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1	<b>Please Start Here</b>					
2						
3	<b>General Information</b>					
4	Jurisdiction Name	Tulare			<b>Optional:</b> 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.	
5	Reporting Calendar Year	2019				
6	<b>Contact Information</b>					
7	First Name	Traci				
8	Last Name	Myers				
9	Title	Community and Economic Development Director				
10	Email	<a href="mailto:tmyers@tulare.ca.gov">tmyers@tulare.ca.gov</a>				
11	Phone	5596844217				
12	<b>Mailing Address</b>					
13	Street Address	411 E. Kern Avenue				
14	City	Tulare				
15	Zipcode	93274				
16					v 12_23_19	















A	B	C	D
<b>ANNUAL ELEMENT PROGRESS REPORT</b> <b>Housing Element Implementation</b> (CCR Title 25 §6202)			
1	Tulare	(Jan. 1 - Dec. 31)	Table D
2	Reporting Year	2019	Program Implementation Status pursuant to GC Section 65583
<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.			
10	1	2	3
11	Name of Program	Objective	Timeframe in H.E
9	1	2	3
12	Implementation Program A 1: Provision of Adequate Sites	The City shall maintain and annually update the inventory of residential land resources identified in the Housing Element and shall monitor development and other changes in the inventory to ensure the City has remaining capacity consistent with its share of the regional housing need, and shall develop and implement a formal evaluation procedure pursuant to Government Code Section 65586.3. The City shall actively participate in the development of the next RHNA Plan to ensure that the allocations are reflective of regional and local land use goals and policies.	Annually and Ongoing
13	Implementation Program A 2: Public Lands for Housing	The City shall maintain and regularly update its inventory of State-, Federal-, County, and City-owned lands and analyze that land for possible housing sites. If appropriate sites are identified, the City shall approach the land owner, potential developers, and funding agencies to facilitate development of the sites for affordable housing and provide priority permit processing. The City shall sell or lease, as appropriate, City-owned land to non-profit housing organizations or governmental agencies who will construct housing for lower-income households. (Action Plan 2). Since the disbanding of the RDA, the City has established a property management division, which maintains a listing of City-owned properties. The City will consider offers from the development community and NPO's to purchase City-owned properties for the construction of affordable housing.	Ongoing
14	Implementation Program A 3: Rezone Program	In order to meet State law requirements (Government Code Section 65583(c)(1) (A) and 65583(c)(1) (B)) to address the 2015-2023 RHNA, the City shall amend the General Plan and the Zoning Ordinance to provide adequate sites for 1,954 lower-income units at a minimum of 20 dwelling units per acre from the sites identified in Table 3.9. At least half (50%) of these sites shall be zoned for residential uses only. Multifamily developments shall be allowed without discretionary action; however, projects can be subject to design review as long as they do not trigger the CEQA review process.	Rezone to accommodate 969 lower-income units by 12/31/16; rezone to accommodate remaining 1,010 lower-income units by 4/27/19
15	Implementation Program A 4: Infrastructure Capacity	The City shall continue to monitor water and wastewater capacity and make improvements, as appropriate and feasible, to better serve existing development and strive to accommodate the RHNA, with priority for projects that provide lower-income housing. The City shall prepare a model to improve system efficiency to improve peak hour demand by 2015 and enter into a contract with a hydrologist to prepare a report identifying new locations for new wells and/or storage tanks by 2015. The City shall provide report findings to the City's hydrology engineers to develop an engineering plan by 2016 to expand capacity and shall update the City's Capital Improvement Program to identify funding and phasing over the next three to five years for developing new wells and storage tank improvements and standby equipment for system redundancy, as well as improving the capacity of existing supply pipelines to accommodate increased capacity for areas within the city limits and SOI.	Expand capacity by 2020. Ongoing monitoring

Staff has provided monthly updates to the Board of Public Utilities since June 16, 2016. The update identifies the three major parts of the program: Water Storage, Water Wells, and the State SRF Grant for a new water well and water main extension project. The Carollo Report calls for three new water storage tanks and seven new wells. In 2019, the three new storage tanks were completed: 1) J Street Northwest of the Prosperity Avenue, 2) Alpine Avenue west of Alpine Vista School, and 3) North of the Willow Glen Subdivision. Of the seven wells: Well 4-1 was completed in 2019 at the J Street tank site, Well 4-3 is a State funded well currently in design located at the southwest corner of K Street and Bardsley Avenue, Well 4-4 is a recently completed well at 333 I Street just south of Inyo Avenue, and Well 4-6 has been recently constructed and developed and is located adjacent to the Cartmill/Mooney tank. Well 4-5 (J Street and Cartmill Avenue) and Well 4-7 (KCOK Subdivision) had test wells constructed in the first quarter of 2019. Well 4-5 showed positive results and is now currently in design. An adequate site for Well 4-7 is still being explored and if results are positive at an identified well test site, staff will move forward with designing the development and equipping of the well. Well 4-2 is a future project that will be pursued as a willing property owner is identified.

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<p>Implementation Program A 5: Lot Consolidation</p> <p>16</p>	<p>The City shall actively work with local property owners and developers to assist in the consolidation and assembly of small parcels for residential projects, particularly for parcels listed in the sites inventory and parcels with multiple owners. The City shall process lot mergers ministerially, as feasible, and shall offer incentives, such as expedited processing.</p>	<p>Ongoing</p>	<p>The City has and continues to encourage property owners to consolidate and assemble small parcels for residential projects. For lot mergers all that is required is an application for a lot merger to be heard by the Parcel Map Committee. If a completed application is submitted, the City has been processing lot mergers usually within no more than 30 days.</p>
<p>Implementation Program B 1: First Time Homebuyer Programs</p> <p>17</p>	<p>The City shall continue, to the extent resources are available, to administer the First-time Homebuyers Program to qualified first-time homebuyers, and shall promote the use of homebuyer assistance programs offered by the California Housing Finance Agency (CalHFA), including the Mortgage Credit Certificate Program, CalPlus Conventional Program, and the CalHFA Conventional Program. The City shall annually monitor funding resources available at the State and Federal levels and pursue, as appropriate, to provide homebuyer assistance.</p>	<p>Annually and Ongoing</p>	<p>The City of Tulare continues to partner with Self Help Enterprises on the administration of the City's First Time Homebuyer's Program. The City applied for 2019 HOME and 2019 CalHome funds. 2019 award amounts have not been released yet.</p>
<p>Implementation Program B 2: Housing Choice Vouchers</p> <p>18</p>	<p>The City shall continue to coordinate with the Housing Authority of Tulare County (HATC) and support their Housing Choice Voucher (HCV) Program, which extends rental subsidies to households at or below 80% of the Area-Median Income, including families, seniors, and the disabled. The City shall provide information on the HCV program on the City website and public counters, and shall refer interested households and individuals to the HATC and encourage landlords to register their properties with the Housing Authority for accepting HCVs.</p>	<p>Ongoing</p>	<p>The City continues to partner with the Housing Authority of Tulare County (HATC) on the Housing Choice Voucher Program. Information on State, County and local programs is promoted on the City's website to interested homebuyers, realtors and lenders. In 2019, HATC issued 553 vouchers citywide, 4 are under the VA Supportive Housing (VASH) program.</p>
<p>Implementation Program B 3: Funding Assistance</p> <p>19</p>	<p>The City shall monitor the State Department of Housing and Community Development's website for Notices of Funding Ability (NOFA) and, where appropriate, coordinate with developers to submit applications for HOME funds, tax credits and other financial assistance programs for construction of houses affordable to lower-income households.</p>	<p>Annually</p>	<p>The City submitted a HOME Application on July 27, 2018 in response to a 2018 HOME NOFA dated June 5, 2018. As a result, the City was awarded \$500,000 for 2018 HOME funds for a First-time Homebuyer and Owner Occupied Rehabilitation Program. Additionally, the City is partnering with 2 developers on tax-credits projects; Pacific West Communities on a 65 unit multi-family project and Pacific Development Group on the rehabilitation of a senior living complex. In 2019, the Pacific West Communities 65 unit complex made significant construction progress with certificates of occupancy expected to report in the 2020 calendar year. The City continues to work with Pacific Development Group on a potential rehabilitation at an affordable senior living complex.</p>
<p>Implementation Program B 4: At-risk Housing Preservation</p> <p>20</p>	<p>The City shall maintain and annually update a database of subsidized affordable projects/units to conserve the existing supply of subsidized and below market rate housing to ensure that affordability is preserved. The City shall monitor the status of any HUD receipt/approval of Notice of Intent and Plans of Action filed by property owners to convert subsidized units to market rate. The City shall annually contact owners/operators of subsidized multi-family housing to determine the status of at-risk units. In the event a project is determined to be at-risk of converting to market rate housing, the City shall work with the owner/operator or other qualified entity to apply for needed grant funds to preserve the units and ensure the owner has met the tenant noticing requirements as set forth in California Government Code Sections 65863.10 and 65863.11. The City shall ensure that tenants are informed of their eligibility to obtain special Housing Choice Vouchers for tenants of converted HUD properties.</p>	<p>Annually</p>	<p>The City's Code Enforcement department conducted 119 inspections in 2018 on affordable housing units and issued citations for corrective action. As a result, effective July 1, 2019, the City partnered with Habitat for Humanity to provide a home repair program to assist low-income homeowners to correct code enforcement violations and provide housing preservation at no cost to the customer. This program is made possible by the City's CDBG program. The City provides information to property owners on the City's CDBG program as a possible funding source to make the corrective actions. The Tulare Police Department continues with its Neighborhood Watch programs to promote safe neighborhoods and continued the implementation of programs related to community policing, school safety and gang enforcement.</p>
<p>Implementation Program B 5: Priority Sewer and Water Service for Affordable Housing</p> <p>21</p>	<p>The City shall adopt policies and procedures to provide priority sewer and water service for developments that include lower income housing units, consistent with State law (Government Code Section 65589.7). The City shall not deny or condition the approval of an application for services to, or reduce the amount of services applied for by, a proposed development that includes housing units affordable to lower income households unless the City makes specific written findings pursuant to Government Code Section 65589.7(c)(1-5).</p>	<p>2016</p>	<p>The City's Public Works department worked with the State of California and Tulare County on the preparation of grant applications to extend water services to the Matheny Tract – a disadvantaged County community as well as the Soultis Tract – another disadvantaged community within city limits. Infrastructure upgrades were completed in 2017-2018 to provide water services to Matheny Tract. In January 2019, the City and Soultis Mutual Water Company entered into a consolidation agreement for water services. Also in 2019, at the request of Self Help Enterprises (SHE), the County, Leadership Counsel for Justice and Accountability, Provost &amp; Pritchard, and City staff met about advancing the efforts to get sewer services to Matheny. At that meeting, SHE and the County agreed to search for grants to pay for the extension of services. The City of Tulare remains committed to accommodating Matheny Tract's waste at the City wastewater treatment facility. The City is also actively working with the County and SHE to identify a mutually acceptable route for future wastewater lines to travel from Matheny Tract to the wastewater facility. Provost &amp; Pritchard is in the process of re-designing the plans to show a new route for the proposed sewer lines.</p>
<p>Implementation Program C 1: Affordable Housing Listing</p> <p>22</p>	<p>The City shall annually update and publish a comprehensive listing of the current housing developments in the City, which have units reserved for low income, senior, and disabled individuals.</p>	<p>Ongoing</p>	<p>The City's planning department updated a comprehensive listing of current housing developments in the City in 2018.</p>

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<p>Implementation Program C 2: Support for Transitional and Supportive Housing</p>	<p>The City shall continue to provide support to Family Services and other organizations that provide transitional and supportive housing to homeless individuals and families or those facing the threat of homelessness.</p>	<p>Ongoing</p>	<p>The City was awarded the FY 2017/2018 Continuum of Care grant allocation to continue its efforts towards homelessness. In 2018, the City continued its partnership with Family Services for administration of the Tulare Housing First Programs. 9 Housing vouchers were issued for the City of Tulare.</p>
<p>Implementation Program C 3: Emergency Shelter Assistance</p>	<p>When possible and resources are available, the City shall apply for HUD and/or State funding grants on behalf of local nonprofit organizations and partner with faith-based programs to assist in providing housing opportunities for the homeless. When possible and resources are available, the City shall assist in applying for the funding of a housing project that caters to lower income families with children and encourages on-site day care facilities.</p>	<p>Review NOFAs annually and pursue opportunities as available and feasible</p>	<p>The City approved a Housing and Grant Specialist position, which was filled in January 2018. This position works closely with the Non-Profit Organizations and faith-based organizations on the utilization of the City's CDBG funds for housing and homeless activities. Currently, the City provides \$10,000 per year in grant funding to the Continuum of Care for homeless services. The City partnered with Tulare County, City of Visalia and Self-Help Enterprises to open a 22-bed Bridge Housing for chronically homeless individuals awaiting an available permanent supportive housing (PSH) unit under the Tulare Housing First grants. The City utilized Homeless Emergency Aid Program (HEAP) funds.</p>
<p>Implementation Program C 4: Coordination on Housing for Developmentally Disabled Residents</p>	<p>The City shall work with the Central Valley Regional Center to implement an outreach program informing residents of the housing and services available for persons with developmental disabilities, and make information available on the City website.</p>	<p>Initiate Contact in 2017</p>	<p>The City continues to partner with local organizations such as Kings Rehabilitation and AmVets on the dissemination of information on State, County and local programs and is promoted on the City's website to interested homebuyers, realtors and lenders.</p>
<p>Implementation Program C 5: Reasonable Accommodation Ordinance</p>	<p>The City shall prepare and adopt a reasonable accommodation ordinance for persons with disabilities to request relief from land use, zoning, or building regulations that may constrain housing for persons with disabilities.</p>	<p>2016</p>	<p>The Reasonable Accommodation Ordinance was adopted in 2016.</p>
<p>Implementation Program C 6: Emergency Shelter Standards</p>	<p>The City shall reach out to local providers of emergency shelter to identify whether or not the occupancy restriction of 13 or fewer persons in emergency shelters allowed by right is a constraint. Based on input received from this outreach, the City may amend the Zoning Ordinance to revise the occupancy limit, and may adopt additional standards for emergency shelters as allowed by State law.</p>	<p>2016</p>	<p>The City maintains a continuous dialogue with faith-based organizations (Lighthouse Rescue Mission) and Non-Profit Organizations to keep open communications on Tulare's Shelter needs. Additionally, members of staff and Tulare City Council serve on the Tulare County Homeless Task Force which monitors shelters countywide.</p>
<p>Implementation Program C 7: Compliance with Employee Housing Act</p>	<p>The City shall amend the Zoning Ordinance to fully comply with the Employee Housing Act, which requires employee housing of 36 beds or 12 units be allowed in all zones that allow agricultural uses (i.e., A, R-A, UR, M-1, M-2), and requires employee housing for six or fewer be allowed in all zones that allow single family homes (i.e., A, R-A, R-1, R-1-4).</p>	<p>2016</p>	<p>The City's Zoning Ordinance was amended in 2016 to comply with the Employee Housing Act. Additionally, the City continues to work with the Tulare County Housing Authority and the County of Tulare on identifying potential sites for employee housing needs.</p>
<p>Implementation Program C 8: Farmworker Housing</p>	<p>THE CITY WILL SEEK TO COORDINATE programs and funding from State and Federal programs through the Housing Authority of Tulare County. The City will work with the Housing Authority to explore opportunities for locating farmworker housing within the city, as demand necessitates. Through the Housing Authority and Farm Bureau, the City will meet with stakeholders to discuss the demand for farmworker housing and whether pursuit of funding for this type of housing is needed within Tulare. The City, through the Housing Authority, will provide assistance to the farming community and housing developers in obtaining loans and grants and processing applications for the rehabilitation and/or establishment of new farm labor housing under USDA Rural Development and California Department of Housing and HCD programs and other funding sources that may become available. The City will assist, based on available staff resources, nonprofit groups and stakeholders in pursuing funding resources, water and sewage availability, and entitlements. In addition, the City will provide, based on available resources, development</p>	<p>Consider opportunities annually; Ongoing</p>	<p>Through the Housing Authority of Tulare County (HATC), the Sonora Apartments provide 52 apartment units for agricultural employed families. The apartment complex is located at 518 South O Street in Tulare. The City of Tulare continues to explore opportunities for funding and loan assistance programs, in cooperation with other government and non-profit organizations for all housing types in the community, including farmworker housing, depending on need and availability of resources.</p>
<p>Implementation Program D 1: Efficiency and Conservation Awareness</p>	<p>The City shall provide energy efficiency and water conservation awareness brochures on the City's website and at public meeting places, including brochures advertising energy and water provider programs and rebates.</p>	<p>Ongoing</p>	<p>The City passed a water conservation ordinance in 2016. The City's Public Works department promotes the Proteus, Inc. New Water Savings Program on the City's website. The City utilizes its website to update the community on current ways to conserve water, drought status, watering days, etc. Information in brochure form is mailed out in utility bills as well as located at the Senior Center and the Public Library.</p>
<p>Implementation Program E 1: Fair Housing Complaint Referrals</p>	<p>The City shall coordinate efforts when referring individuals to the appropriate City department or responsible agency for fair housing assistance. The Building Official shall report any serious housing discrimination complaints to the State Department of Fair Employment and Housing.</p>	<p>Ongoing</p>	<p>The City's Chief Building Official coordinates closely with the City's Code Enforcement Department and Planning Department on standard housing issues. The City's Housing and Grant Specialist is part of the development services team that works to inform the public on fair housing assistance. Information can also be found on the City's website and brochures are located at Tulare City Hall.</p>

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<p>Implementation Program E 2: Housing Program and Fair Housing Outreach Brochures</p>	<p>The City shall provide housing brochures that detail the housing programs available to address fair housing issues. These brochures (in both English and Spanish) will describe each program and provide the reader with a contact person or agency and phone number. The City will distribute this information at City offices and at various community facilities and public locations throughout the city (e.g., City Hall, City Library, Senior Center) and on social media sites.</p>	<p>2016 and annually thereafter</p>	<p>In 2018, the City engaged a translation service to update all City-related forms and brochures in Spanish. These forms and brochures are contained on the City website as well as located at Tulare City Hall, Tulare City Library, the Tulare Senior Center and the Chamber of Commerce.</p>
<p>32</p>	<p>Implementation Program E 3: Definition of "Family"</p>	<p>In Progress</p>	<p>The update in Table D of the 2018 Housing Element Annual Progress Report appears to be an error. However, City staff are in progress of updating this definition in the City's Municipal Code, with completion expected over the next year.</p>
<p>33</p>	<p>Implementation Program F 1: Density Bonus Ordinance</p>	<p>2016</p>	<p>The update was completed in 2015</p>
<p>34</p>	<p>Implementation Program G-1: Rehabilitation with HOME and CalHOME Funds</p>	<p>Review NOFAs annually and apply for funds as available</p>	<p>The City of Tulare continues to partner with Self Help Enterprises on the administration of the City's First Time Homebuyer's and Owner/Occupied Rehabilitation Program. The City applied for 2018 HOME funds and was awarded \$500,000. The City also applied for 2019 HOME and 2019 CalHome funds. The 2019 award amounts have not been released yet.</p>
<p>35</p>	<p>Implementation Program H 1: Monitoring and Reporting</p>	<p>Annual</p>	<p>This Annual report has been compiled and presented to the City Council at its April 7, 2020 meeting, before submittal to the California Department of Housing and Community Development and the Office of Planning and Research.</p>
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<p>101</p>		<p>General Comments:</p>	
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1	<b>Jurisdiction</b>	Tulare				<b>ANNUAL ELEMENT PROGRESS REPORT</b>				Note: "+" indicates an optional field
2	<b>Reporting Period</b>	2019	(Jan. 1 - Dec. 31)			<b>Housing Element Implementation</b>				Cells in grey contain auto-calculation formulas
3						(CCR Title 25 §6202)				
4										
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7	<b>Table E</b>									
8	<b>Commercial Development Bonus Approved pursuant to GC Section 65915.7</b>									
9	<b>Project Identifier</b>				<b>Units Constructed as Part of Agreement</b>				<b>Description of Commercial Development Bonus</b>	<b>Commercial Development Bonus Date Approved</b>
10	1				2				3	4
11	<b>APN</b>	<b>Street Address</b>	<b>Project Name<sup>+</sup></b>	<b>Local Jurisdiction Tracking ID<sup>+</sup></b>	<b>Very Low Income</b>	<b>Low Income</b>	<b>Moderate Income</b>	<b>Above Moderate Income</b>	<b>Description of Commercial Development Bonus</b>	<b>Commercial Development Bonus Date Approved</b>
12	Summary Row: Start Data Entry Below									
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1	Jurisdiction	Tulare				
2	Reporting Period	2019	(Jan. 1 - Dec. 31)			
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10	Locally Owned Lands Included in the Housing Element Sites Inventory that have been sold, leased, or otherwise disposed of					
11						
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13	APN	Street Address	Project Name *	Local Jurisdiction Tracking ID*	Realistic Capacity Identified in the Housing Element	Entity to whom the site transferred
14	Summary Row: Start Data Entry Below					
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NOTE: This table must only be filled out if the housing element sites inventory contains a site which is or was owned by the reporting jurisdiction, and has been sold, leased, or otherwise disposed of during the reporting year.

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

Table G

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

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3	<b>Jurisdiction</b>	Tulare		
4	<b>Reporting Year</b>	2019	(Jan. 1 - Dec. 31)	
5				
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8	<b>Building Permits Issued by Affordability Summary</b>			
9		<b>Income Level</b>		<b>Current Year</b>
10		Very Low	Deed Restricted	0
11			Non-Deed Restricted	0
12		Low	Deed Restricted	0
13			Non-Deed Restricted	0
14		Moderate	Deed Restricted	0
15			Non-Deed Restricted	193
16		Above Moderate		439
17		<b>Total Units</b>		<b>632</b>
18	Note: Units serving extremely low-income households are included in the very low-income permitted units totals			
19				
20				
21	<b>Housing Applications Summary</b>			
22		Total Housing Applications Submitted:		365
23		Number of Proposed Units in All Applications Received:		1,077
24		Total Housing Units Approved:		636
25		Total Housing Units Disapproved:		0
26				
27				
28	<b>Use of SB 35 Streamlining Provisions</b>			
29		Number of Applications for Streamlining		0
30		Number of Streamlining Applications Approved		0
31		Total Developments Approved with Streamlining		0
32		Total Units Constructed with Streamlining		0
33				
34				
36	<b>Units Constructed - SB 35 Streamlining Permits</b>			
37		<b>Income</b>	<b>Rental</b>	<b>Ownership</b>
38		Very Low	0	0
39		Low	0	0
40		Moderate	0	0
41		Above Moderate	0	0
42		<b>Total</b>	0	0
43				
44	Cells in grey contain auto-calculation formulas			