ATTACHMENT NO. 3

Jurisdiction	West Covina	
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	4
Low	Deed Restricted	0
	Non-Deed Restricted	48
Moderate	Deed Restricted	0
	Non-Deed Restricted	3
Above Moderate		40
Total Units		**95**

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	0	1
Single-family Detached	0	0	6
2 to 4 units per structure	0	0	0
5+ units per structure	0	0	78
Accessory Dwelling Unit	0	95	56
Mobile/Manufactured Home	0	0	0
Total	**0**	**95**	**141**

Infill Housing Developments and Infill Units Permitted	# of Projects	Units
Indicated as Infill	95	95
Not Indicated as Infill	0	0

Housing Applications Summary	
Total Housing Applications Submitted:	32
Number of Proposed Units in All Applications Received:	32
Total Housing Units Approved:	32
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 Applications	Units
Ministerial	32	32
Discretionary	0	0

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

Housing Element Programs Implemented and Sites Rezoned	Count
Programs Implemented	86
Sites Rezoned to Accommodate the RHNA	0

Jurisdiction	West Covina	
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								0	8	0	14	0	1	9	32	32	0						
8467-021-003	8467-021-003	1515 S ORANGE		B22-1409	ADU	R	05/14/2024		1						1	1		NONE	No	N/A	Approved	Ministerial	SCAG Regional Accessory Dwelling Unit Affordability Analysis
8454-001-014	8454-001-014	432 N PHILIPS		B24-0188	ADU	R	08/08/2024		1						1	1		NONE	No	N/A	Approved	Ministerial	SCAG Regional Accessory Dwelling Unit Affordability Analysis
8469-005-005	8469-005-005	1302 W DEVERS		B24-0191	ADU	R	08/14/2024		1						1	1		NONE	No	N/A	Approved	Ministerial	SCAG Regional Accessory Dwelling Unit Affordability Analysis
8459-008-028	8459-008-028	420 N LA SENA		B24-0197	ADU	R	09/10/2024		1						1	1		NONE	No	N/A	Approved	Ministerial	SCAG Regional Accessory Dwelling Unit Affordability Analysis
8440-002-002	8440-002-002	1012 E ELGENIA		B24-0243	ADU	R	06/24/2024		1						1	1		NONE	No	N/A	Approved	Ministerial	SCAG Regional Accessory Dwelling Unit Affordability Analysis
8457-013-003	8457-013-003	313 N WALNUTHAVEN		B24-0276	ADU	R	03/27/2024		1						1	1		NONE	No	N/A	Approved	Ministerial	SCAG Regional Accessory Dwelling Unit Affordability Analysis
8479-014-013	8479-014-013	2442 E WALNUT CREEK		B24-0286	ADU	R	05/07/2024		1						1	1		NONE	No	N/A	Approved	Ministerial	SCAG Regional Accessory Dwelling Unit Affordability Analysis
8467-007-019	8467-007-019	2124 W YARNELL		B24-0352	ADU	R	04/25/2024		1						1	1		NONE	No	N/A	Approved	Ministerial	SCAG Regional Accessory Dwelling Unit Affordability Analysis
8492-004-003	8492-004-003	1117 S CAJON		B24-0447	ADU	R	07/16/2024				1				1	1		NONE	No	N/A	Approved	Ministerial	SCAG Regional Accessory Dwelling Unit Affordability Analysis
8458-002-013	8458-002-013	811 N NORA		B24-0462	ADU	R	05/02/2024				1				1	1		NONE	No	N/A	Approved	Ministerial	SCAG Regional Accessory Dwelling Unit Affordability Analysis
8486-023-017	8486-023-017	1705 E THACKERY		B24-0468	ADU	R	09/05/2024				1				1	1		NONE	No	N/A	Approved	Ministerial	SCAG Regional Accessory Dwelling Unit Affordability Analysis
8484-020-003	8484-020-003	833 S CORAL TREE		B24-0486	ADU	R	07/29/2024				1				1	1		NONE	No	N/A	Approved	Ministerial	SCAG Regional Accessory Dwelling Unit Affordability Analysis
8479-014-004	8479-014-004	2536 E WALNUT CREEK PKWY		B24-0495	ADU	R	07/31/2024				1				1	1		NONE	No	N/A	Approved	Ministerial	SCAG Regional Accessory Dwelling Unit Affordability Analysis
8441-024-011	8441-024-011	1302 E ECKERMAN		B24-0508	ADU	R	07/17/2024				1				1	1		NONE	No	N/A	Approved	Ministerial	SCAG Regional Accessory Dwelling Unit Affordability Analysis
8458-006-008	8458-006-008	716 N CONLON		B24-0538	ADU	R	08/13/2024				1				1	1		NONE	No	N/A	Approved	Ministerial	SCAG Regional Accessory Dwelling Unit Affordability Analysis
8484-012-027	8484-012-027	732 LUPIN LN		B24-0540	ADU	R	07/15/2024				1				1	1		NONE	No	N/A	Approved	Ministerial	SCAG Regional Accessory Dwelling Unit Affordability Analysis
8467-032-013	8467-032-013	1545 S TONOPAH		B24-0571	ADU	R	07/01/2024				1				1	1		NONE	No	N/A	Approved	Ministerial	SCAG Regional Accessory Dwelling Unit Affordability Analysis
8485-005-001	8485-005-001	2149 E MESITA		B24-0743	ADU	R	09/11/2024				1				1	1		NONE	No	N/A	Approved	Ministerial	SCAG Regional Accessory Dwelling Unit Affordability Analysis
8492-012-011	8492-012-011	2138 E MERCED		B24-0756	ADU	R	09/25/2024				1				1	1		NONE	No	N/A	Approved	Ministerial	SCAG Regional Accessory Dwelling Unit Affordability Analysis
8476-001-007	8476-001-007	121 S LARK ELLEN		B24-0767	ADU	R	07/09/2024				1				1	1		NONE	No	N/A	Approved	Ministerial	SCAG Regional Accessory Dwelling Unit Affordability Analysis
8470-027-015	8470-027-015	1328 S CALIFORNIA		B24-0831	ADU	R	08/22/2024				1				1	1		NONE	No	N/A	Approved	Ministerial	SCAG Regional Accessory Dwelling Unit Affordability Analysis
8492-012-008	8492-012-008	2139 E CASA GRANDE		B24-0838	ADU	R	07/29/2024				1				1	1		NONE	No	N/A	Approved	Ministerial	SCAG Regional Accessory Dwelling Unit Affordability Analysis
8441-026-004	8441-026-004	1226 E SWANEE		B24-0852	ADU	R	07/31/2024							1	1	1		NONE	No	N/A	Approved	Ministerial	SCAG Regional Accessory Dwelling Unit Affordability Analysis
8487-022-014	8487-022-014	828 E HERRING		B24-0861	ADU	R	07/30/2024							1	1	1		NONE	No	N/A	Approved	Ministerial	SCAG Regional Accessory Dwelling Unit Affordability Analysis
8437-027-005	8437-027-005	1823 W PALM		b24-0865	ADU	R	09/23/2024							1	1	1		NONE	No	N/A	Approved	Ministerial	SCAG Regional Accessory Dwelling Unit Affordability Analysis
8458-023-015	8458-023-015	1402 W WORKMAN		B24-0942	ADU	R	09/09/2024							1	1	1		NONE	No	N/A	Approved	Ministerial	SCAG Regional Accessory Dwelling Unit Affordability Analysis
8455-021-003	8455-021-003	1434 E IDAHOME		B24-0951	ADU	R	09/26/2024							1	1	1		NONE	No	N/A	Approved	Ministerial	SCAG Regional Accessory Dwelling Unit Affordability Analysis
8458-021-018	8458-021-018	327 N HOLLOW		B24-1023	ADU	R	10/03/2024							1	1	1		NONE	No	N/A	Approved	Ministerial	SCAG Regional Accessory Dwelling Unit Affordability Analysis
8467-035-004	8467-035-004	1501 W DELHAVEN		B24-1106	ADU	R	09/16/2024							1	1	1		NONE	No	N/A	Approved	Ministerial	SCAG Regional Accessory Dwelling Unit Affordability Analysis
8740-010-026	8740-010-026	1300 E HARVEST MOON		B24-1229	ADU	R	11/04/2024							1	1	1		NONE	No	N/A	Approved	Ministerial	SCAG Regional Accessory Dwelling Unit Affordability Analysis
8489-009-001	8489-009-001	804 E MERCED		B24-1275	ADU	R	12/16/2024							1	1	1		NONE	No	N/A	Approved	Ministerial	SCAG Regional Accessory Dwelling Unit Affordability Analysis
8741-002-024	8741-002-024	1414 S PRICEDALE		B24-1736	ADU	R	12/30/2024							1	1	1		NONE	No	N/A	Approved	Ministerial	SCAG Regional Accessory Dwelling Unit Affordability Analysis

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	33	0	24	0	12	72		141
8441-027-903	516 TAMARIND								5	01/03/2024	5
8441-027-903	518 TAMARIND								5	01/03/2024	5
8441-027-903	522 TAMARIND								5	02/28/2024	5
8441-027-903	520 TAMARIND								5	03/04/2024	5
8457-029-038	242 LOCKHART								6	03/05/2024	6
8457-029-038	201 LOCKHART								6	03/05/2024	6
8457-029-038	246 LOCKHART								6	03/05/2024	6
8457-029-038	200 LOCKHART								6	03/05/2024	6
8441-027-903	503 TAMARIND								6	03/25/2024	6
8441-027-903	501 TAMARIND								6	04/22/2024	6
8468-015-024	1686 CAYTON LOOP								10	06/24/2024	10
8468-015-024	1630 CAMERON							12		07/02/2024	12
8457-029-038	1018 W Workman Avenue								1	03/05/2024	1
8457-029-038	350 Lockhart Way								1	03/05/2024	1
8457-029-038	352 Lockhart Way								1	03/05/2024	1
8457-029-038	225 N Vincent Avenue								1	03/28/2024	1
8457-029-038	1008 W Workman Avenue								1	03/28/2024	1
8457-029-038	227 N Vincent Avenue								1	03/28/2024	1
8487-011-011	714 S HOLLY PL			1						02/08/2024	1
8467-001-002	2104 W LUFKIN			1						02/08/2024	1
8467-001-002	2104 W LUFKIN			1						02/08/2024	1
8487-011-011	714 S HOLLY PL			1						02/08/2024	1
8482-011-001	2602 E LARKWOOD			1						02/26/2024	1
8482-011-001	2602 E LARKWOOD			1						02/26/2024	1
8490-029-027	1643 E MICHELLE			1						02/27/2024	1
8456-019-017	143 N MAPLEWOOD			1						02/29/2024	1
8456-019-017	143 N MAPLEWOOD			1						02/29/2024	1
8466-009-007	1738 S CABANA			1						03/13/2024	1
8487-006-004	1019 E CAMERON			1						03/18/2024	1
8487-006-004	1019 E CAMERON			1						03/18/2024	1
8490-026-012	1226 S RIMSDALE			1						04/02/2024	1
8490-026-012	1226 S RIMSDALE			1						04/02/2024	1
8490-026-012	1226 S RIMSDALE			1						04/02/2024	1
8490-026-012	1226 S RIMSDALE			1						04/02/2024	1
8467-035-007	1639 S CABANA			1						04/04/2024	1
8467-035-007	1639 S CABANA			1						04/04/2024	1
8463-018-004	2228 ROCKWAY			1						04/16/2024	1
8463-018-004	2228 ROCKWAY			1						04/16/2024	1
8463-018-004	2228 ROCKWAY			1						04/16/2024	1
8463-018-004	2228 ROCKWAY			1						04/16/2024	1

8486-009-003	808 S PIMA										0
8492-016-036	2028 E LINDA VISTA										0
8477-017-017	246 S LARK ELLEN										0
8467-019-001	1407 S SANDSPRINGS										0
8487-008-139	624 S GLENDORA										0
8724-003-067	3940 S SENTOUS										0
8493-029-008	1515 HOLLENCREST										0
8457-016-004	408 N SUNSET										0
8490-032-006	1009 S GLENVIEW										0
8456-005-015	1349 E WORKMAN										0
8488-020-002	812 E GREENVILLE										0
8277-011-019	345 S GRAND										0
8277-011-019	345 S GRAND										0
8468-008-005	1813 W LEEWOOD										0
8488-008-007	1030 S SUSANA										0
8741-003-016	1414 S INDIAN SUMMER										0
8732-012-009	1938 GEMINI										0
8447-022-050	3599 E HILLHAVEN										0
8442-023-019	1444 E DANES										0
8740-011-013	1721 S AVINGTON										0
8456-006-012	1229 E WORKMAN										0
8463-012-015	1321 S SIESTA										0
8458-015-021	426 N CONLON										0
8484-031-025	2222 E ALASKA										0
8466-003-008	1747 S CONLON										0
8487-028-014	1105 E THACKERY										0
8470-017-002	1515 S CALIFORNIA										0
8486-006-031	1313 E MOBECK										0
8467-013-022	1204 S MEEKER										0
8470-025-022	945 W BAINBRIDGE										0
8470-012-017	1012 W DURNESS										0
8478-029-011	1805 E HOLLY OAK										0
8493-006-002	1313 S GLENN ALAN										0
8740-018-003	1535 DOUBLEGROVE										0
8459-015-020	346 N LELAND										0
8479-014-008	2516 E WALNUT CREEK PKW										0
8470-033-005	1308 W YARNELL										0
8463-022-015	1605 S MAYLAND										0
8467-021-013	1914 W FOSTER										0
8468-004-017	1136 S MEEKER										0
8470-010-021	1012 W SPRUCE										0
8490-025-016	1228 S GLENVIEW										0
8456-025-016	1224 E WORKMAN										0
8467-009-008	1441 S RAMA										0
8469-002-040	843 S EVANWOOD										0
8479-017-041	2242 E WALNUT CREEK PKW										0
8489-020-002	1217 S LARIMORE										0
8467-001-002	2104 W LUFKIN										0
8485-001-009	2148 E CORTEZ										0
8470-034-012	1513 S BROADMOOR										0
8732-012-013	3109 APRIL WY										0
8476-014-008	1129 E CEDARBROOK										0
8459-016-011	407 N LEELAND										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)
			20							0						
8441-027-903	516 TAMARIND		0	NONE	Y					0						
8441-027-903	518 TAMARIND		0	NONE	Y					0						
8441-027-903	522 TAMARIND		0	NONE	Y					0						
8441-027-903	520 TAMARIND		0	NONE	Y					0						
8457-029-038	242 LOCKHART		0	NONE	Y					0						
8457-029-038	201 LOCKHART		0	NONE	Y					0						
8457-029-038	246 LOCKHART		0	NONE	Y					0						
8457-029-038	200 LOCKHART		0	NONE	Y					0						
8441-027-903	503 TAMARIND		0	NONE	Y					0						
8441-027-903	501 TAMARIND		0	NONE	Y					0						
8468-015-024	1686 CAYTON LOOP		0	NONE	Y					0						
8468-015-024	1630 CAMERON		0	NONE	Y			Homebuyer's assistance program required for at least 10-15% of the units sold		0						
8457-029-038	1018 W Workman Avenue		0	NONE	Y					0						
8457-029-038	350 Lockhart Way		0	NONE	Y					0						
8457-029-038	352 Lockhart Way		0	NONE	Y					0						
8457-029-038	225 N Vincent Avenue		0	NONE	Y					0						
8457-029-038	1008 W Workman Avenue		0	NONE	Y					0						
8457-029-038	227 N Vincent Avenue		0	NONE	Y					0						
8487-011-011	714 S HOLLY PL		1	NONE	Y			SCAG Regional Accessory Dwelling Unit Affordability Analysis		0						
8467-001-002	2104 W LUFKIN		1	NONE	Y			SCAG Regional Accessory Dwelling Unit Affordability Analysis		0						
8467-001-002	2104 W LUFKIN		1	NONE	Y			SCAG Regional Accessory Dwelling Unit Affordability Analysis		0						
8487-011-011	714 S HOLLY PL		1	NONE	Y			SCAG Regional Accessory Dwelling Unit Affordability Analysis		0						
8482-011-001	2602 E LARKWOOD		1	NONE	Y			SCAG Regional Accessory Dwelling Unit Affordability Analysis		0						
8482-011-001	2602 E LARKWOOD		1	NONE	Y			SCAG Regional Accessory Dwelling Unit Affordability Analysis		0						
8490-029-027	1643 E MICHELLE		1	NONE	Y			SCAG Regional Accessory Dwelling Unit Affordability Analysis		0						
8456-019-017	143 N MAPLEWOOD		1	NONE	Y			SCAG Regional Accessory Dwelling Unit Affordability Analysis		0						
8456-019-017	143 N MAPLEWOOD		1	NONE	Y			SCAG Regional Accessory Dwelling Unit Affordability Analysis		0						
8466-009-007	1738 S CABANA		1	NONE	Y			SCAG Regional Accessory Dwelling Unit Affordability Analysis		0						
8487-006-004	1019 E CAMERON		1	NONE	Y			SCAG Regional Accessory Dwelling Unit Affordability Analysis		0						
8487-006-004	1019 E CAMERON		1	NONE	Y			SCAG Regional Accessory Dwelling Unit Affordability Analysis		0						
8490-026-012	1226 S RIMSDALE		1	NONE	Y			SCAG Regional Accessory Dwelling Unit Affordability Analysis		0						
8490-026-012	1226 S RIMSDALE		1	NONE	Y			SCAG Regional Accessory Dwelling Unit Affordability Analysis		0						
8490-026-012	1226 S RIMSDALE		1	NONE	Y			SCAG Regional Accessory Dwelling Unit Affordability Analysis		0						
8490-026-012	1226 S RIMSDALE		1	NONE	Y			SCAG Regional Accessory Dwelling Unit Affordability Analysis		0						
8467-035-007	1639 S CABANA		1	NONE	Y			SCAG Regional Accessory Dwelling Unit Affordability Analysis		0						
8467-035-007	1639 S CABANA		1	NONE	Y			SCAG Regional Accessory Dwelling Unit Affordability Analysis		0						
8463-018-004	2228 ROCKWAY		1	NONE	Y			SCAG Regional Accessory Dwelling Unit Affordability Analysis		0						
8463-018-004	2228 ROCKWAY		1	NONE	Y			SCAG Regional Accessory Dwelling Unit Affordability Analysis		0						
8463-018-004	2228 ROCKWAY		0	NONE	Y			SCAG Regional Accessory Dwelling Unit Affordability Analysis		0						
8463-018-004	2228 ROCKWAY		0	NONE	Y			SCAG Regional Accessory Dwelling Unit Affordability Analysis		0						
8722-006-006	3500 S HEDGEROW		0	NONE	Y			SCAG Regional Accessory Dwelling Unit Affordability Analysis		0						
8485-001-009	2148 E CORTEZ		0	NONE	Y			SCAG Regional Accessory Dwelling Unit Affordability Analysis		0						
8480-015-045	529 S BARRANCA		0	NONE	Y			SCAG Regional Accessory Dwelling Unit Affordability Analysis		0						
8480-015-045	529 S BARRANCA		0	NONE	Y			SCAG Regional Accessory Dwelling Unit Affordability Analysis		0						
8490-003-001	1244 S VALINDA		0	NONE	Y			SCAG Regional Accessory Dwelling Unit Affordability Analysis		0						
8482-032-017	3331 E WHITEBIRCH		0	NONE	Y			SCAG Regional Accessory Dwelling Unit Affordability Analysis		0						
8482-032-017	3331 E WHITEBIRCH		0	NONE	Y			SCAG Regional Accessory Dwelling Unit Affordability Analysis		0						
8722-001-001	3301 E HILLTONIA		0	NONE	Y			SCAG Regional Accessory Dwelling Unit Affordability Analysis		0						
8722-001-001	3301 E HILLTONIA		0	NONE	Y			SCAG Regional Accessory Dwelling Unit Affordability Analysis		0						

8486-014-016	1333 E VINE		0	NONE	Y			SCAG Regional Accessory Dwelling Unit Affordability Analysis		0							
8486-014-016	1333 E VINE		0	NONE	Y			SCAG Regional Accessory Dwelling Unit Affordability Analysis		0							
8479-009-007	201 S MOCKINGBIRD			NONE	Y			SCAG Regional Accessory Dwelling Unit Affordability Analysis		0							
8479-009-007	201 S MOCKINGBIRD			NONE	Y			SCAG Regional Accessory Dwelling Unit Affordability Analysis		0							
8477-008-012	111 S FERNWOOD			NONE	Y			SCAG Regional Accessory Dwelling Unit Affordability Analysis		0							
8477-008-012	111 S FERNWOOD			NONE	Y			SCAG Regional Accessory Dwelling Unit Affordability Analysis		0							
8455-008-017	1612 E THELBORNE			NONE	Y			SCAG Regional Accessory Dwelling Unit Affordability Analysis		0							
8455-008-017	1612 E THELBORNE			NONE	Y			SCAG Regional Accessory Dwelling Unit Affordability Analysis		0							
8441-013-015	1201 E PUENTE			NONE	Y			SCAG Regional Accessory Dwelling Unit Affordability Analysis		0							
8441-013-015	1201 E PUENTE			NONE	Y			SCAG Regional Accessory Dwelling Unit Affordability Analysis		0							
8459-019-025	238 N BROMLEY			NONE	Y			SCAG Regional Accessory Dwelling Unit Affordability Analysis		0							
8456-020-016	1130 E WORKMAN			NONE	Y			SCAG Regional Accessory Dwelling Unit Affordability Analysis		0							
8459-019-025	238 N BROMLEY			NONE	Y			SCAG Regional Accessory Dwelling Unit Affordability Analysis		0							
8475-016-068	401 N LA BREDA			NONE	Y			SCAG Regional Accessory Dwelling Unit Affordability Analysis		0							
8475-016-068	401 N LA BREDA			NONE	Y			SCAG Regional Accessory Dwelling Unit Affordability Analysis		0							
8477-014-013	228 S TURNER			NONE	Y			SCAG Regional Accessory Dwelling Unit Affordability Analysis		0							
8477-014-013	228 S TURNER			NONE	Y			SCAG Regional Accessory Dwelling Unit Affordability Analysis		0							
8490-028-013	1247 S AZUSA			NONE	Y			SCAG Regional Accessory Dwelling Unit Affordability Analysis		0							
8490-028-013	1247 S AZUSA			NONE	Y			SCAG Regional Accessory Dwelling Unit Affordability Analysis		0							
8488-020-002	812 E GREENVILLE			NONE	Y			SCAG Regional Accessory Dwelling Unit Affordability Analysis		0							
8488-020-002	812 E GREENVILLE			NONE	Y			SCAG Regional Accessory Dwelling Unit Affordability Analysis		0							
8490-005-003	1332 E MCWOOD			NONE	Y			SCAG Regional Accessory Dwelling Unit Affordability Analysis		0							
8466-007-005	1764 S TONOPAH			NONE	Y			SCAG Regional Accessory Dwelling Unit Affordability Analysis		0							
8466-007-005	1764 S TONOPAH			NONE	Y			SCAG Regional Accessory Dwelling Unit Affordability Analysis		0							
8490-005-003	1332 E MCWOOD			NONE	Y			SCAG Regional Accessory Dwelling Unit Affordability Analysis		0							
8460-021-002	2526 W HAVENBROOK			NONE	Y			SCAG Regional Accessory Dwelling Unit Affordability Analysis		0							
8487-016-008	900 S GLENDORA			NONE	Y			SCAG Regional Accessory Dwelling Unit Affordability Analysis		0							
8735-015-018	2108 E LORRAINE			NONE	Y			SCAG Regional Accessory Dwelling Unit Affordability Analysis		0							
8456-027-011	219 N MARDINA			NONE	Y			SCAG Regional Accessory Dwelling Unit Affordability Analysis		0							
8482-017-005	3046 E EDDES			NONE	Y			SCAG Regional Accessory Dwelling Unit Affordability Analysis		0							
8733-011-006	3447 PHOEBE			NONE	Y			SCAG Regional Accessory Dwelling Unit Affordability Analysis		0							
8480-017-028	3118 JOY ST			NONE	Y			SCAG Regional Accessory Dwelling Unit Affordability Analysis		0							
8440-035-008	632 N CHAPMAN			NONE	Y			SCAG Regional Accessory Dwelling Unit Affordability Analysis		0							
8480-013-016	18 S CAMPANA FLORES			NONE	Y			SCAG Regional Accessory Dwelling Unit Affordability Analysis		0							
8454-028-034	2043 E MARDINA			NONE	Y			SCAG Regional Accessory Dwelling Unit Affordability Analysis		0							
8479-007-009	147 S MANZANITA			NONE	Y			SCAG Regional Accessory Dwelling Unit Affordability Analysis		0							
8480-015-036	509 S BARRANCA			NONE	Y			SCAG Regional Accessory Dwelling Unit Affordability Analysis		0							
8480-009-021	2729 E VANDERHOOF			NONE	Y			SCAG Regional Accessory Dwelling Unit Affordability Analysis		0							
8480-009-021	2729 E VANDERHOOF			NONE	Y			SCAG Regional Accessory Dwelling Unit Affordability Analysis		0							
8489-015-011	1216 S SILVERBIRCH			NONE	Y			SCAG Regional Accessory Dwelling Unit Affordability Analysis		0							
8484-009-013	2532 E LARKWOOD			NONE	Y			SCAG Regional Accessory Dwelling Unit Affordability Analysis		0							
8493-009-002	1308 S SOUTH HILLS DR			NONE	Y			SCAG Regional Accessory Dwelling Unit Affordability Analysis		0							
8743-008-002	1108 ECLIPSE WAY			NONE	Y			SCAG Regional Accessory Dwelling Unit Affordability Analysis		0							
8486-003-015	1531 E LARKWOOD			NONE	Y			SCAG Regional Accessory Dwelling Unit Affordability Analysis		0							
8486-003-015	1531 E LARKWOOD			NONE	Y			SCAG Regional Accessory Dwelling Unit Affordability Analysis		0							
8458-008-011	734 N FRIJO			NONE	Y			SCAG Regional Accessory Dwelling Unit Affordability Analysis		0							
8482-003-033	611 S PROSPERO			NONE	Y			SCAG Regional Accessory Dwelling Unit Affordability Analysis		0							
8467-030-017	1631 W RANDALL			NONE	Y			SCAG Regional Accessory Dwelling Unit Affordability Analysis		0							
8277-048-001	3631 E TEMPLE WAY			NONE	Y			SCAG Regional Accessory Dwelling Unit Affordability Analysis		0							
8731-006-002	2615 ERICA			NONE	Y			SCAG Regional Accessory Dwelling Unit Affordability Analysis		0							
8475-016-068	767 S EVANWOOD			NONE	Y			SCAG Regional Accessory Dwelling Unit Affordability Analysis		0							
8486-009-003	808 S PIMA			NONE	Y			SCAG Regional Accessory Dwelling Unit Affordability Analysis		0							
8492-016-036	2028 E LINDA VISTA			NONE	Y			SCAG Regional Accessory Dwelling Unit Affordability Analysis		0							

8477-017-017	246 S LARK ELLEN			NONE	Y			SCAG Regional Accessory Dwelling Unit Affordability Analysis		0						
8467-019-001	1407 S SANDSPRINGS			NONE	Y			SCAG Regional Accessory Dwelling Unit Affordability Analysis		0						
8487-008-139	624 S GLENDORA			NONE	Y			SCAG Regional Accessory Dwelling Unit Affordability Analysis		0						
8724-003-067	3940 S SENTOUS			NONE	Y			SCAG Regional Accessory Dwelling Unit Affordability Analysis		0						
8493-029-008	1515 HOLLENCREST			NONE	Y			SCAG Regional Accessory Dwelling Unit Affordability Analysis		0						
8457-016-004	408 N SUNSET			NONE	Y			SCAG Regional Accessory Dwelling Unit Affordability Analysis		0						
8490-032-006	1009 S GLENVIEW			NONE	Y			SCAG Regional Accessory Dwelling Unit Affordability Analysis		0						
8456-005-015	1349 E WORKMAN			NONE	Y			SCAG Regional Accessory Dwelling Unit Affordability Analysis		0						
8488-020-002	812 E GREENVILLE			NONE	Y			SCAG Regional Accessory Dwelling Unit Affordability Analysis		0						
8277-011-019	345 S GRAND			NONE	Y			SCAG Regional Accessory Dwelling Unit Affordability Analysis		0						
8277-011-019	345 S GRAND			NONE	Y			SCAG Regional Accessory Dwelling Unit Affordability Analysis		0						
8468-008-005	1813 W LEEWOOD			NONE	Y					0						
8488-008-007	1030 S SUSANA			NONE	Y					0						
8741-003-016	1414 S INDIAN SUMMER			NONE	Y					0						
8732-012-009	1938 GEMINI			NONE	Y					0						
8447-022-050	3599 E HILLHAVEN			NONE	Y					0						
8442-023-019	1444 E DANES			NONE	Y					0						
8740-011-013	1721 S AVINGTON			NONE	Y					0						
8456-006-012	1229 E WORKMAN			NONE	Y					0						
8463-012-015	1321 S SIESTA			NONE	Y					0						
8458-015-021	426 N CONLON			NONE	Y					0						
8484-031-025	2222 E ALASKA			NONE	Y					0						
8466-003-008	1747 S CONLON			NONE	Y					0						
8487-028-014	1105 E THACKERY			NONE	Y					0						
8470-017-002	1515 S CALIFORNIA			NONE	Y					0						
8486-006-031	1313 E MOBECK			NONE	Y					0						
8467-013-022	1204 S MEEKER			NONE	Y					0						
8470-025-022	945 W BAINBRIDGE			NONE	Y					0						
8470-012-017	1012 W DURNESS			NONE	Y					0						
8478-029-011	1805 E HOLLY OAK			NONE	Y					0						
8493-006-002	1313 S GLENN ALAN			NONE	Y					0						
8740-018-003	1535 DOUBLEGROVE			NONE	Y					0						
8459-015-020	346 N LELAND			NONE	Y					0						
8479-014-008	2516 E WALNUT CREEK PKW			NONE	Y					0						
8470-033-005	1308 W YARNELL			NONE	Y					0						
8463-022-015	1605 S MAYLAND			NONE	Y					0						
8467-021-013	1914 W FOSTER			NONE	Y					0						
8468-004-017	1136 S MEEKER			NONE	Y					0						
8470-010-021	1012 W SPRUCE			NONE	Y					0						
8490-025-016	1228 S GLENVIEW			NONE	Y					0						
8456-025-016	1224 E WORKMAN			NONE	Y					0						
8467-009-008	1441 S RAMA			NONE	Y					0						
8469-002-040	843 S EVANWOOD			NONE	Y					0						
8479-017-041	2242 E WALNUT CREEK PKW			NONE	Y					0						
8489-020-002	1217 S LARIMORE			NONE	Y					0						
8467-001-002	2104 W LUFKIN			NONE	Y					0						
8485-001-009	2148 E CORTEZ			NONE	Y					0						
8470-034-012	1513 S BROADMOOR			NONE	Y					0						
8732-012-013	3109 APRIL WY			NONE	Y					0						
8476-014-008	1129 E CEDARBROOK			NONE	Y					0						
8459-016-011	407 N LEELAND			NONE	Y					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	0	0	0	0	0		0
8441-027-903	8441-027-903	516 TAMARIND		B22-0387	5+	O							5	07/20/2021	5
8441-027-903	8441-027-903	518 TAMARIND		B22-0392	5+	O							5	07/20/2021	5
8441-027-903	8441-027-903	522 TAMARIND		B22-0393	5+	O							5	07/20/2021	5
8441-027-903	8441-027-903	520 TAMARIND		B22-0388	5+	O							5	07/20/2021	5
8457-029-038	8457-029-038	242 LOCKHART		B21-1806	5+	O							6	07/20/2021	6
8457-029-038	8457-029-038	201 LOCKHART		B21-1804	5+	O							6	07/20/2021	6
8457-029-038	8457-029-038	246 LOCKHART		B21-1803	5+	O							6	07/20/2021	6
8457-029-038	8457-029-038	200 LOCKHART		B21-1805	5+	O							6	07/20/2021	6
8441-027-903	8441-027-903	503 TAMARIND		B22-0396	5+	O							6	07/20/2021	6
8441-027-903	8441-027-903	501 TAMARIND		B22-0397	5+	O							6	07/20/2021	6
8468-015-024	8468-015-024	1686 CAYTON LOOP		B21-1725	5+	O							10	07/20/2021	10
8468-015-024	8468-015-024	1630 CAMERON		B21-1720	5+	O						12		07/20/2021	12
8457-029-038	8457-029-038	1018 W Workman Avenue		B21-1811	SFD	O							1	07/20/2021	1
8457-029-038	8457-029-038	350 Lockhart Way		B21-1830	SFD	O							1	07/20/2021	1
8457-029-038	8457-029-038	352 Lockhart Way		B21-1842	SFD	O							1	07/20/2021	1
8457-029-038	8457-029-038	225 N Vincent Avenue		B21-1810	SFD	O							1	07/20/2021	1
8457-029-038	8457-029-038	1008 W Workman Avenue		B21-1831	SFD	O							1	07/20/2021	1
8457-029-038	8457-029-038	227 N Vincent Avenue		B21-1841	SFD	O							1	07/20/2021	1
8487-011-011	8487-011-011	714 S HOLLY PL		B23-0565	ADU	R									0
8467-001-002	8467-001-002	2104 W LUFKIN		B23-0069	ADU	R									0
8467-001-002	8467-001-002	2104 W LUFKIN		B23-0069	ADU	R									0
8487-011-011	8487-011-011	714 S HOLLY PL		B23-0565	ADU	R									0
8482-011-001	8482-011-001	2602 E LARKWOOD		B23-1596	ADU	R									0
8482-011-001	8482-011-001	2602 E LARKWOOD		B23-1596	ADU	R									0
8490-029-027	8490-029-027	1643 E MICHELLE		B22-1377	ADU	R									0
8456-019-017	8456-019-017	143 N MAPLEWOOD		B23-0939	ADU	R									0
8456-019-017	8456-019-017	143 N MAPLEWOOD		B23-0939	ADU	R									0
8466-009-007	8466-009-007	1738 S CABANA		B23-0441	ADU	R									0
8487-006-004	8487-006-004	1019 E CAMERON		B23-1492	ADU	R									0
8487-006-004	8487-006-004	1019 E CAMERON		B23-1492	ADU	R									0
8490-026-012	8490-026-012	1226 S RIMSDALE		B22-0954	ADU	R									0
8490-026-012	8490-026-012	1226 S RIMSDALE		B22-0955	ADU	R									0
8490-026-012	8490-026-012	1226 S RIMSDALE		B22-0954	ADU	R									0
8490-026-012	8490-026-012	1226 S RIMSDALE		B22-0955	ADU	R									0
8467-035-007	8467-035-007	1639 S CABANA		B23-0265	ADU	R									0
8467-035-007	8467-035-007	1639 S CABANA		B23-0265	ADU	R									0
8463-018-004	8463-018-004	2228 ROCKWAY		B23-0023	ADU	R									0
8463-018-004	8463-018-004	2228 ROCKWAY		B23-0024	ADU	R									0
8463-018-004	8463-018-004	2228 ROCKWAY		B23-0023	ADU	R									0
8463-018-004	8463-018-004	2228 ROCKWAY		B23-0024	ADU	R									0
8722-006-006	8722-006-006	3500 S HEDGEROW		B22-0768	ADU	R									0
8485-001-009	8485-001-009	2148 E CORTEZ		B22-1228	ADU	R									0
8480-015-045	8480-015-045	529 S BARRANCA		B21-0030	ADU	R									0
8480-015-045	8480-015-045	529 S BARRANCA		B21-0030	ADU	R									0
8490-003-001	8490-003-001	1244 S VALINDA		B23-0513	ADU	R									0
8482-032-017	8482-032-017	3331 E WHITEBIRCH		B24-0253	ADU	R									0
8482-032-017	8482-032-017	3331 E WHITEBIRCH		B24-0253	ADU	R									0
8722-001-001	8722-001-001	3301 E HILLTONIA		B22-0653	ADU	R									0
8722-001-001	8722-001-001	3301 E HILLTONIA		B22-0653	ADU	R									0
8486-014-016	8486-014-016	1333 E VINE		B24-0136	ADU	R									0
8486-014-016	8486-014-016	1333 E VINE		B24-0136	ADU	R									0
8479-009-007	8479-009-007	201 S MOCKINGBIRD		B23-1582	ADU	R									0
8479-009-007	8479-009-007	201 S MOCKINGBIRD		B23-1582	ADU	R									0
8477-008-012	8477-008-012	111 S FERNWOOD		B22-2277	SFA	R									0
8477-008-012	8477-008-012	111 S FERNWOOD		B22-2277	ADU	R									0
8455-008-017	8455-008-017	1612 E THELBORNE		B23-1853	ADU	R									0
8455-008-017	8455-008-017	1612 E THELBORNE		B23-1853	ADU	R									0

8441-013-015	8441-013-015	1201 E PUENTE		B21-0172	ADU	R										0
8441-013-015	8441-013-015	1201 E PUENTE		B21-0172	ADU	R										0
8459-019-025	8459-019-025	238 N BROMLEY		B23-1586	ADU	R										0
8456-020-016	8456-020-016	1130 E WORKMAN		B22-2072	ADU	R										0
8459-019-025	8459-019-025	238 N BROMLEY		B23-1586	ADU	R										0
8475-016-068	8475-016-068	401 N LA BREDA		B23-1091	ADU	R										0
8475-016-068	8475-016-068	401 N LA BREDA		B23-1091	ADU	R										0
8477-014-013	8477-014-013	228 S TURNER		B24-0196	ADU	R										0
8477-014-013	8477-014-013	228 S TURNER		B24-0196	ADU	R										0
8490-028-013	8490-028-013	1247 S AZUSA		B23-1820	ADU	R										0
8490-028-013	8490-028-013	1247 S AZUSA		B23-1820	ADU	R										0
8488-020-002	8488-020-002	812 E GREENVILLE		B24-0659	ADU	R										0
8488-020-002	8488-020-002	812 E GREENVILLE		B24-0659	ADU	R										0
8490-005-003	8490-005-003	1332 E MCWOOD		B22-0550	ADU	R										0
8466-007-005	8466-007-005	1764 S TONOPAH		B21-1007	ADU	R										0
8466-007-005	8466-007-005	1764 S TONOPAH		B21-1007	ADU	R										0
8490-005-003	8490-005-003	1332 E MCWOOD		B22-0550	ADU	R										0
8460-021-002	8460-021-002	2526 W HAVENBROOK		B22-1495	ADU	R										0
8487-016-008	8487-016-008	900 S GLENDORA		B22-1987	ADU	R										0
8735-015-018	8735-015-018	2108 E LORRAINE		B23-2005	ADU	R										0
8456-027-011	8456-027-011	219 N MARDINA		B22-1923	ADU	R										0
8482-017-005	8482-017-005	3046 E EDDES		B23-1872	ADU	R										0
8733-011-006	8733-011-006	3447 PHOEBE		B23-1371	ADU	R										0
8480-017-028	8480-017-028	3118 JOY ST		B23-1498	ADU	R										0
8440-035-008	8440-035-008	632 N CHAPMAN		B23-2057	ADU	R										0
8480-013-016	8480-013-016	18 S CAMPANA FLORES		B23-1293	ADU	R										0
8454-028-034	8454-028-034	2043 E MARDINA		B23-0911	ADU	R										0
8479-007-009	8479-007-009	147 S MANZANITA		B23-1622	ADU	R										0
8480-015-036	8480-015-036	509 S BARRANCA		B22-1050	ADU	R										0
8480-009-021	8480-009-021	2729 E VANDERHOOF		B23-0501	ADU	R										0
8480-009-021	8480-009-021	2729 E VANDERHOOF		B23-0502	ADU	R										0
8489-015-011	8489-015-011	1216 S SILVERBIRCH		B23-2144	ADU	R										0
8484-009-013	8484-009-013	2532 E LARKWOOD		B23-0193	ADU	R										0
8493-009-002	8493-009-002	1308 S SOUTH HILLS DR		B23-1870	ADU	R										0
8743-008-002	8743-008-002	1108 ECLIPSE WAY		B23-0546	ADU	R										0
8486-003-015	8486-003-015	1531 E LARKWOOD		B22-0573	ADU	R										0
8486-003-015	8486-003-015	1531 E LARKWOOD		B24-0092	ADU	R										0
8458-008-011	8458-008-011	734 N FRIJO		B23-1609	ADU	R										0
8482-003-033	8482-003-033	611 S PROSPERO		B23-1172	ADU	R										0
8467-030-017	8467-030-017	1631 W RANDALL		B23-1733	ADU	R										0
8277-048-001	8277-048-001	3631 E TEMPLE WAY		B23-1034	ADU	R										0
8731-006-002	8731-006-002	2615 ERICA		B24-0199	ADU	R										0
8475-016-068	8475-016-068	767 S EVANWOOD		B23-1070	ADU	R										0
8486-009-003	8486-009-003	808 S PIMA		B24-0142	ADU	R										0
8492-016-036	8492-016-036	2028 E LINDA VISTA		B24-0170	ADU	R										0
8477-017-017	8477-017-017	246 S LARK ELLEN		B24-0048	ADU	R										0
8467-019-001	8467-019-001	1407 S SANDSPRINGS		B23-1301	ADU	R										0
8487-008-139	8487-008-139	624 S GLENDORA		B23-1519	ADU	R										0
8724-003-067	8724-003-067	3940 S SENTOUS		B23-0617	ADU	R										0
8493-029-008	8493-029-008	1515 HOLLENCREST		B22-2565	ADU	R										0
8457-016-004	8457-016-004	408 N SUNSET		B24-0353	ADU	R										0
8490-032-006	8490-032-006	1009 S GLENVIEW		B24-0175	ADU	R										0
8456-005-015	8456-005-015	1349 E WORKMAN		B24-0312	ADU	R										0
8488-020-002	8488-020-002	812 E GREENVILLE		B24-0659	ADU	R										0
8277-011-019	8277-011-019	345 S GRAND		B23-1885	ADU	R										0
8277-011-019	8277-011-019	345 S GRAND		B23-1886	ADU	R										0
8468-008-005	8468-008-005	1813 W LEEWOOD		B22-1304	ADU	R										0
8488-008-007	8488-008-007	1030 S SUSANA		B24-0128	ADU	R										0
8741-003-016	8741-003-016	1414 S INDIAN SUMMER		B24-0168	ADU	R										0
8732-012-009	8732-012-009	1938 GEMINI		B23-1557	ADU	R										0
8447-022-050	8447-022-050	3599 E HILLHAVEN		B24-0633	ADU	R										0
8442-023-019	8442-023-019	1444 E DANES		B24-0820	ADU	R										0
8740-011-013	8740-011-013	1721 S AVINGTON		B23-1365	ADU	R										0
8456-006-012	8456-006-012	1229 E WORKMAN		B22-2606	ADU	R										0
8463-012-015	8463-012-015	1321 S SIESTA		B24-0172	ADU	R										0
8458-015-021	8458-015-021	426 N CONLON		B24-0452	ADU	R										0
8484-031-025	8484-031-025	2222 E ALASKA		B24-0518	ADU	R										0
8466-003-008	8466-003-008	1747 S CONLON		B24-0116	ADU	R										0
8487-028-014	8487-028-014	1105 E THACKERY		B24-0881	ADU	R										0
8470-017-002	8470-017-002	1515 S CALIFORNIA		B24-0314	ADU	R										0
8486-006-031	8486-006-031	1313 E MOBECK		B23-1812	ADU	R										0
8467-013-022	8467-013-022	1204 S MEEKER		B24-0789	ADU	R										0
8470-025-022	8470-025-022	945 W BAINBRIDGE		B24-0497	ADU	R										0
8470-012-017	8470-012-017	1012 W DURNESS		B24-1129	ADU	R										0
8478-029-011	8478-029-011	1805 E HOLLY OAK		B24-1437	ADU	R										0
8493-006-002	8493-006-002	1313 S GLENN ALAN		B24-0934	ADU	R										0
8740-018-003	8740-018-003	1535 DOUBLEGROVE		B24-1102	ADU	R										0
8459-015-020	8459-015-020	346 N LELAND		B23-0043	ADU	R										0
8479-014-008	8479-014-008	2516 E WALNUT CREEK PKW		B24-1016	ADU	R										0
8470-033-005	8470-033-005	1308 W YARNELL		B24-0946	ADU	R										0

8463-022-015	8463-022-015	1605 S MAYLAND		B24-1315	ADU	R									0
8467-021-013	8467-021-013	1914 W FOSTER		B24-1047	ADU	R									0
8468-004-017	8468-004-017	1136 S MEEKER		B24-1177	ADU	R									0
8470-010-021	8470-010-021	1012 W SPRUCE		B24-1018	ADU	R									0
8490-025-016	8490-025-016	1228 S GLENVIEW		B24-0954	ADU	R									0
8456-025-016	8456-025-016	1224 E WORKMAN		B24-1280	ADU	R									0
8467-009-008	8467-009-008	1441 S RAMA		B23-1619	ADU	R									0
8469-002-040	8469-002-040	843 S EVANWOOD		B24-0827	ADU	R									0
8479-017-041	8479-017-041	2242 E WALNUT CREEK PKW		B24-1444	ADU	R									0
8489-020-002	8489-020-002	1217 S LARIMORE		B24-1530	ADU	R									0
8467-001-002	8467-001-002	2104 W LUFKIN		B24-1507	ADU	R									0
8485-001-009	8485-001-009	2148 E CORTEZ		B24-1522	ADU	R									0
8470-034-012	8470-034-012	1513 S BROADMOOR		B24-1480	ADU	R									0
8732-012-013	8732-012-013	3109 APRIL WY		B24-0157	ADU	R									0
8476-014-008	8476-014-008	1129 E CEDARBROOK		B24-1639	ADU	R									0
8459-016-011	8459-016-011	407 N LEELAND		B24-1712	ADU	R									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	4	0	48	0	3	40		95
8441-027-903	516 TAMARIND								5	03/02/2023	5
8441-027-903	518 TAMARIND								5	03/02/2023	5
8441-027-903	522 TAMARIND								5	03/02/2023	5
8441-027-903	520 TAMARIND								5	03/02/2023	5
8457-029-038	242 LOCKHART								6	12/13/2022	6
8457-029-038	201 LOCKHART								6	12/13/2022	6
8457-029-038	246 LOCKHART								6	01/31/2023	6
8457-029-038	200 LOCKHART								6	02/14/2023	6
8441-027-903	503 TAMARIND								6	03/02/2023	6
8441-027-903	501 TAMARIND								6	06/16/2022	6
8468-015-024	1686 CAYTON LOOP								10	06/27/2023	10
8468-015-024	1630 CAMERON							12		06/16/2022	12
8457-029-038	1018 W Workman Avenue								1	06/19/2022	1
8457-029-038	350 Lockhart Way								1	06/19/2022	1
8457-029-038	352 Lockhart Way								1	06/19/2022	1
8457-029-038	225 N Vincent Avenue								1	06/29/2022	1
8457-029-038	1008 W Workman Avenue								1	06/29/2022	1
8457-029-038	227 N Vincent Avenue								1	06/29/2022	1
8487-011-011	714 S HOLLY PL			1						08/10/2023	1
8467-001-002	2104 W LUFKIN			1						07/18/2023	1
8467-001-002	2104 W LUFKIN			1						07/18/2023	1
8487-011-011	714 S HOLLY PL			1						08/10/2023	1
8482-011-001	2602 E LARKWOOD			1						10/17/2023	1
8482-011-001	2602 E LARKWOOD			1						10/17/2023	1
8490-029-027	1643 E MICHELLE			1						10/24/2022	1
8456-019-017	143 N MAPLEWOOD			1						09/28/2023	1
8456-019-017	143 N MAPLEWOOD			1						09/28/2023	1
8466-009-007	1738 S CABANA			1						06/08/2023	1
8487-006-004	1019 E CAMERON			1						10/12/2023	1
8487-006-004	1019 E CAMERON			1						10/12/2023	1
8490-026-012	1226 S RIMSDALE			1						04/27/2023	1
8490-026-012	1226 S RIMSDALE			1						04/27/2023	1
8490-026-012	1226 S RIMSDALE			1						04/27/2023	1
8490-026-012	1226 S RIMSDALE			1						04/27/2023	1
8467-035-007	1639 S CABANA			1						05/10/2023	1
8467-035-007	1639 S CABANA			1						05/10/2023	1
8463-018-004	2228 ROCKWAY			1						03/28/2023	1
8463-018-004	2228 ROCKWAY			1						03/28/2023	1
8463-018-004	2228 ROCKWAY			1						03/28/2023	1
8463-018-004	2228 ROCKWAY			1						03/28/2023	1
8722-006-006	3500 S HEDGEROW			1						10/03/2022	1

8485-001-009	2148 E CORTEZ			1						09/12/2022	1
8480-015-045	529 S BARRANCA			1						05/05/2021	1
8480-015-045	529 S BARRANCA			1						05/05/2021	1
8490-003-001	1244 S VALINDA			1						09/05/2023	1
8482-032-017	3331 E WHITEBIRCH			1						04/23/2024	1
8482-032-017	3331 E WHITEBIRCH			1						04/23/2024	1
8722-001-001	3301 E HILLTONIA			1						10/26/2023	1
8722-001-001	3301 E HILLTONIA			1						10/26/2023	1
8486-014-016	1333 E VINE			1						03/27/2024	1
8486-014-016	1333 E VINE			1						03/27/2024	1
8479-009-007	201 S MOCKINGBIRD					1				02/12/2024	1
8479-009-007	201 S MOCKINGBIRD					1				02/12/2024	1
8477-008-012	111 S FERNWOOD					1				08/29/2023	1
8477-008-012	111 S FERNWOOD					1				08/29/2023	1
8455-008-017	1612 E THELBORNE					1				01/10/2024	1
8455-008-017	1612 E THELBORNE					1				01/10/2024	1
8441-013-015	1201 E PUENTE					1				06/07/2022	1
8441-013-015	1201 E PUENTE					1				06/07/2022	1
8459-019-025	238 N BROMLEY					1				01/08/2024	1
8456-020-016	1130 E WORKMAN					1				04/08/2024	1
8459-019-025	238 N BROMLEY					1				01/08/2024	1
8475-016-068	401 N LA BREDA					1				10/26/2023	1
8475-016-068	401 N LA BREDA					1				10/26/2023	1
8477-014-013	228 S TURNER					1				06/26/2024	1
8477-014-013	228 S TURNER					1				06/26/2024	1
8490-028-013	1247 S AZUSA					1				01/17/2024	1
8490-028-013	1247 S AZUSA					1				01/17/2024	1
8488-020-002	812 E GREENVILLE					1				07/02/2024	1
8488-020-002	812 E GREENVILLE					1				07/02/2024	1
8490-005-003	1332 E MCWOOD					1				10/24/2022	1
8466-007-005	1764 S TONOPAH					1				12/13/2023	1
8466-007-005	1764 S TONOPAH					1				12/13/2023	1
8490-005-003	1332 E MCWOOD					1				10/24/2022	1
8460-021-002	2526 W HAVENBROOK					1				11/08/2022	1
8487-016-008	900 S GLENDORA					1				01/02/2024	1
8735-015-018	2108 E LORRAINE					1				01/03/2024	1
8456-027-011	219 N MARDINA					1				01/03/2024	1
8482-017-005	3046 E EDDES					1				01/09/2024	1
8733-011-006	3447 PHOEBE					1				01/10/2024	1
8480-017-028	3118 JOY ST					1				01/18/2024	1
8440-035-008	632 N CHAPMAN					1				01/22/2024	1
8480-013-016	18 S CAMPANA FLORES					1				01/31/2024	1
8454-028-034	2043 E MARDINA					1				02/01/2024	1
8479-007-009	147 S MANZANITA					1				02/01/2024	1
8480-015-036	509 S BARRANCA					1				02/07/2024	1
8480-009-021	2729 E VANDERHOOF					1				02/08/2024	1
8480-009-021	2729 E VANDERHOOF					1				02/08/2024	1
8489-015-011	1216 S SILVERBIRCH					1				02/13/2024	1
8484-009-013	2532 E LARKWOOD					1				02/27/2024	1
8493-009-002	1308 S SOUTH HILLS DR					1				03/04/2024	1
8743-008-002	1108 ECLIPSE WAY					1				03/05/2024	1
8486-003-015	1531 E LARKWOOD					1				03/05/2024	1
8486-003-015	1531 E LARKWOOD					1				03/05/2024	1
8458-008-011	734 N FRIJO					1				03/18/2024	1
8482-003-033	611 S PROSPERO					1				03/19/2024	1
8467-030-017	1631 W RANDALL					1				04/08/2024	1
8277-048-001	3631 E TEMPLE WAY					1				04/17/2024	1
8731-006-002	2615 ERICA					1				04/17/2024	1
8475-016-068	767 S EVANWOOD					1				04/22/2024	1
8486-009-003	808 S PIMA					1				04/23/2024	1
8492-016-036	2028 E LINDA VISTA					1				05/07/2024	1

8477-017-017	246 S LARK ELLEN					1				05/14/2024	1
8467-019-001	1407 S SANDSPRINGS					1				05/16/2024	1
8487-008-139	624 S GLENDORA					1				05/16/2024	1
8724-003-067	3940 S SENTOUS					1				05/21/2024	1
8493-029-008	1515 HOLLENCREST					1				06/03/2024	1
8457-016-004	408 N SUNSET					1				06/10/2024	1
8490-032-006	1009 S GLENVIEW					1				06/17/2024	1
8456-005-015	1349 E WORKMAN					1				06/25/2024	1
8488-020-002	812 E GREENVILLE							1		07/02/2024	1
8277-011-019	345 S GRAND							1		07/11/2024	1
8277-011-019	345 S GRAND							1		07/11/2024	1
8468-008-005	1813 W LEEWOOD								1	07/18/2024	1
8488-008-007	1030 S SUSANA								1	07/18/2024	1
8741-003-016	1414 S INDIAN SUMMER								1	07/29/2024	1
8732-012-009	1938 GEMINI								1	07/31/2024	1
8447-022-050	3599 E HILLHAVEN								1	08/01/2024	1
8442-023-019	1444 E DANES								1	08/01/2024	1
8740-011-013	1721 S AVINGTON								1	08/08/2024	1
8456-006-012	1229 E WORKMAN								1	08/08/2024	1
8463-012-015	1321 S SIESTA								1	08/08/2024	1
8458-015-021	426 N CONLON								1	08/13/2024	1
8484-031-025	2222 E ALASKA								1	08/13/2024	1
8466-003-008	1747 S CONLON								1	08/20/2024	1
8487-028-014	1105 E THACKERY								1	08/20/2024	1
8470-017-002	1515 S CALIFORNIA								1	08/21/2024	1
8486-006-031	1313 E MOBECK								1	09/04/2024	1
8467-013-022	1204 S MEEKER								1	09/09/2024	1
8470-025-022	945 W BAINBRIDGE								1	09/18/2024	1
8470-012-017	1012 W DURNESS								1	10/01/2024	1
8478-029-011	1805 E HOLLY OAK								1	10/02/2024	1
8493-006-002	1313 S GLENN ALAN								1	10/08/2024	1
8740-018-003	1535 DOUBLEGROVE								1	10/10/2024	1
8459-015-020	346 N LELAND								1	10/17/2024	1
8479-014-008	2516 E WALNUT CREEK PKW								1	10/23/2024	1
8470-033-005	1308 W YARNELL								1	10/24/2024	1
8463-022-015	1605 S MAYLAND								1	10/30/2024	1
8467-021-013	1914 W FOSTER								1	11/04/2024	1
8468-004-017	1136 S MEEKER								1	11/04/2024	1
8470-010-021	1012 W SPRUCE								1	11/06/2024	1
8490-025-016	1228 S GLENVIEW								1	11/18/2024	1
8456-025-016	1224 E WORKMAN								1	11/18/2024	1
8467-009-008	1441 S RAMA								1	11/20/2024	1
8469-002-040	843 S EVANWOOD								1	12/03/2024	1
8479-017-041	2242 E WALNUT CREEK PKW								1	12/04/2024	1
8489-020-002	1217 S LARIMORE								1	12/04/2024	1
8467-001-002	2104 W LUFKIN								1	12/10/2024	1
8485-001-009	2148 E CORTEZ								1	12/10/2024	1
8470-034-012	1513 S BROADMOOR								1	12/11/2024	1
8732-012-013	3109 APRIL WY								1	12/18/2024	1
8476-014-008	1129 E CEDARBROOK								1	12/19/2024	1
8459-016-011	407 N LEELAND								1	12/19/2024	1

Jurisdiction	West Covina	
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

Income Level		1 RHNA Allocation by Income Level	Projection Period - 06/30/2021-10/14/2021	2 2021	2022	2023	2024	2025	2026	2027	2028	2029	3 Total Units to Date (all years)	4 Total Remaining RHNA by Income Level
Very Low	Deed Restricted	1,653	-	-	-	-	-	-	-	-	-	-	24	1,629
	Non-Deed Restricted		5	1	14	-	4	-	-	-	-	-		
Low	Deed Restricted	850	-	-	-	-	-	-	-	-	-	-	122	728
	Non-Deed Restricted		13	2	54	5	48	-	-	-	-	-		
Moderate	Deed Restricted	865	-	-	-	-	-	-	-	-	-	-	90	775
	Non-Deed Restricted		2	-	78	7	3	-	-	-	-	-		
Above Moderate		1,978	4	7	185	109	40	-	-	-	-	-	345	1,633
Total RHNA		5,346											581	4,765
Total Units			24	10	331	121	95	-	-	-	-	-		

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

	5 Extremely low-Income Need		2021	2022	2023	2024	2025	2026	2027	2028	2029	6 Total Units to Date	7 Total Units Remaining
Extremely Low-Income Units*	827		-	-	-	-	-	-	-	-	-	-	827

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Jurisdiction	West Covina		
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**
Housing Preservation	Assess rehabilitation needs in the identified priority areas in the city and apply for capital funding to address needs.	December 2025 to assess; apply/look for funding by June 2026	The City continues to investigate and look for new funding sources.
	Provide zero percent interest loans for minor home repairs of 15 households per year during the 2021-2029 planning period for a total of 120 households during the planning period.	Ongoing	Administering loans from previously implemented HPP program. Funding came from CDBG and Low/Moderate Housing Funds. In 2024, the City provided 12 loans to West Covina homeowners.
	Provide home repair program information with notice of violations. Provide information at all community centers and libraries and at public events, prioritizing areas of identified need. Hold at least one workshop or pop-up booth annually in identified neighborhoods of need, for a total of four events during the planning period.	Ongoing	The City's Public Safety Officer's (Code Enforcement) continuosly provides home repair information to property owners when applicable. In 2024, City staff provided information within booths at approximately five city events (Moon Festival, Spring Festival, Summer Concert Series) that were well attended by residents throughout the City, including individuals from identified neighborhoods.
	Partner with community-based organizations to disseminate housing information and resources in various community locations, such as City Hall, libraries, and community centers. Include informational materials about the HPP. Conduct community workshops and post information onto the City's website and the City's newsletter, Discover West Covina.	Ongoing	The City continuosly provides housing information at City Hall, other City facilities, and the library. In addition, housing information is posted on the City's website and is often featured in Discover West Covina. https://www.westcovina.org/departments/community-development/community-and-economic-development/housing
	Assist in the reduction of lead-based paint hazards. Set aside HOME Access and ARPA Home Repair and Weatherization Program funds to abate Lead Based Paint Hazards.	Ongoing	funds. The City utilizes CDBG and HPP funds to assist with home repairs and lead base

Monitor and Preserve Affordable Housing	Annually review Risk Assessment report published by the California Housing Partnership Corporation. At least three years prior to expiration of the regulatory agreement for at-risk units, meet with existing owner of property to discuss required actions under California law and seek solutions that allow for the preservation of the 96 at-risk regulated affordable housing units set to expire by 2033. Provide follow-up with owners of existing at-risk affordable housing one year and six months prior to conversion if property owner fails to respond. Seek and apply for federal and state grants to provide funding to ensure continued affordability for at-risk units. Annually identify funding opportunities.	Ongoing	Monitoring compliance of six affordable housing projects in the City, including Heritage Park, Lark Ellen Village, Mauna Loa Apartments, The Promenade, Senior Villas I and Senior Villas II. The City continues to monitor the status of existing affordable units within the City. There are 687 affordable units within the City. https://www.westcovina.org/departments/community-development/community-and-economic-development/housing/affordable-housing-developments
	At least 18 months prior to the expiration of the regulatory agreement for at-risk units, ensure that tenants understand their rights to remain in the units and that they receive information and referrals to resources. Coordinate with qualified entities on an ongoing basis.	Ongoing	The City is monitoring the expiration of regulatory agreements for at-risks units. The City provides information and refers individuals to different organizations that are able to assist with housing related resources. https://www.westcovina.org/departments/community-development/community-and-economic-development/housing/affordable-housing-developments
	Annually collect reporting by consultant(s) and review data. If warranted, recommend adoption of a local ordinance by December 2026.	Ongoing	The City actively monitors housing laws. The City adopted Ordinance No. 2525 on February 11, 2025 as required by the Department of Housing and Community Development to be incompliance with State Housing laws and the adopted Housing Element
	By December 2025, prepare needs analysis with goals and expected outcomes for program. If a need is determined, apply for public funding (e.g., HUD, State HCD) or allocate existing affordable housing funding (i.e., CDBG, HOME) for loan or grant resources that support this action biennially, beginning no later than December 2027, and provide outreach to at least five local property owners/managers by the end of the planning period	In progress	The City actively and continiously seeks/looks for funding sources/grants in order to address this program.
	Meet annually with Los Angeles Field Office HUD office to discuss expiring affordability terms.	In progress	In progress
	Annually review the Mobile Home Rent Control Ordinance and make any necessary changes to enhance its effectiveness	In progress	City staff actively monitors the Development Code and will process any necessary changes.

Energy-Efficient Design	Create a toolkit that connects property owners, including multi-family property owners, to funding to support energy and water efficiency upgrades by January 2026. Conduct outreach to at least 50 property owners annually beginning January 2027.	In progress	In progress
	By January 2025, create an infrastructure project priority checklist and apply to updates of all transportation and infrastructure plans.	On going	The City annually prepares a Capital Improvement Program list for projects that the City is planning on undertaking for the fiscal year. The City has received and is actively seeking funds for transportation and infrastucture improvements.
	Beginning in 2025, hold at least four outreach events (workshops or pop-up events) during the planning period in identified priority neighborhoods.	On going	In 2024, City staff provided information within booths at approximately five city events (Moon Festival, Spring Festival, Summer Concert Series) that were well attended by residents throughout the City, including individuals from identified neighborhoods.
	Mail literature on resources for energy and water efficiency programs to all households at least once per year.	Ongoing	The City will utilize the Discover West Covina, which is sent out to households throughout the City, to provide information on resources for energy and water efficiency.
Code Enforcement	On an ongoing basis, provide homeowners and property owners information on the City's HPP program when issuing code violations. Assist 10 households with rehabilitation assistance through the HPP program.	Ongoing	The City's Public Safety Officer's (Code Enforcement) continuosly provides home repair information to property owners when applicable. In 2024, City staff provided information within booths at approximately five city events (Moon Festival, Spring Festival, Summer Concert Series) that were well attended by residents throughout the City, including individuals from identified neighborhoods. In 2024, the City provided 12 loans to West Covina homeowners.
	Continue to provide annual harassment trainings from the California Joint Powers Insurance Authority during the 6th Cycle Housing Element planning period to improve capacity of Code Enforcement Division staff to work with diverse communities, in a culturally competent manner with a focus on problem solving and with connections to social and economic support services.	Ongoing	The City's Public Safety Officer's (Code Enforcement) continuosly receives harassment training and participates in other training opportunities through California JPIA.
Acquisition and Rehabilitation	Hold at least one stakeholder forum with pri	Completed	City staff actively reached out to private and non-profit housing developers and housing stakeholders to solicit input on housing element programs, available sites, and funding opportunities.

	Establish a list of established and potential housing purchasers by December 2024. Contact potential purchasers of at-risk units to discuss affordability preservation at least one year prior to the expiration of at-risk units. Hold at least one stakeholder forum with private and non-profit housing developers to solicit input on available units and funding opportunities by June 2025.	In progress	In progress
Support Production of Affordable Housing	The City will maintain information on opportunity sites on its website on an ongoing basis and will hold a focus group session with local CHDOs at least once annually beginning in 2024 to identify existing and potential incentives, sites, development needs (e.g. infrastructure, funding) and opportunities for affordable housing development. Maintain current information on the development process, potential fee reductions, and density bonus on the City's website and publish informational bulletin by August 2024, and communicate available incentives to developers during development opportunity meetings. Facilitate the development of 3,548 affordable housing units during the planning period.	Ongoing	The City maintains development opportunity site information and general development information on the City's website and consistently communicates information to developers, including housing and density bonus information.
	Create informational materials about the CalHFA program at City Hall, on the City's website, in the City's newsletter (Discover West Covina) and in other public place to increase awareness. Contact at least one qualified, bona fide developer per year throughout the planning period to promote the use of CalHFA funds.	Ongoing	Informational material on CalHFA and other housing resources are posted on the City's website. https://www.westcovina.org/departments/community-development/community-and-economic-development/housing/affordable-housing-developments
	Report on identified surplus land in Housing Element Annual Progress reports. Annually, assess the list of surplus sites and solicit development via a competitive RFP process or other forms of partnership such as land lease agreements.	Ongoing	Surplus land information is included on Table H of this report
	Adopt written policies and procedures for the Utilities Department pursuant to Government Code Section 65589.7 by February 2024.	Completed	The City of West Covina does not own nor operate any public utility companies.

	Develop marketing materials advertising the density bonus by June 2024. Make them available to interested developers in public places and on the City's website. Contact at least one qualified, bona fide developer per year throughout the planning period to promote the use of the City's density bonus program	Ongoing	The City maintains density bonus and other housing information on the City's website. Staff has spoken to at least one housing developer about potentially utilizing density bonus in 2024.
	By January 2025, adopt incentives to encou	Completed	The City has adopted Ordinance No. 2525 in February 2025, which allows for administrative approval of certain lot splits (tentative parcel maps and SB-9).
	By January 2026, complete a review of development activity related to large RHNA sites and revise RHNA calculations, potentially including identifying alternative sites with appropriate zoning (by June 2026), if the sites are found to be infeasible for development in the planning period.	Ongoing	Currently, all sites identified are considered feasible for potential development of housing. The City continously tracks development activity.
Tenant Protections and Support	Collaborate with LACADA and promote the Section 8 voucher program to landlords and residents with the goal of increasing the number of vouchers used. Focus outreach on Census Tract 4062.01, identified as an area with high concentration of lower-income households and multifamily/rental housing.	Ongoing	The City used $250,000 to fund the Los Angeles Centers for Alcohol and Drug Abuse (LA CADA). LA CADA provides a two-person team, five days per week to conduct homeless outreach, assessment, and connection to services. The Baldwin Park Housing authority administer's the City's Section 8 program. The Baldwin Park Housing Authority maintains the City's waiting list and connects residents to housing when units become available. This program provides rental assistance to eligible extremely low and very low-income individuals/families, seniors, and persons with disabilities. Individuals can receive a voucher that covers a portion of their rent, making housing more affordable. The Baldwin Park Housing Authority also offers support services to help families find suitable housing and maintain their tenancy. https://www.westcovina.org/residents/homeless-solutions-for-west-covina
	Connect affordable housing developers to Project-Based Section 8 vouchers when they are available to their developments in West Covina	Ongoing	The City will connect affordable housing developers to the Baldwin Park Housing Authority, when affordable housing is included within a development. Construction of multifamily housing incorporating affordable units in the City has not been proposed within this review period.
	In collaboration with LACDA, provide education to property owners and managers to expand awareness of the Housing Choice Voucher program to increase acceptance of tenant-based Housing Choice Vouchers and to facilitate mobility and provide choices for lower-income households throughout the city. Identify and address challenges that property owners/managers have with existing or prospective Section 8 voucher	On going	The Baldwin Park Housing Authority administer's the City's Section 8 program. This program provides rental assistance to eligible extremely low and very low-income individuals/families, seniors, and persons with disabilities. Individuals can receive a voucher that covers a portion of their rent, making housing more affordable. The Baldwin Park Housing Authority also offers support services to help families find suitable housing and maintain their tenancy. The program also provides education and information to property owners regarding Section 8.

	In consultation with fair housing service providers and community-based organizations, assess if additional protections are needed, by January 2026. If warranted, recommend adoption of a local tenant protection ordinance to City Council by December 2026.	In progress	In progress
	Prepare needs assessment report on the development of a rental assistance program to fill any gaps between Section 8 assistance and rent, or to aid those who may not qualify for Section 8 but need one-time emergency assistance, to provide relief to tenants to avoid the displacement in vulnerable communities. Report will compare similar programs in other cities and feasibility of funding sources, including HOME and CDBG.	In progress	In progress
Review and Update the Development Review Process	Monitor average processing times for new housing projects and use data on processing times and applications to track review times and trends in citywide development and affordable housing developments. Assess the existing permit application and review process to streamline development projects where possible, prioritizing multi-family and affordable housing development.	On going	The City strives on processing applications as quickly as possible. The City constantly re-evaluates the application process in order to increase efficiency.
	Offer free Pre-Application Review process for development applicants.	On going	The City currently offers free informal pre-application review, where potential applicants can visit the counter and/or email plans to receive fee informal pre-application review and comments.
	Review the City's permit process to ensure compliance with AB 2011 which allows for ministerial, by-right approval for affordable housing on commercially zoned lands, and allows such approvals for mixed-income housing along commercial corridors, as long as the projects meet specified affordability, labor, and environmental criteria.	Completed	The City has adopted Ordinance No. 2525 in February 2025 and has adopted objective design standards for multifamily housing development which allows for administrative/ministerial approval of affordable housing.
	Seek opportunities to streamline the CEQA review process by utilizing exemptions or tiering, particularly for infill development, consistent with State law.	Ongoing	The City utilizes CEQA exemptions for infill development in compliance with State law

	Monitor regulations, ordinances, processing procedures, and residential development impact and permit fees to assess impacts on housing development.	Ongoing	The City actively monitors housing laws, the Development/Zoning Code, and processing procedures as it relates to residential development fees and the fees' impact on housing development.
	Amend the Zoning Code to revise the parking requirements for Multi-family dwellings, to remove distinctions between "multi-family dwelling" and "multi-family, mixed use" and utilize the same parking standards based on unit size as multi-family, mixed use development.	Completed	The City has adopted Ordinance No. 2525 in February 2025, which removed distinctions between multifamily dwellings, including utilizing the same parking standards.
	Amend the Zoning Code to reduce the minimum lot sizes in MF-8, MF-15, and MF-20 zones to 20,000 square feet.	Completed	The City has adopted Ordinance No. 2525 in February 2025, which reduced the minimum lot sizes for multifamily residential zones to 20,000 square feet.
Accessory Dwelling Units	Monitor ADU production and affordability levels on an annual basis to ensure that they are satisfying the construction targets adopted to meet RHNA obligations. Encourage the development of ADUs throughout the city, but target outreach in the southern and eastern areas of the city, where household incomes are typically higher, there is less available land for development, and greater access to opportunity. Monitor review times for ADU and JADU permit applications and streamline permit review. The City will implement additional actions to promote the construction of ADUs depending on the severity of the gap.	On going	The City consistently monitors ADU production and encourages the development of ADUs. ADUs and JADUs are reviewed on a streamlined manner. The City provides information on the website regarding ADU development and has promoted ADUs/JADUs in the City's Discover West Covina newsletter.
	Develop a virtual 15-minute ADU permit meeting for applicants to streamline the permit process.	In progress	In progress
	Assist and educate homeowners by posting pre-approved ADU/JADU Standard Plans in English and Spanish on the City's website by January 2025.	On going	The City is available to receive applications for proposed pre-approvals for ADU/JADU standard plans. We have not received any application submittals. Once pre-approved standard plans are available, the City will be posting the plans on the City's website.

	Update City website by January 2024 to provide link to California Housing Finance Agency (CHFA) ADU program that provides $40,000 in grant for predevelopment costs to income-eligible property owners.	Completed	Informational material on CHFA and other housing resources are posted on the City's website. Currently, the latest round of ADU funding has been fully allocated. Once more funds become available, the City will post a direct link to the ADU program. https://www.westcovina.org/departments/community-development/community-and-economic-development/housing/affordable-housing-developments
Fair Housing	Partner with the Housing Rights Center to provide fair housing services and education.	On going	The City partners with the Housing Rights Center and has provided them with $10,000 in CDBG funds. The Housing Rights Center provides fair housing and education services to West Covina residents.
	Hold at least four informational events during the planning period to disseminate informational materials or provide training to residents.	On going	In 2024, City staff provided information within booths at approximately five city events (Moon Festival, Spring Festival, Summer Concert Series) that were well attended by residents throughout the City.
	For the City's affordable housing programs (e.g., Home Improvement Loan Program) create a Fair Housing Marketing Plan and review every two years to ensure compliance.	On going	The City consistently promotes the afforable housing programs through the City's website, at City events, articles/ads written in the Discover West Covina newsletter, and through information provided by Public Safety (Code Enforcement) officers directly to property owners who may be in need. https://www.westcovina.org/departments/community-development/community-and-economic-development/housing/affordable-housing-developments
	Annually conduct and publish third party review of city or regional HMDA data to identify areas of need regarding fair access to lending.	Not Initiated	Not Initiated
	Consult with the Housing Rights Center to review methodology for a Fair Housing Audit	On going	The City partners with the Housing Rights Center. The Housing Rights Center administers the City's fair housing programs and provides fair housing and education services to West Covina residents.
	Updated website content with updated information on fair housing services and programs by January 2025.	Completed	The City's website is updated with fair housing program/service information. https://www.westcovina.org/departments/community-development/community-and-economic-development/housing/affordable-housing-developments
	Conduct a presentation every two years at the Center about services available through the County CDC, Housing Rights Center, and the City.	In progress	In progress
	Partner with three new schools or community-based organizations during the planning period to disseminate materials and provide trainings to residents.	On going	The City partners with the Housing Rights Center. The Housing Rights Center administers the City's fair housing programs and provides fair housing and education services to West Covina residents.

	Provide housing resources and financial planning seminars to at least 50 residents annually.	On going	The Housing Rights Center holds housing seminars for West Covina residents at least twice a year.
	Increase participation in homeownership education and outreach programs by minority and/or low- and moderate-income residents by 25 percent by 2028.	In progress	In progress
Housing for Persons with Special Needs	In the northern part of the city, particularly Census Tract 4062.02 where rates of households with a disability are highest, facilitate the development of housing for persons with disabilities (including developmental disabilities) through incentives including streamlined processing and providing resources and assistance for affordable housing development.	On going	The City has adopted Ordinance No. 2525 in February 2025 and has adopted objective design standards for multifamily residential development which allows for a streamlined administrative process for certain residential developments throughout the City, including the northern part of the City.
	Work with the Los Angeles County Development Authority to implement an outreach program informing residents of the housing and services available for persons with developmental disabilities. The City shall make information available on the City website and at the San Gabriel Pomona Regional Center. (SB 812; Ashburn, 2010)	On going	The Baldwin Park Housing Authority administer's the City's Section 8 program. This program provides rental assistance to eligible extremely low and very low-income individuals/families, seniors, and persons with disabilities. Individuals can receive a voucher that covers a portion of their rent, making housing more affordable. The Baldwin Park Housing Authority also offers support services to help families find suitable housing and maintain their tenancy. This program and other housing program information are available on the City's website. https://www.westcovina.org/departments/community-development/community-and-economic-development/housing/affordable-housing-developments
	Continue to promote the HPP program to provide loans to qualified households to offset the cost remodeling existing homes to accommodate household members with disabilities.	On going	Informational material on the HPP and other housing resources are posted on the City's website. https://www.westcovina.org/departments/community-development/community-and-economic-development/housing/affordable-housing-developments
	Review the Reasonable Accommodations Ordinance and revise findings to be based on objective standards rather than impacts on surrounding uses and provide a link to its Reasonable Accommodations policy on the Housing page of the City website. Remove the application fee for reasonable accommodation requests.	On going	The City has standards in the Municipal Code for reasonable accommodation. The City has received and approved one reasonable accomodation application/request in 2022. No request was made in 2023. The City will work on modifying the required findings.

	Facilitate the development of alternative housing models suited to the housing needs of seniors and persons with disabilities such as housing co-operatives, Single-Room Occupancy (SROs), dormitories, tiny homes, and collective home ownership models in more areas of the city, including religious sites and publicly owned land. Stakeholder outreach shall include discussions with for-profit and non-profit housing developers. Focus on the northern part of the city, particularly Census Tract 4062.02, where rates of households with a disability are highest.	On going	The City has adopted Ordinance No. 2519 in February 2024 and has adopted objective design standards for multifamily residential development which allows for a streamlined administrative process for certain residential developments throughout the City and includes standards for the development of alternative housing models.
	Prepare a list of assistance programs and services by December 2024. Disseminate information online through email and social media and in hardcopy format at least once every two years at all public centers. Update the City's website with housing program information by January 2025. Hold at least five workshops or pop-up events that inform residents about fair housing resources and housing programs during the planning period.	Completed/On going	In 2024, City staff provided information within booths at approximately five city events (Moon Festival, Spring Festival, Summer Concert Series) that were well attended by residents throughout the City. The City's website is updated with housing program information. https://www.westcovina.org/departments/community-development/community-and-economic-development/housing/affordable-housing-developments
	Develop marketing materials by December 2025 to educate seniors on housing resources and distribute at the Senior Center.	On going	The City has marketing materials available to educate seniors on housing resources posted on the City's website, addition to information published within Discover West Covina. Copies of Discover West Covina are available at the Senior Center. The City will also distribute separate marketing materials made available at the Senior Center. https://www.westcovina.org/departments/community-development/community-and-economic-development/housing/affordable-housing-developments
	Establish a housing match system that connects seniors to roommates to supplement rent and offer assistance with household chores.	On going	The City contributes to the funding of a social worker through the YWCA to assist seniors with housing placement.
	Amend the zoning code to permit group homes for seven or more persons with disabilities or seniors (regardless of licensing) in all zones allowing residential uses, subject to the requirements of residential uses in the same zone, as required by Government Code, § 65583, subd. (c)(3).	Completed	The City has adopted Ordinance No. 2519 in February 2024 which allows for group homes in compliance with State law.

Homeless Assistance and Housing	Pursue federal, state, and regional funds for homeless service providers that operate temporary, permanent, and emergency shelters in the city that assist persons experiencing homelessness and at risk of becoming homeless. Consult with local community-based organizations and stakeholders to inform the design and development of homeless services, programming and needs assessments.	Not Initiated	Not Initiated
	Annually provide summary information on objectives and outcomes of City-funded services. Assess level of service and funding availability and coordinate with service providers to identify actions to address needs of residents experiencing homelessness. Create new or revised metrics and timelines.	On going	The City used $250,000 to fund the Los Angeles Centers for Alcohol and Drug Abuse (LA CADA). LA CADA provides a two-person team, five days per week to conduct homeless outreach, assessment, and connection to services. https://www.westcovina.org/residents/homeless-solutions-for-west-covina
	Support the rehabilitation or the development of at least 100 units of housing affordable to extremely low-income households and persons at risk of becoming homeless (including tiny homes, SRO units, micro units, co-housing units, or other alternative housing types) during the planning period. Make information on permit processing incentives available online	On going	The City has adopted Ordinance No. 2519 in February 2024 and has adopted objective design standards for multifamily residential development which allows for a streamlined administrative process for certain residential developments throughout the City and includes standards for the development of alternative housing models.
	Develop program by January 2025. Reach out to at least 10 property owners or managers by January 2026 with the goal of coordinating housing for at least 10 formerly homeless individuals and households during the planning period.	On going	The City used $250,000 to fund the Los Angeles Centers for Alcohol and Drug Abuse (LA CADA). LA CADA provides a two-person team, five days per week to conduct homeless outreach, assessment, and connection to services. https://www.westcovina.org/residents/homeless-solutions-for-west-covina
	Support the acquisition or rehabilitation for the purposes of Permanent Supportive Housing with wraparound services for persons experiencing chronic homelessness, serving at least 50 extremely low-income residents during the planning period.	Not Initiated	Not Initiated

	Assist at least a combination of 10 foster youth with transitional housing, or non-foster youth (under 18 years old) experiencing homelessness with accessing shelter, supportive services, and/or employment opportunities during the planning period by December 2029.	On going	The City used $250,000 to fund the Los Angeles Centers for Alcohol and Drug Abuse (LA CADA). LA CADA provides a two-person team, five days per week to conduct homeless outreach, assessment, and connection to services. https://www.westcovina.org/residents/homeless-solutions-for-west-covina
	Amend the Zoning Code to reduce the off-street parking requirements for emergency shelters to accommodate only sufficient parking to accommodate all staff working in the emergency shelter, provided that the standards do not require more parking for emergency shelters than other residential or commercial uses within the same zone	Completed	The City has adopted Ordinance No. 2525 in February 2025 as required by the Department of Housing and Community Development. Ordinance No. 2525 reduces the off-street parking requirements for emergency shelters to accommodate only sufficient parking to accommodate all staff working in the emergency shelter, provided that the standards do not require more parking for emergency shelters than other residential or commercial uses within the same zone.
Community and Economic Development	By 2028, as part of the Consolidated Plan update process, develop and adopt a comprehensive, long-term community development strategy and/or program priority strategy for lower-resource areas. During the planning period, increase TCAC opportunity scores from Areas of High Segregation and Poverty and Low Resource to Moderate Resource.	Not Initiated	Not Initiated
	Implement two projects and four events in Census Tract 4062.01 and other lower - resource areas during the planning period.	On going	In 2024, City staff provided information within booths at approximately five city events (Moon Festival, Spring Festival, Summer Concert Series) that were well attended by residents throughout the City.
	Conduct four educational workshops, campaigns, or outreach events to expand awareness of home and accessibility rehabilitation programs by the end of the planning period. Outreach efforts will be focused on areas with older housing stock and higher concentrations of residents living with a disability, primarily those north of I-10.	On going	In 2024, City staff provided information within booths at approximately five city events (Moon Festival, Spring Festival, Summer Concert Series) that were well attended by residents throughout the City.

	Prepare a transit needs study by 2027 and implement actions by 2028.	On going	On November 2024, the City launched an on-demand transportation services (Go West Covina) in partnership with Via Transportation. The new services offers more flexible alternatives to the standard bus routes. The City will monitor the new program.
	Annually collaborate with the Public Services Department to evaluate and report on the effectiveness of the long-term development strategy (Action 4.4-a), the City's CIP program, and use of CDBG funding in meeting the needs of underserved communities.	On going	The City's Public Works, Community Services, and Engineering Divisions annually collaborates in discussing the CIP program to meet the needs of the community, including underserved areas.
	Annually work with a consultant to assess and monitor pollution burden in each census tract, using tools such as CalEnviroScreen and TCAC opportunity mapping, and identify major sources of pollution. Develop a pollution burden reduction strategy for northern and western areas of West Covina by 2027 with metrics and timelines. Increase the TCAC environmental opportunity score by at least 0.3 points over the planning period.	Not Initiated	Not Initiated
	Create a marketing brochure. Meet annually with employment organizations and coordinate to host an employment resources table at existing events in Downtown West Covina, such as the annual Spring Festival, Moon Festival, and Christmas Parade/Santa's Village with the first event held by the end of the 2024-2025 Fiscal Year. Increase the TCAC economic opportunity score in the Downtown area by at least 0.3 points over the planning period.	In progress	In progress

Ensure Adequate Sites to Accommodate the RHNA	Completion of No Net Loss procedures by July 2024. Ongoing annual reporting via annual progress report. Beginning in August 2024, semi-annually review the list of Planned, Approved, and Pending projects and, if projects are not proceeding as anticipated (e.g., entitlements are set to expire, permit applications are not submitted or withdrawn, and/or construction is delayed such that certificates of occupancy will not foreseeably be granted by the end of the planning period), identify sites appropriate for development that can accommodate the specified number of units appropriate for low-income, moderate-income, or above moderate-income households. Annually report on progress of Planned, Approved, and Pending projects and any substituted sites in Annual Progress Report throughout the planning period.	On going	The City continuosly provides the required information in the annual progress report.
	Draft an annual memo on the City's remaining housing capacity. Ensure sufficient capacity for the development of 1,653 very low-income units, 850 low-income units, 865 moderate-income units, and 1,978 above moderate-income units during the planning period.	On going	The City's housing capacity has indicated within the Housing Element has not changed. Existing under-utilized mixed-use/commercial properties listed in the inventory remains unchanged without new development.

	Ensure the four City-owned properties are made available through the Surplus Land Act. Maintain a list of publicly owned properties with potential for residential development. The City will conduct studies of each site to determine the most efficient use for housing and determine incentives to mitigate constraints to affordable housing development and encourage the development of at least 155 units on City-owned sites in the planning period. To the extent feasible, the City will pursue projects that include housing for lower-income households and those with special needs such as seniors and persons with disabilities. If residential development on publicly owned parcels does not appear feasible at the capacities listed in the Site Inventory, the City will identify alternative sites to accommodate the shortfall.	On going	The City ensures that the Surplus Land act is complied with. The City has made properties available through this process. The City is currently accepting proposals for the development of the City yard and has actively been communicating with housing developers regarding the potential redevelopment of the City yard.
	In 2025, the City will evaluate all development in the mixed-use zones to better determine how often development has a residential component and make adjustments, as necessary, to maintain adequate sites throughout the planning period within one year. Adjustments may include modifying capacity assumptions, identify additional sites, providing additional incentives or rezoning.	In progress	In progress
Encourage Lot Consolidation and Infill	The City will annually review the Zoning Code, and update if necessary, to remove potential constraints to achieving highest possible densities beginning in 2024.	On going	The City actively monitors housing laws and the Development/Zoning Code. The City adopted Ordinance No. 2525 on February 11, 2025 as required by the Department of Housing and Community Development to be incompliance with State Housing laws and the adopted Housing Element
	Offer interdepartmental pre-development consultation for multifamily housing developments with lot consolidation and annually report on applications throughout the 2021-2029 planning period.	On going	The City continuosly provides the required information in the annual progress report.

	By January 2025, implement lot consolidation incentives to facilitate residential or mixed-use development. Review by December 31, 2026 and if necessary, modify the program to provide additional incentives to encourage lot consolidation.	On going	The City adopted Ordinance No. 2525 on February 2024 as required by the Department of Housing and Community Development to be incompliance with State Housing laws and the adopted Housing Element. Ordinance No. 2525 includes administrative and/or by-right approvals for certain residential development.
	Develop promotional brochures for display at the planning counter, Publish information on City website by January 2025.	On going	The City maintains informational handouts at the Planning Counter and the City's website. https://www.westcovina.org/departments/community-development/planning-division/handouts-and-guidelines
	Conduct outreach to property owners of sites in the Site Inventory that include parking lots for sites with opportunities for lower and moderate-income unit development.	In progress	In progress
	Provide technical assistance to at least 10 property owners of commercial developments with parking lots that desire to develop residential uses by January 2029.	In progress	In progress
	By January 2027, hold discussions with at least three commercial property owners or managers of shopping centers to identify changes to the City's development standards that would increase flexibility for residential development. If any changes are identified, amend the City's Municipal Code and/or Zoning Code by January 2028.	Completed	The City has adopted Ordinance No. 2519 in February 2024 and has adopted objective design standards for multifamily residential development which allows for a streamlined administrative process for certain residential developments throughout the City and includes standards for the development of alternative housing models. During the Development Code update, staff and the City's consultants reached out to commercial property owners throughout the City for input.

Jurisdiction	West Covina	
Reporting Period	2024	(Jan. 1 - Dec. 31)

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

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						
8468-016-904	811 S. Sunset Avenue, West Covina	Public Facilities		Surplus Land	7.41	
8474-003-915, 8474-003-918, 8474-003-940, 8474-007-928, 8474-007-931, 8474-007-932,8474-007-933, 8474-007-934,8474-007-935, 8474-007-939, 8474-007-940	Plaza West Covina	Commercial		Surplus Land	21.85	

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

ANNUAL ELEMENT PROGRESS REPORT

Table K
Tenent 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	West Covina	
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	$ 500,000.00	*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
Development Code and Housing Element Update	$500,000.00	$471,702.52	Completed	None	Invoiced tasks include: advertisement, website creation, research, 5 community meetings, subcommittee meetings, drafting/adoption of objective design standards for multifamily development, drafting new development code, public outreach, 4 public hearings

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	0
Above Moderate		0
Total Units		0

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	4
Low	Deed Restricted	0
	Non-Deed Restricted	48
Moderate	Deed Restricted	0
	Non-Deed Restricted	3
Above Moderate		40
Total Units		95

Certificate of Occupancy Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	33
Low	Deed Restricted	0
	Non-Deed Restricted	24
Moderate	Deed Restricted	0
	Non-Deed Restricted	12
Above Moderate		72
Total Units		141