

Prohousing Designation Program Application



**State of California
Governor Gavin Newsom**

**Tomiquia Moss, Secretary
Business, Consumer Services and Housing Agency**

**Gustavo Velasquez, Director
Department of Housing and Community Development**

**Megan Kirkeby, Deputy Director
Division of Housing Policy Development**

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Website: <http://www.hcd.ca.gov/planning-and-community-development/prohousing-designation-program>

Email: ProhousingPolicies@hcd.ca.gov

February 2025

Prohousing Designation Program Application Package Instructions

The applicant is applying for a Prohousing Designation under the Prohousing Designation Program (“**Prohousing**” or “**Program**”), which is administered by the Department of Housing and Community Development (“**Department**”) pursuant to Government Code section 65589.9.

The Program creates incentives for Jurisdictions that are compliant with State Housing Element Law and that have enacted Prohousing Policies. These incentives will take the form of additional points or other preference in the scoring of applications for competitive housing and infrastructure programs. The administrators of each such program will determine the value and form of the preference.

In order to be considered for a Prohousing Designation, the applicant must accurately complete all sections of this application, including any relevant appendices. The Department reserves the right to request additional clarifying information from the applicant.

This application is subject to Government Code section 65589.9 and to the regulations (Cal. Code Regs., tit. 25, § 6600 et seq.) adopted by the Department in promulgation thereof (“**Regulations**”). All capitalized terms in this application shall have the meanings set forth in the Regulations.

All applicants must submit a complete, signed application package to the Department, in electronic format, in order to be considered for a Prohousing Designation. Please direct electronic copies of the completed application package to the following email address: ProhousingPolicies@hcd.ca.gov.

A complete application will include all items identified in the Application Checklist.

In relation to **Appendix 1**, the Formal Resolution for the Prohousing Designation Program, please use ~~strike through~~ and underline if proposing any modifications to the text of the Resolution. Please be aware, any substantive deviations from the Formal Resolution may result in an incomplete application and will likely be subject to additional internal review and potential delays.

Appendix 2, the Proposed Policy Completion Schedule, applies only if an application includes proposed policies.

Appendix 3, Self-Scoring Sheet and Sample Self-Scoring Sheet, includes a blank template to be completed by the applicant as part of the application, as well as a Sample Self-Scoring Sheet with an example of how this template may be completed.

Appendix 4 lists examples of Prohousing Policies with enhancement factors to aid applicants in understanding how enhancement factors may be applied.

Appendix 5 provides a sample template to assist applicants with confirming the treatment of homeless encampments within the jurisdiction is consistent with USICH’s “7 Principles for Addressing Encampments.”

Appendix 6 provides a checklist to confirm that a Diligent Public Participation Process was conducted.

Appendix 7 is where the applicant will include any additional information and supporting documentation for the application.

If you have questions regarding this application or the Program, or if you require technical assistance in preparing this application, please email ProhousingPolicies@hcd.ca.gov.

Application Checklist

	Yes	No
Application Information	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Certification and Acknowledgement	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The Legislative Information form is completed.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The Threshold Requirements Checklist is completed.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
A duly adopted and certified Formal Resolution for the Prohousing Designation Program is included in the application package. (See Appendix 1 for the Formal Resolution for the Prohousing Designation Program form.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If applicable, the Proposed Policy Completion Schedule is completed. (See Appendix 2 .)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The Self-Scoring Sheet is completed. (See Appendix 3 for the Self-Scoring Sheet and the Sample Self-Scoring Sheet.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
One-page summary describing consistency with the 7 Principles for Addressing Encampments is completed. (See Appendix 5 for a template to assist.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The checklist confirming that a Diligent Public Participation process was conducted. (See Appendix 6 for the template.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Additional information and supporting documentation (Applicant to provide as Appendix 7 .)	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Application Information

Applicant (Jurisdiction):	Alameda County
Applicant Mailing Address:	224 West Winton, Room 111
City:	Hayward
ZIP Code:	94544
Website:	
Authorized Representative Name	
Authorized Representative Title:	
Phone:	
Email:	
Contact Person Name:	Angelica Gonzalez & Dylan Sweeney
Contact Person Title:	Senior Planner & Policy and Programs Manager
Phone:	
Email:	
Total Self-Score (Based on Appendix 3):	59

CERTIFICATION AND ACKNOWLEDGMENT

As authorized by the Formal Resolution for the Prohousing Designation Program (Resolution No. 2026-), which is attached hereto and incorporated by reference as if set forth in full, I hereby submit this full and complete application on behalf of the applicant.

I certify that all information and representations set forth in this application are true and correct.

I further certify that any proposed Prohousing Policy identified herein will be enacted within two (2) years of the date of this application submittal.

I acknowledge that this application constitutes a public record under the California Public Records Act (Gov. Code, § 6250 et seq.) and is therefore subject to public disclosure by the Department.

Signature: _____

Name and Title: _____

Date: _____

Legislative Information

District	Number	Legislators Name(s)
State Assembly District	16 20 24	Rebecca Bauer-Kahan Liz Ortega Alex Lee
State Senate District	5 9 10	Jerry McNerney Tim Grayson Aisha Wahab

Applicants can find their respective State Senate representatives at <https://www.senate.ca.gov/>, and their respective State Assembly representatives at <https://www.assembly.ca.gov/>

Threshold Requirements Checklist

The applicant meets the following threshold requirements in accordance with Section 6604 of the Regulations:

	Yes	No
The applicant is a Jurisdiction.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The applicant has adopted a Compliant Housing Element.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The applicant has submitted or will submit a legally sufficient Annual Progress Report prior to designation.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The applicant has completed or agrees to complete, on or before the relevant statutory deadlines, any rezone program or zoning that is necessary to remain in compliance with Government Code sections 65583, subdivision (c)(1), and 65584.09, subdivision (a), and with California Coastal Commission certification where appropriate.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The applicant is in compliance, at the time of the application, with applicable state housing law, including, but not limited to those included in Government Code section 65585, subdivision (j); laws relating to the imposition of school facilities fees or other requirements (Gov. Code, § 65995 et seq.); Least Cost Zoning Law (Gov. Code, § 65913.1); Permit Streamlining Act (Gov. Code, § 65920 et seq.); and provisions relating to timeliness of CEQA processing by local governments in Public Resources Code sections 21080.1, 21080.2, and 21151.5(a).	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The applicant further acknowledges and confirms that its treatment of homeless encampments on public property complies with and will continue to comply with the constitutional rights of persons experiencing homelessness and that it has submitted a one-page summary to the Department demonstrating how the applicant has enacted best practices in their jurisdiction related to the treatment of unhoused individuals camping on public property, consistent with United States Interagency Council on Homelessness' "7 Principles for Addressing Encampments," (June 17, 2022 update), hereby incorporated by reference.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The applicant has duly adopted and certified, by the applicant's governing body, a Formal Resolution for the Prohousing Designation Program, which is hereby incorporated by reference. (A true and correct copy of the resolution is included in this application package.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Scoring Criteria
Category 1: Favorable Zoning and Land Use

Category	Prohousing Policy Description	Points
1A	Sufficient sites, including rezoning, to accommodate 150 percent or greater of the current or draft RHNA, whichever is greater, by total and income category. These additional sites must be identified in the Jurisdiction’s housing element adequate sites inventory, consistent with Government Code section 65583, subdivisions (a)(3) and (c)(1).	3
1B	Permitting missing middle housing uses (e.g., duplexes, triplexes, and fourplexes) by right in existing low-density, single-family residential zones in a manner that exceeds the requirements of SB 9 (Chapter 162, Statutes of 2021, Gov. Code, §§ 65852.21, 66411.7).	3
1C	Sufficient sites, including rezoning, to accommodate 125 to 149 percent of the current or draft RHNA, whichever is greater, by total and income category. These points shall not be awarded if the applicant earns three points pursuant to Category (1)(A) above. These additional sites must be identified in the Jurisdiction’s housing element adequate sites inventory, consistent with Government Code section 65583, subdivisions (a)(3) and (c)(1).	2
1D	Density bonus programs that allow additional density for additional affordability beyond minimum statutory requirements (Gov. Code, § 65915 et seq.).	2
1E	Increasing allowable density in low-density, single-family residential areas beyond the requirements of state Accessory Dwelling Unit Law, (Gov. Code, §§ 65852.2, 65852.22) (e.g., permitting more than one converted ADU; one detached, new construction ADU; and one JADU per single-family lot), and in a manner that exceeds the requirements of SB 9 (Chapter 192, Statutes of 2021, Gov. Code, §§ 65852.21, 66411.7). These policies shall be separate from any qualifying policies under Category (1)(B).	2
1F	Eliminating minimum parking requirements for residential development as authorized by Government Code section 65852.2; adopting vehicular parking ratios that are less than the relevant ratio thresholds at subparagraphs (A), (B), and (C) of Gov. Code section 65915, subdivision (p)(1); or adopting maximum parking requirements at or less than ratios pursuant to Gov. Code section 65915, subdivision (p).	2
1G	Zoning or incentives that are designed to increase affordable housing development in a range of types, including, but not limited to, large family units, Supportive Housing, housing for transition age foster youth, and deep affordability targeted for Extremely Low-Income Households in all parts of the Jurisdiction, with at least some of the zoning, other land use designation methods, or incentives being designed to increase affordable housing development in higher resource areas shown in the TCAC/HCD Opportunity Map, and with the Jurisdiction having confirmed that it considered and addressed	2

	potential environmental justice issues in adopting and implementing this policy, especially in areas with existing industrial and polluting uses.	
1H	Zoning or other land use designation methods to allow for residential or mixed uses in one or more non-residential zones (e.g., commercial, light industrial). Qualifying non-residential zones do not include open space or substantially similar zones.	1
1I	Modification of development standards and other applicable zoning provisions or land use designation methods to promote greater development intensity. Potential areas of focus include floor area ratio, height limits, minimum lot or unit sizes, setbacks, and allowable dwelling units per acre. These policies must be separate from any qualifying policies under Category (1)(B) above.	1
1J	Establishment of a Workforce Housing Opportunity Zone, as defined in Government Code section 65620, or a Housing Sustainability District, as defined in Government Code section 66200.	1
1K	Establishment of an inclusionary housing program requiring new developments to include housing affordable to and reserved for low- and very low-income households, consistent with the requirements of AB 1505 (Chapter 376, Statutes of 2017, Gov. Code, § 65850.01).	1
1L	Other zoning and land use actions not described in Categories (A)-(K) of this section that measurably support the Acceleration of Housing Production.	1

Scoring Criteria
Category 2: Acceleration of Housing Production Timeframes

Category	Prohousing Policy Description	Points
2A	Establishment of ministerial approval processes for multiple housing types, including, for example, single-family, multifamily and mixed-use housing.	3
2B	Acceleration of Housing Production through the establishment of streamlined, program-level CEQA analysis and certification of general plans, community plans, specific plans with accompanying Environmental Impact Reports (EIR), and related documents.	2
2C	Documented practice of streamlining housing development at the project level, such as by enabling a by-right approval process or by utilizing statutory and categorical exemptions as authorized by applicable law, (e.g., Pub. Resources Code, §§ 21155.1, 21155.4, 21159.24, 21159.25; Gov. Code, § 65457; Cal Code Regs., tit. 14, §§ 15303, 15332; Pub. Resources Code, §§ 21094.5, 21099, 21155.2, 21159.28).	2
2D	Establishment of permitting processes that take less than four months to complete. Policies under this category must address all approvals necessary to issue building permits.	2
2E	Absence or elimination of public hearings for projects consistent with zoning and the general plan.	2
2F	Priority permit processing or reduced plan check times for homes affordable to Lower-Income Households.	2
2G	Establishment of consolidated or streamlined permit processes that minimize the levels of review and approval required for projects, and that are consistent with zoning regulations and the general plan.	1
2H	Absence, elimination, or replacement of subjective development and design standards with objective development and design standards that simplify zoning clearance and improve approval certainty and timing.	1
2I	Establishment of one-stop-shop permitting processes or a single point of contact where entitlements are coordinated across city approval functions (e.g., planning, public works, building) from entitlement application to certificate of occupancy.	1
2J	Priority permit processing or reduced plan check times for ADUs/JADUs or multifamily housing.	1
2K	Establishment of a standardized application form for all entitlement applications.	1
2L	Documented practice of publicly posting status updates on project permit approvals on the internet.	1
2M	Limitation on the total number of hearings for any project to three or fewer. Applicants that accrue points pursuant to category (2)(E) are not eligible for points under this category.	1
2N	Other policies not described in Categories (2)(A)-(M) of this section that quantifiably decrease production timeframes or promote the streamlining of approval processes.	1

Scoring Criteria

Category 3: Reduction of Construction and Development Costs

Category	Prohousing Policy Description	Points
3A	Waiver or significant reduction of development impact fees for residential development with units affordable to Lower-Income Households. This provision does not include fees associated with the provision of housing affordable to Lower-Income Households (e.g., inclusionary in lieu fees, affordable housing impact fees, and commercial linkage fees).	3
3B	Adoption of policies that result in less restrictive requirements than Government Code sections 65852.2 and 65852.22 to reduce barriers for property owners to create ADUs/JADUs. Examples of qualifying policies include, but are not limited to, development standards improvements, permit processing improvements, dedicated ADU/JADU staff, technical assistance programs, and pre-approved ADU/JADU design packages.	2
3C	Adoption of other fee reduction strategies separate from Category (3)(A), including fee deferrals and reduced fees for housing for persons with special needs. This provision does not include fees associated with the provision of housing affordable to Lower-Income Households (e.g., inclusionary in lieu fees, affordable impact fees and commercial linkage fees).	1
3D	Accelerating innovative housing production through innovative housing types (e.g., manufactured homes, recreational vehicles, park models, community ownership, and other forms of social housing) that reduce development costs.	1
3E	Measures that reduce costs for transportation-related infrastructure or programs that encourage active modes of transportation or other alternatives to automobiles. Qualifying policies include, but are not limited to, publicly funded programs to expand sidewalks or protect bike/micro-mobility lanes, creation of on-street parking for bikes, transit-related improvements, or establishment of carshare programs.	1
3F	Adoption of universal design ordinances pursuant to Health and Safety Code section 17959.	1
3G	Establishment of pre-approved or prototype plans for missing middle housing types (e.g., duplexes, triplexes, and fourplexes) in low-density, single-family residential areas.	1
3H	Adoption of ordinances that reduce barriers, beyond existing law, for the development of housing affordable to Lower-Income Households.	1
3I	Other policies not described in Categories (3)(A)-(H) of this section that quantifiably reduce construction or development costs.	1

Scoring Criteria
Category 4: Providing Financial Subsidies

Category	Prohousing Policy Description	Points
4A	Establishment of a housing fund or contribution of funds towards affordable housing through proceeds from approved ballot measures.	2
4B	Establishment of local housing trust funds or collaboration on a regional housing trust fund, which include the Jurisdiction’s own funding contributions. The Jurisdiction must contribute to the local or regional housing trust fund regularly and significantly. For the purposes of this Category, “regularly” shall be defined as at least annually, and “significant” contributions shall be determined based on the impact the contributions have in accelerating the production of affordable housing.	2
4C	Demonstration of regular use or planned regular use of funding (e.g., federal, state, or local) for preserving assisted units at-risk of conversion to market rate uses and conversion of market rate uses to units with affordability restrictions (e.g., acquisition/rehabilitation). For the purposes of this category, “regular use” can be demonstrated through the number of units preserved annually by utilizing this funding source.	2
4D	Provide grants or low-interest loans for ADU/JADU construction affordable to Lower- and Moderate-Income Households.	2
4E	A comprehensive program that complies with the Surplus Land Act (Gov. Code, § 54220 et seq.) and that makes publicly owned land available for affordable housing, or for multifamily housing projects with the highest feasible percentage of units affordable to Lower Income Households. A qualifying program may utilize mechanisms such as land donations, land sales with significant write-downs, or below-market land leases.	2
4F	Establishment of an Enhanced Infrastructure Financing District or similar local financing tool that, to the extent feasible, directly supports housing developments in an area where at least 20 percent of the residences will be affordable to Lower-Income Households.	2
4G	Prioritization of local general funds to accelerate the production of housing affordable to Lower-Income Households.	2
4H	Directed residual redevelopment funds to accelerate the production of affordable housing.	1
4I	Development and regular (at least biennial) use of a housing subsidy pool, local or regional trust fund, or other similar funding source sufficient to facilitate and support the development of housing affordable to Lower-Income Households.	1

4J	Prioritization of local general funds for affordable housing. This point shall not be awarded if the applicant earns two points pursuant to Category (4)(G).	1
4K	Providing operating subsidies for permanent Supportive Housing.	1
4L	Providing subsidies for housing affordable to Extremely Low-Income Households.	1
4M	Other policies not described in Categories (4)(A)-(L) of this section that quantifiably promote, develop, or leverage financial resources for housing affordable to Lower-Income Households.	1

Scoring Criteria Enhancement Factors

The Department shall utilize enhancement factors to increase the point scores of Prohousing Policies. An individual Prohousing Policy may not use more than one enhancement factor. Each Prohousing Policy will receive extra points for enhancement factors in accordance with the chart below.

Category	Prohousing Policy Description	Points
1	The policy represents one element of a unified, multi-faceted strategy to promote multiple planning objectives, such as efficient land use, access to public transportation, housing affordable to Lower-Income Households, climate change solutions, and/or hazard mitigation.	2
2	Policies that promote development consistent with the state planning priorities pursuant to Government Code section 65041.1 .	1
3	Policies that diversify planning and target community and economic development investments (housing and non-housing) toward place-based strategies for community revitalization and equitable quality of life in lower opportunity areas. Such areas include, but are not limited to, Low Resource and High Segregation & Poverty areas designated in the most recently updated TCAC/HCD Opportunity Maps, and disadvantaged communities pursuant to Health and Safety Code sections 39711 and 39715 (California Senate Bill 535 (2012)).	1
4	Policies that go beyond state law requirements in reducing displacement of Lower-Income Households and conserving existing housing stock that is affordable to Lower-Income Households.	1
5	Rezoning and other policies that support intensification of residential development in Location Efficient Communities.	1
6	Rezoning and other policies that result in a net gain of housing capacity while concurrently mitigating development impacts on or from Environmentally Sensitive or Hazardous Areas.	1
7	Zoning policies, including inclusionary housing policies, that increase housing choices and affordability, particularly for Lower-Income Households, in High Resource and Highest Resource areas, as designated in the most recently updated TCAC/HCD Opportunity Maps.	1
8	Other policies that involve meaningful actions towards Affirmatively Furthering Fair Housing outside of those required pursuant to Government Code sections 65583, subdivision (c)(10), and 8899.50, including, but not limited to, outreach campaigns, updated zoning codes, and expanded access to financing support.	1

Self-Scoring Sheet Instructions

The Department shall validate applicants' scores based on the extent to which each identified Prohousing Policy contributes to the Acceleration of Housing Production. The Department shall assess applicants' Prohousing Policies in accordance with statutory requirements and the Regulations.

The Department shall further assess applicants' Prohousing Policies using the following four scoring categories: Favorable Zoning and Land Use, Acceleration of Housing Production Timeframes, Reduction of Construction and Development Costs, and Providing Financial Subsidies. Applicants shall demonstrate that they have enacted or proposed at least one policy that significantly contributes to the Acceleration of Housing Production in each of the four categories. A Prohousing Designation requires a total score of 30 points or more across all four categories.

Instructions

Please utilize one row of the Self-Scoring Sheet for each Prohousing Policy.

- **Category Number:** Select the relevant category number from the relevant Scoring Criteria list in this application. Where appropriate, applicants may utilize a category number more than once.
- **Concise Written Description of Prohousing Policy:** Set forth a brief description of the enacted or proposed Prohousing Policy.
- **Enacted or Proposed:** Identify the Prohousing Policy as enacted or proposed. For proposed Prohousing Policies, please complete **Appendix 2: Proposed Policy Completion Schedule**.
- **Documentation Type:** For enacted Prohousing Policies, identify the relevant documentary evidence (e.g., resolution, zoning code provisions). For proposed Prohousing Policies, identify the documentation which shows that implementation of the policy is pending.
- **Web Links/Electronic Copies:** Insert the Web link(s) to the relevant documentation or indicate that electronic copies of the documentation have been attached to this application as **Appendix 7**.
- **Points:** Enter the appropriate number of points using the relevant Scoring Criteria list in this application.
- **Enhancement Category Number (optional):** If utilizing an enhancement factor for a particular Prohousing Policy, enter the appropriate category number using the relevant Scoring Criteria list in this application.
- **Enhancement Points (optional):** If utilizing an enhancement factor for a particular Prohousing Policy, enter the point(s) for that Prohousing Policy.
- **Total Points:** Add the enhancement point(s) to the Prohousing Policy's general point score.

Appendix 1: Formal Resolution for the Prohousing Designation Program

Formal Resolution for the PROHOUSING Designation Program

RESOLUTION NO. 2026-XX

A RESOLUTION AUTHORIZING APPLICATION TO AND PARTICIPATION IN THE PROHOUSING DESIGNATION PROGRAM

WHEREAS, Government Code section 65589.9 established the Prohousing Designation Program (“Program”), which creates incentives for jurisdictions that are compliant with state housing element requirements and that have enacted Prohousing local policies; and

WHEREAS, such jurisdictions will be designated Prohousing, and, as such, will receive additional points or other preference during the scoring of their competitive Applications for specified housing and infrastructure funding; and

WHEREAS, a Prohousing Designation also grants participating jurisdictions eligibility for funds set aside under the Prohousing Incentive Program, which allocates 5% of the total amount collected annually in the Building Homes and Jobs Trust Fund; and

WHEREAS, the California Department of Housing and Community Development (“Department”) has adopted regulations (Cal. Code Regs., tit. 25, § 6600 et seq.) to implement the Program (“**Program Regulations**”), as authorized by Government Code section 65589.9, subdivision (d); and

WHEREAS, the 6th Cycle Housing Element adopted by the Alameda County Board of Supervisors on December 12th, 2024, includes Policy 3.8 State and Regional Housing Designations, which directs Alameda County to pursue program and policy changes to successfully qualify for programs such as the Prohousing Designation Program in order to qualify for additional funding for housing; and WHEREAS, HHAP funding is used for XYZ in Alameda County; and

WHEREAS, the state of California offers Homeless Housing, Assistance and Prevention (HHAP) funding; Alameda County has used this funding to support over 300 projects or 24,000 people and placing 6,000 into permanent housing; and

WHEREAS, the State Legislature is currently considering budget language which would require a Prohousing Designation in order to access HHAP funds; and

WHEREAS, Alameda County (“Applicant”) desires to submit an Application for a Prohousing Designation (“Application”).

THEREFORE, IT IS RESOLVED THAT:

1. Applicant is hereby authorized and directed to submit an Application to the Department.
2. Applicant acknowledges and confirms that it is currently in compliance with applicable state housing law.

3. Applicant acknowledges and confirms that it will continue to comply with applicable housing laws and to refrain from enacting laws, developing policies, or taking other local governmental actions that may or do inhibit or constrain housing production. Examples of such local laws, policies, and actions include moratoriums on development; local voter approval requirements related to housing production; downzoning; and unduly restrictive or onerous zoning regulations, development standards, or permit procedures. Applicant further acknowledges and confirms that the Prohousing Policies in its Application comply with its duty to Affirmatively Further Fair Housing pursuant to Government Code sections 8899.50 and 65583. Applicant further acknowledges and confirms that its general plan is in alignment with an adopted sustainable communities strategy pursuant to Public Resources Code sections 21155-21155.4. Applicant further acknowledges and confirms that its policies for the treatment of homeless encampments on public property comply do and will continue to comply with the Constitution and that it has enacted best practices in its jurisdiction that are consistent with the United States Interagency Council on Homelessness' "7 Principles for Addressing Encampments" (June 17, 2022, update).
4. If the Application is approved, Applicant is hereby authorized and directed to enter into, execute, and deliver all documents required or deemed necessary or appropriate to participate in the Program, and all amendments thereto (the "Program Documents").
5. Applicant acknowledges and agrees that it shall be subject to the Application, the terms and conditions specified in the Program Documents, the Program Regulations, and any and all other applicable law.
6. **[INSERT THE TITLE OF THE APPLICANT'S AUTHORIZED SIGNATORY]** is authorized to execute and deliver the Application and the Program Documents on behalf of the Applicant for participation in the Program.

THE FOREGOING WAS PASSED AND ADOPTED this day of _____, ~~2024~~ 2026, by the following vote:

AYES:
NOES:
EXCUSED:
ABSTAINED:

**DAVID HAUBERT, PRESIDENT
 BOARD OF SUPERVISORS**

ATTEST:
 Britney Davis, Clerk of the Board of Supervisors

By: _____
Deputy

APPROVED AS TO FORM:
Andrea Weddle, County Counsel

~~AYES: [Insert #] NOES: [Insert #] ABSENT: [Insert #] ABSTAIN: [Insert #]~~

~~The undersigned, [INSERT NAME AND TITLE OF SIGNATORY] of Applicant, does hereby attest and certify that the foregoing is a true and full copy of a resolution of the Applicant's governing body adopted at a duly convened meeting on the date above mentioned, and that the resolution has not been altered, amended, or repealed.~~

~~SIGNATURE: _____ DATE: _____~~

~~NAME: _____ TITLE: _____~~

Appendix 2: Proposed Policy Completion Schedule

Category Number	Concise Written Description of Proposed Policy	Key Milestones and Milestone Dates	Anticipated Completion Date	Notes
1F	Transit-Oriented Communities semi-compliant parking	July 2026 – Scope finalized June-December 2027 – Expected Adoption hearings	June 2027	This work will be conducted through an 18 month contract funded and held by MTC from January 2026 to June 2027. There is the possibility for a 6 month extension.
1K	Transit-Oriented Communities Inclusionary Zoning Ordinance	August 2026 - Publish Feasibility Report November 2026 – Draft Ordinance June 2027 – Propose ordinance for adoption	June 2027	This policy is being developed in coordination with Ministerial Approval, described in 2A.
2A	Transit-Oriented Communities Ministerial Approval (proposed component): projects of more than 11 units that go beyond proposed Inclusionary Zoning requirements	August 2026 - Publish Feasibility Report November 2026 – Draft Ordinance June 2027 – Propose ordinance for adoption	June 2027	This policy is being developed in coordination with the Inclusionary Zoning Ordinance.
2F	SHIFT Pilot Program: SHIFT will include technical assistance for developers to streamline approvals	June 2026: Launch of RFQ for developers October 2026: Anticipated launch of RFP for funding Fall 2026: SHIFT toolkit including technical assistance available for developers	December 2026	SHIFT funded projects will begin construction in 2027, with toolkit to assist developers available by the end of 2026.
3D	SHIFT Multifamily and ADU Programs: SHIFT will offer financing and assistance to developers to enable construction of small multifamily and ADUs using innovative methods including modular and panelized construction.	June 2026: Launch of RFQ for developers October 2026: Anticipated launch of RFP for funding	December 2026	SHIFT funded projects will begin construction in 2027, with toolkit to assist developers available by the end of 2026.

		Fall 2026: SHIFT toolkit including technical assistance available for developers		
3E	Bay Fair Community Based Transportation Plan; TOC Policy Compliance	July 2026 –TOC scope finalized December 2026 – CBTP finalized for adoption June-December 2027 – Expected TOC hearings	June 2027	CBTP is funded by the Alameda County Transportation Commission. TOC work will be conducted through an 18 month contract funded and held by MTC from January 2026 to June 2027. There is the possibility for a 6 month extension.
3G	SHIFT Pilot Program: HCD has contracted with Inspired ADUs to develop a set of preapproved plans for small multifamily infill housing.	Winter 2026: anticipated completion of plans.	December 2026	
4D				

Appendix 3: Self-Scoring Sheet and Sample Self-Scoring Sheet

Self-Scoring Sheet

Category Number	Concise Written Description of Prohousing Policy	Enacted or Proposed	Documentation Type (e.g., resolution, zoning code)	Insert Web Links to Documents <u>or</u> Indicate that Electronic Copies are Attached as Appendix 7	Points	Enhancement Category Number	Enhancement Points	Total Points
1F	Alameda County is working towards compliance with MTC's Transit-Oriented Communities (TOC) Policy. Full compliance with this policy requires removing minimum parking requirements for new residential and commercial developments within a half mile of the Bay Fair and Castro Valley BART stations. Alameda County is beginning work with MTC consultants on this TOC Policy Compliance. Minimizing infrastructure for single-occupancy vehicles near BART stations is a key component of the TOC Policy. The TOC Policy is a multifaceted regional land use policy to support higher intensity land uses near transit-stations and supporting transit access while emphasizing affordable housing production, protection, and preservation.	P	Project Website, Policy guidance	MTC Administrative Committee Dyett & Bhatia contract – Sept 2025 TOC Administrative Guidance Bay Fair Area Website	2	1	2	4
1G	<p>In December 2024, the Alameda County Board of Supervisors adopted land use designation and zoning changes for over 100 acres of land to enable more than 3,000 possible units of housing as a part of the 6th Cycle Housing Element. This includes 44 acres of land at densities greater than 30 units per acre to better enable housing affordable to lower incomes.</p> <p>A key part of the Housing Element implementation is the Housing Element Overlay Combining District. This overlay provides unique administrative process to enable the construction of the projected number of housing units per site and confers a ministerial process on developments, should they meet objective design guidelines.</p>	E	Zoning Code, General Plan	Environmental Justice Element Housing Element Appendix B 6th Cycle Housing Element Ordinance	2	2	1	3

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	<p>The majority of unincorporated areas in east Alameda County are considered High or Very High Resource on the TCAC/HCD Opportunity Map. However, Alameda County has an Urban Growth Boundary to preserve agricultural land and support density in the urbanized unincorporated communities. Concentrating rezonings to enable housing within the urbanized areas and upholding the urban growth boundary is consistent with the state planning priorities pursuant to Government Code section 65041.1.</p> <p>Concurrent to Housing Element development, Alameda County developed and adopted its first Environmental Justice Element.</p>							
1H	<p>Alameda County has 3 specific plans with a total of 17 zones or sub-areas allowing mixed uses. They include the following:</p> <ul style="list-style-type: none"> - District Mixed Use, District Commercial, Bay Fair Corridor, Corridor Mixed-Use – Residential, Corridor Mixed-Use – Commercial, Corridor Neighborhood – Commercial, and Corridor Neighborhood within the Ashland and Cherryland Business District Specific Plan; - Sub-areas 2 and 4-11 within the Castro Valley Business District Specific Plan; - And the entire area considered within the San Lorenzo Village Specific Plan <p>These specific Plans allow for increased residential uses within the 3 primary commercial areas in the Unincorporated Areas. They also</p>	E	Specific Plans, Zoning Code, Ordinance	Ashland and Cherryland Business District Specific Plan Castro Valley Business District Specific Plan San Lorenzo Village Specific Plan M-U district 6th Cycle Housing	1	5	1	2

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	<p>increase possible residential densities nearest the Bay Fair and Castro Valley BART stations, existing AC Transit bus routes, and future trails. These mixed-use zones support intensification of residential development in Location Efficient Communities</p> <p>Additionally, the mixed-use residential commercial district (M-U) and many of the zones created through the 6th Cycle Housing Element allow for mixed uses.</p>			Element Ordinance				
11	<p>As part of the implementation of the 6th Cycle Housing Element, Alameda County adopted the Housing Element Overlay Combining District, which applies to non-pipeline sites included in the Housing Element Sites Inventory. The district is established to be combined with other districts to provide permit streamlining, incentivize the production of housing at all income levels, and to allow for variations in the intensity of development. The overlay includes the Administrative Modification, which reads:</p> <p>To facilitate projects achieving maximum densities within the HE Overlay, an Administrative Modification is available. Administrative Modification is a no-cost request to modify development standards. It applies to lot dimensions, height, setbacks, open space, landscaping and parking. Administrative Modification is available to applicants and projects covered under Section 17.31.030, Applicability, and can only be appealed under findings of adverse specific impact described in the Housing Accountability</p>	E	Ordinance	6th Cycle Housing Element Ordinance	1	5	1	2

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	<p>Act (Government Code section 65589.5 (a)(3)).</p> <p>Additionally, the Housing Element Overlay includes maximum residential parking requirements lower than what is required in other districts.</p> <p>Maximizing the possible number of residences on a parcel and limiting the number of parking spots per residential unit contributes to the creation of Location Efficient Communities in the unincorporated areas.</p>							
1K	<p>As part of the implementation of the 6th Cycle Housing Element and in an effort to comply with MTC's Transit-Oriented Communities Policy, Alameda County is currently developing an Inclusionary Zoning Ordinance to propose for adoption by the Board of Supervisors. Developing an Inclusionary Zoning Ordinance is a key part of the County's plan to comply with the 'Housing' component of the Transit-Oriented Communities Policy. The TOC Policy is a multifaceted regional land use policy to support higher intensity land uses near transit-stations and supporting transit access while emphasizing affordable housing production, protection, and preservation.</p>	P	Project Website	Project Website	2	1	2	4
1L	<p>The Save Agriculture and Open Space Lands Initiative (Measure D), approved by the Alameda County electorate in November 2000, amended portions of the East County Area Plan (ECAP) and the Castro Valley General Plan (CVGP) pertaining to agriculture and open space. The first stated purpose of the Initiative is "to preserve and enhance agriculture and agricultural lands, and to protect the natural</p>	E	Staff Report, General Plan	Staff Report East County Area Plan	1	2	1	2

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	<p>qualities, the wildlife habitats, the watersheds and the beautiful open space of Alameda County from excessive, badly located and harmful development.”</p> <p>Measure D established an Urban Growth Boundary (UGB) to focus urban development within the Unincorporated Areas in and near existing cities. The initiative also put into place limitations on development on parcels outside of the UGB with general plan designations of Large Parcel Agriculture, Resource Management, or Water Management. These three land use designations apply to nearly all of the land outside the UGB.</p> <p>The UGB supports Government Code section 65041.1(B). By limiting the ability to construct housing in eastern Alameda County, Measure D and the UGB support housing growth in areas with adequate resources and utilities to support thriving communities.</p>							
2A	<p>The following kinds of residential projects are eligible for ministerial approval, dependent on their compliance with existing standards.</p> <ul style="list-style-type: none"> - JADUs and ADUs - Single Family Homes - Projects located in the 6th Cycle Housing Element Sites Inventory - All projects that comply with state laws allowing for a ministerial process - Proposed: projects of more than 11 units that go beyond proposed Inclusionary Zoning requirements. 	E and P	Zoning Ordinance, Project Website	<p>ADU Ordinance</p> <p>6th Cycle Housing Element Ordinance</p> <p>Affordable Housing Production Policy Contract and Scope of Work</p>	3			3

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2B	<p>Alameda County’s general plans and specific plans have made consistent use of program-level CEQA analysis. Relevant EIR and MNDs include those for the following:</p> <ul style="list-style-type: none"> - East County Area Plan - Castro Valley General Plan - Eden Area General Plan - North Livermore Specific Plan - Ashland Cherryland Business District Specific Plan - San Lorenzo Village Specific Plan - Fairview Specific Plan - Alameda County 2023-2031 6th Cycle Housing Element <p>This program-level CEQA analysis enables Alameda County staff to generally streamline housing development and to emphasize housing production within the Urban Growth Boundary (UGB). The UGB supports Government Code section 65041.1(B). By limiting the ability to construct housing in eastern Alameda County, Measure D and the UGB support housing growth in areas with adequate resources and utilities to support thriving communities.</p>	E		East County Area Plan EIR Castro Valley GP EIR Eden Area GP EIR North Livermore Specific Plan EIR Ashland Cherryland Business District Specific Plan EIR San Lorenzo Village Center Specific Plan EIR Fairview Specific Plan Update MND Alameda County 2023-2031 Housing Element Update MND	2	2	1	3
2C	<p>The Alameda County Planning Department uses all relevant CEQA exemptions. The New Construction or Conversion of Small Structures is regularly used, as is the Community Plan Exemption. ADUs and single family homes are most commonly constructed in the unincorporated areas, and the vast majority of these projects are approved ministerially. Attached is a list of projects that received CEQA</p>	E	Table	<p>See attached table titled “Information for Policy 2C” in Appendix 7.</p>	2			2

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	exemptions that were required to go to a public hearing, for ease of submission.							
2F	<p>All affordable housing projects in Alameda County receive priority permit processing. See attachment demonstrating. The two most recent affordable projects were Crescent Grover (formerly Ruby Street) and Madrone Terrace. NUMBER timeline</p> <p>Additionally, the Scalable Housing Infill Funding Toolkit (SHIFT) Program will enable faster permitting and construction of smaller scale affordable housing through the creation of multi-unit pre-permitted plans.</p>	E and P	Program Materials	SHIFT program Site SHIFT Design Consultant Contract	2			2
2H	<p>The Objective Design Standards for the unincorporated areas include 3 elements:</p> <ol style="list-style-type: none"> 1. The Residential Design Guidelines and Standards. They were adopted in 2014 and have been amended to include updated densities. 2. All Specific Plans: Ashland and Cherryland Business District Specific Plan; Castro Valley Business District Specific Plan; San Lorenzo Village Specific Plan; and the Fairview Specific Plan. 3. The Zoning Ordinance 	E		Residential Design Guidelines and Standards Ashland and Cherryland Business District Specific Plan Castro Valley Business District Specific Plan San Lorenzo Village Specific Plan Fairview Specific Plan	1			1

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				Zoning Ordinance				
2I	Applicants for Alameda County Planning, Building, and Grading permits use the Online Permit Portal. Applicants coordinate with all departments through this portal.	E	Website	Permit Portal	1			1
2J	All ADU and JADU permit applications are initially submitted to the Building Department; the Building Department then refers them to the Planning Department. The Alameda County Planning Department has an internal policy of handling all ADU/JADU referrals promptly. For ADUs and JADUs issued permits in 2024 and 2025, Planning staff issued preliminary comments or approved the project within 4.2 days, on average.	E	Table	See attached table titled "Information for Policy 2J" in Appendix 7	1			1
2K	All Planning Permits require the Standard Application. The Permit Portal is used to apply for all Planning and Building Permits.	E	Application, Website	Standard Application Permit Portal	1			1
2L	Alameda County's Maintstar Permit Portal includes a searchable map of all Building, Planning, Code Enforcement, and Grading permits within the unincorporated area. Additionally, very large or complex projects are highlighted on the Planning Department website.	E	Website	Permit Center Map Current Development Projects	1			1
2N	Four days a week, county Planning and Building staff are available at the Zoning Counter via email, phone, and in-person. At this time, prospective applicants can ask questions and request preliminary comments on their proposed projects to ensure their permits are issued in a timely and effective manner. Staff provide guidance on permit submittal standards for first-time applicants, describe the permitting process,	E	Website	Contact Us	1			1

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	and interpret relevant plans and ordinances to aid the applicant's projects. This free service enables applications to be processed more quickly once submitted.							
3A	Affordable housing, housing for people with disabilities, and senior housing have been exempted from paying the Park Dedication Fee since 2004. This is the primary impact fee collected by the Alameda County Planning Department.	E	Zoning Code	Chapter 12.20 - PARK DEDICATION REQUIREMENTS	3			3
3B	Alameda County offers the following to reduce barriers to ADU and JADU development: <ol style="list-style-type: none"> 1. Pre-approved studio, 1 bedroom, and 2 bedroom ADU plans 2. Two pre-approved ADU vendors with 3 total pre-approved ADUs 3. Hello Housing was contracted from May 2021 to May 2024 to provide technical assistance for prospective ADU construction. The website is still available. 	E	Building Plans, Resolution	Pre-approved JADUs/ADUs Hello Housing Contract and extension	2			2
3D	The Scalable Housing Infill Funding Toolkit (SHIFT) Program will enable faster permitting and construction of smaller scale affordable housing through the creation of multi-unit pre-permitted plans. Inspire ADUs, Inc has been awarded the contract as program design advisor. Additionally, innovative or unconventional housing to alleviate homelessness is allowed conditionally as described in 17.52.580 - Conditional uses— Board of zoning adjustments of the zoning code. This includes all possible innovative housing types and was created specifically to enable the	E and P	Program Materials	SHIFT program Site SHIFT Design Consultant Contract Innovative or unconventional housing to alleviate homelessness	1			1

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	construction of tiny homes for people experiencing homelessness.							
3E	<p>In partnership with the City of San Leandro, Alameda County is developing a Community Based Transportation Plan (CBTP) for the areas around the Bay Fair BART train station. This plan will result in recommended transportation improvements that will enable safer and easier use of transit, walking, and biking in the area. Improvements will be incorporated into the County Capital Improvement Plan.</p> <p>Alameda County is working towards compliance with MTC/ABAG's Transit-Oriented Communities (TOC) Policy. This includes planning for mobility hubs and general improvement of station access and circulation near both the Castro Valley and Bay Fair BART train stations. This work is funded through TOC Policy Planning grants from MTC/ABAG.</p> <p>Results from the CBTP and TOC Policy compliance will encourage active modes of transportation and other alternatives to single occupancy vehicles.</p> <p>The TOC Policy is a multifaceted regional land use policy to support higher intensity land uses near transit-stations and supporting transit access while emphasizing affordable housing production, protection, and preservation.</p>	P	Planning websites	<p>Community Based Transportation Plan (CBTP) website</p> <p>MTC Administrative Committee Dyett & Bhatia contract – Sept 2025</p> <p>TOC Administrative Guidance</p>	1	1	2	3
3G	The Scalable Housing Infill Funding Toolkit (SHIFT) Program will enable faster permitting	P	Program Materials	SHIFT program Site	1			1

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	and construction of smaller scale affordable housing through the creation of multi-unit pre-permitted plans. Inspire ADUs, inc has been awarded the contract as program design advisor.			SHIFT Design Consultant Contract				
3I	Four days a week, county Planning and Building staff are available at the Zoning Counter via email, phone, and in-person. At this time, prospective applicants can ask questions and request preliminary comments on their proposed projects to ensure their permits are issued in a timely and effective manner. Staff provide guidance on permit submittal standards for first-time applicants, describe the permitting process, and interpret relevant plans and ordinances to aid the applicant's projects. This free service enables applications to be processed more quickly once submitted.	E	Website	Contact Us	1			1
4A	Alameda County has two primary funds established by ballot measures that support affordable housing. Alameda County's Measure A1 General Obligation Bond Funding provides housing resources for people struggling with housing costs, provides supportive housing to people experiencing homelessness, and it helps families buy homes, a critical step for building wealth and financial stability. Proceeds from Measure W passed in 2020. 80% of funds from Measure W will support the Home Together Fund to support ending homelessness, and 20% will go towards strengthening safety net services. Allocations for FY 2025-2026 includes \$18 million for	E	Program Websites	Measure A1 Progress Measure W Allocation	2			2

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	affordable development on County-owned properties, \$9 million for affordable housing on County-owned properties in the Unincorporated areas, \$1.225 million for housing displacement prevention in the Unincorporated areas, \$15 million for Emergency stabilization within the Home Together Fund, and over \$700 million for Home Together Plan implementation.							
4C	<p>Alameda County has consistently used available funding for the preservation and rehabilitation of affordable housing. The late 1990's Alameda County HOME Consortium and Alameda County Urban County's Consolidated Plan describes \$1.4 million in HOME funding for rehabilitation. The most recent consolidated plan for about \$4.7 million lists rehabilitation and preservation as one of the primary goals.</p> <p>In March 2026, Alameda County awarded \$53 million from the Measure W Home Together Fund to 10 affordable housing projects throughout the county.</p>	E	Program website, Plans	Measure W Announcement Archived Consolidated Plan 2025-2029 Consolidated Plan	2			2
4D	The SHIFT Program expansion includes \$7.4 million in loans for low-income rental (60-80% AMI) and moderate-income homeownership (80-120% AMI). These funds will demonstrate the effectiveness of the tools developed through SHIFT. Up to \$2 million of SHIFT will be set aside as loans for ADU construction.	P	Program Materials	SHIFT program Site SHIFT Design Consultant Contract A1 Program Income Commitment	2			2
4E	The Surplus Property Authority creates value for Alameda County through the disposition of excess County lands. Over the past 25 years, the Authority has been responsible for the sale	E	Resolution, Website,	430 Broadway Board Letter and Resolution	2			2

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	<p>or exchange of over 600 acres of vacant County land for public and private development</p> <p>Alameda County has consistently worked to enable the development housing on county-owned land. Most recently, the Alameda County Board of Supervisors adopted a resolution to move the development of affordable housing at 430 Broadway in Oakland forward. This property was declared exempt surplus in 2021.</p>			Surplus Property Authority Website				
4G	From 2015 to 2020, Alameda County directed \$58 million in residual Redevelopment Agency (RDA) funds to Housing and Homelessness programs. These funds are otherwise known as Boomerang funds. This includes the provision of housing for people experiencing homelessness.	E	Program Materials	Boomerang Programs, 2024 update	2			2
4H	From 2015 to 2020, Alameda County directed \$58 million in residual Redevelopment Agency (RDA) funds to Housing and Homelessness programs. This funding developed the ADU Resource Center and has supported the Eden Community Land Trust.	E	Program Materials	Boomerang Funding for Housing and Homelessness, 2020 update Boomerang Programs, 2024 update	1			1
4I	Building Opportunities for Self-Sufficiency's Pacheco Court has operated homeless housing since 1992. 10 existing cottages will be demolished to construct 27 new studio and 1-bedroom units; these units will continue to serve households at 20% AMI or less. Alameda County is continuing its support of this housing through providing the following funds:	E	Board Letter and resolution	Measure A1 Funding Approval Measure W Funding Approval	1			1

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	<p>The Measure A1 Rental Innovation and Opportunity Fund will provide Pacheco Court with \$650,000.</p> <p>The Measure W Essential County Services Fund will provide Pacheco Court with \$455,000.</p>							
4K	For the FY 2025-2026, \$721,800,000 of Measure W was appropriated for the Home Together Fund. Funding priorities of the Home Together Fund include operating subsidies for Permanent Supportive Housing.	E	Presentation materials	Measure W and the Home Together 2030 Plan Homelessness System Update Feb 2026	1			1
4L	<p>For the FY 2025-2026, \$721,800,000 of Measure W was appropriated for the Home Together Fund. Many of the fund's goals support housing extremely low-income households. Funding priorities include emergency rental assistance, short term housing stabilization services, permanent supportive housing rental subsidies, dedicated affordable housing rental subsidies, and permanent supportive housing development.</p> <p>In March 2026, Alameda County awarded \$50 million in Measure W Home Together Funds to 10 projects under the Multifamily Homelessness Solutions Program. Collectively, the awarded projects are expected to deliver over 900 new permanently affordable homes, including up to 346 units for people experiencing homelessness</p>	E	Presentation materials, press release	Measure W and the Home Together 2030 Plan Homelessness System Update Feb 2026 March 2026 Funding Announcement	1			1
4M	In 2023, Alameda County used American Rescue Plan Act (ARPA) funding to pilot a rental inspection Code Enforcement program. The pilot ran for 2 years and will be the basis of a	E	Board Letters, program website	Two Year Rental Inspection Pilot	1			1

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	<p>more expansive rental inspection pilot, to be announced. Targeting substandard rental units improves the overall housing stock available to lower-income households.</p> <p>Home Together is Alameda County's strategic plan for building a coordinated homeless response system that can meet the needs of people experiencing homelessness and reduce racial disparities. The Home Together 2026 Community Plan was adopted by the Alameda County Board of Supervisors in 2022. The Home Together Fund is a source of local funding to advance the goals of the Home Together Plan, including homelessness program preservation, service and housing expansion, and one-time capital investments for both interim and permanent housing options.</p>			<p>Final Report</p> <p>Home Together Program Website</p>				
				Total	48		11	59

Appendix 4: Examples of Prohousing Policies with Enhancement Factors

If a Prohousing Policy incorporates any of the enhancement factors specified in the Scoring Criteria Enhancement Factors chart, it will receive extra points as indicated therein. Examples of such qualifying Prohousing Policies include the following:

Category 1: Favorable Zoning and Land Use

- Rezoning sufficient sites to accommodate 150 percent or greater of the Regional Housing Needs Allocation by total or income category, including sites in Location Efficient Communities.
- Rezoning sufficient sites to accommodate 150 percent or greater of the Regional Housing Needs Allocation by total or income category, including sites in High Resource and Highest Resource areas (as designated in the most recently updated TCAC/HCD Opportunity Maps).
- Rezoning to accommodate 125 to 149 percent of the Regional Housing Needs Allocation in downtown commercial corridors or other infill locations.
- Expanding density bonus programs to exceed statutory requirements by 10 percent or more in Location Efficient Communities.
- Reducing or eliminating parking requirements for residential development as authorized by Government Code section 65852.2 in Location Efficient Communities.
- Increasing allowable density in low-density, single-family residential areas beyond the requirements of state Accessory Dwelling Unit Law in High Resource and Highest Resource areas (as designated in the most recently updated TCAC/HCD Opportunity Maps).
- Modification of development standards and other applicable zoning provisions to promote greater development intensity in downtown commercial corridors or other infill locations.
- Coupling rezoning actions with policies that go beyond state law requirements in reducing displacement of lower-income households and conserving existing housing stock that is affordable to lower-income households.

Category 2: Acceleration of Housing Production Timeframes

- Ministerial approval processes for multifamily housing in High Resource and Highest Resource areas (as designated in the most recently updated TCAC/HCD Opportunity Maps).
- Streamlined, program-level CEQA analysis and certification of specific plans in Location Efficient Communities.
- Documented practice of streamlining housing development at the project level in downtown commercial corridors and other infill locations.
- Expedited permit processing for housing affordable to lower-income households in High Resource and Highest Resource areas (as designated in the most recently updated TCAC/HCD Opportunity Maps).

Category 3: Reduction of Construction and Development Costs

- Fee waivers for affordable housing in High Resource and Highest Resource areas (as designated in the most recently updated TCAC/HCD Opportunity Maps).
- Fee waivers or reductions for higher density housing in downtown commercial corridors or other infill locations.
- Measures that reduce costs and leverage financial resources for transportation-related infrastructure or programs in Low Resource and High Segregation & Poverty areas (as designated in the most recently updated TCAC/HCD Opportunity Maps).
- Adoption of universal design ordinances to increase housing choices and affordability for persons with disabilities in High Resource and Highest Resource areas (as designated in the most recently updated TCAC/HCD Opportunity Maps).
- Permitting innovative housing types, such as manufactured homes, recreational vehicles or park models, in High Resource and Highest Resource areas (as designated in the most recently updated TCAC/HCD Opportunity Maps).

Category 4: Providing Financial Subsidies

- Targeting local housing trust funds to acquisition or rehabilitation of existing affordable units, or to affordable units at risk of converting to market rate uses, in Low Resource and High Segregation & Poverty areas (as designated in the most recently updated TCAC/HCD Opportunity Maps).
- Marketing grants and other financial products for ADUs/JADUs in High Resource and Highest Resource areas (as designated in the most recently updated TCAC/HCD Opportunity Maps).
- Utilizing publicly owned land for affordable housing in High Resource and Highest Resource areas (as designated in the most recently updated TCAC/HCD Opportunity Maps).
- Establishment of an Enhanced Infrastructure Financing District or similar local financing tool in a Low Resource or High Segregation & Poverty area (as designated in the most recently updated TCAC/HCD Opportunity Maps).
- Directing residual redevelopment funds or general funds to conservation or preservation of affordable housing in areas at high risk of displacement.

Appendix 5: Homeless Encampment Template

[Subchapter 6.6 Prohousing Designation Program](#) requires applicants to confirm that its treatment of encampments on public property complies with and will continue to comply with the constitutional rights of persons experiencing homelessness. An application must include a one-page summary demonstrating how the applicant has enacted best practices in their jurisdiction related to the treatment of unhoused individuals camping on public property, consistent with the United States Interagency Council on Homelessness' "7 Principles for Addressing Encampments (June 17, 2022). The following template and certification are included to help jurisdictions meet this threshold.

- **Principle 1: Establish a Cross-Agency, Multi-Sector Response to Encampments –** Describe how system partners (name partners) work together to prioritize health and safety both for residents and unsheltered individuals. (350 characters max)

H&H meet with Oakland and other cities to coordinate street-based services, including county Street Health and city funded outreach to maximize unsheltered service efforts. City and county partners meet monthly on policy and problem-solving and H&H hold regional outreach provider meetings. The CoC provides coordinated entry policy guidance.

- **Principle 2: Engage Encampment Residents to Develop Solutions –** Describe street outreach efforts to engage with encampment residents to find alternative shelter, housing, and service options using the housing first approach before an existing encampment is closed. (350 characters max)

H&H provide field-based medical and behavioral health care, enhanced care management, and coordinated entry mobile access. Teams build trust through sustained engagement. Cities determine closures but are encouraged to inform H&H in advance so teams can support those with highest health risk to mitigate harm and support shelter connection.

- **Principle 3: Conduct Comprehensive and Coordinated Outreach –** Describe multidisciplinary connection strategies and linkages to resources and permanent housing solutions that is customized to individual needs. If applicable, describe how the jurisdiction uses the coordinated entry system to connect individuals to resources and permanent housing. (350 characters max)

Teams have a doctor, nurse, social worker and community health outreach worker. Grounded in Housing First, they address health and housing, bringing coordinated entry and services to streets. They conduct housing problem solving and coordinated entry assessments to add people to the crisis and housing queues, based on vulnerability and eligibility.

- **Principle 4: Address Basic Needs and Provide Storage –** Describe efforts to meet basic needs, health, safety, and access to storage (timeframes) for people experiencing unsheltered homelessness while creating clear pathways to permanent housing. (350 characters max)

We provide input on city closure protocols when requested to ensure they consider residents' needs. For closures in Unincorporated County, nonabandoned property is collected, logged, and stored for up to 90 days; hazardous items are discarded. Residents receive clear instructions on how and where to retrieve stored belongings.

- **Principle 5: Ensure Access to Shelter or Housing Options** – Describe how low barrier resources to housing and supportive services are communicated to encampment residents. Include how strategies involve alternative measures to criminalization, focusing on service engagement and harm reduction. (350 characters max)

County Street Health teams meet residents where they are, using repeated, low-barrier, harm-reduction outreach to share shelter, housing, and service options. We partner with cities to ensure supportive engagement guides communication with residents in advance of closures, but the County does not participate in closures on City-owned property.

- **Principle 6: Develop Pathways to Permanent Housing and Supports** – Describe Housing First strategies emphasizing low barriers, a harm-reduction model, and services to support people obtaining permanent housing more efficiently. Identify efforts to align federal, state, and local funding/programs to provide clear pathways to permanent housing. (350 characters max)

Our teams use low-barrier, harm-reduction approaches to directly provide care and connect people to services to identify the right resource on the path to permanent housing. We braid federal, state, and local funding and streamline requirements to reduce administrative burden for providers and clients, creating clearer, more efficient housing pathways.

- **Principle 7: Create a Plan for What Will Happen to Encampment Sites After Closure** – Describe plans for former encampment spaces (long-term solutions to prevent encampments from reoccurring). Include efforts to emphasize safety, accessibility, and inclusivity that improve infrastructure. Example: Communities can include curb cuts to increase mobility access and enhanced lighting to encourage safety. (350 characters max)

The County encourages cities to plan for safe, accessible postclosure site use after people are connected to resources. In Unincorporated County, Public Works installs fencing, gates, or barriers to prevent reoccupation when feasible. These measures support longterm safety and help ensure cleared sites remain stable and usable.

Certification and Authorization:

Signature of Authorized Representative

Date

Appendix 6: Public Participation Checklist

Pursuant to Sections 6601, 6602, and 6605, applicants are required to demonstrate how they have engaged in a “Diligent Public Participation Process.”

Please complete this checklist, and sign, to confirm that the applicant has complied with this requirement. Attach and reference any comments you received during the process.

Regulation Text	Explanation	Yes	No
Outreach through a variety of methods and languages to ensure access to the public process and provide opportunities for public input.	Applicant should use methods such as newspaper ads, email, social media, fliers, etc., to inform the public that an application has been drafted and posted for public comment. Language access should reflect languages spoken in your local community and should be available in multiple languages in print media or upon request for digital media.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Specific effort to engage all segments of the community, including individuals or representatives of lower-income and special needs households, for-profit and non-profit developers, and special needs service providers.	Individuals and organizations representing lower-income and special needs households, for-profit and non-profit developers, and special needs service providers should be engaged, informed of, and offered an opportunity to comment on the application. Outreach lists utilized for Housing Element compliance would suffice.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Availability of the draft document to the public, including notification to interested parties and all segments of the community, for thirty (30) calendar days and subsequent versions for seven (7) calendar days.	Applicants should post the application in print and digital forms, collect comments, and incorporate those comments into the application if necessary. Making the application available to the public could be satisfied by posting the application online and/or announcements through other mediums (e.g., local newspapers) so long as these forums include diverse segments of the community, including individuals or representatives of lower-income and special needs households, for-profit and non-profit developers, and special needs service providers.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Public hearings and informative meetings.	For the purposes of satisfying this requirement, a City Council or Board of Supervisors meeting informing the public of the jurisdiction's intent to submit a Prohousing Designation Program application, in addition to any subsequent meetings necessary to make revisions in response to public comment, will satisfy this requirement.	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Consideration of comments, including incorporation of comments into a jurisdiction's application and Prohousing Policies as appropriate.	Provide all comments received with a description of how the comment was incorporated into the application. If the comment is not appropriate for incorporation, please describe why.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Certification and Authorization:

Signature of Authorized Representative

Date

Appendix 7: Additional Information and Supporting Documentation

Table 1. Information for Policy 2C

Policy 2C			
Project type	Unit Count	CEQA Exemption	Project Information
Townhomes	5	15303, Class 3, New Construction or Conversion of Small Structures	https://www.acgov.org/board/bos_calendar/documents/CDAMeetings_04_14_21/PLN2018000181.pdf
Commercial to Residential conversion	3	15301, Class 1, Existing Facilities	https://www.acgov.org/board/bos_calendar/documents/CDAMeetings_11_10_21/PLN202100108.pdf
Single Family Home	1	15303, Class 3, New Construction or Conversion of Small Structures	https://www.acgov.org/board/bos_calendar/documents/CDAMeetings_08_28_24/PLN2022000122.pdf
Legalize ADU	1	15305, Class 5, "Minor Alterations in Land Use Limitations"	https://www.acgov.org/board/bos_calendar/documents/CDAMeetings_06_12_24/PLN202400015%20WBZA.pdf
Mixed use development	56	15183, Community Plan Exemption	https://www.acgov.org/board/bos_calendar/documents/CDAMeetings_11_04_19/8PLN201800217.pdf
Condominiums and an ADU	10	21159.25 Residential or Mixed-Use Housing Projects.	https://www.acgov.org/board/bos_calendar/documents/CDAMeetings_04_26_23/PLN202100093.pdf
Single Family Home	1	15303, Class 3, New Construction or Conversion of Small Structures	https://www.acgov.org/board/bos_calendar/documents/CDAMeetings_02_08_23/PLN202100132%20WBZA%2002_08_2023.pdf
Townhomes and Single Family Home	11	15301, Class 1, Existing Facilities	https://www.acgov.org/board/bos_calendar/documents/CDAMeetings_12_16_19/7PLN201900102.pdf
Tiny homes	6	15301, Class 1, Existing Facilities and 15303, Class 3, New Construction or Conversion of Small Structures	https://www.acgov.org/board/bos_calendar/documents/CDAMeetings_11_20_19/PLN20180061.pdf
Single Family Home	1	15303, Class 3, New Construction or Conversion of Small Structures	https://www.acgov.org/board/bos_calendar/documents/CDAMeetings_08_28_19/3PLN201800137.pdf
Single Family Home	1	15303, Class 3, New Construction or Conversion of Small Structures	https://www.acgov.org/board/bos_calendar/documents/CDAMeetings_08_14_19/7PLN201800210.pdf
Single Family Home	1	15303, Class 3, New Construction or Conversion of Small Structures	https://www.acgov.org/board/bos_calendar/documents/CDAMeetings_08_14_19/8PLN201800174.pdf

Policy 2C			
Project type	Unit Count	CEQA Exemption	Project Information
Single Family Home	1	15303, Class 3, New Construction or Conversion of Small Structures	https://www.acgov.org/board/bos_calendar/documents/CDAMeetings_06_12_19/9PLN201800055.pdf
Condominiums	7	15183, Community Plan Exemption	https://www.acgov.org/board/bos_calendar/documents/CDAMeetings_12_17_18/4PLN201700060.pdf
Affordable apartments	79	SB 35, 65913.4	https://www.acgov.org/board/bos_calendar/documents/CDAMeetings_11_04_19/7PLN201900167.pdf

Table 2. Information for Policy 2J

Policy 2J							
Current APN	Street Address	Local Jurisdiction Tracking ID ⁺	Days between Permit creation and initial comments from Planning	# of Units issued Entitlements	Entitlement Date Approved	# of Units Issued Building Permits	Building Permits Date Issued
429 002305700	21162 HAVILAND AVE, Unit A, HAYWARD, CA 94541	BLD2024-00899	0	1	8/23/2024	1	8/27/2024
080A021501201	2149 167TH AVE, Unit A, SAN LEANDRO, CA 94578	BLD2023-01758	0	1	3/23/2023	1	7/31/2024
902 000400800	3716 MAY SCHOOL RD, LIVERMORE, CA 94551	BLD2022-02274	0	1	5/2/2022	1	4/30/2024
084B056500500	19139 VAUGHN AVE, Unit A, CASTRO VALLEY, CA 94546	BLD2025-01785	1	1	5/12/2025	1	6/20/2025
084C070600300	19567 ALANA RD, CASTRO VALLEY, CA 94546	BLD2024-02476	1	1	7/25/2024	1	9/3/2024
084B044104700	19241 CARLTON AVE, Unit A, CASTRO VALLEY, CA 94546	BLD2025-02591	1	1	7/17/2025	1	9/2/2025
080A018500200	16022 SELBORNE DR, SAN LEANDRO, CA 94578	BLD2024-04422	1	1	12/9/2024	1	1/28/2025
084A005101000	21177 DAWE AVE, Unit A, CASTRO VALLEY, CA 94546	BLD2024-02585	1	1	8/1/2024	1	10/1/2024
080 004501705	1695 159TH AVE, Unit A, SAN LEANDRO, CA 94578	BLD2025-03348	1	1	9/9/2025	1	11/26/2025

Policy 2J							
Current APN	Street Address	Local Jurisdiction Tracking ID*	Days between Permit creation and initial comments from Planning	# of Units issued Entitlements	Entitlement Date Approved	# of Units Issued Building Permits	Building Permits Date Issued
412 004201000	16073 VIA PARO, Unit A, SAN LORENZO, CA 94580	BLD2025-01172	1	1	3/31/2025	1	6/20/2025
084B032606100	16597 SELBY DR, Unit A, CASTRO VALLEY, CA 94578	BLD2025-03079	1	1	8/19/2025	1	11/14/2025
084D110102100	17850 CARMEL DR, Unit A, CASTRO VALLEY, CA 94546	BLD2025-02554	1	1	7/15/2025	1	10/14/2025
084C090510600	4818 LODI WAY, CASTRO VALLEY, CA 94546	BLD2024-01818	1	1	6/6/2024	1	9/10/2024
413 003103800	124 HAMPTON RD, HAYWARD, CA 94541	BLD2025-01155	1	1	3/28/2025	1	7/8/2025
414 003607300	20068 CAMDEN AVE, HAYWARD, CA 94541	BLD2025-04018	1	1	7/7/2025	1	10/24/2025
084b056500500	19139 VAUGHN AVE, Unit B, CASTRO VALLEY, CA 94546	BLD2025-02477	1	1	7/8/2025	1	11/14/2025
084C072603301	20015 MEADOWLARK DR, Unit A, CASTRO VALLEY, CA 94546	BLD2024-01933	1	1	6/13/2024	1	10/21/2024
084C075802600	4052 NICHANDROS ST, Unit A, CASTRO VALLEY, CA 94546	BLD2025-00047	1	1	1/9/2025	1	5/21/2025
079 000604004	14697 SATURN DR, Unit A, SAN LEANDRO, CA 94578	BLD2025-03855	1	1	7/11/2025	1	11/25/2025
079 000604004	14697 SATURN DR, Unit B, SAN LEANDRO, CA 94578	BLD2025-03856	1	1	7/11/2025	1	11/25/2025
946 439100400	83 CASTLEWOOD DR, Unit A, PLEASANTON, CA 94566	BLD2025-03485	1	1	5/22/2025	1	10/7/2025
411 004805900	1973 BANDONI AVE, SAN LORENZO, CA 94580	BLD2024-02948	1	1	7/26/2024	1	12/16/2024
084a002500501	21153 TYEE CT, Unit A, CASTRO VALLEY, CA 94546	BLD2025-01266	1	1	4/4/2025	1	8/26/2025
414 000105400	17023 RAGLAND ST, HAYWARD, CA 94541	BLD2025-00620	1	1	2/21/2025	1	7/24/2025

Policy 2J							
Current APN	Street Address	Local Jurisdiction Tracking ID*	Days between Permit creation and initial comments from Planning	# of Units issued Entitlements	Entitlement Date Approved	# of Units Issued Building Permits	Building Permits Date Issued
084B033700100	2641 ACORN ST, Unit A, CASTRO VALLEY, CA 94546	BLD2025-01981	1	1	5/27/2025	1	10/31/2025
084C069000400	19826 FERN WAY, Unit A, CASTRO VALLEY, CA 94546	BLD2024-03483	1	1	10/2/2024	1	3/14/2025
084C097000202	5200 PROCTOR RD, Unit A, CASTRO VALLEY, CA 94546	BLD2025-00348	1	1	1/30/2025	1	7/16/2025
413 003100900	477 LEWELLING BLVD, Unit A, SAN LORENZO, CA 94580	BLD2024-03674	1	1	10/15/2024	1	4/2/2025
084D119605500	4718 HILLSIDE DR, CASTRO VALLEY, CA 94546	BLD2024-00634	1	1	3/1/2024	1	8/27/2024
084A003502600	21148 SAN MIGUEL AVE, Unit B, CASTRO VALLEY, CA 94546	BLD2024-04600	1	1	9/18/2024	1	3/27/2025
084D134104100	18921 PATTON DR, Unit A, CASTRO VALLEY, CA 94546	BLD2025-01557	1	1	4/23/2025	1	11/5/2025
084A021601005	20406 ALMEDA ST, Unit A, CASTRO VALLEY, CA 94546	BLD2024-01602	1	1	5/17/2024	1	12/4/2024
084A004003000	3256 KERR ST, Unit A, CASTRO VALLEY, CA 94546	BLD2024-04150	1	1	11/19/2024	1	6/26/2025
084D110703900	3682 SEVEN HILLS RD, Unit A, CASTRO VALLEY, CA 94546	BLD2024-02574	1	1	7/31/2024	1	3/31/2025
084C080101500	5115 RAHLVES DR, Unit A, CASTRO VALLEY, CA 94546	BLD2024-04107	1	1	11/14/2024	1	7/21/2025
085 631302400	6001 CASTLEBROOK DR, Unit A, CASTRO VALLEY, CA 94552	BLD2024-02765	1	1	8/14/2024	1	4/29/2025
413 003100900	477 LEWELLING BLVD, Unit B, SAN LORENZO, CA 94580	BLD2025-01020	1	1	3/20/2025	1	12/10/2025
084C090503200	18408 PEPPER ST, Unit A, CASTRO VALLEY, CA 94546	BLD2025-01865	1	1	8/19/2024	1	6/2/2025
084C090503200	18408 PEPPER ST, Unit B, CASTRO VALLEY, CA 94546	BLD2025-01864	1	1	8/19/2024	1	6/2/2025
413 001103600	15566 USHER ST, Unit A, SAN LORENZO, CA 94580	BLD2024-03316	1	1	9/23/2024	1	8/1/2025
084B057012801	19465 SANTA MARIA AVE, Unit A, CASTRO VALLEY, CA 94546	BLD2024-03498	1	1	10/3/2024	1	8/26/2025

Policy 2J							
Current APN	Street Address	Local Jurisdiction Tracking ID*	Days between Permit creation and initial comments from Planning	# of Units issued Entitlements	Entitlement Date Approved	# of Units Issued Building Permits	Building Permits Date Issued
084D130803200	3607 SWALLOW CT, Unit A, CASTRO VALLEY, CA 94546	BLD2024-01026	1	1	4/3/2024	1	3/15/2025
414 006101100	20913 MONTGOMERY AVE, Unit A, HAYWARD, CA 94541	BLD2024-01243	1	1	4/22/2024	1	4/18/2025
080A023300303	2238 170TH AVE, Unit A, CASTRO VALLEY, CA 94546	BLD2024-00102	1	1	1/10/2024	1	2/11/2025
080D057300600	534 DREW ST, Unit B, SAN LORENZO, CA 94580	BLD2024-00530	1	1	2/21/2024	1	4/10/2025
084C078000301	4589 JAMES AVE, Unit A, CASTRO VALLEY, CA 94546	BLD2024-02139	1	1	7/1/2024	1	10/10/2025
411 009004500	17369 VIA CHIQUITA, Unit A, SAN LORENZO, CA 94580	BLD2024-01279	1	1	4/23/2024	1	10/16/2025
084B039606902	2776 B SYDNEY WAY, CASTRO VALLEY, CA 94546	BLD2024-00563	1	1	2/26/2024	1	11/6/2025
413 007008000	15882 VIA GRANADA, Unit A, SAN LORENZO, CA 94580	BLD2023-04934	1	1	12/20/2023	1	12/23/2024
084A002000200	21007 NUNES AVE, Unit A, CASTRO VALLEY, CA 94546	BLD2023-04890	1	1	12/15/2023	1	1/24/2024
084C081601400	18973 SANDY RD, Unit A, CASTRO VALLEY, CA 94546	BLD2023-04800	1	1	12/7/2023	1	10/14/2024
080D056502802	15602 WAGNER ST, Unit A, SAN LORENZO, CA 94580	BLD2023-04763	1	1	12/5/2023	1	2/6/2024
414 003107200	588 PARADISE BLVD, HAYWARD, CA 94541	BLD2023-04740	1	1	12/1/2023	1	2/7/2024
417 014000600	22897 VALLEY VIEW DR, Unit A, HAYWARD, CA 94541	BLD2023-04672	1	1	11/27/2023	1	6/9/2024
084B057006100	3566 SOMERSET AVE, CASTRO VALLEY, CA 94546	BLD2023-04604	1	1	11/20/2023	1	5/13/2024
426 014001400	25386 2ND ST, Unit A, HAYWARD, CA 94541	BLD2023-04567	1	1	11/16/2023	1	6/4/2024
415 011005800	2253 VESTAL AVE, Unit A, CASTRO VALLEY, CA 94546	BLD2023-04512, BLD2025-01183	1	1	11/13/2023	1	2/29/2024

Policy 2J							
Current APN	Street Address	Local Jurisdiction Tracking ID*	Days between Permit creation and initial comments from Planning	# of Units issued Entitlements	Entitlement Date Approved	# of Units Issued Building Permits	Building Permits Date Issued
411 008410700	17442 VIA MELINA, Unit A, SAN LORENZO, CA 94580	BLD2023-04515	1	1	11/13/2023	1	6/13/2024
080A020200105	2000 MIRAMAR AVE, Unit A, SAN LEANDRO, CA 94578	BLD2023-04408	1	1	11/3/2023	1	2/22/2024
084B050106600	18792 CARLTON AVE, CASTRO VALLEY, CA 94546	BLD2023-04263	1	1	10/24/2023	1	10/14/2024
429 001403600	326 CHERRY WAY, HAYWARD, CA 94541	BLD2023-04193	1	1	10/19/2023	1	10/11/2024
416 010001200	2751 BETLEN CT, Unit A, CASTRO VALLEY, CA 94546	BLD2023-04174	1	1	10/18/2023	1	1/3/2024
084A019500800	19955 ZENO ST, Unit A, CASTRO VALLEY, CA 94546	BLD2023-03955	1	1	10/2/2023	1	7/9/2024
429 001904300	624 BLOSSOM WAY, HAYWARD, CA 94541	BLD2023-03777	1	1	9/20/2023	1	9/9/2024
080A021201901	16709 ROLANDO AVE, Unit B, SAN LEANDRO, CA 94578	BLD2023-04803	1	1	8/17/2023	1	3/29/2024
080A021201901	16709 ROLANDO AVE, Unit A, SAN LEANDRO, CA 94578	BLD2023-04805	1	1	8/17/2023	1	3/29/2024
411 005708200	1448 VIA EL MONTE, Unit A, SAN LORENZO, CA 94580	BLD2023-03246	1	1	8/8/2023	1	2/13/2024
414 006106200	21088 MONTGOMERY AVE, Unit A, HAYWARD, CA 94541	BLD2023-02869	1	1	7/11/2023	1	2/6/2024
084C0625062	3765 CASTRO VALLEY BLVD, CASTRO VALLEY, CA 94546	BLD2024-01095	1	3	7/5/2023	3	4/25/2024
411 008713800	17420 VIA LA JOLLA, Unit A, SAN LORENZO, CA 94580	BLD2024-00749	1	1	6/26/2023	1	6/19/2024
411 008713800	17420 VIA LA JOLLA, Unit B, SAN LORENZO, CA 94580	BLD2024-00748	1	1	6/26/2023	1	6/19/2024

Policy 2J							
Current APN	Street Address	Local Jurisdiction Tracking ID*	Days between Permit creation and initial comments from Planning	# of Units issued Entitlements	Entitlement Date Approved	# of Units Issued Building Permits	Building Permits Date Issued
084C067401900	4348 OMEGA AVE, Unit B, CASTRO VALLEY, CA 94546	BLD2024-00951	1	1	6/14/2023	1	7/23/2024
080 007103303	1483 165TH AVE, Unit B, SAN LEANDRO, CA 94578	BLD2023-02254	1	1	5/25/2023	1	7/10/2025
080 007800300	1597 167TH AVE., Unit A, SAN LEANDRO, CA 94578	BLD2023-02025	1	1	5/10/2023	1	3/18/2024
084C078300605	4461 JAMES AVE, Unit A, CASTRO VALLEY, CA 94546	BLD2023-01897	1	1	5/3/2023	1	3/7/2024
425 015001300	25227 2ND ST, Unit A, HAYWARD, CA 94541	BLD2023-01882	1	1	5/3/2023	1	5/28/2025
412 005804900	17110 Hesperian Blvd, Unit A, SAN LORENZO, CA 94580	BLD2023-01855	1	1	5/1/2023	1	9/9/2024
080 004500415	15840 MARCELLA ST, Unit 11, SAN LEANDRO, CA 94578	BLD2023-01673	1	1	4/20/2023	1	7/24/2024
412 005802700	17463 VIA ANDETA, Unit A, SAN LORENZO, CA 94580	BLD2023-01990	1	1	4/20/2023	1	2/5/2024
080 007103303	1483 165TH AVE, Unit A, SAN LEANDRO, CA 94578	BLD2023-01600	1	1	4/17/2023	1	7/17/2024
084C060900300	3446A PINE ST, CASTRO VALLEY, CA 94546	BLD2023-01539	1	1	4/12/2023	1	11/7/2024
415 022002500	1777 KNOX ST, Unit A, CASTRO VALLEY, CA 94546	BLD2023-00953	1	1	3/9/2023	1	2/2/2024
080 003509400	1509 ORIOLE AVE, SAN LEANDRO, CA 94578	BLD2023-00422	1	1	2/3/2023	1	9/11/2025
080 003509400	1509 ORIOLE AVE, Unit A, SAN LEANDRO, CA 94578	BLD2023-00422	1	1	2/3/2023	1	9/11/2025
429 001001900	19118 MEEKLAND AVE, Unit A, HAYWARD, CA 94541	BLD2023-00350	1	1	1/30/2023	1	2/18/2025
417 022001800	3110 D ST, Unit A, HAYWARD, CA 94541	BLD2023-00241	1	1	1/24/2023	1	2/6/2024
426 001000200	2555 D ST, HAYWARD, CA 94541	BLD2023-00258	1	1	1/24/2023	1	3/22/2024

Policy 2J							
Current APN	Street Address	Local Jurisdiction Tracking ID*	Days between Permit creation and initial comments from Planning	# of Units issued Entitlements	Entitlement Date Approved	# of Units Issued Building Permits	Building Permits Date Issued
084D120702400	18357 MAFFEY DR, CASTRO VALLEY, CA 94546	BLD2023-00212	1	1	1/23/2023	1	3/4/2025
417 021000800	2919 KELLY ST, HAYWARD, CA	BLD2022-01202	1	1	10/3/2022	1	4/9/2024
414 000105800	672 E LEWELLING BLVD, Unit A, HAYWARD, CA 94541	BLD2022-03116	1	1	8/24/2022	1	6/14/2024
902 000200700	4688 BEL ROMA RD, Unit A, LIVERMORE, CA 94551	BLD2022-02731	1	1	7/28/2022	1	4/28/2025
426 018005100	24390 ISRAEL CT, Unit A, HAYWARD, CA 94541	BLD2022-03018	1	1	3/18/2022	1	1/18/2024
414 005103900	21075 FOOTHILL BLVD, HAYWARD, CA 94541	BLD2022-02075, BLD2024-04607, BLD2025-02411	1	1	8/13/2021	1	12/31/2024
413 009301200	281 ALBION AVE, Unit A, SAN LORENZO, CA 94580	BLD2023-02921, BLD2025-04249	1			1	11/21/2025
084D130810200	19089 MAYBERRY DR, CASTRO VALLEY, CA 94546	BLD2024-02164	1	0		1	10/3/2024
080A018500400	16042 SELBORNE DR, SAN LEANDRO, CA 94578	BLD2024-01454	1	0		1	8/4/2024
080A010000702	1517 168TH AVE, SAN LEANDRO, CA 94578	BLD2024-00277	1	0		1	8/1/2024
080 004502505	1625 159TH AVE, Unit A, SAN LEANDRO, CA 94578	BLD2023-03155	1	0		1	8/19/2024
412 002502300	15834 VIA DEL PRADO, Unit A, SAN LORENZO, CA 94580	BLD2025-00315	1	0		1	12/8/2025
412 004701600	16105 VIA OLINDA, SAN LORENZO, CA 94580	BLD2025-04656	1	0		1	12/17/2025
412 004701600	16105 VIA OLINDA, Unit A, SAN LORENZO, CA 94580	BLD2024-01783	1	0		1	12/17/2025

Policy 2J							
Current APN	Street Address	Local Jurisdiction Tracking ID*	Days between Permit creation and initial comments from Planning	# of Units issued Entitlements	Entitlement Date Approved	# of Units Issued Building Permits	Building Permits Date Issued
084D130000406	3447 SEVEN HILLS RD, Unit A, CASTRO VALLEY, CA 94546	BLD2024-04140	2	1	11/18/2024	1	2/21/2025
084C075700300	4026 BERDINA RD, Unit A, CASTRO VALLEY, CA 94546	BLD2024-03580	2	1	6/21/2024	1	10/17/2024
084A003501900	21006 NUNES AVE, Unit A, CASTRO VALLEY, CA 94546	BLD2024-04614	2	1	12/30/2024	1	6/24/2025
417 019010400	23051 HENRY LN, Unit A, HAYWARD, CA 94541	BLD2024-02126	2	1	7/1/2024	1	1/31/2025
084d116801804	18948 WALNUT RD, CASTRO VALLEY, CA 94546	BLD2025-00805	2	1	1/6/2025	1	8/20/2025
084B059001300	3812 SOMERSET AVE, CASTRO VALLEY, CA 94546	BLD2025-00584	2	1	2/19/2025	1	10/16/2025
085 545000202	5118 JENSEN RD, Unit A, CASTRO VALLEY, CA 94552	BLD2024-02676	2	1	8/7/2024	1	6/9/2025
084A002300600	21133 BAKER RD, Unit A, CASTRO VALLEY, CA 94546	BLD2024-02400	2	1	7/19/2024	1	10/16/2025
084D115801803	18055 JAYMARK CT, CASTRO VALLEY, CA 94546	BLD2024-00501	2	1	2/16/2024	1	10/3/2025
080D057701100	15778 VASSAR AVE, Unit A, SAN LORENZO, CA 94580	BLD2023-04859	2	1	12/13/2023	1	8/15/2025
415 010008200	2265 KIPLING ST, CASTRO VALLEY, CA 94546	BLD2023-04227	2	1	10/23/2023	1	3/6/2024
429 004109900	21020 HATHAWAY AVE, Unit A, HAYWARD, CA 94541	BLD2022-02652	2	1	7/22/2022	1	7/21/2025
413 004705802	18126 BOSTON RD, Unit A, HAYWARD, CA 94541	BLD2022-01875	2	1	5/25/2022	1	4/19/2024
084c079501900	5055 RAY AVE, Unit A, CASTRO VALLEY, CA 94546	BLD2025-01898	3	1	5/19/2025	1	8/15/2025
412 001717500	15702 VIA PUNTA, Unit A, SAN LORENZO, CA 94580	BLD2024-03806	3	1	5/2/2025	1	5/6/2025
080 000300300	2112 LUNA AVE, SAN LORENZO, CA 94580	BLD2025-03338	3	1	9/8/2025	1	11/7/2025
085 160601400	5837 COLD WATER DR, CASTRO VALLEY, CA 94552	BLD2024-00567	3	1	2/26/2024	1	5/3/2024

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084b045500800	2706 JENNIFER DR, Unit A, CASTRO VALLEY, CA 94546	BLD2025-02089	3	1	5/30/2025	1	8/6/2025
084B040000127	3138 AYLESBURY CT, Unit A, CASTRO VALLEY, CA 94546	BLD2024-02128	3	1	7/1/2024	1	9/12/2024
084C090503400	18334 PEPPER ST, Unit A, CASTRO VALLEY, CA 94546	BLD2025-01601	3	1	2/21/2025	1	6/23/2025
417 003001100	2201 FERNWOOD CT, Unit A, HAYWARD, CA 94541	BLD2025-02083	3	1	6/5/2025	1	10/6/2025
416 008003600	22435 MOYERS ST, Unit A, CASTRO VALLEY, CA 94546	BLD2025-02703	3	1	7/24/2025	1	12/1/2025
084B033102100	19401 STANTON AVE, Unit A, CASTRO VALLEY, CA 94552	BLD2024-00566	3	1	2/26/2024	1	8/22/2024
084D110605100	18570 CARMEL DR, Unit A, CASTRO VALLEY, CA 94546	BLD2025-00941	3	1	3/17/2025	1	12/15/2025
416 007002000	3080 GREENVIEW DR, Unit A, CASTRO VALLEY, CA 94546	BLD2024-01528	3	1	5/10/2024	1	3/19/2025
084C065602600	4006 GREENACRE RD, Unit A, CASTRO VALLEY, CA 94546	BLD2025-01651	3	1	9/27/2024	1	8/8/2025
412 003906000	16114 VIA ANDETA, Unit A, SAN LORENZO, CA 94580	BLD2024-01431	3	1	5/2/2024	1	4/29/2025
411 007515700	17360 VIA MELINA, Unit A, SAN LORENZO, CA 94580	BLD2023-04965	3	1	12/26/2023	1	9/26/2024
080A011001204	1532 171ST AVE, Unit A, HAYWARD, CA 94541	BLD2023-04422	3	1	10/19/2023	1	3/21/2024
416 005012000	22074 CAMERON ST, Unit A, CASTRO VALLEY, CA 94546	BLD2023-04111	3	1	10/12/2023	1	9/16/2024
412 005508300	639 VIA POTRERO, Unit A, SAN LORENZO, CA 94580	BLD2023-03659	3	1	9/11/2023	1	11/22/2024
426 003001900	2816 HIDDEN LN, Unit A, HAYWARD, CA 94541	BLD2023-02482	3	1	6/13/2023	1	2/25/2024
429 006402702	189 WILLOW AVE, Unit A, HAYWARD, CA 94541	BLD2023-01850	3	1	5/1/2023	1	10/23/2024
080 006301408	1661 163RD AVE, Unit A, SAN LEANDRO, CA 94578	BLD2021-03224,	3	1	2/14/2022	1	5/22/2024

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		BLD2024-01643					
426 015004200	2094 NINA CT, HAYWARD, CA 94541	BLD2025-01063	4	1	3/24/2025	1	8/1/2025
084A027001102	2120 REGENT WAY, CASTRO VALLEY, CA 94546	BLD2024-01906	4	1	6/11/2024	1	8/26/2025
084B044104800	19245 CARLTON AVE, Unit A, CASTRO VALLEY, CA 94546	BLD2023-04609	4	1	11/20/2023	1	2/13/2024
080C046602800	612 ELGIN ST, Unit A, SAN LORENZO, CA 94580	BLD2023-03530	4	1	8/15/2023	1	6/13/2024
946 440104800	37 CASTLEWOOD DR, Unit A, PLEASANTON, 94566	BLD2023-01040	4	0		1	8/6/2024
084A013001606	3273 ANITA CT, CASTRO VALLEY, CA 94546	BLD2024-01934	5	1	9/4/2024	1	9/9/2024
084B047310004	18492 CARLTON AVE, Unit A, CASTRO VALLEY, CA 94546	BLD2023-04223	5	1	1/22/2024	1	1/29/2024
426 010000400	1627 E ST, HAYWARD, CA 94541	BLD2025-00278	5	1	1/27/2025	1	4/10/2025
411 000909800	1672 VIA BARRETT, SAN LORENZO, CA 94580	BLD2024-03614	5	1	10/11/2024	1	4/18/2025
079 000804200	2135 ALTAMONT RD, Unit A, SAN LEANDRO, CA 94578	BLD2025-03826	5	1	3/11/2025	1	10/16/2025
084D110606000	3496 MARQUES CT, CASTRO VALLEY, CA 94546	BLD2023-02075	5	1	12/14/2023	1	1/4/2024
432 000802202	20429 GARDEN AVE, HAYWARD, CA 94541	BLD2023-04833	5	1	12/11/2023	1	4/10/2024
099B607500400	4004 DYER RD, Unit A, LIVERMORE, CA 94551	BLD2024-00643	6	1	8/22/2024	1	8/30/2024
084C070601200	19690 FOREST AVE, CASTRO VALLEY, CA 94546	BLD2024-02461	6	1	7/29/2024	1	8/17/2024
084B050200100	3235 SYDNEY WAY, Unit A, CASTRO VALLEY, CA 94546	BLD2024-01792	6	1	8/26/2024	1	10/31/2024
413 005102504	162 MEDFORD AVE, Unit E, HAYWARD, CA 94541	BLD2024-01715	6	1	5/29/2024	1	9/6/2024

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084C0625062	3838 NORBRIDGE AVE, Unit A, CASTRO VALLEY, CA 94546	BLD2024-04648	6	1	6/26/2024	1	12/31/2024
084C0625062	3832 NORBRIDGE AVE, Unit A, CASTRO VALLEY, CA 94546	BLD2024-04645	6	1	6/26/2024	1	12/31/2024
084C0625062	3828 NORBRIDGE AVE, Unit A, CASTRO VALLEY, CA 94546	BLD2024-04644	6	1	6/26/2024	1	12/31/2024
084C0625062	3824 NORBRIDGE AVE, Unit A, CASTRO VALLEY, CA 94546	BLD2024-04643	6	1	6/26/2024	1	12/31/2024
084C0625062	3818 NORBRIDGE AVE, Unit A, CASTRO VALLEY, CA 94546	BLD2024-04642	6	1	6/26/2024	1	12/31/2024
084C0625062	3814 NORBRIDGE AVE, Unit A, CASTRO VALLEY, CA 94546	BLD2024-04641	6	1	6/26/2024	1	12/31/2024
084C0625062	3913 Novel Way, Unit A, CASTRO VALLEY, CA 94546	BLD2024-04604	6	1	6/26/2024	1	12/31/2024
084C0625062	3911 Novel Way, Unit A, CASTRO VALLEY, CA 94546	BLD2024-04605	6	1	6/26/2024	1	12/31/2024
084C0625062	3915 Novel Way, Unit A, CASTRO VALLEY, CA 94546	BLD2024-04603	6	1	6/26/2024	1	12/31/2024
084C0625062	3917 Novel Way, Unit A, CASTRO VALLEY, CA 94546	BLD2024-04602	6	1	6/26/2024	1	12/31/2024
084C0625062	3921 Novel Way, Unit A, CASTRO VALLEY, CA 945	BLD2024-04601	6	1	6/26/2024	1	12/31/2024
412 003903400	16057 VIA PRIMERO, SAN LORENZO, CA 94580	BLD2024-00657	6	1	3/5/2024	1	10/7/2024
415 013002900	21623 BAYWOOD AVE, Unit B, CASTRO VALLEY, CA 94546	BLD2024-00808	6	1	1/8/2024	1	1/24/2025
425 001000202	24717 FAIRVIEW AVE, Unit A, HAYWARD, CA 94542	BLD2024-00451	6	1	2/13/2024	1	6/27/2025

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080A021601601	2137 167TH AVE, Unit A, SAN LEANDRO, CA 94578	BLD2023-04772	6	1	12/5/2023	1	3/13/2024
084D120506700	4356 LAWRENCE DR, Unit A, CASTRO VALLEY, CA 94546	BLD2023-03962	6	1	10/3/2023	1	2/9/2024
084C088502905	18529 BAINS CT, Unit A, CASTRO VALLEY, CA 94546	BLD2023-03928	6	1	4/18/2023	1	8/6/2024
415 006007200	21487 RIZZO AVE, Unit A, CASTRO VALLEY, CA 94546	BLD2024-02711	7	1	11/14/2024	1	11/21/2024
416 004003102	2648 GROVE WAY, HAYWARD, CA 94546	BLD2024-02113	7	1	6/24/2024	1	10/8/2024
415 004008100	21258 HOBERT ST, Unit A, CASTRO VALLEY, CA 94546	BLD2024-02286	8	1	7/11/2024	1	8/28/2024
085 160201602	5291 GREENRIDGE RD, CASTRO VALLEY, CA 94552	BLD2022-04345	8	1	9/4/2025	1	10/23/2025
417 029406700	25828 CLEAR SPRINGS CT, CASTRO VALLEY, CA 94552	BLD2024-03165	8	1	9/13/2024	1	9/12/2025
084C081700300	4634 ALMA AVE, Unit A, CASTRO VALLEY, CA 94546	BLD2023-04716	8	1	11/30/2023	1	2/5/2024
084D123100805	4170 SEVEN HILLS RD, Unit A, CASTRO VALLEY, CA 94546	BLD2022-02340	8	1	6/30/2022	1	1/25/2024
080 002203200	1611 151ST AVE, Unit A, SAN LEANDRO, CA 94578	BLD2025-02118	10	1	6/6/2025	1	6/18/2025
084C070000800	4572 SARGENT AVE, Unit A, CASTRO VALLEY, CA 94546	BLD2025-00113	10	1	11/18/2024	1	1/16/2025
413 003104202	16978 MEEKLAND, Unit A, HAYWARD, CA 94541	BLD2024-00100	11	1	1/10/2024	1	5/13/2024
084B041000205	18469 CARLTON AVE, CASTRO VALLEY, CA 94546	BLD2025-00733	12	1	3/3/2025	1	6/18/2025
415 006003800	21384 RIZZO AVE, Unit A, CASTRO VALLEY, CA 94546	BLD2024-03843	13	1	1/23/2025	1	2/5/2025
080A023000400	17413 ROLANDO AVE, Unit A, CASTRO VALLEY, CA 94546	BLD2025-00304	13	1	5/29/2025	1	6/28/2025

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099 070001600	2022 MARINA AVE, LIVERMORE, CA 94550	BLD2024-04120	13	1	11/18/2024	1	7/21/2025
412 005508300	639 VIA POTRERO, Unit B, SAN LORENZO, CA 94580	BLD2023-03801	13	1	9/21/2023	1	11/22/2024
080 003509200	1529 ORIOLE AVE, Unit A, SAN LEANDRO, CA 94578	BLD2024-03175	14	1	9/13/2024	1	5/12/2025
084C069600100	4439 SARGENT AVE, Unit A, CASTRO VALLEY, CA 94546	BLD2024-04216	15	1	11/21/2024	1	4/3/2025
414 004603610	1282 MATTOX RD, Unit 58, HAYWARD, CA 94541	BLD2024-00253	16	1	1/25/2024	1	7/10/2024
084A003502600	21148 SAN MIGUEL AVE, Unit A, CASTRO VALLEY, CA 94546	BLD2024-03226	16	1	9/18/2024	1	3/27/2025
417 013000900	22580 BYRON ST, Unit A, HAYWARD, CA 94541	BLD2024-01177	23	1	4/16/2024	1	1/10/2025
099 125001900	1970 BUENA VISTA AVE, Unit A, LIVERMORE, CA 94550	BLD2024-02885	27	1	8/23/2024	1	10/3/2025
426 004000900	2622 HIDDEN LN, HAYWARD, CA 94541	BLD2022-03694	28	1	10/6/2022	1	10/14/2024
080C048403400	960 DELANO ST, SAN LORENZO, CA 94580	BLD2024-01608	30	1	5/17/2024	1	9/5/2024
429 005500800	494 SUNSET BLVD, HAYWARD, CA 94541	BLD2023-02527	35	1	9/23/2022	1	7/1/2024
412 001708500	15722 VIA COLUSA, SAN LORENZO, CA 94580	BLD2025-01021	51	1	3/20/2025	1	9/23/2025
412 001708500	15722 VIA COLUSA, Unit A, SAN LORENZO, CA 94580	BLD2025-03538	51	1	3/20/2025	1	9/23/2025