (VL). City staff characterize these four units as affordable to households earning less than 50 percent of the area median income for Alameda County (income of approximately \$70,100 a year maximum in 2024 for a household of three people).

Three accessory dwelling units that were issued building permits in Piedmont in 2024 would likely have rents affordable to residents earning low-income wages (L) based on the findings of a survey of rental units in the Piedmont-Oakland housing market. Households earning low-income wages earn between 50 percent to less than 80 percent of the area median income for Alameda County. City staff characterize these units as low income. In 2024, this income was approximately \$108,750 maximum a year for a three-person household.

Six new ADUs that were issued building permits in 2024 are characterized as moderate-income housing (M) due to their sizes and number of bedrooms. Moderate incomes are 80 percent to 120 percent of the area median income for Alameda County. In 2024, this income was a maximum of approximately \$168,150 a year for a household of three people (and more for larger households).

The remaining one ADU and two SB 9 housing units that were issued building permits in 2024 are estimated to be affordable to above-moderate-income (AM) households (greater than 120 percent of the area median income).

In addition to the building permits issued, the City issued final approval of construction completed under building permits for 9 new housing units in 2024, compared to the 12 buildings that completed construction in 2023, the 14 buildings that completed construction in 2022, and the 16 buildings that completed construction in 2021. All of the new housing units completed in 2024 were ADUs.

Lastly, in 2024, the City approved planning entitlements for 21 new housing units, compared to 26 planning entitlements in 2023, 28 planning entitlements in 2022, 33 planning entitlements in 2021, and 25 entitled in 2020. The Planning Division approved 21 permits for new homes in 2024 (18 permits for ADUs, plus one single-family home and two SB 9 housing units), compared to 24 ADUs and one SB 9 duplex in 2023. In 2024, no application for a design review permit or other planning permit for a new home or ADU was denied.

To meet the State mandate to construct 587 housing units by the end of the planning period in 2031, a minimum of 91 building permits must be issued annually, on average, in a range of housing affordability levels. The 6<sup>th</sup> Cycle Housing Element relies on a strategy that will: increase the production of ADUs to 20 building permits issued per year; create incentives for private developers and property owners to build multi-family housing in Zone C and Zone D; and plan for development of City land in Moraga Canyon.

***Rental Survey***

City staff have prepared a survey of local rents based on similar floor areas and amenities which substantiate the expected rents for the moderate, low, and very low ADUs in the 2024 APR. HCD has accepted the City’s rental surveys, using this methodology, since 2018. The rental survey is included as Attachment A.

CONCLUSION

The 2024 Annual Progress Report shows that the City of Piedmont has begun a good faith effort to implement the programs in the 6<sup>th</sup> Cycle Housing Element and to meet the State-mandated RHNA. The 6<sup>th</sup> Cycle Housing Element builds on the successful programs and approaches of the 5<sup>th</sup> Cycle Housing Element and new programs to enable housing production in all income categories in accordance with State law.

By: Pierce Macdonald, Senior Planner

ATTACHMENTS

Attachment A	Pages 6-10	<a href="#">Rental Survey</a>
Attachment B	Pages 11-52	<a href="#">2024 Housing Element Annual Progress Report</a>
Attachment C	Pages 53-108	<a href="#">SMAP Determination, dated June 2024</a>

## ATTACHMENT A – 2024 Rental Survey

### **2024 Rental Market**

The City of Piedmont surveyed the average rent and unit size for Piedmont and the surrounding Oakland area. Real estate websites, providing information and services for people seeking rental housing in a publicly accessible format, were used to find average rental rates and other characteristics of local rental housing in 2024. Rental information for Oakland is readily available. Oakland was found to be a larger sample and more reflective of trends in the local rental market.

Average rents in Piedmont in 2024 total \$2,473 per month, a decrease compared to \$2,609 in 2023 and \$2,725 in 2022 (RentCafe.com). This rent is less than that reported for the surrounding City of Oakland (\$2,581 per month average for a 771-square-foot unit), a decrease from \$2,680 in 2023 and \$2,850 in 2022, for an average 780-square-foot unit. Average rental unit size in Piedmont in 2024 remained approximately 770 square feet.

According to RentCafe, in Oakland, 74% of units are rented at a rate greater than \$2,000. The age and small number of Piedmont rental units and the lack of amenities, such as the shared gyms, parking garages, or roof-top gardens, present in many large rental housing developments, could suggest why Piedmont apartments and ADUs rent for slightly less than Oakland as a percentage of overall units (i.e. fewer luxury apartments in Piedmont).

**RentCafe.com** reports the average rent in Piedmont in 2024 as \$2,473 per month. Average unit size is approximately 770 s.f. As stated above, the average rent reported for Oakland was slightly more at \$2,581 per month for a 771-square-foot apartment.

This survey incorporates data from **Zumper.com**, **ApartmentLists.com**, and **Rentometer.com**. Reliable data for Piedmont was not available for 2024 because of the small sample of apartments and the large number of houses for rent (rather than apartments). For example, Zumper.com estimated the average rent of a 1-bedroom apartment in Piedmont at \$2,040, a decrease from \$2,795 in 2023, based on a sample of one apartment (10% of average of 10 listing per month).

- **Zumper.com** reports that the average rent in Oakland in 2024 for a one-bedroom apartment is \$2,046 per month, a decrease from \$2,050 in 2023 and \$2,141 per month in 2022. The sample size is over 1,000 apartments surveyed. The average rent for a studio apartment was \$1,695 (up from \$1,693 per month in 2023). The average rent for a two-bedroom apartment was \$2,725, up from \$2,695 in 2023.
- **ApartmentList.com** reports the average rent in Oakland for a one-bedroom apartment in 2024 was \$ 1,787, down from \$2,736 in 2023 and \$2,969 in 2022, and the average rent for a two-bedroom apartment was \$2,145 (down from \$3,935 in 2023 and \$4,006 in 2022).
- **Rentometer.com** reports that the average rent for a one-bedroom unit in Piedmont in 2024 (based on a survey of units in both Piedmont and Oakland) is \$2,004 per month down from \$2,171 in 2023. The average rent in Oakland in 2024, based on a survey of 64 one-bedroom units, is \$2,240, down from \$2,381 in 2023 and \$2,238 in 2022. The average rent of a studio apartment was \$1,991 up from \$1,883 in 2023 and \$1,905 in 2022. The average rent of a two-bedroom apartment was \$2,936, down from \$3,062 in 2023 and 2022, based on a survey of 52 two-bedroom apartments.

This City of Piedmont prepared rental survey shows the cost per square foot based on the average rents provided by RentCafe.com for the City of Oakland market and assigns a 28.5% premium to two-bedroom apartments based on the percentage increase of rents provided by Zumper, ApartmentList, and Rentometer.

**2024 Piedmont Average Rents Per Square Footage**

2024 Average Rent RentCafe	Average Apartment Size	Rent Per Square Footage	Rent VL	Rent L	Rent M	Rent AM
\$2,473	770	3.21	See below.	See below.	See below.	See below.

**2024 Oakland Average Rents Per Square Footage**

2024 Average Rent RentCafe	Average Apartment Size	Rent Per Square Footage*	Rent (sf.) VL	Rent (sf.) L	Rent (sf.) M	Rent (sf., 1-bedroom + s.f., 2-beds) AM
\$2,581	771	3.35	\$1,558	\$2,416	\$3,425	> \$3425
*4.30 – 28.5% premium for 2 bedrooms or more						

**A. Zumper.com Bedroom Count Premium**

2024 Average Rent Zumper	1-Bedroom	2-Bedroom (+\$679 33% premium)
\$2,046	\$2,046	\$2,725

**B. Rentometer.com Bedroom Count Premium**

2024 Average Rent Rentometer	1-Bedroom	2-Bedroom (+\$696 31% premium)
\$2,240	\$2,240	\$2,936

**C. Apartmentlist.com Bedroom Count Premium**

2024 Average Rent Apartmentlist	1-Bedroom	2-Bedroom (+\$358 20% premium)
\$1,787	\$1,787	\$2,145

**Average Rents A to C - Average Premium for 2-Bedroom Apartment**

Average Rent	1-Bedroom	2-Bedroom	Average Premium 2-Bedroom Unit
\$2,024	\$2,024	\$2,602	28.5%

## **Housing Affordability by Incomes**

According to California HCD, the maximum allowable rents in 2024 for low-income (L) category units in Alameda County (less than 80% AMI) is \$2,115 per month (631 s.f. or less studio); \$2,416 per month (721 s.f. or less one-bedroom); and \$2,719 (632 s.f. or less two bedrooms).

The maximum allowable rents for very low-income (VL) category units of one bedroom or studio in Alameda County (less than 50% AMI) is between \$1,363 (up to 406 s.f. studio) and \$1,558 (465 s.f. one-bedroom unit). The rent for more than one bedroom is \$1,753 (408 s.f. two bedroom) and \$1,946 (not viable - three bedrooms in 453 s.f.).

The maximum allowable rents for moderate income (M) category units are \$2,998 (894 s.f. studio); \$3,425 (1,022 s.f. one bedroom); and \$3,854 (896 s.f. two bedrooms).

The maximum allowable rents for extremely low income households (EL) (30% AMI or less) are \$935 (279 s.f. studio or SRO); \$1,051 (313 s.f. one bedroom); and \$1,167 (not viable – two bedrooms in 271s.f.).

## **Methodology and Premium for 2-Bedroom Apartments**

The average rents for a one-bedroom apartment surveyed by Zumper, Rentometer, and ApartmentList.com, are less than the average rent surveyed by RentCafe at \$2,581 for an average 771-square-foot apartment in Oakland. The rent per square foot was calculated by dividing the average unit size by the average rental rate.

This survey uses the higher number, provided for the Oakland rental market, by RentCafe for analysis of probable rents in Piedmont. This survey adjusts the rents for a two-bedroom or more apartment according to the premium for two-bedroom apartments surveyed by Zumper, Rentometer, and ApartmentLists.com at approximately 28.5% more than a one-bedroom apartment.

Therefore, the average \$3.35 per square foot rent, provided by RentCafe for the Oakland market, is adjusted up to \$4.30 per square foot for the rents for a two-bedroom apartment. This approach is conservative because it is likely that the RentCafe survey included some two-bedroom apartments in the average \$3.35 rent per square foot.

## **Conclusion**

In 2024, a total of nine new housing units received final building permit inspection (equivalent to a certificate of occupancy). All of the new housing units are ADUs. None of the new finished housing units can be characterized as affordable to households with very low incomes because none of the units have deed restrictions on the occupancy and rents collected, and none of the units were small enough to qualify as affordable to very low income residents. Seven of the new final housing units are characterized as affordable to households earning low incomes due to their limited floor area and number of bedrooms. One new housing unit is characterized as affordable to households earning moderate incomes, and one new housing unit is characterized as affordable to households earning above moderate incomes. For addresses, sizes, and numbers of bedrooms in

2022 and 2023, see the list of completed new single-family homes and ADUs for 2022 and 2023 on the following page.

**New Housing Units Completing Construction in 2024 in Piedmont, CA**

	<b>Address</b>	<b>Size</b>	<b>Bedrooms</b>	<b>Estimated Rent Per S.F.</b>	<b>Projected Rent</b>
1	782 Kingston Avenue ADU	695sf	1	\$3.35	L - \$2,328
2	2071 Oakland Avenue ADU	999sf	2	\$4.30	AM - \$4,296
3	224 Greenbank Avenue ADU	672sf	1	\$3.35	L - \$2,251
4	1327 Grand Avenue ADU	480sf	Studio	\$3.35	L - \$1,608
5	17 Selborne Drive ADU	598sf	Studio	\$3.35	L - \$2,003
6	2 Monte Avenue ADU	435sf	Studio	\$3.35	L - \$1,457
7	28 Olive Avenue ADU	615sf	Studio	\$3.35	L - \$2,060
8	140 Ronada Avenue ADU	799sf	1	\$3.35	M - \$2,677
9	172 Estate Drive ADU	588sf	Studio	\$3.35	L - \$1,970

**New Housing Units Completing Construction in 2023 in Piedmont, CA**

	<b>Address</b>	<b>Size</b>	<b>Bedrooms</b>	<b>Estimated Rent Per S.F.</b>	<b>Projected Rent</b>
1	120 Hillside Avenue	255 s.f.	Studio	\$3.48	VL - \$887
2	1086 Annerley Road	742 s.f.	2	\$4.70	AM - \$3,487
3	15 Monte Avenue (Restricted)	360 s.f.	Studio	\$3.48	VL - \$1,253
4	124 Arbor Drive	457 s.f.	1	\$3.48	L - \$1,590
5	2076 Oakland Avenue	998 s.f.	2	\$4.70	AM - \$4,691
6	319 El Cerrito Avenue	800 s.f.	1	\$3.48	M - \$2,784
7	15 Greenbank Avenue	461 s.f.	1	\$3.48	L - \$1,604
8	128 Rhoda Avenue	422 s.f.	Studio	\$3.48	L - \$1,469
9	83 Sea View Avenue	481 s.f.	Studio	\$3.48	L - \$1,674
10	11 Cambridge Way	597 s.f.	1	\$3.48	M - \$2,078
11	3 Monte Avenue	407 s.f.	Studio	\$3.48	L - \$1,416
12	1143 Harvard Road	414 s.f.	Studio	\$3.48	L - \$1,441
13	17 Pacific Avenue (Restricted)	336 s.f.	1	\$3.48	VL - \$1,169

**New Housing Units Completing Construction in 2022 in Piedmont, CA**

	<b>Address</b>	<b>Size</b>	<b>Bedrooms</b>	<b>Estimated Rent Per S.F.</b>	<b>Projected Rent</b>
1	2070 Oakland Ave ADU	588 s.f.	1	\$3.65	M - \$2,146
2	204 Pala Ave ADU	274 s.f.	Studio	\$3.65	VL - \$1,000
3	1680 Lower Grand Ave ADU	842 s.f.	2	\$4.89	AM - \$4,117
4	301 Hillside Ave ADU	256 s.f.	Studio	\$3.65	VL - \$934
5	513 Boulevard Way ADU	989 s.f.	2	\$4.89	AM - \$4,836
6	14 Dormidera Ave ADU	327 s.f.	Studio	\$3.65	VL - \$1,194
7	230 Bonita Ave ADU	289 s.f.	Studio	\$3.65	VL - \$1,055
8	219 Ramona Ave JADU	248 s.f.	Studio	\$3.65	VL - \$905
9	1102 Harvard Ave ADU	601 s.f.	Studio	\$3.65	M - \$2,194
10	148 Ronada Ave ADU	556 s.f.	1	\$3.65	L - \$2,029
11	211 El Cerrito Ave ADU	495 s.f.	1	\$3.65	L - \$1,807
12	440 El Cerrito Ave	840 s.f.	1	\$3.65	M - \$3,066
13	12 Sharon Ct	400 s.f.	Studio	\$3.65	L - \$1,460
14	43 Estrella Ave	225 s.f.	Studio	\$3.65	VL - \$821

**Please Start Here**

General Information	
Jurisdiction Name	Piedmont
Reporting Calendar Year	2024
Contact Information	
First Name	Pierce
Last Name	Macdonald
Title	Senior Planner
Email	pmacdonald@piedmont.ca.gov
Phone	5104203050
Mailing Address	
Street Address	120 Vista Avenue
City	Piedmont
Zipcode	94611

**Optional:** Click here to import last year's data. This is best used when the workbook is new and empty. You will be prompted to pick an old workbook to import from. Project and program data will be copied exactly how it was entered in last year's form and must be updated. If a project is no longer has any reportable activity, you may delete the project by selecting a cell in the row and typing ctrl + d.

[Click here to download APR Instructions](#)

Click here to add rows to a table. If you add too many rows, you may select a cell in the row you wish to remove and type ctrl + d.

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\*Please note that this report is generated from HCD worksheets with security settings and other settings that limit printing formats.

<b>Jurisdiction</b>	Piedmont	
<b>Reporting Year</b>	2024	(Jan. 1 - Dec. 31)
<b>Housing Element Planning Period</b>	6th Cycle	01/31/2023 - 01/31/2031

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	4
Low	Deed Restricted	0
	Non-Deed Restricted	3
Moderate	Deed Restricted	0
	Non-Deed Restricted	6
Above Moderate		3
<b>Total Units</b>		<b>16</b>

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

Units by Structure Type	Entitled	Permitted	Completed
Single-family Attached	0	0	0
Single-family Detached	1	0	0
2 to 4 units per structure	2	2	0
5+ units per structure	0	0	0
Accessory Dwelling Unit	18	14	9
Mobile/Manufactured Home	0	0	0
<b>Total</b>	<b>21</b>	<b>16</b>	<b>9</b>

Infill Housing Developments and Infill Units Permitted	# of Projects	Units
Indicated as Infill	15	16
Not Indicated as Infill	0	0

Housing Applications Summary	
Total Housing Applications Submitted:	28
Number of Proposed Units in All Applications Received:	30
Total Housing Units Approved:	19
Total Housing Units Disapproved:	0

Use of SB 423 Streamlining Provisions - Applications	
Number of SB 423 Streamlining Applications	0
Number of SB 423 Streamlining Applications Approved	0

Units Constructed - SB 423 Streamlining Permits			
Income	Rental	Ownership	Total
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>

Streamlining Provisions Used - Permitted Units	# of Projects	Units
SB 9 (2021) - Duplex in SF Zone	1	2
SB 9 (2021) - Residential Lot Split	1	2
AB 2011 (2022)	0	0
SB 6 (2022)	0	0
SB 423 (2023)	0	0

Ministerial and Discretionary Applications	# of	Units
Ministerial	27	29
Discretionary	1	1

Density Bonus Applications and Units Permitted	
Number of Applications Submitted Requesting a Density Bonus	0
Number of Units in Applications Submitted Requesting a Density Bonus	0
Number of Projects Permitted with a Density Bonus	0
Number of Units in Projects Permitted with a Density Bonus	0

Housing Element Programs Implemented and Sites Rezoned	Count
Programs Implemented	77
Sites Rezoned to Accommodate the RHNA	0

TABLE A

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 (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 DISAPPROVE D Units by Project	Please select state streamlining provision/s the application was submitted pursuant to.	Did the housing development application seek incentives or concessions pursuant to Government Code section 65915?
Summary Row: Start Data Entry Below							0	2	0	9	0	5	15	30	19	0			
050-0860-009-00	050-0860-009-00	1110 WARFIELD AVE	1110B WARFIELD AVE	ADUP2024-014	ADU	R	5/6/2024							1	1	1		NONE	No
050-4572-027-00	050-4572-027-00	112 PALA AVE	112B PALA AVE	ADUP2024-032	ADU	R	10/1/2024				1				1	1		NONE	No
051-4734-011-00	051-4734-011-00	55 CROCKER AVE	55B CROCKER AVE	ADUP2024-015	ADU	R	10/30/2023				1				1	1		NONE	No
051-4760-011-00	051-4760-011-00	1049 HARVARD RD	1049B HARVARD RD	ADUP2024-034	ADU	R	12/2/2024		1						1	1		NONE	No
050-4550-015-00	050-4550-015-00	HOWARD AVE	210 HOWARD AVE	DPLX2024-003	2 to 4	O	12/13/2024							4	4			SB 9 (2021) - Duplex in SF Zone, SB 9 (2021) - Residential Lot Split	No
1	051-4738-027-00	1159 HARVARD RD	1159B HARVARD RD	ADUP2024-030	ADU	R	9/19/2024				1				1	1		NONE	No
050-4551-023-00	050-4551-023-00	21 CAMBRIDGE WY	21B CAMBRIDGE WY	JADU2024-001	ADU	R	4/3/2024				1				1	1		NONE	No
050-4551-023-00	050-4551-023-00	21 CAMBRIDGE WY	21C CAMBRIDGE WY	ADUP2024-010	ADU	R	4/3/2024							1	1	1		NONE	No
050-4609-004-00	050-4609-004-00	453 SCENIC AVE	453B SCENIC AVE	ADUP2024-027	ADU	R	8/21/2024							1	1	1		NONE	No
050-4622-035-02	050-4622-035-02	2058 OAKLAND AVE	2058 OAKLAND AVE	DPLX2025-001	2 to 4	O	12/18/2024							1	1			SB 9 (2021) - Duplex in SF Zone, SB 9 (2021) - Residential Lot Split	No
051-4630-031-00	051-4630-031-00	365 SAN CARLOS AVE	365B SAN CARLOS AVE	ADUP2024-029	ADU	R	9/16/2024							1	1	1		NONE	No
051-4734-007-01	051-4734-007-01	144 WILDWOOD GDNS	146 WILDWOOD GDNS	DPLX2024-002	2 to 4	O	4/9/2024							1	1	1		SB 9 (2021) - Duplex in SF Zone, SB 9 (2021) - Residential Lot Split	No
051-4734-007-01	051-4734-007-01	144 WILDWOOD GDNS	146B WILDWOOD GDNS	JADU2024-004	ADU	R	9/26/2024				1				1	1		NONE	No
051-4739-019-00	051-4739-019-00	105 OAKMONT AVE	105B OAKMONT AVE	ADUP2024-012	ADU	R	4/22/2024						1		1	1		NONE	No
050-4622-030-00	050-4622-030-00	2026 OAKLAND AVE	2026B OAKLAND AVE	ADUP2024-004	ADU	R	1/11/2024						1		1	1		NONE	No
050-4572-002-00	050-4572-002-00	105 MESA AVE	105B MESA AVE	ADUP2024-023	ADU	R	7/10/2024						1		1	1		NONE	No
050-4559-001-00	050-4559-001-00	1016 OAKLAND AVE	1016B OAKLAND AVE	ADUP2024-007	ADU	R	3/12/2024				1				1	1		NONE	No
051-4696-006-00	051-4696-006-00	212 MOUNTAIN AVE	212B MOUNTAIN AVE	JADU2024-003	ADU	R	7/3/2024		1						1	1		NONE	No
050-4572-044-01	050-4572-044-01	161 SCENIC AVE	151B SCENIC AVE	ADUP2024-009	ADU	R	4/2/2024						1		1	1		NONE	No
050-4572-044-01	050-4572-044-01	161 SCENIC AVE	151 SCENIC AVE	DPLX2024-001	2 to 4	O	1/30/2024							1	1	1		SB 9 (2021) - Duplex in SF Zone, SB 9 (2021) - Residential Lot Split	No
051-4708-007-00	051-4708-007-00	71 DUDLEY AVE	71B DUDLEY AVE	ADUP2024-011	ADU	R	4/7/2024							1	1	1		NONE	No
051-4781-013-00	051-4781-013-00	345 LA SALLE AVE	345B LA SALLE AVE	ADUP2024-015	ADU	R	5/10/2024				1				1	1		NONE	No
050-4601-044-00	050-4601-044-00	283 SCENIC AVE	283 SCENIC AVE	DRPC2024-018	SFD	O	6/30/2024							1	1			NONE	No
050-4601-044-00	050-4601-044-00	283 SCENIC AVE	283B SCENIC AVE	ADU2025-002	ADU	R	6/30/2024							1	1			NONE	No
051-4727-002-00	051-4727-002-00	31 SEA VIEW AVE	31B SEA VIEW AVE	ADUP2024-019	ADU	R	6/13/2024						1		1	1		NONE	No
051-4728-013-00	051-4728-013-00	325 HAMPTON RD	325B HAMPTON RD	ADUP2023-023	ADU	R	11/23/2023		1						1	1		NONE	No
051-4707-001-01	051-4707-001-01	475 MOUNTAIN AVE	475B MOUNTAIN AVE	JADU2023-005	ADU	R	2/27/2023				1				1	1		NONE	No
051-4760-014-00	051-4760-014-00	1086 RANLEIGH	1086B RANLEIGH	ADUP2023-006	ADU	R	4/25/2023				1				1	1		NONE	No
051-4788-005-00	051-4788-005-00	335 SEA VIEW AVE	335B SEA VIEW AVE	ADUP2024-001	ADU	R	1/2/2024				1				1	1		NONE	No
051-4639-041-00	051-4639-041-00	337 WILDWOOD AVE	337B WILDWOOD AVE	ADUP2023-024	ADU	R	12/27/2023		1						1	1		NONE	No
051-4629-013-00	051-4629-013-00	359 EL CERRITO AVE	359B EL CERRITO AVE	ADUP2023-022	ADU	R	11/13/2023						1		1	1		NONE	No
051-4733-018-03	051-4733-018-03	67 & 77 WISTARIA WAY	67B WISTARIA WAY	ADUP2022-030	ADU	R	11/4/2022				1				1	1		NONE	No
051-4733-018-03	051-4733-018-03	67 & 77 WISTARIA WAY	67 & 77 WISTARIA WAY	DPLX2023-001	2 to 4	O	4/20/2023							2	2	2		SB 9 (2021) - Duplex in SF Zone, SB 9 (2021) - Residential Lot Split	No
051-4734-014-00	051-4734-014-00	158 WILDWOOD GDNS	158B WILDWOOD GDNS	ADUP2024-005	ADU	R	1/20/2024				1				1	1		NONE	No





# TABLE B

<b>Jurisdiction</b>	Piedmont	
<b>Reporting Year</b>	2024	(Jan. 1 - Dec. 31)
<b>Planning Period</b>	6th Cycle	01/31/2023 - 01/31/2031

## 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	Projection Period	2										3	4
Income Level		RHNA Allocation by Income Level	Projection Period - 06/30/2022-01/30/2023	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total Units to Date (all years)	Total Remaining RHNA by Income Level	
Very Low	Deed Restricted	163	-	1	-	-	-	-	-	-	-	-	8	155	
	Non-Deed Restricted		1	2	4	-	-	-	-	-	-	-			
Low	Deed Restricted	94	-	-	-	-	-	-	-	-	-	-	23	71	
	Non-Deed Restricted		7	13	3	-	-	-	-	-	-	-			
Moderate	Deed Restricted	92	-	-	-	-	-	-	-	-	-	-	14	78	
	Non-Deed Restricted		3	5	6	-	-	-	-	-	-	-			
Above Moderate		238	4	1	3	-	-	-	-	-	-	-	8	230	
Total RHNA		587													
Total Units			15	22	16	-	-	-	-	-	-	-	53	534	
Progress toward extremely low-income housing need, as determined pursuant to Government Code 65583(a)(1).															
		5											6	7	
Extremely low-Income Need			2023	2024	2025	2026	2027	2028	2029	2030	2031	Total Units to Date	Total Units Remaining		
Extremely Low-Income Units*		82	-	-	-	-	-	-	-	-	-	-	-	82	

\*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.

Please Note: Table B does not currently contain data from Table F or Table F2 for prior years. You may login to the APR system to see Table B that contains this data.

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).

- VLI Deed Restricted
- VLI Non Deed Restricted



## ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

<b>Jurisdiction</b>		Piedmont	
<b>Reporting Year</b>		2024	(Jan. 1 - Dec. 31)
<b>Table D</b>			
<b>Program Implementation Status pursuant to GC Section 65583</b>			
<b>Housing Programs Progress Report</b>			
Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.			
<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>
<b>Name of Program</b>	<b>Objective</b>	<b>Timeframe in H.E</b>	<b>Status of Program Implementation</b>
1.A Vacant Land Inventory	Prepare a regular update of the City's vacant land inventory, indicating the status and availability of each site in Table B-10 11 for potential development.	Annually	On-going. City-owned land in Moraga Canyon is in the process of being considered for designation as surplus land to facilitate its development.
1.B Market-Rate ADUs	Maintain and update zoning regulations and procedures that support the development of market-rate accessory dwelling units in Piedmont neighborhoods.	On-going	Completed: In 2023 and 2024, new regulations that comply with State law for ADUs, including market-rate ADUs, were established in the Piedmont zoning ordinance.

1.C Public Engagement for ADUs	Increase awareness of the ADU program amongst underserved and racially and ethnically diverse members of the Piedmont community.	Establish goals and metrics for ADU program and identify underserved and racially and ethnically diverse groups and potential contacts and liaisons by the end of 2022. Coordinate with liaisons and groups to develop appropriate outreach and informational materials by mid July 2023. Distribute media and materials by the end of December 2023. Annually monitoring program success starting in January 2024.	On-going: In 2022, the City established the goals for the ADU program as follows: (1) identify existing unintended ADUs or unpermitted ADUs for further outreach; (2) survey property owners regarding the addressing of their ADUs; (3) survey property owners regarding licensing of their ADUs; (4) survey property owners about the occupancy of their ADUs as an independent living unit; and (5) use newsletter mailings, civic events, and regional events to broaden the outreach to the Piedmont community. In early 2023, the City mailed 428 surveys to property owners with existing ADUs, unintended ADUs, and unpermitted ADUs, and received responses from 144. In September 2023 and 2024, the City provided information packets for ADU permits at the Harvest Festival reaching a broad crosssection of the community and highlighting the East Bay ADU Tour to occur on October 21, 2023. Both the survey and the Harvest Festival efforts provided valuable feedback about Piedmont's ADU program and steps that can be taken to improve its effectiveness. ADU events and updates were regularly featured in the Department newsletter. As a result, the City Council approved two new ADU incentives in September 2023, approved a planning permit fee waiver in February 2024, and adopted City Code amendments on January 6, 2025. In 2025, the City began a media campaign "Tell Us Your ADU Story" to compile first-hand experiences of building, owning, and living in ADUs and JADUs in Piedmont.
1.D Allow Religious Institution Affiliated Housing Development in Zone A	To facilitate affordable multi-family housing development in all parts of the city by allowing religious institution affiliated house by right in Zone A, accessory to religious facilities.	Amend Zoning Ordinance by March 2024.	Completed: Ordinance 772 N.S. - Amendments were drafted in 2023, and the Piedmont City Council amended the Zone A regulations to permit affordable multi-family development associated with religious institutions as a permitted use on February 20, 2024.
1.E Require ADUs for New Single-Family Residence Construction	To promote housing development, distribute housing growth across the community, and increase the production of housing through ADUs in single family areas.	Zoning amendment completed by January 2026.	Completed: Ordinance 772 N.S. - Amendments were drafted in 2023, and the Piedmont City Council amended the ADU regulations to require at least one ADU at the time of the construction of a new single-family residence on a lot 5,000 square feet or more on February 20, 2024.
1.F Increase Allowances for Housing in Zone B	To increase the allowed density in the Public Facilities Zone (Zone B) to 60 dwelling units per acre maximum.	Zoning amendment completed by January 2026.	Completed: Ordinance 772 N.S. - Amendments were drafted in 2023, and the Piedmont City Council amended the Zone B regulations to allow residential density of 60 dwelling units per acre on February 20, 2024.

<p><b>1.G Facilitating Multi-family Development in Zone C</b></p>	<p>To increase the maximum allowed residential density in Zone C to 60 dwelling units per acre, increase the 3-story max. height to 4 stories, and will allow parking reductions for certain multi-family and affordable projects. Reductions to front yard setbacks and increases in lot coverage allowances will also be implemented.</p>	<p>Zoning amendment completed by January 2026.</p>	<p>Completed: Ordinance 772 N.S. - Amendments were drafted in 2023, and the Piedmont City Council approved new Zone C regulations to allow residential density of 60 dwelling units per acre, increase the building height to 4 stories, and add permitted parking reductions, on February 20, 2024.</p>
<p><b>1.H Increase Allowances for Housing in Zone D</b></p>	<p>To allow residential densities up to 81 units per acre in Zone D, remove the Conditional Use Permit requirements for multi-family development in Zone D, and relax parking, setback, and lot coverage requirements in Zone D. The City will also consider waiving ground floor commercial in Zone D for nonprofit affordable housing as an incentive for residential development. In addition, the City will increase allowable height to four stories and reduce parking requirements to minimum one space per unit</p>	<p>Zoning amendment completed by January 2026.</p>	<p>Completed: Ordinance 772 N.S. - Amendments were drafted in 2023, and the Piedmont City Council amended the Zone D regulations to allow residential density of 81 dwelling units per acre, increase the building height to 4 stories, add a waiver for ground floor commercial for affordable housing developments, and parking requirement reductions, on February 20, 2024.</p>
<p><b>1.I Lot Mergers to Facilitate Housing in Zone C and Zone D</b></p>	<p>To incentivize lot mergers and create lot merger standards.</p>	<p>Zoning amendment completed by January 2026.</p>	<p>Completed: Ordinance 772 N.S. - Amendments were drafted in 2023, and the Piedmont City Council amended the Zone C and Zone D regulations to allow increased height limits and step back allowances on larger multifamily properties and increased the permitted residential density in Zone C and Zone D as incentives to merge small, less viable properties, on February 20, 2024. A RFP seeking professional services to evaluate possible new incentives was issued February 26, 2025.</p>

<p><b>1.J SB 9 Facilitation Amendments</b></p>	<p>To implement SB 9 in Zone A and Zone E up to 4 housing units, streamline review and approval, amend the Zoning Ordinance to encourage large lots under SB 9, and develop factsheets and FAQs.</p>	<p>Adopt objective design standards for SB 9 properties by December 2023. Amend the Zoning Ordinance to encourage large lots splits under SB 9 by April 2024. Develop SB 9 factsheets and FAQs by July 2024.</p>	<p>Completed: Ordinance 772 N.S. - Amendments were drafted in 2023, and the Piedmont City Council amended the municipal code to add new division 17.54 to implement California Senate Bill 9 and adopted Piedmont-specific development standards to facilitate urban lot splits, on February 20, 2024. A RFP seeking professional services to evaluate possible changes to subdivision standards and procedures was issued February 26, 2025.</p>
<p><b>1.K City Services Impact Fee for Multi-family Housing</b></p>	<p>To ensure new projects help pay for the cost of maintaining City services and infrastructure.</p>	<p>Review impact fees by December 2024. Modify fees, as directed through study, by July 2025</p>	<p>On-going. A RFP seeking professional services to evaluate possible impact fees was issued February 26, 2025.</p>

<p><b>1.L Specific Plan</b></p>	<p>Develop a specific plan to accommodate at least 132 dwelling units at a density of 40 to 60 dwelling units per acre affordable to a variety of households, including seniors, disabled persons, single-parents, low-income families, and people requiring supportive services.</p>	<p>Award contract for professional services by July 2023. Apply for available grant funding by December 2024. Begin subdivision of site and Surplus Land declaration timed to be completed concurrent with Specific Plan adoption. Prepare specific plan with the goal of completion by end of 2025. Adopt specific plan, General Plan amendments, and associated development standards by 2025. Pursue goal of entering into exclusive negotiating agreement with development partners by the end of 2026. Issue building permits by the end of 2027 (if an agreement is finalized with developers by 2026). Identify alternative site(s) by June 2027 (if no agreement is finalized by the end of 2026).</p>	<p>On schedule: The City began working with JZMK Partners to prepare a Moraga Canyon Specific Plan in July 2023. Public engagement began in August 2023 and the existing conditions report and development alternatives were presented at a community workshop on November 30, 2023. Since that time, the City has held study sessions with decision-makers to refine the preferred plan. Next steps include environmental review pursuant to CEQA and engagement with development community. In 2024, the City of Piedmont began working with MTC-ABAG consultants on implementation programs through the Priority Sites Grant program. The public review draft of the Moraga Canyon Specific Plan was published April 18, 2025.</p>
<p><b>1.M Manufactured and Mobile Homes</b></p>	<p>Amend the Zoning Ordinance to allow manufactured homes consistent with State law.</p>	<p>Amend Zoning Ordinance by March 2024.</p>	<p>Completed: Ordinance 772 N.S. - The Piedmont City Council amended Chapter 17 of the municipal code to add manufactured and mobile homes to the permitted uses on February 20, 2024.</p>
<p><b>1.N Municipal Services Parcel Tax Study</b></p>	<p>Study local municipal services tax to potentially generate additional revenue from units created under Housing Element programs.</p>	<p>Conduct study by April 2026</p>	<p>On-going. A RFP seeking professional services to evaluate possible changes to the municipal services parcel tax was issued February 26, 2025.</p>

<b>1.O Gas Station and Brownfields Remediation Study</b>	Obtain grant to study gas station remediation to convert underutilized gas station sites to residential parcels.	Pursue funding and (if funding received) begin study by March 2025.	On-going.
<b>1.P General Plan Amendments</b>	To ensure consistency between the City's General Plan and the Zoning Ordinance, the City will amend the General Plan to allow the uses and densities as proposed under the Housing Element in Programs 1.D, 1.F, 1.G, 1.H, and 1.L.	Amend General Plan consistent with programs describe in Program 1.P above, by January 2026.	Completed: proposed amendments were drafted in 2023, and the City Council approved amendments to the General Plan to facilitate development in Housing Element programs 1.D, 1.F, 1.G, 1.H, and 1.L on February 20, 2024.
<b>1.Q Density Bonus Ordinance</b>	To develop a local density bonus that is inclusive of State of California density bonus incentives and creates incentives for local goals for affordable housing above the minimum requirements of State density bonus law.	RFP and Zoning amendment completed within 3 years of the Housing Element rezoning deadline, by January 2026.	Completed: Ordinance 772 N.S. - Proposed density bonus was drafted in 2023, and the City Council approved a new division 17.52, Density Bonus, as an amendment to the Piedmont municipal code on February 20, 2024.
<b>1.R Lower-Income Sites Modifications to Address Shortfall</b>	Accommodate the lower income shortfall as required by Government Code Section 55583.2(h) and (i).	Amend the Zoning Ordinance as described above by April 2024.	Completed: Ordinance 772 N.S. - The City Council approved comprehensive amendments to the Piedmont zoning ordinance, Chapter 17, of the municipal Code on February 20, 2024. On September 3, 2024, the City Council adopted a resolution streamlining the review of development on shortfall sites, per HCD's technical assistance.
<b>1.S ADU Compliance</b>	Encourage the creation of accessory dwelling units by adopting an ordinance that is compliant with State law.	Zoning amendment completed within 6 months of receipt of the letter from HCD	Completed: Piedmont's ADU ordinance was amended within 6 months of comments from HCD. The City Council adopted amendments to the ADU provisions of Chapter 17 of the municipal code on September 5, 2023. Further refinements to the ADU ordinance were adopted by City Council on January 6, 2025 (Ordinance 777 N.S.)
<b>1.T On and Off-site Improvement Standards</b>	Develop objective on- and off-site improvement standards. On- and off-site improvements include, but are not limited to, street and sidewalk dimensions, and any other public improvements and infrastructure necessary for new development.	Chapter 19 amendments by January 2025.	On-going. A RFP seeking professional services to evaluate possible changes to the subdivision standards and procedures was issued February 26, 2025.

1.U Priority Development Area Designation	Pursue a Priority Development Area (PDA) designation for land within Zone C and Zone D along Grand Avenue and City owned land within Moraga Canyon, areas where existing programs support increased density and use of surplus public land to increase production of lower income housing during the 6th Cycle.	Secure PDA designation by December 31, 2023 and seek State funding to support affordable housing development when OBAG 4 funding becomes available.	Completed: The City obtained Priority Development Area designation from ABAG/MTC for portions of land on Grand Avenue and in Moraga Canyon in September 2023. Priority Sites designation was granted by ABAG to City-owned land in Moraga Canyon in December 2023. In 2024, City staff began working with ABAG/MTC staff on the Priority Sites Technical Assistance grant program to begin development in Moraga Canyon.
2.A CDBG Funding	Apply for Community Development Block Grant (CDBG) funds for housing maintenance and production and establish a process for informing the public that such funds are available. If such funds are received, a priority should be placed on their use to assist households with incomes less than 30 percent of area median income.	Apply for Community Development Block Grant (CDBG) funds for housing maintenance and production on an annual basis; Ongoing public awareness campaign, if funds are received.	On-going.
2.B Availability of Small Homes	Maintain zoning regulations that allow for small (less than 1,800 square feet) homes.	On-going (See other programs identified in Program 2.B)	On-going.
2.C Use of Original Materials and Construction Methods	Maintain Planning and Building standards which allow the use of original materials and construction methods in home remodeling.	On-going	On-going.
2.D Condominium Conversions	Maintain the existing requirement that the removal of any multifamily rental apartment must be matched by the creation of a new rental apartment elsewhere in the City.	On-going	On-going. A RFP seeking professional services to evaluate possible changes to subdivision and condominium standards and procedures was issued February 26, 2025.

3.A Affordable Accessory Dwelling Unit Public Information Campaign	Initiate a public information and education campaign about ADUs, including definitions, regulations for their use, opportunities for their construction, and the various incentives to create rent-restricted units. Add a "human interest" dimension by focusing on the stories of actual accessory dwelling unit owners and tenants.	Complete campaign strategy and materials by 2024, ongoing advertising of materials in print and digital media.	On-going: In 2023, construction of two ADU garage-conversion developments were awarded during the Spring 2023 Design Awards event, in 2024 one new ADU was awarded during the Spring 2024 Design Awards event, and the City hosted an information booth at the community's Harvest Festivals in Fall 2023 and Fall 2024 to distribute ADU information packets and publicize the East Bay ADU Tour to be held on October 21, 2023. On September 5, 2023, the City Council adopted amendments to the Piedmont Design Standards and Guidelines to pre-approve ADU floor plans and elevations for ADU's restricted to very low income residents. On February 5, 2024, the City Council waived the planning permit application fee for the pre-approved ADU plans program and the City publicized the change in electronic newsletter mailings. On March 29, 2024, the City hosted and helped publicize a legalization of unpermitted ADU webinar with the Casita Coalition. In 2025, the City began a media campaign "Tell Us Your ADU Story" to compile first-hand experiences of building, owning, and living in ADUs and JADUs in Piedmont.
3.B Increase Number of Legal ADUs	To increase the ADU stock with legal, complying units by offering incentives and waivers for unintended and/or existing non-permitted ADUs.	On-going	On-going: In early 2023, the City conducted a survey of property owners regarding possible unpermitted or unintended ADUs on their property. The next steps include focused communication with property owners regarding obtaining business licenses and understanding the benefits of ADU permits to current and future property owners.
3.C Monitoring ADU Missed Opportunities	To increase the ADU stock and improve ADU policies and regulations through a better understanding of property owners that considered adding an ADU, but decided not to move forward.	On-going	On-going: In early 2023, the City conducted a survey of property owners regarding reasons that they did not pursue an ADU on their property. The next steps include focused communication with property owners regarding the changes that the City could make to increase the likelihood of ADU construction.
3.D Monitoring Additional ADU Development Opportunities	To monitor potential opportunities for ADUs with new home construction or as part of renovation or expansion of existing homes located on larger lots that are conducive to ADU creation.	Identify all sites which meet threshold by 2024. Contact property owners by 2025. Ongoing advertisement of ADU opportunities as applications are submitted.	On-going: Technical assistance was provided to prospective applicants and draft amendments were prepared in 2023, and the City Council approved updates to Chapter 17 of the Piedmont municipal code to require the construction of an ADU in new single-family residences and remodels that remove 70% or more of the existing structure, for properties that are 5,000 square feet or more, on February 20, 2024.

3.E Affordable Housing Fund	To create an Affordable Housing Fund for the construction of new ADUs and Junior ADUs and other affordable housing types with occupancy restricted to very-low-income (31% to 50% AMI) and extremely-low-income (30% or less of AMI) residents for a minimum period of 15 years.	Meet with City Council by December 2023 to discuss potential risks and opportunities. Create affordable housing fund by July 2024.	On-going. A RFP seeking professional services to evaluate possible creation of an affordable housing fund was issued February 26, 2025.
3.F Incentives for Rent-Restricted ADUs	To consider amendments to the zoning regulations and procedures that create new incentives for rent and occupant income-restricted ADUs and streamline the review of all ADUs and JADUs.	Amend ADU ordinance to increase by January 2026.	Completed: Amendments were prepared in 2022 and 2023, and the City Council approved two new incentives for rent-restricted ADUs including a waiver of owner occupancy restriction in return for a rent and household income restriction and pre-approved ADU plans in return for a rent and household income restriction. On February 5, 2024, the City Council approved a fee waiver for planning permits issued under the pre-approved plans incentive further incentivizing the program.
3.G Inclusionary Housing	To provide additional affordable housing opportunities equally distributed and integrated with market-rate developments.	Issue RFP to hire consultant to evaluate inclusionary options by December 2023. Finalize recommendations by December 2024. Adopt requirements April 2025, if applicable and recommended by the analysis.	On-going. A RFP seeking professional services to evaluate possible inclusionary zoning standards and procedures was issued February 26, 2025.
3.H Monitor ADU Occupancy/Affordability	Issue survey to property owners of permitted and known unpermitted ADUs to determine occupancy / affordability of existing ADU stock, and based on the results of the survey, adjust city programs accordingly to ensure adequate capacity for the City's sites inventory.	Issue survey to relevant property owners by April 2024, and again, no later than April 2027	On-going: City staff sent a survey to property owners including recent ADU applicants, existing ADU property owners, and property owners with unpermitted or unintended ADUs. A total of 428 surveys were sent, and the City received 144 responses. City staff continue to evaluate the survey results and consider measures that could be taken to increase ADU occupancy and affordability.

4.A Media Strategy	Prepare and update printed brochures and web-based materials which inform residents about the planning and building processes.	Update all printed brochures with the most recent information by December 2023. Upload materials to the website by December 2023. Update materials as new processes, standards, or guidelines are adopted is ongoing.	In December 2023, the City updated the Planning and Building webpages to include the following new and current information: online building permit and planning permit submittal programs (eTrakit); application requirements; online inspection scheduling program (eTrakit); and instructional information. New 6th Cycle Housing Element, updated General Plan Element, and EIR information were uploaded to the Housing page of the Planning and Building webpages. Updated General Plan was uploaded in early 2024.
4.B Home Improvement Workshops	Conduct City-sponsored meetings, programs, and workshops which inform residents on home improvement and maintenance practices in Piedmont.	Seminars held in 2023 and 2024.	On-going. The Planning and Building Department provided office hours in 2023 during which applicants speak directly with planners, plans examiners, inspectors and the Building Official. These one-on-one meetings are opportunities to provide technical assistance and instruction. The Planning and Building webpages and the monthly enewsletter mailing are used to inform the community of changes to City processes. These programs will continue into 2024 and later. On March 29, 2024, the City helped publicize and hosted a webinar on legalization of unpermitted ADUs and Building Code compliance with the Casita Coalition.
4.C Building Code Updates and Ongoing Enforcement	Continue to implement the California Building Code of Regulations, as locally amended. Update or amend the codes as State requirements change, and as conditions in Piedmont warrant.	On-going	On-going.
4.D Fee Review	To review all planning and building fees annually to be sure that they cover required costs but are not more than is necessary to provide the required City services	On-going	On-going. Fees are reviewed each May-June to ensure that fees cover required costs but are not more than is necessary to provide City services. The Planning & Building Department and administrative staff are in the process of evaluating the preliminary findings of a fee and staffing study.
4.E Temporary Staff Additions	To add contract staff as needed to ensure prompt processing of all applications.	On-going	On-going. In 2023 and 2024, the City employed temporary staff to assist plan checking, planning permit review, and administrative functions.

4.F Capital Improvement Plan (CIP) Updates	Update the Capital Improvements Plan (CIP) and Facilities Maintenance Fund to ensure that municipal systems are kept in good condition and that funding decisions are consistent the General Plan, including the Housing Element.	Update the Capital Improvements Plan (CIP) and Facilities Maintenance Fund each fiscal year. Brief the CIP Committee on the General Plan, including the Housing Element and the requirement that CIP decisions be consistent with General Plan policies and priorities.	On-going. Planning staff is coordinating with Public Works staff and City Administration staff regarding review of CIP according to the Piedmont General Plan.
4.G Clarify the City Charter through Outreach to Residents	This program expands upon other previously issued statements and interpretations by clarifying what the Charter does and does not do through outreach to Piedmont residents in order to dispel misconceptions. As identified in Section 4 of Appendix F, a contributing factor to fair housing in Piedmont is community opposition to housing and pro-housing programs; in some cases, this community opposition may be based on misunderstandings of current laws regarding zoning and land use regulations, including the City Charter. This program would address these misunderstandings through local outreach and education.	Conduct two town hall meetings: One at the time of Zoning Code updates described in programs (1.D, 1.F, 1.G, 1.H ) estimated in January 2024 and one at the time of Specific Plan adoption (Program 1.L), estimated in 2025.	Completed. In 2023, the staff reports, presentations, and other communications sent to the City Council, Planning Commission, other City committees and commissions, and to the press and members of the public, clarified the limitations of Section 9.02 of the City Charter and acknowledged that no part of the Piedmont Charter limits changes within existing zoning district boundaries. In February 2024, the City Council held a public hearing and adopted amendments to Chapter 17, Planning and Land Use, of the municipal code, to add land uses permitted within existing zoning district boundaries. Also in February 2024, the City Council adopted amendments to Piedmont City Code section 17.02.010.B of section 17.02.010, Title; Intent; City Charter, to further clarify the implementation of City Charter requirements (Ordinance 772 N.S. ).
4.H Reform the Municipal Code to Clarify the Charter	The City will reform the Municipal Code to clarify the interpretation of the Charter with respect to zoning, the interpretation of which is described in greater detail above in Program 4.G.	Concurrent with other Zoning Amendments, but no later than end of 2024.	Completed. Ordinance 772 N.S. - In February 2024, the City Council adopted amendments to Piedmont City Code section 17.02.010.B of section 17.02.010, Title; Intent; City Charter, to further clarify the implementation of City Charter requirements.

4.I Health and Safety Code 17021.5 Compliance	Amend the City Code to ensure compliance with the employee housing provisions of California Health and Safety Code 17021.5.	By March 2024	Completed. Ordinance 772 N.S. - In February 2024, the City Council adopted amendments to the Piedmont City Code in compliance with California Health and Safety Code 17021.5.
4.J Small Lot Housing Study	Explore other incentives to protect small homes, including design awards for exemplary small home improvement projects.	Complete small lot/infill study by December 2025.	On-going. A RFP seeking professional services to evaluate small lot affordable housing was issued February 26, 2025. In 2023 and 2024, the Piedmont Design Awards highlighted small home projects, such as new ADUs, and improvements made to small homes.
4.K Small Lot Affordable Housing Study	Understand the viability of affordable housing on smaller, infill lots.	When grant funds become available or reconsider in March 2024.	On-going. A RFP seeking professional services to evaluate small lot affordable housing was issued February 26, 2025.
4.L Allow Parking Reductions for Multi-Family, Mixed-Use, and Affordable Projects	Reduce constraints to multi-family housing development and amend the Zoning Ordinance to reduce parking for multi-family, mixed-use, and affordable housing projects.	Amend Zoning Ordinance by March 2024.	Completed. Ordinance 772 N.S. - In February 2024, the City Council adopted amendments to the Piedmont City Code to reduce parking requirements for multi-family, mixed-use, and affordable projects.
4.M Facilitate Multi-Family and Residential Mixed-Use Projects by Right Subject to Objective Standards	Adopt objective design standards for multi-family and residential mixed-use projects and amend required findings for approval to eliminate subjectivity consistent with State law.	Adopt first phase of standards by July 2023. Complete second phase City Code amendments by end of 2023	Completed. In September 2023, the City Council adopted amendments to the Piedmont Design Standards and Guidelines to establish objective design standards for multi-family and mixed-use developments and approved amendments to the Piedmont City Code to add a new division 17.67, Ministerial Design Review. City staff continue to refine and improve the City Code provisions.
4.N Allow Transitional and Supportive Housing by Right in Zones that Allow Residential Uses	The City will amend its Zoning Ordinance to permit permanent supportive housing without discretionary action in zones allowing multi-family and mixed-use development and comply with Government Code Section 65651.	Amend the Zoning Ordinance by March 2024.	Completed. Ordinance 772 N.S. - In February 2024, the City Council adopted amendments to the Piedmont City Code to allow transitional and supportive housing as a permitted use (by-right) in all zones that permit residential uses.
4.O Allow Low Barrier Navigation Centers by Right in Zones that Allow Residential Uses	To amend the Zoning Ordinance to facilitate low barrier navigation centers throughout the planning period.	Amend the Zoning Ordinance by March 2024.	Completed. Ordinance 772 N.S. - In February 2024, the City Council adopted amendments to the Piedmont City Code to allow low barrier navigation centers as a permitted use (by-right) in all zones that permit residential uses.

4.P Residential Care Facilities	Develop objective design standards and appropriate conditional use permit findings for residential and consider other provisions for care facilities for seven or more persons in Zone B and Zone D.	Amend the Zoning Ordinance by March 2024.	Completed. Ordinance 772 N.S. - In February 2024, the City Council adopted amendments to the Piedmont City Code to allow residential care facilities subject to objective standards applicable to single-family residential uses in single-family zones. Findings for conditional use permits were amended to encourage neighborhood serving uses beyond the City's boundaries.
4.Q Parking Reductions for Persons with Disabilities, Seniors, and Other Housing Types	Allow parking reductions or waivers for housing for persons with disabilities, seniors, and other housing types to reduce development constraints.	Amend the Zoning Ordinance by March 2024.	Completed. Ordinance 772 N.S. - In February 2024, the City Council adopted amendments to the Piedmont City Code to reduce parking requirements for housing for persons with disabilities, seniors, and households with lower incomes and / or special needs.
4.R Permit Streamlining	Implement permit streamlining consistent with SB 35.	Develop department application form, handouts, and checklists and provide on City's website by March 2024.	Completed and on-going. In September 2023, the City Council adopted amendments to the Piedmont Design Standards and Guidelines to establish objective design standards for multi-family and mixed-use developments and approved amendments to the Piedmont City Code to add a new division 17.67, Ministerial Design Review. The City website was updated with the posting of the revised Piedmont Design Standards and Guidelines. In 2024, the City initiated the Objective Design Standards work for 1 to 4 unit developments as well as further refinements to the ADU and multifamily standards.
4.S Prioritize Sewer Hookups for Residential Development for Lower-Income Housing	Grant a priority for sewer hookups to developments that help meet Piedmont's share of the regional need for lower-income housing.	8/1/2024	On-going. The City will implement State law as applicable for eligible development projects.
4.T Establish Standards for Emergency Shelters	Develop objective standards for Emergency shelters.	Amend the Zoning Ordinance by March 2024.	Completed. Ordinance 772 N.S. - In February 2024, the City Council adopted amendments to the Piedmont City Code to allow emergency shelters subject to objective standards applicable to single-family residential uses. On July 1, 2024, the City Council adopted City Code amendments for operation of emergency shelters.
4.U Amend Conditional Use Permit Findings	Develop revised conditional use permit process and findings.	Implement Zoning amendments within 3 years of the Housing Element rezoning deadline (by January 2026).	Pending. City Council is expected to adopt amendments by Fall 2025.

<p><b>4.V Allow Emergency Shelters As Accessory Uses to Religious Facilities in Zone A</b></p>	<p>Facilitate the development of emergency shelters at religious facilities in Zone A.</p>	<p>Implement Zoning amendments within 3 years of the Housing Element rezoning deadline (by January 2026).</p>	<p>Completed. Ordinance 772 N.S. - On February 20, 2024, the City Council adopted amendments to the Zoning Ordinance to permit by right emergency shelters as religious affiliated housing in zone A.</p>
<p><b>4.W Place-Base Improvement Priority Program</b></p>	<p>The City will continue to implement a variety of place-based improvement programs which target planning, implementation, and allocation of CIP funding to areas based on observed and identified need, including areas with brownfield contamination such as gas stations, marginal ADA access (sidewalks and curb ramps that are missing or in disrepair), or in need of specific mobility, roadways, and/or sewer systems improvements.</p>	<p>Prioritize CIP annually.</p>	<p>On-going. Planning staff is coordinating with Public Works staff regarding review of CIP according to the Piedmont General Plan and prioritizing funding according to observed and identified need, such as brownfield areas, inadequate ADA access, and inadequate mobility, roadway, and sewer system infrastructure.</p>
<p><b>5.A Shared Housing Publicity and Media Initiative</b></p>	<p>Increase awareness of Piedmont's shared housing regulations and encourage households to participate in the program.</p>	<p>Initiate in 2022 and ongoing.</p>	<p>Completed and on-going. In 2023, Planning staff shared Covia Front Porch information with interested members of the public and decision-makers. On July 1, 2024, the City Council adopted amendments to reduce restrictions on room rentals. A RFP seeking professional services to evaluate shared housing programs was issued February 26, 2025.</p>
<p><b>5.B Shared Housing Matching Services</b></p>	<p>Issue an RFP to partner with an organization to provide shared housing matching services, particularly to low-income households, including families and seniors.</p>	<p>September 2023. Amend Ordinance by August 2024.</p>	<p>On-going. A RFP seeking professional services to evaluate shared housing programs was issued February 26, 2025.</p>

<p><b>5.C Assistance to Nonprofit Developers</b></p>	<p><b>Provide assistance to nonprofit entities to develop housing for low- and moderate-income Piedmont residents, including the elderly and others with special needs. Establish a package of incentives to assist the development of housing for lower-income households such as funding, adopting priority processing, granting concessions and incentives beyond State Density Bonus Law (see Program 1.Q), waiving parking requirements, waiving fees, and assisting with site preparation or predevelopment.</b></p>	<p><b>Annual proactive check-in with potential nonprofit applicants/developers beginning March 2024. Package of incentives to be established by March 2025, except as directed in Program 1.Q.</b></p>	<p><b>Completed and on-going. Ordinance 772 N.S. - In February 2024, the City Council approved a series of amendments to the City Code to create incentives for affordable housing developers including parking reductions, waiver of ground floor commercial uses in mixed-use zones, waiver of housing unit mix requirements, and creation of a Piedmont density bonus (division 17.52). City staff are in regular dialogue with developers of affordable and market-rate housing.</b></p>
<p><b>5.D Accommodations for Disabled Persons</b></p>	<p><b>Provide access to printed and web-based information which describes the procedures for making a Piedmont home “barrier free”. Work with regional providers and non-profit developers to identify development opportunities (as identified in Program 5.C).</b></p>	<p><b>City website with links will be provided by December 2023. Printed materials available by December 2023, upon request, and updated annually (as appropriate). Meetings with advocates upon request.</b></p>	<p><b>Completed and on-going. Planning and Building Department staff meet with applicants, property owners, and residents to provide technical assistance and instruction. The Planning and Building Department webpages are updated with information about City services and regulations, as well as how to contact staff. Planning staff are in regular dialogue with developers of affordable and market-rate housing.</b></p>
<p><b>5.E Housing Support for Families in Crisis</b></p>	<p><b>Support public and non-profit agencies in Alameda County which provide food and shelter for families in crisis. Seek grant funding that supports housing for families in crisis.</b></p>	<p><b>On-going</b></p>	<p><b>On-going. The City continues to build a closer working relationship with nonprofits and support agencies, such as Alameda County HCD, Alameda County Housing Authority, EveryOne Home CoC, and BACS.</b></p>

<p><b>5.F EveryOne Home</b></p>	<p>Participate in the Alameda County EveryOne Home Program, a planning effort to increase housing opportunities for extremely low income and disabled persons and strengthen the services the County provides to the homeless. Investigate opportunities to incorporate elements of the Alameda County plan, or develop a Piedmont specific plan.</p>	<p>Investigate opportunities to participate in Alameda County EveryOne Home Program implementation plan action items by March 2026 or adopt a City-specific plan to address homelessness by March 2026. Provide funding for operation and administration of the EveryOne Home Program annually in July.</p>	<p>On-going. City of Piedmont participates in the Alameda County's Home Together 2026 Community Plan, as well as the efforts of the Everyone Home continuum of care organization. In 2024, City staff participated in the County's Point-in-Time Count of persons experiencing homelessness. In January 2024, the City asked Alameda County to direct California HHAP funding to Bay Area Community Services (BACS) to expand services for people seeking housing assistance to the Piedmont geographic area.</p>
<p><b>5.G Faith Community Participation</b></p>	<p>Work with the local faith community to serve residents in need within Piedmont and the greater East Bay, and to identify potential partners for meeting local extremely low-income housing needs. Conduct two outreach meetings with local faith-based organizations to inform them about AB 1851 and provide technical assistance.</p>	<p>Work with local faith-based institutions to assist extremely-low income persons on an ongoing basis. Conduct two outreach meetings with local faith-based institutions to discuss AB 1851, AB 2244, and Housing Element Program 1.D in June 2024 and September 2024.</p>	<p>Completed and on-going. Planning staff members are in regular communication with faith organizations and provides technical assistance as needed. In February 2024, the City Council amended Chapter 17 , Planning and Land Use, of the Piedmont City Code, to allow religious affiliated housing up to 21 units per acre in the single-family zone (zone A). In April 2025, City staff organized a tour of a local private affordable housing development built on the parking lot of a religious institution in Berkeley and invited representatives of Piedmont religious organizations to participate.</p>

<p><b>5.H Housing for Extremely Low-Income Individuals and Households</b></p>	<p>Issue a request for proposals from planning consultants to develop standards to encourage the development of SROs, shared housingcohousing, and additional extremely low-income accessory dwelling units through the City's affordable accessory dwelling unit program and other means. Amend the Zoning Ordinance to allow SROs in Zone C and Zone D.</p>	<p>Issue RFP by March 2024 and amend the Zoning Ordinance to allow SROs in Zones C and D within 3 years of the Housing Element rezoning deadline (by January 2026).</p>	<p>Completed and on-going. In September 2023, the City Council approved ADU prototype plans available to property owners for planning permission to construct an ADU in exchange for a rent-restriction limiting rent and occupant's incomes to the very low income category. In February 2024, the City Council waived the planning permit fee for this rent-restricted ADU program, as well as amended Chapter 17, Planning and Land Use, of the City Code to allow SROs and co-housing in zones C (conditional use) and D (permitted by right) by means of Ordinance 772 N.S. Conditional use permit findings were also amended in February 2024 to encourage uses that serve the neighborhood (including serving people beyond the City boundary). A RFP seeking professional services to prepare strategies and coordinate ELI housing programs and services was issued February 26, 2025.</p>
<p><b>5.I Housing For Extremely Low-Income Families</b></p>	<p>Develop incentives to meet the needs of Piedmont's extremely lowincome families, potentially including modified development standards for ADUs.</p>	<p>Investigate incentives by December 2023 and pursue recommendations within 1 year (December 2024).</p>	<p>Completed and on-going. Piedmont participates in Alameda County's Measure A-1 affordable housing program, which makes \$2.1 million available as an incentive to affordable development proposals in Piedmont that include housing units affordable to residents making 20% or less of the area median income. Planning staff are in regular dialogue with developers of affordable housing and provide technical assistance. In addition, the City's pre-approved ADU plans incentive is available for property owners to obtain planning permits using pre-approved plans to construct ADUs affordable to tenants earning very low incomes or extremely low incomes. In February 2024, the City Council waived the planning permit application fee for the pre-approved, rent-restricted ADU incentive program.</p>
<p><b>5.J Developmentally Disabled Residents</b></p>	<p>Coordinate with the Regional Center for the East Bay, the East Bay Housing Consortium, and other organizations to better respond to the housing needs of developmentally disabled residents and ensure that sufficient resources exist within and around the community to meet these needs.</p>	<p>Contact the Regional Center for the East Bay, the East Bay Housing Consortium, and other organizations to identify the needs of developmentally disabled residents and to identify available resources for local residents by March 2026.</p>	<p>On-going. A RFP seeking professional services to prepare strategies and coordinate ELI housing, including housing for the developmentally disabled, was issued February 26, 2025.</p>

5.K Transitional and Supportive Housing for Extremely Low-Income Residents	Collaborate with nonprofit affordable housing organization to convert a home or homes to transitional housing for six persons.	Within 3 years of the Housing Element rezoning deadline by January 2026.	On-going. City staff have met with Bay Area Community Services (BACS) regarding opportunities to partner on State grant programs to convert a home or homes into transitional housing for six persons. A RFP seeking professional services to prepare strategies and coordinate housing programs for ELI community members was issued February 26, 2025.
5.L Definition of Family	Update definition of "family" in zoning code.	Within 3 years of the Housing Element rezoning deadline, by January 2026.	Completed. Ordinance 772 N.S. - In February 2024, the City Council amended Chapter 17, Planning and Land Use, of the City Code to update the definition of "family," to read "(i) two or more persons related by birth, marriage, or adoption, or (ii) an individual or a group of persons living together who constitute a bona fide housekeeping unit in a dwelling unit, not including a fraternity, sorority, club, or other group of persons occupying a hotel, lodging house, or institution of any kind." On July 1, 2024, the City Council adopted amendments to the City Code reducing limitations on room rentals.
6.A Title 24 and Reach Codes	Continue to enforce Title 24 requirements for energy conservation.	On-going	On-going.
6.B Green Housing	Explore ways to encourage and incentivize greener residential construction.	On-going	On-going. In 2024, the City formed the Electrification Task Force to evaluate incentives and financial assistance to community members.
6.C Renewable Energy Funding Assistance	Participate in Energy Upgrade California or equivalent programs which assist homeowners with renewable energy and energy efficiency improvements on their property.	On-going	On-going. In 2024, the City formed the Electrification Task Force to evaluate incentives and financial assistance to community members.
6.D Financial Assistance	Promote the use of programs which reduce residential energy costs.	On-going	On-going. In 2024, the City formed the Electrification Task Force to evaluate incentives and financial assistance to community members. Sustainability program staff make an induction cook-top available through a loan program to encourage purchase of energy efficient appliances. In 2023, the City offered a rebate program for energy-efficient upgrades.
7.A Public Information	Continue to provide and expand printed information on fair housing laws at City Hall and web-based information on the City's website.	On-going	On-going. City staff distribute tenant-landlord counseling information and Alameda County housing assistance through flyers at the service counter and on the Planning and Building Department webpages.
7.B Fair Housing Referrals	Continue the City's referral arrangement with ECHO Housing on fair housing issues and discrimination complaints.	On-going	On-going.

<p><b>7.C Housing Equity</b></p>	<p>Increase awareness of the City’s fair housing programs amongst underserved and racially and ethnically diverse members of the Piedmont community.</p>	<p><b>December 2023: Identify target underserved and racially and ethnically diverse groups. December 2024: Distribute media for outreach.</b></p>	<p><b>On-going. The Planning and Building Department provides monthly email bulletins on the City’s fair housing programs, reaching approximately 10% of all Piedmont households.</b></p>
<p><b>7.D Fair Housing Task Force</b></p>	<p>The City will create a Fair Housing Task Force to engage in outreach with lower-income and special needs households or their representatives (e.g., school district employees, Council or Commission representation, local non-profits, and/or local religious leaders). The Fair Housing Task Force will work together to determine and address fair housing issues in the City on a quarterly basis.</p>	<p><b>December 2023: Identify target underserved and racially and ethnically diverse groups. June 2024: Identify Task Force members. December 2024: Host first meeting with Task Force and City staff to determine Task Force mission and priorities and determine meeting schedule for 2025-2026. December 2024: Distribute media for outreach.</b></p>	<p><b>On-going. In 2024, City Administration initiated an internal Fair Housing Task Force program and began to develop its membership and the schedule of meetings.</b></p>





Jurisdiction	Piedmont	
Reporting Period	2024	31)
Planning Period	6th Cycle	01/31/2023 - 01/31/2031

**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 at apr@hcd.ca.gov and we will unlock the form which 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									

















# TABLE K

Attachment B

<b>Jurisdiction</b>	Piedmont	
<b>Reporting Period</b>	2024	(Jan. 1 - Dec. 31)
<b>Planning Period</b>	6th Cycle	01/31/2023 - 01/31/2031

**ANNU**


Local governments are required to inform HCD about any local tenant preference ordinance Code 7061 (SB 649, 2022, Cortese). Effective January 1, 2023, local governments adopting

<b>Does the Jurisdiction have a local tenant preference policy?</b>	No	
<b>If the jurisdiction has a local tenant preference policy, provide a link to the jurisdiction's webpage containing authorizing local ordinance and supporting materials.</b>		
<b>Notes</b>		



# LEAP REPORTING TABLE

Attachment B

In
Very Low
Low
Moderate
Above Moderate
Total Units

Certificate of Oc
In
Very Low
Low
Moderate
Above Moderate
Total Units



# LEAP REPORTING TABLE

Attachment B

<b>Income Level</b>	<b>Current Year</b>
Deed Restricted	0
Non-Deed Restricted	4
Deed Restricted	0
Non-Deed Restricted	3
Deed Restricted	0
Non-Deed Restricted	6
	3
	<b>16</b>

<b>Occupancy Issued by Affordability Summary</b>	
<b>Income Level</b>	<b>Current Year</b>
Deed Restricted	0
Non-Deed Restricted	0
Deed Restricted	0
Non-Deed Restricted	7
Deed Restricted	0
Non-Deed Restricted	1
	1
	<b>9</b>

**SB 423 Streamlined Ministerial Approval Process (SMAP) Determination  
Methodology and Background Data  
June 2024**

**SB 423 Reporting Period**

SB 35 (Chapter 366, Statutes of 2017), as amended by SB 423 (Chapter 778, Statutes of 2023), defines the Reporting Period, for all jurisdictions except for the City and County of San Francisco, as the first half of the regional housing needs assessment (RHNA) cycle or the complete RHNA cycle. SB 423 changed the SMAP Determination for the City and County of San Francisco to be calculated annually, rather than at the mid-point or end of cycle.

Once a jurisdiction completes the first-half of the 5<sup>th</sup> RHNA cycle, its next determination update will occur at the end of the 5<sup>th</sup> RHNA cycle. Thereafter, each jurisdiction's determination will be updated at the completion of the first-half of the 6<sup>th</sup> RHNA cycle and again at the end of the 6<sup>th</sup> RHNA cycle. Please see the pages below for specific dates for each region's determinations.

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SB 423 (Weiner, 2023), updated SB 35 (Weiner, 2017), and made changes to how SMAP Determination criteria are applied:

- 1) Any jurisdiction without a compliant Housing Element is now required to apply SMAP Streamlining for housing developments with 10% affordability. If different from the current SB 423 SMAP Determination, this would supersede the current SB 423 Determination.
- 2) Upon reaching Housing Element compliance, the jurisdiction reverts to their Streamlining criteria from the current SB 423 SMAP Determination.
- 3) SB 423 also changed the SMAP Determination for the City and County of San Francisco to be calculated annually, rather than at the mid-point or end of cycle.

A developer may submit a SB 330 preliminary application in partnership with SB 423 applications locking in the current Streamlining criteria regardless of future changes to housing element compliance or a subsequent SB 423 SMAP determination.

A developer can confirm the jurisdiction's current compliance status using the [Housing Element Review and Compliance Report](#). APRs are on calendar years, while RHNA planning periods<sup>1</sup> may begin and end at various times throughout the year. When a planning period begins after July, the APR for that year is attributed to the prior RHNA cycle. When the planning period ends before July 1, the APR for that year will be attributed to the following RHNA cycle.

More detail is shown below by regional government or county and applies to all jurisdictions within the regional government or county.

### **Credit for Permitting during Projection Period**

Jurisdictions may count permits that occurred during the 5th cycle projection period<sup>2</sup> before the planning period began on the first APR of the 5th cycle planning period.

### **APR Due Dates**

Annual Progress Reports are due each April and report on the prior calendar year's activities. As of April 1, 2024, the 2023 APRs and prior APRs were due. While HCD will continue to update APR data as APRs are received, permits from APRs received after June 3, 2024, will not count toward this determination of a jurisdiction's eligibility for the SB 423 SMAP. The determination includes APRs received as of June 3, 2024.

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<sup>1</sup> **Planning Period:** The time-period between the due date for one housing element and the due date for the next housing element. This time-period can be either 8 or 5 years, depending on the jurisdiction.

<sup>2</sup> **Projection Period:** The time-period for which the regional housing need assessment (RHNA) is calculated.

**Association of Monterey Bay Area Governments (AMBAG) and San Benito County Council of Governments (San Benito COG) – includes Monterey, Santa Cruz, and San Benito Counties, and all cities within each county**

5<sup>th</sup> Cycle Planning Period: 12/15/2015<sup>3</sup> – 12/15/2023

5<sup>th</sup> Cycle Projection Period: 01/01/2014 – 12/31/2023

5<sup>th</sup> Cycle Planning Period Half Way Point: December 2020

APRs that count toward First Half Reporting Period	2016 2017 2018 2019
APRs that count toward Last Half Reporting Period	2020 2021 2022 2023

Note: Jurisdictions can count permits that occurred during the 5<sup>th</sup> cycle projection period before the 5<sup>th</sup> cycle planning period began on the first APR of the 5<sup>th</sup> cycle planning period. For these jurisdictions, this includes permits from 2014 and 2015. For assistance in counting these units contact [APR@hcd.ca.gov](mailto:APR@hcd.ca.gov).

**SB 423 SMAP Eligibility Methodology**

After 2019 APRs are due	Less than 4/8ths (50%) permitting progress toward 5th Cycle regional housing needs assessment for an income category, qualifies as “fewer units of [an income category of] housing approved than were required for the regional housing needs assessment cycle for that reporting period”.
After 2023 APRs are due	Less than 8/8ths (100%) permitting progress toward 5th Cycle regional housing needs assessment for an income category, qualifies as “fewer units of [an income category of] housing approved than were required for the regional housing needs assessment cycle for that reporting period”.

<sup>3</sup> When the planning period begins after July 1, the APR for that year is attributed to the prior cycle.

**Fresno Council of Governments (FCOG) and Kern Council of Governments (KCOG) – includes Fresno and Kern Counties; and all cities within each county**

5<sup>th</sup> Cycle Planning Period: 12/31/2015<sup>4</sup> – 12/31/2023

5<sup>th</sup> Cycle Projection Period: 01/01/2013 – 12/31/2023

5<sup>th</sup> Cycle Planning Period Half Way Point: December 2020

APRs that count toward First Half Reporting Period	2016 2017 2018 2019
APRs that count toward Last Half Reporting Period	2020 2021 2022 2023

Note: Jurisdictions can count permits that occurred during the 5<sup>th</sup> cycle projection period before the 5<sup>th</sup> cycle planning period began on the first APR of the 5<sup>th</sup> cycle planning period. For these jurisdictions, this includes permits from 2013, 2014, and 2015. For assistance in counting these units contact [APR@hcd.ca.gov](mailto:APR@hcd.ca.gov).

**SB 423 SMAP Eligibility Methodology**

After 2019 APRs are due:	Less than <b>4/8ths (50%)</b> permitting progress toward 5th Cycle regional housing needs assessment for an income category, qualifies as “fewer units of [an income category of] housing approved than were required for the regional housing needs assessment cycle for that reporting period.”
After 2023 APRs are due:	Less than <b>8/8ths (100%)</b> permitting progress toward 5th Cycle regional housing needs assessment for an income category, qualifies as “fewer units of [an income category of] housing approved than were required for the regional housing needs assessment cycle for that reporting period.”

<sup>4</sup> When the planning period begins after July 1, the APR for that year is attributed to the prior cycle.

**Stanislaus County Council of Governments (Stan COG) and Tulare County Association of Governments (TCAG) – includes Stanislaus and Tulare Counties; and all cities within each county**

5<sup>th</sup> Cycle Planning Period: 12/31/2015<sup>5</sup> – 12/31/2023

5<sup>th</sup> Cycle Projection Period: 01/01/2014 – 09/30/2023

5<sup>th</sup> Cycle Planning Period Half Way Point: December 2020

APRs that count toward First Half Reporting Period	2016 2017 2018 2019
APRs that count toward Last Half Reporting Period	2020 2021 2022 2023

Note: Jurisdictions can count permits that occurred during the 5<sup>th</sup> cycle projection period before the 5<sup>th</sup> cycle planning period began on the first APR of the 5<sup>th</sup> cycle planning period. For these jurisdictions, this includes permits from 2014 and 2015. For assistance in counting these units contact [APR@hcd.ca.gov](mailto:APR@hcd.ca.gov).

**SB 423 SMAP Eligibility Methodology**

After 2019 APRs are due:	Less than <b>4/8ths (50%)</b> permitting progress toward 5th Cycle regional housing needs assessment for an income category, qualifies as “fewer units of [an income category of] housing approved than were required for the regional housing needs assessment cycle for that reporting period.”
After 2023 APRs are due:	Less than <b>8/8ths (100%)</b> permitting progress toward 5th Cycle regional housing needs assessment for an income category, qualifies as “fewer units of [an income category of] housing approved than were required for the regional housing needs assessment cycle for that reporting period.”

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<sup>5</sup> When the planning period begins after July 1, the APR for that year is attributed to the prior cycle.

**San Joaquin County Council of Governments (SJCOG) – includes San Joaquin County; and all cities within the County**

5<sup>th</sup> Cycle Planning Period: 12/31/2015<sup>6</sup> – 12/31/2023

5<sup>th</sup> Cycle Projection Period: 01/01/2014 – 12/31/2023

5<sup>th</sup> Cycle Planning Period Half Way Point: December 2020

APRs that count toward First Half Reporting Period	2016 2017 2018 2019
APRs that count toward Last Half Reporting Period	2020 2021 2022 2023

Note: Jurisdictions can count permits that occurred during the 5<sup>th</sup> cycle projection period before the 5<sup>th</sup> cycle planning period began on the first APR of the 5<sup>th</sup> cycle planning period. For these jurisdictions, this includes permits from 2014 and 2015. For assistance in counting these units contact [APR@hcd.ca.gov](mailto:APR@hcd.ca.gov).

**SB 423 SMAP Eligibility Methodology**

After 2019 APRs are due:	Less than <b>4/8ths (50%)</b> permitting progress toward 5th Cycle regional housing needs assessment for an income category, qualifies as “fewer units of [an income category of] housing approved than were required for the regional housing needs assessment cycle for that reporting period.”
After 2023 APRs are due:	Less than <b>8/8ths (100%)</b> permitting progress toward 5th Cycle regional housing needs assessment for an income category, qualifies as “fewer units of [an income category of] housing approved than were required for the regional housing needs assessment cycle for that reporting period.”

<sup>6</sup> When the planning period begins after July 1, the APR for that year is attributed to the prior cycle.

**Kings County Association of Governments (KCAG) and Madera County Transportation Commission (MCTC) – includes Kings and Madera; and all cities within each county**

5<sup>th</sup> Cycle Planning Period: 01/31/2016 – 01/31/2024<sup>7</sup>

5<sup>th</sup> Cycle Projection Period: 01/01/2014 – 12/31/2023

5<sup>th</sup> Cycle Planning Period Half Way Point: January 2020

APRs that count toward First Half Reporting Period	2016 2017 2018 2019
APRs that count toward Last Half Reporting Period	2020 2021 2022 2023

Note: Jurisdictions can count permits that occurred during the 5<sup>th</sup> cycle projection period before the 5<sup>th</sup> cycle planning period began on the first APR of the 5<sup>th</sup> cycle planning period. For these jurisdictions, this includes permits from 2014 and 2015. For assistance in counting these units contact [APR@hcd.ca.gov](mailto:APR@hcd.ca.gov).

**SB 423 SMAP Eligibility Methodology**

After 2019 APRs are due:	Less than <b>4/8ths (50%)</b> permitting progress toward 5th Cycle regional housing needs assessment for an income category, qualifies as “fewer units of [an income category of] housing approved than were required for the regional housing needs assessment cycle for that reporting period.”
After 2023 APRs are due:	Less than <b>8/8ths (100%)</b> permitting progress toward 5th Cycle regional housing needs assessment for an income category, qualifies as “fewer units of [an income category of] housing approved than were required for the regional housing needs assessment cycle for that reporting period.”

<sup>7</sup> When the planning period ends before July 1, the APR for that year will be attributed to the following cycle.

**Merced County Association of Governments (MCAG) – includes Merced County; and all cities within the County**

5<sup>th</sup> Cycle Planning Period: 03/31/2016 – 03/31/2024<sup>8</sup>

5<sup>th</sup> Cycle Projection Period: 01/01/2014 – 12/31/2023

5<sup>th</sup> Cycle Planning Period Half Way Point: March 2020

APRs that count toward First Half Reporting Period	2016 2017 2018 2019
APRs that count toward Last Half Reporting Period	2020 2021 2022 2023

Note: Jurisdictions can count permits that occurred during the 5<sup>th</sup> cycle projection period before the 5<sup>th</sup> cycle planning period began on the first APR of the 5<sup>th</sup> cycle planning period. For these jurisdictions, this includes permits from 2014 and 2015. For assistance in counting these units contact [APR@hcd.ca.gov](mailto:APR@hcd.ca.gov).

**SB 423 SMAP Eligibility Methodology**

After 2019 APRs are due:	Less than <b>4/8ths (50%)</b> permitting progress toward 5th Cycle regional housing needs assessment for an income category, qualifies as “fewer units of [an income category of] housing approved than were required for the regional housing needs assessment cycle for that reporting period.”
After 2023 APRs are due:	Less than <b>8/8ths (100%)</b> permitting progress toward 5th Cycle regional housing needs assessment for an income category, qualifies as “fewer units of [an income category of] housing approved than were required for the regional housing needs assessment cycle for that reporting period.”

<sup>8</sup> When the planning period ends before July 1, the APR for that year will be attributed to the following cycle.

**SB 423 SMAP Determination for the Counties of Fresno, Kern, Kings,  
Madera, Merced, Monterey, San Benito, San Joaquin, Santa Cruz,  
Stanislaus, Tulare; and all cities within each county**

*These jurisdictions are in the Last Half Reporting Period, including all years (2023 APRs) of an 8-year planning period. **Less than 100% permitting progress toward 5th Cycle regional housing needs assessment (RHNA) for an income category is considered insufficient progress. The next SB 423 SMAP Determination for these jurisdictions will be conducted at the First Half Reporting Period, including 4 years of an 8-year planning period, at which point they will need to demonstrate 50% permitting progress toward the 6th Cycle RHNA.***

Jurisdictions with insufficient progress toward Above-Moderate RHNA are subject to SB 423 SMAP streamlining for developments with 10% affordability or above. Jurisdictions with insufficient progress toward Lower RHNA (Very Low and Low) are subject to SB 423 SMAP streamlining for developments with 50% affordability or above. **As the definition of low-income is inclusive of very-low income, units permitted in excess of the very-low income need can be applied to demonstrate progress towards the lower-income need.**

*(Note: Jurisdictions are automatically subject to SB 423 SMAP streamlining provisions when latest Annual Progress Report (2023) not submitted)*

COUNTY	JURISDICTION NAME	VLI % Complete	Lower % Complete	MOD % Complete	ABOVE MOD % Complete
FRESNO	CLOVIS	0.6%	15.3%	348.8%	322.1%
FRESNO	COALINGA	89.3%	77.4%	33.3%	75.6%
FRESNO	FIREBAUGH	12.5%	48.5%	33.8%	20.9%
FRESNO	FOWLER	0.0%	4.8%	306.7%	105.3%
FRESNO	FRESNO	21.4%	15.5%	42.1%	126.9%
FRESNO	FRESNO COUNTY	20.4%	23.9%	77.4%	42.8%
FRESNO	KERMAN	0.4%	6.2%	190.1%	30.6%
FRESNO	KINGSBURG	10.6%	125.7%	46.7%	189.3%
FRESNO	MENDOTA	5.0%	67.9%	302.6%	2.3%
FRESNO	ORANGE COVE	9.0%	84.9%	1.0%	10.4%
FRESNO	REEDLEY	35.9%	31.4%	65.8%	59.3%
FRESNO	SAN JOAQUIN	0.0%	0.0%	37.1%	2.9%
FRESNO	SANGER	0.0%	41.1%	47.2%	9.9%
FRESNO	SELMA	39.3%	33.9%	171.0%	6.8%
KERN	ARVIN	0.0%	31.8%	260.7%	5.4%

**SB 423 SMAP Determination for the Counties of Fresno, Kern, Kings, Madera, Merced, Monterey, San Benito, San Joaquin, Santa Cruz, Stanislaus, Tulare; and all cities within each county**

*These jurisdictions are in the Last Half Reporting Period, including all years (2023 APRs) of an 8 -year planning period. Less than 100% permitting progress toward 5th Cycle regional housing needs assessment (RHNA) for an income category is considered insufficient progress. The next SB 423 SMAP Determination for these jurisdictions will be conducted at the First Half Reporting Period, including 4 years of an 8-year planning period, at which point they will need to demonstrate 50% permitting progress toward the 6th Cycle RHNA.*

*Jurisdictions with insufficient progress toward Above-Moderate RHNA are subject to SB 423 SMAP streamlining for qualifying developments with 10% affordability or above. Jurisdictions with insufficient progress toward Lower RHNA (Very Low and Low) are subject to SB 423 SMAP streamlining for developments with 50% affordability or above. **As the definition of low-income is inclusive of very-low income, units permitted in excess of the very-low income need can be applied to demonstrate progress towards the lower-income need.***

*(Note: Jurisdictions are automatically subject to SB 423 SMAP streamlining provisions when latest Annual Progress Report (2023) not submitted)*

COUNTY	JURISDICTION NAME	VLI % Complete	Lower % Complete	MOD % Complete	ABOVE MOD % Complete
KERN	BAKERSFIELD	7.1%	5.2%	68.4%	83.8%
KERN	DELANO	0.0%	0.0%	265.8%	16.5%
KERN	KERN COUNTY	2.5%	30.8%	10.2%	12.9%
KERN	MARICOPA	0.0%	0.0%	0.0%	0.0%
KERN	MCFARLAND	6.5%	8.2%	254.5%	8.9%
KERN	RIDGECREST	31.4%	19.1%	42.0%	11.9%
KERN	SHAFTER	0.0%	32.9%	19.9%	220.5%
KERN	TAFT	0.0%	3.8%	66.7%	36.3%
KERN	TEHACHAPI	0.0%	0.0%	0.0%	18.5%
KERN	WASCO	0.0%	38.2%	7.1%	86.8%
KINGS	AVENAL	0.0%	67.6%	32.2%	0.0%
KINGS	CORCORAN	0.0%	1.2%	40.2%	0.7%
KINGS	HANFORD	0.3%	8.8%	68.3%	55.1%
KINGS	KINGS COUNTY	8.1%	76.1%	53.7%	15.3%
KINGS	LEMOORE	0.9%	4.5%	12.2%	22.3%

**SB 423 SMAP Determination for the Counties of Fresno, Kern, Kings, Madera, Merced, Monterey, San Benito, San Joaquin, Santa Cruz, Stanislaus, Tulare; and all cities within each county**

*These jurisdictions are in the Last Half Reporting Period, including all years (2023 APRs) of an 8-year planning period. **Less than 100% permitting progress toward 5th Cycle regional housing needs assessment (RHNA) for an income category is considered insufficient progress. The next SB 423 SMAP Determination for these jurisdictions will be conducted at the First Half Reporting Period, including 4 years of an 8-year planning period, at which point they will need to demonstrate 50% permitting progress toward the 6th Cycle RHNA.***

*Jurisdictions with insufficient progress toward Above-Moderate RHNA are subject to SB 423 SMAP streamlining for developments with 10% affordability or above. Jurisdictions with insufficient progress toward Lower RHNA (Very Low and Low) are subject to SB 423 SMAP streamlining for developments with 50% affordability or above. **As the definition of low-income is inclusive of very-low income, units permitted in excess of the very-low income need can be applied to demonstrate progress towards the lower-income need.***

*(Note: Jurisdictions are automatically subject to SB 423 SMAP streamlining provisions when latest Annual Progress Report (2023) not submitted)*

COUNTY	JURISDICTION NAME	VLI % Complete	Lower % Complete	MOD % Complete	ABOVE MOD % Complete
MADERA	CHOWCHILLA	0.0%	0.0%	11.8%	29.3%
MADERA	MADERA	12.5%	84.8%	43.3%	9.2%
MADERA	MADERA COUNTY	0.0%	7.6%	3.5%	144.5%
MERCED	ATWATER	0.0%	0.0%	0.0%	67.6%
MERCED	DOS PALOS	0.0%	11.1%	0.0%	0.0%
MERCED	LIVINGSTON	0.0%	5.1%	10.4%	80.7%
MERCED	LOS BANOS	6.8%	17.2%	5.6%	168.9%
MERCED	MERCED	12.9%	6.4%	83.4%	147.3%
MERCED	MERCED COUNTY	1.8%	13.2%	16.5%	36.4%
MONTEREY	DEL REY OAKS	0.0%	100.0%	20.0%	0.0%

**SB 423 SMAP Determination for the Counties of Fresno, Kern, Kings, Madera, Merced, Monterey, San Benito, San Joaquin, Santa Cruz, Stanislaus, Tulare; and all cities within each county**

*These jurisdictions are in the Last Half Reporting Period, including all years (2023 APRs) of an 8-year planning period. **Less than 100% permitting progress toward 5th Cycle regional housing needs assessment (RHNA) for an income category is considered insufficient progress. The next SB 423 SMAP Determination for these jurisdictions will be conducted at the First Half Reporting Period, including 4 years of an 8-year planning period, at which point they will need to demonstrate 50% permitting progress toward the 6th Cycle RHNA.***

*Jurisdictions with insufficient progress toward Above-Moderate RHNA are subject to SB 423 SMAP streamlining for developments with 10% affordability or above. Jurisdictions with insufficient progress toward Lower RHNA (Very Low and Low) are subject to SB 423 SMAP streamlining for developments with 50% affordability or above. **As the definition of low-income is inclusive of very-low income, units permitted in excess of the very-low income need can be applied to demonstrate progress towards the lower-income need.***

*(Note: Jurisdictions are automatically subject to SB 423 SMAP streamlining provisions when latest Annual Progress Report (2023) not submitted)*

COUNTY	JURISDICTION NAME	VLI % Complete	Lower % Complete	MOD % Complete	ABOVE MOD % Complete
MONTEREY	GONZALES	0.0%	0.0%	0.0%	13.0%
MONTEREY	GREENFIELD	188.5%	314.0%	100.0%	81.0%
MONTEREY	KING CITY	0.0%	217.9%	18.2%	401.3%
MONTEREY	MARINA	24.4%	19.9%	61.9%	144.3%
MONTEREY	MONTEREY	12.1%	0.0%	1.7%	51.5%
MONTEREY	MONTEREY COUNTY	60.4%	119.7%	12.4%	253.5%
MONTEREY	PACIFIC GROVE	53.6%	405.6%	338.1%	131.3%
MONTEREY	SALINAS	38.7%	22.8%	1.0%	110.0%
MONTEREY	SEASIDE	0.0%	0.0%	4.2%	94.5%
MONTEREY	SOLEDAD	0.0%	0.0%	0.0%	398.8%
SAN BENITO	HOLLISTER	0.0%	0.0%	44.6%	317.8%
SAN BENITO	SAN BENITO COUNTY	3.0%	15.0%	1.8%	298.9%
SAN BENITO	SAN JUAN BAUTISTA	10.0%	16.7%	12.5%	23.5%
SAN JOAQUIN	ESCALON	0.0%	0.0%	14.1%	18.2%
SAN JOAQUIN	LATHROP	0.0%	0.0%	38.7%	194.2%
SAN JOAQUIN	LODI	10.5%	8.2%	26.7%	210.3%
SAN JOAQUIN	MANTECA	0.4%	0.7%	22.8%	337.9%
SAN JOAQUIN	RIPON	0.0%	0.0%	0.0%	34.4%

**SB 423 SMAP Determination for the Counties of Fresno, Kern, Kings, Madera, Merced, Monterey, San Benito, San Joaquin, Santa Cruz, Stanislaus, Tulare; and all cities within each county**

*These jurisdictions are in the Last Half Reporting Period, including all years (2023 APRs) of an 8-year planning period. Less than 100% permitting progress toward 5th Cycle regional housing needs assessment (RHNA) for an income category is considered insufficient progress. The next SB 423 SMAP Determination for these jurisdictions will be conducted at the First Half Reporting Period, including 4 years of an 8-year planning period, at which point they will need to demonstrate 50% permitting progress toward the 6th Cycle RHNA.*

*Jurisdictions with insufficient progress toward Above-Moderate RHNA are subject to SB 423 SMAP streamlining for developments with 10% affordability or above. Jurisdictions with insufficient progress toward Lower RHNA (Very Low and Low) are subject to SB 423 SMAP streamlining for developments with 50% affordability or above. **As the definition of low-income is inclusive of very-low income, units permitted in excess of the very-low income need can be applied to demonstrate progress towards the lower-income need.***

*(Note: Jurisdictions are automatically subject to SB 423 SMAP streamlining provisions when latest Annual Progress Report (2023) not submitted)*

COUNTY	JURISDICTION NAME	VLI % Complete	Lower % Complete	MOD % Complete	ABOVE MOD % Complete
SAN JOAQUIN	SAN JOAQUIN COUNTY	4.8%	25.3%	49.2%	72.1%
SAN JOAQUIN	STOCKTON	15.0%	15.4%	28.7%	54.4%
SAN JOAQUIN	TRACY	0.0%	0.3%	40.2%	207.8%
SANTA CRUZ	CAPITOLA	20.6%	0.0%	69.2%	83.3%
SANTA CRUZ	SANTA CRUZ	105.6%	432.2%	195.6%	262.3%
SANTA CRUZ	SANTA CRUZ COUNTY	59.0%	125.1%	96.2%	92.4%
SANTA CRUZ	SCOTTS VALLEY	0.0%	54.5%	30.8%	369.0%
SANTA CRUZ	WATSONVILLE	86.4%	78.2%	13.3%	90.8%
STANISLAUS	HUGHSON	0.0%	5.9%	0.0%	148.4%
STANISLAUS	MODESTO	9.5%	28.0%	36.5%	67.2%
STANISLAUS	NEWMAN	1.6%	3.4%	38.2%	14.2%
STANISLAUS	OAKDALE	4.4%	22.3%	40.0%	94.2%
STANISLAUS	RIVERBANK	10.3%	18.4%	0.0%	54.7%
STANISLAUS	STANISLAUS COUNTY	0.0%	9.3%	44.2%	85.5%
STANISLAUS	TURLOCK	2.1%	49.6%	104.5%	31.3%
STANISLAUS	WATERFORD	0.0%	0.0%	5.6%	49.3%
TULARE	DINUBA	45.0%	68.1%	190.9%	74.7%
TULARE	EXETER	0.0%	5.6%	10.6%	11.0%
TULARE	FARMERSVILLE	1,327.0%	1,421.5%	20.6%	2.3%
TULARE	LINDSAY	117.5%	102.5%	58.5%	10.1%

**SB 423 SMAP Determination for the Counties of Fresno, Kern, Kings, Madera, Merced, Monterey, San Benito, San Joaquin, Santa Cruz, Stanislaus, Tulare; and all cities within each county**

*These jurisdictions are in the Last Half Reporting Period, including all years (2023 APRs) of an 8-year planning period. **Less than 100% permitting progress toward 5th Cycle regional housing needs assessment (RHNA) for an income category is considered insufficient progress. The next SB 423 SMAP Determination for these jurisdictions will be conducted at the First Half Reporting Period, including 4 years of an 8-year planning period, at which point they will need to demonstrate 50% permitting progress toward the 6th Cycle RHNA.***

*Jurisdictions with insufficient progress toward Above-Moderate RHNA are subject to SB 423 SMAP streamlining for qualifying developments with 10% affordability or above. Jurisdictions with insufficient progress toward Lower RHNA (Very Low and Low) are subject to SB 423 SMAP streamlining for developments with 50% affordability or above. **As the definition of low-income is inclusive of very-low income, units permitted in excess of the very-low income need can be applied to demonstrate progress towards the lower-income need.***

*(Note: Jurisdictions are automatically subject to SB 423 SMAP streamlining provisions when latest Annual Progress Report (2023) not submitted)*

COUNTY	JURISDICTION NAME	VLI % Complete	Lower % Complete	MOD % Complete	ABOVE MOD % Complete
TULARE	PORTERVILLE	12.2%	32.3%	47.9%	20.8%
TULARE	TULARE	15.9%	10.0%	52.5%	225.8%
TULARE	TULARE COUNTY	24.8%	48.8%	31.0%	8.1%
TULARE	VISALIA	10.7%	66.3%	145.6%	55.4%

COUNTY	JURISDICTION NAME	2023 APR Submission Status
FRESNO	HURON	No 2023 Annual Progress Report
FRESNO	PARLIER	No 2023 Annual Progress Report
KERN	CALIFORNIA CITY	No 2023 Annual Progress Report
MERCED	GUSTINE	No 2023 Annual Progress Report
MONTEREY	CARMEL	No 2023 Annual Progress Report
MONTEREY	SAND CITY	No 2023 Annual Progress Report
STANISLAUS	CERES	No 2023 Annual Progress Report
STANISLAUS	PATTERSON	No 2023 Annual Progress Report
TULARE	WOODLAKE	No 2023 Annual Progress Report

## City and County of San Francisco

6<sup>th</sup> Cycle Planning Period: 01/31/2023 – 01/31/2031

6<sup>th</sup> Cycle Projection Period: 06/30/2022 – 12/15/2030

APRs that count toward First Annual Reporting Period	2023
APRs that count toward Second Annual Reporting Period	2024
APRs that count toward Third Annual Reporting Period	2025
APRs that count toward Fourth Annual Reporting Period	2026
APRs that count toward Fifth Annual Reporting Period	2027
APRs that count toward Sixth Annual Reporting Period	2028
APRs that count toward Seventh Annual Reporting Period	2029
APRs that count toward Eighth Annual Reporting Period	2030

### SB 423 SMAP Eligibility Methodology

After 2023 APRs are due:	Less than <b>1/8ths (12.5%)</b> permitting progress toward 6th Cycle regional housing needs assessment for an income category, qualifies as “fewer units of [an income category of] housing approved than were required for the regional housing needs assessment cycle for that reporting period.”
After 2024 APRs are due:	Less than <b>2/8ths (25%)</b> permitting progress toward 6th Cycle regional housing needs assessment for an income category, qualifies as “fewer units of [an income category of] housing approved than were required for the regional housing needs assessment cycle for that reporting period.”
After 2025 APRs are due:	Less than <b>3/8ths (37.5%)</b> permitting progress toward 6th Cycle regional housing needs assessment for an income category, qualifies as “fewer units of [an income category of] housing approved than were required for the regional housing needs assessment cycle for that reporting period.”
After 2026 APRs are due:	Less than <b>4/8ths (50%)</b> permitting progress toward 6th Cycle regional housing needs assessment for an income category, qualifies as “fewer units of [an income category of] housing approved than were required for the regional housing needs assessment cycle for that reporting period.”
After 2027 APRs are due:	Less than <b>5/8ths (62.5%)</b> permitting progress toward 6th Cycle regional housing needs assessment for an income category, qualifies as “fewer units of [an income category of] housing approved than were required for the regional housing needs assessment cycle for that reporting period.”
After 2027 APRs are due:	Less than <b>6/8ths (75%)</b> permitting progress toward 6th Cycle regional housing needs assessment for an income category, qualifies as “fewer units of [an income category of] housing approved than were required for the regional housing needs assessment cycle for that reporting period.”
After 2027 APRs are due:	Less than <b>7/8ths (87.5%)</b> permitting progress toward 6th Cycle regional housing needs assessment for an income category, qualifies as “fewer units of [an income category of] housing approved than were required for the regional housing needs assessment cycle for that reporting period.”
After 2030 APRs are due:	Less than <b>8/8ths (100%)</b> permitting progress toward 6th Cycle regional housing needs assessment for an income category, qualifies as “fewer units of [an income category of] housing approved than were required for the regional housing needs assessment cycle for that reporting period.”

## SB 423 SMAP Determination for the City and County of San Francisco

**San Francisco is in the First Year of its annual reporting for the 6<sup>th</sup> Cycle RHNA. Less than 12.5% permitting progress toward 6th Cycle regional housing needs assessment (RHNA) for an income category is considered insufficient progress. The next SB 423 SMAP Determination for San Francisco will be conducted at the second year of the 6<sup>th</sup> Cycle at which point they will need to demonstrate 25% permitting progress toward the 6th Cycle RHNA.**

*Jurisdictions with insufficient progress toward Above-Moderate RHNA are subject to SB 423 SMAP streamlining for qualifying developments with 10% affordability or above or the 20 percent moderate income option if the site is located in the San Francisco Bay Area as defined in Section 102(y) of the SB 423 SMAP Guidelines. Jurisdictions with insufficient progress toward Lower RHNA (Very Low and Low) are subject to SB 423 SMAP streamlining for developments with 50% affordability or above. **As the definition of low-income is inclusive of very-low income, units permitted in excess of the very-low income need can be applied to demonstrate progress towards the lower-income need.***

*(Note: Jurisdictions are automatically subject to SB 423 SMAP streamlining provisions when latest Annual Progress Report (2023) Not Submitted)*

COUNTY	JURISDICTION NAME	VLI % Complete	Lower % Complete	MOD % Complete	ABOVE MOD % Complete
SAN FRANCISCO	SAN FRANCISCO	2.5%	2.7%	3.0%	4.9%

**Association of Bay Area Governments (ABAG), includes Alameda, Contra Costa, Marin, Napa, San Mateo, Santa Clara, Solano, and Sonoma Counties; and all cities within each county**

5<sup>th</sup> Cycle Planning Period: 01/31/2015 – 01/31/2023<sup>9</sup>

5<sup>th</sup> Cycle Projection Period: 01/01/2014 – 10/31/2022

5<sup>th</sup> Cycle Planning Period Half Way Point: January 2019

APRs that count toward First Half Reporting Period	-	2015 2016 2017 2018
APRs that count toward Last Half Reporting Period		2019 2020 2021 2022

Note: Jurisdictions can count permits that occurred during the 5<sup>th</sup> cycle projection period before the 5<sup>th</sup> cycle planning period began on the first APR of the 5<sup>th</sup> cycle planning period. For Bay Area Metro jurisdictions, this includes permits from 2014. For assistance in counting these units contact [APR@hcd.ca.gov](mailto:APR@hcd.ca.gov).

**SB 423 SMAP Eligibility Methodology**

After 2018 APRs are due:	Less than <b>4/8ths (50%)</b> permitting progress toward 5th Cycle regional housing needs assessment for an income category, qualifies as “fewer units of [an income category of] housing approved than were required for the regional housing needs assessment cycle for that reporting period.”
After 2022 APRs are due:	Less than <b>8/8ths (100%)</b> permitting progress toward 5th Cycle regional housing needs assessment for an income category, qualifies as “fewer units of [an income category of] housing approved than were required for the regional housing needs assessment cycle for that reporting period.”

<sup>9</sup> When the planning period ends before July 1, the APR for that year will be attributed to the following cycle.

**Santa Barbara County Association of Governments (SBCAG) – includes Santa Barbara County; and all cities within the County**

5<sup>th</sup> Cycle Planning Period: 02/15/2015 – 02/15/2023<sup>10</sup>

5<sup>th</sup> Cycle Projection Period: 01/01/2014 – 09/30/2022

5<sup>th</sup> Cycle Planning Period Half Way Point: February 2019

APRs that count toward First Half Reporting Period	2015 2016 2017 2018
APRs that count toward Last Half Reporting Period	2019 2020 2021 2022

Note: Jurisdictions can count permits that occurred during the 5<sup>th</sup> cycle projection period before the 5<sup>th</sup> cycle planning period began on the first APR of the 5<sup>th</sup> cycle planning period. For these jurisdictions, this includes permits from 2014. For assistance in counting these units contact [APR@hcd.ca.gov](mailto:APR@hcd.ca.gov).

**SB 423 SMAP Eligibility Methodology**

After 2018 APRs are due:	Less than <b>4/8ths (50%)</b> permitting progress toward 5th Cycle regional housing needs assessment for an income category, qualifies as “fewer units of [an income category of] housing approved than were required for the regional housing needs assessment cycle for that reporting period.”
After 2022 APRs are due:	Less than <b>8/8ths (100%)</b> permitting progress toward 5th Cycle regional housing needs assessment for an income category, qualifies as “fewer units of [an income category of] housing approved than were required for the regional housing needs assessment cycle for that reporting period.”

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<sup>10</sup> When the planning period ends before July 1, the APR for that year will be attributed to the following cycle.

## SB 423 SMAP Determination for the Counties of Alameda, Contra Costa, Marin, Napa, San Mateo, Santa Barbara, Santa Clara, Solano, and Sonoma; and all cities within each county

**These jurisdictions are in the Last Half Reporting Period, including all APRs for the planning period. Less than 100% permitting progress toward 5th Cycle regional housing needs assessment (RHNA) for an income category is considered insufficient progress. The next SB 423 SMAP Determination for these jurisdictions will be conducted at the First Half Reporting Period, including 4 years of an 8-year planning period, at which point they will need to demonstrate 50% permitting progress toward the 6th Cycle RHNA.**

**Jurisdictions with insufficient progress toward Above-Moderate RHNA are subject to SB 423 SMAP streamlining for qualifying developments with 10% affordability or above or the 20 percent moderate income option if the site is located in the San Francisco Bay Area as defined in Section 102(y) of the SB 423 SMAP Guidelines. Jurisdictions with insufficient progress toward Lower RHNA (Very Low and Low) are subject to SB 423 SMAP streamlining for developments with 50% affordability or above. **As the definition of low-income is inclusive of very-low income, units permitted in excess of the very-low income need can be applied to demonstrate progress towards the lower-income need.****

*(Note: Jurisdictions are automatically subject to SB 423 SMAP streamlining provisions when latest Annual Progress Report (2023) Not Submitted)*

COUNTY	JURISDICTION NAME	VLI % Complete	Lower % Complete	MOD % Complete	ABOVE MOD % Complete
ALAMEDA	ALAMEDA	60.1%	64.9%	37.1%	255.9%
ALAMEDA	ALAMEDA COUNTY	33.7%	102.6%	20.0%	39.0%
ALAMEDA	ALBANY	40.0%	56.6%	163.2%	145.5%
ALAMEDA	BERKELEY	74.4%	42.3%	15.6%	257.2%
ALAMEDA	DUBLIN	3.3%	8.7%	18.6%	805.0%
ALAMEDA	EMERYVILLE	41.7%	23.2%	23.2%	143.1%
ALAMEDA	FREMONT	40.7%	55.8%	9.2%	384.1%
ALAMEDA	HAYWARD	24.0%	42.7%	38.8%	179.0%
ALAMEDA	LIVERMORE	23.4%	12.0%	133.9%	162.1%
ALAMEDA	NEWARK	42.1%	35.3%	22.8%	515.8%
ALAMEDA	OAKLAND	71.5%	40.1%	5.5%	207.8%
ALAMEDA	PIEDMONT	87.5%	242.9%	160.0%	628.6%
ALAMEDA	PLEASANTON	37.4%	19.9%	17.2%	300.9%
ALAMEDA	SAN LEANDRO	30.4%	40.0%	4.0%	34.0%
ALAMEDA	UNION CITY	0.0%	0.0%	47.4%	96.9%
CONTRA COSTA	ANTIOCH	59.3%	155.6%	43.0%	285.1%
CONTRA COSTA	BRENTWOOD	1.7%	11.3%	56.9%	1,269.9%
CONTRA COSTA	CLAYTON	0.0%	40.0%	12.9%	70.6%
CONTRA COSTA	CONCORD	9.0%	2.5%	1.6%	37.1%
CONTRA COSTA	CONTRA COSTA COUNTY	26.5%	99.1%	111.9%	390.0%
CONTRA COSTA	DANVILLE	5.1%	82.9%	57.3%	343.7%
CONTRA COSTA	EL CERRITO	118.0%	38.1%	37.7%	408.4%
CONTRA COSTA	HERCULES	0.0%	13.6%	217.0%	211.5%

**SB 423 SMAP Determination for the Counties of Alameda, Contra Costa, Marin, Napa, San Mateo, Santa Barbara, Santa Clara, Solano, and Sonoma; and all cities within each county**

*These jurisdictions are in the Last Half Reporting Period, including all APRs for the planning period. Less than 100% permitting progress toward 5th Cycle regional housing needs assessment (RHNA) for an income category is considered insufficient progress. The next SB 423 SMAP Determination for these jurisdictions will be conducted at the First Half Reporting Period, including 4 years of an 8-year planning period, at which point they will need to demonstrate 50% permitting progress toward the 6th Cycle RHNA.*

*Jurisdictions with insufficient progress toward Above-Moderate RHNA are subject to SB 423 SMAP streamlining for qualifying developments with 10% affordability or above or the 20 percent moderate income option if the site is located in the San Francisco Bay Area as defined in Section 102(y) of the SB 423 SMAP Guidelines. Jurisdictions with insufficient progress toward Lower RHNA (Very Low and Low) are subject to SB 423 SMAP streamlining for developments with 50% affordability or above. **As the definition of low-income is inclusive of very-low income, units permitted in excess of the very-low income need can be applied to demonstrate progress towards the lower-income need.***

*(Note: Jurisdictions are automatically subject to SB 423 SMAP streamlining provisions when latest Annual Progress Report (2023) Not Submitted)*

COUNTY	JURISDICTION NAME	VLI % Complete	Lower % Complete	MOD % Complete	ABOVE MOD % Complete
CONTRA COSTA	LAFAYETTE	6.5%	7.7%	165.9%	537.4%
CONTRA COSTA	MARTINEZ	0.0%	0.0%	1.3%	84.1%
CONTRA COSTA	MORAGA	0.0%	6.8%	20.0%	206.7%
CONTRA COSTA	OAKLEY	2.5%	108.0%	225.7%	461.6%
CONTRA COSTA	ORINDA	0.0%	0.0%	146.3%	819.0%
CONTRA COSTA	PINOLE	8.8%	281.3%	88.4%	27.0%
CONTRA COSTA	PITTSBURG	8.2%	135.4%	142.7%	104.9%
CONTRA COSTA	PLEASANT HILL	0.0%	2.9%	84.5%	84.2%
CONTRA COSTA	RICHMOND	100.0%	70.2%	0.0%	68.8%
CONTRA COSTA	SAN PABLO	96.4%	26.4%	69.3%	16.6%
CONTRA COSTA	SAN RAMON	11.8%	68.5%	125.5%	664.1%
CONTRA COSTA	WALNUT CREEK	16.4%	11.5%	22.6%	201.9%
MARIN	BELVEDERE	0.0%	0.0%	225.0%	20.0%
MARIN	CORTE MADERA	200.0%	392.3%	200.0%	816.7%
MARIN	FAIRFAX	106.3%	654.5%	372.7%	78.3%
MARIN	LARKSPUR	127.5%	125.0%	66.7%	178.4%
MARIN	MARIN COUNTY	101.8%	206.3%	129.7%	413.1%
MARIN	MILL VALLEY	117.1%	229.2%	126.9%	123.7%
MARIN	NOVATO	64.0%	104.6%	73.6%	204.2%
MARIN	ROSS	100.0%	100.0%	125.0%	125.0%
MARIN	SAN ANSELMO	87.9%	247.1%	342.1%	121.6%
MARIN	SAN RAFAEL	29.2%	93.9%	6.1%	76.0%
MARIN	SAUSALITO	88.5%	285.7%	143.8%	43.5%

**SB 423 SMAP Determination for the Counties of Alameda, Contra Costa, Marin, Napa,  
San Mateo, Santa Barbara, Santa Clara, Solano, and Sonoma;  
and all cities within each county**

*These jurisdictions are in the Last Half Reporting Period, including all APRs for the planning period. Less than 100% permitting progress toward 5th Cycle regional housing needs assessment (RHNA) for an income category is considered insufficient progress. The next SB 423 SMAP Determination for these jurisdictions will be conducted at the First Half Reporting Period, including 4 years of an 8-year planning period, at which point they will need to demonstrate 50% permitting progress toward the 6th Cycle RHNA.*

*Jurisdictions with insufficient progress toward Above-Moderate RHNA are subject to SB 423 SMAP streamlining for qualifying developments with 10% affordability or above or the 20 percent moderate income option if the site is located in the San Francisco Bay Area as defined in Section 102(y) of the SB 423 SMAP Guidelines. Jurisdictions with insufficient progress toward Lower RHNA (Very Low and Low) are subject to SB 423 SMAP streamlining for developments with 50% affordability or above. As the definition of low-income is inclusive of very-low income, units permitted in excess of the very-low income need can be applied to demonstrate progress towards the lower-income need.*

*(Note: Jurisdictions are automatically subject to SB 423 SMAP streamlining provisions when latest Annual Progress Report (2023) Not Submitted)*

COUNTY	JURISDICTION NAME	VLI % Complete	Lower % Complete	MOD % Complete	ABOVE MOD % Complete
MARIN	TIBURON	0.0%	6.3%	0.0%	142.1%
NAPA	AMERICAN CANYON	181.0%	448.1%	248.3%	141.5%
NAPA	CALISTOGA	383.3%	2,050.0%	1,900.0%	293.3%
NAPA	NAPA	86.5%	156.6%	93.6%	321.1%
NAPA	NAPA COUNTY	27.5%	46.7%	212.5%	192.5%
NAPA	SAINT HELENA	87.5%	180.0%	80.0%	823.1%
NAPA	YOUNTVILLE	25.0%	50.0%	433.3%	212.5%
SAN MATEO	ATHERTON	245.7%	292.3%	79.3%	5,633.3%
SAN MATEO	BELMONT	19.0%	173.0%	116.4%	243.7%
SAN MATEO	BRISBANE	8.0%	15.4%	200.0%	216.7%
SAN MATEO	BURLINGAME	29.7%	80.6%	48.4%	452.4%
SAN MATEO	COLMA	155.0%	562.5%	0.0%	45.5%
SAN MATEO	DALY CITY	51.5%	169.1%	106.3%	136.2%
SAN MATEO	EAST PALO ALTO	218.8%	233.3%	60.2%	7.1%
SAN MATEO	FOSTER CITY	63.5%	60.9%	32.9%	613.4%
SAN MATEO	HALF MOON BAY	100.0%	12.9%	236.1%	66.1%
SAN MATEO	HILLSBOROUGH	231.3%	523.5%	204.8%	138.1%
SAN MATEO	MENLO PARK	104.7%	120.2%	72.0%	1,238.7%
SAN MATEO	MILLBRAE	21.2%	69.3%	32.1%	122.2%
SAN MATEO	PACIFICA	0.0%	64.7%	48.6%	88.3%
SAN MATEO	PORTOLA VALLEY	81.0%	26.7%	80.0%	253.8%
SAN MATEO	REDWOOD CITY	48.6%	121.4%	0.0%	205.5%

**SB 423 SMAP Determination for the Counties of Alameda, Contra Costa, Marin,  
Napa,  
San Mateo, Santa Barbara, Santa Clara, Solano, and Sonoma;  
and all cities within each county**

*These jurisdictions are in the Last Half Reporting Period, including all APRs for the planning period. Less than 100% permitting progress toward 5th Cycle regional housing needs assessment (RHNA) for an income category is considered insufficient progress. The next SB 423 SMAP Determination for these jurisdictions will be conducted at the First Half Reporting Period, including 4 years of an 8-year planning period, at which point they will need to demonstrate 50% permitting progress toward the 6th Cycle RHNA.*

*Jurisdictions with insufficient progress toward Above-Moderate RHNA are subject to SB 423 SMAP streamlining for qualifying developments with 10% affordability or above or the 20 percent moderate income option if the site is located in the San Francisco Bay Area as defined in Section 102(y) of the SB 423 SMAP Guidelines. Jurisdictions with insufficient progress toward Lower RHNA (Very Low and Low) are subject to SB 423 SMAP streamlining for developments with 50% affordability or above. **As the definition of low -income is inclusive of very-low income, units permitted in excess of the very-low income need can be applied to demonstrate progress towards the lower-income need.***

*(Note: Jurisdictions are automatically subject to SB 423 SMAP streamlining provisions when latest Annual Progress Report (2023) Not Submitted*

COUNTY	JURISDICTION	VLI % Complete	Lower % Complete	MOD % Complete	ABOVE MOD % Complete
SAN MATEO	SAN BRUNO	9.5%	68.3%	40.0%	24.6%
SAN MATEO	SAN CARLOS	14.4%	13.1%	12.6%	336.6%
SAN MATEO	SAN MATEO	28.8%	47.3%	33.0%	149.5%
SAN MATEO	SAN MATEO COUNTY	72.5%	162.1%	122.5%	105.8%
SAN MATEO	SOUTH SAN FRANCISCO	26.0%	25.3%	48.9%	162.0%
SAN MATEO	WOODSIDE	191.3%	315.4%	133.3%	581.8%
SANTA BARBARA	BUELLTON	7.6%	9.1%	161.0%	114.5%
SANTA BARBARA	CARPINTERIA	169.2%	184.6%	5.9%	221.9%
SANTA BARBARA	GOLETA	33.2%	73.2%	9.8%	291.0%
SANTA BARBARA	GUADALUPE	775.0%	1,762.5%	492.3%	1,400.0%
SANTA BARBARA	LOMPOC	0.0%	0.0%	51.6%	8.1%
SANTA BARBARA	SANTA BARBARA	12.5%	16.4%	2.0%	97.8%
SANTA BARBARA	SANTA BARBARA COUNTY	45.9%	250.9%	368.8%	461.6%
SANTA BARBARA	SANTA MARIA	19.6%	270.7%	107.4%	64.4%
SANTA BARBARA	SOLVANG	85.7%	50.0%	3.3%	122.7%
SANTA CLARA	CAMPBELL	5.1%	2.9%	10.6%	153.5%
SANTA CLARA	CUPERTINO	13.5%	9.2%	68.4%	118.9%
SANTA CLARA	GILROY	91.9%	455.6%	46.1%	328.0%
SANTA CLARA	LOS ALTOS	4.1%	77.8%	56.3%	552.6%
SANTA CLARA	LOS ALTOS HILLS	126.1%	175.0%	106.3%	746.7%
SANTA CLARA	LOS GATOS	24.4%	2.7%	118.2%	278.2%
SANTA CLARA	MILPITAS	27.1%	15.8%	12.0%	322.6%

**SB 423 SMAP Determination for the Counties of Alameda, Contra Costa, Marin, Napa,  
San Mateo, Santa Barbara, Santa Clara, Solano, and Sonoma;  
and all cities within each county**

*These jurisdictions are in the Last Half Reporting Period, including all APRs for the planning period. Less than 100% permitting progress toward 5th Cycle regional housing needs assessment (RHNA) for an income category is considered insufficient progress. The next SB 423 SMAP Determination for these jurisdictions will be conducted at the First Half Reporting Period, including 4 years of an 8-year planning period, at which point they will need to demonstrate 50% permitting progress toward the 6th Cycle RHNA.*

*Jurisdictions with insufficient progress toward Above-Moderate RHNA are subject to SB 423 SMAP streamlining for qualifying developments with 10% affordability or above or the 20 percent moderate income option if the site is located in the San Francisco Bay Area as defined in Section 102(y) of the SB 423 SMAP Guidelines. Jurisdictions with insufficient progress toward Lower RHNA (Very Low and Low) are subject to SB 423 SMAP streamlining for developments with 50% affordability or above. **As the definition of low-income is inclusive of very-low income, units permitted in excess of the very-low income need can be applied to demonstrate progress towards the lower-income need.***

*(Note: Jurisdictions are automatically subject to SB 423 SMAP streamlining provisions when latest Annual Progress Report (2023) Not Submitted)*

COUNTY	JURISDICTION NAME	VLI % Complete	Lower % Complete	MOD % Complete	ABOVE MOD % Complete
SANTA CLARA	MONTE SERENO	282.6%	430.8%	46.2%	666.7%
SANTA CLARA	MORGAN HILL	113.9%	313.6%	415.7%	511.7%
SANTA CLARA	MOUNTAIN VIEW	31.2%	53.0%	25.8%	522.4%
SANTA CLARA	PALO ALTO	14.6%	13.9%	15.5%	130.0%
SANTA CLARA	SAN JOSE	24.7%	11.4%	42.3%	115.1%
SANTA CLARA	SANTA CLARA	45.1%	72.2%	28.2%	435.2%
SANTA CLARA	SANTA CLARA COUNTY	450.0%	592.3%	1,213.6%	2,100.0%
SANTA CLARA	SARATOGA	2.0%	89.5%	140.4%	151.6%
SANTA CLARA	SUNNYVALE	15.5%	13.2%	47.1%	235.0%
SOLANO	BENICIA	1.1%	5.6%	39.3%	16.3%
SOLANO	DIXON	54.0%	291.7%	483.3%	1,018.3%
SOLANO	FAIRFIELD	19.5%	27.0%	95.2%	233.0%
SOLANO	RIO VISTA	0.0%	11.1%	322.9%	310.6%
SOLANO	SOLANO COUNTY	26.9%	893.3%	284.2%	402.3%
SOLANO	SUISUN CITY	29.9%	201.8%	0.0%	73.4%
SOLANO	VACAVILLE	26.1%	121.6%	334.7%	522.7%
SOLANO	VALLEJO	26.1%	0.6%	0.0%	64.1%
SONOMA	CLOVERDALE	305.1%	406.9%	32.3%	77.7%
SONOMA	COTATI	37.1%	105.6%	138.9%	130.3%
SONOMA	HEALDSBURG	119.4%	141.7%	357.7%	265.8%
SONOMA	PETALUMA	66.8%	76.7%	143.8%	430.7%
SONOMA	ROHNERT PARK	108.8%	146.7%	33.1%	357.0%

**SB 423 SMAP Determination for the Counties of Alameda, Contra Costa, Marin, Napa, San Mateo, Santa Barbara, Santa Clara, Solano, and Sonoma; and all cities within each county**

*These jurisdictions are in the Last Half Reporting Period, including all APRs for the planning period. Less than 100% permitting progress toward 5th Cycle regional housing needs assessment (RHNA) for an income category is considered insufficient progress. The next SB 423 SMAP Determination for these jurisdictions will be conducted at the First Half Reporting Period, including 4 years of an 8-year planning period, at which point they will need to demonstrate 50% permitting progress toward the 6th Cycle RHNA.*

*Jurisdictions with insufficient progress toward Above-Moderate RHNA are subject to SB 423 SMAP streamlining for qualifying developments with 10% affordability or above or the 20 percent moderate income option if the site is located in the San Francisco Bay Area as defined in Section 102(y) of the SB 423 SMAP Guidelines. Jurisdictions with insufficient progress toward Lower RHNA (Very Low and Low) are subject to SB 423 SMAP streamlining for developments with 50% affordability or above. **As the definition of low-income is inclusive of very-low income, units permitted in excess of the very-low income need can be applied to demonstrate progress towards the lower-income need.***

*(Note: Jurisdictions are automatically subject to SB 423 SMAP streamlining provisions when latest Annual Progress Report (2023) not submitted)*

COUNTY	JURISDICTION NAME	VLI % Complete	Lower % Complete	MOD % Complete	ABOVE MOD % Complete
SONOMA	SANTA ROSA	62.7%	90.2%	37.4%	136.9%
SONOMA	SEBASTOPOL	168.2%	158.8%	121.1%	101.6%
SONOMA	SONOMA	100.0%	152.2%	192.6%	130.2%
SONOMA	SONOMA COUNTY	143.7%	994.6%	394.4%	772.4%
SONOMA	WINDSOR	45.0%	290.8%	4.5%	84.6%

**Southern California Association of Governments (SCAG) – includes Imperial, Los Angeles, Orange, Riverside, San Bernardino, and Ventura Counties; and all cities within each county**

5<sup>th</sup> Cycle Planning Period: 10/15/2013<sup>11</sup> – 10/15/2021

5<sup>th</sup> Cycle Projection Period: 01/01/2014 – 10/31/2021

5<sup>th</sup> Cycle Planning Period Half Way Point: October 2018

APRs that count toward First Half Reporting Period	2014 2015 2016 2017
APRs that count toward Last Half Reporting Period	2018 2019 2020 2021

Note: Due to an anomaly in setting the SCAG planning and projection period for the 5th housing element cycle, the SCAG projection period begins after the planning period. As result, SCAG jurisdictions cannot count units permitted before the start of the 5<sup>th</sup> Cycle projection period. For more information, please see the link below:

<https://scag.ca.gov/sites/main/files/file-attachments/hcdrhnaclarificationhe052112.pdf>

**SB 423 SMAP Eligibility Methodology**

After 2017 APRs are due:	Less than <b>4/8ths (50%)</b> permitting progress toward 5th Cycle regional housing needs assessment for an income category, qualifies as “fewer units of [an income category of] housing approved than were required for the regional housing needs assessment cycle for that reporting period.”
After 2021 APRs are due:	Less than <b>8/8ths (100%)</b> permitting progress toward 5th Cycle regional housing needs assessment for an income category, qualifies as “fewer units of [an income category of] housing approved than were required for the regional housing needs assessment cycle for that reporting period.”

<sup>11</sup> When the planning period begins after July 1, the APR for that year is attributed to the prior cycle.

**Sacramento Area Council of Governments (SACOG) – includes El Dorado, Placer, Sacramento, Sutter, Yolo, and Yuba Counties; and all cities within each county**

5<sup>th</sup> Cycle Planning Period: 10/31/2013<sup>12</sup> – 5/14/2021

5<sup>th</sup> Cycle Projection Period: 01/01/2013 – 10/31/2021

5<sup>th</sup> Cycle Planning Period Half Way Point: October 2017

APRs that count toward First Half Reporting Period	2014 2015 2016 2017
APRs that count toward Last Half Reporting Period	2018 2019 2020

Note: Jurisdictions can count permits that occurred during the 5<sup>th</sup> cycle projection period before the 5<sup>th</sup> cycle planning period began on the first APR of the 5<sup>th</sup> cycle planning period. For SACOG jurisdictions, this includes permits from 2013. For assistance in counting these units contact [APR@hcd.ca.gov](mailto:APR@hcd.ca.gov).

**SB 423 SMAP Eligibility Methodology**

After 2017 APRs are due:	Less than <b>4/8ths (50%)</b> permitting progress toward 5th Cycle regional housing needs assessment for an income category, qualifies as “fewer units of [an income category of] housing approved than were required for the regional housing needs assessment cycle for that reporting period.”
After 2021 APRs are due:	Less than <b>7/7ths (100%)</b> permitting progress toward 5th Cycle regional housing needs assessment for an income category, qualifies as “fewer units of [an income category of] housing approved than were required for the regional housing needs assessment cycle for that reporting period.”

<sup>12</sup> When the planning period begins after July 1, the APR for that year is attributed to the prior cycle.

## Tahoe Regional Planning Agency (TRPA) – includes the City of South Lake Tahoe

5<sup>th</sup> Cycle Planning Period: 06/15/2014<sup>13</sup> – 06/29/2022

5<sup>th</sup> Cycle Projection Period: 01/01/2013 – 10/31/2021

5<sup>th</sup> Cycle Planning Period Half Way Point: June 2018

APRs that count toward First Half Reporting Period	2014 2015 2016 2017
APRs that count toward Last Half Reporting Period	2018 2019 2020 2021

Note: Jurisdictions can count permits that occurred during the 5th cycle projection period before the 5th cycle planning period began on the first APR of the 5th cycle planning period. For TRPA jurisdictions, this includes permits from 2013. For assistance in counting these units contact [APR@hcd.ca.gov](mailto:APR@hcd.ca.gov).

### SB 423 SMAP Eligibility Methodology

After 2017 APRs are due:	Less than <b>4/8ths (50%)</b> permitting progress toward 5th Cycle regional housing needs assessment for an income category, qualifies as “fewer units of [an income category of] housing approved than were required for the regional housing needs assessment cycle for that reporting period.”
After 2021 APRs are due:	Less than <b>8/8ths (100%)</b> permitting progress toward 5th Cycle regional housing needs assessment for an income category, qualifies as “fewer units of [an income category of] housing approved than were required for the regional housing needs assessment cycle for that reporting period.”

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<sup>13</sup> When the planning period begins after July 1, the APR for that year is attributed to the prior cycle.

**Butte County Association of Governments (BCAG) – includes Butte County;  
and all cities within the County**

5<sup>th</sup> Cycle Planning Period: 06/15/2014 – 06/15/2022<sup>14</sup>

5<sup>th</sup> Cycle Projection Period: 01/01/2014 – 06/15/2022

5<sup>th</sup> Cycle Planning Period Half Way Point: June 2018

APRs that count toward First Half Reporting Period	2014 2015 2016 2017
APRs that count toward Last Half Reporting Period	2018 2019 2020 2021

Note: Jurisdictions can count permits that occurred during the 5<sup>th</sup> cycle projection period before the 5<sup>th</sup> cycle planning period began on the first APR of the 5<sup>th</sup> cycle planning period. For BCAG jurisdictions, this includes permits from 2014, which will already be included on their 2014 APR.

**SB 423 SMAP Eligibility Methodology**

After 2017 APRs are due:	Less than <b>4/8ths (50%)</b> permitting progress toward 5th Cycle regional housing needs assessment for an income category, qualifies as “fewer units of [an income category of] housing approved than were required for the regional housing needs assessment cycle for that reporting period.”
After 2021 APRs are due:	Less than <b>8/8ths (100%)</b> permitting progress toward 5th Cycle regional housing needs assessment for an income category, qualifies as “fewer units of [an income category of] housing approved than were required for the regional housing needs assessment cycle for that reporting period.”

<sup>14</sup> When the planning period ends before July 1, the APR for that year will be attributed to the following cycle.

**SB 423 SMAP Determination for the Counties of Butte, El Dorado, Imperial, Los Angeles, Orange, Placer, Riverside, Sacramento, San Bernardino, Sutter, Ventura, Yolo, and Yuba; and all cities within each county**

*These jurisdictions are in the Last Half Reporting Period, including all APRs for the planning period. **Less than 100% permitting progress toward 5th Cycle regional housing needs assessment (RHNA) for an income category is considered insufficient progress.***

*Jurisdictions with insufficient progress toward Above-Moderate RHNA are subject to SB 423 SMAP streamlining for developments with 10% affordability or above. Jurisdictions with insufficient progress toward Lower RHNA (Very Low and Low) are subject to SB 423 SMAP streamlining for developments with 50% affordability or above. **As the definition of low-income is inclusive of very-low income, units permitted in excess of the very-low income need can be applied to demonstrate progress towards the lower-income need.***

*(Note: Jurisdictions are automatically subject to SB 423 SMAP streamlining provisions when latest Annual Progress Report (2023) not submitted)*

COUNTY	JURISDICTION NAME	VLI % Complete	Lower % Complete	MOD % Complete	ABOVE MOD % Complete
BUTTE	BUTTE COUNTY	1.0%	13.6%	86.9%	57.5%
BUTTE	CHICO	34.4%	17.7%	97.3%	203.7%
BUTTE	OROVILLE	89.7%	72.2%	0.0%	31.9%
BUTTE	PARADISE	68.1%	429.0%	428.0%	400.7%
EL DORADO	EL DORADO COUNTY	5.4%	33.3%	18.3%	263.0%
EL DORADO	SOUTH LAKE TAHOE	0.0%	2.6%	22.2%	98.9%
IMPERIAL	CALIPATRIA	0.0%	9.1%	0.0%	0.0%
IMPERIAL	EL CENTRO	52.4%	78.3%	94.9%	11.7%
IMPERIAL	HOLTVILLE	81.5%	32.3%	3.1%	1.1%
IMPERIAL	IMPERIAL	19.8%	4.9%	255.4%	41.6%
IMPERIAL	IMPERIAL COUNTY	0.0%	0.0%	7.2%	1.9%
IMPERIAL	WESTMORLAND	0.0%	0.0%	5.6%	0.0%

**SB 423 SMAP Determination for the Counties of Butte, El Dorado, Imperial, Los Angeles, Orange, Placer, Riverside, Sacramento, San Bernardino, Sutter, Ventura, Yolo, and Yuba; and all cities within each county**

*These jurisdictions are in the Last Half Reporting Period, including all APRs for the planning period. Less than 100% permitting progress toward 5th Cycle regional housing needs assessment (RHNA) for an income category is considered insufficient progress.*

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*(Note: Jurisdictions are automatically subject to SB 423 SMAP streamlining provisions when latest Annual Progress Report (2023) not submitted)*

COUNTY	JURISDICTION NAME	VLI % Complete	Lower % Complete	MOD % Complete	ABOVE MOD % Complete
LOS ANGELES	AGOURA HILLS	12.9%	0.0%	0.0%	128.9%
LOS ANGELES	ARCADIA	0.0%	0.0%	21.5%	106.9%
LOS ANGELES	ARTESIA	0.0%	0.0%	0.0%	217.6%
LOS ANGELES	AVALON	0.0%	0.0%	0.0%	23.5%
LOS ANGELES	AZUSA	0.0%	5.1%	840.9%	66.7%
LOS ANGELES	BALDWIN PARK	33.1%	20.5%	2.2%	133.9%
LOS ANGELES	BELL	590.9%	771.4%	75.0%	400.0%
LOS ANGELES	BELL GARDENS	36.4%	0.0%	150.0%	745.0%
LOS ANGELES	BELLFLOWER	100.0%	1,600.0%	100.0%	100.0%
LOS ANGELES	BEVERLY HILLS	3,400.0%	3,600.0%	200.0%	100.0%
LOS ANGELES	BRADBURY	0.0%	0.0%	100.0%	100.0%
LOS ANGELES	BURBANK	0.4%	64.2%	13.8%	66.3%
LOS ANGELES	CALABASAS	13.6%	0.0%	35.1%	141.2%
LOS ANGELES	CARSON	8.7%	21.7%	46.4%	60.2%
LOS ANGELES	CERRITOS	17.4%	7.1%	7.1%	1,014.3%
LOS ANGELES	CLAREMONT	19.4%	23.7%	71.9%	296.1%
LOS ANGELES	COMMERCE	0.0%	0.0%	0.0%	180.0%
LOS ANGELES	COMPTON	0.0%	0.0%	100.0%	100.0%
LOS ANGELES	COVINA	28.3%	45.7%	71.1%	122.7%

**SB 423 SMAP Determination for the Counties of Butte, El Dorado, Imperial, Los Angeles, Orange, Placer, Riverside, Sacramento, San Bernardino, Sutter, Ventura, Yolo, and Yuba; and all cities within each county**

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*(Note: Jurisdictions are automatically subject to SB 423 SMAP streamlining provisions when latest Annual Progress Report (2023) not submitted)*

COUNTY	JURISDICTION NAME	VLI % Complete	Lower % Complete	MOD % Complete	ABOVE MOD % Complete
LOS ANGELES	CUDAHY	2.5%	0.0%	0.0%	7.1%
LOS ANGELES	CULVER CITY	14.6%	13.8%	12.9%	789.6%
LOS ANGELES	DIAMOND BAR	2.6%	11.5%	0.5%	67.6%
LOS ANGELES	DOWNEY	0.0%	4.9%	51.9%	147.4%
LOS ANGELES	DUARTE	48.3%	69.8%	5.5%	388.0%
LOS ANGELES	EL MONTE	56.5%	32.7%	4.3%	91.6%
LOS ANGELES	EL SEGUNDO	22.2%	18.2%	0.0%	839.3%
LOS ANGELES	GARDENA	1.0%	0.0%	81.8%	453.2%
LOS ANGELES	GLENDALE	19.5%	51.6%	3.0%	437.4%
LOS ANGELES	GLENDORA	0.0%	0.9%	2.6%	222.5%
LOS ANGELES	HAWAIIAN GARDENS	0.0%	0.0%	0.0%	7.0%
LOS ANGELES	HAWTHORNE	5.3%	126.7%	49.1%	232.3%
LOS ANGELES	HERMOSA BEACH	0.0%	0.0%	100.0%	100.0%
LOS ANGELES	HIDDEN HILLS	0.0%	0.0%	0.0%	285.7%
LOS ANGELES	HUNTINGTON PARK	0.0%	67.2%	9.4%	0.0%
LOS ANGELES	INDUSTRY	100.0%	100.0%	100.0%	100.0%
LOS ANGELES	INGLEWOOD	32.0%	0.7%	0.0%	18.8%
LOS ANGELES	IRWINDALE	225.0%	600.0%	200.0%	0.0%
LOS ANGELES	LA CANADA FLINTRIDGE	0.0%	0.0%	0.0%	213.6%

**SB 423 SMAP Determination for the Counties of Butte, El Dorado, Imperial, Los Angeles, Orange, Placer, Riverside, Sacramento, San Bernardino, Sutter, Ventura, Yolo, and Yuba; and all cities within each county**

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*(Note: Jurisdictions are automatically subject to SB 423 SMAP streamlining provisions when latest Annual Progress Report (2023) not submitted)*

COUNTY	JURISDICTION NAME	VLI % Complete	Lower % Complete	MOD % Complete	ABOVE MOD % Complete
LOS ANGELES	LA HABRA HEIGHTS	0.0%	0.0%	0.0%	14.9%
LOS ANGELES	LA MIRADA	0.0%	0.0%	2.5%	32.3%
LOS ANGELES	LA PUENTE	16.3%	32.2%	0.0%	42.1%
LOS ANGELES	LA VERNE	32.7%	19.3%	31.9%	139.1%
LOS ANGELES	LAKESWOOD	58.9%	19.0%	1.5%	97.6%
LOS ANGELES	LANCASTER	35.1%	108.6%	47.9%	59.3%
LOS ANGELES	LAWNDALE	0.0%	0.0%	0.0%	71.7%
LOS ANGELES	LOMITA	8.3%	128.6%	437.5%	1,535.0%
LOS ANGELES	LONG BEACH	26.8%	20.0%	2.4%	147.6%
LOS ANGELES	LOS ANGELES	48.2%	41.7%	6.7%	362.6%
LOS ANGELES	LOS ANGELES COUNTY	11.9%	15.3%	0.6%	71.1%
LOS ANGELES	LYNWOOD	0.0%	0.0%	0.0%	14.2%
LOS ANGELES	MALIBU	0.0%	0.0%	100.0%	100.0%
LOS ANGELES	MANHATTAN BEACH	0.0%	0.0%	0.0%	2,940.0%
LOS ANGELES	MAYWOOD	7.7%	50.0%	233.3%	43.5%
LOS ANGELES	MONROVIA	12.9%	0.0%	7.7%	517.9%
LOS ANGELES	MONTEBELLO	0.0%	0.0%	0.0%	4.8%
LOS ANGELES	MONTEREY PARK	0.0%	0.0%	0.0%	29.7%

**SB 423 SMAP Determination for the Counties of Butte, El Dorado, Imperial, Los Angeles, Orange, Placer, Riverside, Sacramento, San Bernardino, Sutter, Ventura, Yolo, and Yuba; and all cities within each county**

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COUNTY	JURISDICTION NAME	VLI % Complete	Lower % Complete	MOD % Complete	ABOVE MOD % Complete
LOS ANGELES	NORWALK	236.5%	341.9%	139.4%	222.4%
LOS ANGELES	PALMDALE	8.7%	8.5%	63.6%	5.9%
LOS ANGELES	PALOS VERDES ESTATES	50.0%	33.3%	33.3%	750.0%
LOS ANGELES	PARAMOUNT	53.8%	75.0%	94.1%	215.2%
LOS ANGELES	PASADENA	73.2%	34.8%	189.3%	476.3%
LOS ANGELES	PICO RIVERA	0.0%	16.0%	1.4%	31.5%
LOS ANGELES	RANCHO PALOS VERDES	62.5%	0.0%	180.0%	946.2%
LOS ANGELES	REDONDO BEACH	2.7%	24.7%	1.7%	97.3%
LOS ANGELES	ROLLING HILLS	0.0%	0.0%	100.0%	100.0%
LOS ANGELES	ROLLING HILLS ESTATES	100.0%	100.0%	200.0%	21,950.0%
LOS ANGELES	ROSEMEAD	0.0%	10.2%	51.5%	136.3%
LOS ANGELES	SAN DIMAS	0.8%	5.6%	10.4%	46.6%
LOS ANGELES	SAN FERNANDO	50.9%	800.0%	168.6%	73.7%
LOS ANGELES	SAN GABRIEL	1.3%	61.3%	68.8%	81.7%
LOS ANGELES	SAN MARINO	300.0%	1,100.0%	100.0%	100.0%
LOS ANGELES	SANTA FE SPRINGS	0.0%	30.0%	9.4%	251.1%
LOS ANGELES	SANTA MONICA	115.7%	120.9%	18.7%	334.6%
LOS ANGELES	SIERRA MADRE	14.3%	500.0%	33.3%	230.4%
LOS ANGELES	SIGNAL HILL	100.0%	100.0%	75.0%	78.6%

**SB 423 SMAP Determination for the Counties of Butte, El Dorado, Imperial, Los Angeles, Orange, Placer, Riverside, Sacramento, San Bernardino, Sutter, Ventura, Yolo, and Yuba; and all cities within each county**

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*(Note: Jurisdictions are automatically subject to SB 423 SMAP streamlining provisions when latest Annual Progress Report (2023) not submitted)*

COUNTY	JURISDICTION NAME	VLI % Complete	Lower % Complete	MOD % Complete	ABOVE MOD % Complete
LOS ANGELES	SOUTH EL MONTE	0.0%	104.0%	3.6%	261.8%
LOS ANGELES	SOUTH GATE	23.9%	124.3%	281.0%	15.4%
LOS ANGELES	SOUTH PASADENA	5.9%	30.0%	9.1%	520.0%
LOS ANGELES	TEMPLE CITY	87.4%	10.8%	6.1%	228.2%
LOS ANGELES	TORRANCE	0.0%	0.0%	2.1%	65.0%
LOS ANGELES	VERNON	0.0%	0.0%	100.0%	100.0%
LOS ANGELES	WALNUT	0.0%	4.2%	3.2%	128.9%
LOS ANGELES	WEST COVINA	4.1%	16.3%	2.2%	218.4%
LOS ANGELES	WEST HOLLYWOOD	505.3%	1,500.0%	592.3%	5,621.2%
LOS ANGELES	WESTLAKE VILLAGE	0.0%	0.0%	0.0%	16.7%
LOS ANGELES	WHITTIER	0.0%	80.7%	146.6%	275.1%
ORANGE	ALISO VIEJO	922.2%	5,842.9%	6,057.1%	0.0%
ORANGE	ANAHEIM	23.7%	7.8%	8.1%	332.3%
ORANGE	BREA	0.0%	0.0%	12.2%	314.9%
ORANGE	BUENA PARK	163.2%	260.4%	291.9%	193.2%
ORANGE	COSTA MESA	1,300.0%	2,900.0%	100.0%	100.0%
ORANGE	CYPRESS	25.4%	16.0%	21.4%	480.9%
ORANGE	DANA POINT	5.3%	50.9%	49.2%	355.5%
ORANGE	FOUNTAIN VALLEY	153.0%	133.9%	18.5%	141.1%
ORANGE	FULLERTON	64.5%	48.5%	3.9%	163.9%
ORANGE	GARDEN GROVE	7.9%	39.2%	60.7%	326.5%
ORANGE	HUNTINGTON BEACH	7.0%	17.7%	23.0%	49.1%

**SB 423 SMAP Determination for the Counties of Butte, El Dorado, Imperial, Los Angeles, Orange, Placer, Riverside, Sacramento, San Bernardino, Sutter, Ventura, Yolo, and Yuba; and all cities within each county**

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*(Note: Jurisdictions are automatically subject to SB 423 SMAP streamlining provisions when latest Annual Progress Report (2023) not submitted)*

COUNTY	JURISDICTION NAME	VLI % Complete	Lower % Complete	MOD % Complete	ABOVE MOD % Complete
ORANGE	IRVINE	41.3%	1.8%	583.7%	377.7%
ORANGE	LA HABRA	2,100.0%	6,700.0%	1,600.0%	50,400.0%
ORANGE	LA PALMA	0.0%	150.0%	0.0%	333.3%
ORANGE	LAGUNA BEACH	0.0%	200.0%	100.0%	100.0%
ORANGE	LAGUNA HILLS	0.0%	0.0%	100.0%	100.0%
ORANGE	LAGUNA NIGUEL	146.5%	200.0%	17.6%	2,164.0%
ORANGE	LAGUNA WOODS	0.0%	0.0%	100.0%	100.0%
ORANGE	LAKE FOREST	8.0%	44.2%	46.7%	336.9%
ORANGE	LOS ALAMITOS	0.0%	0.0%	0.0%	311.5%
ORANGE	MISSION VIEJO	45.2%	124.1%	51.5%	1,279.5%
ORANGE	NEWPORT BEACH	10,900.0%	13,400.0%	1,200.0%	89,000.0%
ORANGE	ORANGE	12.0%	122.0%	2,195.5%	356.1%
ORANGE	ORANGE COUNTY	24.8%	26.5%	18.4%	254.2%
ORANGE	PLACENTIA	43.8%	2.5%	52.2%	392.3%
ORANGE	RANCHO SANTA MARGARITA	0.0%	100.0%	100.0%	100.0%
ORANGE	SAN CLEMENTE	50.7%	33.7%	51.9%	296.3%
ORANGE	SAN JUAN CAPISTRANO	15.0%	57.7%	32.5%	263.7%
ORANGE	SANTA ANA	1,148.9%	5,393.8%	167.6%	4,031.1%

**SB 423 SMAP Determination for the Counties of Butte, El Dorado, Imperial, Los Angeles, Orange, Placer, Riverside, Sacramento, San Bernardino, Sutter, Ventura, Yolo, and Yuba; and all cities within each county**

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COUNTY	JURISDICTION NAME	VLI % Complete	Lower % Complete	MOD % Complete	ABOVE MOD % Complete
ORANGE	SEAL BEACH	0.0%	0.0%	100.0%	100.0%
ORANGE	STANTON	0.0%	0.0%	100.0%	333.6%
ORANGE	TUSTIN	33.9%	39.0%	50.9%	244.4%
ORANGE	VILLA PARK	266.7%	650.0%	400.0%	350.0%
ORANGE	WESTMINSTER	8,700.0%	11,700.0%	100.0%	100.0%
ORANGE	YORBA LINDA	91.3%	63.7%	20.6%	304.4%
PLACER	AUBURN	0.0%	1.9%	80.7%	92.0%
PLACER	COLFAX	0.0%	0.0%	50.0%	120.8%
PLACER	LINCOLN	0.0%	0.0%	86.5%	84.6%
PLACER	LOOMIS	0.0%	0.0%	24.1%	20.3%
PLACER	PLACER COUNTY	9.0%	14.7%	21.6%	139.9%
PLACER	ROCKLIN	0.4%	0.5%	173.5%	216.0%
PLACER	ROSEVILLE	8.1%	4.2%	202.9%	158.2%
RIVERSIDE	BLYTHE	0.0%	0.0%	30.7%	0.6%
RIVERSIDE	CALIMESA	0.0%	0.0%	0.2%	110.0%
RIVERSIDE	CANYON LAKE	0.0%	0.0%	62.5%	100.0%
RIVERSIDE	CATHEDRAL	0.0%	87.4%	117.3%	248.8%
RIVERSIDE	COACHELLA	11.7%	5.7%	21.7%	5.2%
RIVERSIDE	CORONA	33.3%	71.1%	47.2%	870.8%
RIVERSIDE	DESERT HOT SPRINGS	5.6%	0.3%	18.1%	0.0%
RIVERSIDE	EASTVALE	0.0%	0.0%	0.0%	332.0%

## SB 423 SMAP Determination for the Counties of Butte, El Dorado, Imperial, Los Angeles, Orange, Placer, Riverside, Sacramento, San Bernardino, Sutter, Ventura, Yolo, and Yuba; and all cities within each county

*These jurisdictions are in the Last Half Reporting Period, including all APRs for the planning period. Less than 100% permitting progress toward 5th Cycle regional housing needs assessment (RHNA) for an income category is considered insufficient progress.*

*Jurisdictions with insufficient progress toward Above-Moderate RHNA are subject to SB 423 SMAP streamlining for developments with 10% affordability or above. Jurisdictions with insufficient progress toward Lower RHNA (Very Low and Low) are subject to SB 423 SMAP streamlining for developments with 50% affordability or above. **As the definition of low-income is inclusive of very-low income, units permitted in excess of the very-low income need can be applied to demonstrate progress towards the lower-income need.***

*(Note: Jurisdictions are automatically subject to SB 423 SMAP streamlining provisions when latest Annual Progress Report (2023) not submitted)*

COUNTY	JURISDICTION NAME	VLI % Complete	Lower % Complete	MOD % Complete	ABOVE MOD % Complete
RIVERSIDE	HEMET	0.0%	69.8%	418.8%	185.5%
RIVERSIDE	INDIAN WELLS	2.5%	7.4%	3.2%	495.2%
RIVERSIDE	INDIO	51.8%	0.0%	0.2%	191.3%
RIVERSIDE	JURUPA VALLEY	0.0%	0.0%	0.0%	142.4%
RIVERSIDE	LA QUINTA	114.3%	247.5%	18.2%	561.6%
RIVERSIDE	LAKE ELSINORE	3.8%	23.1%	151.5%	57.1%
RIVERSIDE	MENIFEE	0.7%	3.1%	112.1%	203.4%
RIVERSIDE	MORENO VALLEY	2.7%	4.1%	71.2%	71.1%
RIVERSIDE	MURRIETA	0.0%	0.0%	0.0%	282.0%
RIVERSIDE	NORCO	0.0%	0.0%	0.0%	3.4%
RIVERSIDE	PALM DESERT	38.8%	53.7%	0.0%	352.9%
RIVERSIDE	PALM SPRINGS	71.4%	114.0%	72.0%	1,199.1%
RIVERSIDE	PERRIS	35.0%	0.0%	29.2%	75.2%
RIVERSIDE	RANCHO MIRAGE	0.0%	0.0%	11.1%	1,959.0%
RIVERSIDE	RIVERSIDE	2.5%	5.6%	15.7%	60.3%
RIVERSIDE	RIVERSIDE COUNTY	3.1%	1.7%	25.2%	71.2%
RIVERSIDE	SAN JACINTO	0.0%	0.5%	141.0%	48.7%
RIVERSIDE	TEMECULA	4.0%	0.0%	5.5%	360.9%
RIVERSIDE	WILDOMAR	0.0%	3.9%	13.9%	67.4%
SACRAMENTO	CITRUS HEIGHTS	7.5%	4.9%	20.8%	36.2%
SACRAMENTO	ELK GROVE	7.2%	7.6%	19.7%	186.1%
SACRAMENTO	FOLSOM	5.3%	14.5%	94.3%	153.5%
SACRAMENTO	GALT	0.8%	29.7%	0.0%	127.8%
SACRAMENTO	ISLETON	0.0%	0.0%	0.0%	0.0%

**SB 423 SMAP Determination for the Counties of Butte, El Dorado, Imperial, Los Angeles, Orange, Placer, Riverside, Sacramento, San Bernardino, Sutter, Ventura, Yolo, and Yuba; and all cities within each county**

*These jurisdictions are in the Last Half Reporting Period, including all APRs for the planning period. Less than 100% permitting progress toward 5th Cycle regional housing needs assessment (RHNA) for an income category is considered insufficient progress.*

*Jurisdictions with insufficient progress toward Above-Moderate RHNA are subject to SB 423 SMAP streamlining for developments with 10% affordability or above. Jurisdictions with insufficient progress toward Lower RHNA (Very Low and Low) are subject to SB 423 SMAP streamlining for developments with 50% affordability or above. **As the definition of low-income is inclusive of very-low income, units permitted in excess of the very-low income need can be applied to demonstrate progress towards the lower-income need.***

*(Note: Jurisdictions are automatically subject to SB 423 SMAP streamlining provisions when latest Annual Progress Report (2023) not submitted)*

COUNTY	JURISDICTION NAME	VLI % Complete	Lower % Complete	MOD % Complete	ABOVE MOD % Complete
SACRAMENTO	RANCHO CORDOVA	6.5%	0.0%	57.1%	73.6%
SACRAMENTO	SACRAMENTO	16.5%	33.9%	160.2%	56.1%
SACRAMENTO	SACRAMENTO COUNTY	4.3%	7.1%	71.4%	42.8%
SAN BERNARDINO	ADELANTO	0.0%	0.0%	0.0%	11.3%
SAN BERNARDINO	APPLE VALLEY	0.1%	1.3%	81.5%	8.0%
SAN BERNARDINO	BARSTOW	0.0%	0.0%	1.3%	1.9%
SAN BERNARDINO	BIG BEAR LAKE	0.0%	500.0%	100.0%	100.0%
SAN BERNARDINO	CHINO	37.9%	42.5%	0.9%	399.9%
SAN BERNARDINO	CHINO HILLS	2.3%	4.7%	810.4%	272.7%
SAN BERNARDINO	COLTON	0.0%	0.0%	3.7%	38.4%
SAN BERNARDINO	FONTANA	4.4%	21.3%	0.0%	156.8%
SAN BERNARDINO	GRAND TERRACE	3.6%	5.3%	77.3%	120.4%
SAN BERNARDINO	HESPERIA	0.0%	7.3%	261.1%	173.3%
SAN BERNARDINO	HIGHLAND	6.6%	84.1%	10.7%	21.4%
SAN BERNARDINO	LOMA LINDA	15.0%	30.5%	8.9%	82.3%
SAN BERNARDINO	MONTCLAIR	11.0%	0.0%	0.0%	242.5%
SAN BERNARDINO	NEEDLES	5.3%	0.0%	58.8%	21.3%

**SB 423 SMAP Determination for the Counties of Butte, El Dorado, Imperial, Los Angeles, Orange, Placer, Riverside, Sacramento, San Bernardino, Sutter, Ventura, Yolo, and Yuba; and all cities within each county**

*These jurisdictions are in the Last Half Reporting Period, including all APRs for the planning period. Less than 100% permitting progress toward 5th Cycle regional housing needs assessment (RHNA) for an income category is considered insufficient progress.*

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*(Note: Jurisdictions are automatically subject to SB 423 SMAP streamlining provisions when latest Annual Progress Report (2023) not submitted)*

COUNTY	JURISDICTION NAME	VLI % Complete	Lower % Complete	MOD % Complete	ABOVE MOD % Complete
SAN BERNARDINO	ONTARIO	4.2%	3.8%	72.5%	166.0%
SAN BERNARDINO	RANCHO CUCAMONGA	8.6%	7.8%	108.2%	850.0%
SAN BERNARDINO	REDLANDS	2.1%	8.1%	4.2%	86.1%
SAN BERNARDINO	RIALTO	0.0%	0.2%	0.0%	51.5%
SAN BERNARDINO	SAN BERNARDINO	5.8%	15.9%	3.0%	16.2%
SAN BERNARDINO	SAN BERNARDINO COUNTY	3,588.9%	19,566.7%	13,928.6%	9,482.4%
SAN BERNARDINO	TWENTYNINE PALMS	0.0%	13.9%	94.0%	0.0%
SAN BERNARDINO	UPLAND	0.0%	0.4%	37.1%	148.2%
SAN BERNARDINO	VICTORVILLE	0.4%	0.0%	18.5%	26.8%
SAN BERNARDINO	YUCAIPA	16.2%	98.5%	14.4%	56.7%
SAN BERNARDINO	YUCCA VALLEY	0.0%	0.0%	0.0%	68.8%
SUTTER	LIVE OAK	44.2%	51.4%	3.6%	100.0%
SUTTER	SUTTER COUNTY	3.5%	1.7%	32.3%	69.5%
SUTTER	YUBA CITY	0.5%	11.7%	27.1%	13.7%
VENTURA	CAMARILLO	23.6%	29.2%	214.6%	119.3%
VENTURA	FILLMORE	67.5%	39.3%	14.8%	96.6%
VENTURA	MOORPARK	9.0%	18.8%	7.4%	124.2%
VENTURA	OJAI	0.0%	0.0%	108.6%	11.0%
VENTURA	OXNARD	11.3%	65.4%	39.9%	43.3%
VENTURA	PORT HUENEME	0.0%	1,000.0%	100.0%	100.0%
VENTURA	SANTA PAULA	0.0%	5.0%	2.5%	0.2%
VENTURA	SIMI VALLEY	11.3%	1.4%	38.9%	128.9%

**SB 423 SMAP Determination for the Counties of Butte, El Dorado, Imperial, Los Angeles, Orange, Placer, Riverside, Sacramento, San Bernardino, Sutter, Ventura, Yolo, and Yuba; and all cities within each county**

*These jurisdictions are in the Last Half Reporting Period, including all APRs for the planning period. Less than 100% permitting progress toward 5th Cycle regional housing needs assessment (RHNA) for an income category is considered insufficient progress.*

*Jurisdictions with insufficient progress toward Above-Moderate RHNA are subject to SB 423 SMAP streamlining for developments with 10% affordability or above. Jurisdictions with insufficient progress toward Lower RHNA (Very Low and Low) are subject to SB 423 SMAP streamlining for developments with 50% affordability or above. **As the definition of low-income is inclusive of very-low income, units permitted in excess of the very-low income need can be applied to demonstrate progress towards the lower-income need.***

*(Note: Jurisdictions are automatically subject to SB 423 SMAP streamlining provisions when latest Annual Progress Report (2023) not submitted)*

COUNTY	JURISDICTION NAME	VLI % Complete	Lower % Complete	MOD % Complete	ABOVE MOD % Complete
VENTURA	THOUSAND OAKS	66.0%	6.3%	741.7%	614.3%
VENTURA	VENTURA	25.3%	20.1%	12.2%	169.3%
VENTURA	VENTURA COUNTY	48.0%	132.1%	89.9%	78.4%
YOLO	DAVIS	59.3%	86.8%	208.1%	148.2%
YOLO	WEST SACRAMENTO	16.1%	2.7%	117.6%	20.6%
YOLO	WOODLAND	37.4%	34.3%	83.1%	125.1%
YOLO	YOLO COUNTY	13.8%	7.7%	8.5%	3.8%
YUBA	MARYSVILLE	0.0%	0.0%	0.0%	17.9%
YUBA	WHEATLAND	0.0%	0.0%	0.0%	0.0%
YUBA	YUBA COUNTY	6.9%	2.8%	1.4%	118.2%

**SB 423 SMAP Determination for the Counties of Butte, El Dorado, Imperial, Los Angeles, Orange, Placer, Riverside, Sacramento, San Bernardino, Sutter, Ventura, Yolo, and Yuba; and all cities within each county**

*These jurisdictions are in the Last Half Reporting Period, including all APRs for the planning period. **Less than 100% permitting progress toward 5th Cycle regional housing needs assessment (RHNA) for an income category is considered insufficient progress.***

*Jurisdictions with insufficient progress toward Above-Moderate RHNA are subject to SB 423 SMAP streamlining for developments with 10% affordability or above. Jurisdictions with insufficient progress toward Lower RHNA (Very Low and Low) are subject to SB 423 SMAP streamlining for developments with 50% affordability or above. **As the definition of low-income is inclusive of very-low income, units permitted in excess of the very-low income need can be applied to demonstrate progress towards the lower-income need.***

*(Note: Jurisdictions are automatically subject to SB 423 SMAP streamlining provisions when latest Annual Progress Report (2023) not submitted)*

COUNTY	JURISDICTION NAME	2023 APR Submission Status
BUTTE	BIGGS	No 2023 Annual Progress Report
BUTTE	GRIDLEY	No 2023 Annual Progress Report
EL DORADO	PLACERVILLE	No 2023 Annual Progress Report
IMPERIAL	BRAWLEY	No 2023 Annual Progress Report
IMPERIAL	CALEXICO	No 2023 Annual Progress Report
LOS ANGELES	ALHAMBRA	No 2023 Annual Progress Report
LOS ANGELES	POMONA	No 2023 Annual Progress Report
LOS ANGELES	SANTA CLARITA	No 2023 Annual Progress Report
RIVERSIDE	BANNING	No 2023 Annual Progress Report
RIVERSIDE	BEAUMONT	No 2023 Annual Progress Report
YOLO	WINTERS	No 2023 Annual Progress Report

## San Diego Association of Governments (SANDAG)-includes San Diego County; and all cities within the County

5<sup>th</sup> Cycle Planning Period: 04/30/2013 – 04/30/2021<sup>15</sup>

5<sup>th</sup> Cycle Projection Period: 01/01/2010 – 12/31/2020

5<sup>th</sup> Cycle Planning Period Half Way Point: April 2017

APRs that count toward First Half Reporting Period	2013 2014 2015 2016
APRs that count toward Last Half Reporting Period	2017 2018 2019 2020

Note: Jurisdictions can count permits that occurred during the 5<sup>th</sup> cycle projection period before the 5<sup>th</sup> cycle planning period began on the first APR of the 5<sup>th</sup> cycle planning period. For SANDAG jurisdictions, this includes permits from 2010, 2011, and 2012, which can be counted on 2013 APRs. For assistance in counting these units contact [APR@hcd.ca.gov](mailto:APR@hcd.ca.gov).

### SB 423 SMAP Eligibility Methodology

By January 2018, after 2016 APRs are due:	Less than <b>4/8ths (50%)</b> permitting progress toward 5th Cycle regional housing needs assessment for an income category, qualifies as “fewer units of [an income category of] housing approved than were required for the regional housing needs assessment cycle for that reporting period.”
After 2020 APRs are due:	Less than <b>8/8ths (100%)</b> permitting progress toward 5th Cycle regional housing needs assessment for an income category, qualifies as “fewer units of [an income category of] housing approved than were required for the regional housing needs assessment cycle for that reporting period.”

<sup>15</sup> When the planning period ends before July 1, the APR for that year will be attributed to the following cycle.

## SB 423 SMAP Determination for the Counties of San Diego; and all cities within the County

*These jurisdictions are in the Last Half Reporting Period, including all APRs for the planning period. **Less than 100% permitting progress toward 5th Cycle regional housing needs assessment (RHNA) for an income category is considered insufficient progress.***

*Jurisdictions with insufficient progress toward Above-Moderate RHNA are subject to SB 423 SMAP streamlining for developments with 10% affordability or above. Jurisdictions with insufficient progress toward Lower RHNA (Very Low and Low) are subject to SB 423 SMAP streamlining for developments with 50% affordability or above. **As the definition of low-income is inclusive of very-low income, units permitted in excess of the very-low income need can be applied to demonstrate progress towards the lower-income need.***

*(Note: Jurisdictions are automatically subject to SB 423 SMAP streamlining provisions when latest Annual Progress Report (2023) not submitted)*

COUNTY	JURISDICTION NAME	VLI % Complete	Lower % Complete	MOD % Complete	ABOVE MOD % Complete
SAN DIEGO	CARLSBAD	9.9%	42.9%	32.2%	132.1%
SAN DIEGO	CHULA VISTA	3.6%	23.2%	14.5%	190.0%
SAN DIEGO	CORONADO	92.3%	0.0%	0.0%	1,968.4%
SAN DIEGO	DEL MAR	0.0%	20.0%	120.0%	100.0%
SAN DIEGO	EL CAJON	3.3%	15.3%	3.3%	21.0%
SAN DIEGO	ENCINITAS	14.1%	9.0%	18.4%	130.9%
SAN DIEGO	ESCONDIDO	10.1%	11.9%	10.6%	98.8%
SAN DIEGO	IMPERIAL BEACH	4.8%	66.7%	11.1%	345.9%
SAN DIEGO	LA MESA	6.5%	6.7%	101.3%	187.0%
SAN DIEGO	LEMON GROVE	116.9%	200.0%	129.6%	97.5%
SAN DIEGO	NATIONAL CITY	23.7%	53.5%	49.8%	91.5%
SAN DIEGO	OCEANSIDE	20.0%	15.9%	22.5%	50.8%
SAN DIEGO	POWAY	36.3%	77.0%	13.1%	31.7%
SAN DIEGO	SAN DIEGO	15.1%	20.3%	0.2%	111.3%
SAN DIEGO	SAN DIEGO COUNTY	6.0%	42.6%	21.1%	35.6%
SAN DIEGO	SAN MARCOS	24.6%	18.8%	8.7%	227.8%
SAN DIEGO	SANTEE	1.1%	6.2%	15.6%	86.6%
SAN DIEGO	SOLANA BEACH	0.0%	9.2%	39.0%	41.2%
SAN DIEGO	VISTA	45.5%	55.4%	0.4%	526.0%

**Counties of Amador, Colusa, Del Norte, Glenn, Inyo, San Luis Obispo, and Siskiyou; and all cities within each county**

5<sup>th</sup> Cycle Planning Period: 06/30/2014 – 06/30/2019<sup>16</sup>

5<sup>th</sup> Cycle Projection Period: 01/01/2014 – 06/30/2019

5<sup>th</sup> Cycle Planning Period Half Way Point: June 2017

APRs that count toward First Half Reporting Period	2014 2015 2016
APRs that count toward Last Half Reporting Period	2017 2018

Note: Jurisdictions can count permits that occurred during the 5<sup>th</sup> cycle projection period before the 5<sup>th</sup> cycle planning period began on the first APR of the 5<sup>th</sup> cycle planning period. For the jurisdictions noted above, this includes permits from 2014, which will already be included on their 2014 APR.

**SB 423 SMAP Eligibility Methodology**

After 2018 APRs are due:	Less than <b>5/5ths (50%)</b> permitting progress toward 5th Cycle regional housing needs assessment for an income category, qualifies as “fewer units of [an income category of] housing approved than were required for the regional housing needs assessment cycle for that reporting period.”
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<sup>16</sup> When the planning period ends before July 1, the APR for that year will be attributed to the following cycle.

**SB 423 SMAP Determination for the Counties of Amador, Colusa, Del Norte, Glenn, Inyo, and San Luis Obispo, and Siskiyou; and all cities within each county**

*These jurisdictions are in the Last Half Reporting Period, including 5 years (2014-2018 APRs) of a 5-year planning period. **Less than 100% permitting progress toward 5th Cycle regional housing needs assessment (RHNA) for an income category is considered insufficient progress. The next SB 423 SMAP Determination for these jurisdictions will be conducted at the First Half Reporting Period, including 4 years of an 8-year planning period, at which point they will need to demonstrate 50% permitting progress toward the 6th Cycle RHNA.***

*Jurisdictions with insufficient progress toward Above-Moderate RHNA are subject to SB 423 SMAP streamlining for developments with 10% affordability or above. Jurisdictions with insufficient progress toward Lower RHNA (Very Low and Low) are subject to SB 423 SMAP streamlining for developments with 50% affordability or above. **As the definition of low-income is inclusive of very-low income, units permitted in excess of the very-low income need can be applied to demonstrate progress towards the lower-income need.***

*(Note: Jurisdictions are automatically subject to SB 423 SMAP streamlining provisions when latest Annual Progress Report (2023) not submitted)*

COUNTY	JURISDICTION NAME	VLI % Complete	Lower % Complete	MOD % Complete	ABOVE MOD % Complete
AMADOR	AMADOR	0.0%	0.0%	100.0%	100.0%
AMADOR	AMADOR COUNTY	10.0%	57.1%	233.3%	30.4%
AMADOR	IONE	0.0%	0.0%	2,200.0%	1,071.4%
AMADOR	JACKSON	0.0%	0.0%	725.0%	225.0%
AMADOR	PLYMOUTH	0.0%	0.0%	0.0%	3,700.0%
AMADOR	SUTTER CREEK	0.0%	0.0%	1,000.0%	325.0%
COLUSA	COLUSA	0.0%	0.0%	0.0%	6.0%
COLUSA	COLUSA COUNTY	7.5%	5.5%	78.0%	24.8%
COLUSA	WILLIAMS	0.0%	0.0%	0.0%	18.5%
DEL NORTE	CRESCENT CITY	0.0%	0.0%	90.0%	11.8%
DEL NORTE	DEL NORTE COUNTY	36.7%	59.5%	73.3%	71.7%
GLENN	GLENN COUNTY	44.0%	73.7%	56.0%	77.1%

**SB 423 SMAP Determination for the Counties of Amador, Colusa, Del Norte, Glenn, Inyo, San Luis Obispo, and Siskiyou; and all cities within each county**

*These jurisdictions are in the Last Half Reporting Period, including 5 years (2014-2018 APRs) of a 5-year planning period. Less than 100% permitting progress toward 5<sup>th</sup> Cycle regional housing needs assessment (RHNA) for an income category is considered insufficient progress. The next SB 423 SMAP Determination for these jurisdictions will be conducted at the First Half Reporting Period, including 4 years of an 8-year planning period, at which point they will need to demonstrate 50% permitting progress toward the 6th Cycle RHNA.*

*Jurisdictions with insufficient progress toward Above-Moderate RHNA are subject to SB 423 SMAP streamlining for developments with 10% affordability or above. Jurisdictions with insufficient progress toward Lower RHNA (Very Low and Low) are subject to SB 423 SMAP streamlining for developments with 50% affordability or above. As the definition of low-income is inclusive of very-low income, units permitted in excess of the very-low income need can be applied to demonstrate progress towards the lower-income need.*

*(Note: Jurisdictions are automatically subject to SB 423 SMAP streamlining provisions when latest Annual Progress Report (2022) not submitted)*

COUNTY	JURISDICTION NAME	VLI % Complete	Lower % Complete	MOD % Complete	ABOVE MOD % Complete
INYO	BISHOP	0.0%	10.0%	66.7%	3.6%
INYO	INYO COUNTY	0.0%	0.0%	0.0%	29.2%
SAN LUIS OBISPO	ARROYO GRANDE	0.0%	44.7%	0.0%	58.4%
SAN LUIS OBISPO	ATASCADERO	49.0%	41.9%	247.8%	148.8%
SAN LUIS OBISPO	GROVER BEACH	0.0%	34.6%	0.0%	152.2%
SAN LUIS OBISPO	MORRO BAY	0.0%	0.0%	7.4%	58.5%
SAN LUIS OBISPO	PASO ROBLES	171.5%	228.6%	240.2%	91.3%
SAN LUIS OBISPO	PISMO BEACH	0.0%	50.0%	0.0%	395.3%
SAN LUIS OBISPO	SAN LUIS OBISPO	58.2%	17.3%	6.5%	169.2%
SAN LUIS OBISPO	SAN LUIS OBISPO COUNTY	15.5%	42.2%	65.8%	278.3%

**SB 423 SMAP Determination for the Counties of Amador, Colusa, Del Norte, Glenn, Inyo, San Luis Obispo, and Siskiyou; and all cities within each county**

*These jurisdictions are in the Last Half Reporting Period, including 5 years (2014-2018 APRs) of a 5-year planning period. **Less than 100% permitting progress toward 5<sup>th</sup> Cycle regional housing needs assessment (RHNA) for an income category is considered insufficient progress. The next SB 423 SMAP Determination for these jurisdictions will be conducted at the First Half Reporting Period, including 4 years of an 8-year planning period, at which point they will need to demonstrate 50% permitting progress toward the 6th Cycle RHNA.***

*Jurisdictions with insufficient progress toward Above-Moderate RHNA are subject to SB 423 SMAP streamlining for developments with 10% affordability or above. Jurisdictions with insufficient progress toward Lower RHNA (Very Low and Low) are subject to SB 423 SMAP streamlining for developments with 50% affordability or above. **As the definition of low-income is inclusive of very-low income, units permitted in excess of the very-low income need can be applied to demonstrate progress towards the lower-income need.***

*(Note: Jurisdictions are automatically subject to SB 423 SMAP streamlining provisions when latest Annual Progress Report (2022) not submitted)*

COUNTY	JURISDICTION NAME	VLI % Complete	Lower % Complete	MOD % Complete	ABOVE MOD % Complete
SISKIYOU	DORRIS	0.0%	50.0%	50.0%	0.0%
SISKIYOU	DUNSMUIR	0.0%	0.0%	0.0%	33.3%
SISKIYOU	ETNA	0.0%	50.0%	50.0%	0.0%
SISKIYOU	MONTAGUE	0.0%	0.0%	0.0%	0.0%
SISKIYOU	MOUNT SHASTA	0.0%	0.0%	50.0%	47.4%
SISKIYOU	SISKIYOU COUNTY	0.0%	0.0%	0.0%	59.1%
SISKIYOU	TULELAKE	0.0%	0.0%	0.0%	0.0%
SISKIYOU	YREKA	0.0%	0.0%	33.3%	0.0%

COUNTY	JURISDICTION NAME	2023 APR Submission Status
GLENN	ORLAND	No 2023 Annual Progress Report
GLENN	WILLOWS	No 2023 Annual Progress Report
SISKIYOU	FORT JONES	No 2023 Annual Progress Report
SISKIYOU	WEED	No 2023 Annual Progress Report

**Counties of Alpine, Lassen, Mariposa, Modoc, Plumas, Sierra, Tehama, Trinity, and Tuolumne; and all cities within each county**

6<sup>th</sup> Cycle Planning Period: 08/31/2019 – 06/30/2024<sup>17</sup>

6<sup>th</sup> Cycle Projection Period: 12/31/2018 – 08/31/2024

6<sup>th</sup> Cycle Planning Period Half Way Point: August 2022

APRs that count toward First Half Reporting Period	2019 2020 2021
APRs that count toward Last Half Reporting Period	2022 2023

**SB 423 SMAP Eligibility Methodology**

After 2021 APRs are due:	Less than <b>3/5ths (60%)</b> permitting progress toward 5th Cycle regional housing needs assessment for an income category, qualifies as “fewer units of [an income category of] housing approved than were required for the regional housing needs assessment cycle for that reporting period.”
After 2023 APRs are due:	Less than <b>5/5ths (100%)</b> permitting progress toward 5th Cycle regional housing needs assessment for an income category, qualifies as “fewer units of [an income category of] housing approved than were required for the regional housing needs assessment cycle for that reporting period.”

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<sup>17</sup> When the planning period ends before July 1, the APR for that year will be attributed to the following cycle.

**SB 423 SMAP Determination for the Counties of Alpine, Lassen, Mariposa, Modoc, Plumas, Sierra, Tehama, Trinity, and Tuolumne; and all cities within each county**

*These jurisdictions are in the Last Half Reporting Period, including 5 years (2019-2023 APRs) of a 5-year planning period. Less than 100% permitting progress toward 6<sup>th</sup> Cycle regional housing needs assessment (RHNA) for an income category is considered insufficient progress. The next SB 423 SMAP Determination for these jurisdictions will be conducted at the First Half Reporting Period, including 3 years of an 5-year planning period, at which point they will need to demonstrate 60% permitting progress toward the 7th Cycle RHNA.*

*Jurisdictions with insufficient progress toward Above-Moderate RHNA are subject to SB 423 SMAP streamlining for developments with 10% affordability or above. Jurisdictions with insufficient progress toward Lower RHNA (Very Low and Low) are subject to SB 423 SMAP streamlining for developments with 50% affordability or above. **As the definition of low-income is inclusive of very-low income, units permitted in excess of the very-low income need can be applied to demonstrate progress towards the lower-income need.***

*(Note: Jurisdictions are automatically subject to SB 423 SMAP streamlining provisions when latest Annual Progress Report (2023) Not Submitted)*

COUNTY	JURISDICTION NAME	VLI % Complete	Lower % Complete	MOD % Complete	ABOVE MOD % Complete
ALPINE	ALPINE COUNTY	0.0%	200.0%	100.0%	100.0%
LASSEN	LASSEN COUNTY	0.0%	0.0%	100.0%	81.3%
LASSEN	SUSANVILLE	0.0%	0.0%	127.3%	95.8%
MARIPOSA	MARIPOSA COUNTY	0.0%	3.8%	0.0%	302.5%
MODOC	ALTURAS	0.0%	200.0%	100.0%	33.3%
MODOC	MODOC COUNTY	66.7%	100.0%	800.0%	100.0%
PLUMAS	PLUMAS COUNTY	300.0%	1,333.3%	5,450.0%	2,800.0%
PLUMAS	PORTOLA	0.0%	0.0%	100.0%	100.0%
SIERRA	LOYALTON	0.0%	0.0%	100.0%	100.0%
SIERRA	SIERRA COUNTY	800.0%	1,700.0%	100.0%	450.0%
TEHAMA	CORNING	0.0%	16.7%	2.8%	0.0%
TEHAMA	RED BLUFF	1.2%	7.9%	14.3%	0.6%
TEHAMA	TEHAMA	0.0%	0.0%	0.0%	0.0%
TEHAMA	TEHAMA COUNTY	5.9%	96.2%	83.9%	22.1%
TUOLUMNE	TUOLUMNE COUNTY	0.0%	0.0%	0.0%	72.3%

COUNTY	JURISDICTION NAME	2023 APR Submission Status
TRINITY	TRINITY COUNTY	No 2023 Annual Progress Report
TUOLUMNE	SONORA	No 2023 Annual Progress Report

**County of Calaveras; and all cities within the county**6<sup>th</sup> Cycle Planning Period: 06/15/2019 – 06/15/20276<sup>th</sup> Cycle Projection Period: 12/31/2018 – 06/15/20276<sup>th</sup> Cycle Planning Period Half Way Point: June 2023

APRs that count toward First Half Reporting Period	2019 2020 2021 2022
APRs that count toward Last Half Reporting Period	2023 2024 2025 2026

**SB 423 SMAP Eligibility Methodology**

After 2022 APRs are due:	Less than <b>4/8ths (50%)</b> permitting progress toward 6th Cycle regional housing needs assessment for an income category, qualifies as “fewer units of [an income category of] housing approved than were required for the regional housing needs assessment cycle for that reporting period.”
After 2026 APRs are due:	Less than <b>8/8ths (100%)</b> permitting progress toward 6th Cycle regional housing needs assessment for an income category, qualifies as “fewer units of [an income category of] housing approved than were required for the regional housing needs assessment cycle for that reporting period.”

## SB 423 SMAP Determination for the County of Calaveras; and all cities within the County

*These jurisdictions are in the First Half Reporting Period, including 4 years (2019-2022 APRs) of an 8-year planning period. Less than 50% permitting progress toward 6<sup>th</sup> Cycle regional housing needs assessment (RHNA) for an income category is considered insufficient progress. The next SB 423 SMAP Determination for these jurisdictions will be conducted at the Last Half Reporting Period, including 8 years of an 8-year planning period, at which point they will need to demonstrate 100% permitting progress toward the 6th Cycle RHNA.*

*Jurisdictions with insufficient progress toward Above-Moderate RHNA are subject to SB 423 SMAP streamlining for developments with 10% affordability or above. Jurisdictions with insufficient progress toward Lower RHNA (Very Low and Low) are subject to SB 423 SMAP streamlining for developments with 50% affordability or above. **As the definition of low-income is inclusive of very-low income, units permitted in excess of the very-low income need can be applied to demonstrate progress towards the lower-income need.***

*(Note: Jurisdictions are automatically subject to SB 423 SMAP streamlining provisions when latest Annual Progress Report (2022) Not Submitted)*

COUNTY	JURISDICTION NAME	VLI % Complete	Lower % Complete	MOD % Complete	ABOVE MOD % Complete
CALAVERAS	ANGELS CAMP	0.0%	2.4%	10.5%	5.6%
CALAVERAS	CALAVERAS COUNTY	2.6%	14.0%	63.1%	46.7%

**County of Humboldt; and all cities within the county**

6<sup>th</sup> Cycle Planning Period: 08/31/2019 – 08/31/2027

6<sup>th</sup> Cycle Projection Period: 12/31/2018 – 08/31/2027

6<sup>th</sup> Cycle Planning Period Half Way Point: August 2024

APRs that count toward First Half Reporting Period	2020 2021 2022 2023
APRs that count toward Last Half Reporting Period	2024 2025 2026 2027

**SB 423 SMAP Eligibility Methodology**

After 2023 APRs are due:	Less than <b>4/8ths (50%)</b> permitting progress toward 6th Cycle regional housing needs assessment for an income category, qualifies as “fewer units of [an income category of] housing approved than were required for the regional housing needs assessment cycle for that reporting period.”
After 2027 APRs are due:	Less than <b>8/8ths (100%)</b> permitting progress toward 6th Cycle regional housing needs assessment for an income category, qualifies as “fewer units of [an income category of] housing approved than were required for the regional housing needs assessment cycle for that reporting period.”

## Counties of Lake, Mendocino, Mono, and Nevada; and all cities within the county

6<sup>th</sup> Cycle Planning Period: 08/15/2019 – 08/15/2027

6<sup>th</sup> Cycle Projection Period: 12/31/2018 – 08/15/2027

6<sup>th</sup> Cycle Planning Period Half Way Point: August 2024

APRs that count toward First Half Reporting Period	2020 2021 2022 2023
APRs that count toward Last Half Reporting Period	2024 2025 2026 2027

### SB 423 SMAP Eligibility Methodology

After 2023 APRs are due:	Less than <b>4/8ths (50%)</b> permitting progress toward 6th Cycle regional housing needs assessment for an income category, qualifies as “fewer units of [an income category of] housing approved than were required for the regional housing needs assessment cycle for that reporting period.”
After 2027 APRs are due:	Less than <b>8/8ths (100%)</b> permitting progress toward 6th Cycle regional housing needs assessment for an income category, qualifies as “fewer units of [an income category of] housing approved than were required for the regional housing needs assessment cycle for that reporting period.”

**County of Shasta; and all cities within the county**

6<sup>th</sup> Cycle Planning Period: 04/15/2020 – 04/15/2028

6<sup>th</sup> Cycle Projection Period: 12/31/2018 – 06/15/2027

6<sup>th</sup> Cycle Planning Period Half Way Point: April 2024

APRs that count toward First Half Reporting Period	2020
	2021
	2022
	2023
APRs that count toward Last Half Reporting Period	2024
	2025
	2026
	2027

**SB 423 SMAP Eligibility Methodology**

After 2023 APRs are due:	Less than <b>4/8ths (50%)</b> permitting progress toward 6th Cycle regional housing needs assessment for an income category, qualifies as “fewer units of [an income category of] housing approved than were required for the regional housing needs assessment cycle for that reporting period.”
After 2027 APRs are due:	Less than <b>8/8ths (100%)</b> permitting progress toward 6th Cycle regional housing needs assessment for an income category, qualifies as “fewer units of [an income category of] housing approved than were required for the regional housing needs assessment cycle for that reporting period.”

**SB 423 SMAP Determination for the Counties of Humboldt, Lake, Mendocino, Mono, Nevada, and Shasta; and all cities within the county**

*These jurisdictions are in the First Half Reporting Period, including 4 years (2020-2023 APRs) of an 8-year planning period. Less than 50% permitting progress toward 6<sup>th</sup> Cycle regional housing needs assessment (RHNA) for an income category is considered insufficient progress. The next SB 423 SMAP Determination for these jurisdictions will be conducted at the Last Half Reporting Period, including 8 years of an 8-year planning period, at which point they will need to demonstrate 100% permitting progress toward the 6th Cycle RHNA.*

*Jurisdictions with insufficient progress toward Above-Moderate RHNA are subject to SB 423 SMAP streamlining for qualifying developments with 10% affordability or above. Jurisdictions with insufficient progress toward Lower RHNA (Very Low and Low) are subject to SB 423 SMAP streamlining for developments with 50% affordability or above. **As the definition of low-income is inclusive of very-low income, units permitted in excess of the very-low income need can be applied to demonstrate progress towards the lower-income need.***

*(Note: Jurisdictions are automatically subject to SB 423 SMAP streamlining provisions when latest Annual Progress Report (2023) Not Submitted)*

COUNTY	JURISDICTION NAME	VLI % Complete	Lower % Complete	MOD % Complete	ABOVE MOD % Complete
HUMBOLDT	ARCATA	117.6%	177.9%	119.8%	32.4%
HUMBOLDT	BLUE LAKE	0.0%	0.0%	0.0%	85.7%
HUMBOLDT	EUREKA	3.0%	42.9%	19.2%	10.0%
HUMBOLDT	FERNDALE	0.0%	120.0%	16.7%	61.5%
HUMBOLDT	FORTUNA	0.0%	17.4%	115.7%	55.0%
HUMBOLDT	HUMBOLDT COUNTY	5.4%	17.0%	61.7%	45.5%
HUMBOLDT	RIO DELL	16.7%	12.5%	22.2%	9.1%
HUMBOLDT	TRINIDAD	0.0%	0.0%	0.0%	0.0%
LAKE	CLEARLAKE	0.0%	178.5%	9.7%	0.5%
LAKE	LAKE COUNTY	1.5%	54.0%	19.8%	19.1%
LAKE	LAKEPORT	109.7%	166.7%	9.5%	8.5%
MENDOCINO	FORT BRAGG	45.0%	158.1%	169.6%	56.5%
MENDOCINO	MENDOCINO COUNTY	43.0%	11.7%	104.0%	33.5%
MENDOCINO	UKIAH	58.1%	151.4%	49.0%	62.5%
MENDOCINO	WILLITS	0.0%	8.0%	105.9%	14.3%
MONO	MAMMOTH LAKES	69.2%	273.3%	0.0%	269.2%
MONO	MONO COUNTY	23.1%	50.0%	42.9%	94.3%

## SB 423 SMAP Determination for the Counties of Humboldt, Lake, Mendocino, Mono, Nevada, and Shasta; and all cities within the County

*These jurisdictions are in the First Half Reporting Period, including 4 years (2020-2023 APRs) of an 8-year planning period. Less than 50% permitting progress toward 6<sup>th</sup> Cycle regional housing needs assessment (RHNA) for an income category is considered insufficient progress. The next SB 423 SMAP Determination for these jurisdictions will be conducted at the Last Half Reporting Period, including 8 years of an 8-year planning period, at which point they will need to demonstrate 100% permitting progress toward the 6th Cycle RHNA.*

*Jurisdictions with insufficient progress toward Above-Moderate RHNA are subject to SB 423 SMAP streamlining for qualifying developments with 10% affordability or above. Jurisdictions with insufficient progress toward Lower RHNA (Very Low and Low) are subject to SB 423 SMAP streamlining for developments with 50% affordability or above. **As the definition of low-income is inclusive of very-low income, units permitted in excess of the very-low income need can be applied to demonstrate progress towards the lower-income need.***

*(Note: Jurisdictions are automatically subject to SB 423 SMAP streamlining provisions when latest Annual Progress Report (2023) Not Submitted)*

COUNTY	JURISDICTION NAME	VLI % Complete	Lower % Complete	MOD % Complete	ABOVE MOD % Complete
NEVADA	GRASS VALLEY	21.0%	38.1%	12.0%	12.0%
NEVADA	NEVADA CITY	131.0%	152.2%	4.3%	41.7%
NEVADA	NEVADA COUNTY	4.4%	14.7%	19.4%	9.3%
NEVADA	TRUCKEE	30.5%	46.4%	44.5%	144.0%
SHASTA	ANDERSON	0.0%	0.0%	0.0%	52.3%
SHASTA	REDDING	37.5%	41.1%	43.6%	30.2%
SHASTA	SHASTA COUNTY	16.8%	26.8%	15.0%	130.2%
SHASTA	SHASTA LAKE	10.7%	71.8%	7.1%	5.9%

COUNTY	JURISDICTION NAME	2023 APR Submission Status
MENDOCINO	POINT ARENA	No 2023 Annual Progress Report