CITY OF SOUTH PASADENA
ADDITIONAL DOCUMENTS

WEDNESDAY, APRIL 16, 2025, AT 7:00 PM

AMEDEE O. "DICK" RICHARDS JR. COUNCIL CHAMBERS
1424 MISSION STREET, SOUTH PASADENA, CALIFORNIA 91030

AMENDED ADDITIONAL DOCUMENTS

Amended Additional Documents to the April 16, 2025 City Council Meetings. The attached documents include submitted written public comments and amendments to the agenda. Submit by no later than 12:00 p.m., on the day of the City Council meeting. Correspondence received after this time will be distributed the following business day.

AMENDED ADDITIONAL DOCUMENTS TO THE APRIL 16, 2025 CITY COUNCIL MEETINGS

- General Public Comment_Thomas Neuberger
- General Public Comment_Lisa Pendleton
- General Public Comment_Yvonne LaRose
- Public Comment_James Lloyd_Item No. 11
- Memo for Item No. 13
- Presentation for Item No. 3 (Special Joint Meeting)

Additional Documents Agenda Report

ITEM NO.

DATE: April 16, 2025

FROM: Todd Hileman, City Manager

PREPARED BY: Mark Perez, Deputy City Clerk

SUBJECT: **AMENDED ADDITIONAL DOCUMENTS TO THE APRIL 16, 2025 CITY COUNCIL MEETINGS**

Executive Summary

The attached documents include submitted written public comments and amendments to the agenda. Submit by no later than 12:00 p.m., on the day of the City Council meeting. Correspondence received after this time will be distributed the following business day.

Attachment:

General Public Comment_Thomas Neuberger
General Public Comment_Lisa Pendleton
General Public Comment_Yvonne LaRose
Public Comment_James Lloyd_Item No. 11
Memo for Item No. 13
Presentation for Item No. 3 (Special Joint Meeting)

From: Thomas Neuberger
To: City Council Public Comment
Cc: Omari Ferguson
Subject: Public Comment 16 April 2025
Date: Monday, April 14, 2025 3:16:04 PM

CAUTION: This email originated from outside of the City of South Pasadena. Do not click links or open attachments unless you recognize the sender and know the content is safe.

CAUTION: This email originated from outside of the City of South Pasadena. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good evening Councilmembers and Commissioners,

My name is Thomas Neuberger, in response to the City Council and the Planning Commission Agenda Report On March 26, 2025. I'm a South Pasadena resident here to voice strong support for maintaining—and even expanding—the City's pro-housing direction, including height and density allowances as outlined in the Housing Element.

Arguments against this work often rely on the myth that new housing leads to displacement or the loss of "affordable" homes. In truth, the greatest driver of rising costs is a chronic housing shortage. Restricting new housing—especially multi-family and mixed-use—simply locks in exclusivity and makes it impossible for young families, seniors, and working people to stay here or move in.

The Housing Element was carefully crafted to meet our RHNA obligations with State oversight. While it's tempting to "right-size" and walk back density or height, that would undermine the feasibility of building anything at all. Developers don't build when projects aren't economically viable. Denser, taller buildings—especially in our downtown core and near transit—make housing more feasible and more sustainable.

From a **Strong Towns** perspective, we need development that pays for itself. Allowing more residents brings in more **property tax**, **sales tax**, and helps fill **our schools** with students—at no cost to the City. Incremental, mixed-use infill is the lifeblood of fiscally resilient communities.

Let's be clear: the true threat to affordability is inaction. Let's not waste this opportunity. Let's build a South Pasadena that's open, thriving, and welcoming.

Thank you.

Thomas Neuberger

[redacted]

April 16, 2025

To:
South Pasadena City Council Members
Mayor Janet Braun, Mayor Pro Tem Sheila Rossi, Michael Cacciotti, Jon Primuth, Omari Ferguson

From:
Lisa Pendleton, Architect and Former Planning Commissioner
1241 Blair Avenue
South Pasadena, CA 91030

Re: General Plan and Still Missing Density Capacity Table updates

Over the last year and a half, the City Council has been reviewing and approving various changes to the 2023 "Partially" approved Zoning Code and Zoning Map yet the "Partially" approved 2023 General Plan has still not been updated. Most importantly the General Plan density Capacity Table errors were never corrected and reinserted in the General Plan as was requested during the 9-27-23 City Council meeting when the General Plan was only "Partially" approved. The City Council approved the General Plan under the premise that the density numbers would be correctly calculated and the density capacity and land use designations further adjusted as appropriate at a later date.

The General Plan is the guiding document for all other land use documents, plans and codes, so for the City to continue to make random and often incoherent zoning and land use revisions without a fully approved, complete General Plan makes no sense. This unprofessional approach to land use is leading to chaos especially considering that these random changes have to be explained to HCD and the settlement attorneys without an updated General Plan.

At the 9-27-23 City Council meeting the Council felt compelled to rush the General Plan approval even though there were admitted errors in the density tables in both the Housing Element and the General Plan. Specifically, Jon Primuth (Mayor at the time) discussed that the General Plan Capacity Table (labeled B3.2 in the 9-2023 final draft of the General Plan) erroneously showed the resulting realistic capacity density with an artificially lower number than was "logical". Mayor Primuth went on to explain how the stated realistic density capacity did not reflect the true expected "net" development density. The Mayor then proposed reducing the densities in the RM and RH zones from the 30 and 45 DU/acre back down to the original 90's General Plan's lower density of 14 and 24 DU/acre as his method to correct the excessive density numbers. This would result in no increase in those land use areas.

At that point in the 9-27-23 meeting the City Attorney, David Snow suggested that the City Council simply remove the erroneous General Plan Capacity table with the caveat that staff would correct this table and bring it back for review at a later date and suggested that the Council could call the General Plan approval a "Partial" approval and could also eliminate the draft's proposed density increases in the RM and RH land use designations to compensate for the excessive density.

The majority of the Council voted to follow Mayor Jon Primuth's and the City Attorney's recommendation and "Partially" approved the General Plan with the eliminated RM and RH increased densities and the removal of the erroneous density Capacity table. While this might have seemed like the best decision given the time constraints to get the plans approved, this was all done last minute with no public vetting. More importantly, if the density tallies were so flawed and the resultant proposed land use, zoning and density areas were also flawed then this certainly should have justified a pause to get it right.

Fast forward 18 months later and the City still has not corrected the General Plan to show the true density numbers which greatly impacts all of the other land use documents. The missing density table in the General Plan needs to be corrected and reinserted. It should utilize the total buildable acres of the city broken down by land use categories with related units DU/acre densities totaled for the full capacity and then use a "rational" (per Mayor Primuth's comments on 9-27-23) formula to better project the true realistic density anticipated to be built.

I along with other involved community members were under the impression that the necessary density and land use plan corrections and updates would be coordinated once the height repeal was determined. However, the City staff decided to proceed to make significant changes to the land use documents in the interim with very little if any public vetting. These included changes proposed and approved in January thru March of 2024 that revised the RM and RH densities back to the 9-23 draft density increases to 30 and 45 DU/acres. This may have been due to outside pressure from the settlement attorneys etc, however this should not have happened until the density tables were corrected and ideally done after the height repeal outcome. Further at the same time the staff introduced a new designation of land use a HO Housing Opportunity overlay area of 70DU/acre that was described to be applied in lieu of the MU Mixed Use areas at the Ostrich and Huntington Drive areas originally called Focus Areas. These new HO overlay areas significantly exceed the original MU Mixed Use or Focus Area boundaries, extending over large areas of RM and RH resulting in extreme upzoning for those areas now going from 14 and 24DU/acre as approved Sept. 27, 2023, to 70 DU/acre, a huge increase with no vetting.

More recently, after the height limits were repealed and the Arroyo Group consultant was hired to work with the City staff and public input on various height and massing impacts additional changes were proposed, however we still did not have a corrected picture of the City's real density requirements. So once the consultant began their work the decision was made by staff to arbitrarily change the land use designations again but this time acknowledging the errors in the HE densities and stating they had new learning about the inappropriate scale of 70 DU HO areas overlayed on the lower density RM and RH areas so they decided to scale the HO areas back. However, the revised HO areas were still larger than was originally proposed in the original 9-23 MU/Focus Areas. In addition, the staff arbitrarily proposed to reduce the higher Fair Oaks corridor densities from 90 and 110DU/acre to 70 and 90DU/acre. Again, this proposed reduction may be the correct course of action, however without a corrected density capacity table it still appears the City may have increased the density from the original Sept 23 final draft General Plan which as noted the City Council at the time believed was excessive.

Without knowing our true density capacity we still may be unnecessarily exceeding our State and legal obligation which could have ramifications well beyond the current Housing Element cycle.

The City is now again at a critical point where all of the necessary land use updates should have been completed yet the City **still does not have the corrected density tables** on which everything else is built. I urge the City Council to work with staff and the consultant to update the HE and General Plan density tables along with updating all other related aspects of the General Plan to reflect a more appropriate density that meets our requirements with more modest land use areas and density designations. This should include a fully redlined General Plan document showing all of the corrections and updates posted on the City's website for public review.

In closing it is important that the City Council think of it as being no different than a city not knowing its overall budget but going ahead and deciding how to allocate their expenses. With the exception of city finances, land use is the most important responsibly that the City Council oversees and now it is time to pause and get our land use documents in proper order.

Respectfully,

Lisa Pendleton, Architect and Former Planning Commissioner

Cc:

City Manager – Todd Hileman
City Land Use Attorney – David Snow
CC Public Comment

From: Yvonne LaRose
To: City Council Public Comment
Subject: Public Comment: April 16, 2025 - Sanctuary City Declaration
Date: Wednesday, April 16, 2025 11:35:44 AM

CAUTION: This email originated from outside of the City of South Pasadena. Do not click links or open attachments unless you recognize the sender and know the content is safe.

CAUTION: This email originated from outside of the City of South Pasadena. Do not click links or open attachments unless you recognize the sender and know the content is safe.

These days we have Executive Orders[1] flying out of the White House like popcorn at a movie theater. Each a successive step into a dark past in history, inculcating a practice of kidnapping (akin to abduction from Central and West Africa for the sake of slave trade in the 16th Century) to abandoning the hard-fought rights of women to vote and have power of self direction with regard to their health care needs.

Sanctuary City-ICE

Many cities have declared themselves to be sanctuary cities[2]. In California, we have SB 54[3] which limits the amount of cooperation local police will assist in ICE activities. SB 54 has some distinctions from over declarations of being a Sanctuary City.

At the beginning of March, Alhambra's Target parking lot became a staging are for ICE. It was quickly abandoned because a group of activists in that city staged a rally that drove the team away. No such rally stopped ICE from rounding up 300 men on the east coast. Even with a judge's order, three planes left with their cargo for an unknown destination - three planes that never returned. It was later reported that the purported Venezuelan gang members were transported to one of the most notorious jails in El Salvador where the detainees were shaved and put into a standing room only cage with no beds, nor blankets, nor sanitation. The detainees were never given due process. There was no attempt to learn whether they have legitimate citizenship rights, whether they have criminal history of any type.

And then the man from Maryland who IS a citizen with the unfortunate circumstance of having an Hispanic surname. He was deported, again, with no due process nor investigation into his background, and sent to the same El Salvador jail (now considered a concentration camp).

There are images of these atrocities where "standing room only" conditions exist for shaved men being locked into cages, while the Secretary of Homeland Security sports a jaunty pose in front of the cramped cage. The Secretary has no answers for when these men's backgrounds will be investigated, when they will be charged or not, when they will be released. Another image shows shaved men sitting scissor-style behind one another, wrist bound behind their backs inside a cage, again, with no beds or bedding, no signs of sanitation all accused of being members of a Venezuelan gang yet they are in the most notorious El Salvador jail in the world.

I have asked five times for this body, this City Council, to declare the City of South Pasadena to declare itself a Sanctuary City and join the company of other cities in California who have declared themselves Sanctuary Cities. In addition to Alhambra (declared itself a Sanctuary City before former Mayor of Alhambra, Sen. Perez took her seat in Sacramento). Those

Sanctuary Cities were[4].

With my fifth plea for declaring South Pasadena to be a Sanctuary City, the denial was predicated on the fear that doing so would be tantamount to waving a flag to call attention to its status, thereby invoking intensified scrutiny and desire to search out the "suspect" population.

Although I did not respond to the objection at the time, I should have. As with domestic abuse, there should be no acquiescence to the unacceptable. In other words, we should object to mistreatment and disrespect, we should unequivocally say "NO" to incursions on our human and civil rights. To do less than object, to cower in fear, is to accept whatever consequences follow and we, thereby, accede to becoming the victims of abuse or else a 21st Century holocaust.

Here, the analysis of Dr. Reginald Williams, political theologian, should be noted as he scrutinizes what Germans were aware of circa 1933 (the beginning of the German Holocaust) [5].

Given all of the above, in addition to what has yet to be discussed, South Pasadena has a duty to its citizens to declare itself a Sanctuary City for the sake of resisting ICE activities.

Sanctuary City-Abortion

With regard to healthcare advice, choices, and procedures, people should not have to endure government interventions with regard to those choices and opportunities. People should be allowed to make their own decisions with regard to those ***private matters***. This is especially so when it comes to a woman choosing whether to seek advice or submit to the procedure of having an abortion. A woman should not be criminalized when she suffers an abortion or miscarriage, especially when the occasion is a consequence of something beyond the control of the woman.

Additionally, miscarriage and ectopic pregnancies are not considered abortions, per se[6]. That being said, those consequences should not be criminalized.

Therefore, I again ask that the City of South Pasadena declare itself a Sanctuary City with regard to reproductive health, advice, and procedures, especially as those matters relate to pregnancy.[7]

SAVE Act

We also have on our immediate horizon the threat of the SAVE Act, initiated by two Congressional representatives from Texas. The Act proposes onerous requirements of married women whose names no longer match the information contained on their birth certificates. Because of that lack, the married women will be prevented to exercise their right to vote. I am not aware of any mechanism our city can use to uphold the right to vote for women, whether married or not. I defer to WISPPA and the League of Women Voters. However, the 19th Amendment to our country's Constitution conferred the right to any woman the right to vote. That right needs to be protected.[8][9]

~~~~~

[1] An **executive order** is a written directive issued by the President of the
~~~~~

United States to manage the operations of the federal government. While not explicitly mentioned in the U.S. Constitution, the power to issue these orders is generally understood to be an inherent aspect of presidential power, as derived from Article II of the Constitution. Specifically, Article II, Section 1 vests the executive power in the President and requires them to "take Care that the Laws be faithfully executed".

Here's a more detailed breakdown:

Key Characteristics:

> **Presidential Directive:** It's a specific instruction or mandate from the President to the executive branch.
>
> **Force of Law:** It has the force of federal law upon the executive branch and federal agencies, but it does not require congressional approval.
>
> **Subject to Review:** Executive orders are subject to judicial review and can be struck down by the courts if found unconstitutional or outside the president's authority.
>
> **Can be Overridden:** Congress can also pass a new law to override an executive order.

[2] A "**sanctuary city**" is a jurisdiction (city, county, or state) that limits its cooperation with federal immigration enforcement agencies, particularly Immigration and Customs Enforcement (ICE). These cities often have policies that restrict local law enforcement from assisting in immigration enforcement, such as refusing to honor ICE detainers (requests to hold individuals for ICE) or limiting the sharing of information about an individual's immigration status. See: Global Refuge; and American Immigration Council.

[3]
. . . **SB 54**, California's Values Act, applies to municipalities in California, limiting the cooperation between local law enforcement and federal immigration enforcement (ICE).

It prohibits state and local law enforcement agencies from investigating, interrogating, detaining, or arresting individuals solely for immigration enforcement purposes. The law also restricts the sharing of information about individuals in custody with ICE.

Key Points:

Limiting Cooperation:

SB 54 significantly restricts the ability of local law enforcement to assist ICE with immigration enforcement.

No Immigration Enforcement:

Law enforcement is generally prohibited from engaging in immigration enforcement activities, such as investigating or arresting individuals based on their immigration status.

Limited Exceptions:

While there are some exceptions, such as transfers for serious crimes, the law generally prohibits local law enforcement from cooperating with ICE.

Impact on Municipalities:

Cities and counties in California are subject to these restrictions, meaning their police and sheriff's departments cannot engage in immigration enforcement activities or cooperate with ICE in ways prohibited by the law.

See also, California Values Act (SB 54)

ICE Out of California
https://www.iceoutofca.org › values
SB 54 remains binding law in **California**. States and localities continue to have the constitutional right to opt out of federal immigration enforcement and to ...

[4] From California City News, Sanctuary Agencies

After the election results came rolling in several local agencies took it upon themselves to issue resolutions declaring themselves "sanctuaries" for refugees and immigrants amid rising fears of deportation under the new federal administration. Multiple cities and counties already had policies in place and simply reissued their promises. Additionally, the passage of Senate Bill 54 now makes California a sanctuary state.

Below we have compiled a list of cities and counties that have passed "sanctuary" resolutions, and we will continue to add more as more resolutions are passed. If we have missed your agency or if you would like to correct any information, please

email feedback@californiacitynews.org and we will include it.

Counties:

- Alameda County
- Los Angeles County
- Monterey County
- San Francisco County

This list is currently being updated.

Cities:

- Alameda - Alameda County
- Baldwin Park - Los Angeles County
- Berkeley - Alameda County
- Cudahy - Los Angeles County
- Culver City - Los Angeles County
- Davis - Yolo County
- Emeryville - Alameda County
- Hayward - Alameda County
- La Puente - Los Angeles County
- Livingston - Merced County
- Los Angeles - Los Angeles County
- Malibu - Los Angeles County
- Maywood - Los Angeles County
- Oakland - Alameda County
- Palm Springs - Riverside County
- Petaluma - Sonoma County
- Richmond - Contra Costa County
- San Francisco - San Francisco County
- San Jose - Santa Clara County
- San Leandro - Alameda County
- Santa Ana - Orange County
- Santa Cruz - Santa Cruz County
- Santa Rosa - Sonoma County
- Soledad - Monterey County
- Watsonville - Santa Cruz County
- West Hollywood - Los Angeles

[5] Germany's apathetic tolerance of the Holocaust, Dr. Reginald Williams:

Historians debate just how much knowledge the German civilian population had of their Nazi government's macabre practices by the end of WWII. Civilians knew full well about the mass deportations, kidnappings, and the existence of concentration camps (first one at Dachau was established in 1933). But some would argue that at least in the early years, not even the victims themselves knew what would happen to those who were taken by the regime. But in the later years of the war, prior to 1945, it seems debatable that the public was so naive. After the U.S. Army liberated Buchenwald, they forced civilians from the nearby town of Weimar to walk thru the camp to see and smell for themselves the gruesome nature of their governments treatment of everyday people, some of whom were once their neighbors. Did they know what was going on? Did they not know that they were organizing their society by cruelty? Fact is, whether they knew the grisly details, they knew enough. Cruelty was all around them, in plain view. They knew enough to withdraw support from their villainous government. But instead they were apathetic about the cruelty they saw happening. They were on board with the mass deportations, the "blood and soil" patriotic devotion to the Aryan nation which was little more than a contemporary white nationalist wish dream. They knew enough. Cruelty doesn't give life or enhance community. The nationalist vision, with its cold-blooded immorality, only leads to destruction, not to greatness.

[6] A Review of Exceptions in State Abortion Bans: Implications for the Provision of Abortion Services

Mabel Felix, Laurie Sobel, **and** Alina Salganicoff, Published: Jun 06, 2024

[7] Yes, a city can become a "sanctuary city" in relation to abortion rights, meaning it will take measures to protect and expand access to abortion services within its jurisdiction. This can include passing resolutions or ordinances that declare the city's commitment to protecting abortion rights, establishing funding for abortion services, and refusing to cooperate with potential out-of-state enforcement of restrictive abortion laws.

Elaboration:

Sanctuary City Definition:

In this context, a sanctuary city for abortion access is a city that actively works to ensure access to abortion services for its residents and potentially for individuals from other states where abortion may be restricted.

Examples of Actions:

Cities can take various actions to become a sanctuary for abortion rights, including:

- **Passing Resolutions:** Declaring the city's commitment to protecting abortion

access and potentially even declaring that Roe v. Wade and its related jurisprudence are unconstitutional, as reported in the Harvard Law Review.

- **Establishing Funding:** Providing financial support for abortion services, either through public funding or by encouraging private donations, as seen in New York City.

- **Non-Cooperation:** Refusing to cooperate with out-of-state law enforcement efforts to enforce restrictive abortion laws, according to the Cato Institute.

- **Local Ordinances:** Creating local ordinances that protect individuals seeking or providing abortion services, as discussed in a Network for Public Health Law article.

Examples of Sanctuary Cities:

Several cities have already declared themselves sanctuary cities for abortion access, including Oakland, as reported on the City of Oakland website and Los Angeles, as mentioned in a news release on the City of Los Angeles website.

[8] **SAVE Act Would Undermine Voter Registration for All Americans**, **Wendy R. Weiser**, **Andrew Garber** (February 11, 2025)

[9] The Safeguard American Voter Eligibility (SAVE) Act is a Trick, [League of Women Voters] Blog / Last Updated: March 25, 2025

Viva
Yvonne LaRose, CAC
Organization Development Consultant:
Diversity/Title VII, Harassment, Ethics

From:	James Lloyd
To:	City Council Public Comment
Cc:	City Manager"s Office; City Clerk"s Division; Alison Becker; Roxanne Diaz
Subject:	public comment re item 11 for the April 16, 2025 Council meeting
Date:	Wednesday, April 16, 2025 11:27:28 AM
Attachments:	South Pasadena - ADU Ordinance - CC - 16 Apr 2025.pdf

CAUTION: This email originated from outside of the City of South Pasadena. Do not click links or open attachments unless you recognize the sender and know the content is safe.

CAUTION: This email originated from outside of the City of South Pasadena. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear South Pasadena City Council,

The California Housing Defense Fund ("CalHDF") submits the attached public comment concerning item 11 on the agenda for the Council meeting scheduled for April 16, 2025, an amendment to the City's regulations for ADUs and JADUs.

CalHDF strongly supports the amendments that clarify that ADUs described by Government Code sections 66323, subds. (a)(1) through (4) are not subject to other local standards. However, there are other aspects of the ordinance that do not comply with state ADU law.

Sincerely,

James M. Lloyd
Director of Planning and Investigations
California Housing Defense Fund
james@calhdf.org
CalHDF is grant & donation funded
Donate today - https://calhdf.org/donate/

Apr 16, 2025

City of South Pasadena
1424 Mission Street
South Pasadena, CA 91030

By email: ccpubliccomment@southpasadenaca.gov

Cc: cmoffice@southpasadenaca.gov; cityclerk@southpasadenaca.gov; abecker@southpasadenaca.gov; rdiaz@rwglaw.com

Re: Proposed Amendments to the City's Accessory Dwelling Unit and Junior Accessory Dwelling Unit Regulations

Dear South Pasadena City Council,

The California Housing Defense Fund ("CalHDF") submits this letter as a public comment concerning item 11 on the agenda for the Council meeting scheduled for April 16, 2025, an amendment to the City's regulations for ADUs and JADUs. CalHDF applauds the City for making changes to its ADU regulations to keep pace with changes in state law. However, the proposed ordinance fails to comply with state law in several ways, and the City should address these problems before approving the ordinance.

Background

The law gives local governments authority to enact zoning ordinances that implement a variety of development standards on ADUs. (Gov. Code, § 66314.) The standards in these local ordinances are limited by state law so as not to overly restrict ADU development. (See *id.)* Separately from local ADU ordinances, Government Code section 66323 establishes a narrower set of ADU types that local governments have a ministerial duty to approve. "Notwithstanding Sections 66314 to 66322 ... a local agency shall ministerially approve" these types of ADUs. (*Id.* at subd. (a).) This means that ADUs that satisfy the minimal requirements of section 66323 must be approved regardless of any contrary provisions of the local ADU ordinance. (*Ibid.*) Local governments may not impose their own standards on such ADUs. (Gov. Code, § 66323, subd. (b) ["A local agency shall not impose any objective development or design standard that is not authorized by this section upon any accessory dwelling unit that meets the requirements of any of paragraphs (1) to (4), inclusive, of subdivision (a)."].) In addition, ADUs that qualify for the protections of Government Code section 66323, like other ADUs, must be processed by local governments within 60 days of a complete permit application submittal. (Gov. Code, § 66317, subd. (a).)

State law also prohibits creating regulations on ADU development not explicitly allowed by state law. Government Code Section 66315 states, "No additional standards, other than those provided in Section 66314, shall be used or imposed, including an owner-occupant requirement, except that a local agency may require that the property may be used for rentals of terms 30 days or longer."

Treatment of Government Code Section 66323 ADUs

CalHDF strongly supports the proposed amendments to code sections 36.350.200(E), 36.350.200(F), 36.350.200(G), and 36.350.200(J), which state that "ADU development meeting the criteria of Government Code Section 66323(a)(1) through (4) shall not be subject to any objective development or design standards beyond those set forth in Government Code Section 66323."

However, there are other sections of code where Government Code section 66323, subdivision (a) supersedes local requirements, and the code should reflect this.

- Code section 36.350.200(C)(2) concerns discretionary approvals, but section 66323 ADUs must always be processed ministerially via building permit only (further discussed *infra*)
- Code section 36.350.200(E)(d)(ii) provides for Planning Commission Chair approval of certain ADUs, but section 66323 ADUs must always be processed ministerially via building permit only (further discussed *infra*)
- Code section 36.350.200(H) applies parking requirements to all ADUs, less certain exceptions. (further discussed *infra*)
- Code section 36.350.200(I) applies parking requirements, sprinklering requirements, and locational requirements to ADUs in the City's locally defined high fire hazard area, none of which may be applied to section 66323 ADUs. (further discussed *infra*)

Additionally, in certain sections of the code it is unclear to what degree the provision regarding section 66323 ADUs is actually overriding subordinate paragraphs. For instance, Code section 36.350.200(F) seems to be immediately overruled by its first paragraph:

> F. Development standards for ADUs on multifamily and mixed-use properties. ADU development meeting the criteria of Government Code Section 66323(a)(1) through (4) shall not be subject to any objective development or design standards beyond those set forth in Government Code Section 66323.
>
> > 1. Where these standards conflict with the design standards set forth in subsection (J) of this section for historic properties, the standards set forth in subsection (J) of this section shall control.

There are numerous examples like this throughout the code, where specific provisions in subordinate paragraphs and subparagraphs seem to overrule the subsection's provisions regarding section 66323 ADUs. For example, Code section 36.350.200(F)(3) mandates underlying front setbacks, which directly conflicts with the provisions of subsection (F) regarding section 66323 ADUs.

We only point this out because general interpretive provisions for statutes and statutory construction rules (Code Civ. Proc., § 1859) provide that more specific provisions overrule more general provisions. Additionally, because sections such as 36.350.200(H) do not include the section 66323 disclaimer, it is unclear to what extent section 66323 ADUs are actually exempted from all local development standards.

Impermissible Approval Processes

Code section 36.350.200(C)(2) requires that ADU applications shall not be deemed complete until all applicable discretionary permits have been approved, such as tree removal permits, certificates of appropriateness, and hillside development permits.

However, Government Code section 66323, subdivision (a) obliges the City to approve a specific class of ADUs via building permit only. The City may not require such applications to also pursue separate discretionary permits, as this would effectively make the ADU application into a discretionary application, in violation of Government Code sections 66316 and 66317.

Additionally, Code section 36.350.200(E)(d)(ii) provides for Planning Commission Chair approval of ADUs that exceed 1,000 square feet and 16 feet in height. It is unclear why the City would have the Planning Commission Chair exercise a ministerial duty that could be equally accomplished by staff. Separately, the City must approve via building permit only a whole class of ADUs pursuant to Government Code section 66323, subdivision (a). Many of these ADUs are allowed to exceed 1,000 square feet and 16 feet in height. For instance, state law does not permit any size limits on ADUs converted from existing space pursuant to section 66323, subdivisions (a)(1) and (a)(3). Additionally, state law does not permit any size limits on new detached ADUs on multifamily properties developed pursuant to section 66323, subdivisions (a)(4). And new detached ADUs developed pursuant to section 66323, subdivisions (a)(2) and (a)(4) can be built up to the heights specified section 66321, subdivision (b)(4), which allows up to 20 feet of height in some circumstances.

The January 2025 HCD ADU Handbook explicitly forbids any discretionary processes on pages 10, 14, 27, 35, 36, and 38.

The City should amend its code to remove discretionary approvals from the ADU permitting process and fully allow building-permit only approvals pursuant to Government Code section 66323, subdivision (a).

Impermissible Parking Requirements

Code section 36.350.200(H) requires parking for each new ADU, less certain exceptions. However, as discussed *supra*, Government Code section 66323 mandates that the City approve a specific class of ADUs subject only to specified height and setback requirements, notwithstanding any local code requirements to the contrary. This means that the City cannot subject such ADUs to parking requirements.

Of note, Government Code section 66323, subdivision (a) covers ADUs developed on both single family and multifamily properties, which means that code section 36.350.200(H)(2)(b) must be removed entirely.

From page 20 of the January 2025 HCD ADU Handbook (emphasis added): "A local agency may not impose development or design standards, including both local standards and standards found in State ADU Law, on 66323 Units that are not specifically listed in Government Code section 66323. (Gov. Code, § 66323, subds. (a), (b).) This includes, but is not limited to, **parking**, height, setbacks, or other zoning provisions (e.g., lot size, open space, floor area ratio, etc.)."

Impermissible Geographic Treatment

Code section 36.350.200(I) imposes a variety of additional standards on ADUs developed in high risk fire areas, which the code defines as the area "south of Monterey Road, extending to the city border, and west of Meridian Avenue, extending to the city border." (Code §14.1.) This is approximately 25% of the city's land area.

Many of these standards explicitly contradict state law.

- Code section 36.350.200(I)(1) requires one parking space per ADU on a street less than 28 feet in width and also prohibits reducing the parking for the primary residence via garage conversion. This parking replacement regulation is forbidden by Government Code section 66314, subdivision (d)(11): "When a garage, carport, covered parking structure, or uncovered parking space is demolished in conjunction with the construction of an accessory dwelling unit or converted to an accessory dwelling unit, the local agency shall not require that those offstreet parking spaces be replaced." Additionally, the parking requirement may not be imposed on ADUs that qualify for the provisions of Government Code section 66323, subdivision (a). Furthermore, Government Code section 66322, subdivision (a) separately limits the imposition of parking requirements.
- Code section 36.350.200(I)(2) requires fire sprinklers. However, Government Code section 66314, subdivision (d)(12) and Government Code section 66323, subdivision (d) both forbid the City from requiring sprinklers if they are not required for the primary dwelling unit. State building code requires sprinklers for new residential

construction regardless, so this regulation primarily restricts the ability of homeowners to create conversion ADUs.

- Code section 36.350.200(I)(2) regulates distance from the front property line to facilitate emergency access. Beyond the fact that this regulation is not permitted for ADUs that qualify for the provisions of Government Code section 66323 subdivision (a) (See Gov. Code, § 66323, subd. (b)), distance from fire access is regulated via the building code.

♦♦♦

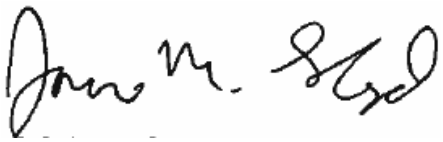
CalHDF appreciates the City's thorough effort to implement state law governing ADU construction. However, the City should amend its ordinance to ensure that it complies with state law.

CalHDF is a 501(c)(3) non-profit corporation whose mission includes advocating for increased access to housing for Californians at all income levels, including low-income households. You may learn more about CalHDF at www.calhdf.org.

Sincerely,



Dylan Casey
CalHDF Executive Director



James M. Lloyd
CalHDF Director of Planning and Investigations

City of South Pasadena
City Manager's Office

Memo

Date: April 14, 2025

To: The Honorable City Council

Via: Todd Hileman, City Manager

From: Alison Becker, AICP, Acting Community Development Director

Subject: April 16, 2025 City Council Meeting Item No. 13 Revised Attachment No. 1: 2024 South Pasadena Housing Element Annual Progress Report (APR) – Consideration to Receive and File the 2024 Annual Progress Report (APR) for the General Plan Housing Element

---

Attached is a copy of a revised 2024 Housing Element APR (Attachment No. 1) that was submitted to the California Department of Housing and Community Development. It replaces the previously submitted version and includes the following minor corrections:

- Table C was updated to remove two parcels (APNs 5320018007 and 5321014001) that had been included in error.
- Table D was revised to reflect that Programs 2.j and 2.k were completed by the end of the reporting period.

No other changes were made to this report.

Summary Tab

Jurisdiction	South Pasadena	
Reporting Year	2024	(Jan. 1 - Dec. 31)
Housing Element Planning Period	6th Cycle	10/15/2021 - 10/15/2029

Building Permits Issued by Affordability Summary		
Income Level		**Current Year**
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		54
Total Units		**54**

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	3	3	3
2 to 4 units per structure	0	2	0
5+ units per structure	215	0	0
Accessory Dwelling Unit	58	49	34
Mobile/Manufactured Home	0	0	0
Total	**276**	**54**	**37**

Infill Housing Developments and Infill Units Permitted	# of Projects	Units
Indicated as Infill	53	54
Not Indicated as Infill	0	0

Housing Applications Summary	
Total Housing Applications Submitted:	42
Number of Proposed Units in All Applications Received:	231
Total Housing Units Approved:	46
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
Total	**0**	**0**	**0**

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

Ministerial and Discretionary Applications	# of	Units
Ministerial	41	230
Discretionary	1	1

Density Bonus Applications and Units Permitted	
Number of Applications Submitted Requesting a Density Bonus	3
Number of Units in Applications Submitted Requesting a Density Bonus	182
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	47
Sites Rezoned to Accommodate the RHNA	205

Jurisdiction	South Pasadena	
Reporting Year	2024	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table A
Housing Development Applications Submitted

Project Identifier					Unit Types		Date Application Submitted	Proposed Units - Affordability by Household Incomes							Total Approved Units by Project	Total Disapproved Units by Project	Streamlining	Density Bonus Law Applications		Application Status	Project Type	Notes
1					2	3	4	5							6	7	8	9	10		11	12	13
Prior APN+	Current APN	Street Address	Project Name+	Local Jurisdiction Tracking ID	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Date Application Submitted (see instructions)	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Total PROPOSED Units by Project	Total APPROVED Units by project	Total DISAPPROVED Units by Project	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?	Were incentives or concessions requested pursuant to Government Code section 65915 approved?	Please indicate the status of the application.	Is the project considered a ministerial project or discretionary project?	Notes+
Summary Row: Start Data Entry Below								4	0	4	0	15	0	208	231	46	0						
	5314008014	1327 Indiana Ave	SFD	PLR24-0006	SFD	O	2/1/2024							1	1			NONE	No	No	Pending	Discretionary	
	5315009051	815 Fremont Ave	Mixed-Use	PLR24-0007	5+	O	8/14/2024					8		48	56			NONE	Yes	N/A	Pending	Ministerial	
	5311010001; 5311010002; 5311015035	181, 185, & 187 Monterey Rd	Multi-Family	DRX24-0016	5+	O	9/9/2024					7		44	51			NONE	Yes	N/A	Pending	Ministerial	
	5315008043; 5315008045	1101 & 1115 Mission St	Mixed-Use	DRX24-0019	5+	R	11/1/2024	4		4				67	75			NONE	Yes	N/A	Pending	Ministerial	
	5311009024	1453 Oak Crest Ave	SB9	2525-TPM/SB9/A	2 to 4	R	7/3/2024							3	3	3		SB 9 (2021) - Residential Lot Split	No	No	Approved	Ministerial	Two SB9 units on newly-created lot. One ADU on other lot with existing single-family dwelling.
	5321018007	1813 Olive Ave	ADU	ADU24-0003	ADU	R	1/1/2024							1	1	1		NONE	No	No	Approved	Ministerial	
	5320005018	1725 Bank St	ADU	ADU24-0008	ADU	R	2/1/2024							1	1	1		NONE	No	No	Approved	Ministerial	
	5320033031	2024 Milan Ave	ADU	ADU24-0010	ADU	R	2/26/2024							1	1	1		NONE	No	No	Approved	Ministerial	
	5311007005	1221 Brunswick Ave	ADU	ADU24-0011	ADU	R	2/27/2024							1	1	1		NONE	No	No	Approved	Ministerial	
	5317034010	425 Prospect Cir	ADU	ADU24-0012	ADU	R	3/5/2024							1	1	1		NONE	No	No	Approved	Ministerial	
	5320025021	1305 Stratford Ave	ADU	ADU24-0014	ADU	R	3/25/2024							1	1	1		NONE	No	No	Approved	Ministerial	
	5320032016	1969 Fletcher Ave	ADU	ADU24-0016	ADU	R	4/8/2024							1	1	1		NONE	No	No	Approved	Ministerial	
	5310029017	1800 Gillette Crescent	ADU	ADU24-0017	ADU	R	4/8/2024							1	1	1		NONE	No	No	Approved	Ministerial	
	5317034002	909 Oliver St	ADU	ADU24-0020	ADU	R	6/5/2024							1	1	1		NONE	No	No	Approved	Ministerial	
	5317010034	1133 Foothill Blvd	ADU	ADU24-0021	ADU	R	6/18/2024							1	1	1		NONE	No	No	Approved	Ministerial	
	5320026030	1209 Milan Ave	ADU	ADU24-0022	ADU	R	5/6/2024							1	1	1		NONE	No	No	Approved	Ministerial	
	5308022003	2127 Hanscom Dr	ADU	ADU24-0023	ADU	R	5/28/2024							1	1	1		NONE	No	No	Approved	Ministerial	
	5315011032	1117 Grevelia St	ADU	ADU24-0024	ADU	R	6/5/2024							1	1	1		NONE	No	No	Approved	Ministerial	
	5311008015	1501 Santa Teresa St	ADU	ADU24-0025	ADU	R	6/27/2024							1	1	1		NONE	No	No	Approved	Ministerial	
	5314020001	870 Bank St	ADU	ADU24-0026	ADU	R	7/3/2024							1	1	1		NONE	No	No	Approved	Ministerial	
	5319013047	2008 Fremont Ave	ADU	ADU24-0027	ADU	R	7/3/2024							1	1	1		NONE	No	No	Approved	Ministerial	
	5317009014	1037 Buena Vista St	ADU	ADU24-0028	ADU	R	7/15/2024							1	1	1		NONE	No	No	Approved	Ministerial	
	5320014020	2007 Stratford Ave	ADU	ADU24-0029	ADU	R	6/26/2024							1	1	1		NONE	No	No	Approved	Ministerial	
	5311011047	1446 Oak Crest Ave	ADU	ADU24-0030	ADU	R	5/14/2024							2	2	2		NONE	No	No	Approved	Ministerial	One detached ADU and one JADU.
	5310016021	2033 Alpha St	ADU	ADU24-0031	ADU	R	7/3/2024							1	1	1		NONE	No	No	Approved	Ministerial	

Table A
Housing Development Applications Submitted

Project Identifier					Unit Types		Date Application Submitted	Proposed Units - Affordability by Household Incomes								Total Approved Units by Project	Total Disapproved Units by Project	Streamlining	Density Bonus Law Applications		Application Status	Project Type	Notes
1					2	3	4	5							6	7	8	9	10		11	12	13
Prior APN+	Current APN	Street Address	Project Name+	Local Jurisdiction Tracking ID	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Date Application Submitted (see instructions)	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Total PROPOSED Units by Project	Total APPROVED Units by project	Total DISAPPROVED Units by Project	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?	Were incentives or concessions requested pursuant to Government Code section 65915 approved?	Please indicate the status of the application.	Is the project considered a ministerial project or discretionary project?	Notes+
Summary Row: Start Data Entry Below								4	0	4	0	15	0	208	231	46	0						
	5319038019	2052 Meridian Ave	ADU	ADU24-0033	ADU	R	7/15/2024							6	6	6		NONE	No	No	Approved	Ministerial	6 new ADUs (4 conversion, 2 new detached) located on an existing multifamily property. 26 existing dwelling units onsite.
	5319013022	2013 Fair Oaks Ave	ADU	ADU24-0034	ADU	R	8/14/2024							1	1	1		NONE	No	No	Approved	Ministerial	
	5314007009	1332 Indiana Ave	ADU	ADU24-0035	ADU	R	8/20/2024							1	1	1		NONE	No	No	Approved	Ministerial	
	5319006017	1404 Laurel Ave	ADU	ADU24-0036	ADU	R	6/11/2024							1	1	1		NONE	No	No	Approved	Ministerial	
	5319032005	1721 Diamond Ave	ADU	ADU24-0037	ADU	R	9/10/2024							1	1	1		NONE	No	No	Approved	Ministerial	
	5315015021	1028 Glendon Way	ADU	ADU24-0038	ADU	R	9/17/2024							1	1	1		NONE	No	No	Approved	Ministerial	
	5308032040	111 Peterson Ave	ADU	ADU24-0039	ADU	R	8/22/2024							1	1	1		NONE	No	No	Approved	Ministerial	
	5308005029	2019 Via Del Rey	ADU	ADU24-0040	ADU	R	9/24/2024							1	1	1		NONE	No	No	Approved	Ministerial	
	5320012024	2012 Primrose Ave	ADU	ADU24-0041	ADU	R	10/30/2024							1	1	1		NONE	No	No	Approved	Ministerial	
	5313016004	1107 Orange Grove Ave	ADU	ADU24-0042	ADU	R	11/6/2024							1	1	1		NONE	No	No	Approved	Ministerial	
	5315006024	1100 Meridian Ave	ADU	ADU24-0043	ADU	R	11/19/2024							1	1	1		NONE	No	No	Approved	Ministerial	
	5320011028	1930 Primrose Ave	ADU	ADU24-0044	ADU	R	11/19/2024							1	1			NONE	No	No	Pending	Ministerial	
	5319022015	1205 Oak St	ADU	ADU24-0045	ADU	R	11/26/2024							1	1	1		NONE	No	No	Approved	Ministerial	
	5313004027	808 Forest Ave	ADU	ADU24-0046	ADU	R	12/3/2024							1	1	1		NONE	No	No	Approved	Ministerial	
	5319033018	1708 Meridian Ave	ADU	ADU24-0047	ADU	R	12/3/2024							3	3	3		NONE	No	No	Approved	Ministerial	
	5311009016	317 Alta Vista Ave	ADU	ADU24-0048	ADU	R	12/10/2024							1	1			NONE	No	No	Pending	Ministerial	
	5319017003	1354 Elm Park St	ADU	ADU24-0049	ADU	R	12/23/2024							1	1	1		NONE	No	No	Approved	Ministerial	

Table A2

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

Project Identifier					Unit Types		Affordability by Household Incomes - Completed Entitlement								
1					2	3	4							5	6
Prior APN+	Current APN	Street Address	Project Name+	Local Jurisdiction Tracking ID	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Entitlement Date Approved	# of Units issued Entitlements
Summary Row: Start Data Entry Below							0	0	50	0	0	0	226		276
	5314026050	801 ROLLIN		BLD24-0002	SFD	O									0
	5320033016	1916 ALHAMBRA		BLD23-0350	ADU	O									0
	5317043025	501 GRAND AVE		BLD24-0004	ADU	O									0
	530802203	2127 HANSCOM		BLD23-0346	SFD	O									0
	5319022012	1708 DIAMOND AVE		BLD23-0257	ADU	O									0
	5317009031	1010 FOOTHILL ST		BLD23-0118	ADU	O									0
	5313008026	521 MISSION ST		BLD24-0034	ADU	O									0
	5313008026	521 MISSION ST		BLD24-0036	ADU	O									0
	5321002012	2008 EDGEWOOD DR		BLD23-0124	ADU	O									0
	5315018064	817 ORANGE GROVE PL		BLD24-0047	ADU	O									0
	5315018064	817 ORANGE GROVE PL		BLD24-0048	ADU	O									0
	5313006050	704 ADELAINE AVE		BLD24-0059	2 to 4	O									0
	5314006020	1502 INDIANA		BLD24-0021	ADU	O									0
	5320010003	1645 HUNTINGTON DR		BLD23-0260	ADU	O									0
	5320010003	1645 HUNTINGTON DR		BLD24-0095	ADU	O									0
	5319012025	2053 PRIMROSE AVE		BLD23-0144	ADU	O									0
	5312016027	4966 COLLIS AVE		BLD23-0374	ADU	O									0
	5319009030	1404 ONEONTA KNL		BLD23-0254	ADU	O									0
	5320001008	1617 MONTEREY RD		BLD24-0113	ADU	O									0
	5318019031	1010 STRATFORD AVE		BLD23-0296	ADU	O									0
	5314022006	920 LYNDON ST		BLD24-0099	ADU	O									0
	5319031008	1563 DIAMOND AVE		BLD24-0155	ADU	O									0
	5324019018	1926 MILL RD		BLD23-0074	ADU	O									0
	5320018018	1990 WINDING LN		BLD24-0180	ADU	O									0

Table A2

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

Project Identifier					Unit Types		Affordability by Household Incomes - Completed Entitlement								
1					2	3	4							5	6
Prior APN+	Current APN	Street Address	Project Name+	Local Jurisdiction Tracking ID	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Entitlement Date Approved	# of Units issued Entitlements
Summary Row: Start Data Entry Below							0	0	50	0	0	0	226		276
	5318011030	811 MONTROSE AVE	ADU 23-74/ADU24-0004	BLD24-0088	ADU	O							1	2/7/2024	1
	5319013012	2054 FREMONT AVE		BLD23-0200	ADU	O									0
	5320008014	1640 ALHAMBRA		BLD23-0188	ADU	O									0
	5320004017	1707 LYNDON ST		BLD24-0194	ADU	O									0
	5317027007	188 CEDAR CREST AVE		BLD23-0046	ADU	O									0
	5317027007	188 CEDAR CREST AVE		BLD24-0057	ADU	O									0
	5314013009	1238 VIA DEL REY		BLD23-0321	ADU	O									0
	5320008014	1640 SPRUCE ST		BLD23-0052	ADU	O									0
	5310005005	457 CAMINO VERDE		BLD23-0057	ADU	O									0
	5318018038	1844 MONTEREY RD		BLD23-0029	ADU	O									0
	5319031005	1551 DIAMOND AVE		BLD23-0322	ADU	O									0
	5315018065	813 ORANGE GROVE PL		BLD23-0149	ADU	O									0
	5315002012	702 FREMONT AVE		BLD23-0078	ADU	O									0
	5308025027	1818 PETERSON		BLD24-0100	SFD	O									0
	5308025027	1818 PETERSON		BLD24-0313	ADU	O									0
	5321003020	2028 AMHERST DR		BLD23-0361	ADU	O									0
	5320022013	1718 MARENGO AVE		BLD23-0148	ADU	O									0
	5318018044	1121 MILAN AVE		BLD24-0132	ADU	O									0
	5313004031	805 FOREST AVE		BLD23-0191	ADU	O									0
	5318018006	1119 STRATFORD AVE		BLD24-0016	ADU	O									0
	5313004031	805 FOREST AVE		BLD24-0397	ADU	O									0
	5310029017	1800 GILLETTE CRESCENT	ADU24-0017	BLD24-0335	ADU	O							1	7/15/2024	1
	5318006006	839 STRATFORD AVE	ADU 23-88/ADU24-0007	BLD24-0159	ADU	O							1	2/5/2024	1

Table A2

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

Project Identifier					Unit Types		Affordability by Household Incomes - Completed Entitlement								
1					2	3	4							5	6
Prior APN+	Current APN	Street Address	Project Name+	Local Jurisdiction Tracking ID	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Entitlement Date Approved	# of Units issued Entitlements
Summary Row: Start Data Entry Below							0	0	50	0	0	0	226		276
	5319013022	2013 FAIR OAKS AVE	ADU24-0034	BLD24-0360	ADU	O							1	8/20/2024	1
	5308002053	1821 LA MANZANITA ST		BLD24-0203	ADU	O									0
	BLD24-0322	1725 BANK ST	ADU24-0008	BLD24-0322	ADU	O							1	3/7/2024	1
	5319032005	1721 DIAMOND AVE	ADU24-0037	BLD24-0409	ADU	O							1	9/19/2024	1
	5320033031	2024 MILAN	ADU24-0010	BLD24-0334	ADU	O							1	6/12/2024	1
	5317009014	1037 BUENA VISTA	ADU24-0028	BLD24-0430	ADU	O							1	8/13/2024	1
	5308005045	325 CAMINO VERDE		48994	SFD	O									0
	5318011045	826 MONTROSE AVE		54118	SFD	O									0
	5318012026	835 MILIAN AVE		50023	ADU	O									0
	5320015004	2014 STRATFORD AVE		55627	ADU	O									0
	5317007012	1001 COLUMBIA ST		51763	ADU	O									0
	5318019002	1857 MISSION ST		54949	ADU	O									0
	5320017009	1934 MARENGO AVE		54408	ADU	O									0
	5320012008	2041.5 LA FRANCE AVE		55147	ADU	O									0
	5319009024	1428 ONEONTA KNOLL		BLD23-0103	ADU	O									0
	5312016006	4926 COLLIS AVE		BLD23-0292	ADU	O									0
	5320032007	1931 FLETCHER AV		BLD23-0006	ADU	O									0
	5319009030	1404 ONEONTA KNOLL		BLD24-0254	ADU	O									0
	5321003004	1428 CHELTEN WAY		52352	ADU	O									0
	5320010008	1923 MARENGO AVE		54493	ADU	O									0
	5308022005	2121 HANSCOM DR		41124	SFD	O									0
	5311006065	56 OAK HILL LN		54982	ADU	O									0

Table A2

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

Project Identifier					Unit Types		Affordability by Household Incomes - Completed Entitlement								
1					2	3	4							5	6
Prior APN+	Current APN	Street Address	Project Name+	Local Jurisdiction Tracking ID	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Entitlement Date Approved	# of Units issued Entitlements
Summary Row: Start Data Entry Below							0	0	50	0	0	0	226		276
	5315001043	1418 MAGNOLIA ST		BLD24-0129	ADU	O									0
	5318014030	1725-1727 HOPE ST		52346	ADU	O									0
	5313008026	521 MISSION ST UNIT 1		BLD24-0034	ADU	O									0
	5313008026	521 MISSION ST UNIT 2		BLD24-0036	ADU	O									0
	5310016001	2006.5 MAYCREST AVE		52358	ADU	O									0
	5310019011	908 KENDALL AVE		54778	ADU	O									0
	5320004017	1707 LYNDON ST		BDL24-014	ADU	O									0
	5315018068	1038 ORANGEG ROVE		BLD23-0119	ADU	O									0
	5317009031	1010 FOOTHILL		BLD23-0118	ADU	O									0
	5320010003	1645 HUNTINGTON #1		BLD23-0269	ADU	O									0
	5320010003	1645 HUNTINGTON #2		BLD24-0095	ADU	O									0
	5313010062	342 PASADENA UNIT A		BLD23-0168	ADU	O									0
	5313010062	342 PASADENA UNIT B		BLD23-0169	ADU	O									0
	5319013012	2054.5 FREMONT		BLD23-0200	ADU	O									0
	5320015016	2062 STRATFORD AVE		BLD23-0087	ADU	O									0
	5319022012	1708 DIAMOND AVE		BLD23-0257	ADU	O									0
	5314013009	1238 VIA DEL REY		BLD23-0321	ADU	O									0
	5315005042	1119 WINDSOR PL		BLD23-0090	ADU	O									0
	5318019031	1010 STRATFORD AVE		BLD23-0296	ADU	O									0
	5320005008	1401 MARENGO AVE		54397	ADU	O									0
	5314017027	807 ROLLIN		51580	ADU	O									0

Table A2

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

Project Identifier					Unit Types		Affordability by Household Incomes - Completed Entitlement								
1					2	3	4							5	6
Prior APN+	Current APN	Street Address	Project Name+	Local Jurisdiction Tracking ID	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Entitlement Date Approved	# of Units issued Entitlements
Summary Row: Start Data Entry Below							0	0	50	0	0	0	226		276
	5310001040	618 Camino Cerrado	ADU	22-88	ADU	R							1	2/20/2024	1
	5308001052	312 Camino Del Sol	ADU	23-41	ADU	R							1	8/14/2024	1
	5315019027	827 El Centro St.	ADU	23-48	ADU	R							1	3/7/2024	1
	5315019027	827 El Centro St.	NID/DRX	2562	SFD	O							1	3/7/2024	1
	5315002020	715 Mound Ave	ADU	23-72	ADU	R							1	7/22/2024	1
	5319037008	2028 Meridian Ave	ADU	23-76	ADU	R							2	6/11/2024	2
	5319038017	2038 Meridian Ave	ADU	23-78	ADU	R							2	6/11/2024	2
	5308031032	118 Peterson Ave	ADU	23-80	ADU	R							1	1/4/2024	1
	5311005023	278 Camino Del Sol	ADU	23-82	ADU	R							1	11/12/2024	1
	5310015020	2021 Maycrest Ave	ADU	23-83/ADU24-0005	ADU	R							1	4/17/2024	1
	5308021016	2048 Hanscom Dr	ADU	23-85	ADU	R							1	3/25/2024	1
	5320002012	1708 Lyndon St	ADU	23-86	ADU	R							1	1/23/2024	1
	5317027006	178 Cedar Crest Ave	ADU	23-87/ADU24-0002	ADU	R							1	4/3/2024	1
	5321018007	1813 Olive Ave	ADU	ADU24-0003	ADU	R							1	6/11/2024	1
															0
	5317034010	425 Prospect Cir	ADU	ADU24-0012	ADU	R							1	4/8/2024	1
	5320025021	1305 Stratford Ave	ADU	ADU24-0014	ADU	R							1	4/14/2024	1
	5320032016	1969 Fletcher Ave	ADU	ADU24-0016	ADU	R							1	6/24/2024	1
	5317034002	909 Oliver St	ADU	ADU24-0020	ADU	R							1	6/11/2024	1
	5317010034	1133 Foothill Blvd	ADU	ADU24-0021	ADU	R							1	9/18/2024	1
	5320026030	1209 Milan Ave	ADU	ADU24-0022	ADU	R							1	7/15/2024	1
	5308022003	2127 Hanscom Dr	ADU	ADU24-0023	ADU	R							1	10/24/2024	1
	5315011032	1117 Grevelia St	ADU	ADU24-0024	ADU	R							1	7/8/2024	1
	5311008015	1501 Santa Teresa St	ADU	ADU24-0025	ADU	R							1	8/15/2024	1
	5314020001	870 Bank St	ADU	ADU24-0026	ADU	R							1	11/19/2024	1
	5319013047	2008 Fremont Ave	ADU	ADU24-0027	ADU	R							1	8/8/2024	1
	5320014020	2007 Stratford Ave	ADU	ADU24-0029	ADU	R							1	11/4/2024	1
	5311011047	1446 Oak Crest Ave	ADU	ADU24-0030	ADU	R							2	8/19/2024	2
	5310016021	2033 Alpha St	ADU	ADU24-0031	ADU	R							1	12/2/2024	1
	5319038019	2052 Meridian Ave	ADU	ADU24-0033	ADU	R							6	10/22/2024	6
	5314007009	1332 Indiana Ave	ADU	ADU24-0035	ADU	R							1	12/12/2024	1

Table A2

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

Project Identifier					Unit Types		Affordability by Household Incomes - Completed Entitlement								
1					2	3	4							5	6
Prior APN+	Current APN	Street Address	Project Name+	Local Jurisdiction Tracking ID	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Entitlement Date Approved	# of Units issued Entitlements
Summary Row: Start Data Entry Below							0	0	50	0	0	0	226		276
	5319006017	1404 Laurel Ave	ADU	ADU24-0036	ADU	R							1	9/5/2024	1
	5315015021	1028 Glendon Way	ADU	ADU24-0038	ADU	R							1	12/3/2024	1
	5308032040	111 Peterson Ave	ADU	ADU24-0039	ADU	R							1	10/16/2024	1
	5308005029	2019 Via Del Rey	ADU	ADU24-0040	ADU	R							1	11/13/2024	1
	5320012024	2012 Primrose Ave	ADU	ADU24-0041	ADU	R							1	10/30/2024	1
	5313016004	1107 Orange Grove Ave	ADU	ADU24-0042	ADU	R							1	11/7/2024	1
	5315006024	1100 Meridian Ave	ADU	ADU24-0043	ADU	R							1	11/19/2024	1
	5319022015	1205 Oak St	ADU	ADU24-0045	ADU	R							1	12/2/2024	1
	5313004027	808 Forest Ave	ADU	ADU24-0046	ADU	R							1	12/3/2024	1
	5319033018	1708 Meridian Ave	ADU	ADU24-0047	ADU	R							3	12/19/2024	3
	5312016016; 5312016017	4931 Harriman Ave	HDP/DRX	2500	SFD	O							1	8/13/2024	1
	5312016016; 5312016017	4931 Harriman Ave	ADU	22-81	ADU	O							1	8/13/2024	1
	5308031042	N/A	HDP/DRX	2571	SFD	O							1	12/10/2024	1
	5315001070; 5315001072; 5315002061; 5315002062	601-625 Fair Oaks Ave; 704-712 Mound Ave	DSTP/LLA	2604	5+	R			50				165	5/20/2024	215

Table A2

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

Project Identifier			Affordability by Household Incomes - Building Permits								
			7							8	9
Current APN	Street Address	Project Name+	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Building Permits Date Issued	# of Units Issued Building Permits
			0	0	0	0	0	0	54		54
5314026050	801 ROLLIN								1	1/4/2024	1
5320033016	1916 ALHAMBRA								1	1/5/2024	1
5317043025	501 GRAND AVE								1	1/9/2024	1
530802203	2127 HANSCOM								1	1/12/2024	1
5319022012	1708 DIAMOND AVE								1	1/19/2024	1
5317009031	1010 FOOTHILL ST								1	1/23/2024	1
5313008026	521 MISSION ST								1	1/26/2024	1
5313008026	521 MISSION ST								1	1/26/2024	1
5321002012	2008 EDGEWOOD DR								1	1/30/2024	1
5315018064	817 ORANGE GROVE PL								1	1/30/2024	1
5315018064	817 ORANGE GROVE PL								1	1/30/2024	1
5313006050	704 ADELAINE AVE								2	1/30/2024	2
5314006020	1502 INDIANA								1	2/6/2024	1
5320010003	1645 HUNTINGTON DR								1	2/13/2024	1
5320010003	1645 HUNTINGTON DR								1	2/13/2024	1
5319012025	2053 PRIMROSE AVE								1	2/14/2024	1
5312016027	4966 COLLIS AVE								1	2/14/2024	1
5319009030	1404 ONEONTA KNL								1	2/15/2024	1
5320001008	1617 MONTEREY RD								1	2/23/2024	1

Table A2

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

Project Identifier			Affordability by Household Incomes - Building Permits								
			7							8	9
Current APN	Street Address	Project Name+	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Building Permits Date Issued	# of Units Issued Building Permits
			0	0	0	0	0	0	54		54
5318019031	1010 STRATFORD AVE								1	2/26/2024	1
5314022006	920 LYNDON ST								1	3/8/2024	1
5319031008	1563 DIAMOND AVE								1	3/19/2024	1
5324019018	1926 MILL RD								1	3/27/2024	1
5320018018	1990 WINDING LN								1	3/28/2024	1
5318011030	811 MONTROSE AVE	ADU 23-74/ADU24-0004							1	4/17/2024	1
5319013012	2054 FREMONT AVE								1	4/18/2024	1
5320008014	1640 ALHAMBRA								1	5/6/2024	1
5320004017	1707 LYNDON ST								1	5/7/2024	1
5317027007	188 CEDAR CREST AVE								1	5/8/2024	1
5317027007	188 CEDAR CREST AVE								1	5/8/2024	1
5314013009	1238 VIA DEL REY								1	5/13/2024	1
5320008014	1640 SPRUCE ST								1	5/15/2024	1
5310005005	457 CAMINO VERDE								1	5/29/2024	1
5318018038	1844 MONTEREY RD								1	5/30/2024	1
5319031005	1551 DIAMOND AVE								1	6/13/2024	1
5315018065	813 ORANGE GROVE PL								1	7/3/2024	1
5315002012	702 FREMONT AVE								1	7/8/2024	1
5308025027	1818 PETERSON								1	7/30/2024	1

Table A2

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

Project Identifier			Affordability by Household Incomes - Building Permits								
			7							8	9
Current APN	Street Address	Project Name+	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Building Permits Date Issued	# of Units Issued Building Permits
			0	0	0	0	0	0	54		54
5308025027	1818 PETERSON								1	7/30/2024	1
5321003020	2028 AMHERST DR								1	8/1/2024	1
5320022013	1718 MARENGO AVE								1	8/12/2024	1
5318018044	1121 MILAN AVE								1	9/11/2024	1
5313004031	805 FOREST AVE								1	9/30/2024	1
5318018006	1119 STRATFORD AVE								1	9/30/2024	1
5313004031	805 FOREST AVE								1	9/30/2024	1
5310029017	1800 GILLETTE CRESCENT	ADU24-0017							1	10/8/2024	1
5318006006	839 STRATFORD AVE	ADU 23-88/ADU24-0007							1	10/9/2024	1
5319013022	2013 FAIR OAKS AVE	ADU24-0034							1	10/9/2024	1
5308002053	1821 LA MANZANITA ST								1	11/7/2024	1
BLD24-0322	1725 BANK ST	ADU24-0008							1	12/2/2024	1
5319032005	1721 DIAMOND AVE	ADU24-0037							1	12/3/2024	1
5320033031	2024 MILAN	ADU24-0010							1	12/17/2024	1
5317009014	1037 BUENA VISTA	ADU24-0028							1	12/17/2024	1
5308005045	325 CAMINO VERDE										0
5318011045	826 MONTROSE AVE										0
5318012026	835 MILIAN AVE										0
5320015004	2014 STRATFORD AVE										0

Table A2

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

Project Identifier			Affordability by Household Incomes - Building Permits								
			7							8	9
Current APN	Street Address	Project Name+	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Building Permits Date Issued	# of Units Issued Building Permits
			0	0	0	0	0	0	54		54
5317007012	1001 COLUMBIA ST										0
5318019002	1857 MISSION ST										0
5320017009	1934 MARENGO AVE										0
5320012008	2041.5 LA FRANCE AVE										0
5319009024	1428 ONEONTA KNOLL										0
5312016006	4926 COLLIS AVE										0
5320032007	1931 FLETCHER AV										0
5319009030	1404 ONEONTA KNOLL										0
5321003004	1428 CHELTEN WAY										0
5320010008	1923 MARENGO AVE										0
5308022005	2121 HANSCOM DR										0
5311006065	56 OAK HILL LN										0
5315001043	1418 MAGNOLIA ST										0
5318014030	1725-1727 HOPE ST										0
5313008026	521 MISSION ST UNIT 1										0
5313008026	521 MISSION ST UNIT 2										0
5310016001	2006.5 MAYCREST AVE										0

Table A2

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

Project Identifier			Affordability by Household Incomes - Building Permits								
			7							8	9
Current APN	Street Address	Project Name+	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Building Permits Date Issued	# of Units Issued Building Permits
			0	0	0	0	0	0	54		54
5310019011	908 KENDALL AVE										0
5320004017	1707 LYNDON ST										0
5315018068	1038 ORANGEG ROVE										0
5317009031	1010 FOOTHILL										0
5320010003	1645 HUNTINGTON #1										0
5320010003	1645 HUNTINGTON #2										0
5313010062	342 PASADENA UNIT A										0
5313010062	342 PASADENA UNIT B										0
5319013012	2054.5 FREMONT										0
5320015016	2062 STRATFORD AVE										0
5319022012	1708 DIAMOND AVE										0
5314013009	1238 VIA DEL REY										0
5315005042	1119 WINDSOR PL										0
5318019031	1010 STRATFORD AVE										0
5320005008	1401 MARENGO AVE										0
5314017027	807 ROLLIN										0
5310001040	618 Camino Cerrado	ADU									0

Table A2

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

Project Identifier			Affordability by Household Incomes - Building Permits								
			7							8	9
Current APN	Street Address	Project Name+	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Building Permits Date Issued	# of Units Issued Building Permits
			0	0	0	0	0	0	54		54
5308001052	312 Camino Del Sol	ADU									0
5315019027	827 El Centro St.	ADU									0
5315019027	827 El Centro St.	NID/DRX									0
5315002020	715 Mound Ave	ADU									0
5319037008	2028 Meridian Ave	ADU									0
5319038017	2038 Meridian Ave	ADU									0
5308031032	118 Peterson Ave	ADU									0
5311005023	278 Camino Del Sol	ADU									0
5310015020	2021 Maycrest Ave	ADU									0
5308021016	2048 Hanscom Dr	ADU									0
5320002012	1708 Lyndon St	ADU									0
5317027006	178 Cedar Crest Ave	ADU									0
5321018007	1813 Olive Ave	ADU									0
											0
5317034010	425 Prospect Cir	ADU									0
5320025021	1305 Stratford Ave	ADU									0
5320032016	1969 Fletcher Ave	ADU									0
5317034002	909 Oliver St	ADU									0
5317010034	1133 Foothill Blvd	ADU									0
5320026030	1209 Milan Ave	ADU									0
5308022003	2127 Hanscom Dr	ADU									0
5315011032	1117 Grevelia St	ADU									0
5311008015	1501 Santa Teresa St	ADU									0
5314020001	870 Bank St	ADU									0
5319013047	2008 Fremont Ave	ADU									0
5320014020	2007 Stratford Ave	ADU									0

Table A2

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

Project Identifier			Affordability by Household Incomes - Building Permits								
			7							8	9
Current APN	Street Address	Project Name[+]	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Building Permits Date Issued	# of Units Issued Building Permits
			0	0	0	0	0	0	54		54
5311011047	1446 Oak Crest Ave	ADU									0
5310016021	2033 Alpha St	ADU									0
5319038019	2052 Meridian Ave	ADU									0
5314007009	1332 Indiana Ave	ADU									0
5319006017	1404 Laurel Ave	ADU									0
5315015021	1028 Glendon Way	ADU									0
5308032040	111 Peterson Ave	ADU									0
5308005029	2019 Via Del Rey	ADU									0
5320012024	2012 Primrose Ave	ADU									0
5313016004	1107 Orange Grove Ave	ADU									0
5315006024	1100 Meridian Ave	ADU									0
5319022015	1205 Oak St	ADU									0
5313004027	808 Forest Ave	ADU									0
5319033018	1708 Meridian Ave	ADU									0
5312016016; 5312016017	4931 Harriman Ave	HDP/DRX									0
5312016016; 5312016017	4931 Harriman Ave	ADU									0
5308031042	N/A	HDP/DRX									0
5315001070; 5315001072; 5315002061; 5315002062	601-625 Fair Oaks Ave; 704-712 Mound Ave	DSTP/LLA									0

Table A2

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

Project Identifier			Affordability by Household Incomes - Certificates of Occupancy								
			10							11	12
Current APN	Street Address	Project Name+	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Certificates of Occupancy or other forms of readiness (see instructions) Date Issued	# of Units issued Certificates of Occupancy or other forms of readiness
			0	0	0	0	0	0	37		37
5314026050	801 ROLLIN										0
5320033016	1916 ALHAMBRA										0
5317043025	501 GRAND AVE										0
530802203	2127 HANSCOM										0
5319022012	1708 DIAMOND AVE										0
5317009031	1010 FOOTHILL ST										0
5313008026	521 MISSION ST										0
5313008026	521 MISSION ST										0
5321002012	2008 EDGEWOOD DR										0
5315018064	817 ORANGE GROVE PL										0
5315018064	817 ORANGE GROVE PL										0
5313006050	704 ADELAINE AVE										0
5314006020	1502 INDIANA										0
5320010003	1645 HUNTINGTON DR										0
5320010003	1645 HUNTINGTON DR										0
5319012025	2053 PRIMROSE AVE										0
5312016027	4966 COLLIS AVE										0
5319009030	1404 ONEONTA KNL										0
5320001008	1617 MONTEREY RD										0

Table A2

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

Project Identifier			Affordability by Household Incomes - Certificates of Occupancy								
			10							11	12
Current APN	Street Address	Project Name+	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Certificates of Occupancy or other forms of readiness (see instructions) Date Issued	# of Units issued Certificates of Occupancy or other forms of readiness
			0	0	0	0	0	0	37		37
5318019031	1010 STRATFORD AVE										0
5314022006	920 LYNDON ST										0
5319031008	1563 DIAMOND AVE										0
5324019018	1926 MILL RD										0
5320018018	1990 WINDING LN										0
5318011030	811 MONTROSE AVE	ADU 23-74/ADU24-0004									0
5319013012	2054 FREMONT AVE										0
5320008014	1640 ALHAMBRA										0
5320004017	1707 LYNDON ST										0
5317027007	188 CEDAR CREST AVE										0
5317027007	188 CEDAR CREST AVE										0
5314013009	1238 VIA DEL REY										0
5320008014	1640 SPRUCE ST										0
5310005005	457 CAMINO VERDE										0
5318018038	1844 MONTEREY RD										0
5319031005	1551 DIAMOND AVE										0
5315018065	813 ORANGE GROVE PL										0
5315002012	702 FREMONT AVE										0
5308025027	1818 PETERSON										0

Table A2

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

Project Identifier			Affordability by Household Incomes - Certificates of Occupancy								
			10							11	12
Current APN	Street Address	Project Name+	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Certificates of Occupancy or other forms of readiness (see instructions) Date Issued	# of Units issued Certificates of Occupancy or other forms of readiness
			0	0	0	0	0	0	37		37
5308025027	1818 PETERSON										0
5321003020	2028 AMHERST DR										0
5320022013	1718 MARENGO AVE										0
5318018044	1121 MILAN AVE										0
5313004031	805 FOREST AVE										0
5318018006	1119 STRATFORD AVE										0
5313004031	805 FOREST AVE										0
5310029017	1800 GILLETTE CRESCENT	ADU24-0017									0
5318006006	839 STRATFORD AVE	ADU 23-88/ADU24-0007									0
5319013022	2013 FAIR OAKS AVE	ADU24-0034									0
5308002053	1821 LA MANZANITA ST										0
BLD24-0322	1725 BANK ST	ADU24-0008									0
5319032005	1721 DIAMOND AVE	ADU24-0037									0
5320033031	2024 MILAN	ADU24-0010									0
5317009014	1037 BUENA VISTA	ADU24-0028									0
5308005045	325 CAMINO VERDE								1	1/18/2024	1
5318011045	826 MONTROSE AVE								1	1/22/2024	1
5318012026	835 MILIAN AVE								1	2/21/2024	1
5320015004	2014 STRATFORD AVE								1	3/4/2024	1

Table A2

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

Project Identifier			Affordability by Household Incomes - Certificates of Occupancy								
			10							11	12
Current APN	Street Address	Project Name+	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Certificates of Occupancy or other forms of readiness (see instructions) Date Issued	# of Units issued Certificates of Occupancy or other forms of readiness
			0	0	0	0	0	0	37		37
5317007012	1001 COLUMBIA ST								1	4/9/2024	1
5318019002	1857 MISSION ST								1	4/9/2024	1
5320017009	1934 MARENGO AVE								1	4/16/2024	1
5320012008	2041.5 LA FRANCE AVE								1	4/29/2024	1
5319009024	1428 ONEONTA KNOLL								1	5/29/2024	1
5312016006	4926 COLLIS AVE								1	6/1/2024	1
5320032007	1931 FLETCHER AV								1	6/6/2024	1
5319009030	1404 ONEONTA KNOLL								1	6/9/2024	1
5321003004	1428 CHELTEN WAY								1	6/12/2024	1
5320010008	1923 MARENGO AVE								1	6/26/2024	1
5308022005	2121 HANSCOM DR								1	7/2/2024	1
5311006065	56 OAK HILL LN								1	7/8/2024	1
5315001043	1418 MAGNOLIA ST								1	7/9/2024	1
5318014030	1725-1727 HOPE ST								1	7/25/2024	1
5313008026	521 MISSION ST UNIT 1								1	8/14/2024	1
5313008026	521 MISSION ST UNIT 2								1	8/14/2024	1
5310016001	2006.5 MAYCREST AVE								1	8/22/2024	1

Table A2

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

Project Identifier			Affordability by Household Incomes - Certificates of Occupancy								
			10							11	12
Current APN	Street Address	Project Name[+]	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Certificates of Occupancy or other forms of readiness (see instructions) Date Issued	# of Units issued Certificates of Occupancy or other forms of readiness
			0	0	0	0	0	0	37		37
5310019011	908 KENDALL AVE								1	9/5/2024	1
5320004017	1707 LYNDON ST								1	9/23/2024	1
5315018068	1038 ORANGEG ROVE								1	11/7/2024	1
5317009031	1010 FOOTHILL								1	11/7/2024	1
5320010003	1645 HUNTINGTON #1								1	12/3/2024	1
5320010003	1645 HUNTINGTON #2								1	12/3/2024	1
5313010062	342 PASADENA UNIT A								1	12/4/2024	1
5313010062	342 PASADENA UNIT B								1	12/4/2024	1
5319013012	2054.5 FREMONT								1	12/9/2024	1
5320015016	2062 STRATFORD AVE								1	12/19/2024	1
5319022012	1708 DIAMOND AVE								1	12/24/2024	1
5314013009	1238 VIA DEL REY								1	12/16/2024	1
5315005042	1119 WINDSOR PL								1	12/16/2024	1
5318019031	1010 STRATFORD AVE								1	12/12/2024	1
5320005008	1401 MARENGO AVE								1	12/11/2024	1
5314017027	807 ROLLIN								1	11/14/2024	1
5310001040	618 Camino Cerrado	ADU									0

Table A2

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

Project Identifier			Affordability by Household Incomes - Certificates of Occupancy								
			10							11	12
Current APN	Street Address	Project Name+	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Certificates of Occupancy or other forms of readiness (see instructions) Date Issued	# of Units issued Certificates of Occupancy or other forms of readiness
			0	0	0	0	0	0	37		37
5308001052	312 Camino Del Sol	ADU									0
5315019027	827 El Centro St.	ADU									0
5315019027	827 El Centro St.	NID/DRX									0
5315002020	715 Mound Ave	ADU									0
5319037008	2028 Meridian Ave	ADU									0
5319038017	2038 Meridian Ave	ADU									0
5308031032	118 Peterson Ave	ADU									0
5311005023	278 Camino Del Sol	ADU									0
5310015020	2021 Maycrest Ave	ADU									0
5308021016	2048 Hanscom Dr	ADU									0
5320002012	1708 Lyndon St	ADU									0
5317027006	178 Cedar Crest Ave	ADU									0
5321018007	1813 Olive Ave	ADU									0
											0
5317034010	425 Prospect Cir	ADU									0
5320025021	1305 Stratford Ave	ADU									0
5320032016	1969 Fletcher Ave	ADU									0
5317034002	909 Oliver St	ADU									0
5317010034	1133 Foothill Blvd	ADU									0
5320026030	1209 Milan Ave	ADU									0
5308022003	2127 Hanscom Dr	ADU									0
5315011032	1117 Grevelia St	ADU									0
5311008015	1501 Santa Teresa St	ADU									0
5314020001	870 Bank St	ADU									0
5319013047	2008 Fremont Ave	ADU									0
5320014020	2007 Stratford Ave	ADU									0

Table A2

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

Project Identifier			Affordability by Household Incomes - Certificates of Occupancy								
			10							11	12
Current APN	Street Address	Project Name[+]	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Certificates of Occupancy or other forms of readiness (see instructions) Date Issued	# of Units issued Certificates of Occupancy or other forms of readiness
			0	0	0	0	0	0	37		37
5311011047	1446 Oak Crest Ave	ADU									0
5310016021	2033 Alpha St	ADU									0
5319038019	2052 Meridian Ave	ADU									0
5314007009	1332 Indiana Ave	ADU									0
5319006017	1404 Laurel Ave	ADU									0
5315015021	1028 Glendon Way	ADU									0
5308032040	111 Peterson Ave	ADU									0
5308005029	2019 Via Del Rey	ADU									0
5320012024	2012 Primrose Ave	ADU									0
5313016004	1107 Orange Grove Ave	ADU									0
5315006024	1100 Meridian Ave	ADU									0
5319022015	1205 Oak St	ADU									0
5313004027	808 Forest Ave	ADU									0
5319033018	1708 Meridian Ave	ADU									0
5312016016; 5312016017	4931 Harriman Ave	HDP/DRX									0
5312016016; 5312016017	4931 Harriman Ave	ADU									0
5308031042	N/A	HDP/DRX									0
5315001070; 5315001072; 5315002061; 5315002062	601-625 Fair Oaks Ave; 704-712 Mound Ave	DSTP/LLA									0

Table A2

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

Project Identifier				Streamlining	Infill	Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions	Term of Affordability or Deed Restriction	Demolished/Destroyed Units			Density Bonus			
			13	14	15	16	17	18	19	20			21	22	23	24
Current APN	Street Address	Project Name+	How many of the units were Extremely Low Income?	Please select the state streamlining provision the project was APPROVED pursuant to. (may select multiple)	Infill Units? Y/N+	Assistance Programs for Each Development (may select multiple - see instructions)	Deed Restriction Type (may select multiple - see instructions)	For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)	Term of Affordability or Deed Restriction (years) (if affordable in perpetuity enter 1000)+	Number of Demolished/Destroyed Units	Demolished or Destroyed Units	Demolished/ Destroyed Units Owner or Renter	Total Density Bonus Applied to the Project (Percentage Increase in Total Allowable Units or Total Maximum Allowable Residential Gross Floor Area)	Number of Other Incentives, Concessions, Waivers, or Other Modifications Given to the Project (Excluding Parking Waivers or Parking Reductions)	List the incentives, concessions, waivers, and modifications (Excluding Parking Waivers or Parking Modifications)	Did the project receive a reduction or waiver of parking standards? (Y/N)
			0							0						
5314026050	801 ROLLIN			NONE	Y											
5320033016	1916 ALHAMBRA			NONE	Y											
5317043025	501 GRAND AVE			NONE	Y											
530802203	2127 HANSCOM			NONE	Y											
5319022012	1708 DIAMOND AVE			NONE	Y											
5317009031	1010 FOOTHILL ST			NONE	Y											
5313008026	521 MISSION ST			NONE	Y											
5313008026	521 MISSION ST			NONE	Y											
5321002012	2008 EDGEWOOD DR			NONE	Y											
5315018064	817 ORANGE GROVE PL			NONE	Y											
5315018064	817 ORANGE GROVE PL			NONE	Y											
5313006050	704 ADELAINE AVE			NONE	Y											
5314006020	1502 INDIANA			NONE	Y											
5320010003	1645 HUNTINGTON DR			NONE	Y											
5320010003	1645 HUNTINGTON DR			NONE	Y											
5319012025	2053 PRIMROSE AVE			NONE	Y											
5312016027	4966 COLLIS AVE			NONE	Y											
5319009030	1404 ONEONTA KNL			NONE	Y											
5320001008	1617 MONTEREY RD			NONE	Y											
5318019031	1010 STRATFORD AVE			NONE	Y											
5314022006	920 LYNDON ST			NONE	Y											
5319031008	1563 DIAMOND AVE			NONE	Y											
5324019018	1926 MILL RD			NONE	Y											
5320018018	1990 WINDING LN			NONE	Y											
5318011030	811 MONTROSE AVE	ADU 23-74/ADU24-0004		NONE	Y											
5319013012	2054 FREMONT AVE			NONE	Y											
5320008014	1640 ALHAMBRA			NONE	Y											
5320004017	1707 LYNDON ST			NONE	Y											
5317027007	188 CEDAR CREST AVE			NONE	Y											
5317027007	188 CEDAR CREST AVE			NONE	Y											
5314013009	1238 VIA DEL REY			NONE	Y											
5320008014	1640 SPRUCE ST			NONE	Y											
5310005005	457 CAMINO VERDE			NONE	Y											
5318018038	1844 MONTEREY RD			NONE	Y											
5319031005	1551 DIAMOND AVE			NONE	Y											
5315018065	813 ORANGE GROVE PL			NONE	Y											

Table A2

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

Project Identifier				Streamlining	Infill	Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions	Term of Affordability or Deed Restriction	Demolished/Destroyed Units			Density Bonus			
			13	14	15	16	17	18	19	20			21	22	23	24
Current APN	Street Address	Project Name*	How many of the units were Extremely Low Income?	Please select the state streamlining provision the project was APPROVED pursuant to. (may select multiple)	Infill Units? Y/N*	Assistance Programs for Each Development (may select multiple - see instructions)	Deed Restriction Type (may select multiple - see instructions)	For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)	Term of Affordability or Deed Restriction (years) (if affordable in perpetuity enter 1000)*	Number of Demolished/Destroyed Units	Demolished or Destroyed Units	Demolished/ Destroyed Units Owner or Renter	Total Density Bonus Applied to the Project (Percentage Increase in Total Allowable Units or Total Maximum Allowable Residential Gross Floor Area)	Number of Other Incentives, Concessions, Waivers, or Other Modifications Given to the Project (Excluding Parking Waivers or Parking Reductions)	List the incentives, concessions, waivers, and modifications (Excluding Parking Waivers or Parking Modifications)	Did the project receive a reduction or waiver of parking standards? (Y/N)
			0							0						
5315002012	702 FREMONT AVE			NONE	Y											
5308025027	1818 PETERSON			NONE	Y											
5308025027	1818 PETERSON			NONE	Y											
5321003020	2028 AMHERST DR			NONE	Y											
5320022013	1718 MARENGO AVE			NONE	Y											
5318018044	1121 MILAN AVE			NONE	Y											
5313004031	805 FOREST AVE			NONE	Y											
5318018006	1119 STRATFORD AVE			NONE	Y											
5313004031	805 FOREST AVE			NONE	Y											
5310029017	1800 GILLETTE CRESCENT	ADU24-0017		NONE	Y											
5318006006	839 STRATFORD AVE	ADU 23-88/ADU24-0007		NONE	Y											
5319013022	2013 FAIR OAKS AVE	ADU24-0034		NONE	Y											
5308002053	1821 LA MANZANITA ST			NONE	Y											
BLD24-0322	1725 BANK ST	ADU24-0008		NONE	Y											
5319032005	1721 DIAMOND AVE	ADU24-0037		NONE	Y											
5320033031	2024 MILAN	ADU24-0010		NONE	Y											
5317009014	1037 BUENA VISTA	ADU24-0028		NONE	Y											
5308005045	325 CAMINO VERDE			NONE	Y											
5318011045	826 MONTROSE AVE			NONE	Y											
5318012026	835 MILIAN AVE			NONE	Y											
5320015004	2014 STRATFORD AVE			NONE	Y											
5317007012	1001 COLUMBIA ST			NONE	Y											
5318019002	1857 MISSION ST			NONE	Y											
5320017009	1934 MARENGO AVE			NONE	Y											
5320012008	2041.5 LA FRANCE AVE			NONE	Y											
5319009024	1428 ONEONTA KNOLL			NONE	Y											
5312016006	4926 COLLIS AVE			NONE	Y											
5320032007	1931 FLETCHER AV			NONE	Y											
5319009030	1404 ONEONTA KNOLL			NONE	Y											
5321003004	1428 CHELTEN WAY			NONE	Y											
5320010008	1923 MARENGO AVE			NONE	Y											
5308022005	2121 HANSCOM DR			NONE	Y											
5311006065	56 OAK HILL LN			NONE	Y											
5315001043	1418 MAGNOLIA ST			NONE	Y											
5318014030	1725-1727 HOPE ST			NONE	Y											

Table A2

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

Project Identifier				Streamlining	Infill	Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions	Term of Affordability or Deed Restriction	Demolished/Destroyed Units			Density Bonus			
			13	14	15	16	17	18	19	20			21	22	23	24
Current APN	Street Address	Project Name+	How many of the units were Extremely Low Income?	Please select the state streamlining provision the project was APPROVED pursuant to. (may select multiple)	Infill Units? Y/N+	Assistance Programs for Each Development (may select multiple - see instructions)	Deed Restriction Type (may select multiple - see instructions)	For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)	Term of Affordability or Deed Restriction (years) (if affordable in perpetuity enter 1000)+	Number of Demolished/Destroyed Units	Demolished or Destroyed Units	Demolished/ Destroyed Units Owner or Renter	Total Density Bonus Applied to the Project (Percentage Increase in Total Allowable Units or Total Maximum Allowable Residential Gross Floor Area)	Number of Other Incentives, Concessions, Waivers, or Other Modifications Given to the Project (Excluding Parking Waivers or Parking Reductions)	List the incentives, concessions, waivers, and modifications (Excluding Parking Waivers or Parking Modifications)	Did the project receive a reduction or waiver of parking standards? (Y/N)
			0							0						
5313008026	521 MISSION ST UNIT 1			NONE	Y											
5313008026	521 MISSION ST UNIT 2			NONE	Y											
5310016001	2006.5 MAYCREST AVE			NONE	Y											
5310019011	908 KENDALL AVE			NONE	Y											
5320004017	1707 LYNDON ST			NONE	Y											
5315018068	1038 ORANGEG ROVE			NONE	Y											
5317009031	1010 FOOTHILL			NONE	Y											
5320010003	1645 HUNTINGTON #1			NONE	Y											
5320010003	1645 HUNTINGTON #2			NONE	Y											
5313010062	342 PASADENA UNIT A			NONE	Y											
5313010062	342 PASADENA UNIT B			NONE	Y											
5319013012	2054.5 FREMONT			NONE	Y											
5320015016	2062 STRATFORD AVE			NONE	Y											
5319022012	1708 DIAMOND AVE			NONE	Y											
5314013009	1238 VIA DEL REY			NONE	Y											
5315005042	1119 WINDSOR PL			NONE	Y											
5318019031	1010 STRATFORD AVE			NONE	Y											
5320005008	1401 MARENGO AVE			NONE	Y											
5314017027	807 ROLLIN			NONE	Y											
5310001040	618 Camino Cerrado	ADU		NONE	Y											
5308001052	312 Camino Del Sol	ADU		NONE	Y											
5315019027	827 El Centro St.	ADU		NONE	Y											
5315019027	827 El Centro St.	NID/DRX		NONE	Y											
5315002020	715 Mound Ave	ADU		NONE	Y											
5319037008	2028 Meridian Ave	ADU		NONE	Y											
5319038017	2038 Meridian Ave	ADU		NONE	Y											
5308031032	118 Peterson Ave	ADU		NONE	Y											
5311005023	278 Camino Del Sol	ADU		NONE	Y											
5310015020	2021 Maycrest Ave	ADU		NONE	Y											
5308021016	2048 Hanscom Dr	ADU		NONE	Y											
5320002012	1708 Lyndon St	ADU		NONE	Y											
5317027006	178 Cedar Crest Ave	ADU		NONE	Y											
5321018007	1813 Olive Ave	ADU		NONE	Y											
5317034010	425 Prospect Cir	ADU		NONE	Y											
5320025021	1305 Stratford Ave	ADU		NONE	Y											
5320032016	1969 Fletcher Ave	ADU		NONE	Y											
5317034002	909 Oliver St	ADU		NONE	Y											
5317010034	1133 Foothill Blvd	ADU		NONE	Y											

Table A2

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

Project Identifier				Streamlining	Infill	Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions	Term of Affordability or Deed Restriction	Demolished/Destroyed Units			Density Bonus			
			13	14	15	16	17	18	19	20			21	22	23	24
Current APN	Street Address	Project Name*	How many of the units were Extremely Low Income?	Please select the state streamlining provision the project was APPROVED pursuant to. (may select multiple)	Infill Units? Y/N*	Assistance Programs for Each Development (may select multiple - see instructions)	Deed Restriction Type (may select multiple - see instructions)	For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)	Term of Affordability or Deed Restriction (years) (if affordable in perpetuity enter 1000)*	Number of Demolished/Destroyed Units	Demolished or Destroyed Units	Demolished/ Destroyed Units Owner or Renter	Total Density Bonus Applied to the Project (Percentage Increase in Total Allowable Units or Total Maximum Allowable Residential Gross Floor Area)	Number of Other Incentives, Concessions, Waivers, or Other Modifications Given to the Project (Excluding Parking Waivers or Parking Reductions)	List the incentives, concessions, waivers, and modifications (Excluding Parking Waivers or Parking Modifications)	Did the project receive a reduction or waiver of parking standards? (Y/N)
			0							0						
5320026030	1209 Milan Ave	ADU		NONE	Y											
5308022003	2127 Hanscom Dr	ADU		NONE	Y											
5315011032	1117 Grevelia St	ADU		NONE	Y											
5311008015	1501 Santa Teresa St	ADU		NONE	Y											
5314020001	870 Bank St	ADU		NONE	Y											
5319013047	2008 Fremont Ave	ADU		NONE	Y											
5320014020	2007 Stratford Ave	ADU		NONE	Y											
5311011047	1446 Oak Crest Ave	ADU		NONE	Y											
5310016021	2033 Alpha St	ADU		NONE	Y											
5319038019	2052 Meridian Ave	ADU		NONE	Y											
5314007009	1332 Indiana Ave	ADU		NONE	Y											
5319006017	1404 Laurel Ave	ADU		NONE	Y											
5315015021	1028 Glendon Way	ADU		NONE	Y											
5308032040	111 Peterson Ave	ADU		NONE	Y											
5308005029	2019 Via Del Rey	ADU		NONE	Y											
5320012024	2012 Primrose Ave	ADU		NONE	Y											
5313016004	1107 Orange Grove Ave	ADU		NONE	Y											
5315006024	1100 Meridian Ave	ADU		NONE	Y											
5319022015	1205 Oak St	ADU		NONE	Y											
5313004027	808 Forest Ave	ADU		NONE	Y											
5319033018	1708 Meridian Ave	ADU		NONE	Y											
5312016016; 5312016017	4931 Harriman Ave	HDP/DRX		NONE	Y											
5312016016; 5312016017	4931 Harriman Ave	ADU		NONE	Y											
5308031042	N/A	HDP/DRX		NONE	Y											
5315001070; 5315001072; 5315002061; 5315002062	601-625 Fair Oaks Ave; 704-712 Mound Ave	DSTP/LLA		NONE	Y		DB						27.0%	11	Development Standards Modification	No

Jurisdiction	South Pasadena	
Reporting Year	2024	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

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 - 06/30/2021-10/14/2021**	**2021**	**2022**	**2023**	**2024**	**2025**	**2026**	**2027**	**2028**	**2029**	**Total Units to Date (all years)**	**Total Remaining RHNA by Income Level**
Very Low	Deed Restricted	757	-	-	-	-	-	-	-	-	-	-	-	**757**
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-		
Low	Deed Restricted	398	-	-	-	-	-	-	-	-	-	-	-	**398**
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-		
Moderate	Deed Restricted	334	-	-	-	-	-	-	-	-	-	-	-	**334**
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-		
Above Moderate		578	6	7	51	50	54	-	-	-	-	-	168	**410**
Total RHNA		**2,067**												
Total Units			**6**	**7**	**51**	**50**	**54**	**-**	**-**	**-**	**-**	**-**	**168**	**1,899**

Progress toward extremely low-income housing need, as determined pursuant to Government Code 65583(a)(1).

	5										6	7
	Extremely low-Income Need		**2021**	**2022**	**2023**	**2024**	**2025**	**2026**	**2027**	**2028**	**2029**	**Total Units to Date**	**Total Units Remaining**
Extremely Low-Income Units*	379		-	-	-	-	-	-	-	-	-	-	**379**

*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.

Jurisdiction	South Pasadena	
Reporting Year	2024	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table C

Sites Identified or Rezoned to Accommodate Shortfall Housing Need and No Net-Loss Law

Project Identifier				Date of Rezone	RHNA Shortfall by Household Income Category				Rezone Type	Sites Description							
1				2	3				4	5	6	7	8		9	10	11
APN	Street Address	Project Name+	Local Jurisdiction Tracking ID+	Date of Rezone	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Rezone Type	Parcel Size (Acres)	General Plan Designation	Zoning	Minimum Density Allowed	Maximum Density Allowed	Realistic Capacity	Vacant/Nonvacant	Description of Existing Uses
Summary Row: Start Data Entry Below						108.71875	54.359375	54.359375							217.4375		
5319004021	1407 FAIR OAKS AVE	Housing Opportunity Overlay Zoning District		3/20/2024		0.300	0.150	0.150	Shortfall of Sites	0.12	High Intensity Neighborhood	Residential High Density	30.1	70	0.600	Non-Vacant	SFR
5319004022	1411 FAIR OAKS AVE	Housing Opportunity Overlay Zoning District		3/20/2024		0.300	0.150	0.150	Shortfall of Sites	0.19	High Intensity Neighborhood	Residential High Density	30.1	70	0.600	Non-Vacant	MF
5319004035	1415 FAIR OAKS AVE	Housing Opportunity Overlay Zoning District		3/20/2024		0.263	0.131	0.131	Shortfall of Sites	0.12	High Intensity Neighborhood	Residential High Density	30.1	70	0.525	Non-Vacant	MF
5319004036	1421 FAIR OAKS AVE	Housing Opportunity Overlay Zoning District		3/20/2024		0.263	0.131	0.131	Shortfall of Sites	0.12	High Intensity Neighborhood	Residential High Density	30.1	70	0.525	Non-Vacant	MF
5319004037	1425 FAIR OAKS AVE	Housing Opportunity Overlay Zoning District		3/20/2024		0.263	0.131	0.131	Shortfall of Sites	0.12	High Intensity Neighborhood	Residential High Density	30.1	70	0.525	Non-Vacant	MF
5319005021	1505 FAIR OAKS AVE	Housing Opportunity Overlay Zoning District		3/20/2024		1.200	0.600	0.600	Shortfall of Sites	0.46	High Intensity Neighborhood	Residential High Density	30.1	70	2.400	Non-Vacant	MF
5319005022	1509 FAIR OAKS AVE	Housing Opportunity Overlay Zoning District		3/20/2024		0.863	0.431	0.431	Shortfall of Sites	0.32	High Intensity Neighborhood	Residential High Density	30.1	70	1.725	Non-Vacant	MF
5319005023	1517 FAIR OAKS AVE	Housing Opportunity Overlay Zoning District		3/20/2024		1.013	0.506	0.506	Shortfall of Sites	0.38	High Intensity Neighborhood	Residential High Density	30.1	70	2.025	Non-Vacant	MF
5319005024	1525 FAIR OAKS AVE	Housing Opportunity Overlay Zoning District		3/20/2024		0.713	0.356	0.356	Shortfall of Sites	0.26	High Intensity Neighborhood	Residential High Density	30.1	70	1.425	Non-Vacant	Office
5319006005	1615 FAIR OAKS AVE	Housing Opportunity Overlay Zoning District		3/20/2024		0.900	0.450	0.450	Shortfall of Sites	0.35	High Intensity Neighborhood	Residential High Density	30.1	70	1.800	Non-Vacant	MF
5319006025	1540 LAUREL ST	Housing Opportunity Overlay Zoning District		3/20/2024		1.200	0.600	0.600	Shortfall of Sites	0.46	High Intensity Neighborhood	Residential High Density	30.1	70	2.400	Non-Vacant	MF
5319006027	1609 FAIR OAKS AVE	Housing Opportunity Overlay Zoning District		3/20/2024		1.013	0.506	0.506	Shortfall of Sites	0.38	High Intensity Neighborhood	Residential High Density	30.1	70	2.025	Non-Vacant	MF
5319006034	1515 OAK ST UNIT 25	Housing Opportunity Overlay Zoning District		3/20/2024		1.163	0.581	0.581	Shortfall of Sites	0.44	High Intensity Neighborhood	Residential High Density	30.1	70	2.325	Non-Vacant	MF
5319007001	1509 LAUREL ST	Housing Opportunity Overlay Zoning District		3/20/2024		1.050	0.525	0.525	Shortfall of Sites	0.40	High Intensity Neighborhood	Residential High Density	30.1	70	2.100	Non-Vacant	MF
5319007043	1520 SPRUCE ST NO 8	Housing Opportunity Overlay Zoning District		3/20/2024		1.200	0.600	0.600	Shortfall of Sites	0.46	High Intensity Neighborhood	Residential High Density	30.1	70	2.400	Non-Vacant	MF

Table C

Sites Identified or Rezoned to Accommodate Shortfall Housing Need and No Net-Loss Law

Project Identifier				Date of Rezone	RHNA Shortfall by Household Income Category				Rezone Type	Sites Description							
1				2	3				4	5	6	7	8		9	10	11
APN	Street Address	Project Name+	Local Jurisdiction Tracking ID+	Date of Rezone	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Rezone Type	Parcel Size (Acres)	General Plan Designation	Zoning	Minimum Density Allowed	Maximum Density Allowed	Realistic Capacity	Vacant/Nonvacant	Description of Existing Uses
Summary Row: Start Data Entry Below						108.71875	54.359375	54.359375							217.4375		
5319007048	1715 FAIR OAKS AVE UN	Housing Opportunity Overlay Zoning District		3/20/2024		1.950	0.975	0.975	Shortfall of Sites	0.75	High Intensity Neighborhood	Residential High Density	30.1	70	3.900	Non-Vacant	MF
5319008009	1811 FAIR OAKS AVE	Housing Opportunity Overlay Zoning District		3/20/2024		0.563	0.281	0.281	Shortfall of Sites	0.20	High Intensity Neighborhood	Residential High Density	30.1	70	1.125	Non-Vacant	Office
5319008018	1801 FAIR OAKS AVE UN	Housing Opportunity Overlay Zoning District		3/20/2024		1.350	0.675	0.675	Shortfall of Sites	0.50	High Intensity Neighborhood	Residential High Density	30.1	70	2.700	Non-Vacant	MF
5319018001	1171 HUNTINGTON DR	Housing Opportunity Overlay Zoning District		3/20/2024		0.900	0.450	0.450	Shortfall of Sites	0.33	High Intensity Neighborhood	Residential High Density	30.1	70	1.800	Non-Vacant	MF
5319018002	1163 HUNTINGTON DR	Housing Opportunity Overlay Zoning District		3/20/2024		0.713	0.356	0.356	Shortfall of Sites	0.27	High Intensity Neighborhood	Residential High Density	30.1	70	1.425	Non-Vacant	MF
5319018004	1155 HUNTINGTON DR	Housing Opportunity Overlay Zoning District		3/20/2024		0.750	0.375	0.375	Shortfall of Sites	0.27	High Intensity Neighborhood	Residential High Density	30.1	70	1.500	Non-Vacant	MF
5319018005	1149 HUNTINGTON DR	Housing Opportunity Overlay Zoning District		3/20/2024		0.750	0.375	0.375	Shortfall of Sites	0.27	High Intensity Neighborhood	Residential High Density	30.1	70	1.500	Non-Vacant	MF
5319018006	1145 HUNTINGTON DR	Housing Opportunity Overlay Zoning District		3/20/2024		0.750	0.375	0.375	Shortfall of Sites	0.27	High Intensity Neighborhood	Residential High Density	30.1	70	1.500	Non-Vacant	SFR
5319018011	1127 HUNTINGTON DR	Housing Opportunity Overlay Zoning District		3/20/2024		0.750	0.375	0.375	Shortfall of Sites	0.28	High Intensity Neighborhood	Residential High Density	30.1	70	1.500	Non-Vacant	MF
5319018012	1125 HUNTINGTON DR	Housing Opportunity Overlay Zoning District		3/20/2024		0.750	0.375	0.375	Shortfall of Sites	0.28	High Intensity Neighborhood	Residential High Density	30.1	70	1.500	Non-Vacant	MF
5319018013	1119 HUNTINGTON DR	Housing Opportunity Overlay Zoning District		3/20/2024		0.750	0.375	0.375	Shortfall of Sites	0.28	High Intensity Neighborhood	Residential High Density	30.1	70	1.500	Non-Vacant	MF
5319018015	1111 HUNTINGTON DR	Housing Opportunity Overlay Zoning District		3/20/2024		0.750	0.375	0.375	Shortfall of Sites	0.28	High Intensity Neighborhood	Residential High Density	30.1	70	1.500	Non-Vacant	MF
5319018016	1314 ALHAMBRA RD	Housing Opportunity Overlay Zoning District		3/20/2024		0.338	0.169	0.169	Shortfall of Sites	0.14	High Intensity Neighborhood	Residential High Density	30.1	70	0.675	Non-Vacant	SFR
5319018017	1107 HUNTINGTON DR	Housing Opportunity Overlay Zoning District		3/20/2024		0.600	0.300	0.300	Shortfall of Sites	0.22	High Intensity Neighborhood	Residential High Density	30.1	70	1.200	Non-Vacant	SFR
5319018018	1101 HUNTINGTON DR	Housing Opportunity Overlay Zoning District		3/20/2024		0.600	0.300	0.300	Shortfall of Sites	0.22	High Intensity Neighborhood	Residential High Density	30.1	70	1.200	Non-Vacant	SFR
5319018019	1139 HUNTINGTON DR	Housing Opportunity Overlay Zoning District		3/20/2024		0.750	0.375	0.375	Shortfall of Sites	0.28	High Intensity Neighborhood	Residential High Density	30.1	70	1.500	Non-Vacant	MF
5319018020	1133 HUNTINGTON DR	Housing Opportunity Overlay Zoning District		3/20/2024		1.463	0.731	0.731	Shortfall of Sites	0.56	High Intensity Neighborhood	Residential High Density	30.1	70	2.925	Non-Vacant	Vacant commercial building

Table C

Sites Identified or Rezoned to Accommodate Shortfall Housing Need and No Net-Loss Law

Project Identifier				Date of Rezone	RHNA Shortfall by Household Income Category				Rezone Type	Sites Description							
1				2	3				4	5	6	7	8		9	10	11
APN	Street Address	Project Name+	Local Jurisdiction Tracking ID+	Date of Rezone	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Rezone Type	Parcel Size (Acres)	General Plan Designation	Zoning	Minimum Density Allowed	Maximum Density Allowed	Realistic Capacity	Vacant/Nonvacant	Description of Existing Uses
Summary Row: Start Data Entry Below						108.71875	54.359375	54.359375							217.4375		
5319018022	1159 HUNTINGTON DR	Housing Opportunity Overlay Zoning District		3/20/2024		0.713	0.356	0.356	Shortfall of Sites	0.27	High Intensity Neighborhood	Residential High Density	30.1	70	1.425	Non-Vacant	MF
5319018029	1115 HUNTINGTON DR	Housing Opportunity Overlay Zoning District		3/20/2024		0.750	0.375	0.375	Shortfall of Sites	0.28	High Intensity Neighborhood	Residential High Density	30.1	70	1.500	Non-Vacant	MF
5319019007	1313 HUNTINGTON DR	Housing Opportunity Overlay Zoning District		3/20/2024		0.600	0.300	0.300	Shortfall of Sites	0.23	High Intensity Neighborhood	Residential High Density	30.1	70	1.200	Non-Vacant	MF
5319019008	1305 HUNTINGTON DR	Housing Opportunity Overlay Zoning District		3/20/2024		0.600	0.300	0.300	Shortfall of Sites	0.23	High Intensity Neighborhood	Residential High Density	30.1	70	1.200	Non-Vacant	MF
5319019009	1301 HUNTINGTON DR	Housing Opportunity Overlay Zoning District		3/20/2024		0.600	0.300	0.300	Shortfall of Sites	0.23	High Intensity Neighborhood	Residential High Density	30.1	70	1.200	Non-Vacant	MF
5319019013	1247 HUNTINGTON DR	Housing Opportunity Overlay Zoning District		3/20/2024		0.600	0.300	0.300	Shortfall of Sites	0.23	High Intensity Neighborhood	Residential High Density	30.1	70	1.200	Non-Vacant	SFR
5319019014	1243 HUNTINGTON DR	Housing Opportunity Overlay Zoning District		3/20/2024		0.600	0.300	0.300	Shortfall of Sites	0.23	High Intensity Neighborhood	Residential High Density	30.1	70	1.200	Non-Vacant	MF
5319019015	1237 HUNTINGTON DR	Housing Opportunity Overlay Zoning District		3/20/2024		0.600	0.300	0.300	Shortfall of Sites	0.23	High Intensity Neighborhood	Residential High Density	30.1	70	1.200	Non-Vacant	MF
5319019016	1231 HUNTINGTON DR	Housing Opportunity Overlay Zoning District		3/20/2024		0.600	0.300	0.300	Shortfall of Sites	0.23	High Intensity Neighborhood	Residential High Density	30.1	70	1.200	Non-Vacant	MF
5319019019	1219 HUNTINGTON DR	Housing Opportunity Overlay Zoning District		3/20/2024		0.600	0.300	0.300	Shortfall of Sites	0.23	High Intensity Neighborhood	Residential High Density	30.1	70	1.200	Non-Vacant	MF
5319019021	1207 HUNTINGTON DR	Housing Opportunity Overlay Zoning District		3/20/2024		0.600	0.300	0.300	Shortfall of Sites	0.23	High Intensity Neighborhood	Residential High Density	30.1	70	1.200	Non-Vacant	MF
5319019027	1263 HUNTINGTON DR	Housing Opportunity Overlay Zoning District		3/20/2024		1.200	0.600	0.600	Shortfall of Sites	0.46	High Intensity Neighborhood	Residential High Density	30.1	70	2.400	Non-Vacant	MF
5319019040	1227 HUNTINGTON DR	Housing Opportunity Overlay Zoning District		3/20/2024		1.200	0.600	0.600	Shortfall of Sites	0.46	High Intensity Neighborhood	Residential High Density	30.1	70	2.400	Non-Vacant	MF
5319019056	1211 HUNTINGTON DR	Housing Opportunity Overlay Zoning District		3/20/2024		0.600	0.300	0.300	Shortfall of Sites	0.23	High Intensity Neighborhood	Residential High Density	30.1	70	1.200	Non-Vacant	MF
5319019061	1201 HUNTINGTON DR	Housing Opportunity Overlay Zoning District		3/20/2024		0.281	0.141	0.141	Shortfall of Sites	0.21	High Intensity Neighborhood	Residential High Density	30.1	70	0.563	Non-Vacant	MF
5319019064	1253 HUNTINGTON DR	Housing Opportunity Overlay Zoning District		3/20/2024		0.300	0.150	0.150	Shortfall of Sites	0.23	High Intensity Neighborhood	Residential High Density	30.1	70	0.600	Non-Vacant	MF
5319020012	1308 HUNTINGTON DR	Housing Opportunity Overlay Zoning District		3/20/2024		0.600	0.300	0.300	Shortfall of Sites	0.39	Medium Intensity Neighborhood	Residential Medium Density	5.1	70	1.200	Non-Vacant	MF

Table C

Sites Identified or Rezoned to Accommodate Shortfall Housing Need and No Net-Loss Law

Project Identifier				Date of Rezone	RHNA Shortfall by Household Income Category				Rezone Type	Sites Description							
1				2	3				4	5	6	7	8		9	10	11
APN	Street Address	Project Name+	Local Jurisdiction Tracking ID+	Date of Rezone	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Rezone Type	Parcel Size (Acres)	General Plan Designation	Zoning	Minimum Density Allowed	Maximum Density Allowed	Realistic Capacity	Vacant/Nonvacant	Description of Existing Uses
Summary Row: Start Data Entry Below						108.71875	54.359375	54.359375							217.4375		
5319020013	1300 PINE ST	Housing Opportunity Overlay Zoning District		3/20/2024		0.788	0.394	0.394	Shortfall of Sites	0.39	Medium Intensity Neighborhood	Residential Medium Density	5.1	70	1.575	Non-Vacant	MF
5319035002	1250 HUNTINGTON DR	Housing Opportunity Overlay Zoning District		3/20/2024		0.750	0.375	0.375	Shortfall of Sites	0.28	High Intensity Neighborhood	Residential High Density	30.1	70	1.500	Non-Vacant	MF
5319035003	1236 HUNTINGTON DR	Housing Opportunity Overlay Zoning District		3/20/2024		0.900	0.450	0.450	Shortfall of Sites	0.35	High Intensity Neighborhood	Residential High Density	30.1	70	1.800	Non-Vacant	MF
5319035012	1234 HUNTINGTON DR	Housing Opportunity Overlay Zoning District		3/20/2024		0.638	0.319	0.319	Shortfall of Sites	0.26	High Intensity Neighborhood	Residential High Density	30.1	70	1.275	Non-Vacant	MF
5319035013	1230 HUNTINGTON DR	Housing Opportunity Overlay Zoning District		3/20/2024		0.488	0.244	0.244	Shortfall of Sites	0.19	High Intensity Neighborhood	Residential High Density	30.1	70	0.975	Non-Vacant	SFR
5319035014	1226 HUNTINGTON DR	Housing Opportunity Overlay Zoning District		3/20/2024		0.600	0.300	0.300	Shortfall of Sites	0.22	High Intensity Neighborhood	Residential High Density	30.1	70	1.200	Non-Vacant	MF
5319035015	1240 1/2 HUNTINGTON D	Housing Opportunity Overlay Zoning District		3/20/2024		0.113	0.056	0.056	Shortfall of Sites	0.03	High Intensity Neighborhood	Residential High Density	30.1	70	0.225	Non-Vacant	MF
5319036016	1216 HUNTINGTON DR	Housing Opportunity Overlay Zoning District		3/20/2024		0.450	0.225	0.225	Shortfall of Sites	0.18	High Intensity Neighborhood	Residential High Density	30.1	70	0.900	Non-Vacant	MF
5319036017	1210 HUNTINGTON DR	Housing Opportunity Overlay Zoning District		3/20/2024		0.450	0.225	0.225	Shortfall of Sites	0.17	High Intensity Neighborhood	Residential High Density	30.1	70	0.900	Non-Vacant	MF
5319036018	1206 HUNTINGTON DR	Housing Opportunity Overlay Zoning District		3/20/2024		0.450	0.225	0.225	Shortfall of Sites	0.19	High Intensity Neighborhood	Residential High Density	30.1	70	0.900	Non-Vacant	MF
5319036019	1200 HUNTINGTON DR	Housing Opportunity Overlay Zoning District		3/20/2024		0.450	0.225	0.225	Shortfall of Sites	0.17	High Intensity Neighborhood	Residential High Density	30.1	70	0.900	Non-Vacant	SFR
5319036021	1220 HUNTINGTON DR	Housing Opportunity Overlay Zoning District		3/20/2024		0.450	0.225	0.225	Shortfall of Sites	0.17	High Intensity Neighborhood	Residential High Density	30.1	70	0.900	Non-Vacant	MF
5319037001	1170 HUNTINGTON DR	Housing Opportunity Overlay Zoning District		3/20/2024		1.500	0.750	0.750	Shortfall of Sites	0.58	High Intensity Neighborhood	Residential High Density	30.1	70	3.000	Non-Vacant	MF
5319037002	1160 HUNTINGTON DR	Housing Opportunity Overlay Zoning District		3/20/2024		0.600	0.300	0.300	Shortfall of Sites	0.22	High Intensity Neighborhood	Residential High Density	30.1	70	1.200	Non-Vacant	MF
5319037003	1156 HUNTINGTON DR	Housing Opportunity Overlay Zoning District		3/20/2024		0.638	0.319	0.319	Shortfall of Sites	0.24	High Intensity Neighborhood	Residential High Density	30.1	70	1.275	Non-Vacant	MF
5319037004	1152 HUNTINGTON DR	Housing Opportunity Overlay Zoning District		3/20/2024		0.563	0.281	0.281	Shortfall of Sites	0.21	High Intensity Neighborhood	Residential High Density	30.1	70	1.125	Non-Vacant	MF
5319037005	1150 HUNTINGTON DR	Housing Opportunity Overlay Zoning District		3/20/2024		0.563	0.281	0.281	Shortfall of Sites	0.20	High Intensity Neighborhood	Residential High Density	30.1	70	1.125	Non-Vacant	MF

Table C

Sites Identified or Rezoned to Accommodate Shortfall Housing Need and No Net-Loss Law

Project Identifier				Date of Rezone	RHNA Shortfall by Household Income Category				Rezone Type	Sites Description							
1				2	3				4	5	6	7	8		9	10	11
APN	Street Address	Project Name+	Local Jurisdiction Tracking ID+	Date of Rezone	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Rezone Type	Parcel Size (Acres)	General Plan Designation	Zoning	Minimum Density Allowed	Maximum Density Allowed	Realistic Capacity	Vacant/Nonvacant	Description of Existing Uses
Summary Row: Start Data Entry Below						108.71875	54.359375	54.359375							217.4375		
5319037006	1144 HUNTINGTON DR	Housing Opportunity Overlay Zoning District		3/20/2024		0.563	0.281	0.281	Shortfall of Sites	0.21	High Intensity Neighborhood	Residential High Density	30.1	70	1.125	Non-Vacant	MF
5319037007	1140 HUNTINGTON DR	Housing Opportunity Overlay Zoning District		3/20/2024		0.563	0.281	0.281	Shortfall of Sites	0.21	High Intensity Neighborhood	Residential High Density	30.1	70	1.125	Non-Vacant	MF
5319038001	1136 HUNTINGTON DR	Housing Opportunity Overlay Zoning District		3/20/2024		0.638	0.319	0.319	Shortfall of Sites	0.25	High Intensity Neighborhood	Residential High Density	30.1	70	1.275	Non-Vacant	MF
5319038008	1014 KENDALL AVE	Housing Opportunity Overlay Zoning District		3/20/2024		0.450	0.225	0.225	Shortfall of Sites	0.18	High Intensity Neighborhood	Residential High Density	30.1	70	0.900	Non-Vacant	MF
5319038018	1100 HUNTINGTON DR	Housing Opportunity Overlay Zoning District		3/20/2024		1.163	0.581	0.581	Shortfall of Sites	0.44	High Intensity Neighborhood	Residential High Density	30.1	70	2.325	Non-Vacant	Vacant commercial building
5319038020	1120 HUNTINGTON DR	Housing Opportunity Overlay Zoning District		3/20/2024		1.950	0.975	0.975	Shortfall of Sites	0.74	High Intensity Neighborhood	Residential High Density	30.1	70	3.900	Non-Vacant	MF
5319038022	1130 HUNTINGTON DR	Housing Opportunity Overlay Zoning District		3/20/2024		0.600	0.300	0.300	Shortfall of Sites	0.24	High Intensity Neighborhood	Residential High Density	30.1	70	1.200	Non-Vacant	MF
5319038028	1128 HUNTINGTON DR	Housing Opportunity Overlay Zoning District		3/20/2024		0.300	0.150	0.150	Shortfall of Sites	0.22	High Intensity Neighborhood	Residential High Density	30.1	70	0.600	Non-Vacant	MF
5320007019	1611 OAK ST	Housing Opportunity Overlay Zoning District		3/20/2024		0.338	0.169	0.169	Shortfall of Sites	0.13	High Intensity Neighborhood	Residential High Density	30.1	70	0.675	Non-Vacant	SFR
5320007020	1600 FAIR OAKS AVE	Housing Opportunity Overlay Zoning District		3/20/2024		0.750	0.375	0.375	Shortfall of Sites	0.28	High Intensity Neighborhood	Residential High Density	30.1	70	1.500	Non-Vacant	MF
5320007021	1612 FAIR OAKS AVE	Housing Opportunity Overlay Zoning District		3/20/2024		1.050	0.525	0.525	Shortfall of Sites	0.41	High Intensity Neighborhood	Residential High Density	30.1	70	2.100	Non-Vacant	MF
5320007022	1616 FAIR OAKS AVE	Housing Opportunity Overlay Zoning District		3/20/2024		2.138	1.069	1.069	Shortfall of Sites	0.81	High Intensity Neighborhood	Residential High Density	30.1	70	4.275	Non-Vacant	MF
5320008024	1700 FAIR OAKS AVE	Housing Opportunity Overlay Zoning District		3/20/2024		2.100	1.050	1.050	Shortfall of Sites	0.80	High Intensity Neighborhood	Residential High Density	30.1	70	4.200	Non-Vacant	MF
5320008025	1714 FAIR OAKS AVE	Housing Opportunity Overlay Zoning District		3/20/2024		1.050	0.525	0.525	Shortfall of Sites	0.40	High Intensity Neighborhood	Residential High Density	30.1	70	2.100	Non-Vacant	MF
5320008026	1612 SPRUCE ST	Housing Opportunity Overlay Zoning District		3/20/2024		1.050	0.525	0.525	Shortfall of Sites	0.40	High Intensity Neighborhood	Residential High Density	30.1	70	2.100	Non-Vacant	MF
5320009005	1656 HUNTINGTON DR	Housing Opportunity Overlay Zoning District		3/20/2024		1.388	0.694	0.694	Shortfall of Sites	0.54	High Intensity Neighborhood	Residential High Density	30.1	70	2.775	Non-Vacant	MF
5320009006	1652 HUNTINGTON DR	Housing Opportunity Overlay Zoning District		3/20/2024		0.563	0.281	0.281	Shortfall of Sites	0.20	High Intensity Neighborhood	Residential High Density	30.1	70	1.125	Non-Vacant	MF

Table C

Sites Identified or Rezoned to Accommodate Shortfall Housing Need and No Net-Loss Law

Project Identifier				Date of Rezone	RHNA Shortfall by Household Income Category				Rezone Type	Sites Description								
1				2	3				4	5	6	7	8		9	10	11	
APN	Street Address	Project Name+	Local Jurisdiction Tracking ID+	Date of Rezone	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Rezone Type	Parcel Size (Acres)	General Plan Designation	Zoning	Minimum Density Allowed	Maximum Density Allowed	Realistic Capacity	Vacant/Nonvacant	Description of Existing Uses	
Summary Row: Start Data Entry Below						108.71875	54.359375	54.359375							217.4375			
5320009008	1644 HUNTINGTON DR	Housing Opportunity Overlay Zoning District		3/20/2024		1.050	0.525	0.525	Shortfall of Sites	0.40	High Intensity Neighborhood	Residential High Density	30.1	70	2.100	Non-Vacant	MF	
5320009010	1636 HUNTINGTON DR	Housing Opportunity Overlay Zoning District		3/20/2024		1.050	0.525	0.525	Shortfall of Sites	0.40	High Intensity Neighborhood	Residential High Density	30.1	70	2.100	Non-Vacant	MF	
5320009015	1620 HUNTINGTON DR	Housing Opportunity Overlay Zoning District		3/20/2024		1.050	0.525	0.525	Shortfall of Sites	0.40	High Intensity Neighborhood	Residential High Density	30.1	70	2.100	Non-Vacant	MF	
5320009017	1612 HUNTINGTON DR	Housing Opportunity Overlay Zoning District		3/20/2024		1.050	0.525	0.525	Shortfall of Sites	0.40	High Intensity Neighborhood	Residential High Density	30.1	70	2.100	Non-Vacant	MF	
5320009022	1611 SPRUCE ST	Housing Opportunity Overlay Zoning District		3/20/2024		0.750	0.375	0.375	Shortfall of Sites	0.29	High Intensity Neighborhood	Residential High Density	30.1	70	1.500	Non-Vacant	MF	
5320009024	1800 FAIR OAKS AVE	Housing Opportunity Overlay Zoning District		3/20/2024		0.450	0.225	0.225	Shortfall of Sites	0.17	High Intensity Neighborhood	Residential High Density	30.1	70	0.900	Non-Vacant	MF	
5320009028	1628 HUNTINGTON DR	Housing Opportunity Overlay Zoning District		3/20/2024		1.050	0.525	0.525	Shortfall of Sites	0.40	High Intensity Neighborhood	Residential High Density	30.1	70	2.100	Non-Vacant	MF	
5320010001	1631 HUNTINGTON DR	Housing Opportunity Overlay Zoning District		3/20/2024		1.013	0.506	0.506	Shortfall of Sites	0.38	High Intensity Neighborhood	Residential High Density	30.1	70	2.025	Non-Vacant	MF	
5320010002	1637 HUNTINGTON DR	Housing Opportunity Overlay Zoning District		3/20/2024		0.638	0.319	0.319	Shortfall of Sites	0.25	High Intensity Neighborhood	Residential High Density	30.1	70	1.275	Non-Vacant	MF	
5320010003	1645 HUNTINGTON DR	Housing Opportunity Overlay Zoning District		3/20/2024		0.600	0.300	0.300	Shortfall of Sites	0.23	High Intensity Neighborhood	Residential High Density	30.1	70	1.200	Non-Vacant	MF	
5320010005	1901 MARENGO AVE	Housing Opportunity Overlay Zoning District		3/20/2024		0.750	0.375	0.375	Shortfall of Sites	0.28	High Intensity Neighborhood	Residential High Density	30.1	70	1.500	Non-Vacant	MF	
5320011001	1601 HUNTINGTON DR	Housing Opportunity Overlay Zoning District		3/20/2024		0.750	0.375	0.375	Shortfall of Sites	0.29	High Intensity Neighborhood	Residential High Density	30.1	70	1.500	Non-Vacant	MF	
5320011002	1912 PRIMROSE AVE	Housing Opportunity Overlay Zoning District		3/20/2024		0.300	0.150	0.150	Shortfall of Sites	0.13	High Intensity Neighborhood	Residential High Density	30.1	70	0.600	Non-Vacant	SFR	
5320011003	1611 HUNTINGTON DR	Housing Opportunity Overlay Zoning District		3/20/2024		1.050	0.525	0.525	Shortfall of Sites	0.41	High Intensity Neighborhood	Residential High Density	30.1	70	2.100	Non-Vacant	SFR	
5320011004	1619 HUNTINGTON DR	Housing Opportunity Overlay Zoning District		3/20/2024		0.600	0.300	0.300	Shortfall of Sites	0.23	High Intensity Neighborhood	Residential High Density	30.1	70	1.200	Non-Vacant	MF	
5320017015	1908 MARENGO AVE	Housing Opportunity Overlay Zoning District		3/20/2024		0.338	0.169	0.169	Shortfall of Sites	0.15	Medium Intensity Neighborhood	Residential Medium Density	5.1	70	0.675	Non-Vacant	SFR	
5320018001	1731 HUNTINGTON DR	Housing Opportunity Overlay Zoning District		3/20/2024		0.338	0.169	0.169	Shortfall of Sites	0.25	Medium Intensity Neighborhood	Residential Medium Density	5.1	70	0.675	Non-Vacant	MF	

Table C

Sites Identified or Rezoned to Accommodate Shortfall Housing Need and No Net-Loss Law

Project Identifier				Date of Rezone	RHNA Shortfall by Household Income Category				Rezone Type	Sites Description							
1				2	3				4	5	6	7	8		9	10	11
APN	Street Address	Project Name+	Local Jurisdiction Tracking ID+	Date of Rezone	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Rezone Type	Parcel Size (Acres)	General Plan Designation	Zoning	Minimum Density Allowed	Maximum Density Allowed	Realistic Capacity	Vacant/Nonvacant	Description of Existing Uses
Summary Row: Start Data Entry Below						108.71875	54.359375	54.359375							217.4375		
5320018003	1721 HUNTINGTON DR	Housing Opportunity Overlay Zoning District		3/20/2024		0.300	0.150	0.150	Shortfall of Sites	0.28	Medium Intensity Neighborhood	Residential Medium Density	5.1	70	0.600	Non-Vacant	MF
5320018004	1717 HUNTINGTON DR	Housing Opportunity Overlay Zoning District		3/20/2024		0.600	0.300	0.300	Shortfall of Sites	0.36	Medium Intensity Neighborhood	Residential Medium Density	5.1	70	1.200	Non-Vacant	MF
5320018006	1709 HUNTINGTON DR	Housing Opportunity Overlay Zoning District		3/20/2024		0.188	0.094	0.094	Shortfall of Sites	0.16	Medium Intensity Neighborhood	Residential Medium Density	5.1	70	0.375	Non-Vacant	MF
5320018024	ADDRESS NOT AVAILABLE	Housing Opportunity Overlay Zoning District		3/20/2024		0.113	0.056	0.056	Shortfall of Sites	0.05	Medium Intensity Neighborhood	Residential Medium Density	5.1	70	0.225	Vacant	Vacant lot
5320018026	1907 LEMAN ST A	Housing Opportunity Overlay Zoning District		3/20/2024		0.300	0.150	0.150	Shortfall of Sites	0.24	Medium Intensity Neighborhood	Residential Medium Density	5.1	70	0.600	Non-Vacant	MF
5320020001	1827 HUNTINGTON DR	Housing Opportunity Overlay Zoning District		3/20/2024		0.863	0.431	0.431	Shortfall of Sites	0.43	Medium Intensity Neighborhood	Residential Medium Density	5.1	70	1.725	Non-Vacant	MF
5320020003	1811 HUNTINGTON DR	Housing Opportunity Overlay Zoning District		3/20/2024		0.188	0.094	0.094	Shortfall of Sites	0.17	Medium Intensity Neighborhood	Residential Medium Density	5.1	70	0.375	Non-Vacant	MF
5320020004	1809 HUNTINGTON DR	Housing Opportunity Overlay Zoning District		3/20/2024		0.300	0.150	0.150	Shortfall of Sites	0.17	Medium Intensity Neighborhood	Residential Medium Density	5.1	70	0.600	Non-Vacant	MF
5320020006	1801 HUNTINGTON DR	Housing Opportunity Overlay Zoning District		3/20/2024		0.600	0.300	0.300	Shortfall of Sites	0.30	Medium Intensity Neighborhood	Residential Medium Density	5.1	70	1.200	Non-Vacant	MF
5320021003	1823 MILAN AVE	Housing Opportunity Overlay Zoning District		3/20/2024		0.450	0.225	0.225	Shortfall of Sites	0.20	Medium Intensity Neighborhood	Residential Medium Density	5.1	70	0.900	Non-Vacant	SFR
5320021004	1744 HUNTINGTON DR	Housing Opportunity Overlay Zoning District		3/20/2024		0.338	0.169	0.169	Shortfall of Sites	0.21	Medium Intensity Neighborhood	Residential Medium Density	5.1	70	0.675	Non-Vacant	MF
5320021007	1740 HUNTINGTON DR	Housing Opportunity Overlay Zoning District		3/20/2024		0.600	0.300	0.300	Shortfall of Sites	0.40	Medium Intensity Neighborhood	Residential Medium Density	5.1	70	1.200	Non-Vacant	MF
5320021009	1730 HUNTINGTON DR	Housing Opportunity Overlay Zoning District		3/20/2024		1.050	0.525	0.525	Shortfall of Sites	0.40	Medium Intensity Neighborhood	Residential Medium Density	5.1	70	2.100	Non-Vacant	MF
5320021014	1718 HUNTINGTON DR	Housing Opportunity Overlay Zoning District		3/20/2024		0.300	0.150	0.150	Shortfall of Sites	0.28	Medium Intensity Neighborhood	Residential Medium Density	5.1	70	0.600	Non-Vacant	MF
5320021020	1814 MARENGO AVE	Housing Opportunity Overlay Zoning District		3/20/2024		0.263	0.131	0.131	Shortfall of Sites	0.14	Medium Intensity Neighborhood	Residential Medium Density	5.1	70	0.525	Non-Vacant	MF
5320021021	1700 HUNTINGTON DR	Housing Opportunity Overlay Zoning District		3/20/2024		0.338	0.169	0.169	Shortfall of Sites	0.22	Medium Intensity Neighborhood	Residential Medium Density	5.1	70	0.675	Non-Vacant	MF
5320021023	1708 HUNTINGTON DR	Housing Opportunity Overlay Zoning District		3/20/2024		0.450	0.225	0.225	Shortfall of Sites	0.38	Medium Intensity Neighborhood	Residential Medium Density	5.1	70	0.900	Non-Vacant	MF

Table C

Sites Identified or Rezoned to Accommodate Shortfall Housing Need and No Net-Loss Law

Project Identifier				Date of Rezone	RHNA Shortfall by Household Income Category				Rezone Type	Sites Description							
1				2	3				4	5	6	7	8		9	10	11
APN	Street Address	Project Name+	Local Jurisdiction Tracking ID+	Date of Rezone	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Rezone Type	Parcel Size (Acres)	General Plan Designation	Zoning	Minimum Density Allowed	Maximum Density Allowed	Realistic Capacity	Vacant/Nonvacant	Description of Existing Uses
Summary Row: Start Data Entry Below						108.71875	54.359375	54.359375							217.4375		
5320021024	1720 HUNTINGTON DR	Housing Opportunity Overlay Zoning District		3/20/2024		0.113	0.056	0.056	Shortfall of Sites	0.20	Medium Intensity Neighborhood	Residential Medium Density	5.1	70	0.225	Non-Vacant	MF
5320021025	1724 HUNTINGTON DR	Housing Opportunity Overlay Zoning District		3/20/2024		0.113	0.056	0.056	Shortfall of Sites	0.20	Medium Intensity Neighborhood	Residential Medium Density	5.1	70	0.225	Non-Vacant	MF
5320031012	1922 HUNTINGTON DR	Housing Opportunity Overlay Zoning District		3/20/2024		0.750	0.375	0.375	Shortfall of Sites	0.33	Medium Intensity Neighborhood	Residential Medium Density	5.1	70	1.500	Non-Vacant	MF
5320031013	1916 HUNTINGTON DR	Housing Opportunity Overlay Zoning District		3/20/2024		0.788	0.394	0.394	Shortfall of Sites	0.33	Medium Intensity Neighborhood	Residential Medium Density	5.1	70	1.575	Non-Vacant	MF
5320031014	1910 HUNTINGTON DR	Housing Opportunity Overlay Zoning District		3/20/2024		0.788	0.394	0.394	Shortfall of Sites	0.33	Medium Intensity Neighborhood	Residential Medium Density	5.1	70	1.575	Non-Vacant	MF
5320031015	1900 HUNTINGTON DR	Housing Opportunity Overlay Zoning District		3/20/2024		0.450	0.225	0.225	Shortfall of Sites	0.33	Medium Intensity Neighborhood	Residential Medium Density	5.1	70	0.900	Non-Vacant	MF
5321007018	1946 HUNTINGTON DR	Housing Opportunity Overlay Zoning District		3/20/2024		1.425	0.713	0.713	Shortfall of Sites	0.84	Medium Intensity Neighborhood	Residential Medium Density	5.1	70	2.850	Non-Vacant	MF
5321008016	1974 HUNTINGTON DR S	Housing Opportunity Overlay Zoning District		3/20/2024		0.300	0.150	0.150	Shortfall of Sites	0.24	Medium Intensity Neighborhood	Residential Medium Density	5.1	70	0.600	Non-Vacant	MF
5321008017	1825 WAYNE AVE	Housing Opportunity Overlay Zoning District		3/20/2024		0.300	0.150	0.150	Shortfall of Sites	0.26	Medium Intensity Neighborhood	Residential Medium Density	5.1	70	0.600	Non-Vacant	MF
5321008049	1962 HUNTINGTON DR	Housing Opportunity Overlay Zoning District		3/20/2024		0.900	0.450	0.450	Shortfall of Sites	0.52	Medium Intensity Neighborhood	Residential Medium Density	5.1	70	1.800	Non-Vacant	MF
5321011006	1822 WAYNE AVE	Housing Opportunity Overlay Zoning District		3/20/2024		0.475	0.238	0.238	Shortfall of Sites	0.34	Medium Intensity Neighborhood	Residential Medium Density	5.1	70	0.950	Non-Vacant	MF
5321011007	2008 HUNTINGTON DR	Housing Opportunity Overlay Zoning District		3/20/2024		0.275	0.138	0.138	Shortfall of Sites	0.22	Medium Intensity Neighborhood	Residential Medium Density	5.1	70	0.550	Non-Vacant	MF
5321011008	2012 HUNTINGTON DR	Housing Opportunity Overlay Zoning District		3/20/2024		0.575	0.288	0.288	Shortfall of Sites	0.49	Medium Intensity Neighborhood	Residential Medium Density	5.1	70	1.150	Non-Vacant	MF
5321012008	2044 HUNTINGTON DR	Housing Opportunity Overlay Zoning District		3/20/2024		0.575	0.288	0.288	Shortfall of Sites	0.33	Medium Intensity Neighborhood	Residential Medium Density	5.1	70	1.150	Non-Vacant	MF
5321012017	2036 HUNTINGTON DR	Housing Opportunity Overlay Zoning District		3/20/2024		0.225	0.113	0.113	Shortfall of Sites	0.16	Medium Intensity Neighborhood	Residential Medium Density	5.1	70	0.450	Non-Vacant	MF
5321012018	1822 CAMDEN AVE	Housing Opportunity Overlay Zoning District		3/20/2024		0.300	0.150	0.150	Shortfall of Sites	0.27	Medium Intensity Neighborhood	Residential Medium Density	5.1	70	0.600	Non-Vacant	MF
5321013001	1725 LA SENDA PL	Housing Opportunity Overlay Zoning District		3/20/2024		0.200	0.100	0.100	Shortfall of Sites	0.14	Medium Intensity Neighborhood	Residential Medium Density	5.1	70	0.400	Non-Vacant	MF

Table C

Sites Identified or Rezoned to Accommodate Shortfall Housing Need and No Net-Loss Law

Project Identifier				Date of Rezone	RHNA Shortfall by Household Income Category				Rezone Type	Sites Description							
1				2	3				4	5	6	7	8		9	10	11
APN	Street Address	Project Name+	Local Jurisdiction Tracking ID+	Date of Rezone	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Rezone Type	Parcel Size (Acres)	General Plan Designation	Zoning	Minimum Density Allowed	Maximum Density Allowed	Realistic Capacity	Vacant/Nonvacant	Description of Existing Uses
Summary Row: Start Data Entry Below						108.71875	54.359375	54.359375							217.4375		
5321013002	1721 LA SENDA PL	Housing Opportunity Overlay Zoning District		3/20/2024		0.200	0.100	0.100	Shortfall of Sites	0.14	Medium Intensity Neighborhood	Residential Medium Density	5.1	70	0.400	Non-Vacant	SFR
5321013003	1717 LA SENDA PL	Housing Opportunity Overlay Zoning District		3/20/2024		0.200	0.100	0.100	Shortfall of Sites	0.14	Medium Intensity Neighborhood	Residential Medium Density	5.1	70	0.400	Non-Vacant	SFR
5321013004	1713 LA SENDA PL	Housing Opportunity Overlay Zoning District		3/20/2024		0.200	0.100	0.100	Shortfall of Sites	0.14	Medium Intensity Neighborhood	Residential Medium Density	5.1	70	0.400	Non-Vacant	MF
5321013005	1707 LA SENDA PL	Housing Opportunity Overlay Zoning District		3/20/2024		0.200	0.100	0.100	Shortfall of Sites	0.14	Medium Intensity Neighborhood	Residential Medium Density	5.1	70	0.400	Non-Vacant	MF
5321013006	1705 LA SENDA PL	Housing Opportunity Overlay Zoning District		3/20/2024		0.200	0.100	0.100	Shortfall of Sites	0.14	Medium Intensity Neighborhood	Residential Medium Density	5.1	70	0.400	Non-Vacant	SFR
5321013007	1703 LA SENDA PL	Housing Opportunity Overlay Zoning District		3/20/2024		0.200	0.100	0.100	Shortfall of Sites	0.14	Medium Intensity Neighborhood	Residential Medium Density	5.1	70	0.400	Non-Vacant	SFR
5321013009	2067 OAK ST	Housing Opportunity Overlay Zoning District		3/20/2024		0.325	0.163	0.163	Shortfall of Sites	0.22	Medium Intensity Neighborhood	Residential Medium Density	5.1	70	0.650	Non-Vacant	MF
5321013010	2065 OAK ST	Housing Opportunity Overlay Zoning District		3/20/2024		0.125	0.063	0.063	Shortfall of Sites	0.08	Medium Intensity Neighborhood	Residential Medium Density	5.1	70	0.250	Non-Vacant	SFR
5321014002	1749 LA SENDA PL	Housing Opportunity Overlay Zoning District		3/20/2024		0.175	0.088	0.088	Shortfall of Sites	0.14	Medium Intensity Neighborhood	Residential Medium Density	5.1	70	0.350	Non-Vacant	MF
5321014003	1745 LA SENDA PL	Housing Opportunity Overlay Zoning District		3/20/2024		0.200	0.100	0.100	Shortfall of Sites	0.14	Medium Intensity Neighborhood	Residential Medium Density	5.1	70	0.400	Non-Vacant	MF
5321014004	1741 LA SENDA PL	Housing Opportunity Overlay Zoning District		3/20/2024		0.200	0.100	0.100	Shortfall of Sites	0.14	Medium Intensity Neighborhood	Residential Medium Density	5.1	70	0.400	Non-Vacant	MF
5321014005	1737 LA SENDA PL	Housing Opportunity Overlay Zoning District		3/20/2024		0.200	0.100	0.100	Shortfall of Sites	0.14	Medium Intensity Neighborhood	Residential Medium Density	5.1	70	0.400	Non-Vacant	MF
5321014006	1733 LA SENDA PL	Housing Opportunity Overlay Zoning District		3/20/2024		0.200	0.100	0.100	Shortfall of Sites	0.14	Medium Intensity Neighborhood	Residential Medium Density	5.1	70	0.400	Non-Vacant	MF
5321014007	1731 LA SENDA PL	Housing Opportunity Overlay Zoning District		3/20/2024		0.200	0.100	0.100	Shortfall of Sites	0.14	Medium Intensity Neighborhood	Residential Medium Density	5.1	70	0.400	Non-Vacant	MF
5321014012	2070 HUNTINGTON DR	Housing Opportunity Overlay Zoning District		3/20/2024		0.125	0.063	0.063	Shortfall of Sites	0.09	Medium Intensity Neighborhood	Residential Medium Density	5.1	70	0.250	Non-Vacant	SFR
5321014017	1806 COURT AVE	Housing Opportunity Overlay Zoning District		3/20/2024		0.225	0.113	0.113	Shortfall of Sites	0.15	Medium Intensity Neighborhood	Residential Medium Density	5.1	70	0.450	Non-Vacant	SFR

Table C

Sites Identified or Rezoned to Accommodate Shortfall Housing Need and No Net-Loss Law

Project Identifier				Date of Rezone	RHNA Shortfall by Household Income Category				Rezone Type	Sites Description							
1				2	3				4	5	6	7	8		9	10	11
APN	Street Address	Project Name+	Local Jurisdiction Tracking ID+	Date of Rezone	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Rezone Type	Parcel Size (Acres)	General Plan Designation	Zoning	Minimum Density Allowed	Maximum Density Allowed	Realistic Capacity	Vacant/Nonvacant	Description of Existing Uses
Summary Row: Start Data Entry Below						108.71875	54.359375	54.359375							217.4375		
5321014018	ADDRESS NOT AVAILABLE	Housing Opportunity Overlay Zoning District		3/20/2024		0.125	0.063	0.063	Shortfall of Sites	0.09	Medium Intensity Neighborhood	Residential Medium Density	5.1	70	0.250	Vacant	Vacant lot
5321015005	2120 HUNTINGTON DR	Housing Opportunity Overlay Zoning District		3/20/2024		0.200	0.100	0.100	Shortfall of Sites	0.13	Medium Intensity Neighborhood	Residential Medium Density	5.1	70	0.400	Non-Vacant	Office
5321015006	2114 HUNTINGTON DR	Housing Opportunity Overlay Zoning District		3/20/2024		0.175	0.088	0.088	Shortfall of Sites	0.13	Medium Intensity Neighborhood	Residential Medium Density	5.1	70	0.350	Non-Vacant	MF
5321015007	2100 HUNTINGTON DR	Housing Opportunity Overlay Zoning District		3/20/2024		0.300	0.150	0.150	Shortfall of Sites	0.23	Medium Intensity Neighborhood	Residential Medium Density	5.1	70	0.600	Non-Vacant	MF
5321015008	1730 LA SENDA PL	Housing Opportunity Overlay Zoning District		3/20/2024		0.200	0.100	0.100	Shortfall of Sites	0.12	Medium Intensity Neighborhood	Residential Medium Density	5.1	70	0.400	Non-Vacant	SFR
5321015009	1724 LA SENDA PL	Housing Opportunity Overlay Zoning District		3/20/2024		0.225	0.113	0.113	Shortfall of Sites	0.15	Medium Intensity Neighborhood	Residential Medium Density	5.1	70	0.450	Non-Vacant	MF
5321015010	1720 LA SENDA PL	Housing Opportunity Overlay Zoning District		3/20/2024		0.275	0.138	0.138	Shortfall of Sites	0.17	Medium Intensity Neighborhood	Residential Medium Density	5.1	70	0.550	Non-Vacant	MF
5321015011	1714 LA SENDA PL	Housing Opportunity Overlay Zoning District		3/20/2024		0.275	0.138	0.138	Shortfall of Sites	0.16	Medium Intensity Neighborhood	Residential Medium Density	5.1	70	0.550	Non-Vacant	MF
5321015012	1712 LA SENDA PL	Housing Opportunity Overlay Zoning District		3/20/2024		0.225	0.113	0.113	Shortfall of Sites	0.15	Medium Intensity Neighborhood	Residential Medium Density	5.1	70	0.450	Non-Vacant	SFR
5321015013	1708 LA SENDA PL	Housing Opportunity Overlay Zoning District		3/20/2024		0.200	0.100	0.100	Shortfall of Sites	0.14	Medium Intensity Neighborhood	Residential Medium Density	5.1	70	0.400	Non-Vacant	SFR
5321015014	1704 LA SENDA PL	Housing Opportunity Overlay Zoning District		3/20/2024		0.200	0.100	0.100	Shortfall of Sites	0.14	Medium Intensity Neighborhood	Residential Medium Density	5.1	70	0.400	Non-Vacant	MF
5321015015	1701 GARFIELD AVE	Housing Opportunity Overlay Zoning District		3/20/2024		0.300	0.150	0.150	Shortfall of Sites	0.20	Medium Intensity Neighborhood	Residential Medium Density	5.1	70	0.600	Non-Vacant	MF
5321015016	1707 GARFIELD AVE	Housing Opportunity Overlay Zoning District		3/20/2024		0.275	0.138	0.138	Shortfall of Sites	0.16	Medium Intensity Neighborhood	Residential Medium Density	5.1	70	0.550	Non-Vacant	SFR
5321015017	1709 GARFIELD AVE	Housing Opportunity Overlay Zoning District		3/20/2024		0.300	0.150	0.150	Shortfall of Sites	0.19	Medium Intensity Neighborhood	Residential Medium Density	5.1	70	0.600	Non-Vacant	SFR
5321015018	1713 GARFIELD AVE	Housing Opportunity Overlay Zoning District		3/20/2024		0.300	0.150	0.150	Shortfall of Sites	0.20	Medium Intensity Neighborhood	Residential Medium Density	5.1	70	0.600	Vacant	Vacant lot
5321017003	2035 HUNTINGTON DR	Housing Opportunity Overlay Zoning District		3/20/2024		0.275	0.138	0.138	Shortfall of Sites	0.27	Medium Intensity Neighborhood	Residential Medium Density	5.1	70	0.550	Non-Vacant	MF
5321017004	2032 PINE ST	Housing Opportunity Overlay Zoning District		3/20/2024		0.325	0.163	0.163	Shortfall of Sites	0.21	Medium Intensity Neighborhood	Residential Medium Density	5.1	70	0.650	Non-Vacant	SFR

Table C

Sites Identified or Rezoned to Accommodate Shortfall Housing Need and No Net-Loss Law

Project Identifier				Date of Rezone	RHNA Shortfall by Household Income Category				Rezone Type	Sites Description							
1				2	3				4	5	6	7	8		9	10	11
APN	Street Address	Project Name+	Local Jurisdiction Tracking ID+	Date of Rezone	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Rezone Type	Parcel Size (Acres)	General Plan Designation	Zoning	Minimum Density Allowed	Maximum Density Allowed	Realistic Capacity	Vacant/Nonvacant	Description of Existing Uses
Summary Row: Start Data Entry Below						108.71875	54.359375	54.359375							217.4375		
5321017006	ADDRESS NOT AVAILABLE	Housing Opportunity Overlay Zoning District		3/20/2024		0.200	0.100	0.100	Shortfall of Sites	0.13	Medium Intensity Neighborhood	Residential Medium Density	5.1	70	0.400	Vacant	Vacant lot
5321017008	2045 HUNTINGTON DR	Housing Opportunity Overlay Zoning District		3/20/2024		0.200	0.100	0.100	Shortfall of Sites	0.16	Medium Intensity Neighborhood	Residential Medium Density	5.1	70	0.400	Non-Vacant	MF
5321017009	2051 HUNTINGTON DR	Housing Opportunity Overlay Zoning District		3/20/2024		0.400	0.200	0.200	Shortfall of Sites	0.37	Medium Intensity Neighborhood	Residential Medium Density	5.1	70	0.800	Non-Vacant	MF
5321017010	2042 PINE ST	Housing Opportunity Overlay Zoning District		3/20/2024		0.300	0.150	0.150	Shortfall of Sites	0.17	Medium Intensity Neighborhood	Residential Medium Density	5.1	70	0.600	Non-Vacant	SFR
5321017011	2046 PINE ST	Housing Opportunity Overlay Zoning District		3/20/2024		0.225	0.113	0.113	Shortfall of Sites	0.15	Medium Intensity Neighborhood	Residential Medium Density	5.1	70	0.450	Non-Vacant	SFR
5321017013	2038 PINE ST	Housing Opportunity Overlay Zoning District		3/20/2024		0.375	0.188	0.188	Shortfall of Sites	0.22	Medium Intensity Neighborhood	Residential Medium Density	5.1	70	0.750	Non-Vacant	SFR
5321018001	2100 PINE ST	Housing Opportunity Overlay Zoning District		3/20/2024		0.275	0.138	0.138	Shortfall of Sites	0.16	Medium Intensity Neighborhood	Residential Medium Density	5.1	70	0.550	Non-Vacant	SFR
5321018002	2104 PINE ST	Housing Opportunity Overlay Zoning District		3/20/2024		0.275	0.138	0.138	Shortfall of Sites	0.16	Medium Intensity Neighborhood	Residential Medium Density	5.1	70	0.550	Non-Vacant	SFR
5321018003	2108 PINE ST	Housing Opportunity Overlay Zoning District		3/20/2024		0.225	0.113	0.113	Shortfall of Sites	0.15	Medium Intensity Neighborhood	Residential Medium Density	5.1	70	0.450	Non-Vacant	SFR
5321018004	2112 PINE ST	Housing Opportunity Overlay Zoning District		3/20/2024		0.275	0.138	0.138	Shortfall of Sites	0.16	Medium Intensity Neighborhood	Residential Medium Density	5.1	70	0.550	Non-Vacant	SFR
5321018005	2122 PINE ST	Housing Opportunity Overlay Zoning District		3/20/2024		0.275	0.138	0.138	Shortfall of Sites	0.17	Medium Intensity Neighborhood	Residential Medium Density	5.1	70	0.550	Non-Vacant	SFR
5321018006	2111 HUNTINGTON DR	Housing Opportunity Overlay Zoning District		3/20/2024		0.425	0.213	0.213	Shortfall of Sites	0.39	Medium Intensity Neighborhood	Residential Medium Density	5.1	70	0.850	Non-Vacant	MF
5321018007	1813 OLIVE AVE	Housing Opportunity Overlay Zoning District		3/20/2024		0.225	0.113	0.113	Shortfall of Sites	0.16	Medium Intensity Neighborhood	Residential Medium Density	5.1	70	0.450	Non-Vacant	SFR
5321018008	1817 OLIVE AVE	Housing Opportunity Overlay Zoning District		3/20/2024		0.275	0.138	0.138	Shortfall of Sites	0.16	Medium Intensity Neighborhood	Residential Medium Density	5.1	70	0.550	Non-Vacant	SFR
5321018009	1821 OLIVE AVE	Housing Opportunity Overlay Zoning District		3/20/2024		0.275	0.138	0.138	Shortfall of Sites	0.16	Medium Intensity Neighborhood	Residential Medium Density	5.1	70	0.550	Non-Vacant	SFR
5321018010	1825 OLIVE AVE	Housing Opportunity Overlay Zoning District		3/20/2024		0.275	0.138	0.138	Shortfall of Sites	0.17	Medium Intensity Neighborhood	Residential Medium Density	5.1	70	0.550	Non-Vacant	SFR
5321018011	2107 HUNTINGTON DR	Housing Opportunity Overlay Zoning District		3/20/2024		0.100	0.050	0.050	Shortfall of Sites	0.07	Medium Intensity Neighborhood	Residential Medium Density	5.1	70	0.200	Non-Vacant	SFR

Table C

Sites Identified or Rezoned to Accommodate Shortfall Housing Need and No Net-Loss Law

Project Identifier				Date of Rezone	RHNA Shortfall by Household Income Category				Rezone Type	Sites Description							
1				2	3				4	5	6	7	8		9	10	11
APN	Street Address	Project Name+	Local Jurisdiction Tracking ID+	Date of Rezone	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Rezone Type	Parcel Size (Acres)	General Plan Designation	Zoning	Minimum Density Allowed	Maximum Density Allowed	Realistic Capacity	Vacant/Nonvacant	Description of Existing Uses
Summary Row: Start Data Entry Below						108.71875	54.359375	54.359375							217.4375		
5321018012	2101 HUNTINGTON DR	Housing Opportunity Overlay Zoning District		3/20/2024		0.100	0.050	0.050	Shortfall of Sites	0.07	Medium Intensity Neighborhood	Residential Medium Density	5.1	70	0.200	Non-Vacant	SFR
5321018013	2107 HUNTINGTON DR	Housing Opportunity Overlay Zoning District		3/20/2024		0.025	0.013	0.013	Shortfall of Sites	0.04	Medium Intensity Neighborhood	Residential Medium Density	5.1	70	0.050	Non-Vacant	SFR
5321018014	2107 HUNTINGTON DR	Housing Opportunity Overlay Zoning District		3/20/2024		0.025	0.013	0.013	Shortfall of Sites	0.04	Medium Intensity Neighborhood	Residential Medium Density	5.1	70	0.050	Non-Vacant	SFR
5321018015	2101 HUNTINGTON DR	Housing Opportunity Overlay Zoning District		3/20/2024		0.025	0.013	0.013	Shortfall of Sites	0.04	Medium Intensity Neighborhood	Residential Medium Density	5.1	70	0.050	Non-Vacant	SFR
5321018016	2107 HUNTINGTON DR	Housing Opportunity Overlay Zoning District		3/20/2024		0.025	0.013	0.013	Shortfall of Sites	0.04	Medium Intensity Neighborhood	Residential Medium Density	5.1	70	0.050	Non-Vacant	SFR
5321018017	2101 HUNTINGTON DR	Housing Opportunity Overlay Zoning District		3/20/2024		0.025	0.013	0.013	Shortfall of Sites	0.04	Medium Intensity Neighborhood	Residential Medium Density	5.1	70	0.050	Non-Vacant	SFR
5321018020	2105 HUNTINGTON DR	Housing Opportunity Overlay Zoning District		3/20/2024		0.200	0.100	0.100	Shortfall of Sites	0.11	Medium Intensity Neighborhood	Residential Medium Density	5.1	70	0.400	Non-Vacant	SFR
5321018025	2103 HUNTINGTON DR	Housing Opportunity Overlay Zoning District		3/20/2024		0.075	0.038	0.038	Shortfall of Sites	0.06	Medium Intensity Neighborhood	Residential Medium Density	5.1	70	0.150	Non-Vacant	MF
5321018026	2105 HUNTINGTON DR	Housing Opportunity Overlay Zoning District		3/20/2024		0.075	0.038	0.038	Shortfall of Sites	0.06	Medium Intensity Neighborhood	Residential Medium Density	5.1	70	0.150	Non-Vacant	MF
5321019012	2130 PINE ST	Housing Opportunity Overlay Zoning District		3/20/2024		0.400	0.200	0.200	Shortfall of Sites	0.23	Medium Intensity Neighborhood	Residential Medium Density	5.1	70	0.800	Non-Vacant	SFR
5321019013	2136 PINE ST	Housing Opportunity Overlay Zoning District		3/20/2024		0.400	0.200	0.200	Shortfall of Sites	0.23	Medium Intensity Neighborhood	Residential Medium Density	5.1	70	0.800	Non-Vacant	SFR
5321019014	1828 OLIVE AVE	Housing Opportunity Overlay Zoning District		3/20/2024		0.300	0.150	0.150	Shortfall of Sites	0.17	Medium Intensity Neighborhood	Residential Medium Density	5.1	70	0.600	Non-Vacant	SFR
5321019015	1824 OLIVE AVE	Housing Opportunity Overlay Zoning District		3/20/2024		0.300	0.150	0.150	Shortfall of Sites	0.18	Medium Intensity Neighborhood	Residential Medium Density	5.1	70	0.600	Non-Vacant	SFR
5321019016	1820 OLIVE AVE	Housing Opportunity Overlay Zoning District		3/20/2024		0.300	0.150	0.150	Shortfall of Sites	0.18	Medium Intensity Neighborhood	Residential Medium Density	5.1	70	0.600	Non-Vacant	SFR
5321019017	1816 OLIVE AVE	Housing Opportunity Overlay Zoning District		3/20/2024		0.300	0.150	0.150	Shortfall of Sites	0.19	Medium Intensity Neighborhood	Residential Medium Density	5.1	70	0.600	Non-Vacant	SFR
5321019018	1812 OLIVE AVE	Housing Opportunity Overlay Zoning District		3/20/2024		0.300	0.150	0.150	Shortfall of Sites	0.19	Medium Intensity Neighborhood	Residential Medium Density	5.1	70	0.600	Non-Vacant	SFR
5321019019	1808 OLIVE AVE	Housing Opportunity Overlay Zoning District		3/20/2024		0.300	0.150	0.150	Shortfall of Sites	0.19	Medium Intensity Neighborhood	Residential Medium Density	5.1	70	0.600	Non-Vacant	SFR

Table C

Sites Identified or Rezoned to Accommodate Shortfall Housing Need and No Net-Loss Law

Project Identifier				Date of Rezone	RHNA Shortfall by Household Income Category				Rezone Type	Sites Description							
1				2	3				4	5	6	7	8		9	10	11
APN	Street Address	Project Name+	Local Jurisdiction Tracking ID+	Date of Rezone	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Rezone Type	Parcel Size (Acres)	General Plan Designation	Zoning	Minimum Density Allowed	Maximum Density Allowed	Realistic Capacity	Vacant/Nonvacant	Description of Existing Uses
Summary Row: Start Data Entry Below						108.71875	54.359375	54.359375							217.4375		
5321019020	1804 OLIVE AVE	Housing Opportunity Overlay Zoning District		3/20/2024		0.325	0.163	0.163	Shortfall of Sites	0.21	Medium Intensity Neighborhood	Residential Medium Density	5.1	70	0.650	Non-Vacant	SFR
5321019021	1800 OLIVE AVE	Housing Opportunity Overlay Zoning District		3/20/2024		0.400	0.200	0.200	Shortfall of Sites	0.23	Medium Intensity Neighborhood	Residential Medium Density	5.1	70	0.800	Non-Vacant	SFR

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

Jurisdiction	South Pasadena	
Reporting Year	2024	(Jan. 1 - Dec. 31)

Table D

Program Implementation Status pursuant to GC Section 65583

Housing Programs Progress Report

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

1	2	3	4
Name of Program	**Objective**	**Timeframe in H.E**	**Status of Program Implementation**
Program 1.a - Energy Efficiency	**Ensure consistency with State green building standards triennially when the California Building Code is adopted.**	**Every three years; next building code adoption expected in 2023.**	**Implemented. The City Council adopted the 2023 Building Codes on December 7, 2022. Building codes are updated every three years. The next adoption is anticipated in the 2025/2026 timeframe.**
Program 1.b - Convert Caltrans Homes to Affordable Housing	**Acquire and convert unoccupied, Caltrans-owned properties, that are not sold at fair market value to deed-restricted affordable housing units to expand housing mobility opportunities for lower income households and revitalize underused areas. Maximixe the surplus Caltrans property portfolio in service of the City's commitment to develop and expand housing mobility.**	**Conduct feasibility study in 2022 and early 2023; technical assistance and work with nonprofits at least annually throughout planning period. Initiate a six-month tenant land sales information dissemination and purchase option process within 90 days following completion of implementation of necessary components of land transfer by State; target determination for City purchase of remaining surplus properties within 6 months of completion of tenant priority purchase period. Units will be available to occupants by October 2024.**	**In Process. On February 7, 2024, the City Council approved the execution of six purchase and sale agreements with Caltrans for the acquisition of six unoccupied historic properties in the form negotiated and finalized by the City Attorney and the City Manager. The City Council also authorized the City Manager to take all actions necessary to open escrow, including the payment of the deposit required under the agreements. As of December 31, 2024, five homes were sold resulting in approximately $6.8 million in proceeds that were placed in a special fund for affordable housing production. AB 1038 requires that the City use the sales proceeds to finance the acquisition or production of three affordable units for every one historic property sold. These affordable units will be located at the 100% affordable housing development on the City-owned parking lot site. The City anticipates another group of properties to be made available by Caltrans for City purchase in the next reporting period. The City continues to do due diligence and financial analysis related to the non-historic properties.**

Table D			
Program Implementation Status pursuant to GC Section 65583			
Housing Programs Progress Report Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.			
1	**2**	**3**	**4**
Name of Program	**Objective**	**Timeframe in H.E**	**Status of Program Implementation**
Program 1.c - Housing Rehabilitation and Code Enforcement	**Correction and abatement of all identified Code violations; with particular effort to address the 46 units identified as needing moderate or higher level repairs to reduce displacement risk for current occupants.**	**Correction of all properties needing more than minor rehabilitation by 2026; correction of all substandard conditions by 2029. Propose Rental Housing Inspection Program to City Council by October 2024.**	**In Process. Housing Division and Code Enforcement staff had a meeting with Habitat for Humanity of San Gabriel Valley to discuss opportunities for collaboration. As a result, staff has referred a lower income homeowner with code violations to Habitat for Humanity to participate in its home improvement assistance program. In addition, staff is in communication with Habitat for Humanity of San Gabriel Valley about establishing a home repair/rehab program in South Pasadena. On March 6, 2024, staff proposed to the City Council the development of a rental housing registry, which would include inspection functions to facilitate the implementation of a proactive rental housing inspection program. The City Council took no action on this item; staff will evaluate next steps.**
Program 1.d – Assisted Housing Unit Preservation	**Preserve at least five units and any additional units that are subject to this program. Ensure communication with property owners, particularly when ownership changes.**	**Ongoing**	**In Process. Community Development staff has compiled and will continue to update and monitor a list of properties with affordability covenants. No covenants are set to expire during this planning cycle. Staff will discuss preservation strategy for covenanted properties.**
Program 1.e – Environmental Health	**Determine whether there are existing sources of water contamination and mitigate as appropriate in identified areas to bring the CalEnviroScreen percentile impaired drinking water score below the 70th percentile; and groundwater and diesel particulate matter scores in identified areas below the 50th percentile.**	**Meet with water providers by June 2023 to develop strategies and review siting and mitigation requirements by December 2024.**	**Ongoing. The City's Public Works Department is the responsible party for implementing this program. Public Works regularly coordinates with adjacent cities who share common water infrastructure.**

Table D

Program Implementation Status pursuant to GC Section 65583

Housing Programs Progress Report

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

1	2	3	4
Name of Program	**Objective**	**Timeframe in H.E**	**Status of Program Implementation**
Program 2.a – Provide Technical Assistance for Projects with Affordable Housing	**Expand housing mobility opportunities by encouraging construction of affordable units in higher-income residential areas, as well as on sites with developer interest including higher density residential, mixeduse sites within the Downtown Specific Plan and other mixeduse areas, and non-residential sites with redevelopment potential on underutilized commercial properties. Accomplish this by facilitating expedited review of development proposals that include affordable housing and continuing to provide Zoning Code information to developers of affordable housing regarding special permit provisions and the potential for the granting of density bonuses and incentives and/or concessions to qualifying affordable housing projects. Continue to provide information on State and federal financial assistance programs to developers of affordable housing projects and assistance to applicants of affordable housing projects during the preparation, submittal, and processing of applications to the City for discretionary or ministerial permit approvals. The City's objective is to assist with 100**	**Update materials by June 2023; Ongoing at the Planning Counter and as applications are received. Outreach to affordable housing developers annually**	**Ongoing. The City has created a ministerial application for affordable housing projects. Additional information is available at the Planning Counter and on the City's website to assist applicants who are interested in developing affordable units in the City. Housing Division staff is currently drafting a page on the City's website that is dedicated to providing resources for property owners seeking to develop affordable units. Additionally, staff met with affordable housing developers at the Housing California Conference in March 2024.**

Table D

Program Implementation Status pursuant to GC Section 65583

Housing Programs Progress Report

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

1	2	3	4
Name of Program	**Objective**	**Timeframe in H.E**	**Status of Program Implementation**
Program 2.b - Affordable Housing Production	**Fund and build 400 affordable units, at least 200 on sites with the highest access to resource areas within the City, such as near commercial corridors along Mission Street and Fair Oaks Avenue, and 200 affordable units on residentially zoned sites in higher-income neighborhoods to facilitate housing mobility in mixed-income neighborhoods, and limit potential for concentrating affordable housing in areas identified with higher rates of renter households and incidence of poverty.**	**Participation in SGVRHT is ongoing; established a Housing Division in FY 2022-23; Outreach to affordable housing developers annually**	**In Process. The City continues to work with SGVRHT to support affordable housing production. The City has created a Housing Division to help applicants develop affordable housing units, and recently met with affordable housing developers at the Housing California Conference in March 2024.**
Program 2.c - CalHome Program	**Provide information to low- and very low-income households for funding within the timetables established by the California Department of Housing and Community Development (HCD) when funding is made available to the City. The City's objective is to provide information to households in the areas with higher rates of homeowner overpayment and poverty and neighborhoods with a high proportion of renter households to facilitate housing mobility for a minimum of 50 low-income and 50 very low-income households to receive assistance during the 2021-2029 planning period. The status of availability of funding will be posted on the City's website and updated as funding becomes available.**	**Ongoing as NOFAs are released for CalHome; City's contracted housing rights and tenant protection agency will conduct outreach at least once a year.**	**In Process. Staff will monitor and review future HCD Homeownership NOFAs. Information about state and county programs for homeowners and first-time homebuyers is posted on the Housing Division's Housing Support webpage. Staff is currently reviewing proposals from legal services providers.**

Table D

Program Implementation Status pursuant to GC Section 65583

Housing Programs Progress Report

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

1	2	3	4
Name of Program	**Objective**	**Timeframe in H.E**	**Status of Program Implementation**
Program 2.d - Section 8 Housing Choice Voucher Program for Rental Assistance	**Continue to assist eligible South Pasadena renters with housing subsidy payments through the HCV program by assisting their access to the LA County Development Authority. Contract with a housing rights and tenant protection agency to provide a biannual educational workshop, beginning in 2023, for rental property landlords, property managers, and other rental housing providers on the benefits of making their units available to HCV holders. Prioritize outreach efforts to property owners and landlords with multifamily and single family rental units in higher income residential neighborhoods to reduce existing concentrations of HCV renter households in the Fremont Avenue/Huntington Drive/Meridian Avenue and Mission Street neighborhoods and maximize housing mobility opportunities in higher income neighborhoods, with the objective of at least 40 housing providers committing to pricing one or more of their units to be eligible to accept HCV holders**	**Ongoing**	**In Process. Information about the HCV program administered by LACDA is posted on the Housing Division's Housing Support webpage. Staff is currently reviewing proposals from legal services providers; the scope of services of the provider will include landlord outreach and education.**
Program 2.e - Facilitate Density Bonus for Projects with On-site Affordable Housing	**Approve housing/mixed-use projects that include density bonuses along with on-site affordable housing units to support maximum unit capacity for RHNA implementation. The objective is to approve at least 600 affordable units during the planning period through density bonuses to facilitate mixed income projects, and support expanded housing mobility opportunities for lower-income households.**	**Amend SPMC 36.370 by July 2023; Implement Inclusionary Housing Ordinance (Program 2.m): Ongoing**	**Implemented. The City Council introduced Ordinance No. 2380 on September 27, 2023, to amend SPMC 36.370 to be consistent with Government Code Section 65915. A Second Reading was conducted on October 4, 2023, and the Ordinance took effect 30 days later on November 3, 2023.**

Table D			
Program Implementation Status pursuant to GC Section 65583			
Housing Programs Progress Report Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.			
1	**2**	**3**	**4**
Name of Program	**Objective**	**Timeframe in H.E**	**Status of Program Implementation**
Program 2.f - Offer Services to People without Housing	**Assist the Police Department to refer individuals without housing to emergency shelters as appropriate and continue to evaluate the possibility of entering into participation agreements with other cities or entities that provide emergency shelter programs.**	**Coordinate a meeting with neighboring jurisdictions by December 2023 to identify strategies and translate materials on homeless services to Spanish by March 2024. SGV CARE pilot program was launched in July 2022 with limited hours in the three cohort cities, and a co-response with law enforcement. Permanent SGV CARE program to begin June 2023**	**In Process. Housing Division staff participates in the San Gabriel Valley Council of Government's (SGVCOG) monthly Homelessness Working Group meetings, which is composed of staff representatives from SGVCOG member cities. The City works closely with the SGVCOG in offering services to people experiencing homelessness: it is a participating city in its 2023-2024 Measure H homelessness programs, which entails one day per week of mobile outreach to people experiencing homelessness by a multidisciplinary team of a peer support specialist and an EMT staffed by the Los Angeles Centers for Alcohol and Drug Abuse (L.A. CADA). The outreach team has access to flexible funds to provide to individuals for transportation and housing/rehousing. The City continues to particpate in SGV CARE. The South Pasadena Police Department also conducts its own homeless outreach program and participates in a San Gabriel Valley Homeless Outreach Services Team, a regional homeless outreach program, and the West San Gabriel Vally Mental Evaluation Team, a regional mental health response program. Finally, Housing Division staff has convened a homelessness working group composed of City staff to begin the process of developing an updated homelessness action plan.**
Program 2.g – Expand Senior Housing	**Develop more senior housing types, aiming for at least 50 units, both market-rate and affordable, in accessible locations that offer choices to aging South Pasadena residents to reduce displacement and enable them to remain in their community.**	**Ongoing**	**In Process. On November 6, 2024, the City Council approved an exclusive negotiating agreement (ENA) with Related/SoCal Development, LLC. (Related), to partner with the City on a proposed 52-unit 100% affordable senior housing project at 1503-1507 El Centro Street. The agreement gives the City and Related up to one year to agree on a ground lease and other details of site development, with additional options for two three-month extensions. The location of the proposed project is near shopping and services on Fair Oaks Boulevard and is ideal for a senior living facility that caters to an underserved segment of the city's community.**

Table D

Program Implementation Status pursuant to GC Section 65583

Housing Programs Progress Report

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

1	2	3	4
Name of Program	**Objective**	**Timeframe in H.E**	**Status of Program Implementation**
Program 2.h - Incentivize Special Needs Housing	**Encourage construction of at least 50 accessible units, 50 units with three or more bedrooms, and 50 units affordable to lower income households to reduce displacement risk and expand mobility opportunities in areas in close proximity to transit systems, commercial uses, services and amenities on appropriately designated sites within the Downtown Plan area, the Fremont Avenue/Huntington Drive/Meridian Avenue neighborhoods, within properties identified for mixed-use potential, vacant higher density residential sites, City-owned sites, and underutilized non-residential properties.**	**Prepare reasonable accommodation procedure handout and application form and post on website by December 2023; Train staff to process reasonable accommodations by December 2023; Seek funding opportunities beginning in 2023 and annually thereafter; all implementation action components are ongoing. Amend the Zoning Code to comply with the Employee Housing Act wthin 120 days after the adoption of the Housing Element.**	**In Process. On September 27, 2023, the City Council introduced Ordinance No. 2381 to add "Employee Housing" to the SPMC, consistent with state law. The Second Reading occurred on October 4, 2023, and the Ordinance took effect 30 days later on November 3, 2023. With that critical milestone met, staff will now continue to implement other aspects of Program 2.h, including the preparation of a handout for Reasonable Accommodation Procedures and to encourage the construction of at least 50 accessible units, 59 units with three bedrooms or more, and 50 units that are affordable to lower-income households.**
Program 2.i - Inclusionary Housing Regulations – Monitor for Effectiveness	**Produce affordable units as part of residential and mixed-use projects with three or more market-rate residential units.**	**No later than June 30, 2025, review effectiveness of the Inclusionary Housing ordinance at producing affordable housing units and its impact on the viability of housing production. Make adjustments as necessary to the Inclusionary Housing ordinance based on the review findings no later than December 31, 2025.**	**Pending. On October 4, 2023, the City Council adopted Ordinance No. 2382, which updated the City's Inclusionary Housing Ordinance. The new regulations went into effect on November 3, 2023. Given that the new regulations just took effect, and an in-lieu fee option was not yet finalized by the end of 2024, the City will need time to determine how the new regulations are working.**

Table D			
Program Implementation Status pursuant to GC Section 65583			
Housing Programs Progress Report Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.			
1	**2**	**3**	**4**
Name of Program	**Objective**	**Timeframe in H.E**	**Status of Program Implementation**
Program 2.j – General Plan Affordable Housing Overlay	**Develop at least 400 units of affordable housing during the planning period on sites where the Affordable Housing Overlay is applied to reduce displacement risks for lower-income households due to housing shortages and provide housing, mobility and income-integration opportunities to high resourced areas.**	**Adopt overlay at the time of General Plan adoption, that will occur with 120 days of adoption of the Housing Element.**	**Completed (See, 2023 Annual Progress Report).**
Program 2.k – Affordable Housing Overlay Zone	**Develop at least 30 units/acre of affordable housing during the planning period on sites where the Affordable Housing Overlay is applied to reduce displacement risk for lower-income households due to housing shortages and provide housing mobility opportunities to high resourced areas.**	**Amend zoning to include overlay by October 15, 2024.**	**Completed (See, 2023 Annual Progress Report).**
Program 2.l – Facilitate Affordable Housing on City-Owned Property	**Sale of all City-owned surplus properites for housing. Issuance of RFPs on four projects and issuance of building permits for at least two projects, for a total of at least 40 ELI, VLI and LI units, 18 moderate units, and 11 above moderate units.**	**Create a city-owned affordable housing site property list by June 30, 2023. Start outreach to developers by December 2023. Issue first RFP by 2024 and remaining three RFPs in 2026. Building Permit issuance for first project by 2025; two additional building permits issued by 2029. Bi-annually, review progress towards developing city-owned sites and identify alternative sites within 6 months if sites will not be developed within the planning period.**	**In Process. Staff has created a city-owned affordable housing site list, which it will continue to update as needed. In December of 2023, the City issued a RFP for a 100% affordable senior housing development at the City-owned parking lot site (Site 13) identified in the Housing Element. Six proposals were received by the submission deadline of January 15, 2024. Staff and the City Council reviewed the prposals and conducted intrview to select a development team. On November 6, 2024, the City Council approved an exclusive negotiating agreement (ENA) with Related/SoCal Development, LLC. (Related), to partner with the City on a proposed 52-unit 100% affordable senior housing project on the site (1503-1507 El Centro Street). The agreement gives the City and Related up to one year to agree on a ground lease and other details of site development, with additional options for two three-month extensions.**

Table D

Program Implementation Status pursuant to GC Section 65583

Housing Programs Progress Report

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

1	2	3	4
Name of Program	**Objective**	**Timeframe in H.E**	**Status of Program Implementation**
Program 2.m – Update Inclusionary Housing Regulations	**Approve 137 inclusionary units during the planning period (15% inclusionary requirement on the moderate- and above moderate RHNA allocation of 912 units).**	**Adopt updates to the Inclusionary Housing Ordinance within 120 days of Housing Element adoption**	**Implemented. On September 27, 2023, within 120 days of the adoption of the Housing Element, the South Pasadena City Council introduced Ordinance 2382 to reduce the inclusionary percentage from 20% to 15%, in keeping with Housing Element Program 2.m. The Ordinance also exempts projects with less than 10 units. A Second Reading was conducted on October 4, 2023, and the Ordinance took effect 30 days later on November 3, 2023.**
Program 2.n – Citywide Height Limit Ballot Initiative	**Facilitate proposed densities on residential sites in the Housing Element where the height limit may be an impediment to development.**	**Place measure on ballot by December 31, 2024. Within 120 days after the enactment of a ballot measure repealing or replacing the height limit, the City will revise the development standards contained in the DTSP and zoning code. If the ballot measure is not approved by the voters, within 9 months thereafter complete a mid-cycle revision to the housing element, reducing sites for which the housing element anticipates a base density in excess of 50 units/acre.**	**In Process. The City brought an initiative to the voters in November 2024 to seek approval to increase the City's building height limit that was previously approved by the voters in 1983. The initiative passed and would include any property in a zone that allows for residential densities in excess of 50 units per acre. The City is in the process of revising the development standards contained in the DTSP and zoning code as a result of the ballot measure's approval.**
Program 3.a - Rezone and Redesignate Sites to Meet RHNA	**Rezone sufficient sites to accomodate the City's RNHA targets.**	**General Plan amendments and rezoning: will occur within 120 days of adoption of a compliant housing element.**	**Implemented. On September 27, 2023, the City Council adopted Resolution No. 7833 adopting the General Plan and DTSP. The General Plan land-use designations and the subsequent re-zoning that was adopted by Ordinance No. 2379, provides sufficient capacity to accommodate the City's RHNA obligation of 2,067 units (2,775 units total, including the City's RHNA obligation as well as a buffer). The Ordinance adopted the General Plan Land Use Map, including the Mixed Use Overlay.**

Table D			
Program Implementation Status pursuant to GC Section 65583			
Housing Programs Progress Report Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.			
1	**2**	**3**	**4**
Name of Program	**Objective**	**Timeframe in H.E**	**Status of Program Implementation**
Program 3.b - Mixed-Use Developments and Adaptive Re-Use	**Increased production of housing units on properties located within the City's commercial districts through the mixed-use development provisions of the Zoning Code and on vacant and reused properties in the Downtown Specific Plan area. Reduced time to process permits for mixed-use projects that include affordable housing and increased applicant understanding of the streamlined state density bonus, planned development permit and affordable housing incentive provisions of the Zoning Code to maximize the potential for a project to include affordable housing.**	**Adopt General Plan, Downtown Specific Plan, and other needed zoning changes with objective development and design standards within 120 days of adoption of a compliant Housing Element. See also Program 3.a. Modify City website to include revised process for streamlined processing of planned development permits for mixed-use and Downtown Specific Plan applications and post notification and educational materials for objective development and design standards by November 2023. Update handout materials by November 2023; Ongoing at the Planning Counter and as applications are received. Outreach to affordable housing developers annually (see Program 2.a.) Within 120 days after the enactment of a ballot measure repealing or replacing the**	**Implemented. The General Plan and DTSP were adopted on September 27, 2023. As part of that approval, the City Council also adopted Resolution No. 7833 that implemented Objective Design Standards (ODS) for Mission Street and Fair Oaks Avenue zones (a form-based code that is integrated into the DTSP). The City Council also adopted Ordinance No. 2379 pertaining to objective development standards for Mixed Use Core areas along Huntington Drive and the Ostrich Farm district. A new Ministerial Application has also been created, along with an information sheet that describes the City development process and timelines. Ordinance No. 2379 was introduced on September 27, 2023, a Second Reading was conducted on October 4, 2023, and the Ordinance took effect 30 days later on November 3, 2023.**
Program 3.c – Replacement of Lost Units from Residential Demolitions	**Identify affected demolition proposals based on maintaining an inventory of affordable units and require replacement housing in compliance with State law to reduce displacement that occurs as a result of demolition and enable residents to remain in their community.**	**Ongoing, the replacement requirement will be implemented immediately and applied as applications on identified sites are received and processed.**	**In Process. The City requires the replacement of any residential units that are proposed to be lost as part of a development review application. This is in keeping with Government Code Sections 65583.2(g) and 65915(c)(3). No applicable demolition proposals have been submitted; this requirement will be enforced upon receipt of applicable demolition proposals.**

Table D			
Program Implementation Status pursuant to GC Section 65583			
Housing Programs Progress Report Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.			
1	**2**	**3**	**4**
Name of Program	**Objective**	**Timeframe in H.E**	**Status of Program Implementation**
Program 3.d – Enable Parcel Assemblage	**Approval of more applications to merge parcels that result in feasible sites for multifamily housing during the planning period.**	**Meet with developers and property owners starting in 2022 and annually thereafter. Based on the meetings with developers and property owners, add incentives as appropriate within six months and review annually thereafter. Ongoing: Support consolidation as applicable housing applications are received; Pursue grant funding as feasible during planning period if California legislation and/or programs enable a taxincrement or similar program that leads to funding for site assembly**	**In Process. The City has met with multiple developers who are interested in building housing projects in the City, including some developers who intend to consolidate parcels to create a larger and more useable site for their project.**
Program 3.e – Develop an Electronic Permitting System	**All planning and building permits will be recorded in an electronic permit system with capability to provide data needed to analyze and report housing production including affordable housing units.**	**Contract for EPS system – December 2022; approve and implement a system by September 2023; ongoing maintenance and system updates as needed.**	**Implemented. The City selected an electronic permitting/file management system in November 2022. The Accela system went live on July 30, 2023, and is now being expanded to serve other City Departments beyond the Community Development Department. Now that the Accela system is up and running, the City is looking to revamp its development review process to increase efficiency and to streamline the project approval process.**

Table D

Program Implementation Status pursuant to GC Section 65583

Housing Programs Progress Report

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

1	2	3	4
Name of Program	**Objective**	**Timeframe in H.E**	**Status of Program Implementation**
Program 3.f – Allow and Facilitate ADUs	**Maintain updated ADU regulations to promote development of an increasing number of ADUs year-over-year; issue permits for all legal ADUs, anticipated to be between 297 and 420 ADUs during the remainder of the 2021-2029 projection period (from January 2022 through October 15, 2029).**	**Continue to monitor process and improve program to facilitate and encourage ADUs and JADUs on an ongoing basis. The City will revise their ADU ordinance within six months of receipt of the HCD response letter to their ADU ordinance, if updates are needed based on the HCD letter, and update ADU brochures in 2023, and and update ADU Amnesty information and incentives based on any state law changes. Review the effectiveness of the ADU regulations every two years starting in December 2023, and if needed based on staff review and/or in response to changes to state ADU law, update the ordinance within 6 months of the review.**	**In Process. The City has an adopted ADU Ordinance and encourages ADU construction within the City. The City tracks ADU development and will explore incentives and streamlining options should ADU production not meet expected benchmarks.**

Table D			
Program Implementation Status pursuant to GC Section 65583			
Housing Programs Progress Report Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.			
1	**2**	**3**	**4**
Name of Program	**Objective**	**Timeframe in H.E**	**Status of Program Implementation**
Program 3.g – Monitor ADU Production	**Approve an additional 297 ADUs between January 1, 2022 and October 15, 2029.**	**Assess ADU approval progress in January 2024, again in January 2026, and again in January 2028 and adjust after each of those milestones if ADU numbers are not tracking with projections in Section 6.6.2 (Land Resources). If there is a very large gap between the projections and actual building permits then barriers will be identified and rezoning will be completed as called for in Program 3.h.**	**Ongoing. During the 2024 reporting period, 58 ADUs were entitled, 49 permitted, and 34 were completed. These actuals exceed the projections for 2024 in the City's adopted Housing Element, which lists a projected issuance of 55 ADU planning permits and 39 ADU building permits in 2024.**
Program 3.h – Back-up to Address Shortfall in Anticipated ADUs	**Monitor to achieve as many lower-income ADUs as possible and adjust programs for more effective strategies as needed. If ADU development doesn't occur at the rate projected, the City will identify sufficient land for rezoning, or other strategies, to accommodate the unmet lower income RHNA that was projected to be met by ADUs.**	**The City will annually monitor the ADU progress and assess barriers including any need for rezoning by the end of 2023 and present to Council for approval by the end of 2024. Determine whether other additional programs including rezoning are needed and implement them by the end of 2024. Assess barriers again by the end of 2025 and address by the end of 2026.**	**Pending. The City does not yet have the information it needs to determine if there is a shortfall in the number of anticipated ADUs. The City will take action to address the shortfall in ADU production, if there is one, to encourage the construction of additional ADUs.**

Table D			
Program Implementation Status pursuant to GC Section 65583			
Housing Programs Progress Report Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.			
1	**2**	**3**	**4**
Name of Program	**Objective**	**Timeframe in H.E**	**Status of Program Implementation**
Program 3.i – ADU Amnesty Program	**Provide assistance to homeowners with a goal to convert 50 identified existing unpermitted accessory dwellings to compliant ADUs, unless infeasible.**	**Allow legalization of ADUs on an ongoing basis. Monitor annually to determine need for additional outreach. Identify neighborhoods with relatively high proportions of unpermitted ADUs by July 2024 to target outreach. Determine incentives for legalizing ADUs with deed restricting commitment by January 2024. Update brochures with legalization process information and incentives in concert with ADU Ordinance update timeframe**	**In Process. The City established an ADU amnesty program in 2021. The website has been updated to include ADU information.**
Program 3.j – Adjust ADU Permit, Utility Connection, and Impact Fees	**Evaluate fee waivers as part of an economic study for developing an affordable housing program and act upon recommendations, as appropriate.**	**Develop affordability covenant program by July 1, 2023.**	**Pending. The City has not yet created an affordability covenant for ADUs. The City intends to pursue an affordability covenant in 2025.**
Program 3.k – ADU Education, Promotion and Homeowner Outreach	**Facilitate the process for the development of 297 ADUs through promotion of City programs and connecting ADU owners to resources to encourage increased housing opportunities in high resource areas.**	**Created historic property guidelines and brochure. Built up the Virtual Planning Desk with complete ADU information, including examples of ADUs on webpage. Develop list of resources, and coordinate with ADU development and financing community and directly reach out to potential owners by 2023.**	**In Process. Staff has met with community groups to educate the public about ADUs. In addition to answering questions at community group meetings, Planning staff has distributed information at the weekly Farmers Market and updated the City's website with ADU guidelines, including for historic properties.**

Table D

Program Implementation Status pursuant to GC Section 65583

Housing Programs Progress Report

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

1	2	3	4
Name of Program	**Objective**	**Timeframe in H.E**	**Status of Program Implementation**
Program 3.l – Increase and Maintain Planning and Housing Staff Resources	**Augment and support staff resources to expedite housing projects and implement housing programs.**	**The Housing Division was included in the 2022-2023 budget and new staff was hired by November 2022. Planning unit is operating with 5 FTE and recruiting for one additional person.**	**Implemented. The City has continued its commitment to maintain appropriate staffing levels. Currently there is 1 FTE in the Housing Division and 5 FTEs in the Planning Division. The additional staff capacity has allowed the City to actively implement Housing Element programs and also to clear the backlog of development applications that resulted from the pandemic.**
Program 3.m – Implement SB 9 and SB 10	**Facilitate the development of at least 50 units with the SB10 Missing Middle housing program over the reporting period.**	**The City will work with a technical consultant to develop objective design standards or building typologies related to this program and prepare and present the necessary implementation policy and zoning amendments to effectuate the program within 24 months of the adoption of the Housing Element. By December 2027, analyze Missing Middle housing program and make modifications as necessary. "Missing Middle" housing will be prepared within 120 days after the adoption of this Housing Element.**	**In Process. The Southern California Association of Governments (SCAG) Regional Council approved an award of $57,000 to the City of South Pasadena to provide technical assistance to the City to develop its Missing Middle Housing Program. The Missing Middle Program will establish a floating zone with objective design and development standards and a ministerial approval process for certain housing types in low-density residential zones within high quality transit areas, except where the boundary may overlap with designated high fire hazard areas. Missing Middle housing types contemplated for this program include duplexes, triplexes, fourplexes, and cottage courts. The baseline density for the Program will be 15 du/acre in the Residential Estate (RE) and Residential Low Density (RS) zones. In January 2024, the City was notified that SCAG was suspending its REAP 2.0 programs due to proposed state budget cuts. The state later approved reduced funding for the program and SCAG anticipated full grant award funding. Community Development staff are now including funds for this program in the proposed FY25-26 budget.**

Table D			
Program Implementation Status pursuant to GC Section 65583			
Housing Programs Progress Report Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.			
1	**2**	**3**	**4**
Name of Program	**Objective**	**Timeframe in H.E**	**Status of Program Implementation**
Program 3.n – Zoning Changes	**Update zoning to facilitate the needed housing units.**	**General Plan amendments and rezoning will occur within 120 days after adoption of a compliant Housing Element.**	**In Process. The General Plan and DTSP were adopted on September 27, 2023, within 120-days of adopting the Housing Element. Following the 2023 rezoning which created a Mixed Use Core zone allowing up to 70 units per acre (up to 110 units per acre in the Fair Oaks Avenue zone), in 2024, the RM and RH zones were amended (Ordinance 2386) to increase the maximum density to 30 units per acre in the RM zone and 45 units per acre in the RH zone. Additionally, Ordinance 2387 created the Housing Overlay zone, allowing some RM and RH areas to build higher density housing, up to 70 du/acre. Measure SP was approved by voters in 2024, allowing Council determination of heights that accommodate maximum allowable densities, and the City is in the process of reviewing increased height limits for districts with 50 du/acre or more. A Housing Element amendment is anticipated in 2025 to reflect the right level of density and heights to achieve the RHNA and to correct Table VI-51 to ensure accuracy and internal consistency. Once approval is granted by HCD, this program will be complete/implemented.**
Program 3.o – No Net Loss	**n/a**	**No later than December 31, 2024 and December 31, 2026, the City shall evaluate the effectiveness of identified sites and make adjustment as necessary such as increasing densities, modifying development standards, removing sites and rezoning additional sites.**	**Pending. No action yet.**
Program 4.a – Land Use Controls – Emergency Shelters	**The City will adopt an amendment to the Zoning Code to revise the operational standards for compliance with state law in regard to parking and distance between shelters and to establish a higher, economically feasible maximum number of beds permitted in any one emergency shelter and accommodate the increased homeless population documented in the 2022 Point in Time count.**	**Adopt zoning amendments within one year of Housing Element adoption.**	**Implemented. The City Council adopted Ordinance # 2372 on February 1, 2023 to affectuate these revisions.**

Table D			
Program Implementation Status pursuant to GC Section 65583			
Housing Programs Progress Report Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.			
1	**2**	**3**	**4**
Name of Program	**Objective**	**Timeframe in H.E**	**Status of Program Implementation**
Program 4.b – Land Use Controls – Transitional and Supportive Housing/Low-Barrier Navigation Centers	**The City will adopt an amendment to the Zoning Code for consistency with SB 2 and AB 2162. Revise the Zoning Code to define and specifically reference low-barrier navigation centers as a permitted use in residential and mixed-use districts.**	**Complete amendments to Zoning Code within 120 days after adoption of the Housing Element.**	**Implemented. On February 1, 2023, the City Council adopted Ordinance No. 2372, amending the City's Zoning Code to allow for Transitional and Supportive Housing, including Low Barrier Navigation Centers in the Commercial General, Commercial Office, and Business Park zones.**
Program 4.c – Land Use Controls – Flexible Zoning Regulations	**The City will continue the application of flexible zoning regulations to promote the development of affordable housing through the planned development permit process, as provided for in the Zoning Code.**	**Ongoing as applications are received.**	**In Process. The City encourages the development of affordable housing units and supports flexible zoning regulations on a case-by-case basis. In addition to flexibility afforded by the Zoning Code, applicants can also take advantage of the Density Bonus program for waivers and concessions when reviewing affordable housing proposals.**
Program 4.d – ADA Accessibility Standards	**Facilitate expanded housing mobility for persons with disabilities by ensuring that new mixed-use and medium- to large-scale residential projects are ADA compliant and provide an adequate number of units that allow for disabled access, with all new buildings of more than six units being ADA compliant and no less than 10 percent of new units being immediately accessible to disabled individuals for a minimum of 207 accessible units over the 2021 – 2029 planning period.**	**Amend zoning by 2024.**	**Pending. The City intends to address this issue in future, along with Program 4.e (Universal Design).**
Program 4.e –Universal Design	**Maximize, to the extent feasible, the number of new or rehabilitated homes that incorporate universal design principles that make units accessible to/adaptable for those with disabilities, with a goal of 15 percent of new homes incorporating universal design. Within the Downtown Specific Plan and mixed-use zones, target development of 300 new homes incorporating universal design.**	**Three years for development of zoning standards and incentives with completion by July 2025; ongoing application and enforcement of accessibility requirements; ongoing education efforts and information added to ADA requirements on City website.**	**Pending. The City intends to address this issue in future, along with Program 4.d (ADA Accessibility Standards).**
Program 4.f – Senate Bill 35 Procedure or Policy	**Streamline housing projects as required by SB 35.**	**Complete by June 2024.**	**The Council moved to adopt zoning amendments that streamline projects and comply with State law. Eligible projects with low-income housing units have access to a streamlined process and applicable bonuses and waivers.**

Table D

Program Implementation Status pursuant to GC Section 65583

Housing Programs Progress Report

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

1	2	3	4
Name of Program	**Objective**	**Timeframe in H.E**	**Status of Program Implementation**
Program 5.a – Fair Housing Education, Outreach, and Services	**Reduce the annual average of fair housing complaints in the next eight years as compared with the period between 2015 and 2022 by providing assistance or referrals to 40 residents, or as needed; respond to or forward all fair housing complaints within five business days of receipt; and work with partner agencies to achieve resolution within three months for all fair housing complaints received by City staff. Meet annually with the City's contracted housing rights and tenant protection agency staff, beginning in 2023, to assess patterns of fair housing issues and target outreach, education, and services to address ongoing and new issues. Ensure all information and services are available in appropriate languages by June 2023, updating annually or as needed.**	**Ongoing; Meet annually with the City's contracted fair housing and landlord-tenant legal organization, beginning in 2023, to assess patterns of fair housing issues, and plan and target outreach, education, and services to address ongoing and new issues. Ensure all information and services are available in appropriate languages by June 2023, updating annually or as needed.**	**In Process. In January 2024, Community Development issued an RFP for legal services to enter into a new contract with a landlord-tenant and fair housing legal organization. Staff reviewed proposals and conducted interviews. Due to staff changes and turnover in Community Development, a service provider was not finalized in 2024 and this solicitation is resuming in 2025. Education, outreach, and legal services are included in the requested scope of services. The City currently has fair housing brochures from the Housing Rights Center in four languages and will work with the new legal services organization to develop updated materials in appropriate languages. Additionally, staff refers residents to the Housing Rights Center and other legal services providers for landlord-tenant and fair housing issues.**
Program 5.b – Encourage a Variety of Housing Types	**Diversify housing types in new development throughout South Pasadena, including: residential care facilities; roughly equal proportions of efficiency, one-bedroom, two-bedroom, and three- or more bedroom units; and roughly equal proportions of for-rent and for-sale housing.**	**First zoning text amendment within 120 days after adoption of a compliant housing element. Make additional zoning revisions within three years of Housing Element adoption; ongoing monitoring and encouragement.**	**Implemented. On September 27, 2023, within 120 days of the adoption of the Housing Element, the City Council adopted a new General Plan, DTSP, and objective design standards that allow for a variety of multi-family units, including bungalow courts, side-by-side duplexes, as well as mixed-use development.**

Table D

Program Implementation Status pursuant to GC Section 65583

Housing Programs Progress Report

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

1	2	3	4
Name of Program	**Objective**	**Timeframe in H.E**	**Status of Program Implementation**
Program 5.c – Removal of Racially Restrictive Covenants from Property Deeds Citywide	**Remove all racially restrictive covenants from South Pasadena City-owned properties by June 2023 and from privately-owned properties by the end of the planning period. Advertise County program as soon as the County releases details in 2022; launch website and social media campaigns to support property owners to voluntarily remove these covenants by December 2022, with ongoing reminders in City publications and at City events. Support County enforcement of this State requirement as appropriate through City actions. Work with at least 10 property owners annually to support their efforts to remove restrictions from their deeds.**	**Remove all covenants on City-owned properties by June 2023; launch informational campaign between June and December 2023; encouragement of removal from private properties: ongoing.**	**In Process. The Housing Division followed up with title companies for cost estimates. Fidelity National Title Company offered to search its internal database for racially restrictive covenants and provide any located records to the City at no cost. Of the 65 properties searched, only three recorded documents with racially restrictive language were located. However, these documents apply to multiple lots, including privately owned ones—over 200 in total. Through the Los Angeles County Registrar-Recorder/County Clerk's Restrictive Covenant Modification program, the Housing Division successfully removed the racially restrictive language in these three documents. Finally, the Housing Division has posted on its website information for how property owners can remove racially restrictive covenants via the County's program.**
Program 6.a – Rent Registry	**City will have a comprehensive online database of all affordable and market-rate rental housing units in South Pasadena subject to the registration requirement with a user interface and fee payment system for rental property owners. The registry will be updated annually and serve as a streamlined platform for Community Development staff to track the City's rental housing inventory and provide information to rental housing property owners. City will decide whether to link this registry to the administration of other activities and programs**	**Propose policy to City Council by February 2024**	**Implemented. Staff proposed the development of a rent registry to the City Council on March 6, 2024, and the City Council took no action. Staff is evaluating next steps, including potentially using business license information to gather data on the city's rental housing inventory.**

Table D			
Program Implementation Status pursuant to GC Section 65583			
Housing Programs Progress Report Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.			
1	**2**	**3**	**4**
Name of Program	**Objective**	**Timeframe in H.E**	**Status of Program Implementation**
Program 6.b – Right to Return Policy	**In qualifying circumstances, all tenants who are temporarily displaced from their units due to construction work and wish to return upon completion will be able to do so under the law. Thus, this policy will stem permanent the permanent displacement of renters from South Pasadena due to just cause no-fault evictions and/or relocation for certain reasons.**	**Propose policy to City Council by December 2023**	**In Process. On November 15, 2023, the City Council adopted an amended Just Cause for Eviction ordinance that prohibits multifamily property owners from evicting tenants due to substantial remodels. This ordinance achieves the intent of a right-to-return policy for substantial remodel evictions; however, instead of terminating a tenancy, the owner must take certain mitigation measures, including the provision of temporary relocation assistance to the tenant if necessary and substantial repairs require a tenant to temporarily vacate. The City has adopted SB 567's right-to-return provisions with respect to owner move-in evictions. Staff is researching the application of a right-to-return policy to other no-fault just cause evictions.**
Program 6.c – Relocation Assistance	**South Pasadena renters will have local tenant protections that reduce the financial burden placed on tenants when they are (temporarily or permanently) displaced from their homes for legally a permitted reason and instead place financial obligations onto the property owners.**	**Propose policy to City Council by December 2023**	**In Process. Staff is researching the permanent relocation assistance amounts required in other jurisdictions' ordinances for no-fault just cause evictions to determine a greater amount to propose to the City Council. The amended Just Cause for Eviction ordinance passed by the City Council on November 15, 2023 establishes a temporary relocation assistance requirement for substantial repairs.**
Program 6.d – Rent Stabilization	**Reduce high rent burdens and forced moves amoung South Pasadena's tenants due to excess rent increases and, in turn, increase their financial security and housing stability.**	**Propose policy to City Council by December 2023**	**In Process. On February 5, 2024, Community Development issued an RFP for a rent stabilization analysis and proposed program design. The City Council approved a contract with a consultant firm on August 21, 2024. As part of the analysis, the consultant hosted two stakeholder focus group meetings: a virtual focus group with property owners and representatives on December 3, 2024, and an in-person focus group with renters and renter advocates on December 11, 2024. Recommended options on rent stabilization are slated for City Council consideration in February 2025.**

Jurisdiction	South Pasadena	
Reporting Period	2024	(Jan. 1 - Dec. 31)
Planning	6th Cycle	10/15/2021 - 10/15/2029

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

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

Table E

Commercial Development Bonus Approved pursuant to GC Section 65915.7

Project Identifier				Units Constructed as Part of Agreement				Description of Commercial Development Bonus	Commercial Development Bonus Date Approved
1				2				3	4
APN	**Street Address**	**Project Name+**	**Local Jurisdiction Tracking ID+**	**Very Low Income**	**Low Income**	**Moderate Income**	**Above Moderate Income**	**Description of Commercial Development Bonus**	**Commercial Development Bonus Date Approved**
Summary Row: Start Data Entry Below									

Jurisdiction	South Pasadena	
Reporting Period	2024	31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

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+ Listed for Informational Purposes Only				Units that Count Towards RHNA + 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+. For detailed reporting requirements, see the chcklist here:
	Extremely Low-Income+	Very Low-Income+	Low-Income+	TOTAL UNITS+	Extremely Low-Income+	Very Low-Income+	Low-Income+	TOTAL UNITS+	https://www.hcd.ca.gov/community-development/docs/adequate-sites-checklist.pdf
Rehabilitation Activity									
Preservation of Units At-Risk									
Acquisition of Units									
Mobilehome Park Preservation									
Total Units by Income									

Jurisdiction	South Pasadena	
Reporting Period	2024	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table F2

Above Moderate Income Units Converted to Moderate Income Pursuant to Government Code section 65400.2

For up to 25 percent of a jurisdiction's moderate-income regional housing need allocation, the planning agency may include the number of units in an existing multifamily building that were converted to deed-restricted rental housing for moderate-income households by the imposition of affordability covenants and restrictions for the unit. Before adding information to this table, please ensure housing developments meet the requirements described in Government Code 65400.2(b).

Project Identifier					Unit Types		Affordability by Household Incomes After Conversion							Units credited toward Moderate Income RHNA		Notes
1					2	3	4							5		6
Prior APN+	Current APN	Street Address	Project Name+	Local Jurisdiction Tracking ID	Unit Category (2 to 4,5+)	Tenure R=Renter	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 Moderate Income Units Converted from Above Moderate	Date Converted	Notes
Summary Row: Start Data Entry Below							0	0	0	0	0	0	0	0		

Jurisdiction	South Pasadena	
Reporting Period	2024	(Jan. 1 - Dec. 31)
Period	6th Cycle	10/15/2021 - 10/15/2029

element sites inventory contains a site which is or was owned by the reporting jurisdiction, and has been sold, leased, or otherwise disposed of during the reporting year.

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

Table G

Locally Owned Lands Included in the Housing Element Sites Inventory that have been sold, leased, or otherwise disposed of

Project Identifier						
1				2	3	4
APN	**Street Address**	**Project Name+**	**Local Jurisdiction Tracking ID+**	**Realistic Capacity Identified in the Housing Element**	**Entity to whom the site transferred**	**Intended Use for Site**
Summary Row: Start Data Entry Below						

Jurisdiction	South Pasadena	**NOTE: This table must contain an invenory of ALL surplus/excess lands the reporting jurisdiction owns**	Note: "+" indicates an optional field Cells in grey contain auto-calculation formulas
Reporting Period	2024 (Jan. 1 - Dec. 31)		

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

For Los Angeles County jurisdictions, please format the APN's as follows:9999-999-999

Table H
Locally Owned Surplus Sites

Parcel Identifier				Designation	Size	Notes
1	2	3	4	5	6	7
APN	**Street Address/Intersection**	**Existing Use**	**Number of Units**	**Surplus Designation**	**Parcel Size (in acres)**	**Notes**
Summary Row: Start Data Entry Below						
5315-003-902	El Centro St and Mound Ave	Public Facilities	0	Exempt Surplus Land	0.12	Public parking spaces
5315-003-903	1503 El Centro St	Commercial	0	Exempt Surplus Land	0.18	Community theater; gravel surface parking lot
5315-003-904	1507 El Centro St	Commercial	0	Exempt Surplus Land	0.12	Gravel surface parking lot

Jurisdiction	South Pasadena	
Reporting Period	2024	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

NOTE: STUDENT HOUSING WITH DENSITY BONUS ONLY. This table only needs to be completed if there were student housing projects WITH a density bonus approved pursuant to Government Code65915(b)(1)(F)

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table J

Student housing development for lower income students for which was granted a density bonus pursuant to subparagraph (F) of paragraph (1) of subdivision (b) of Section 65915

Project Identifier				Project Type	Date	Units (Beds/Student Capacity) Approved							Units (Beds/Student Capacity) Granted	Notes
1				2	3	4							5	6
APN	**Street Address**	**Project Name+**	**Local Jurisdiction Tracking ID+**	**Unit Category** (SH - Student Housing)	**Date**	**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 Additional Beds Created Due to Density Bonus**	**Notes**
Summary Row: Start Data Entry Below														

Jurisdiction	South Pasadena	
Reporting Period	2024	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

ANNUAL ELEMENT PROGRESS REPORT

Table K
Tenant Preference Policy

Local governments are required to inform HCD about any local tenant preference ordinance the local government maintains when the jurisdiction submits their annual progress report on housing approvals and production, per Government Code 7061 (SB 649, 2022, Cortese). Effective January 1, 2023, local governments adopting a tenant preference are required to create a webpage on their internet website containing authorizing local ordinance and supporting materials, no more than 90 days after the ordinance becomes operational.

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

Jurisdiction	South Pasadena	
Reporting Year	2024	(Jan. 1 - Dec. 31)

ANNUAL ELEMENT PROGRESS REPORT
Local Early Action Planning (LEAP) Reporting
(CCR Title 25 §6202)

Please update the status of the proposed uses listed in the entity's application for funding and the corresponding impact on housing within the region or jurisdiction, as applicable, categorized based on the eligible uses specified in Section 50515.02 or 50515.03, as applicable.

Total Award Amount	$ -	*Total award amount is auto-populated based on amounts entered in rows 15-26.*

Task	$ Amount Awarded	$ Cumulative Reimbursement Requested	Task Status	Other Funding	Notes

Summary of entitlements, building permits, and certificates of occupancy (auto-populated from Table A2)

Completed Entitlement Issued by Affordability Summary		
Income Level		**Current Year**
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	50
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		226
Total Units		**276**

Building Permits Issued by Affordability Summary		
Income Level		**Current Year**
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		54
Total Units		**54**

Certificate of Occupancy Issued by Affordability Summary		
Income Level		**Current Year**
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		37
Total Units		**37**

FY 2024-25
Mid-Year Budget Review

April 16, 2025

Prepared By: William Castrillon,
Budget and Purchasing Manager

Mid-Year Review

- Focus on General Fund
- Is our budget plan on track?
- Mid-year data review through February 28th
- Future adjustments to actual balances

General Fund Revenues & Expenditures:

GENERAL FUND REVENUES & EXPENDITURES YEAR-END PROJECTIONS				
	FY 2025 Amended Budget	**FY 2025 Actual Balances**	**Projected Balances 6/30/2025**	**Variances from Amended Budget**
Revenues				
Property Taxes	21,312,452	11,529,931	21,106,443	(206,009)
Sales Taxes	6,316,170	2,993,330	5,928,470	(387,700)
Utility Users Taxes	4,752,155	1,629,319	4,549,501	(202,654)
Franchise Tax	1,205,527	91,506	1,139,990	(65,537)
Business License	468,093	385,218	577,826	109,733
Licenses and Permits	2,176,470	559,145	2,081,119	(95,351)
Fines, Forfeitures & Penalties	58,000	29,164	48,209	(9,791)
Charges for Current Services	3,180,543	917,626	2,790,233	(390,310)
Intergovernmental	223,000	39,864	91,866	(131,134)
Interest Income	658,965	142,646	550,000	(108,965)
Other Taxes & Revenue	664,285	665,033	632,391	(31,894)
Total Revenues	**$ 41,015,661**	**$ 18,982,781**	**$ 39,496,048**	**$(1,519,613)**
Expenditures				
Salaries and Benefits	27,128,680	18,239,395	26,439,413	689,267
Operations and Maintenance	13,459,367	$6,401,042	12,813,456	645,911
Capital Outlay	76,500	97,874	76,500	-
Transfer Out	1,284,299	-	1,284,299	-
Total Expenditures	**$ 41,948,846**	**$ 24,738,311**	**$ 40,613,668**	**$ 1,335,178**
Operating Surplus/(Deficit)	**$ (933,186)**	**$ (5,755,531)**	**$ (1,117,620)**	**$ (184,434)**

General Fund Revenues & Expenditures

GENERAL FUND REVENUES & EXPENDITURES APPROPRIATIONS				
	FY 2025 Adopted Budget	**Appropriations thru 02/28/2025**	**Budget Transfers thru 02/28/2025**	**FY 2025 Amended Budget**
Revenues				
Property Taxes	21,312,452			21,312,452
Sales Taxes	6,316,170			6,316,170
Utility Users Taxes	4,752,155			4,752,155
Franchise Tax	1,205,527			1,205,527
Business License	468,093			468,093
Licenses and Permits	2,176,470			2,176,470
Fines, Forfeitures & Penalties	58,000			58,000
Charges for Current Services	3,180,543			3,180,543
Intergovernmental	166,000	57,000		223,000
Interest Income	658,965			658,965
Other Taxes & Revenue	655,730	8,555		664,285
Total Revenues	**$ 40,950,106**	**$ 65,555**	**$ -**	**$ 41,015,661**
Expenditures				
Salaries and Benefits	27,387,483		(258,803)	27,128,680
Operations and Maintenance	12,403,009	797,555	258,803	13,459,367
Capital Outlay	76,500	-		76,500
Transfer Out	767,074	517,225		1,284,299
Total Expenditures	**$ 40,634,066**	**$ 1,314,780**	**$ -**	**$ 41,948,846**
Operating Surplus/(Deficit)	**$ 316,039**	**$ (1,249,225)**	**$ -**	**$ (933,186)**

FY 2024-25 General Fund Performance

FY 2024 & FY 2025 GENERAL FUND PROJECTED FUND BALANCE					
	Beginning Unassigned Fund Balance	**Net Income**	**Adjustments**	**Increase / Decrease**	**Ending Unassigned Fund Balance (Projected)**
FISCAL YEAR 2023-24	$ 19,050,705	$ 3,000,000	$ (1,800,000)	$ 1,200,000	$ 20,250,705
FISCAL YEAR 2024-25	$ 20,250,705	$ (1,117,620)	$ -	$ (1,117,620)	$ 19,133,085

* **Projected Beginning and Ending Unassigned Fund balance is inclusive of General Fund reserve amounts.**

Next Steps - Budget FY 2025-26

May 8	Finance Commission Review of Preliminary Budget #1
May 12	City Council Study Session – Operating Budget
May 14	City Council Study Session – CIP
May 15	Community Budget Meeting
May 22	Finance Commission Review of Preliminary Budget #2
June 4	Preliminary Budget to City Council for input and consideration of adoption
June 18	Preliminary Budget to City Council for consideration of adoption (if needed)

Questions?



City of SOUTH PASADENA