

## Please Start Here

<b>General Information</b>	
Jurisdiction Name	Morgan Hill
Reporting Calendar Year	2024
<b>Contact Information</b>	
First Name	Adam
Last Name	Paszkowski
Title	Principal Planner
Email	adam.paszkowski@morganhill.ca.gov
Phone	4083104635
<b>Mailing Address</b>	
Street Address	17575 Peak Avenue
City	Morgan Hill
Zipcode	95037

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

[Click here to download APR Instructions](#)

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

v\_11\_18\_24

**Optional:** This runs a macro which checks to ensure all required fields are filled out. The macro will create two files saved in the same directory this APR file is saved in. One file will be a copy of the APR with highlighted cells which require information. The other file will be list of the problematic cells, along with a description of the nature of the error.

**Optional:** Save before running. This copies data on Table A2, and creates another workbook with the table split across 4 tabs, each of which can fit onto a single page for easier printing. Running this macro will remove the comments on the column headers, which contain the instructions. Do not save the APR file after running in order to preserve comments once it is reopened.

**Optional:** This macro identifies dates entered that occurred outside of the reporting year. RHNA credit is only given for building permits issued during the reporting year.

Link to the online system: <https://hcd.my.site.com/hcdconnect>

Toggles formatting that turns cells green/yellow/red based on data validation rules.

### Submittal Instructions

**Please save your file as Jurisdictionname2024 (no spaces).** Example: the city of San Luis Obispo would save their file as SanLuisObispo2024

Housing Element Annual Progress Reports (APRs) forms and tables must be submitted to HCD and the Governor's Office of Planning and Research (OPR) on or before April 1 of each year for the prior calendar year; submit separate reports directly to both HCD and OPR pursuant to Government Code section 65400. There are two options for submitting APRs:

**1. Online Annual Progress Reporting System - Please see the link to the online system to the left.** This allows you to upload the completed APR form into directly into HCD's database limiting the risk of errors. If you would like to use the online system, email [APR@hcd.ca.gov](mailto:APR@hcd.ca.gov) and HCD will send you the login information for your jurisdiction. *Please note: Using the online system only provides the information to HCD. The APR must still be submitted to OPR. Their email address is [opr.apr@opr.ca.gov](mailto:opr.apr@opr.ca.gov).*

**2. Email** - If you prefer to submit via email, you can complete the excel Annual Progress Report forms and submit to HCD at [APR@hcd.ca.gov](mailto:APR@hcd.ca.gov) and to OPR at [opr.apr@opr.ca.gov](mailto:opr.apr@opr.ca.gov). Please send the Excel workbook, not a scanned or PDF copy of the tables.

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

Building Permits Issued by Affordability Summary		
Income Level	Current Year	
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	15
	Non-Deed Restricted	8
Above Moderate		174
<b>Total Units</b>		<b>197</b>

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

Units by Structure Type	Entitled	Permitted	Completed
Single-family Attached	0	139	41
Single-family Detached	2	49	8
2 to 4 units per structure	0	0	0
5+ units per structure	0	0	0
Accessory Dwelling Unit	6	9	0
Mobile/Manufactured Home	0	0	0
<b>Total</b>	<b>8</b>	<b>197</b>	<b>49</b>

Infill Housing Developments and Infill Units Permitted	# of Projects	Units
Indicated as Infill	0	0
Not Indicated as Infill	210	197

Housing Applications Summary		
Total Housing Applications Submitted:		15
Number of Proposed Units in All Applications Received:		842
Total Housing Units Approved:		275
Total Housing Units Disapproved:		0

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

Units Constructed - SB 423 Streamlining Permits			
Income	Rental	Ownership	Total
Very Low	0	0	0
Low	0	0	0
Moderate	0	0	0
Above Moderate	0	0	0
<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>

Streamlining Provisions Used - Permitted Units	# of Projects	Units
SB 9 (2021) - Duplex in SF Zone	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 Applications	Units
Ministerial	15	842
Discretionary	0	0

Density Bonus Applications and Units Permitted		
Number of Applications Submitted Requesting a Density Bonus		2
Number of Units in Applications Submitted Requesting a Density Bonus		243
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	66
Sites Rezoned to Accommodate the RHNA	0

Jurisdiction	Morgan Hill
Reporting Year	2024 (Jan. 1 - Dec. 31)
Planning Period	6th Cycle 01/01/2023 - 01/31/2024

**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	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								52	0	152	0	32	1	605	842	275	0						
81708032	740 Tenant Ave	TENNANT-TEN SOLUTIONS ACQUISITIONS	SR2024-0003	5+	R	2/1/2024	52							207	259	265		NONE	No	No	Approved	Ministerial	
72641065	25 Peebles Aven	PEEBLES-PEEBLES SQUARE LLC	SR2024-0009	SFD	O	3/28/2024			2					18	20			NONE	No	No	Pending	Ministerial	
76431037	640 Sparhawk Dr	SPARHAWK - MM HOME DESIGNS	SR2024-0010	SFD	O	4/2/2024								1	1	1		NONE	No	No	Approved	Ministerial	
72831017	Cochrane Road	COCHRANE DEPAUL-HIGH STREET NO. CAL DEVELOPMENT, INC (SB330)	SR2024-0011	SFD	O	4/2/2024								171	171			NONE	No	No	Pending	Ministerial	
72607091	17365 Saint Arch	WALNUT GROVE MAHIS INVESCO	SR2024-0013	SFD	O	5/6/2024								9	9	9		NONE	No	No	Approved	Ministerial	
72612001	375 Diana Avenu	OAK PARTNERS	SR2024-0019	SFD	O	7/22/2024								14	79	93				Yes	N/A	Pending	Ministerial
77935036	660 Easy Street	EASY STREET - PRADO	SR2024-0020	ADU	O	8/12/2024								1	1			NONE	No	No	Pending	Ministerial	
76721015	220 W. Edmunds	EDMONDS-PANAL	SR2024-0021	SFA	O	8/16/2024								8	8			NONE	No	No	Pending	Ministerial	
76402003	2295 Rolling Hills	ROLLING HILLS-DRUMMOND	SR2024-0024	SFD	O	9/12/2024								1	1			NONE	No	No	Pending	Ministerial	
72625001	1791 Monterey R	MONTEREY-AMG	SR2024-0025	5+	R	9/26/2024		150						150				NONE	Yes	N/A	Pending	Ministerial	
81704059	215 Tenant Ave	TENNANT-OSITO HOLDINGS	SR2024-0026	SFA	O	9/27/2024								2	14	16		NONE	No	No	Pending	Ministerial	
72943032	17684 Raccoon C	RACOON COURT - D & Z Associates	SR2024-0027	SFD	O	10/11/2024								2	2			NONE	No	No	Pending	Ministerial	
72609105	Julian Way	JULIANN-NUNES	SR2024-0028	SFD	O	10/28/2024								2	2			SB 9 (2021)- Residential Lot Split	No	No	Pending	Ministerial	
77332012	1092 Liagas Road	LLAGAS-ADORE HOMES	SR2024-0029	SFD	O	12/6/2024								2	2			NONE	No	No	Pending	Ministerial	
81709055	Tenant Avenue	TENNANT-CHIRI LTD	SR2024-0030	SFD	O	12/10/2024								16	91	107		NONE	No	No	Pending	Ministerial	





Jurisdiction	Morgan HI
Reporting Year	2024
Planned Period	305,000
72825006	72859003
72825008	72859004
72825008	72859005
72825008	72860006
72825008	72860007
72825008	72860008
72825008	72860009
72834000	72862000
72834030	72862002
72834030	72862008
72834030	72862020
72834030	72862031
72834030	72862033
72834030	72862034
81700041	81700046
81700041	81740497
81700041	81740498
81700041	81740499
81700041	81740500
81700041	81700596
81700041	81741024
81700041	81741025
81700041	81741026
81700041	81741027
81700041	81741028
81700041	81742092
81700041	81700596
81700041	81742053
81700041	81740054
81700041	81742055
81700041	81700598
81700041	81741019
81700041	81741020
81700041	81741021
81700041	81741022
81700041	81741023
72834030	72863004
72834030	72863002
72834030	72863003
72834030	72863005

## ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

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

Jurisdiction	Morgan Hill
Reporting Year	2024 (Jan. 1 - Dec. 31)
Planning Period	6th Cycle 01/31/2023 - 01/31/2031

**ANNUAL ELEMENT PROGRESS REPORT**  
**Housing Element Implementation**

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

		Table B Regional Housing Needs Allocation Progress Permitted Units Issued by Affordability												
		2										3	4	
Income Level		RHNA Allocation by Income Level	Projection Period - 06/30/2022-01/30/2023	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low	Deed Restricted	262	147	-	-	-	-	-	-	-	-	-	147	115
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-	-	-
Low	Deed Restricted	151	253	-	-	-	-	-	-	-	-	-	253	-
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-	-	-
Moderate	Deed Restricted	174	8	3	15	-	-	-	-	-	-	-	76	98
	Non-Deed Restricted		17	25	8	-	-	-	-	-	-	-	-	-
Above Moderate		450	63	102	174	-	-	-	-	-	-	-	339	111
Total RHNA		1,037		488	130	197	-	-	-	-	-	-	815	324
Total Units														
Progress toward extremely low-income housing need, as determined pursuant to Government Code 65583(a)(1).														
		5		2023	2024	2025	2026	2027	2028	2029	2030	2031	6	7
		Extremely low-income Need											Total Units to Date	Total Units Remaining
Extremely Low-Income Units*		131		-	-	-	-	-	-	-	-	-	91	40

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

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

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

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

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

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<b>Planning Period</b>	6th Cycle	01/31/2023 - 01/31/2031

## ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

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

# ANNUAL ELEMENT PROGRESS REPORT

## Housing Element Implementation

<b>Jurisdiction</b>	Morgan Hill	
<b>Reporting Year</b>	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
Action HE-1.A Evaluate Land Availability Annually	Evaluate annually the amount of land available for development and update the General Plan and zoning as necessary to accommodate the future housing needs of the City, such as additional multi-family residential.	Initiate in 2024 and annually	Ongoing. Evaluated land available for development annually, with a focus on land available for multi-family residential.
Action HE-1.B Coordination with Capital Improvement Plan	Evaluate annually submitted development projects and coordination with the Capital Improvement Program to assure adequate public facilities are provided for each development.	Ongoing	Ongoing. Evaluated development projects annually in coordination with the Capital Improvement Program.
Action HE-1.C Smaller Lot Sizes	Evaluate the creation of smaller lot sizes through the Zoning Code to reduce the cost of single-family housing units obtainable to lower income households.	2023-2025	Complete. Evaluated in 2024. Form-Based Code adopted in September 2023 allows alternative lot sizes.

<b>Action HE-1.D Update Funding Information</b>	<p>Annually identify State, federal, and local funding programs that are most applicable to Morgan Hill and have the greatest potential for funding affordable housing and housing programs in the city. Apply for one grant every two years. Subsequently, pending an award, seek City Council's acceptance of the grant, and proceed to implement the program or development.</p>	Initiate in 2023 and annually	<p>Applied for a Destination Home Capacity Building Grant March 2024 to aid the City in its efforts to implement the Housing Element and homeless services.</p>
<b>Action HE-1.E Housing Rehabilitation</b>	<p>Examine opportunities to modify existing loan terms to support substantial housing rehabilitation to property owners with extremely low-, very low-, or low-income tenants in exchange for longer term affordability by contacting affordable housing developers biannually with existing affordable units in the City and inquire interest in rehabilitation of those units. Pending City Council approval of any modifications to existing loan terms, move to develop and implement a new agreement that is satisfactory to both parties. Subsequently, conduct rehabilitation work and extend the affordability term.</p>	Initiate in 2023 and biannually	<p>Biannual. Initiated and contacted affordable housing developers.</p>

Action HE-1.F First-Time Homebuyer Program	Partner with the County of Santa Clara and The Housing Trust of Silicon Valley and other stakeholders to host two annual Homebuyer Educational workshops in person and virtually at City Hall. The City's role is to host these workshops and market them to English and Spanish speakers to increase local attendance. Marketing efforts include the implementation of the City's communication plan with a goal to have a minimum of 30 attendees at each workshop and to secure DPA for a minimum of 16 families or two per year.	Initiate in 2023 and annually	In 2023: Partnered with Guild Mortgage for a First-Time Homebuyer seminar on 6/24/23 at 12:30; 15 attendees. Partnered with HouseKeys to host 12 monthly first-time homebuyer workshops at City Hall in 2023 (6 English and 6 Spanish). 1,183 attendees at BMR workshops (orientations), 1,052 new potential applicants added to the Morgan Hill BMR database. Provided 1 DPA loans through the BEGIN Program. Continued to partner with HouseKeys to provide ongoing implementation of the Inclusionary Housing Ordinance Below Market Rate (BMR) Program. Sold 10 Moderate Income BMRs to first-time homebuyers with 45 yr deed restrictions, 93 ownership, and 79 rental BMRs approved and in the development pipeline for 2024/25. In 2024: Continued to partner with HouseKeys to provide ongoing implementation of the Inclusionary Housing Ordinance Below Market Rate (BMR) Program. 1,153 attendees at BMR workshops (orientations), 825 new potential applicants added to the database.
Action HE-1.G Promote Extremely Low-Income Housing	Partner with Destination Home and the County Office of Supportive Housing to issue a joint request for proposal to jointly fund and select development and service provider partners within two years; upon selection proceed to process and entitle two affordable housing developments and/or 80 extremely low-income units within six years.	2024-2031	Initial discussion with the County Office of Supportive Housing began late 2024 on determining a possible project. Additional discussions will take place in 2025 to determine partners and a prospective project.
Action HE-1.H Downtown Specific Plan	Update the Downtown Specific Plan to accommodate the expanded Priority Development Area.	2025	To be grant funded in 2025.

Action HE-1.I Facilitate and Monitor Pipeline Projects	<p><b>Outreach to property owners and developers of pipeline projects not under construction annually as a means to identify and address constraints and potential obstacles to developing their property, and support funding applications (e.g., tax credit, bonds, etc.) to help applicants be awarded local, state, and federal monies. Coordinate with applicants to approve remaining entitlements and expediting approvals. Rezone or identify additional sites should the applications not be approved or if approved entitlements expire.</b></p>	Annual	Ongoing
Action HE-1.J Accessory Dwelling Unit (ADU) Guide	<p><b>Develop an ADU guidebook by 2024 consisting of a comprehensive step-by-step resource for building an ADU, including detailed resources, an online ADU calculator, and case studies.</b></p>	2023	<p><b>Complete. Developed an ADU guidebook and website (<a href="http://aduscc.org">aduscc.org</a>) with resources through the Santa Clara County Planning Collaborative in 2023.</b></p>
Action HE-1.K Parking for Smaller Bedroom Units	<p><b>Amend the Zoning Code by 2024 to modify parking standards for studio and one-bedroom units for multi-family dwellings to require one covered parking space per unit plus one parking space for every four units for guest parking (a total of one to 1.25 parking spaces per unit).</b></p>	2024	<p><b>Complete. Adopted Ordinance 2352 on April 24, 2024.</b></p>
Action HE-1.L Track Project Processing	<p><b>Continue to track project processing to ensure that an environmental determination is made pursuant to PRC §21080.1, within the timeframes of the PRC §21080.2 and Gov't Code 65950(a)(5) (e.g., State law).</b></p>	Annual	Ongoing

Action HE-2.A Support Measure A Applications	Continue to support development, rehabilitation, and downpayment assistance applications for the Measure A Affordable Housing Bond and/or future bonds, Community Development Block Grant Funds, HOME funds, and Project HomeKey by identifying a project within Morgan Hill by 2024 and process and entitle 120 affordable units at 80% AMI and below by 2027.	2024-2027	Since 2023 the City processed and issued building permits for 37 affordable units at 80% AMI.
Action HE-2.B Strategically Urban Housing Development Incentives	Research incentives for residential and mixed-use development at major transit nodes, along transit corridors, and in other locations suitable for high-density housing development, as appropriate by 2026. Implement feasible incentives through revisions of the Zoning Code, Inclusionary Housing Ordinance, or other mechanisms identified by 2028.	2025-2028	To be initiated in 2025.
Action HE-2.C Community Plan to End Homelessness	Implement the Countywide Community Plan to End Homelessness adopted by the Santa Clara County Continuum of Care (CoC) to support the development of Extremely Low Income (ELI) units and to ensure that adequate services are provided to those experiencing homelessness by hosting bi-monthly service provider meetings to identify barriers to accessing housing and provide support for increased coordination amongst its service providers.	2024 and annually	Secured \$150,000 grant to conduct outreach and engagement, case management and homeless prevention services. Employed a Full Time Unhoused Specialist social worker (\$100k). In 2023: Provided services to 184 housing insecure/homeless families. Identified rental assistance for homeless prevention (County funded \$120,000 for Homeless Prevention in Morgan Hill). Operated a 10-bed Inclement Cold Weather Shelter 42 nights. Operate Year Round Safe Car Parking Program for 8 families. In 2024: Processed 268 referrals and connected with 247 households at risk of, or currently experiencing homelessness, by providing case management and supportive services through the City's Unhoused Specialist. Housed 58 households, of which 26 were homeless and 32 households were at risk of becoming homeless.

Action HE-2.D Host Down Payment Homebuyers Workshops	The City will continue to assist first time home buyers by participating in the County's Mortgage Credit Certificate (MCC) and Down Payment Assistance (DPA) programs, which provides down payment assistance to low- and moderate-income first-time homebuyers, and homebuyer workshops. The City will host one annual workshop and will advertise these programs through its website and various communication channels to increase awareness of housing mobility opportunities.	2023 and annually	Conducted Empower First Time Homebuyer Downpayment (DPA) Assistance Webinar with Housing Trust of Silicon Valley, English 2/16/23 @ 6 PM 20 attendees, Spanish 5/3/23 at 6 PM 35 attendees. Conducted Empower First Time Homebuyer Downpayment (DPA) Assistance Webinar with Housing Trust of Silicon Valley, English 2/16/23 @ 6 PM, Spanish 5/3/23 at 6 PM. Partnered with Guild Mortgage for First Time Homebuyer seminar 6/24/23 at 12:30. Partnered with Housing Trust of Silicon Valley First Time Home Buyer Seminar on 5/30/2024 @ 6 pm, Spanish 5/29/24 at 6 pm.
Action HE-2.E Commercial Linkage Fee	Develop a Commercial Linkage Fee Ordinance or similar mechanism when the City has met a job-resident worker balance of 1:1 ratio.	2024-2029	City has not met a-resident worker balance of 1:1 ratio to date.
Action HE-2.F Agricultural Labor Accommodations	Amend the Zoning Code by 2024 to facilitate by-right Agricultural Labor Accommodations within the OS (Open Space) zoning district consistent with Section 17021.6 of the California Health and Safety Code.	2024	Complete. Adopted Ordinance 2352 on April 24, 2024.

<b>Action HE-2.G Farmworker Housing</b>	<p>Produce a Farmworker Housing Development Program with the County of Santa Clara through a Memorandum of Understanding. Identify development opportunities by 2025 and partner with the County of Santa Clara to apply for funding, upon receipt issue a joint request for proposals to select development and service provider partners; upon selection, proceed to process an application and entitle one farmworker housing project and/or 30 units by 2029.</p>	2024-2029	<p>Complete. Royal Oak Village, the first 100% affordable project to include farmworker units will lease up in June of 2024 and includes 73 units of which 18 are permanent supportive housing, 30 are ELI farmworker units, and 24 are permanent supportive housing (PSH) units. The project received \$400,000 in 2021 from the City of Morgan Hill and \$8,363,000 million from Measure A. Magnolias, described below, will offer 33 future ELI farmworker housing opportunities.</p>
<b>Action HE-2.H Development of Extremely Low-Income Housing</b>	<p>Conduct a review of the Housing funds annually and determine a specific amount of funding that is available for acquisition and development for affordable housing. Any new affordable housing development funded by the City shall have a minimum of 30% of the units dedicated for extremely low-income households.</p>	2024-2031	<p>Limitations on Housing staff occurred in 2024. To be initiated in 2025.</p>
<b>Action HE-2.I Facilitate Extremely Low-Income Housing</b>	<p>Facilitate and encourage the construction of housing affordable to extremely low-income households by assisting non-profit and for-profit developers with financial and/or technical assistance in a manner that is consistent with the City's identified housing needs.</p>	2024-2031	<p>Magnolias by First Community Housing (FCH), 66-unit, multi-family affordable project received entitlements to construct 66 units of multifamily housing on a 1.5-acre site located at 17965 Monterey Road. The project is 100% affordable for farmworkers, veterans, and homeless households, earning 30% to 60% of the Area Median Income (AMI), 33 units will be restricted to 30% AMI ELI, 21 will be restricted to 50% AMI Very Low, and 11 will be restricted to 60% AMI Low, with one unrestricted manager's unit. Awarded \$25 Million County Measure A Housing Bond funding. September 6, 2023 the Morgan Hill City Council approved funding for "The Magnolias" in the amount of \$600,000. The applicant applied for state Tax Credits for the 2025 9% tax credit.</p>

Action HE-3.A Increased Opportunity in Higher Resource Areas and Areas of Affluence	Increase geographic equity and opportunities for residents by identifying and facilitating areas appropriate for medium and high residential densities, specifically in higher resource areas designated as “Moderate Resource” or “High Resource” on the TCAC Opportunity Maps, and in areas identified as Racially Concentrated Areas of Affluence (RCAA), which will increase new housing choices, affordability, and upward mobility through access to opportunity and integration.	2023-2027	Due to staff limitiations and workloads, to be initiated in 2026.
Action HE-3.B Funding for Affordable Housing in RCAs	Make funding available through a Request for Proposals process for site acquisition by nonprofit developers for affordable housing in Racially Concentrated Areas of Affluence (RCAA). Make \$500,000 in funds available to assist with acquisition costs that would result in the development of at least 25 very low-income units.	2024-2028	Due to staff limitations and workloads, item to be prioritized for fiscal year 25/26.
Action HE-3.C Affordable Housing Overlay Districts	Study the creation of affordable housing overlay districts in advance of the next Housing Element cycle. If study recommends adoption of overlay districts, draft ordinance prior to next Housing Element cycle.	2026-2029	To be initiated in 2026.
Action HE-3.D Landlord Outreach in RCAs	Collaborate with the Santa Clara County Housing Authority on landlord outreach in racially concentrated areas of affluence (RCAs) in Morgan Hill.	2024-2031	Due to staff limitations and workloads, item to be prioritized for fiscal year 25/26.

Action HE-3.E Support Mobility Counseling Efforts	Provide \$50,000 annually in funding for the provision of Housing Mobility Efforts in Morgan Hill to include: Housing Mobility Counseling Efforts to Santa Clara County Housing Authority (SCCHA) Housing Choice Voucher holders to 10 households annually within Morgan Hill. Target marketing within RCAAs by providing education regarding housing choice (Section 8) vouchers, ADUs, and SB 9.	204-2031	Due to staff limitations and workloads, item to be prioritized for fiscal year 25/26.
Action HE-3.F Affirmative Marketing Plan	Develop an Affirmative Marketing Plan Template and require below market rate housing providers to develop Marketing Plans based on the template to reduce patterns of segregation and encourage integration in housing by promoting housing choices and opportunities regardless of one's protected characteristics, such as race, color, religion, national origin, or disability.	2024-2031	Due to staff limitations and workloads, item to be prioritized for fiscal year 25/26.
Action HE-3.G Advocate for Projects Located in RCAAs	Advocate for the California Tax Credit Allocation Committee to provide the same bonus points to applicants with projects located in RCAAs as those provided to applicants with projects located in Highest Resource Areas.	Provide comments during draft guidelines are released by CTCAC	Due to staff limitations and workloads, item to be prioritized for fiscal year 25/26.
Action HE-3.H Rent Increase Mediation	Adopt a mediation requirement for rent increases of 5% or more. Complete mediation requirement study within two years and, draft ordinance within four years.	2024-2026	To be initiated in 2025.

Action HE-3.I Tenant Relocation Assistance Ordinance	Adopt a tenant relocation assistance ordinance that clarifies the state's laws, rules, and process that relates to tenant relocation including state density bonus law, SB330, and any other applicable material within four years.	2024-2026	To be initiated in 2025.
Action HE-3.J Eviction Counsel	Seek funding or develop paths of support for access to counsel in possessory eviction cases. Identify at least \$50,000 in dedicated annual support for eviction defense in Morgan Hill. Complete possible funding mechanisms study by year two with annual funding beginning within three years. Annual funding level of \$50,000 reached within five years.	2024-2026	Currently partner with Silicon Valley Law Foundation and Project Sentinel to provide guidance and assistance to individuals with eviction cases. Funding paths have not been explored due to staff limitation and workload, item will be prioritized for fiscal year 25/26 to explore various funding mechanisms.
Action HE-3.K Shared-equity Homeownership Models	Support shared-equity homeownership models. Annual funding or in-kind (land) donations of \$100,000 dedicated to shared-equity homeownership models. Annual support level reached within three years.	2025-2031	To be initiated in 2025.
Action HE-3.L Review Inclusionary Housing Ordinance	Review the Inclusionary Housing Ordinance to provide deeper for-sale affordability beyond the updated 2021 Inclusionary Housing Ordinance. Complete review by year six; revise ordinance by eight years.	2026-2029	To be initiated in 2026.
Action HE-3.M Preferences for Displaced Tenants	Adopt preferences for tenants who have been displaced from rental housing in Morgan Hill within three years.	2025	To be initiated in 2025

<b>Action HE-3.N Create Jobs within Downtown Morgan Hill Priority Development Area</b>	<p>Prioritize the creation of jobs that are accessible to low- and very low-income workers who reside within the Downtown Morgan Hill Priority Development Area (PDA) by expanding employment uses (that strike a balance between decent wages and low barriers to entry) through the adoption of a Form-Based Code for the Monterey Corridor. Incorporate local workforce development strategies into Specific Plans for the Priority Development Area within two years.</p>	2023-2025	<p>Adopted the Form-Based Code in 2023, expanding employment uses within the Downtown Morgan Hill PDA. Downtown Specific Plan update to be grant funded in 2025.</p>
<b>Action HE-3.O Incentives to Hire Morgan Hill Residents</b>	<p>Create incentives for local businesses to hire Morgan Hill residents. Identify possible incentives and incorporate into Specific Plans for the Priority Development Area within 2 years; adopt incentives within the Specific Plan within three years.</p>	2023-2024	<p>Adopted the Form-Based Code in 2023, expanding employment uses along the Monterey Corridor. Conducted the first Human Resources Roundtable Meeting with key employers in 2023. Downtown Specific Plan update to be grant funded in 2025.</p>
<b>Action HE-3.P Expand Bus Service &amp; Create Walkable Communities</b>	<p>Advocate for VTA to expand bus service in Morgan Hill and adopt a Form-Based Code for the Monterey Corridor emphasizing pedestrian-oriented building form and streamlined housing development to support the need of transit. Document communications with VTA regarding bus service needs (i.e. headways reduced to a maximum of 15 minutes on all routes during peak times; one additional route created).</p>	Ongoing	<p>Ongoing. Adopted a Form-Based Code for the Monterey Corridor in 2023. Will meet with VTA consultants to discuss VTA Market Analysis in 2025.</p>

<b>Action HE-3.Q Place-Based Strategies for Low Resource Communities</b>	<p>Improve community assets and increase pedestrian safety through the preparation and implementation of the Transportation Master Plan update, Capital Improvement Plan (CIP), and Monterey Corridor Form-Based Code within “Low Resource” areas identified on the TCAC Opportunity Maps to achieve measurable decrease in traffic accidents and serious injuries.</p>	2024-2031	<p><b>Complete.</b> Adopted a Form-Based Code for the Monterey Corridor in 2023. Completed Fisher Basin Expansion Project in 2023, supporting future flood protection to residents in the northern part of the City. Successfully completed the 2023 Pavement Rehabilitation Project rehabilitating significant roadways in the LaCrosse area, Main Avenue between Monterey and Butterfield and significant other areas. Completed 2020 Inflow and Infiltration Sewer Project repairing or replacing 6,000 feet of sewer line across the City. Adopted Wastewater Collection System Master Plan, South County Recycled Water Distribution Master Plan, and Transportation Master Plan in 2024.</p>
<b>Action HE-3.R Local First Mile/Last Mile Transit Service</b>	<p>Study local first mile/last mile transit service solutions in Morgan Hill building on lessons learned from the first on-call shuttle service (MoGo) established within the City. Dedicate funds consistent with reasonable study recommendations to continue facilitating MoGo in future years.</p>	2026-2031	<p><b>To be initiated in 2026.</b></p>

<b>Action HE-3.S Monitor ADU and SB 9 Construction</b>	<p>Conduct spatial analysis annually to determine where ADU and SB 9 construction is generally aggregating within the City. Specifically, assess whether such development/construction is occurring within identified RCAs and higher resource/lower density areas. In the event such development/construction is decreasing annually within identified RCAs and higher resource/lower density areas, the City will increase targeted education within these identified areas to target an additional 10 affordable units annually, in order to expand the availability of affordable housing in resource-rich areas, higher-income neighborhoods, and decrease segregation. As part of the ADU and SB 9 analysis, evaluate the effectiveness of Action HE-1.J and implement changes and targeted education to the ADU Guidebook as appropriate.</p>	2024-2031	<p>Initiated in 2024. 9 ADUs constructed and 2 SB9 lots proposed in 2024.</p>
<b>Action HE-3.T Elevate Morgan Hill</b>	<p>Develop a Gap and Opportunity Analysis with specific strategies to further the goals of connecting Spanish-speaking and lower income community members to jobs and housing resources, while also increasing their sense of belonging to the greater community.</p>	2023-2024	<p>Complete. Received a \$30,000 ICMA grant in 2023 to develop a work program to connect lower-income Spanish-speaking residents to jobs and housing resources and create a sense of belonging. Completed a Gap and Opportunity analysis in 2023. Resources disseminated on the Housing Program website. Ongoing "Belonging" campaign through 2024. Launched survey. <a href="https://www.morganhill.ca.gov/2513/I-BELONG-Morgan-Hill">https://www.morganhill.ca.gov/2513/I-BELONG-Morgan-Hill</a>.</p>

Action HE-4.A Annual Monitoring of Potential At-Risk BMR Units	Annually monitor the status of at-risk BMR housing units. Contact current property owners of at-risk units to determine their financial objectives and appropriate financial assistance needed to meet those objectives.	Ongoing	Ongoing.
Action HE-4.B Preserve Affordable Housing	Prioritize the preservation of existing affordable housing at risk of loss of affordability covenants by working with housing developers to provide technical assistance in support of opportunities to rehabilitate affordable lower income housing. Contact Affordable Housing Developers annually with existing affordable units in the city and inquire for interest in rehabilitation of those units. Pending City Council approval of any modifications to existing loan terms, move to develop and implement a new agreement that is satisfactory to both parties. Subsequently, conduct rehabilitation work and extend the affordability term.	Ongoing	Ongoing. Contacted Affordable Housing Developers annually. 11/1/2023 City Council approved refinance for EDEN Housing Royal Court Apartments at 17925 Monterey Road, Morgan Hill. The project is 100% affordable for households earning 30% to 60% of the Area Median Income (AMI), 55 units. Project serves 55 families or 196 people at an affordability level needed for households earning 30% to 60% of the area median income (AMI). Supported developer's ability to refi and preserve the property and enhance their financial position so that they have replacement reserves for necessary repairs, including property-wide improvement such as roof repairs. The outstanding principal balance of the City's RDA loan is \$2,650,000
Action HE-4.C Rehabilitation	The City will annually host two South County Rebuilding Together Silicon Valley rehabilitation grant program workshops or webinars.	Ongoing	Hosted a rebuilding together workshop on May 14, 2024 for South County. Similar work will continue in 2025.
Action HE-5.A Low Barrier Navigation Centers	Amend the Zoning Code by 2024 to facilitate by-right processing procedures for Low Barrier Navigation Centers consistent with Assembly Bill 101.	2023-2024	Complete. Adopted Ordinance 2352 on April 24, 2024.

Action HE-5.B End and Prevent Homelessness in Morgan Hill	Support the affordable housing development community to locate, construct, and manage housing facilities for the Unhoused by providing funding by year four towards a project that constructs at least 20 extremely low-income units for people who are experiencing homelessness and/or at-risk of being unhoused.	Ongoing; biannually	Ongoing. Provided three educational opportunities for the community annually to dialogue and learn about root causes of homelessness, effective strategies to preventing and ending homelessness, and how they can help to correct misconceptions.
Action HE-5.C Homeless Prevention	Promote and fund Homeless prevention, placement, and support programs by annually providing rental assistance through a consortium of homeless prevention service providers year-round in coordination with the School District. The City's role is to provide funding for rental assistance that is leveraged with other agencies and to directly case manage families.	2023 and annually	Provided 28 households with rental assistance in 2023; provided 40 households with \$70,000 worth of rental and utility assistance in 2024.
Action HE-5.D Safe Park Program	Operate a Safe Park Program with the faith-based community offering an eight space, pet friendly overnight respite at a local church for eight homeless families living in their cars. The City's role is to provide funding for the restrooms, hand washing stations, and case management.	Ongoing	Provided funding for the Safe Park Program for up to 8 families. Housed 22 program participants in 2023; and 14 in 2024.
Action HE-5.E Inclement Cold Weather Shelter Program	Coordinate the Inclement Cold Weather Shelter operation with the faith-based community by providing supplies, coordinate volunteers and funding for a security guards.	Ongoing	Operated a 10-bed Inclement Cold Weather Shelter in partnership with Community Christian Church during inclement cold weather episodes, for 42 nights in 2023; and 2 nights in 2024.

Action HE-5.F Provide Direct Services to the Unhoused and Those At Risk of Homelessness	Provide direct services, case management, and homeless outreach through the City's Unhoused Specialist to engage and offer support and basic needs to our homeless residents.	Ongoing	In 2023: Provided outreach to 184 housing-insecure households who are homeless or at risk of becoming homeless. In 2024: Provided outreach to 247 housing-insecure households who are homeless or at risk of becoming homeless.
Action HE-5.G By-right Transitional and Supportive Housing	Amend the Zoning Code by 2024 to facilitate by-right transitional and supportive housing and residential care facilities where residential uses are permitted. In addition, amend zoning and processes to comply with Assembly Bill 2162 which requires that supportive housing be considered a use by-right in zones that allow multifamily and adhere to timing provisions.	2023-2024	Complete. Adopted Ordinance 2352 on April 24, 2024.
Action HE-5.H Shelter Bed Hotline	Participate and promote the countywide coordinated shelter bed hotline by notifying homeless residents of shelter beds through direct service and outreach.	Ongoing	Notified homeless residents of shelter beds through direct service and outreach.
Action HE-5.I Emergency Shelters Parking	Amend the Zoning Code by 2024 to clarify and modify parking standards for emergency shelters consistent with Government Code Section 65583(a)(4)(B)(ii).	2023-2024	Complete. Adopted Ordinance 2352 on April 24, 2024.

Action HE-5.J Emergency Shelters	Amend the Zoning Code within one year of the adoption of the Housing Element to allow emergency shelters as a permitted use by-right within one or more zoning designations that are either zoned for residential use or allow residential development; amend the definition of emergency shelters to include other interim interventions, including, but not limited to, a navigation center, bridge housing, and respite or recuperative care; and identify sites where emergency shelters are allowed to accommodate a minimum of 60 unsheltered individuals consistent with the standards listed in AB 2339 and Government Code Section 65583(a)(4).	2024	Complete. Adopted Ordinance 2352 on April 24, 2024.
Action HE-5.K Emergency Homeless Shelter Plan	Develop and implement a plan to establish an emergency homeless shelter.	2024-2026	To be initiated in 2025.
Action HE-6.A Assistance for Persons with Developmental Disabilities	Coordinate with the San Andreas Regional Center to inform families of the resources available to them and to explore incentives so that a larger number of future housing units include features that meet the needs of persons with developmental disabilities and other special needs.	Initiate in 2023 and annually	Ongoing. Continue to provide support for the development of small group homes that serve developmentally disabled adults and worked with the nonprofit community to encourage the inclusion of units for persons with developmental disabilities in future affordable housing developments.
Action HE-6.B Emergency Voucher Program	Implement a one-time emergency voucher program to assist residents displaced by criminal activity, natural disasters, or other emergencies. Coordinate with social service providers.	2024-2025	In partnership with Saint Vincent De Paul provide one time emergency payments for individuals experiencing unexpected issues causing financial stress. In 2024 supported 40 households with one time emergency payment assistance.

Action HE-6.C Residential Accommodation Ordinance	Amend Section 18.118.070 (Criteria for Decision) of Chapter 18.118 (Reasonable Accommodations) of the Zoning Code by 2024 to remove the “potential impacts on surrounding uses” as a factor of approval or denial for a reasonable accommodation request.	2024	Complete. Adopted Ordinance 2352 on April 24, 2024.
Action HE-6.D Universal Design Ordinance	Study, and if appropriate, adopt a universal design ordinance or policies or objective standards to encourage the inclusion of universal design features in new construction. Options include identifying minimum, cost-effective amenities for all new construction.	2026-2028	To be initiated in 2026.
Action HE-6.E Residential Care Facilities	Amend the Zoning Code by 2024 to permit Group Housing and Residential Care Facilities as a permitted use by-right in all residential zoning districts, consistent with State law and HCDs December 2022 “Group Home Technical Advisory”.	2023-2024	Complete. Adopted Ordinance 2352 on April 24, 2024.

<b>Action HE-6.F Expand Housing for Special-Needs Groups within RCAs</b>	<p>The City will work with housing developers to expand opportunities for affordable lower-income housing for special-needs groups—including persons with physical and developmental disabilities, female-headed households, large families, extremely low-income households, and persons experiencing homelessness—by creating partnerships, providing incentives, and pursuing funding opportunities. Prioritize projects that promote housing mobility for target populations in Racially Concentrated Areas of Affluence (RCAs), such as in eastern Morgan Hill, or reduce displacement risk due to overcrowding, overpayment, or other burdens.</p>	2023-2031	<b>To be initiated in 2025</b>
<b>Action HE-6.G Support Special-Needs Groups in Single-Family Zones</b>	<p>Support affordable housing development for special-needs groups throughout the city, including in areas that are predominantly single-family residential. The target populations include seniors; persons with disabilities, including developmental disabilities; female-headed households; and homeless persons to reduce the displacement risk for these residents from their existing homes and communities.</p>	2023-2031	<b>To be initiated in 2025</b>
<b>Action HE-6.H Prioritize Special-Needs Housing Applications</b>	<p>Give priority to permit processing for projects providing affordable housing for extremely low-income and special-needs groups as they are proposed.</p>	2023-2031	<b>Currently prioritizing the Magnolias 100% affordable project described above.</b>



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

## ANNUAL ELEMENT PROGRESS REPORT

## **Housing Element Implementation**

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

**Table E**  
**Development Bonus Approved pursuant to GC Section 6591**

Jurisdiction	Morgan Hill	
Reporting Period	2024	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	01/31/2023 - 01/31/2031

## ANNUAL ELEMENT PROGRESS REPORT

### Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

**Table F**

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

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

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

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

## ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

Cells in grey contain auto-calculation formulas

**Table F2**

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 deeded-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 multifamily meet the requirements described in Government Code §65400.2(b).

Jurisdiction	Morgan Hill	NOTE: This table must only be filled out if the housing element states 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.
Reporting Period	2024	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	01/01/2023 - 01/01/2029

**Table G**

Jurisdiction	Morgan Hill	
Reporting Period	2024	(Jan. 1 - Dec. 31)
		<b>NOTE: This table must contain an inventory of ALL surplus/excess lands the reporting jurisdiction owns</b>

## ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

For Santa Clara County jurisdictions, please format the APN's as follows:999-99-999

**Table H**  
**Locally Owned Surplus Sites**

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

**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

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**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

Jurisdiction	Morgan Hill	
Reporting Period	2024	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	01/31/2023 - 01/31/2031

## ANNUAL ELEMENT PROGRESS REPORT

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**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		

<b>Jurisdiction</b>	Morgan Hill
<b>Reporting Year</b>	2024 (Jan. 1 - Dec. 31)

## ANNUAL ELEMENT PROGRESS REPORT Local Early Action Planning (LEAP) Reporting

(CCR Title 25 §6202)

*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	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	6
Above Moderate		2
Total Units		8

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	15
	Non-Deed Restricted	8
Above Moderate		174
Total Units		<b>197</b>

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	3
	Non-Deed Restricted	1
Above Moderate		45
Total Units		49