

2025 Housing Element Annual Progress Report

PLANNING AND DEVELOPMENT DEPARTMENT



Mobile Home Repair



The Mosaic @ The Mural District



Manzanilla Commons



Sierra Crossing



Clinton Avenue Apartments

Jurisdiction	Fresno	
Reporting Year	2025	(Jan. 1 - Dec. 31)
Housing Element Planning Period	6th Cycle	12/31/2023 - 12/31/2031

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Acutely Low	Deed Restricted	0
	Non-Deed Restricted	0
Extremely Low	Deed Restricted	63
	Non-Deed Restricted	0
Very Low	Deed Restricted	35
	Non-Deed Restricted	3
Low	Deed Restricted	64
	Non-Deed Restricted	8
Moderate	Deed Restricted	0
	Non-Deed Restricted	122
Above Moderate		1719
Total Units		2014

Units by Structure Type	Entitled	Permitted	Completed
Single-family Attached	0	1	0
Single-family Detached	1194	1248	951
2 to 4 units per structure	93	34	4
5+ units per structure	752	555	1055
Accessory Dwelling Unit	78	101	41
Mobile/Manufactured Home	0	75	7
Total	2117	2014	2058

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

Housing Applications Summary	
Total Housing Applications Submitted:	1,489
Number of Proposed Units in All Applications Received:	3,273
Total Housing Units Approved:	1,595
Total Housing Units Disapproved:	0

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

Units Constructed - SB 423 Streamlining Permits			
Income	Rental	Ownership	Total
Acutely Low	0	0	0
Extremely Low	0	0	0
Very Low	0	0	0
Low	0	0	0
Moderate	0	0	0
Above Moderate	0	0	0
Total	0	0	0

Streamlining Provisions Used - Permitted Units	# of Projects	Units
SB 9 (2021) - Duplex in SF Zone	21	22
SB 9 (2021) - Residential Lot Split	0	0
AB 2011 (2022)	0	0
SB 6 (2022)	0	0
SB 423 (2023)	0	0

Ministerial and Discretionary Applications	# of	Units
Ministerial	1469	2566
Discretionary	20	707

Density Bonus Applications and Units Permitted	
Number of Applications Submitted Requesting a Density Bonus	10
Number of Units in Applications Submitted Requesting a Density Bonus	263
Number of Projects Permitted with a Density Bonus	0
Number of Units in Projects Permitted with a Density Bonus	0

Housing Element Programs Implemented and Sites Rezoned	Count
Programs Implemented	42
Sites Rezoned to Accommodate the RHNA	0

45405310 4043 S TYLER AVE	ADU - City Standard Plan 23-TADU-005	B25-05367	ADU	O	4/28/2025	1	1	1	0	None	No	No	No	N/A	Approved	Ministerial	
4541125 1708 N FIRST ST	Custom SFR	P25-01970	SF D	O	6/6/2025	1	1	1	0	None	No	No	No	N/A	Pending	Ministerial	
45418 730 N SECOND ST	Custom SFR and ADU	B25-02269	2 to 4	O	2/23/2025	2	2	2	0	None	No	No	No	N/A	Pending	Ministerial	
45420231 618 N FISHER ST	Two Custom SFR	P25-02288	2 to 4	O	7/22/2025	2	2	2	0	SB 9 (2021) - Duplex in SF Zone	No	No	No	N/A	Approved	Ministerial	
4581448 340 N PACIFIC AVE	ADU	B25-11887	ADU	O	9/17/2025	1	1	1	0	None	No	No	No	N/A	Pending	Ministerial	
45821185 138 W DUNN AVE	Custom SFR - 2022 Code update	B25-01271	SFD	O	1/30/2025	1	1	1	0	None	No	No	No	N/A	Pending	Ministerial	
45821221 1222 W EL DORADO ST	Custom SFR	B25-15242	SFD	O	1/22/2025	1	1	1	0	None	No	No	No	N/A	Pending	Ministerial	
45821286 1323 W DUNN AVE	SFR - City Standard Plan 23-TADU-005	B25-01078	SFD	O	2/6/2025	1	1	1	0	None	No	No	No	N/A	Approved	Ministerial	P25-01621, 5/14/2025
45922113 204 N BROADWAY	Conversion to residential to create 4 units (NMK zoning)	P25-04167	2 to 4	R	12/20/2025	4	4	4	0	None	No	No	No	N/A	Pending	Discretionary	
45952002 1822 E RICHMOND AVE	2 modular homes	P25-04161	2 to 4	R	1/25/2025	2	2	2	0	SB 9 (2021) - Duplex in SF Zone	No	No	No	N/A	Pending	Ministerial	
4595316 130 N FULTON ST	ADU - Garage conversion	B25-07111	ADU	O	6/9/2025	1	1	1	0	None	No	No	No	N/A	Pending	Ministerial	
45953209 131 E NEFFE ST	Custom SFR and ADU - City Standard Plan 23-TADU-002	B25-15108	2 to 4	O	11/25/2025	2	2	2	0	None	No	No	No	N/A	Pending	Ministerial	
46002220 2512 E BELMONT AVE	MDO - Commercial bldg conversion to 2 residential units and office	B25-16087	2 to 4	O	12/23/2025	2	2	2	0	None	No	No	No	N/A	Pending	Ministerial	
46009119 4705 E MADISON AVE	Custom SFR	B25-05533	SF D	O	5/1/2025	1	1	1	0	None	No	No	No	N/A	Approved	Ministerial	P25-01455, 01/02/2025
46010112 3155 E WASHINGTON AVE	ADU - Carport conversion	B25-15908	ADU	O	12/15/2025	1	1	1	0	None	No	No	No	N/A	Approved	Ministerial	P25-01185, 04/12/2025
46011108 3444 E GRANT AVE	Custom SFR (Manufactured Home)	P25-02126	SF D	O	7/1/2025	1	1	1	0	None	No	No	No	N/A	Pending	Ministerial	
46013101 3602 E GRANT AVE	Duplex	P25-03292	2 to 4	R	10/6/2025	2	2	2	0	SB 9 (2021) - Duplex in SF Zone	No	No	No	N/A	Pending	Ministerial	
46017114 4727 E WASHINGTON AVE	ADU - Garage conversion	B25-15933	ADU	R	12/12/2025	1	1	1	0	None	No	No	No	N/A	Pending	Ministerial	
46017311 304 N SIERRA VISTA AVE	ADU - Garage conversion (refer to B25-04778)	B25-04778	ADU	O	4/17/2025	1	1	1	0	None	No	No	No	N/A	Pending	Ministerial	P25-01393, 04/28/2025
46026116 3115 E IOWA AVE	ADU - City Standard Plan 23-TADU-003	B25-06764	ADU	O	5/29/2025	1	1	1	0	None	No	No	No	N/A	Approved	Ministerial	
46100314 3819 E PLATT AVE	ADU - Garage conversion	P21-05741	ADU	O	6/20/2025	1	1	1	0	None	No	No	No	N/A	Approved	Ministerial	
46114310 4075 E HUNTINGTON AVE	ADU - City Standard Plan 23-TADU-003 Gable	B25-16131	ADU	R	12/16/2025	1	1	1	0	None	No	No	No	N/A	Approved	Ministerial	
46121211 4569 E BALCH AVE	ADU - Garage conversion	B25-05928	ADU	O	5/9/2025	1	1	1	0	None	No	No	No	N/A	Pending	Ministerial	
46122039 510 S RECREATION AVE	ADU - City Standard Plan 23-TADU-003	B25-15613	ADU	R	12/12/2025	1	1	1	0	None	No	No	No	N/A	Approved	Ministerial	
46125022 568 S WOODROW AVE	Custom SFR and ADU - Attached	B25-15615	2 to 4	O	11/24/2025	1	1	1	0	None	No	No	No	N/A	Pending	Ministerial	
46130313 617 S RECREATION AVE	Custom SFR	B25-16167	SFD	O	12/21/2025	1	1	1	0	None	No	No	No	N/A	Pending	Ministerial	
46121165 4896 E WASHINGTON AVE	ADU - Garage conversion	B25-09963	ADU	O	8/7/2025	1	1	1	0	None	No	No	No	N/A	Pending	Ministerial	
46300028 154 S PEACH AVE	Innovation Village - 130 units (23 short term and 108 long term) by Innovation Village LLC: Phase I - University Center, Phase II - 23 units of short-term housing for visitors and students, and Phase III - 108 residential units	P25-01926	5+	R	6/17/2025	108	108	108	0	None	No	No	No	N/A	Pending	Discretionary	
46411107 311 W WHITES BRIDGE AVE	Custom SFR	B25-15816	SFD	O	12/12/2025	1	1	1	0	None	No	No	No	N/A	Pending	Ministerial	
46410233 1708 W WENES AVE	ADU - Garage conversion	B25-04165	ADU	O	4/4/2025	1	1	1	0	None	No	No	No	N/A	Pending	Ministerial	P25-03656, 11/01/2025
46510602 0 # NONE ASSIGNED 2751	Custom SFR	P25-02816	SFD	O	8/25/2025	1	1	1	0	None	No	No	No	N/A	Pending	Ministerial	
46520616 157 E HAWES AVE	ADU - Garage conversion	B25-03104	ADU	O	3/13/2025	1	1	1	0	None	No	No	No	N/A	Approved	Ministerial	P25-00037, 01/06/2025
46610303 1245 SAN JOAQUIN ST	Freight	P25-00194	2 to 4	R	3/1/2025	1	1	1	0	None	No	No	No	N/A	Approved	Discretionary	
46613418 2024 AMADOR ST	MX - Fulton-Amador Mixed Use - 12 units with ground fir commercial	P25-01975	5+	R	6/16/2025	6	6	12	0	None	No	No	No	N/A	Approved	Discretionary	
46711606 736 C ST	SB9 - Duplex & ADU	P25-00430	2 to 4	R	3/7/2025	1	1	3	0	SB 9 (2021) - Duplex in SF Zone	No	No	No	N/A	Pending	Ministerial	
46713303 1211 F ST	SFR - Modular home	P25-04160	MH	O	12/24/2025	1	1	1	0	None	No	No	No	N/A	Pending	Ministerial	
46713301 261 F ST	New ADU (ref B25-15961 and B25-15963 also submitted for this parcel)	B25-15966	ADU	R	12/16/2025	1	1	1	0	None	No	No	No	N/A	Pending	Ministerial	
46713301 261 F ST	New ADU (ref B25-15963 and B25-15966 also submitted for this parcel)	B25-15961	ADU	R	12/16/2025	1	1	1	0	None	No	No	No	N/A	Pending	Ministerial	
46713301 261 F ST	Duplex - SFR conversion to duplex (ref B25-15961 and B25-15966)	B25-15963	2 to 4	R	12/16/2025	1	1	1	0	Duplex (2021) - Duplex in SF Zone	No	No	No	N/A	Pending	Ministerial	
46713301 261 F ST	ADU	P25-04133	ADU	R	12/22/2025	1	1	1	0	None	No	No	No	N/A	Pending	Ministerial	
46713414 1402 S ST	Mobile home M205-0006	B25-14865	ADU	O	11/12/2025	1	1	1	0	None	No	No	No	N/A	Pending	Ministerial	
46715402 1241 E R ST	ADU - Garage conversion	B25-05875	ADU	O	7/29/2025	1	1	1	0	None	No	No	No	N/A	Pending	Ministerial	
46716203 843 A ST	Custom SFR	B25-10999	SFD	O	8/29/2025	1	1	1	0	None	No	No	No	N/A	Pending	Ministerial	
46724102 617 KERN ST	SB9 - New primary SFR, Unit 101	B25-14421	SFD	O	11/18/2025	1	1	1	0	None	No	No	No	N/A	Pending	Ministerial	
46724102 617 KERN ST	SB9 - New SFR with attached ADU - Unit 102	B25-14823	2 to 4	O	11/18/2025	2	2	2	0	SB 9 (2021) - Duplex in SF Zone	No	No	No	N/A	Pending	Ministerial	
468282237 815 FULTON ST S/A	The Park by the Noyan Co(CI) DevelopmentDLR Group - 160 Student-Housing and Co-Living Apartments w/around fir commercial (32 units 50% Mkt and 32 units 60% AMI)	P25-03369	5+	R	10/9/2025	32	32	32	0	None	No	No	No	N/A	Pending	Ministerial	
47018006 1346 E LIBERTY AVE	ADU - Garage conversion	B25-01658	ADU	O	2/6/2025	1	1	1	0	None	No	No	No	N/A	Pending	Ministerial	
47026139 4706 E LIBERTY AVE	ADU	B25-19807	ADU	R	1/29/2025	1	1	1	0	None	No	No	No	N/A	Pending	Ministerial	
47110201 1606 N THIRD ST	Custom SFR	B25-04620	SFD	O	4/9/2025	1	1	1	0	None	No	No	No	N/A	Pending	Ministerial	
47118604 1620 S FIFTH ST	Custom SFR	B25-16121	SFD	O	12/19/2025	2	2	2	0	None	No	No	No	N/A	Approved	Ministerial	P25-00494, 01/12/2025
47118604 1620 S FIFTH ST	ADU	B25-16062	ADU	O	12/24/2025	1	1	1	0	None	No	No	No	N/A	Pending	Ministerial	
47119101 1805 S ORANGE AVE	ADU - Patio and Garage Conversion (code enforcement)	B25-15710	ADU	R	12/10/2025	1	1	1	0	None	No	No	No	N/A	Pending	Ministerial	
47220064 118 E GROVE AVE	Custom SFR	P25-02033	SFD	O	6/18/2025	1	1	1	0	None	No	No	No	N/A	Approved	Ministerial	
47806304 2105 S LUTHERAN ST	ADU - Custom detached	B25-14166	ADU	O	11/18/2025	1	1	1	0	None	No	No	No	N/A	Pending	Ministerial	
47807113 2151 S CLARA AVE	ADU - City Standard Plan 23-TADU-005	B25-09417	ADU	O	7/29/2025	1	1	1	0	None	No	No	No	N/A	Approved	Ministerial	
47807122 2109 S CLARA AVE	ADU - Detached	B25-15771	ADU	R	12/11/2025	1	1	1	0	None	No	No	No	N/A	Pending	Ministerial	
47806227 2122 S F ST	SB9 - Duplex	P25-00713	2 to 4	R	3/5/2025	1	1	2	0	SB 9 (2021) - Duplex in SF Zone	No	No	No	N/A	Approved	Ministerial	
47819106 2306 S POPPY AVE	Custom SFR	B25-11373	SFD	O	9/9/2025	1	1	1	0	None	No	No	No	N/A	Pending	Ministerial	
47825313 2392 S GENEVIA AVE	Custom SFR	B25-02409	SFD	O	1/7/2025	1	1	1	0	None	No	No	No	N/A	Pending	Ministerial	
48012008 4774 E FLORENCE AVE	Demo existing SFR and construct Custom SFR	P25-01539	SFD	O	6/9/2025	1	1	1	0	None	No	No	No	N/A	Approved	Discretionary	P25-03781, 11/01/2025
48112003 2534 S PEACH AVE	Meadow Grove - Master plans for Model F (P25-03781) - 292 total units (60 units low income), 30.5% density bonus, Meadow Grove by TCM Development - 300 affordable units (50 affordable units), affordable housing density bonus 30.5%, two concessions (reduction in rear yard setback to 20 feet and parking stall reduction in accordance with Table 15-2429-D	B25-16227	5+	R	12/22/2025	19	19	19	0	None	No	Yes	Yes	Yes	Yes	Discretionary	P25-03781, 11/01/2025
48112003 2534 S PEACH AVE	Meadow Grove - Master plans for Model E (P25-03781)	B25-16228	5+	R	12/22/2025	40	40	40	0	None	No	Yes	Yes	Yes	Pending	Discretionary	P25-03781, 11/12/2025
48112003 2534 S PEACH AVE	Meadow Grove - Master plans for Model A (P25-03781)	B25-16188	5+	R	12/22/2025	108	108	108	0	None	No	Yes	Yes	Yes	Discretionary	Discretionary	P25-03781, 11/12/2025
48112003 2534 S PEACH AVE	Meadow Grove - Master plans for Model B (P25-03781)	B25-16190	5+	R	12/22/2025	49	49	49	0	None	No	Yes	Yes	Yes	Pending	Discretionary	P25-03781, 11/12/2025
48112003 2534 S PEACH AVE	Meadow Grove - Master plans for Model C (P25-03781)	B25-16191	5+	R	12/22/2025	10	10	10	0	None	No	Yes	Yes	Yes	Pending	Discretionary	P25-03781, 11/12/2025
48112008 2543 S WILLOW AVE	Custom SFR	B25-03887	SFD	O	3/6/2025	1	1	1	0	None	No	No	No	N/A	Pending	Ministerial	
48711110 2642 S NINTH ST	ADU - Garage conversion	B25-15014	ADU	O	1/12/2025	1	1	1	0	None	No	No	No	N/A	Pending	Ministerial	
48424202 4420 E YALE AVE BLDG 101-1	Valley Pacific Builders Plan 1650	B25-16360	SFD	O	12/29/2025	1	1	1	0	None	No	No	No	N/A	Pending	Ministerial	
48608110 1642 E GARLAND AVE	ADU - City Standard Plan 23-TADU-001	B25-16052	ADU	O	12/17/2025	1	1	1	0	None	No	No	No	N/A	Approved	Ministerial	
50201325 4692 W ALLUVIAL AVE	Custom SFR	B25-02761	SFD	O	3/5/2025	1	1	1	0	None	No	No	No	N/A	Approved	Ministerial	P25-01926, 06/12/2025
50201326 4728 W ALLUVIAL AVE	Custom SFR	B25-02696	SFD	O	3/11/2025	1	1	1	0	None	No	No	No	N/A	Approved	Ministerial	
5020907 4632 W ALLUVIAL AVE	Custom SFR and 2 ADUs - detached	P25-03941	2 to 4	R	12/1/2025	1	1	1	0	SB 9 (2021) - Duplex in SF Zone	No	No	No	N/A	Approved	Ministerial	
50406209 6670 N HAYES AVE S/A	Bella Vita	B25-15388	5+	R	12/4/2025	6	6	12	0	None	No	No	No	N/A	Pending	Ministerial	
50406209 6670 N HAYES AVE S/A	Bella Vita	B25-15396	5+	R	12/4/2025	6	6	12	0	None	No	No	No	N/A	Pending	Ministerial	
50406209 6670 N HAYES AVE S/A	Bella Vita	B25-15390	5+	R	12/4/2025	6	6	12	0	None	No	No	No	N/A	Pending	Ministerial	
50406209 6670 N HAYES AVE S/A	Bella Vita	B25-15391	5+	R	12/4/2025	6	6	12	0	None	No	No	No	N/A	Pending	Ministerial	
50406209 6670 N HAYES AVE S/A	Bella Vita	B25-15387	5+	R	12/4/2025	6	6	12	0	None	No	No	No	N/A	Pending	Ministerial	
50406209 6670 N HAYES AVE S/A	Bella Vita	B25-15386	5+	R	12/4/2025	6	6	12	0	None	No	No	No	N/A	Pending	Ministerial	
50406209 6670 N HAYES AVE S/A	Bella Vita	B25-15392	5+	R	12/4/2025												

57424040 7049 E BROWN AVE	Master Plan Calligraphy 4103 - 25-TEMP-012 - Lot 319 Tract 6224	B25-07942	SFD	O	6/16/2025			1	1	0	None	No	No	No	N/A	Approved	Ministerial
57424040 7049 E BROWN AVE	Master Plan Calligraphy 4102 - 25-TEMP-014 - Lot 320 Tract 6224	B25-07940	SFD	O	6/16/2025			1	1	0	None	No	No	No	N/A	Approved	Ministerial
57424040 7077 E BROWN AVE	Master Plan Calligraphy 4101 - 25-TEMP-016 - Lot 301 Tract 6224	B25-07938	SFD	O	6/16/2025			1	1	0	None	No	No	No	N/A	Approved	Ministerial
57424040 7091 E BROWN AVE	Master Plan Calligraphy 4103 - 25-TEMP-012 - Lot 302 Tract 6224	B25-07943	SFD	O	6/16/2025			1	1	0	None	No	No	No	N/A	Approved	Ministerial
57424042 7092 E HARVARD AVE	Master Plan Calligraphy 4102 - 25-TEMP-014 - Lot 345 Tract 6224	B25-07941	SFD	O	6/16/2025			1	1	0	None	No	No	No	N/A	Approved	Ministerial
57424043 7010 E HARVARD AVE	Master Plan Calligraphy 4101 - 25-TEMP-016 - Lot 346 Tract 6224	B25-07939	SFD	O	6/16/2025			1	1	0	None	No	No	No	N/A	Approved	Ministerial
57424043 7064 E HARVARD AVE	Master Plan Calligraphy 4103 - 25-TEMP-012 - Lot 347 Tract 6224	B25-07944	SFD	O	6/16/2025			1	1	0	None	No	No	No	N/A	Approved	Ministerial
57424043 7068 E HARVARD AVE	Master Plan Calligraphy 4102 - 25-TEMP-014 - Lot 348 Tract 6224	B25-07939	SFD	O	6/16/2025			1	1	0	None	No	No	No	N/A	Approved	Ministerial
57424043 7010 E HARVARD AVE	Master Plan Calligraphy 4101 - 25-TEMP-016 - Lot 349 Tract 6224	B25-07938	SFD	O	6/16/2025			1	1	0	None	No	No	No	N/A	Approved	Ministerial
57128136 8253 W AUSTIN WAY	Century Plan 1924 - Westerna - 24-TEMP-037 - Lot 065 Tract 6308	B25-13463	SFD	O	10/22/2025			1	1	0	None	No	No	No	N/A	Approved	Ministerial
57128136 8289 W AUSTIN WAY	Century Plan 1538 - 24-TEMP-043 - Lot 062 Tract 6308	B25-13462	SFD	O	10/22/2025			1	1	0	None	No	No	No	N/A	Approved	Ministerial
57128135 8301 W AUSTIN WAY	Century Plan 1732 - 24-TEMP-044 - Lot 061 Tract 6308	B25-13461	SFD	O	10/22/2025			1	1	0	None	No	No	No	N/A	Approved	Ministerial
57128134 8313 W AUSTIN WAY	Century Plan 1924 - Westerna - 24-TEMP-037 - Lot 060 Tract 6308	B25-11129	SFD	O	9/22/2025			1	1	0	None	No	No	No	N/A	Approved	Ministerial
57128135 8326 W AUSTIN WAY	Century Plan 1538 - 24-TEMP-043 - Lot 060 Tract 6308	B25-11128	SFD	O	9/22/2025			1	1	0	None	No	No	No	N/A	Approved	Ministerial
57128135 8337 W AUSTIN WAY	Century Plan 1732 - 24-TEMP-044 - Lot 058 Tract 6308	B25-11125	SFD	O	9/22/2025			1	1	0	None	No	No	No	N/A	Approved	Ministerial
57128135 8340 W AUSTIN WAY	Century Plan 1538 - 24-TEMP-043 - Lot 057 Tract 6308	B25-11124	SFD	O	9/22/2025			1	1	0	None	No	No	No	N/A	Approved	Ministerial
57128135 8341 W AUSTIN WAY	Century Plan 1924 - Westerna - 24-TEMP-037 - Lot 056 Tract 6308	B25-08871	SFD	O	7/14/2025			1	1	0	None	No	No	No	N/A	Approved	Ministerial
57128135 8373 W AUSTIN WAY	Century Plan 1732 - 24-TEMP-044 - Lot 055 Tract 6308	B25-08870	SFD	O	7/14/2025			1	1	0	None	No	No	No	N/A	Approved	Ministerial
57128128 8318 W AUSTIN WAY	Century Plan 1924 - Westerna - 24-TEMP-037 - Lot 054 Tract 6308	B25-08870	SFD	O	7/14/2025			1	1	0	None	No	No	No	N/A	Approved	Ministerial
571281275 8389 W AUSTIN WAY	Century Plan 1538 - 24-TEMP-043 - Lot 053 Tract 6308	B25-08867	SFD	O	7/14/2025			1	1	0	None	No	No	No	N/A	Approved	Ministerial
571281265 8397 W AUSTIN WAY	Century Plan 1732 - 24-TEMP-044 - Lot 052 Tract 6308	B25-06188	SFD	O	5/14/2025			1	1	0	None	No	No	No	N/A	Approved	Ministerial
571281255 8405 W AUSTIN WAY	Century Plan 1538 - 24-TEMP-043 - Lot 051 Tract 6308	B25-06185	SFD	O	5/14/2025			1	1	0	None	No	No	No	N/A	Approved	Ministerial
571281245 8413 W AUSTIN WAY	Century Plan 1924 - Westerna - 24-TEMP-037 - Lot 050 Tract 6308	B25-04947	SFD	O	4/21/2025			1	1	0	None	No	No	No	N/A	Approved	Ministerial
571281225 8429 W AUSTIN WAY	Century Plan 1924 - Westerna - 24-TEMP-037 - Lot 048 Tract 6308	B25-02529	SFD	O	4/25/2025			1	1	0	None	No	No	No	N/A	Approved	Ministerial
571281215 8437 W AUSTIN WAY	Century Plan 1538 - 24-TEMP-043 - Lot 047 Tract 6308	B25-02526	SFD	O	4/25/2025			1	1	0	None	No	No	No	N/A	Approved	Ministerial
571281205 8445 W AUSTIN WAY	Century Plan 1732 - 24-TEMP-044 - Lot 046 Tract 6308	B25-02525	SFD	O	4/25/2025			1	1	0	None	No	No	No	N/A	Approved	Ministerial
57128118 8453 W AUSTIN WAY	Century Plan 1924 - Westerna - 24-TEMP-037 - Lot 045 Tract 6308	B25-02520	SFD	O	4/25/2025			1	1	0	None	No	No	No	N/A	Approved	Ministerial
571281169 8459 W AUSTIN WAY	Century Plan 1924 - Westerna - 24-TEMP-037 - Lot 043 Tract 6308	B25-02568	SFD	O	4/15/2025			1	1	0	None	No	No	No	N/A	Approved	Ministerial
571281165 8465 W AUSTIN WAY	Century Plan 2454 - 25-TEMP-183 - Lot 042 Tract 6308	B25-04594	SFD	O	4/15/2025			1	1	0	None	No	No	No	N/A	Approved	Ministerial
57128115 8483 W AUSTIN WAY	Century Plan 2454 - 25-TEMP-183 - Lot 041 Tract 6308	B25-04592	SFD	O	4/15/2025			1	1	0	None	No	No	No	N/A	Approved	Ministerial
571281145 8489 W AUSTIN WAY	Century Plan 2454 - 25-TEMP-183 - Lot 040 Tract 6308	B25-04633	SFD	O	4/15/2025			1	1	0	None	No	No	No	N/A	Approved	Ministerial
571281135 8480 W AUSTIN WAY	Century Plan 1924 - Westerna - 24-TEMP-037 - Lot 039 Tract 6308	B25-03217	SFD	O	3/17/2025			1	1	0	None	No	No	No	N/A	Approved	Ministerial
571281125 8472 W AUSTIN WAY	Century Plan 1852 - 24-TEMP-045 - Lot 038 Tract 6308	B25-03215	SFD	O	3/17/2025			1	1	0	None	No	No	No	N/A	Approved	Ministerial
571281115 8464 W AUSTIN WAY	Century Plan 1732 - 24-TEMP-044 - Lot 037 Tract 6308	B25-03235	SFD	O	2/25/2025			1	1	0	None	No	No	No	N/A	Approved	Ministerial
571281105 8461 W AUSTIN WAY	Century Plan 1538 - 24-TEMP-043 - Lot 034 Tract 6308	B25-04003	SFD	O	4/15/2025			1	1	0	None	No	No	No	N/A	Approved	Ministerial
571281085 4026 N CASEY AVE	Century Plan 1852 - 24-TEMP-045 - Lot 036 Tract 6308	B25-05220	SFD	O	2/25/2025			1	1	0	None	No	No	No	N/A	Approved	Ministerial
571281095 4007 N CASEY AVE	Century Plan 2287 - Westerna - 24-TEMP-038 - Lot 035 Tract 6308	B25-05249	SFD	O	2/25/2025			1	1	0	None	No	No	No	N/A	Approved	Ministerial
571281085 4079 N CASEY AVE	Century Plan 2454 - 25-TEMP-183 - Lot 034 Tract 6308	B25-05248	SFD	O	2/25/2025			1	1	0	None	No	No	No	N/A	Approved	Ministerial
571281075 8452 W HADLEY AVE	Century Plan 2454 - 25-TEMP-183 - Lot 033 Tract 6308	B25-05247	SFD	O	2/25/2025			1	1	0	None	No	No	No	N/A	Approved	Ministerial
571281055 8436 W HADLEY AVE	Century Plan 1732 - 24-TEMP-044 - Lot 031 Tract 6308	B25-05148	SFD	O	2/25/2025			1	1	0	None	No	No	No	N/A	Approved	Ministerial
571280975 4004 N CASEY AVE	Century Plan 2454 - 25-TEMP-183 - Lot 069 Tract 6308	B25-05209	SFD	O	3/17/2025			1	1	0	None	No	No	No	N/A	Approved	Ministerial
571280955 4052 N CASEY AVE	Century Plan 1732 - 24-TEMP-044 - Lot 068 Tract 6308	B25-05203	SFD	O	3/17/2025			1	1	0	None	No	No	No	N/A	Approved	Ministerial
571280935 4064 N CASEY AVE	Century Plan 1852 - 24-TEMP-045 - Lot 067 Tract 6308	B25-05197	SFD	O	3/17/2025			1	1	0	None	No	No	No	N/A	Approved	Ministerial
571280925 4041 N BRENT AVE	Century Plan 1924 - Westerna - 24-TEMP-037 - Lot 060 Tract 6308	B25-05251	SFD	O	4/25/2025			1	1	0	None	No	No	No	N/A	Approved	Ministerial
571280915 4039 N BRENT AVE	Century Plan 1852 - 24-TEMP-045 - Lot 059 Tract 6308	B25-05252	SFD	O	4/25/2025			1	1	0	None	No	No	No	N/A	Approved	Ministerial
571280905 4033 N BRENT AVE	Century Plan 2287 - Westerna - 24-TEMP-038 - Lot 056 Tract 6308	B25-05254	SFD	O	4/25/2025			1	1	0	None	No	No	No	N/A	Approved	Ministerial
571280895 4066 N BRENT AVE	Century Plan 1732 - 24-TEMP-044 - Lot 056 Tract 6308	B25-05259	SFD	O	4/25/2025			1	1	0	None	No	No	No	N/A	Approved	Ministerial
571280895 4039 N BRENT AVE	Century Plan 1538 - 24-TEMP-043 - Lot 052 Tract 6308	B25-05237	SFD	O	4/15/2025			1	1	0	None	No	No	No	N/A	Approved	Ministerial
571280885 4038 N BRENT AVE	Century Plan 2287 - Westerna - 24-TEMP-038 - Lot 051 Tract 6308	B25-05261	SFD	O	4/25/2025			1	1	0	None	No	No	No	N/A	Approved	Ministerial
571280875 4036 N BRENT AVE	Century Plan 1924 - Westerna - 24-TEMP-037 - Lot 050 Tract 6308	B25-05260	SFD	O	4/25/2025			1	1	0	None	No	No	No	N/A	Approved	Ministerial
571280865 8409 W HADLEY AVE	Century Plan 1732 - 24-TEMP-044 - Lot 089 Tract 6308	B25-02417	SFD	O	2/25/2025			1	1	0	None	No	No	No	N/A	Approved	Ministerial
571280855 8401 W HADLEY AVE	Century Plan 1538 - 24-TEMP-043 - Lot 088 Tract 6308	B25-02414	SFD	O	2/25/2025			1	1	0	None	No	No	No	N/A	Approved	Ministerial
571280845 8383 W HADLEY AVE	Century Plan 1852 - 24-TEMP-045 - Lot 087 Tract 6308	B25-02410	SFD	O	2/25/2025			1	1	0	None	No	No	No	N/A	Approved	Ministerial
571280835 4051 N ROSALIA AVE	Century Plan 2287 - Westerna - 24-TEMP-038 - Lot 086 Tract 6308	B25-05193	SFD	O	5/15/2025			1	1	0	None	No	No	No	N/A	Approved	Ministerial
571280825 4038 N ROSALIA AVE	Century Plan 1538 - 24-TEMP-043 - Lot 085 Tract 6308	B25-05193	SFD	O	5/15/2025			1	1	0	None	No	No	No	N/A	Approved	Ministerial
571280815 4027 N ROSALIA AVE	Century Plan 1924 - Westerna - 24-TEMP-037 - Lot 084 Tract 6308	B25-05192	SFD	O	5/15/2025			1	1	0	None	No	No	No	N/A	Approved	Ministerial
571280805 4024 N ROSALIA AVE	Century Plan 1732 - 24-TEMP-044 - Lot 083 Tract 6308	B25-05085	SFD	O	7/14/2025			1	1	0	None	No	No	No	N/A	Approved	Ministerial
571280805 4026 N ROSALIA AVE	Century Plan 2287 - Westerna - 24-TEMP-038 - Lot 082 Tract 6308	B25-08855	SFD	O	7/14/2025			1	1	0	None	No	No	No	N/A	Approved	Ministerial
571280795 4048 N ROSALIA AVE	Century Plan 1924 - Westerna - 24-TEMP-037 - Lot 081 Tract 6308	B25-05190	SFD	O	5/14/2025			1	1	0	None	No	No	No	N/A	Approved	Ministerial
571280785 4049 N CRESTA AVE	Century Plan 2287 - Westerna - 24-TEMP-038 - Lot 077 Tract 6308	B25-08845	SFD	O	7/15/2025			1	1	0	None	No	No	No	N/A	Approved	Ministerial
571280805 4027 N CRESTA AVE	Century Plan 1924 - Westerna - 24-TEMP-037 - Lot 076 Tract 6308	B25-08862	SFD	O	7/14/2025			1	1	0	None	No	No	No	N/A	Approved	Ministerial
571280805 4025 N CRESTA AVE	Century Plan 1538 - 24-TEMP-043 - Lot 075 Tract 6308	B25-08880	SFD	O	7/14/2025			1	1	0	None	No	No	No	N/A	Approved	Ministerial
571280805 4026 N ENSANADA AVE	Century Plan 1732 - 24-TEMP-044 - Lot 074 Tract 6308	B25-13360	SFD	O	10/20/2025			1	1	0	None	No	No	No	N/A	Approved	Ministerial
571280805 4038 N ENSANADA AVE	Century Plan 1924 - Westerna - 24-TEMP-037 - Lot 073 Tract 6308	B25-13358	SFD	O	10/20/2025			1	1	0	None	No	No	No	N/A	Approved	Ministerial
571280805 4030 N ENSANADA AVE	Century Plan 2287 - Westerna - 24-TEMP-038 - Lot 072 Tract 6308	B25-11123	SFD	O	9/22/2025			1	1	0	None	No	No	No	N/A	Approved	Ministerial
571280805 8275 W HADLEY AVE	Century Plan 1732 - 24-TEMP-044 - Lot 071 Tract 6308	B25-11122	SFD	O	9/22/2025			1	1	0	None	No	No	No	N/A	Approved	Ministerial
571280805 8263 W HADLEY AVE	Century Plan 1538 - 24-TEMP-043 - Lot 070 Tract 6308	B25-11120	SFD	O	9/22/2025			1	1	0	None	No	No	No	N/A	Approved	Ministerial
571280804 8261 W HADLEY AVE	Century Plan 2287 - Westerna - 24-TEMP-038 - Lot 069 Tract 6308	B25-11119	SFD	O	9/22/2025			1	1	0	None	No	No	No	N/A	Approved	Ministerial
571280805 4039 N OLINDA AVE	Century Plan 2287 - Westerna - 24-TEMP-038 - Lot 068 Tract 6308	B25-11118	SFD	O	9/22/2025			1	1	0	None	No	No	No	N/A	Approved	Ministerial
571280805 4039 N OLINDA AVE	Century Plan 1732 - 24-TEMP-044 - Lot 067 Tract 6308	B25-11384	SFD	O	10/20/2025			1	1	0	None	No	No	No	N/A	Approved	Ministerial
571280815 4023 N OLINDA AVE	Century Plan 1538 - 24-TEMP-043 - Lot 066 Tract 6308	B25-13363	SFD	O	10/20/2025			1	1	0	None	No	No	No	N/A	Approved	Ministerial
571281025 4105 N BRENT AVE	Century Plan 2454 - 25-TEMP-183 - Lot 038 Tract 6308	B25-05149	SFD	O	10/22/2025			1	1	0	None	No	No	No	N/A	Approved	Ministerial
571281015 4117 N BRENT AVE	Century Plan 1732 - 24-TEMP-044 - Lot 027 Tract 6308	B25-13460	SFD	O	10/22/2025			1	1	0	None	No	No	No	N/A	Approved	Ministerial
57940175																	

51203108	4879 N BRYAN AVE BLDG 104	Majestic Palms Apartments Bldg 2 of 13, Bldg type: 6	8/25-06139	5+	R	5/14/2025	3	3	0
51203108	4879 N BRYAN AVE BLDG 107+	Majestic Palms Apartments Bldg 3 of 13, Bldg type: 4	8/25-06140	5+	R	5/14/2025	3	3	0
51203108	4879 N BRYAN AVE BLDG 108	Majestic Palms Apartments Bldg 4 of 13, Bldg type: 2	8/25-06141	2+	R	5/14/2025	2	2	0
51203108	4879 N BRYAN AVE BLDG 116	Majestic Palms Apartments Bldg 5 of 13, Bldg type: 5	8/25-06142	5+	R	5/14/2025	8	8	0
51203108	4879 N BRYAN AVE BLDG 122+	Majestic Palms Apartments Bldg 6 of 13, Bldg type: 3	8/25-06143	5+	R	5/14/2025	8	8	16
51203108	4879 N BRYAN AVE BLDG 123	Majestic Palms Apartments Bldg 7 of 13, Bldg type: 1	8/25-06144	5+	R	5/14/2025	8	8	16
51203108	4879 N BRYAN AVE BLDG 134	Majestic Palms Apartments Bldg 8 of 13, Bldg type: 1	8/25-06145	5+	R	5/14/2025	7	7	0
51203108	4879 N BRYAN AVE BLDG 138+	Majestic Palms Apartments Bldg 9 of 13, Bldg type: 3	8/25-06146	5+	R	5/14/2025	10	11	21
51203108	4879 N BRYAN AVE BLDG 148+	Majestic Palms Apartments Bldg 10 of 13, Bldg type: 5	8/25-06147	5+	R	5/14/2025	9	9	16
51203108	4879 N BRYAN AVE BLDG 152+	Majestic Palms Apartments Bldg 11 of 13, Bldg type: 2	8/25-06148	5+	R	5/14/2025	9	9	16
579622028	11370 N LA BRISA DR	Watson Castanos Plan 287 - 24 TEMP-006 - Lot 048 Tract 6269	8/25-00203	SFD		0	18/2025		
57962215	11364 N LA BRISA DR	Plan 1884 Copper River T6269 - 24 TEMP-109 - Lot 049 Tract 6269	8/25-02871	SFD		0	3/7/2025		
579626015	11352 N LA BRISA DR	Watson Castanos Plan 287 - 24 TEMP-006 - Lot 051 Tract 6269	8/25-11224	SFD		0	9/3/2025		
579626015	11348 N LA BRISA DR	Plan 1884 Copper River T6269 - 24 TEMP-109 - Lot 052 Tract 6269	8/25-11225	SFD		0	9/3/2025		
579626035	11340 N LA BRISA DR	Plan 1884 Copper River T6269 - 24 TEMP-109 - Lot 053 Tract 6269	8/25-09620	SFD		0	8/7/2025		
579626045	11334 N LA BRISA DR	Watson Castanos Plan 287 - 24 TEMP-006 - Lot 054 Tract 6269	8/25-11752	SFD		0	9/15/2025		
579626035	11220 N LA BRISA DR	Watson Castanos Plan 1655 - 23 TEMP-100 - Lot 072 Tract 6269	8/25-15145	SFD		0	8/15/2025		
579626045	11214 N LA BRISA DR	Watson Castanos Plan 1553 - 23 TEMP-009 - Lot 073 Tract 6269	8/25-15867	SFD		0	12/15/2025		
579626055	11208 N LA BRISA DR	Watson Castanos Plan 1655 - 23 TEMP-100 - Lot 074 Tract 6269	8/25-15869	SFD		0	12/15/2025		
579626065	11202 N LA BRISA DR	Watson Castanos PLAN 1655 - 24 TEMP-046 - Lot 075 Tract 6269	8/25-15870	SFD		0	9/16/2025		
579626075	11196 N LA BRISA DR	Watson Castanos Plan 1553 - 23 TEMP-009 - Lot 076 Tract 6269	8/25-11827	SFD		0	9/16/2025		
579626085	11190 N LA BRISA DR	Watson Castanos Plan 1655 - 23 TEMP-100 - Lot 077 Tract 6269	8/25-07096	SFD		0	6/5/2025		
579626095	11184 N LA BRISA DR	Watson Castanos Plan 2072 - 24 TEMP-055 - Lot 078 Tract 6269	8/25-07091	SFD		0	6/5/2025		
579626125	11178 N LA BRISA DR	Watson Castanos Plan 1553 - 23 TEMP-009 - Lot 079 Tract 6269	8/25-06741	SFD		0	5/28/2025		
579626285	11172 N LA BRISA DR	Watson Castanos Plan 1713 - 24 TEMP-046 - Lot 080 Tract 6269	8/25-07089	SFD		0	6/5/2025		
579626275	11168 N LA BRISA DR	Watson Castanos Plan 1655 - 23 TEMP-100 - Lot 081 Tract 6269	8/25-07093	SFD		0	19/2025		
579626285	11160 N LA BRISA DR	Watson Castanos Plan 1713 - 24 TEMP-046 - Lot 082 Tract 6269	8/25-03099	SFD		0	19/2025		
579626285	11156 N LA BRISA DR	Watson Castanos Plan 1655 - 23 TEMP-100 - Lot 083 Tract 6269	8/25-04040	SFD		0	6/5/2025		
579626215	2855 E TIERRA DR	Watson Castanos Plan 1713 - 24 TEMP-046 - Lot 121 Tract 6269	8/25-11368	SFD		0	9/5/2025		
579626225	2867 E TIERRA DR	Watson Castanos Plan 1713 - 24 TEMP-046 - Lot 120 Tract 6269	8/25-07087	SFD		0	6/5/2025		
579626235	2879 E TIERRA DR	Watson Castanos Plan 1655 - 23 TEMP-100 - Lot 119 Tract 6269	8/25-06860	SFD		0	6/5/2025		
579626245	2881 E TIERRA DR	Watson Castanos Plan 1655 - 23 TEMP-100 - Lot 118 Tract 6269	8/25-04356	SFD		0	4/9/2025		
579626255	2883 E TIERRA DR	Watson Castanos Plan 1713 - 24 TEMP-046 - Lot 117 Tract 6269	8/25-04355	SFD		0	4/9/2025		

57545225 2886 E BEECH TREE DR	Gary McDonald Homes Plan 2488 23-TEMP-21 - Lot 018 Tract 6385	625-03748	SFD	O	3/27/2025
57545226 2888 E ALDER DR	Gary McDonald Homes Plan 2502 23-TEMP-20 - Lot 002 Tract 6385	625-13485	SFD	O	10/22/2025
57545228 11467 N OAK HILL WAY	Gary McDonald Homes Plan 3619 24-TEMP-06 - Lot 038 Tract 6385	625-02733	SFD	O	10/20/2025
57545255 11446 E LIME OAK DR	Gary McDonald Homes Plan 2488 23-TEMP-21 - Lot 035 Tract 6385	625-00366	SFD	O	1/14/2025
59080255 51729 N STATE ST	Custom SFR	625-02696	SFD	O	3/30/25
5121419 3422 N REED AVE	Master Plan Calligraphy 4102 - 25-TEMP-014 - Lot 004 Tract 6234	625-02738	SFD	D	3/5/2025
5121419 3379 N REED AVE	Master Plan Calligraphy 4102 - 25-TEMP-014 - Lot 080 Tract 6234	625-02757	SFD	D	3/5/2025
5121419 3381 N REED AVE	Master Plan Calligraphy 4103 - 25-TEMP-012 - Lot 079 Tract 6234	625-02741	SFD	D	3/5/2025
5121419 3403 N REED AVE	Master Plan Calligraphy 4102 - 25-TEMP-014 - Lot 078 Tract 6234	625-02726	SFD	D	3/5/2025
5121419 3415 N REED AVE	Master Plan Calligraphy 4103 - 25-TEMP-012 - Lot 077 Tract 6234	625-02716	SFD	D	2/19/2025
5121419 3427 N REED AVE	Master Plan Calligraphy 4101 - 25-TEMP-015 - Lot 076 Tract 6234	625-02714	SFD	D	2/19/2025
5121419 3439 N REED AVE	Master Plan Calligraphy 4103 - 25-TEMP-012 - Lot 075 Tract 6234	625-02715	SFD	D	2/19/2025
5121419 3382 N GORMA AVE	Master Plan Calligraphy 4101 - 25-TEMP-015 - Lot 069 Tract 6234	625-05155	SFD	D	2/5/2025
5121419 3384 N GORMA AVE	Master Plan Calligraphy 4102 - 25-TEMP-012 - Lot 069 Tract 6234	625-051478	SFD	D	2/4/2025
5121419 3406 N GORMA AVE	Master Plan Calligraphy 4103 - 25-TEMP-012 - Lot 071 Tract 6234	625-05172	SFD	D	2/4/2025
5121419 3418 N GORMA AVE	Master Plan Calligraphy 4102 - 25-TEMP-014 - Lot 072 Tract 6234	625-051622	SFD	D	2/12/2025
5121419 3430 N GORMA AVE	Master Plan Calligraphy 4101 - 25-TEMP-015 - Lot 073 Tract 6234	625-052113	SFD	D	2/19/2025
5121419 3442 N GORMA AVE	Master Plan Calligraphy 4102 - 25-TEMP-014 - Lot 074 Tract 6234	625-05212	SFD	D	2/19/2025
5121419 3388 N GORMA AVE	Master Plan Calligraphy 4103 - 25-TEMP-012 - Lot 068 Tract 6234	625-051470	SFD	D	2/4/2025
5121419 3397 N GORMA AVE	Master Plan Calligraphy 4101 - 25-TEMP-015 - Lot 067 Tract 6234	625-051514	SFD	D	2/5/2025
5121419 3409 N GORMA AVE	Master Plan Calligraphy 4102 - 25-TEMP-014 - Lot 066 Tract 6234	625-051480	SFD	D	2/4/2025
5121419 3421 N GORMA AVE	Master Plan Calligraphy 4103 - 25-TEMP-012 - Lot 065 Tract 6234	625-051471	SFD	D	2/4/2025
5121419 3433 N GORMA AVE	Master Plan Calligraphy 4101 - 25-TEMP-015 - Lot 064 Tract 6234	625-051517	SFD	D	2/5/2025
5121419 3445 N GORMA AVE	Master Plan Calligraphy 4102 - 25-TEMP-014 - Lot 063 Tract 6234	625-052111	SFD	D	2/19/2025
5121419 3379 N SANDRII AVE	Master Plan Calligraphy 4103 - 25-TEMP-012 - Lot 062 Tract 6234	625-051469	SFD	D	2/4/2025
5121419 3380 N SANDRII AVE	Master Plan Calligraphy 4102 - 25-TEMP-014 - Lot 058 Tract 6234	625-051478	SFD	D	2/4/2025
5121419 3402 N SANDRII AVE	Master Plan Calligraphy 4101 - 25-TEMP-015 - Lot 059 Tract 6234	625-051513	SFD	D	2/5/2025
5121419 3414 N SANDRII AVE	Master Plan Calligraphy 4103 - 25-TEMP-012 - Lot 060 Tract 6234	625-051468	SFD	D	2/4/2025
5121419 3426 N SANDRII AVE	Master Plan Calligraphy 4102 - 25-TEMP-014 - Lot 061 Tract 6234	625-051477	SFD	D	2/4/2025
5121419 3438 N SANDRII AVE	Master Plan Calligraphy 4103 - 25-TEMP-012 - Lot 062 Tract 6234	625-051467	SFD	D	2/4/2025
5121419 3381 N SANDRII AVE	Master Plan Valencia Core M005 - 25-TEMP-008 - Lot 056 Tract 6234	625-050545	SFD	D	4/22/2025
5121419 3393 N SANDRII AVE	Master Plan Valencia Core M006 - 25-TEMP-010 - Lot 055 Tract 6234	625-050644	SFD	D	4/22/2025
5121419 3405 N SANDRII AVE	Master Plan Valencia Core M007 - 25-TEMP-011 - Lot 054 Tract 6234	625-050547	SFD	D	3/4/2025
5121419 3417 N SANDRII AVE	Master Plan Valencia Core M005 - 25-TEMP-008 - Lot 053 Tract 6234	625-050558	SFD	D	3/4/2025
5121419 3429 N SANDRII AVE	Master Plan Valencia Core M006 - 25-TEMP-010 - Lot 052 Tract 6234	625-050555	SFD	D	3/4/2025
5121419 3441 N SANDRII AVE	Master Plan Valencia Core M007 - 25-TEMP-011 - Lot 051 Tract 6234	625-050546	SFD	D	3/4/2025
5121419 3384 N VAUGHAN AVE	Master Plan Valencia Core M006 - 25-TEMP-010 - Lot 045 Tract 6234	625-052125	SFD	D	2/19/2025
5121419 3386 N VAUGHAN AVE	Master Plan Valencia Core M007 - 25-TEMP-011 - Lot 046 Tract 6234	625-050543	SFD	D	3/4/2025
5121419 3408 N VAUGHAN AVE	Master Plan Valencia Core M006 - 25-TEMP-010 - Lot 047 Tract 6234	625-050542	SFD	D	3/4/2025
5121419 3420 N VAUGHAN AVE	Master Plan Valencia Core M007 - 25-TEMP-011 - Lot 048 Tract 6234	625-050545	SFD	D	3/4/2025
5121419 3432 N VAUGHAN AVE	Master Plan Valencia Core M006 - 25-TEMP-010 - Lot 049 Tract 6234	625-050554	SFD	D	3/4/2025
5121419 3444 N VAUGHAN AVE	Master Plan Valencia Core M005 - 25-TEMP-008 - Lot 050 Tract 6234	625-050558	SFD	D	3/4/2025
5121419 3377 N VAUGHAN AVE	Master Plan Valencia Core M005 - 25-TEMP-008 - Lot 044 Tract 6234	625-052141	SFD	D	2/19/2025
5121419 3388 N VAUGHAN AVE	Master Plan Valencia Core M006 - 25-TEMP-010 - Lot 043 Tract 6234	625-052285	SFD	D	2/4/2025
5121419 3401 N VAUGHAN AVE	Master Plan Valencia Core M007 - 25-TEMP-011 - Lot 042 Tract 6234	625-050544	SFD	D	3/4/2025
5121419 3413 N VAUGHAN AVE	Master Plan Valencia Core M005 - 25-TEMP-008 - Lot 041 Tract 6234	625-050556	SFD	D	3/4/2025
5121419 3425 N VAUGHAN AVE	Master Plan Valencia Core M006 - 25-TEMP-010 - Lot 040 Tract 6234	625-050553	SFD	D	3/4/2025
5121419 3437 N VAUGHAN AVE	Master Plan Valencia Core M005 - 25-TEMP-008 - Lot 039 Tract 6234	625-050567	SFD	D	3/4/2025
5121419 6126 W RAMONA WAY	Lennar Homes Plan 3002 23-TEMP-214 - Lot 018 Tract 6234	625-051097	SFD	D	1/29/2025
5121419 6124 W RAMONA WAY	Lennar Homes Plan 3003 23-TEMP-214 - Lot 019 Tract 6234	625-051204	SFD	D	1/29/2025
5121419 6122 W RAMONA WAY	Lennar Homes Plan 3001 23-TEMP-215 - Lot 020 Tract 6234	625-051096	SFD	D	1/29/2025
5121419 6100 W RAMONA WAY	Lennar Homes Plan 3001 23-TEMP-216 - Lot 021 Tract 6234	625-051205	SFD	D	1/29/2025
5121419 6108 W RAMONA WAY	Lennar Homes Plan 3001 23-TEMP-214 - Lot 022 Tract 6234	625-051183	SFD	D	1/29/2025
5121419 6097 W RAMONA WAY	Lennar Homes Plan 3003 23-TEMP-216 - Lot 020 Tract 6234	625-051200	SFD	D	1/29/2025
5121419 6105 W RAMONA WAY	Lennar Homes Plan 3001 23-TEMP-215 - Lot 021 Tract 6234	625-051210	SFD	D	1/29/2025
5121419 6113 W RAMONA WAY	Lennar Homes Plan 3002 23-TEMP-214 - Lot 020 Tract 6234	625-051188	SFD	D	1/29/2025
5121419 6121 W RAMONA WAY	Lennar Homes Plan 3003 23-TEMP-216 - Lot 023 Tract 6234	625-051203	SFD	D	1/29/2025
5121419 6129 W RAMONA WAY	Lennar Homes Plan 3002 23-TEMP-214 - Lot 024 Tract 6234	625-15437	SFD	D	12/4/2025
5121419 6137 W RAMONA WAY	Master Plan Celestial 2501 - 24-TEMP-114 - Lot 095 Tract 6234	625-051560	SFD	D	2/19/2025
5121419 6135 W RAMONA WAY	Master Plan Calligraphy 4103 - 25-TEMP-012 - Lot 097 Tract 6234	625-051466	SFD	D	2/19/2025
5121419 3380 N CONTESSA AVE	Master Plan Valencia Core M006 - 25-TEMP-008 - Lot 033 Tract 6234	625-052130	SFD	D	2/19/2025
5121419 3392 N CONTESSA AVE	Master Plan Valencia Core M007 - 25-TEMP-011 - Lot 034 Tract 6234	625-052144	SFD	D	2/4/2025
5121419 3404 N CONTESSA AVE	Master Plan Valencia Core M005 - 25-TEMP-008 - Lot 035 Tract 6234	625-052140	SFD	D	2/19/2025
5121419 3416 N CONTESSA AVE	Master Plan Valencia Core M006 - 25-TEMP-010 - Lot 036 Tract 6234	625-052142	SFD	D	2/19/2025
5121419 3428 N CONTESSA AVE	Master Plan Valencia Core M007 - 25-TEMP-011 - Lot 037 Tract 6234	625-052146	SFD	D	2/4/2025
5121419 3440 N CONTESSA AVE	Master Plan Valencia Core M005 - 25-TEMP-008 - Lot 038 Tract 6234	625-052143	SFD	D	2/4/2025
5121419 3387 N CONTESSA AVE	Master Plan Valencia Core M007 - 25-TEMP-011 - Lot 032 Tract 6234	625-052143	SFD	D	2/19/2025
5121419 3399 N CONTESSA AVE	Master Plan Valencia Core M005 - 25-TEMP-008 - Lot 031 Tract 6234	625-052139	SFD	D	2/19/2025
5121419 3411 N CONTESSA AVE	Master Plan Valencia Core M006 - 25-TEMP-010 - Lot 030 Tract 6234	625-052143	SFD	D	2/4/2025
5121419 3423 N CONTESSA AVE	Master Plan Valencia Core M007 - 25-TEMP-011 - Lot 029 Tract 6234	625-052140	SFD	D	2/4/2025
5121419 3435 N CONTESSA AVE	Master Plan Valencia Core M005 - 25-TEMP-008 - Lot 028 Tract 6234	625-052143	SFD	D	2/4/2025
5121419 3447 N CONTESSA AVE	Master Plan Valencia Core M006 - 25-TEMP-010 - Lot 027 Tract 6234	625-052141	SFD	D	2/4/2025
5121419 3409 N CONTESSA AVE	Master Plan Valencia Core M007 - 25-TEMP-011 - Lot 026 Tract 6234	625-052140	SFD	D	2/4/2025
5121419 3417 N CONTESSA AVE	Master Plan Valencia Core M005 - 25-TEMP-008 - Lot 025 Tract 6234	625-052142	SFD	D	2/4/2025
5121419 3485 N CONTESSA AVE	Master Plan Valencia Core M006 - 25-TEMP-010 - Lot 024 Tract 6234	625-052140	SFD	D	2/4/2025
5121419 3495 N CONTESSA AVE	Master Plan Valencia Core M007 - 25-TEMP-011 - Lot 023 Tract 6234	625-052146	SFD	D	2/4/2025
5121413 6266 W RAMONA WAY	Master Plan Celestial 2502 - 24-TEMP-115 - Lot 107 Tract 6234	625-052079	SFD	D	2/19/2025
5121413 6264 W RAMONA WAY	Master Plan Celestial 2503 - 24-TEMP-116 - Lot 108 Tract 6234	625-052078	SFD	D	2/19/2025
5121413 6272 W RAMONA WAY	Master Plan Celestial 2501 - 24-TEMP-114 - Lot 109 Tract 6234	625-052070	SFD	D	2/19/2025
5121413 6268 W RAMONA WAY	Master Plan Valencia Core M007 - 25-TEMP-011 - Lot 110 Tract 6234	625-052028	SFD	D	2/12/2025
5121413 6266 W RAMONA WAY	Master Plan Valencia Core M005 - 25-TEMP-008 - Lot 111 Tract 6234	625-052028	SFD	D	2/12/2025
5121413 6266 W RAMONA WAY	Master Plan Valencia Core M006 - 25-TEMP-010 - Lot 112 Tract 6234	625-052182	SFD	D	2/12/2025
5121413 6268 W RAMONA WAY	Master Plan Valencia Core M007 - 25-TEMP-011 - Lot 113 Tract 6234	625-052027	SFD	D	2/12/2025
5121413 6272 W RAMONA WAY	Master Plan Valencia Core M005 - 25-TEMP-008 - Lot 114 Tract 6234	625-052029	SFD	D	2/12/2025
5121413 6266 W RAMONA WAY	Master Plan Valencia Core M006 - 25-TEMP-010 - Lot 115 Tract 6234	625-052023	SFD	D	2/12/2025
5121413 6268 W RAMONA WAY	Master Plan Valencia Core M007 - 25-TEMP-011 - Lot 116 Tract 6234	625-052027	SFD	D	2/12/2025
5121413 6266 W RAMONA WAY	Master Plan Valencia Core M005 - 25-TEMP-008 - Lot 117 Tract 6234	625-052141	SFD	D	2/4/2025
5121413 6264 W RAMONA WAY	Master Plan Valencia Core M006 - 25-TEMP-010 - Lot 118 Tract 6234	625-052149	SFD	D	2/4/2025
5121413 6266 W RAMONA WAY	Master Plan Valencia Core M007 - 25-TEMP-011 - Lot 119 Tract 6234	625-052146	SFD	D	2/4/2025
5121413 3382 N OLINDA AVE	Master Plan Celestial 2502 - 24-TEMP-115 - Lot 098 Tract 6234	625-052046	SFD	D	3/12/2025
5121413 3388 N OLINDA AVE	Master Plan Celestial 2503 - 24-TEMP-116 - Lot 099 Tract 6234	625-052050	SFD	D	3/12/2025
5121413 3406 N OLINDA AVE	Master Plan Celestial 2501 - 24-TEMP-114 - Lot 100 Tract 6234	625-052042	SFD	D	3/12/2025
5121413 3418 N OLINDA AVE	Master Plan Celestial 2502 - 24-TEMP-115 - Lot 101 Tract 6234	625-052044	SFD	D	3/12/2025
5121413 3430 N OLINDA AVE	Master Plan Celestial 2503 - 24-TEMP-116 - Lot 102 Tract 6234	625-052077	SFD	D	2/19/2025
5121413 3442 N OLINDA AVE	Master Plan Celestial 2501 - 24-TEMP-114 - Lot 103 Tract 6234	625-052073	SFD	D	2/19/2025
5121413 3464 N OLINDA AVE	Master Plan Celestial 2503 - 24-TEMP-116 - Lot 104 Tract 6234	625-052076	SFD	D	2/19/2025
5121413 3476 N OLINDA AVE	Master Plan Celestial 2502 - 24-TEMP-115 - Lot 105 Tract 6234	625-052080	SFD	D	2/19/2025
5121413 3478 N OLINDA AVE	Master Plan Celestial 2501 - 24-TEMP-114 - Lot 106 Tract 6234	625-052071	SFD	D	2/19/2025
5121413 3391 N OLINDA AVE	Master Plan Celestial 2501 - 24-TEMP-114 - Lot 160 Tract 6234	625-052034	SFD	D	3/25/2025
5121413 3397 N OLINDA AVE	Master Plan Celestial 2502 - 24-TEMP-115 - Lot 161 Tract 6234	625-052034	SFD	D	2/12/2025
5121413 3405 N OLINDA AVE	Master Plan Celestial 2503 - 24-TEMP-116 - Lot 162 Tract 6234	625-052049	SFD	D	3/12/2025
5121413 3416 N OLINDA AVE	Master Plan Celestial 2501 - 24-TEMP-114 - Lot 163 Tract 6234	625-052043	SFD	D	3/12/2025
5121413 3427 N OLINDA AVE	Master Plan Celestial 2502 - 24-TEMP-115 - Lot 164 Tract 6234	625-052082	SFD	D	2/19/2025
5121413 3429 N OLINDA AVE	Master Plan Celestial 2503 - 24-TEMP-116 - Lot 165 Tract 6234	625-052078	SFD	D	2/19/2025
5121413 3431 N OLINDA AVE	Master Plan Celestial 2502 - 24-TEMP-115 - Lot 166 Tract 6234	625-052081	SFD	D	2/19/2025
5121413 3465 N OLINDA AVE	Master Plan Celestial 2501 - 24-TEMP-114 - Lot 167 Tract 6234	625-052072	SFD	D	2/19/2025
5121413 3386 N ENSANAIDA AVE	Master Plan Celestial 2501 - 24-TEMP-114 - Lot 159 Tract 6234	625-052029	SFD	D	1/29/2025
5121413 3388 N ENSANAIDA AVE	Master Plan Celestial 2502 - 24-TEMP-115 - Lot 158 Tract 6234	625-052038	SFD	D	1/29/2025
5121413 3410 N ENSANAIDA AVE	Master Plan Celestial 2503 - 24-TEMP-116 - Lot 157 Tract 6234	625-052079	SFD	D	1/4/2025
5121413 3422 N ENSANAIDA AVE	Master Plan Celestial 2501 - 24-TEMP-114 - Lot 156 Tract 6234	625-052077	SFD	D	1/4/2025
5121413 3444 N ENSANAIDA AVE	Master Plan Celestial 2502 - 24-TEMP-115 - Lot 155 Tract 6234	625-052075	SFD	D	1/4/2025
5121413 3385 N ENSANAIDA AVE	Master Plan Celestial 2502 - 24-TEMP-115 - Lot 144 Tract 6234	625-052027	SFD	D	1/29/2025
5121413 3386 N ENSANAIDA AVE	Master Plan Celestial 2503 - 24-TEMP-116 - Lot 145 Tract 6234	625-052078	SFD	D	1/4/2025
5121413 3407 N ENSANAIDA AVE	Master Plan Celestial 2501 - 24-TEMP-114 - Lot 146 Tract 6234	625-052076	SFD	D	1/4/2025
5121413 3419 N ENSANAIDA AVE	Master Plan Celestial 2502 - 24-TEMP-115 - Lot 147 Tract 6234	625-052072	SFD	D	1/4/2025
44927067 1075 N WARREN AVE S/A	Dauv Village (formerly Parkside Inn) by Fresno Housing - lodging to dwelling conversion - 48 PZ50-01124	5+	R		4/7/2025
48102047 5115 E AURIE AVE	KH Homes Plan 2321 - Chansanian Tract 6379 - 24-TEMP-070 - Lot 074 Tract 6379	625-050492	SFD	O	7/29/2025
48102047 5117 E AURIE AVE	KH Homes Plan 1860 - Chansanian Tract 6379 - 24-TEMP-070 - Lot 075 Tract 6379	625-11298	SFD	O	7/29/2025
48102047 5121 E AURIE AVE	KH Homes Plan 2321 - Chansanian Tract 6379 - 24-TEMP-070 - Lot 076 Tract 6379	625-11298	SFD	O	9/3/2025
48102047 5125 E AURIE AVE	KH Homes Plan 1860 - Chansanian Tract 6379 - 24-TEMP-070 - Lot 077 Tract 6379	625-11298	SFD	O	9/4/2025
48102047 5130 E AURIE AVE	KH Homes Plan 1860 - Chansanian Tract 6379 - 24-TEMP-070 - Lot 078 Tract 6379</				

48102047	5169 E AUDRE AVE	KB Homes Plan 2554 - Chesapeake Tract 6379 - 24-TEMP-069 - Lot 088 Tract 6379	B25-05974	SFD	0	7/29/2025
48102047	5173 E AUDRE AVE	KB Homes Plan 2105 - Chesapeake Tract 6379 - 24-TEMP-068 - Lot 080 Tract 6379	B25-05974	SFD	0	7/29/2025
48102047	5177 E AUDRE AVE	KB Homes Plan 2554 - Chesapeake Tract 6379 - 24-TEMP-069 - Lot 080 Tract 6379	B25-05977	SFD	0	7/29/2025
48102047	5104 E FLORENCE AVE	KB Homes Plan 2021 - Chesapeake Tract 6379 - 24-TEMP-072 - Lot 017 Tract 6379	B25-04570	SFD	0	4/14/2025
48102047	5108 E FLORENCE AVE	KB Homes Plan 1860 - Chesapeake Tract 6379 - 24-TEMP-070 - Lot 018 Tract 6379	B25-04554	SFD	0	4/14/2025
48102047	5112 E FLORENCE AVE	KB Homes Plan 2021 - Chesapeake Tract 6379 - 24-TEMP-072 - Lot 018 Tract 6379	B25-04572	SFD	0	4/14/2025
48102047	5116 E FLORENCE AVE	KB Homes Plan 1860 - Chesapeake Tract 6379 - 24-TEMP-070 - Lot 020 Tract 6379	B25-04555	SFD	0	4/14/2025
48102047	5120 E FLORENCE AVE	KB Homes Plan 2148 - Chesapeake Tract 6379 - 24-TEMP-071 - Lot 021 Tract 6379	B25-04568	SFD	0	4/14/2025
48102047	5124 E FLORENCE AVE	KB Homes Plan 2028 - Chesapeake Tract 6379 - 24-TEMP-073 - Lot 022 Tract 6379	B25-05858	SFD	0	4/14/2025
48102047	5128 E FLORENCE AVE	KB Homes Plan 1860 - Chesapeake Tract 6379 - 24-TEMP-072 - Lot 023 Tract 6379	B25-04568	SFD	0	4/14/2025
48102047	5132 E FLORENCE AVE	KB Homes Plan 1857 - Chesapeake Tract 6379 - 24-TEMP-066 - Lot 024 Tract 6379	B25-04913	SFD	0	4/14/2025
48102047	5136 E FLORENCE AVE	KB Homes Plan 1769 - Chesapeake Tract 6379 - 24-TEMP-067 - Lot 025 Tract 6379	B25-04553	SFD	0	4/14/2025
48102047	5140 E FLORENCE AVE	KB Homes Plan 2155 - Chesapeake Tract 6379 - 24-TEMP-068 - Lot 026 Tract 6379	B25-04535	SFD	0	4/14/2025
48102047	5144 E FLORENCE AVE	KB Homes Plan 2554 - Chesapeake Tract 6379 - 24-TEMP-069 - Lot 027 Tract 6379	B25-04537	SFD	0	4/14/2025
48102047	5148 E FLORENCE AVE	KB Homes Plan 1769 - Chesapeake Tract 6379 - 24-TEMP-067 - Lot 028 Tract 6379	B25-04552	SFD	0	4/14/2025
48102047	5152 E FLORENCE AVE	KB Homes Plan 1384 - Chesapeake Tract 637 - 24-TEMP-065 - Lot 029 Tract 6379	B25-04547	SFD	0	4/14/2025
48102047	5156 E FLORENCE AVE	KB Homes Plan 2554 - Chesapeake Tract 6379 - 24-TEMP-069 - Lot 030 Tract 6379	B25-04535	SFD	0	4/14/2025
48102047	5160 E FLORENCE AVE	KB Homes Plan 1384 - Chesapeake Tract 637 - 24-TEMP-065 - Lot 031 Tract 6379	B25-04548	SFD	0	4/14/2025
48102047	5164 E FLORENCE AVE	KB Homes Plan 1769 - Chesapeake Tract 6379 - 24-TEMP-067 - Lot 032 Tract 6379	B25-04553	SFD	0	4/14/2025
48102047	5168 E FLORENCE AVE	KB Homes Plan 2554 - Chesapeake Tract 6379 - 24-TEMP-069 - Lot 033 Tract 6379	B25-04535	SFD	0	4/14/2025
48102047	5172 E FLORENCE AVE	KB Homes Plan 1769 - Chesapeake Tract 6379 - 24-TEMP-067 - Lot 034 Tract 6379	B25-04534	SFD	0	4/14/2025
48102047	5176 E FLORENCE AVE	KB Homes Plan 2554 - Chesapeake Tract 6379 - 24-TEMP-069 - Lot 035 Tract 6379	B25-04540	SFD	0	4/14/2025
4816601	1137 S CINDY AVE	KB Homes Plan 2021 - Chesapeake Tract 6379 - 24-TEMP-072 - Lot 174 Tract 6379	B25-13297	SFD	0	9/17/2025
48156428	1144 S CINDY AVE	KB Homes Plan 1860 - Chesapeake Tract 6379	B25-11620	SFD	0	9/11/2025
48156502	1149 S CINDY AVE	KB Homes Plan 2028 - Chesapeake Tract 6379 - 24-TEMP-073 - Lot 175 Tract 6379	B25-12263	SFD	0	10/17/2025
48156509	1163 S CINDY AVE	KB Homes Plan 1860 - Chesapeake Tract 6379	B25-11621	SFD	0	9/11/2025
48156410	1168 S CINDY AVE	KB Homes Plan 2021 - Chesapeake Tract 6379 - 24-TEMP-072 - Lot 177 Tract 6379	B25-12268	SFD	0	9/23/2025
48156417	1183 S CINDY AVE	KB Homes Plan 1860 - Chesapeake Tract 6379 - 24-TEMP-070 - Lot 179 Tract 6379	B25-12265	SFD	0	9/23/2025
48156412	1192 S CINDY AVE	KB Homes Plan 1860 - 24-TEMP-070 - Lot 179 Tract 6379	B25-15872	SFD	0	11/25/2025
48156413	1204 S CINDY AVE	KB Homes Plan 2028 - 24-TEMP-073 - Lot 180 Tract 6379	B25-15164	SFD	0	11/26/2025
48156414	1216 S CINDY AVE	KB Homes Plan 1860 - 24-TEMP-070 - Lot 181 Tract 6379	B25-15165	SFD	0	11/26/2025
48156503	1161 S CINDY AVE	KB Homes Plan 2021 - Chesapeake Tract 6379 - 24-TEMP-072 - Lot 172 Tract 6379	B25-13260	SFD	0	10/17/2025
48156504	1215 S CINDY AVE	KB Homes Plan 2028 - Chesapeake Tract 6379 - 24-TEMP-073 - Lot 171 Tract 6379	B25-13034	SFD	0	10/24/2025
48156505	1185 S CINDY AVE	KB Homes Plan 1860 - Chesapeake Tract 6379 - 24-TEMP-070 - Lot 170 Tract 6379	B25-14000	SFD	0	11/3/2025
48156506	1197 S CINDY AVE	KB Homes Plan 1860 - Chesapeake Tract 6379 - 24-TEMP-071 - Lot 160 Tract 6379	B25-14001	SFD	0	11/3/2025
48157401	1221 S CINDY AVE	KB Homes Plan 1860 - 24-TEMP-070 - Lot 168 Tract 6379	B25-15151	SFD	0	11/26/2025
48102047	5134 S SYLMAR AVE	KB Homes Plan 2148 - Chesapeake Tract 6379 - 24-TEMP-071 - Lot 151 Tract 6379	B25-08464	SFD	0	7/7/2025
48102047	5146 S SYLMAR AVE	KB Homes Plan 2028 Tract 6379 - 24-TEMP-073 - Lot 152 Tract 6379	B25-08548	SFD	0	7/7/2025
48102047	5158 S SYLMAR AVE	KB Homes Plan 1860 - Chesapeake Tract 6379 - 24-TEMP-070 - Lot 153 Tract 6379	B25-08552	SFD	0	7/7/2025
48102047	5170 S SYLMAR AVE	KB Homes Plan 2148 - Chesapeake Tract 6379 - 24-TEMP-071 - Lot 154 Tract 6379	B25-08546	SFD	0	7/7/2025
48102047	5182 S SYLMAR AVE	KB Homes Plan 1860 - Chesapeake Tract 6379 - 24-TEMP-070 - Lot 155 Tract 6379	B25-08304	SFD	0	5/16/2025
48102047	5194 S SYLMAR AVE	KB Homes Plan 2021 - Chesapeake Tract 6379 - 24-TEMP-072 - Lot 156 Tract 6379	B25-08683	SFD	0	5/30/2025
48102047	5218 S SYLMAR AVE	KB Homes Plan 2028 - Chesapeake Tract 6379 - 24-TEMP-073 - Lot 157 Tract 6379	B25-08307	SFD	0	5/16/2025
48102047	5230 S SYLMAR AVE	KB Homes Plan 2021 - Chesapeake Tract 6379 - 24-TEMP-072 - Lot 158 Tract 6379	B25-08854	SFD	0	5/30/2025
48102047	5242 S SYLMAR AVE	KB Homes Plan 1860 - Chesapeake Tract 6379 - 24-TEMP-070 - Lot 159 Tract 6379	B25-08303	SFD	0	5/16/2025
48102047	5254 S SYLMAR AVE	KB Homes Plan 2021 - Chesapeake Tract 6379 - 24-TEMP-072 - Lot 160 Tract 6379	B25-08305	SFD	0	5/16/2025
48102047	5266 S SYLMAR AVE	KB Homes Plan 1860 - Chesapeake Tract 6379 - 24-TEMP-070 - Lot 161 Tract 6379	B25-08303	SFD	0	5/16/2025
48102047	5278 S SYLMAR AVE	KB Homes Plan 2155 - Chesapeake Tract 6379 - 24-TEMP-068 - Lot 162 Tract 6379	B25-08302	SFD	0	5/16/2025
48102047	5141 S SYLMAR AVE	KB Homes Plan 1384 - Chesapeake Tract 637 - 24-TEMP-066 - Lot 150 Tract 6379	B25-08308	SFD	0	5/19/2025
48102047	5149 S SYLMAR AVE	KB Homes Plan 1384 - Chesapeake Tract 637 - 24-TEMP-066 - Lot 149 Tract 6379	B25-08341	SFD	0	5/19/2025
48102047	5157 S SYLMAR AVE	KB Homes Plan 1769 - Chesapeake Tract 6379 - 24-TEMP-067 - Lot 148 Tract 6379	B25-07688	SFD	0	5/19/2025
48102047	5165 S SYLMAR AVE	KB Homes Plan 1384 - Chesapeake Tract 6379 - 24-TEMP-066 - Lot 147 Tract 6379	B25-08340	SFD	0	5/19/2025
48102047	5173 S SYLMAR AVE	KB Homes Plan 1769 - Chesapeake Tract 6379 - 24-TEMP-067 - Lot 146 Tract 6379	B25-08341	SFD	0	5/19/2025
48102047	5181 S SYLMAR AVE	KB Homes Plan 1557 - Chesapeake Tract 6379 - 24-TEMP-066 - Lot 145 Tract 6379	B25-08886	SFD	0	5/9/2025
48102047	5189 S SYLMAR AVE	KB Homes Plan 1384 - Chesapeake Tract 637 - 24-TEMP-066 - Lot 144 Tract 6379	B25-07670	SFD	0	5/9/2025
48102047	5197 S SYLMAR AVE	KB Homes Plan 2554 - Chesapeake Tract 6379 - 24-TEMP-069 - Lot 143 Tract 6379	B25-08305	SFD	0	5/16/2025
48102047	5205 S SYLMAR AVE	KB Homes Plan 1860 - Chesapeake Tract 6379 - 24-TEMP-070 - Lot 142 Tract 6379	B25-08301	SFD	0	5/16/2025
48102047	5215 S SYLMAR AVE	KB Homes Plan 1769 - Chesapeake Tract 6379 - 24-TEMP-067 - Lot 141 Tract 6379	B25-08733	SFD	0	5/9/2025
48102047	5227 S SYLMAR AVE	KB Homes Plan 1384 - Chesapeake Tract 637 - 24-TEMP-066 - Lot 140 Tract 6379	B25-07679	SFD	0	5/9/2025
48102047	5239 S SYLMAR AVE	KB Homes Plan 1769 - Chesapeake Tract 6379 - 24-TEMP-067 - Lot 139 Tract 6379	B25-05379	SFD	0	4/29/2025
48102047	5251 S SYLMAR AVE	KB Homes Plan 1384 - Chesapeake Tract 6379 - 24-TEMP-066 - Lot 138 Tract 6379	B25-05375	SFD	0	4/29/2025
48102047	5263 S SYLMAR AVE	KB Homes Plan 1557 - Chesapeake Tract 6379 - 24-TEMP-066 - Lot 137 Tract 6379	B25-02633	SFD	0	4/25/2025
48102047	5275 S SYLMAR AVE	KB Homes Plan 2155 - Chesapeake Tract 6379 - 24-TEMP-068 - Lot 136 Tract 6379	B25-08088	SFD	0	4/23/2025
48102047	5220 S HELM AVE	KB Homes Plan 1860 - Chesapeake Tract 6379 - 24-TEMP-070 - Lot 135 Tract 6379	B25-04551	SFD	0	4/14/2025
48102047	5232 S HELM AVE	KB Homes Plan 2028 - Chesapeake Tract 6379 - 24-TEMP-073 - Lot 012 Tract 6379	B25-04589	SFD	0	4/15/2025
48102047	5244 S HELM AVE	KB Homes Plan 2148 - Chesapeake Tract 6379 - 24-TEMP-071 - Lot 013 Tract 6379	B25-04565	SFD	0	4/14/2025
48102047	5256 S HELM AVE	KB Homes Plan 2021 - Chesapeake Tract 6379 - 24-TEMP-072 - Lot 014 Tract 6379	B25-04568	SFD	0	4/14/2025
48102047	5280 S HELM AVE	KB Homes Plan 2023 - Chesapeake Tract 6379 - 24-TEMP-072 - Lot 015 Tract 6379	B25-04569	SFD	0	4/14/2025
48102047	5292 S HELM AVE	KB Homes Plan 1860 - Chesapeake Tract 6379 - 24-TEMP-070 - Lot 016 Tract 6379	B25-04563	SFD	0	4/14/2025
4816601	1423 S TERRY AVE	KB Homes Plan 2554	B25-11610	SFD	0	9/11/2025
48156610	1150 S TERRY AVE	KB Homes Plan 1769 - Chesapeake Tract 6379 - 24-TEMP-067 - Lot 122 Tract 6379	B25-11883	SFD	0	9/17/2025
48156611	1158 S TERRY AVE	KB Homes Plan 1384 - Chesapeake Tract 637 - 24-TEMP-066 - Lot 123 Tract 6379	B25-12800	SFD	0	10/8/2025
48156612	1166 S TERRY AVE	KB Homes Plan 2554 - Chesapeake Tract 6379 - 24-TEMP-069 - Lot 124 Tract 6379	B25-12802	SFD	0	10/8/2025
48156613	1174 S TERRY AVE	KB Homes Plan 1557 - Chesapeake Tract 6379 - 24-TEMP-066 - Lot 125 Tract 6379	B25-12800	SFD	0	10/24/2025
48156614	1182 S TERRY AVE	KB Homes Plan 1384 - Chesapeake Tract 637 - 24-TEMP-066 - Lot 126 Tract 6379	B25-12803	SFD	0	10/24/2025
48156615	1190 S TERRY AVE	KB Homes Plan 2554 - 24-TEMP-066 - Lot 127 Tract 6379	B25-15044	SFD	0	11/24/2025
48156616	1188 S TERRY AVE	KB Homes Plan 2554 - 24-TEMP-066 - Lot 128 Tract 6379	B25-15045	SFD	0	11/24/2025
48166701	1155 S TERRY AVE	KB Homes Plan 2554 - Chesapeake Tract 6379	B25-111055	SFD	0	9/11/2025
48156702	1163 S TERRY AVE	KB Homes Plan 2554 - Chesapeake Tract 6379 - 24-TEMP-069 - Lot 119 Tract 6379	B25-11874	SFD	0	9/17/2025
48156703	1171 S TERRY AVE	KB Homes Plan 1557 - Chesapeake Tract 6379 - 24-TEMP-066 - Lot 118 Tract 6379	B25-11884	SFD	0	9/17/2025
48156704	1179 S TERRY AVE	KB Homes Plan 1384 - Chesapeake Tract 637 - 24-TEMP-066 - Lot 117 Tract 6379	B25-12509	SFD	0	9/17/2025
48156705	1187 S TERRY AVE	KB Homes Plan 1557 - Chesapeake Tract 6379 - 24-TEMP-066 - Lot 116 Tract 6379	B25-13778	SFD	0	10/28/2025
48156706	1195 S TERRY AVE	KB Homes Plan 2155 - Chesapeake Tract 6379 - 24-TEMP-068 - Lot 115 Tract 6379	B25-13628	SFD	0	10/24/2025
48156707	1203 S TERRY AVE	KB Homes Plan 1384 - 24-TEMP-066 - Lot 114 Tract 6379	B25-15135	SFD	0	11/26/2025
48156708	1211 S TERRY AVE	KB Homes Plan 1769 - 24-TEMP-067 - Lot 113 Tract 6379	B25-15131	SFD	0	11/26/2025
48159021	2227 S TERRY AVE	KB Homes Plan 1857 - 24-TEMP-066 - Lot 111 Tract 6379	B25-15124	SFD	0	11/26/2025
51202126	4485 N LUCY RUIZ AVE	Master Plan Celestial 2503 - 24-TEMP-116 - Lot 001 Tract 6362	B25-04238	SFD	0	4/8/2025
51202126	4477 N LUCY RUIZ AVE	Master Plan Celestial 2502 - 24-TEMP-116 - Lot 002 Tract 6362	B25-04235	SFD	0	4/8/2025
51202126	4489 N LUCY RUIZ AVE	Master Plan Celestial 2501 - 24-TEMP-114 - Lot 003 Tract 6362	B25-02942	SFD	0	3/11/2025
51202126	4461 N LUCY RUIZ AVE	Master Plan Celestial 2503 - 24-TEMP-116 - Lot 004 Tract 6362	B25-04248	SFD	0	3/11/2025
51202126	4453 N LUCY RUIZ AVE	Master Plan Celestial 2501 - 24-TEMP-114 - Lot 005 Tract 6362	B25-02941	SFD	0	3/11/2025
51202126	4457 N LUCY RUIZ AVE	Master Plan Celestial 2502 - 24-TEMP-115 - Lot 006 Tract 6362	B25-01533	SFD	0	25/2025
51202126	4429 N LUCY RUIZ AVE	Master Plan Celestial 2503 - 24-TEMP-116 - Lot 007 Tract 6362	B25-01545	SFD	0	25/2025
51202126	4421 N LUCY RUIZ AVE	Master Plan Celestial 2501 - 24-TEMP-114 - Lot 008 Tract 6362	B25-01542	SFD	0	25/2025
51202126	4413 N LUCY RUIZ AVE	Master Plan Celestial 2502 - 24-TEMP-115 - Lot 009 Tract 6362	B25-01547	SFD	0	25/2025
51202126	4405 N LUCY RUIZ AVE	Master Plan Celestial 2503 - 24-TEMP-116 - Lot 010 Tract 6362	B25-01547	SFD	0	25/2025
51202126	4397 N LUCY RUIZ AVE	Master Plan Valencia Celestial M006 - 25-TEMP-008 - Lot 011 Tract 6362	B25-02949	SFD	0	6/3/2025
51202126	4448 N LUCY RUIZ AVE	Master Plan Celestial 2503 - 24-TEMP-116 - Lot 072 Tract 6362	B25-04237	SFD	0	4/8/2025
51202126	4476 N LUCY RUIZ AVE	Master Plan Celestial 2502 - 24-TEMP-115 - Lot 073 Tract 6362	B25-04234	SFD	0	4/8/2025
51202126	4468 N LUCY RUIZ AVE	Master Plan Celestial 2501 - 24-TEMP-114 - Lot 074 Tract 6362	B25-02946	SFD	0	3/11/2025
51202126	4460 N LUCY RUIZ AVE	Master Plan Celestial 2503 - 24-TEMP-116 - Lot 075 Tract 6362	B25-02949	SFD	0	3/11/2025
51202126	4452 N LUCY RUIZ AVE	Master Plan Celestial 2502 - 24-TEMP-115 - Lot 076 Tract 6362	B25-02945	SFD	0	3/11/2025
51202126	4440 N LUCY RUIZ AVE	Master Plan Celestial 2503 - 24-TEMP-116 - Lot 077 Tract 6362	B25-01543	SFD	0	25/2025
51202126	4434 N LUCY RUIZ AVE	Master Plan Celestial 2501 - 24-TEMP-114 - Lot 078 Tract 6362	B25-01543	SFD	0	25/2025
51202126	4426 N LUCY RUIZ AVE	Master Plan Celestial 2502 - 24-TEMP-115 - Lot 079 Tract 6362	B25-01535	SFD	0	25/2025
51202126	4418 N LUCY RUIZ AVE	Master Plan Celestial 2503 - 24-TEMP-116 - Lot 080 Tract 6362	B25-01542	SFD	0	25/2025
51202126	4410 N LUCY RUIZ AVE	Master Plan Celestial 2501 - 24-TEMP-114 - Lot 081 Tract 6362	B25-02940	SFD	0	3/11/2025
51202126	4489 N MADELYN AVE	Master Plan Valencia Celestial M006 - 25-TEMP-008 - Lot 001 Tract 6362	B25-02948	SFD	0	4/8/2025
51202126	4481 N MADELYN AVE	Master Plan Valencia Celestial M007 - 25-TEMP-011 - Lot 002 Tract 6362	B25-02952	SFD	0	4/8/2025

51021261461 N TISHA AVE	Master Plan Valencia Core M007 - 25-TEMP-011 - Lot 107 Tract 6362	825-04884	SFD	0	4/21/2025
51021261463 N TISHA AVE	Master Plan Valencia Core M006 - 25-TEMP-010 - Lot 108 Tract 6362	825-04788	SFD	0	4/17/2025
51021261464 N TISHA AVE	Master Plan Valencia Core M005 - 25-TEMP-009 - Lot 109 Tract 6362	825-05081	SFD	0	4/23/2025
51021261467 N TISHA AVE	Master Plan Valencia Core M007 - 25-TEMP-011 - Lot 104 Tract 6362	825-04882	SFD	0	4/21/2025
51021261469 N TISHA AVE	Master Plan Valencia Core M006 - 25-TEMP-010 - Lot 103 Tract 6362	825-04786	SFD	0	4/17/2025
51021261462 N TISHA AVE	Master Plan Valencia Core M005 - 25-TEMP-009 - Lot 102 Tract 6362	825-05080	SFD	0	4/23/2025
51021261462 N TISHA AVE	Master Plan Valencia Core M006 - 25-TEMP-010 - Lot 112 Tract 6362	825-04979	SFD	0	4/22/2025
51021261464 N TISHA AVE	Master Plan Valencia Core M005 - 25-TEMP-009 - Lot 113 Tract 6362	825-04972	SFD	0	4/22/2025
51021261467 N TISHA AVE	Master Plan Valencia Core M007 - 25-TEMP-011 - Lot 114 Tract 6362	825-04883	SFD	0	4/21/2025
51021261468 N TISHA AVE	Master Plan Valencia Core M006 - 25-TEMP-010 - Lot 115 Tract 6362	825-04789	SFD	0	4/17/2025
51021261460 N TISHA AVE	Master Plan Valencia Core M005 - 25-TEMP-009 - Lot 116 Tract 6362	825-05082	SFD	0	4/23/2025
51021261468 N TISHA AVE	Master Plan Valencia Core M006 - 25-TEMP-010 - Lot 118 Tract 6362	825-04787	SFD	0	4/17/2025
51021261463 N TISHA AVE	Master Plan Valencia Core M005 - 25-TEMP-009 - Lot 119 Tract 6362	825-05083	SFD	0	4/23/2025
51021261469 N TISHA AVE	Master Plan Valencia Core M007 - 25-TEMP-011 - Lot 120 Tract 6362	825-04880	SFD	0	4/21/2025
51021261462 N TISHA AVE	Master Plan Valencia Core M006 - 25-TEMP-010 - Lot 121 Tract 6362	825-04785	SFD	0	4/17/2025
51021261412 N TISHA AVE	Master Plan Valencia Core M005 - 25-TEMP-009 - Lot 122 Tract 6362	825-05059	SFD	0	4/23/2025
51021261468 N CLEVELAND AVE	Master Plan Valencia Core M006 - 25-TEMP-010 - Lot 130 Tract 6362	825-07886	SFD	0	6/23/2025
51021261467 N CLEVELAND AVE	Master Plan Valencia Core M005 - 25-TEMP-009 - Lot 132 Tract 6362	825-07881	SFD	0	6/23/2025
51021261467 N CLEVELAND AVE	Master Plan Valencia Core M007 - 25-TEMP-011 - Lot 131 Tract 6362	825-07913	SFD	0	6/23/2025
51021261467 N CLEVELAND AVE	Master Plan Valencia Core M006 - 25-TEMP-010 - Lot 130 Tract 6362	825-07884	SFD	0	6/23/2025
51021261466 N CLEVELAND AVE	Master Plan Valencia Core M005 - 25-TEMP-009 - Lot 129 Tract 6362	825-07879	SFD	0	6/23/2025
51021261465 N CLEVELAND AVE	Master Plan Valencia Core M007 - 25-TEMP-011 - Lot 128 Tract 6362	825-07911	SFD	0	6/23/2025
51021261467 N CLEVELAND AVE	Master Plan Valencia Core M006 - 25-TEMP-010 - Lot 127 Tract 6362	825-07882	SFD	0	6/23/2025
51021261439 N CLEVELAND AVE	Master Plan Valencia Core M005 - 25-TEMP-009 - Lot 126 Tract 6362	825-04971	SFD	0	4/22/2025
51021261451 N CLEVELAND AVE	Master Plan Valencia Core M007 - 25-TEMP-011 - Lot 125 Tract 6362	825-04995	SFD	0	4/22/2025
51021261452 N CLEVELAND AVE	Master Plan Valencia Core M006 - 25-TEMP-010 - Lot 124 Tract 6362	825-04985	SFD	0	4/22/2025
51021261451 N CLEVELAND AVE	Master Plan Valencia Core M005 - 25-TEMP-009 - Lot 123 Tract 6362	825-04989	SFD	0	4/22/2025
51021261468 N CLEVELAND AVE	Master Plan Valencia Core M006 - 25-TEMP-010 - Lot 134 Tract 6362	825-07887	SFD	0	6/23/2025
51021261468 N CLEVELAND AVE	Master Plan Valencia Core M005 - 25-TEMP-009 - Lot 135 Tract 6362	825-07882	SFD	0	6/23/2025
51021261467 N CLEVELAND AVE	Master Plan Valencia Core M007 - 25-TEMP-011 - Lot 136 Tract 6362	825-07915	SFD	0	6/23/2025
51021261470 N CLEVELAND AVE	Master Plan Valencia Core M006 - 25-TEMP-010 - Lot 137 Tract 6362	825-07885	SFD	0	6/23/2025
51021261462 N CLEVELAND AVE	Master Plan Valencia Core M005 - 25-TEMP-009 - Lot 138 Tract 6362	825-07880	SFD	0	6/23/2025
51021261465 N CLEVELAND AVE	Master Plan Valencia Core M007 - 25-TEMP-011 - Lot 139 Tract 6362	825-07914	SFD	0	6/23/2025
51021261468 N CLEVELAND AVE	Master Plan Valencia Core M006 - 25-TEMP-010 - Lot 140 Tract 6362	825-07883	SFD	0	6/23/2025
51021261438 N CLEVELAND AVE	Master Plan Valencia Core M005 - 25-TEMP-009 - Lot 141 Tract 6362	825-07878	SFD	0	6/23/2025
51021261463 N CLEVELAND AVE	Master Plan Valencia Core M007 - 25-TEMP-011 - Lot 142 Tract 6362	825-07912	SFD	0	6/23/2025
51021261462 N CLEVELAND AVE	Master Plan Valencia Core M006 - 25-TEMP-010 - Lot 143 Tract 6362	825-04980	SFD	0	4/22/2025
51021261414 N CLEVELAND AVE	Master Plan Valencia Core M005 - 25-TEMP-009 - Lot 144 Tract 6362	825-04970	SFD	0	4/22/2025
51021261470 N DONNER AVE	Master Plan Valencia Core M007 - 25-TEMP-011 - Lot 012 Tract 6362	825-07916	SFD	0	6/23/2025
51021261471 N DONNER AVE	Master Plan Valencia Core M006 - 25-TEMP-010 - Lot 013 Tract 6362	825-04989	SFD	0	4/22/2025
510212617463 N DONNER AVE	Master Plan Valencia Core M005 - 25-TEMP-009 - Lot 014 Tract 6362	825-07884	SFD	0	6/23/2025
510212617465 N DONNER AVE	Master Plan Valencia Core M006 - 25-TEMP-010 - Lot 015 Tract 6362	825-07888	SFD	0	6/23/2025
510212617447 N DONNER AVE	Master Plan Valencia Core M007	825-01551	SFD	0	2/5/2025
510212617439 N DONNER AVE	Master Plan Valencia Core M005 - 25-TEMP-009 - Lot 017 Tract 6362	825-01576	SFD	0	2/6/2025
510212617631 W DONNER AVE	Master Plan Valencia Core M006 - 25-TEMP-010 - Lot 018 Tract 6362	825-01561	SFD	0	2/5/2025
510212617415 W DONNER AVE	Lennox Homes Plan 3002 23-TEMP-214 - Lot 019 Tract 6362	825-03593	SFD	0	3/25/2025
510212617407 W DONNER AVE	Lennox Homes Plan 3001 23-TEMP-215 - Lot 020 Tract 6362	825-03614	SFD	0	3/25/2025
510212617386 W DONNER AVE	Lennox Homes Plan 3002 23-TEMP-214 - Lot 021 Tract 6362	825-04628	SFD	0	3/15/2025
510212617387 W DONNER AVE	Lennox Homes Plan 3001 23-TEMP-215 - Lot 022 Tract 6362	825-04625	SFD	0	3/15/2025
510212617379 W DONNER AVE	Lennox Homes Plan 3002 23-TEMP-214 - Lot 023 Tract 6362	825-04614	SFD	0	3/15/2025
510212617371 W DONNER AVE	Lennox Homes Plan 3002 23-TEMP-214 - Lot 024 Tract 6362	825-03195	SFD	0	2/4/2025
510212617363 W DONNER AVE	Lennox Homes Plan 3001 23-TEMP-215 - Lot 025 Tract 6362	825-01408	SFD	0	2/4/2025
510212617355 W DONNER AVE	Lennox Homes Plan 3002 23-TEMP-214 - Lot 026 Tract 6362	825-01386	SFD	0	2/4/2025
510212617347 W DONNER AVE	Lennox Homes Plan 3001 23-TEMP-215 - Lot 027 Tract 6362	825-01409	SFD	0	2/4/2025
510212617339 W DONNER AVE	Lennox Homes Plan 3002 23-TEMP-214 - Lot 028 Tract 6362	825-01397	SFD	0	2/4/2025
510212617331 W DONNER AVE	Lennox Homes Plan 3001 23-TEMP-215 - Lot 029 Tract 6362	825-01410	SFD	0	2/4/2025
510212617323 W DONNER AVE	Lennox Homes Plan 3001 23-TEMP-215 - Lot 030 Tract 6362	825-01411	SFD	0	2/4/2025
510212617315 W DONNER AVE	Lennox Homes Plan 3002 23-TEMP-216 - Lot 031 Tract 6362	825-01419	SFD	0	2/4/2025
510212617307 W DONNER AVE	Lennox Homes Plan 3001 23-TEMP-215 - Lot 032 Tract 6362	825-02071	SFD	0	3/11/2025
510212617295 W DONNER AVE	Lennox Homes Plan 3002 23-TEMP-214 - Lot 033 Tract 6362	825-03003	SFD	0	3/11/2025
510212617287 W DONNER AVE	Lennox Homes Plan 3001 23-TEMP-215 - Lot 034 Tract 6362	825-02071	SFD	0	3/11/2025
510212617279 W DONNER AVE	Lennox Homes Plan 3002 23-TEMP-214 - Lot 035 Tract 6362	825-03002	SFD	0	3/11/2025
512355053 7265 W DONNER AVE	Lennox Homes Plan 3002 23-TEMP-214 - Lot 036 Tract 6362	825-10559	SFD	0	8/20/2025
512355053 7265 W DONNER AVE	Lennox Homes Plan 3001 23-TEMP-215 - Lot 037 Tract 6362	825-10214	SFD	0	8/13/2025
512355043 7247 W DONNER AVE	Lennox Homes Plan 3002 23-TEMP-214 - Lot 038 Tract 6362	825-10227	SFD	0	8/13/2025
512355053 7239 W DONNER AVE	Lennox Homes Plan 3001 23-TEMP-215 - Lot 039 Tract 6362	825-10215	SFD	0	8/13/2025
512355053 7231 W DONNER AVE	Lennox Homes Plan 3002 23-TEMP-214 - Lot 040 Tract 6362	825-10228	SFD	0	8/13/2025
512355053 7223 W DONNER AVE	Lennox Homes Plan 3002 23-TEMP-216 - Lot 041 Tract 6362	825-10231	SFD	0	8/13/2025
510212617268 W DONNER AVE	Lennox Homes Plan 3001 23-TEMP-215 - Lot 170 Tract 6362	825-06008	SFD	0	6/24/2025
510212617260 W DONNER AVE	Lennox Homes Plan 3002 23-TEMP-214 - Lot 169 Tract 6362	825-06139	SFD	0	6/26/2025
510212617262 W DONNER AVE	Lennox Homes Plan 3001 23-TEMP-215 - Lot 168 Tract 6362	825-06014	SFD	0	6/24/2025
510212617254 W DONNER AVE	Lennox Homes Plan 3002 23-TEMP-214 - Lot 167 Tract 6362	825-06138	SFD	0	6/26/2025
510212617266 W DONNER AVE	Lennox Homes Plan 3001 23-TEMP-215 - Lot 166 Tract 6362	825-06009	SFD	0	6/24/2025
510212617258 W DONNER AVE	Lennox Homes Plan 3002 23-TEMP-214 - Lot 165 Tract 6362	825-06140	SFD	0	6/26/2025
510212617249 W DONNER AVE	Lennox Homes Plan 3001 23-TEMP-215 - Lot 164 Tract 6362	825-06010	SFD	0	6/24/2025
510212617240 W DONNER AVE	Lennox Homes Plan 3002 23-TEMP-214 - Lot 163 Tract 6362	825-06141	SFD	0	6/26/2025
510212617232 W DONNER AVE	Lennox Homes Plan 3001 23-TEMP-215 - Lot 162 Tract 6362	825-06011	SFD	0	6/24/2025
510212617233 W NORWICH AVE	Lennox Homes Plan 3001 23-TEMP-215 - Lot 171 Tract 6362	825-07834	SFD	0	6/23/2025
510212617275 W NORWICH AVE	Lennox Homes Plan 3002 23-TEMP-214 - Lot 172 Tract 6362	825-07955	SFD	0	6/24/2025
510212617267 W NORWICH AVE	Lennox Homes Plan 3001 23-TEMP-215 - Lot 173 Tract 6362	825-07956	SFD	0	6/23/2025
510212617259 W NORWICH AVE	Lennox Homes Plan 3002 23-TEMP-214 - Lot 174 Tract 6362	825-07959	SFD	0	6/24/2025
510212617261 W NORWICH AVE	Lennox Homes Plan 3001 23-TEMP-215 - Lot 175 Tract 6362	825-07957	SFD	0	6/23/2025
510212617243 W NORWICH AVE	Lennox Homes Plan 3002 23-TEMP-214 - Lot 176 Tract 6362	825-08134	SFD	0	6/26/2025
510212617256 W NORWICH AVE	Lennox Homes Plan 3001 23-TEMP-215 - Lot 177 Tract 6362	825-08135	SFD	0	6/26/2025
510212617262 W NORWICH AVE	Lennox Homes Plan 3001 23-TEMP-215 - Lot 169 Tract 6362	825-06034	SFD	0	4/22/2025
510212617274 W NORWICH AVE	Lennox Homes Plan 3002 23-TEMP-216 - Lot 180 Tract 6362	825-05039	SFD	0	4/22/2025
510212617266 W NORWICH AVE	Lennox Homes Plan 3002 23-TEMP-214 - Lot 181 Tract 6362	825-07958	SFD	0	6/24/2025
510212617258 W NORWICH AVE	Lennox Homes Plan 3002 23-TEMP-216 - Lot 182 Tract 6362	825-07973	SFD	0	6/24/2025
510212617250 W NORWICH AVE	Lennox Homes Plan 3001 23-TEMP-215 - Lot 183 Tract 6362	825-07936	SFD	0	6/24/2025
510212617242 W NORWICH AVE	Lennox Homes Plan 3002 23-TEMP-216 - Lot 184 Tract 6362	825-07972	SFD	0	6/24/2025
510212617269 W GETTYSBURG AVE	Lennox Homes Plan 3001 23-TEMP-215 - Lot 189 Tract 6362	825-06033	SFD	0	4/22/2025
510212617261 W GETTYSBURG AVE	Lennox Homes Plan 3002 23-TEMP-214 - Lot 187 Tract 6362	825-06037	SFD	0	4/22/2025
510212617253 W GETTYSBURG AVE	Lennox Homes Plan 3002 23-TEMP-214 - Lot 186 Tract 6362	825-06015	SFD	0	4/22/2025
510212617245 W GETTYSBURG AVE	Lennox Homes Plan 3001 23-TEMP-215 - Lot 185 Tract 6362	825-06037	SFD	0	4/22/2025
510212617237 W GETTYSBURG AVE	Lennox Homes Plan 3002 23-TEMP-214 - Lot 184 Tract 6362	825-06016	SFD	0	4/22/2025
510212617229 W GETTYSBURG AVE	Lennox Homes Plan 3002 23-TEMP-216 - Lot 183 Tract 6362	825-06038	SFD	0	4/22/2025
51021261460 N SAN MIGUEL AVE	Lennox Homes Plan 3002 23-TEMP-214 - Lot 154 Tract 6362	825-03001	SFD	0	3/11/2025
51021261468 N SAN MIGUEL AVE	Lennox Homes Plan 3001 23-TEMP-215 - Lot 153 Tract 6362	825-02969	SFD	0	3/11/2025
51021261461 N SAN MIGUEL AVE	Lennox Homes Plan 3002 23-TEMP-214 - Lot 152 Tract 6362	825-03000	SFD	0	3/11/2025
51021261473 N SAN MIGUEL AVE	Lennox Homes Plan 3001 23-TEMP-215 - Lot 151 Tract 6362	825-02967	SFD	0	3/11/2025
51021261465 N SAN MIGUEL AVE	Lennox Homes Plan 3002 23-TEMP-214 - Lot 150 Tract 6362	825-02967	SFD	0	3/11/2025
51021261467 N SAN MIGUEL AVE	Lennox Homes Plan 3001 23-TEMP-215 - Lot 149 Tract 6362	825-02966	SFD	0	3/11/2025
51021261468 N SAN MIGUEL AVE	Lennox Homes Plan 3002 23-TEMP-214 - Lot 148 Tract 6362	825-02969	SFD	0	3/11/2025
51021261441 N SAN MIGUEL AVE	Lennox Homes Plan 3001 23-TEMP-215 - Lot 147 Tract 6362	825-01415	SFD	0	2/4/2025
51021261453 N SAN MIGUEL AVE	Lennox Homes Plan 3002 23-TEMP-214 - Lot 146 Tract 6362	825-01401	SFD	0	2/4/2025
51021261445 N SAN MIGUEL AVE	Lennox Homes Plan 3001 23-TEMP-215 - Lot 145 Tract 6362	825-01414	SFD	0	2/4/2025
51021261468 N SAN MIGUEL AVE	Lennox Homes Plan 3002 23-TEMP-214 - Lot 041 Tract 6362	825-02969	SFD	0	3/11/2025
51021261468 N SAN MIGUEL AVE	Lennox Homes Plan 3001 23-TEMP-215 - Lot 040 Tract 6362	825-02968	SFD	0	3/11/2025
51021261460 N SAN MIGUEL AVE	Lennox Homes Plan 3002 23-TEMP-214 - Lot 039 Tract 6362	825-02968	SFD	0	3/11/2025
51021261472 N SAN MIGUEL AVE	Lennox Homes Plan 3001 23-TEMP-215 - Lot 038 Tract 6362	825-02965	SFD	0	3/11/2025
51021261464 N SAN MIGUEL AVE	Lennox Homes Plan 3002 23-TEMP-214 - Lot 037 Tract 6362	825-02965	SFD	0	3/11/2025
51021261465 N SAN MIGUEL AVE	Lennox Homes Plan 3001 23-TEMP-215 - Lot 036 Tract 6362	825-01417	SFD	0	2/4/2025
51021261468 N SAN MIGUEL AVE	Lennox Homes Plan 3002 23-TEMP-214 - Lot 035 Tract 6362	825-01400	SFD	0	2/4/2025
51021261460 N SAN MIGUEL AVE	Lennox Homes Plan 3001 23-TEMP-215 - Lot 034 Tract 6362	825-01413	SFD	0	2/4/2025
51021261462 N SAN MIGUEL AVE	Lennox Homes Plan 3002 23-TEMP-214 - Lot 033 Tract 6362	825-01398	SFD	0	2/4/2025
51021261462 N SAN MIGUEL AVE	Lennox Homes Plan 3001 23-TEMP-215 - Lot 032 Tract 6362	825-01412	SFD	0	2/4/2025
51021261468 N POPE AVE	Lennox Homes Plan 3001 23-TEMP-215 - Lot 042 Tract 6362	825-05032	SFD	0	4/22/2025
51021261477 N POPE AVE	Lennox Homes Plan 3002 23-TEMP-214 - Lot 043 Tract 6362	825-05014	SFD	0	4/22/2025
51021261469 N POPE AVE	Lennox Homes Plan 3001 23-TEMP-215 - Lot 044 Tract 6362	825-05031	SFD	0	4/22/2025
51021261461 N POPE AVE	Lennox Homes Plan 3002 23-TEMP-214 - Lot 045 Tract 6362	825-05033	SFD	0	4/22/2025
51021261463 N POPE AVE	Lennox Homes Plan 3001 23-TEMP-215 - Lot 046 Tract 6362	825-05030	SFD	0	4/22/2025
51021261445 N POPE AVE	Lennox Homes Plan 3002 23-TEMP-214 - Lot				

512021058 3473 N ANNAPOLIS AVE	Lennox Homes Plan 3001 23-TEMP-214 - Lot 155 Tract 6362	825-08083 SF/D	0	6/25/2025
512021058 4465 N ANNAPOLIS AVE	Lennox Homes Plan 3002 23-TEMP-214 - Lot 156 Tract 6362	825-08157 SF/D	0	6/26/2025
512021058 4457 N ANNAPOLIS AVE	Lennox Homes Plan 3001 23-TEMP-215 - Lot 157 Tract 6362	825-08082 SF/D	0	6/26/2025
512021058 4449 N ANNAPOLIS AVE	Lennox Homes Plan 3002 23-TEMP-214 - Lot 158 Tract 6362	825-08156 SF/D	0	6/26/2025
512021058 4441 N ANNAPOLIS AVE	Lennox Homes Plan 3001 23-TEMP-215 - Lot 159 Tract 6362	825-08083 SF/D	0	6/24/2025
512021058 4433 N ANNAPOLIS AVE	Lennox Homes Plan 3002 23-TEMP-214 - Lot 160 Tract 6362	825-08155 SF/D	0	6/26/2025
512021058 4425 N ANNAPOLIS AVE	Lennox Homes Plan 3001 23-TEMP-215 - Lot 161 Tract 6362	825-08082 SF/D	0	6/24/2025
512354051 5474 N ANNAPOLIS AVE	Lennox Homes Plan 3001 23-TEMP-215 - Lot 071 Tract 6362	825-10213 SF/D	0	8/13/2025
512354052 4446 N ANNAPOLIS AVE	Lennox Homes Plan 3002 23-TEMP-214 - Lot 070 Tract 6362	825-10558 SF/D	0	8/13/2025
512354053 4458 N ANNAPOLIS AVE	Lennox Homes Plan 3001 23-TEMP-215 - Lot 069 Tract 6362	825-10212 SF/D	0	8/13/2025
512354053 4440 N ANNAPOLIS AVE	Lennox Homes Plan 3001 23-TEMP-214 - Lot 068 Tract 6362	825-10226 SF/D	0	8/13/2025
512021058 4442 N ANNAPOLIS AVE	Lennox Homes Plan 3001 23-TEMP-215 - Lot 067 Tract 6362	825-08084 SF/D	0	6/25/2025
512021058 4434 N ANNAPOLIS AVE	Lennox Homes Plan 3002 23-TEMP-214 - Lot 066 Tract 6362	825-08155 SF/D	0	6/26/2025
512021058 4426 N ANNAPOLIS AVE	Lennox Homes Plan 3001 23-TEMP-215 - Lot 065 Tract 6362	825-08088 SF/D	0	6/25/2025
512021058 4418 N ANNAPOLIS AVE	Lennox Homes Plan 3002 23-TEMP-214 - Lot 064 Tract 6362	825-08154 SF/D	0	6/26/2025
512350882 4402 N ANNAPOLIS AVE	Lennox Homes Plan 3001 23-TEMP-215 - Lot 063 Tract 6362	825-10818 SF/D	0	8/26/2025
512350775 4394 N ANNAPOLIS AVE	Lennox Homes Plan 3002 23-TEMP-214 - Lot 062 Tract 6362	825-10560 SF/D	0	8/13/2025
512141513 3971 N SANDRIAN AVE	Master Plan Valencia Core M006 - 25-TEMP-010 - Lot 001 Tract 6449	825-14238 SF/D	0	11/16/2025
512141513 3599 N SANDRIAN AVE	Master Plan Valencia Core - 25-TEMP-048 - Lot 002 Tract 6449	825-14246 SF/D	0	11/16/2025
512141513 3347 N SANDRIAN AVE	Master Plan Valencia Core M006 - 25-TEMP-010 - Lot 003 Tract 6449	825-14237 SF/D	0	11/16/2025
512141513 3335 N SANDRIAN AVE	Master Plan Valencia Core - 25-TEMP-048 - Lot 004 Tract 6449	825-14245 SF/D	0	11/16/2025
512141513 3323 N SANDRIAN AVE	Master Plan Valencia Core M006 - 25-TEMP-008 - Lot 005 Tract 6449	825-14232 SF/D	0	11/16/2025
512141513 3311 N SANDRIAN AVE	Master Plan Celestial 2502 - 24-TEMP-115 - Lot 008 Tract 6449	825-10388 SF/D	0	8/11/2025
512141513 3299 N SANDRIAN AVE	Master Plan Celestial 2503 - 24-TEMP-116 - Lot 007 Tract 6449	825-10091 SF/D	0	8/11/2025
512141513 3287 N SANDRIAN AVE	Master Plan Celestial 2501 - 24-TEMP-114 - Lot 008 Tract 6449	825-10074 SF/D	0	8/11/2025
512141513 3275 N SANDRIAN AVE	Master Plan Celestial 2502 - 24-TEMP-115 - Lot 009 Tract 6449	825-10086 SF/D	0	8/11/2025
512141513 3263 N SANDRIAN AVE	Master Plan Celestial 2503 - 24-TEMP-116 - Lot 010 Tract 6449	825-10090 SF/D	0	8/11/2025
512141513 3251 N SANDRIAN AVE	Master Plan Celestial 2502 - 24-TEMP-114 - Lot 011 Tract 6449	825-10073 SF/D	0	8/11/2025
512141513 3239 N SANDRIAN AVE	Master Plan Celestial 2502 - 24-TEMP-115 - Lot 012 Tract 6449	825-10083 SF/D	0	8/11/2025
512141513 3228 N VAUGHAN AVE	Master Plan Valencia Core M006 - 25-TEMP-010 - Lot 013 Tract 6449	825-14239 SF/D	0	11/16/2025
512141513 3216 N VAUGHAN AVE	Master Plan Valencia Core - 25-TEMP-048 - Lot 014 Tract 6449	825-14249 SF/D	0	11/16/2025
512141513 3204 N VAUGHAN AVE	Master Plan Valencia Core M006 - 25-TEMP-008 - Lot 015 Tract 6449	825-14486 SF/D	0	11/12/2025
512141513 3202 N VAUGHAN AVE	Master Plan Valencia Core - 25-TEMP-048 - Lot 016 Tract 6449	825-14486 SF/D	0	11/12/2025
512141513 3200 N VAUGHAN AVE	Master Plan Valencia Core M006 - 25-TEMP-010 - Lot 017 Tract 6449	825-14479 SF/D	0	11/12/2025
512141513 3208 N VAUGHAN AVE	Master Plan Valencia Core - 25-TEMP-048 - Lot 018 Tract 6449	825-14487 SF/D	0	11/12/2025
512141513 3206 N VAUGHAN AVE	Master Plan Valencia Core M006 - 25-TEMP-008 - Lot 019 Tract 6449	825-14487 SF/D	0	11/12/2025
512141513 3222 N VAUGHAN AVE	Master Plan Valencia Core - 25-TEMP-048 - Lot 020 Tract 6449	825-14487 SF/D	0	11/12/2025
512141513 3234 N VAUGHAN AVE	Master Plan Valencia Core M006 - 25-TEMP-010 - Lot 021 Tract 6449	825-14489 SF/D	0	11/12/2025
512141513 3246 N VAUGHAN AVE	Master Plan Valencia Core - 25-TEMP-048 - Lot 022 Tract 6449	825-14487 SF/D	0	11/12/2025
512141513 3268 N VAUGHAN AVE	Master Plan Valencia Core M006 - 25-TEMP-010 - Lot 023 Tract 6449	825-14469 SF/D	0	11/13/2025
512141513 3307 N VAUGHAN AVE	Master Plan Valencia Core M006 - 25-TEMP-008 - Lot 024 Tract 6449	825-14469 SF/D	0	11/12/2025
512141513 3387 N VAUGHAN AVE	Master Plan Valencia Core M006 - 25-TEMP-010 - Lot 025 Tract 6449	825-14481 SF/D	0	11/12/2025
512141513 3385 N VAUGHAN AVE	Master Plan Valencia Core - 25-TEMP-048 - Lot 026 Tract 6449	825-14493 SF/D	0	11/12/2025
512141513 3343 N VAUGHAN AVE	Master Plan Valencia Core M006 - 25-TEMP-008 - Lot 027 Tract 6449	825-14468 SF/D	0	11/12/2025
512141513 3331 N VAUGHAN AVE	Master Plan Valencia Core - 25-TEMP-048 - Lot 028 Tract 6449	825-14467 SF/D	0	11/12/2025
512141513 3319 N VAUGHAN AVE	Master Plan Valencia Core M006 - 25-TEMP-010 - Lot 029 Tract 6449	825-14482 SF/D	0	11/12/2025
512141513 3307 N VAUGHAN AVE	Master Plan Valencia Core - 25-TEMP-048 - Lot 030 Tract 6449	825-14488 SF/D	0	11/12/2025
512141513 3295 N VAUGHAN AVE	Master Plan Valencia Core M006 - 25-TEMP-010 - Lot 031 Tract 6449	825-14479 SF/D	0	11/12/2025
512141513 3283 N VAUGHAN AVE	Master Plan Valencia Core - 25-TEMP-048 - Lot 032 Tract 6449	825-14485 SF/D	0	11/12/2025
512141513 3271 N VAUGHAN AVE	Master Plan Valencia Core M006 - 25-TEMP-010 - Lot 033 Tract 6449	825-14477 SF/D	0	11/12/2025
512141513 3259 N VAUGHAN AVE	Master Plan Valencia Core - 25-TEMP-048 - Lot 034 Tract 6449	825-14480 SF/D	0	11/12/2025
512141513 3247 N VAUGHAN AVE	Master Plan Valencia Core M006 - 25-TEMP-008 - Lot 035 Tract 6449	825-14233 SF/D	0	11/16/2025
512141513 3235 N VAUGHAN AVE	Master Plan Valencia Core - 25-TEMP-048 - Lot 036 Tract 6449	825-14241 SF/D	0	11/12/2025
512141513 3042 N CONTESSA AVE	Lennox Homes Plan 3002 23-TEMP-214 - Lot 037 Tract 6449	825-08512 SF/D	0	7/7/2025
512141513 3254 N CONTESSA AVE	Lennox Homes Plan 3001 23-TEMP-215 - Lot 038 Tract 6449	825-08512 SF/D	0	7/7/2025
512141513 3266 N CONTESSA AVE	Lennox Homes Plan 3002 23-TEMP-216 - Lot 039 Tract 6449	825-08519 SF/D	0	8/4/2025
512141513 3278 N CONTESSA AVE	Lennox Homes Plan 3002 23-TEMP-214 - Lot 040 Tract 6449	825-08080 SF/D	0	8/4/2025
512141513 3290 N CONTESSA AVE	Lennox Homes Plan 3001 23-TEMP-215 - Lot 041 Tract 6449	825-08080 SF/D	0	8/4/2025
512141513 3302 N CONTESSA AVE	Lennox Homes Plan 3002 23-TEMP-216 - Lot 042 Tract 6449	825-08081 SF/D	0	8/4/2025
512141513 3314 N CONTESSA AVE	Lennox Homes Plan 3002 23-TEMP-214 - Lot 043 Tract 6449	825-08082 SF/D	0	8/4/2025
512141513 3326 N CONTESSA AVE	Lennox Homes Plan 3001 23-TEMP-215 - Lot 044 Tract 6449	825-08081 SF/D	0	8/4/2025
512141513 3338 N CONTESSA AVE	Lennox Homes Plan 3002 23-TEMP-216 - Lot 045 Tract 6449	825-08083 SF/D	0	8/4/2025
512141513 3350 N CONTESSA AVE	Lennox Homes Plan 3002 23-TEMP-214 - Lot 046 Tract 6449	825-08084 SF/D	0	8/4/2025
512141513 3362 N CONTESSA AVE	Lennox Homes Plan 3001 23-TEMP-215 - Lot 047 Tract 6449	825-08083 SF/D	0	8/4/2025
512141513 3374 N CONTESSA AVE	Lennox Homes Plan 3003 23-TEMP-216 - Lot 048 Tract 6449	825-11112 SF/D	0	9/22/2025
512141513 3397 N CONTESSA AVE	Lennox Homes Plan 3002 23-TEMP-214 - Lot 049 Tract 6449	825-08083 SF/D	0	8/4/2025
512141513 3389 N CONTESSA AVE	Lennox Homes Plan 3002 23-TEMP-215 - Lot 050 Tract 6449	825-08080 SF/D	0	8/4/2025
512141513 3347 N CONTESSA AVE	Lennox Homes Plan 3001 23-TEMP-215 - Lot 051 Tract 6449	825-08082 SF/D	0	8/4/2025
512141513 3335 N CONTESSA AVE	Lennox Homes Plan 3002 23-TEMP-214 - Lot 052 Tract 6449	825-08081 SF/D	0	8/4/2025
512141513 3323 N CONTESSA AVE	Lennox Homes Plan 3002 23-TEMP-215 - Lot 053 Tract 6449	825-08083 SF/D	0	8/4/2025
512141513 3311 N CONTESSA AVE	Lennox Homes Plan 3001 23-TEMP-215 - Lot 054 Tract 6449	825-08084 SF/D	0	8/4/2025
512141513 3299 N CONTESSA AVE	Lennox Homes Plan 3002 23-TEMP-214 - Lot 055 Tract 6449	825-08080 SF/D	0	8/4/2025
512141513 3287 N CONTESSA AVE	Lennox Homes Plan 3002 23-TEMP-215 - Lot 056 Tract 6449	825-08080 SF/D	0	7/7/2025
512141513 3275 N CONTESSA AVE	Lennox Homes Plan 3001 23-TEMP-215 - Lot 057 Tract 6449	825-08084 SF/D	0	7/7/2025
512141513 3263 N CONTESSA AVE	Lennox Homes Plan 3003 23-TEMP-216 - Lot 058 Tract 6449	825-08511 SF/D	0	8/4/2025
512141513 3251 N CONTESSA AVE	Lennox Homes Plan 3003 23-TEMP-216 - Lot 059 Tract 6449	825-08518 SF/D	0	7/7/2025
512141513 3239 N CONTESSA AVE	Lennox Homes Plan 3001 23-TEMP-215 - Lot 060 Tract 6449	825-08082 SF/D	0	7/7/2025
512141413 3248 N OLINDA AVE	Master Plan Valencia Core M006 - 25-TEMP-008 - Lot 081 Tract 6449	825-14470 SF/D	0	11/13/2025
512141413 3246 N OLINDA AVE	Master Plan Valencia Core M006 - 25-TEMP-010 - Lot 082 Tract 6449	825-14570 SF/D	0	11/13/2025
512141413 3272 N OLINDA AVE	Master Plan Valencia Core - 25-TEMP-048 - Lot 083 Tract 6449	825-14498 SF/D	0	11/12/2025
512141413 3284 N OLINDA AVE	Master Plan Valencia Core M006 - 25-TEMP-008 - Lot 084 Tract 6449	825-14581 SF/D	0	11/12/2025
512141413 3296 N OLINDA AVE	Master Plan Valencia Core - 25-TEMP-048 - Lot 085 Tract 6449	825-14499 SF/D	0	11/12/2025
512141413 3292 W FEDORA AVE	Master Plan Valencia Core M006 - 25-TEMP-008 - Lot 086 Tract 6449	825-14581 SF/D	0	11/14/2025
512141413 3290 W FEDORA AVE	Master Plan Valencia Core - 25-TEMP-048 - Lot 087 Tract 6449	825-14492 SF/D	0	11/14/2025
512141413 3288 W FEDORA AVE	Master Plan Valencia Core M006 - 25-TEMP-010 - Lot 088 Tract 6449	825-14584 SF/D	0	11/14/2025
512141413 3286 W FEDORA AVE	Master Plan Valencia Core - 25-TEMP-048 - Lot 089 Tract 6449	825-14495 SF/D	0	11/14/2025
512141413 3274 W FEDORA AVE	Master Plan Valencia Core M006 - 25-TEMP-010 - Lot 090 Tract 6449	825-14586 SF/D	0	11/14/2025
512141413 3272 W FEDORA AVE	Master Plan Valencia Core - 25-TEMP-048 - Lot 091 Tract 6449	825-14606 SF/D	0	11/14/2025
512141413 3260 W FEDORA AVE	Master Plan Valencia Core M006 - 25-TEMP-010 - Lot 092 Tract 6449	825-14586 SF/D	0	11/14/2025
512141413 3258 W FEDORA AVE	Master Plan Valencia Core - 25-TEMP-048 - Lot 093 Tract 6449	825-14582 SF/D	0	11/14/2025
512141413 3246 W FEDORA AVE	Master Plan Valencia Core M006 - 25-TEMP-008 - Lot 094 Tract 6449	825-14582 SF/D	0	11/13/2025
512141413 3244 W FEDORA AVE	Master Plan Valencia Core - 25-TEMP-048 - Lot 095 Tract 6449	825-14582 SF/D	0	11/12/2025
512141413 3234 W FEDORA AVE	Master Plan Valencia Core M006 - 25-TEMP-008 - Lot 096 Tract 6449	825-14589 SF/D	0	11/14/2025
512141413 3232 W FEDORA AVE	Master Plan Valencia Core - 25-TEMP-048 - Lot 097 Tract 6449	825-14600 SF/D	0	11/14/2025
512141413 3220 W FEDORA AVE	Master Plan Valencia Core M006 - 25-TEMP-010 - Lot 098 Tract 6449	825-14589 SF/D	0	11/13/2025
512141413 3218 W FEDORA AVE	Master Plan Valencia Core - 25-TEMP-048 - Lot 099 Tract 6449	825-14589 SF/D	0	11/14/2025
512141413 3206 W FEDORA AVE	Master Plan Valencia Core M006 - 25-TEMP-008 - Lot 100 Tract 6449	825-14600 SF/D	0	11/14/2025
512141413 3204 W FEDORA AVE	Master Plan Valencia Core - 25-TEMP-048 - Lot 101 Tract 6449	825-14579 SF/D	0	11/13/2025
512141413 3202 W FEDORA AVE	Master Plan Valencia Core M006 - 25-TEMP-010 - Lot 102 Tract 6392	825-08373 SF/D	0	8/19/2025
512141413 3200 W FEDORA AVE	Master Plan Valencia Core - 25-TEMP-048 - Lot 103 Tract 6392	825-08373 SF/D	0	8/19/2025
512141413 3198 W FEDORA AVE	Master Plan Valencia Core M006 - 25-TEMP-008 - Lot 104 Tract 6392	825-08373 SF/D	0	8/19/2025
512141413 3196 W FEDORA AVE	Master Plan Valencia Core - 25-TEMP-048 - Lot 105 Tract 6392	825-08373 SF/D	0	8/19/2025
512141413 3194 W FEDORA AVE	Master Plan Valencia Core M006 - 25-TEMP-010 - Lot 106 Tract 6392	825-08373 SF/D	0	8/19/2025
512141413 3192 W FEDORA AVE	Master Plan Valencia Core - 25-TEMP-048 - Lot 107 Tract 6392	825-08373 SF/D	0	8/19/2025
512141413 3190 W FEDORA AVE	Master Plan Valencia Core M006 - 25-TEMP-008 - Lot 108 Tract 6392	825-08373 SF/D	0	8/19/2025
512141413 3188 W FEDORA AVE	Master Plan Valencia Core - 25-TEMP-048 - Lot 109 Tract 6392	825-08373 SF/D	0	8/19/2025
512141413 3186 W FEDORA AVE	Master Plan Valencia Core M006 - 25-TEMP-010 - Lot 110 Tract 6392	825-08373 SF/D	0	8/19/2025
512141413 3184 W FEDORA AVE	Master Plan Valencia Core - 25-TEMP-048 - Lot 111 Tract 6392	825-08373 SF/D	0	8/19/2025
512141413 3182 W FEDORA AVE	Master Plan Valencia Core M006 - 25-TEMP-008 - Lot 112 Tract 6392	825-08373 SF/D	0	8/19/2025
512141413 3180 W FEDORA AVE	Master Plan Valencia Core - 25-TEMP-048 - Lot 113 Tract 6392	825-08373 SF/D	0	8/19/2025
512141413 3178 W FEDORA AVE	Master Plan Valencia Core M006 - 25-TEMP-010 - Lot 114 Tract 6392	825-08373 SF/D	0	8/19/2025
512141413 3176 W FEDORA AVE	Master Plan Valencia Core - 25-TEMP-048 - Lot 115 Tract 6392	825-08373 SF/D	0	8/19/2025
512141413 3174 W FEDORA AVE	Master Plan Valencia Core M006 - 25-TEMP-008 - Lot 116 Tract 6392	825-08373 SF/D	0	8/19/2025
512141413 3172 W FEDORA AVE	Master Plan Valencia Core - 25-TEMP-048 - Lot 117 Tract 6392	825-08373 SF/D	0	8/19/2025
512141413 3170 W FEDORA AVE	Master Plan Valencia Core M006 - 25-TEMP-010 - Lot 118 Tract 6392	825-08373 SF/D	0	8/19/2025
512141413 3168 W FEDORA AVE	Master Plan Valencia Core - 25-TEMP-048 - Lot 119 Tract 6392	825-08373 SF/D	0	8/19/2025
512141413 3166 W FEDORA AVE	Master Plan Valencia Core M006 - 25-TEMP-008 - Lot 120 Tract 6392	825-08373 SF/D	0	8/19/2025
512141413 3164 W FEDORA AVE	Master Plan Valencia Core - 25-TEMP-048 - Lot 121 Tract 6392	825-08373 SF/D	0	8/19/2025
512141413 3162 W FEDORA AVE	Master Plan Valencia Core M006 - 25-TEMP-010 - Lot 122 Tract 6392	825-08373 SF/D	0	8/19/2025
512141413 3160 W FEDORA AVE	Master Plan Valencia Core - 25-TEMP-048 - Lot 123 Tract 6392	825-08373 SF/D	0	8/19/2025
512141413 3158 W FEDORA AVE	Master Plan Valencia Core M006 - 25-TEMP-008 - Lot 124 Tract 6392	825-08373 SF/D	0	8/19/2025
512141413 3156 W FEDORA AVE	Master Plan Valencia Core - 25-TEMP-048 - Lot 125 Tract 6392	825-08373 SF/D	0	8/19/2025
512141413 3154 W FEDORA AVE	Master Plan Valencia Core M006 - 25-TEMP-010 - Lot 126 Tract 6392	825-08373 SF/D	0	8/19/2025
512141413 3152 W FEDORA AVE	Master Plan Valencia Core - 25-TEMP-048 - Lot 127 Tract 6392	825-0		

4770600472353 S MODOC ST	Heritage Estates Model 1908 - 24-TEMP-077 - Lot 025 Tract 6392	B25-06977	SFD	O	6/3/2005						1	1	1	0	None	No	No	No	N/A	Approved	Ministerial	
4770600472347 S MODOC ST	Heritage Estates Model 1908 - 24-TEMP-077 - Lot 026 Tract 6392	B25-06978	SFD	O	6/3/2005							1	1	1	0	None	No	No	N/A	Approved	Ministerial	
4770600472341 S MODOC ST	Heritage Estates Model 1908 - 24-TEMP-077 - Lot 027 Tract 6392	B25-06979	SFD	O	6/3/2005							1	1	1	0	None	No	No	N/A	Approved	Ministerial	
4770600472335 S MODOC ST	Heritage Estates Model 1908 - 24-TEMP-077 - Lot 028 Tract 6392	B25-06986	SFD	O	6/3/2005							1	1	1	0	None	No	No	N/A	Approved	Ministerial	
4770600472325 S MODOC ST	Heritage Estates Model 1908 - 24-TEMP-077 - Lot 029 Tract 6392	B25-06987	SFD	O	6/3/2005							1	1	1	0	None	No	No	N/A	Approved	Ministerial	
4770600472323 S MODOC ST	Heritage Estates Model 1908 - 24-TEMP-077 - Lot 030 Tract 6392	B25-06988	SFD	O	6/3/2005							1	1	1	0	None	No	No	N/A	Approved	Ministerial	
4770600472317 S MODOC ST	Heritage Estates Model 1908 - 24-TEMP-077 - Lot 031 Tract 6392	B25-06989	SFD	O	6/3/2005							1	1	1	0	None	No	No	N/A	Approved	Ministerial	
4770600472311 S MODOC ST	Heritage Estates Model 1908 - 24-TEMP-077 - Lot 032 Tract 6392	B25-06990	SFD	O	6/3/2005							1	1	1	0	None	No	No	N/A	Approved	Ministerial	
4770600472305 S MODOC ST	Heritage Estates Model 1983 - 24-TEMP-076 - Lot 033 Tract 6392	B25-06995	SFD	O	6/3/2005							1	1	1	0	None	No	No	N/A	Approved	Ministerial	
4770502072754 E CESAR BLVD	Cesar Chavez Arts by Jake Ling of Integrated Community Development on behalf of Corporation for Better Housing - covenanted affordable housing (SB 38 & SB 42)	B25-16216	5+	R	12/22/2005						6	36	11		0	None	No	No	N/A	Approved	Ministerial	P25-01618, 06/14/2025
467150101110 A STA	SBR - Custom SFR unit 101	B25-14812	SFHD	O	11/19/2005										0	58 (9/2021) - Duplex in SF Zone	No	No	N/A	Approved	Ministerial	
467150101110 A STA	SBR - Custom SFR unit 102 and ADU	B25-14817	2 to 4	R	11/19/2005										0	58 (9/2021) - Duplex in SF Zone	No	No	N/A	Approved	Ministerial	
512021261410 N HIGH AVE	Graville Homes Plan Villa 5 - 24-TEMP-092 - Lot 001 Tract 6387	B25-02237	SFD	O	2/24/2005						2	2	2		0	58 (9/2021) - Duplex in SF Zone	No	No	N/A	Approved	Ministerial	
512021261416 N HIGH AVE	Graville Homes Plan Villa 5 - 24-TEMP-092 - Lot 002 Tract 6387	B25-02238	SFD	O	2/24/2005										0	None	No	No	N/A	Approved	Ministerial	
512021261452 N HIGH AVE	Graville Homes Plan Villa 5 - 24-TEMP-092 - Lot 003 Tract 6387	B25-02329	SFD	O	2/24/2005										0	None	No	No	N/A	Approved	Ministerial	
512021261458 N HIGH AVE	Graville Homes Plan Villa 6 - 24-TEMP-092 - Lot 004 Tract 6387	B25-05680	SFD	O	5/6/2005										0	None	No	No	N/A	Approved	Ministerial	
512021261464 N HIGH AVE	Graville Homes Plan Villa 5 - 24-TEMP-092 - Lot 005 Tract 6387	B25-05692	SFD	O	5/6/2005										0	None	No	No	N/A	Approved	Ministerial	
512021261470 N HIGH AVE	Graville Homes Plan Villa 1 - 24-TEMP-175 - Lot 006 Tract 6387	B25-02298	SFD	O	2/24/2005										0	None	No	No	N/A	Approved	Ministerial	
512021261476 N HIGH AVE	Graville Homes Plan Villa 5 - 24-TEMP-092 - Lot 007 Tract 6387	B25-02331	SFD	O	2/24/2005										0	None	No	No	N/A	Approved	Ministerial	
512021261482 N HIGH AVE	Graville Homes Plan Villa 5 - 24-TEMP-092 - Lot 008 Tract 6387	B25-02332	SFD	O	2/24/2005										0	None	No	No	N/A	Approved	Ministerial	
512021261488 N HIGH AVE	Graville Homes Plan Villa 1 - 24-TEMP-175 - Lot 009 Tract 6387	B25-02299	SFD	O	2/24/2005										0	None	No	No	N/A	Approved	Ministerial	
512021261494 N HIGH AVE	Graville Homes Plan Villa 5 - 24-TEMP-092 - Lot 010 Tract 6387	B25-02335	SFD	O	2/24/2005										0	None	No	No	N/A	Approved	Ministerial	

48100005 5236 E TOWER AVE	Olive Lane Plan 1380 - 25-TEMP-017 - Lot 006 Tract 6410	B25-14525	SFD	O	11/13/2025	1	1	0/None	No	No	No	N/A	Approved	Ministerial
48100005 5240 E TOWER AVE	Olive Lane Plan 1590 - 25-TEMP-019 - Lot 005 Tract 6410	B25-14562	SFD	O	11/13/2025	1	1	0/None	No	No	No	N/A	Approved	Ministerial
48100005 5244 E TOWER AVE	Olive Lane Plan 1590 - 25-TEMP-016 - Lot 001 Tract 6410	B25-14533	SFD	O	11/13/2025	1	1	0/None	No	No	No	N/A	Approved	Ministerial
48100005 5248 E TOWER AVE	Olive Lane Plan 1775 - 25-TEMP-019 - Lot 008 Tract 6410	B25-14553	SFD	O	11/13/2025	1	1	0/None	No	No	No	N/A	Approved	Ministerial
48100005 5252 E TOWER AVE	Olive Lane Plan 1590 - 25-TEMP-018 - Lot 009 Tract 6410	B25-14534	SFD	O	11/13/2025	1	1	0/None	No	No	No	N/A	Approved	Ministerial
48100005 5256 E TOWER AVE	Olive Lane Plan 1775 - 25-TEMP-019 - Lot 010 Tract 6410	B25-14564	SFD	O	11/13/2025	1	1	0/None	No	No	No	N/A	Approved	Ministerial
48100005 5260 E TOWER AVE	Olive Lane Plan 1590 - 25-TEMP-018 - Lot 011 Tract 6410	B25-14555	SFD	O	11/13/2025	1	1	0/None	No	No	No	N/A	Approved	Ministerial
48100005 5263 S HOMSY AVE	Olive Lane Plan 1775 - 25-TEMP-019 - Lot 012 Tract 6410	B25-14530	SFD	O	8/26/2025	1	1	0/None	No	No	No	N/A	Approved	Ministerial
48100005 5275 S HOMSY AVE	Olive Lane Plan 1590 - 25-TEMP-018 - Lot 011 Tract 6410	B25-14564	SFD	O	8/26/2025	1	1	0/None	No	No	No	N/A	Approved	Ministerial
48100005 5275 S HOMSY AVE	Olive Lane Plan 1775 - 25-TEMP-019 - Lot 018 Tract 6410	B25-10831	SFD	O	8/26/2025	1	1	0/None	No	No	No	N/A	Approved	Ministerial
48100005 5281 S HOMSY AVE	Olive Lane Plan 1590 - 25-TEMP-019 - Lot 019 Tract 6410	B25-10832	SFD	O	8/26/2025	1	1	0/None	No	No	No	N/A	Approved	Ministerial
48100005 5287 S HOMSY AVE	Olive Lane Plan 1380 - 25-TEMP-017 - Lot 020 Tract 6410	B25-11645	SFD	O	8/12/2025	1	1	0/None	No	No	No	N/A	Approved	Ministerial
48100005 5283 S HOMSY AVE	Olive Lane Plan 1775 - 25-TEMP-019 - Lot 021 Tract 6410	B25-10832	SFD	O	8/26/2025	1	1	0/None	No	No	No	N/A	Approved	Ministerial
48100005 5299 S HOMSY AVE	Olive Lane Plan 1590 - 25-TEMP-018 - Lot 022 Tract 6410	B25-10823	SFD	O	8/26/2025	1	1	0/None	No	No	No	N/A	Approved	Ministerial
48100005 5285 S HOMSY AVE	Olive Lane Plan 1380 - 25-TEMP-017 - Lot 023 Tract 6410	B25-11647	SFD	O	8/12/2025	1	1	0/None	No	No	No	N/A	Approved	Ministerial
48100005 5251 S HOMSY AVE	Olive Lane Plan 1590 - 25-TEMP-018 - Lot 024 Tract 6410	B25-10826	SFD	O	8/26/2025	1	1	0/None	No	No	No	N/A	Approved	Ministerial
48100005 5247 S HOMSY AVE	Olive Lane Plan 1380 - 25-TEMP-017 - Lot 025 Tract 6410	B25-11648	SFD	O	8/12/2025	1	1	0/None	No	No	No	N/A	Approved	Ministerial
48100005 5243 S HOMSY AVE	Olive Lane Plan 1590 - 25-TEMP-018 - Lot 026 Tract 6410	B25-10827	SFD	O	8/26/2025	1	1	0/None	No	No	No	N/A	Approved	Ministerial
48100005 5239 S HOMSY AVE	Olive Lane Plan 1775 - 25-TEMP-019 - Lot 027 Tract 6410	B25-10822	SFD	O	8/26/2025	1	1	0/None	No	No	No	N/A	Approved	Ministerial
48100005 5235 S HOMSY AVE	Olive Lane Plan 1590 - 25-TEMP-018 - Lot 028 Tract 6410	B25-14536	SFD	O	11/13/2025	1	1	0/None	No	No	No	N/A	Approved	Ministerial
48100005 5231 S HOMSY AVE	Olive Lane Plan 1775 - 25-TEMP-019 - Lot 029 Tract 6410	B25-14566	SFD	O	11/13/2025	1	1	0/None	No	No	No	N/A	Approved	Ministerial
48100005 5250 S HOMSY AVE	Olive Lane Plan 1775 - 25-TEMP-019 - Lot 031 Tract 6410	B25-12094	SFD	O	9/23/2025	1	1	0/None	No	No	No	N/A	Approved	Ministerial
48100005 5254 S HOMSY AVE	Olive Lane Plan 1590 - 25-TEMP-017 - Lot 032 Tract 6410	B25-10070	SFD	O	9/23/2025	1	1	0/None	No	No	No	N/A	Approved	Ministerial
48100005 5258 S HOMSY AVE	Olive Lane Plan 1590 - 25-TEMP-018 - Lot 033 Tract 6410	B25-12086	SFD	O	9/23/2025	1	1	0/None	No	No	No	N/A	Approved	Ministerial
48100005 5262 S HOMSY AVE	Olive Lane Plan 1775 - 25-TEMP-019 - Lot 034 Tract 6410	B25-12096	SFD	O	9/23/2025	1	1	0/None	No	No	No	N/A	Approved	Ministerial
48100005 5266 S HOMSY AVE	Olive Lane Plan 1380 - 25-TEMP-017 - Lot 035 Tract 6410	B25-12071	SFD	O	9/23/2025	1	1	0/None	No	No	No	N/A	Approved	Ministerial
48100005 5270 S HOMSY AVE	Olive Lane Plan 1775 - 25-TEMP-019 - Lot 036 Tract 6410	B25-12097	SFD	O	9/23/2025	1	1	0/None	No	No	No	N/A	Approved	Ministerial
48100005 5270 S HOMSY AVE	Olive Lane Plan 1380 - 25-TEMP-017 - Lot 037 Tract 6410	B25-12072	SFD	O	9/23/2025	1	1	0/None	No	No	No	N/A	Approved	Ministerial
48100005 5282 S HOMSY AVE	Olive Lane Plan 1590 - 25-TEMP-018 - Lot 038 Tract 6410	B25-12100	SFD	O	9/23/2025	1	1	0/None	No	No	No	N/A	Approved	Ministerial
48100005 5267 E TOWER AVE	Olive Lane Plan 1590 - 25-TEMP-018 - Lot 040 Tract 6410	B25-13157	SFD	O	10/23/2025	1	1	0/None	No	No	No	N/A	Approved	Ministerial
48100005 5263 E TOWER AVE	Olive Lane Plan 1775 - 25-TEMP-019 - Lot 041 Tract 6410	B25-13544	SFD	O	10/23/2025	1	1	0/None	No	No	No	N/A	Approved	Ministerial
48100005 5249 E TOWER AVE	Olive Lane Plan 1380 - 25-TEMP-017 - Lot 042 Tract 6410	B25-13553	SFD	O	10/23/2025	1	1	0/None	No	No	No	N/A	Approved	Ministerial
48100005 5245 E TOWER AVE	Olive Lane Plan 1590 - 25-TEMP-018 - Lot 043 Tract 6410	B25-13518	SFD	O	10/23/2025	1	1	0/None	No	No	No	N/A	Approved	Ministerial
48100005 5241 E TOWER AVE	Olive Lane Plan 1775 - 25-TEMP-019 - Lot 044 Tract 6410	B25-13552	SFD	O	10/23/2025	1	1	0/None	No	No	No	N/A	Approved	Ministerial
48100005 5265 S BUSH AVE	Olive Lane Plan 1775 - 25-TEMP-019 - Lot 045 Tract 6410	B25-13545	SFD	O	10/23/2025	1	1	0/None	No	No	No	N/A	Approved	Ministerial
48100005 5263 S BUSH AVE	Olive Lane Plan 1590 - 25-TEMP-018 - Lot 046 Tract 6410	B25-13519	SFD	O	10/23/2025	1	1	0/None	No	No	No	N/A	Approved	Ministerial
48100005 5264 S BUSH AVE	Olive Lane Plan 1775 - 25-TEMP-019 - Lot 047 Tract 6410	B25-13546	SFD	O	10/23/2025	1	1	0/None	No	No	No	N/A	Approved	Ministerial
48100005 5268 S BUSH AVE	Olive Lane Plan 1380 - 25-TEMP-017 - Lot 048 Tract 6410	B25-13554	SFD	O	10/23/2025	1	1	0/None	No	No	No	N/A	Approved	Ministerial
48100005 5272 S BUSH AVE	Olive Lane Plan 1775 - 25-TEMP-019 - Lot 049 Tract 6410	B25-13547	SFD	O	10/23/2025	1	1	0/None	No	No	No	N/A	Approved	Ministerial
48100005 5276 S BUSH AVE	Olive Lane Plan 1590 - 25-TEMP-018 - Lot 050 Tract 6410	B25-13556	SFD	O	10/23/2025	1	1	0/None	No	No	No	N/A	Approved	Ministerial
48100005 5280 S BUSH AVE	Olive Lane Plan 1590 - 25-TEMP-018 - Lot 051 Tract 6410	B25-13520	SFD	O	10/23/2025	1	1	0/None	No	No	No	N/A	Approved	Ministerial
48100005 5284 S BUSH AVE	Olive Lane Plan 1775 - 25-TEMP-019 - Lot 052 Tract 6410	B25-13548	SFD	O	10/23/2025	1	1	0/None	No	No	No	N/A	Approved	Ministerial
48100005 5292 S BUSH AVE	Olive Lane Plan 1775 - 25-TEMP-019 - Lot 054 Tract 6410	B25-13549	SFD	O	10/23/2025	1	1	0/None	No	No	No	N/A	Approved	Ministerial
48100005 5218 E BELGRAVA AVE	Olive Lane Plan 1590 - 25-TEMP-018 - Lot 058 Tract 6410	B25-13523	SFD	O	10/23/2025	1	1	0/None	No	No	No	N/A	Approved	Ministerial
48100005 5222 E BELGRAVA AVE	Olive Lane Plan 1775 - 25-TEMP-019 - Lot 058 Tract 6410	B25-13108	SFD	O	9/23/2025	1	1	0/None	No	No	No	N/A	Approved	Ministerial
48100005 5226 E BELGRAVA AVE	Olive Lane Plan 1590 - 25-TEMP-018 - Lot 060 Tract 6410	B25-12087	SFD	O	9/23/2025	1	1	0/None	No	No	No	N/A	Approved	Ministerial
48100005 5230 E BELGRAVA AVE	Olive Lane Plan 1775 - 25-TEMP-019 - Lot 061 Tract 6410	B25-12101	SFD	O	9/23/2025	1	1	0/None	No	No	No	N/A	Approved	Ministerial
48100005 5234 E BELGRAVA AVE	Olive Lane Plan 1590 - 25-TEMP-018 - Lot 062 Tract 6410	B25-12089	SFD	O	9/23/2025	1	1	0/None	No	No	No	N/A	Approved	Ministerial
48100005 5238 E BELGRAVA AVE	Olive Lane Plan 1380 - 25-TEMP-017 - Lot 063 Tract 6410	B25-12073	SFD	O	9/23/2025	1	1	0/None	No	No	No	N/A	Approved	Ministerial
48100005 5242 E BELGRAVA AVE	Olive Lane Plan 1775 - 25-TEMP-019 - Lot 064 Tract 6410	B25-12102	SFD	O	9/23/2025	1	1	0/None	No	No	No	N/A	Approved	Ministerial
48100005 5246 E BELGRAVA AVE	Olive Lane Plan 1590 - 25-TEMP-018 - Lot 065 Tract 6410	B25-12091	SFD	O	9/23/2025	1	1	0/None	No	No	No	N/A	Approved	Ministerial
48100005 5250 E BELGRAVA AVE	Olive Lane Plan 1775 - 25-TEMP-019 - Lot 066 Tract 6410	B25-12104	SFD	O	9/23/2025	1	1	0/None	No	No	No	N/A	Approved	Ministerial
48100005 5254 E BELGRAVA AVE	Olive Lane Plan 1380 - 25-TEMP-017 - Lot 067 Tract 6410	B25-12076	SFD	O	9/23/2025	1	1	0/None	No	No	No	N/A	Approved	Ministerial
48100005 5258 E BELGRAVA AVE	Olive Lane Plan 1775 - 25-TEMP-019 - Lot 068 Tract 6410	B25-12105	SFD	O	9/23/2025	1	1	0/None	No	No	No	N/A	Approved	Ministerial
48100005 5262 E BELGRAVA AVE	Olive Lane Plan 1590 - 25-TEMP-018 - Lot 069 Tract 6410	B25-12090	SFD	O	9/23/2025	1	1	0/None	No	No	No	N/A	Approved	Ministerial
48100005 5266 E BELGRAVA AVE	Olive Lane Plan 1380 - 25-TEMP-017 - Lot 069 Tract 6410	B25-12088	SFD	O	9/23/2025	1	1	0/None	No	No	No	N/A	Approved	Ministerial
48100005 5270 E BELGRAVA AVE	ADU - City Standard Plan 25-TADU-005	B25-05544	ADU	O	7/14/2025	1	1	0/None	No	No	No	N/A	Approved	Ministerial
48100005 5273 S ARIAN AVE	Olive Lane Plan 1380 - 25-TEMP-017 - Lot 057 Tract 6410	B25-13557	SFD	O	10/23/2025	1	1	0/None	No	No	No	N/A	Approved	Ministerial
48400021 5281 N ARTHUR AVE	SB9 - SFR - Primary Middle Bldg - City Approved Standard Plan 830 (24-TADU-025)	B25-11265	SFD	O	9/4/2025	1	1	0/None	No	No	No	N/A	Approved	Ministerial
48400021 5283 N ARTHUR AVE	SB9 - SFR - Primary Back Bldg - City Approved Standard Plan 830 (24-TADU-025)	B25-11267	SFD	O	9/4/2025	1	1	0/None	No	No	No	N/A	Approved	Ministerial
48400021 5287 N ARTHUR AVE	SB9 - SFR - Primary Middle Bldg - City Approved Standard Plan 830 (24-TADU-025)	B25-11266	SFD	O	9/4/2025	1	1	0/None	No	No	No	N/A	Approved	Ministerial
48400021 5289 N ARTHUR AVE	SB9 - SFR - Primary Back Bldg - City Approved Standard Plan 830 (24-TADU-025)	B25-10328	SFD	O	8/14/2025	1	1	0/None	No	No	No	N/A	Approved	Ministerial
48400021 5245 N ARTHUR AVE	SB9 - SFR - Primary Middle Bldg - City Approved Standard Plan 830 (24-TADU-025)	B25-01489	SFD	O	25/2025	1	1	0/None	No	No	No	N/A	Approved	Ministerial
48400021 5247 N ARTHUR AVE	SB9 - SFR - Primary Back Bldg - City Approved Standard Plan 830 (24-TADU-025)	B25-01490	SFD	O	25/2025	1	1	0/None	No	No	No	N/A	Approved	Ministerial
48400021 5233 N ARTHUR AVE	SB9 - SFR - Primary Middle Bldg - City Approved Standard Plan 830 (24-TADU-025)	B25-01491	SFD	O	25/2025	1	1	0/None	No	No	No	N/A	Approved	Ministerial
48400021 5235 N ARTHUR AVE	SB9 - SFR - Primary Back Bldg - City Approved Standard Plan 830 (24-TADU-025)	B25-01034	SFD	O	8/14/2025	1	1	0/None	No	No	No	N/A	Approved	Ministerial
51414004 5623 E CORMISON DR	Plan 1651 - The Avenue Elevations Tract 6360 - 24-TEMP-002 - Lot 073 Tract 6360	B25-08573	SFD	O	7/7/2025	1	1	0/None	No	No	No	N/A	Approved	Ministerial
51414004 5635 E CORMISON DR	Plan 1651 - The Avenue Elevations Tract 6360 - 24-TEMP-002 - Lot 073 Tract 6360	B25-08572	SFD	O	7/7/2025	1	1	0/None	No	No	No	N/A	Approved	Ministerial
51414004 5651 E CORMISON DR	Plan 1651 - The Avenue Elevations Tract 6360 - 24-TEMP-002 - Lot 072 Tract 6360	B25-08571	SFD	O	7/7/2025	1	1	0/None	No	No	No	N/A	Approved	Ministerial
51414004 5659 E CORMISON DR	Plan 1227 - The Avenue Elevations Tract 6360 - 24-TEMP-002 - Lot 071 Tract 6360	B25-08381	SFD	O	7/2/2025	1	1	0/None	No	No	No	N/A	Approved	Ministerial
51414004 5667 E CORMISON DR	Plan 1402 - The Avenue Elevations Tract 6360 - 24-TEMP-001 - Lot 070 Tract 6360	B25-08212	SFD	O	6/27/2025	1	1	0/None	No	No	No	N/A	Approved	Ministerial
51414004 5675 E CORMISON DR	Plan 1651 - The Avenue Elevations Tract 6360 - 24-TEMP-002 - Lot 069 Tract 6360	B25-08574	SFD	O	7/7/2025	1	1	0/None	No	No	No	N/A	Approved	Ministerial
51414004 5683 E CORMISON DR	Plan 1227 - The Avenue Elevations Tract 6360 - 24-TEMP-002 - Lot 068 Tract 6360	B25-08380	SFD	O	7/2/2025	1	1	0/None	No	No	No	N/A	Approved	Ministerial
51414004 5691 E CORMISON DR	Plan 1402 - The Avenue Elevations Tract 6360 - 24-TEMP-001 - Lot 067 Tract 6360	B25-08211	SFD	O	6/27/2025	1	1	0/None	No	No	No	N/A	Approved	Ministerial
51414004 5699 E CORMISON DR	Plan 1227 - The Avenue Elevations Tract 6360 - 24-TEMP-002 - Lot 066 Tract 6360	B25-08379	SFD	O	7/2/2025	1	1	0/None	No	No	No	N/A	Approved	Ministerial
51414004 5607 E CORMISON DR	Plan 1651 - The Avenue Elevations Tract 6360 - 24-TEMP-002 - Lot 065 Tract 6360	B25-08190	SFD	O	6/27/2025	1	1	0/None	No	No	No	N/A	Approved	Ministerial
51414004 5615 E CORMISON DR	Plan 1651 - The Avenue Elevations Tract 6360 - 24-TEMP-002 - Lot 064 Tract 6360	B25-08189	SFD	O	6/27/2025	1	1	0/None	No	No	No	N/A	Approved	Ministerial
51414004 5603 E CORMISON DR	Plan 1227 - The Avenue Elevations Tract 6360 - 24-TEMP-002 - Lot 063 Tract 6360	B25-08378	SFD	O	7/2/2025	1	1	0/None	No	No	No	N/A	Approved	Ministerial
51414004 5630 E CORMISON DR	Plan 1651 - The Avenue Elevations Tract 6360 - 24-TEMP-002 - Lot 062 Tract 6360	B25-08560												

[illegible]

45433403 4766 E WHITE AVE	ADU - City Standard Plan 23-TADU-005	B25-04692	ADU	O	4/16/2025	1	1	1	0	None	No	No	N/A	Approved	Ministerial
43353314 3260 W KNOLL DR	ADU - City Standard Plan 23-TADU-003	B25-06370	ADU	O	5/19/2025	1	1	1	0	None	No	No	N/A	Approved	Ministerial
44919112 2340 W HERBES AVE	ADU - Garage conversion	B25-04672	ADU	O	4/16/2025	1	1	1	0	None	No	No	N/A	Pending	Ministerial
44333331 1223 S TERRACE AVE	ADU - Garage conversion	B25-06751	ADU	O	5/26/2025	1	1	1	0	None	No	No	N/A	Pending	Ministerial
45102141 1512 N FERGER AVE	ADU - City Standard Plan 23-TADU-005	B25-07261	ADU	O	6/10/2025	1	1	1	0	None	No	No	N/A	Approved	Ministerial
43302020 4160 E HERGES AVE	ADU - City Standard Plan 23-TADU-005	B25-07650	ADU	O	6/1/2025	1	1	1	0	None	No	No	N/A	Approved	Ministerial
48416011 1684 E UNIVERSITY AVE APT C	ADU - Garage conversion	B25-07221	ADU	O	6/9/2025	1	1	1	0	None	No	No	N/A	Approved	Ministerial
41817307 585 E SAN MADELE AVE	ADU - City Standard Plan 23-TADU-005	B25-07764	ADU	O	6/19/2025	1	1	1	0	None	No	No	N/A	Approved	Ministerial
44332021 2424 N HARRISON AVE	ADU - Attached	B25-04454	ADU	O	4/11/2025	1	1	1	0	None	No	No	N/A	Pending	Ministerial
44421213 1834 N FARRIS AVE	ADU - Garage conversion	B25-07689	ADU	O	6/18/2025	1	1	1	0	None	No	No	N/A	Approved	Ministerial
45316020 3405 E LAMONA AVE	ADU - Garage conversion	B25-04689	ADU	O	6/18/2025	1	1	1	0	None	No	No	N/A	Pending	Ministerial
501141463 3700 W BELCHWOOD AVE	ADU	B25-08236	ADU	O	6/26/2025	1	1	1	0	None	No	No	N/A	Approved	Ministerial
45000445 2263 W MAGILL AVE	ADU - Pool room conversion	B25-06307	ADU	O	7/1/2025	1	1	1	0	None	No	No	N/A	Pending	Ministerial
45002021 3015 E NEVADA AVE	ADU - Custom detached 2 story	B25-03560	ADU	R	7/18/2025	1	1	1	0	None	No	No	N/A	Approved	Ministerial
45002002 510 E DIVISADERO ST BLDG 101+	MFR - Bldg 101 - Type A (1 of 11)	B25-09138	2 to 4	R	7/18/2025	2	2	2	0	None	No	No	N/A	Approved	Ministerial
45002002 510 E DIVISADERO ST BLDG 102+	MFR - Bldg 102 - Type A (2 of 11)	B25-11545	2 to 4	R	8/10/2025	2	2	2	0	None	No	No	N/A	Approved	Ministerial
45002002 510 E DIVISADERO ST BLDG 103+	MFR - Bldg 103 - Type A (3 of 11)	B25-09195	2 to 4	R	7/21/2025	2	2	2	0	None	No	No	N/A	Approved	Ministerial
45002002 510 E DIVISADERO ST BLDG 104+	MFR - Bldg 104 - Type A (4 of 11)	B25-09196	2 to 4	R	7/21/2025	2	2	2	0	None	No	No	N/A	Approved	Ministerial
45002002 510 E DIVISADERO ST BLDG 105+	MFR - Bldg 105 - Type A (5 of 11)	B25-09197	2 to 4	R	7/21/2025	2	2	2	0	None	No	No	N/A	Approved	Ministerial
45002002 510 E DIVISADERO ST BLDG 107+	MFR - Bldg 107 - Type A (7 of 11)	B25-09198	2 to 4	R	7/21/2025	2	2	2	0	None	No	No	N/A	Approved	Ministerial
45002002 510 E DIVISADERO ST BLDG 109+	MFR - Bldg 109 - Type A (9 of 11)	B25-09199	2 to 4	R	7/21/2025	2	2	2	0	None	No	No	N/A	Approved	Ministerial
45002002 510 E DIVISADERO ST BLDG 110+	MFR - Bldg 110 - Type A (10 of 11)	B25-09200	2 to 4	R	7/21/2025	2	2	2	0	None	No	No	N/A	Approved	Ministerial
45002002 510 E DIVISADERO ST BLDG 112+	MFR - Bldg 111 - Type A (11 of 11)	B25-09201	2 to 4	R	7/21/2025	2	2	2	0	None	No	No	N/A	Approved	Ministerial
45002002 510 E DIVISADERO ST BLDG 113+	MFR - Bldg 113 - Type A (10 of 11)	B25-09202	2 to 4	R	7/21/2025	2	2	2	0	None	No	No	N/A	Approved	Ministerial
31050368 9035 N DENALI AVE	ADU - City Standard Plan 23-TADU-002	B25-06653	ADU	O	5/30/2025	1	1	1	0	None	No	No	N/A	Approved	Ministerial
45020211 37025 N HARRISON AVE	ADU - City Standard Plan 23-TADU-003	B25-06919	ADU	O	6/2/2025	1	1	1	0	None	No	No	N/A	Approved	Ministerial
43011060 4536 E ALAMOS AVE	ADU - City Standard Plan 23-TADU-002	B25-07306	ADU	O	6/10/2025	1	1	1	0	None	No	No	N/A	Approved	Ministerial
50502007 7141 W BROOKING AVE	ADU - HCO approved pre-manufactured	B25-08107	ADU	O	6/25/2025	1	1	1	0	None	No	No	N/A	Pending	Ministerial
31084119 6623 E FARRIN AVE	ADU - Custom detached	B25-03913	ADU	O	4/11/2025	1	1	1	0	None	No	No	N/A	Pending	Ministerial
43350201 3332 N WILSON AVE	ADU - Custom detached	B25-06321	ADU	O	7/8/2025	1	1	1	0	None	No	No	N/A	Pending	Ministerial
51011014 5839 W SHAW AVE	ADU - City Standard Plan 23-TADU-005	B25-06860	ADU	O	6/25/2025	1	1	1	0	None	No	No	N/A	Approved	Ministerial
48041708 4501 E EDNA AVE UNIT 102	ADU - Custom detached	B25-09253	ADU	O	7/22/2025	1	1	1	0	None	No	No	N/A	Pending	Ministerial
45020413 236 E DENNETT AVE	Custom SFR	B25-04712	SFD	O	4/16/2025	1	1	1	0	None	No	No	N/A	Approved	Ministerial
45020413 241 E DENNETT AVE	ADU	B25-04718	ADU	O	4/16/2025	1	1	1	0	None	No	No	N/A	Approved	Ministerial
45020413 247 E DENNETT AVE	ADU	B25-04721	ADU	O	4/16/2025	1	1	1	0	None	No	No	N/A	Approved	Ministerial
24515405 5444 E MICHIGAN AVE	ADU - Garage conversion	B25-06366	ADU	O	7/2/2025	1	1	1	0	None	No	No	N/A	Approved	Ministerial
43011738 6127 N CLARK ST	ADU - City Standard Plan 23-TADU-005	B25-06643	ADU	O	7/30/2025	1	1	1	0	None	No	No	N/A	Approved	Ministerial
31047024 6124 E ANDREWS AVE	ADU - Custom detached	B25-06671	ADU	O	7/31/2025	1	1	1	0	None	No	No	N/A	Pending	Ministerial
45116464 2588 E TYLER AVE	S89 - ADU - City Standard Plan 23-TADU-005	B25-10488	ADU	O	8/26/2025	1	1	1	0	05/8/9 (2021) - Duplex in SF Zone	No	No	N/A	Approved	Ministerial
45216464 2588 E TYLER AVE	S89 - ADU - City Standard Plan 23-TADU-005	B25-10683	ADU	O	8/26/2025	1	1	1	0	05/8/9 (2021) - Duplex in SF Zone	No	No	N/A	Approved	Ministerial
45226622 616 N POPULAR AVE	ADU - City Standard Plan 23-TADU-005	B25-10473	ADU	O	8/19/2025	1	1	1	0	None	No	No	N/A	Approved	Ministerial
31363401 506 S REINA AVE	ADU - Garage conversion	B25-09763	ADU	R	8/2/2025	1	1	1	0	None	No	No	N/A	Approved	Ministerial
47807113 2155 S CLARA AVE	ADU - City Standard Plan 23-TADU-005	B25-10546	ADU	O	8/19/2025	1	1	1	0	None	No	No	N/A	Approved	Ministerial
45928401 230 N ORCHARD ST	ADU - Custom detached	B25-06831	ADU	O	7/8/2025	1	1	1	0	None	No	No	N/A	Approved	Ministerial
47013136 3614 E ALTA AVE	S89 - 1 primary custom SFR and ADU (SB 9) on planning record P25-0205	B25-15311	2 to 4	R	12/1/2025	1	1	1	0	05/8/9 (2021) - Duplex in SF Zone	No	No	N/A	Pending	Ministerial
47013136 3614 E ALTA AVE	S89 - SFR 2 part of two SFRs and one ADU	B25-15381	SFD	O	12/1/2025	1	1	1	0	05/8/9 (2021) - Duplex in SF Zone	No	No	N/A	Pending	Ministerial
47013136 3614 E ALTA AVE	S89 - ADU part of two SFRs and one ADU	B25-15982	ADU	O	12/1/2025	1	1	1	0	05/8/9 (2021) - Duplex in SF Zone	No	No	N/A	Pending	Ministerial
41814607 1485 E PORTALS AVE	S89 - Custom SFR (1485 E Portals AVE) and ADU (1481 E Portals AVE)	P25-03307	2 to 4	R	10/1/2025	1	1	1	0	05/8/9 (2021) - Duplex in SF Zone	No	No	N/A	Pending	Ministerial
45304312 1536 N FIFTH ST	ADU - Custom detached	B25-09639	ADU	O	7/30/2025	1	1	1	0	None	No	No	N/A	Pending	Ministerial
47621317 2575 S HOLLY AVE	ADU - Custom detached	B25-10553	ADU	O	8/20/2025	1	1	1	0	None	No	No	N/A	Pending	Ministerial
47017210 4712 E MONTECITO AVE	ADU - Garage conversion. Interior remodel (2 of 2)	B25-11948	ADU	O	8/19/2025	1	1	1	0	None	No	No	N/A	Pending	Ministerial
47017210 4714 E MONTECITO AVE	ADU - Detached storage bldg conversion plus addition (1 of 2)	B25-10719	ADU	O	8/12/2025	1	1	1	0	None	No	No	N/A	Pending	Ministerial
40960002 451 E SIERRA AVE	S89 - ADU - Attached (1 of 2). Master Record See also B25-11089	B25-10688	ADU	O	8/22/2025	1	1	1	0	None	No	No	N/A	Pending	Ministerial
40960002 452 E SIERRA AVE	S89 - ADU - Detached (2 of 2). See also B25-10686	B25-11089	ADU	O	8/22/2025	1	1	1	0	05/8/9 (2021) - Duplex in SF Zone	No	No	N/A	Approved	Ministerial
41814607 1485 E PORTALS AVE	S89 - Custom SFR (1485 E Portals AVE) and ADU (1481 E Portals AVE)	P25-03310	2 to 4	O	10/1/2025	2	2	2	0	05/8/9 (2021) - Duplex in SF Zone	No	No	N/A	Pending	Ministerial
51020527 4576 W RICHARD AVE	ADU	B25-11315	ADU	O	8/19/2025	1	1	1	0	None	No	No	N/A	Pending	Ministerial
40647009 3164 W CALUMYRNA AVE	ADU - Custom detached	B25-09568	ADU	O	7/29/2025	1	1	1	0	None	No	No	N/A	Pending	Ministerial
46225414 486 E TULARE ST	ADU - Garage conversion	B25-11769	ADU	O	8/19/2025	1	1	1	0	None	No	No	N/A	Pending	Ministerial
45019217 1014 N KATHUR AVE	ADU - Garage conversion	B25-11863	ADU	O	8/1/2025	1	1	1	0	None	No	No	N/A	Pending	Ministerial
47602106 2568 S POPPY AVE	ADU - Custom detached	B25-02515	ADU	O	2/27/2025	1	1	1	0	None	No	No	N/A	Pending	Ministerial
45120302 1560 E FLORENDA AVE	ADU - City Standard Plan 23-TADU-002	B25-12760	ADU	O	10/8/2025	1	1	1	0	None	No	No	N/A	Approved	Ministerial
43015015 4601 E GETTYSBURG AVE	S89 - 2 Primary Custom SFRs and 1 Custom ADU	P25-03878	2 to 4	R	11/4/2025	1	1	1	0	05/8/9 (2021) - Duplex in SF Zone	No	No	N/A	Pending	Ministerial
48023433 2437 S TENTH ST UNIT 102	ADU - City Standard Plan 23-TADU-003	B25-12314	ADU	O	8/26/2025	1	1	1	0	None	No	No	N/A	Approved	Ministerial
44503203 1920 E HUNTER AVE	ADU - City Standard Plan 23-TADU-002	B25-12434	ADU	O	9/30/2025	1	1	1	0	None	No	No	N/A	Approved	Ministerial
86027104 3426 E L L MOIR AVE	ADU - Custom detached	B25-12629	ADU	O	10/6/2025	1	1	1	0	None	No	No	N/A	Pending	Ministerial
442123168 4882 E WASHINGTON AVE	ADU - Garage conversion	B25-13476	ADU	O	10/22/2025	1	1	1	0	None	No	No	N/A	Pending	Ministerial
50406009 6670 N HAYES AVE BLDG 101+	Belta Via 101+ BLDG 29 TYPE 2 12 UNITS	B25-15079	+	R	11/25/2025	6	6	12	0	None	No	No	N/A	Pending	Ministerial
50406009 6670 N HAYES AVE BLDG 105+	Belta Via 105+ BLDG 33 TYPE 2 12 UNITS	B25-15365	+	R	1/24/2025	6	6	12	0	None	No	No	N/A	Pending	Ministerial
50406009 6670 N HAYES AVE BLDG 106+	Belta Via 106+ BLDG 29 TYPE 2 12 UNITS	B25-15385	+	R	1/24/2025	6	6	12	0	None	No	No	N/A	Pending	Ministerial
50406009 6670 N HAYES AVE BLDG 107+	Belta Via 107+ BLDG 44 TYPE 1 12 UNITS	B25-15386	+	R	1/24/2025	6	6	12	0	None	No	No	N/A	Pending	Ministerial
50406009 6670 N HAYES AVE BLDG 113+	Belta Via 113+ BLDG 55 TYPE 1 12 UNITS	B25-15387	+	R	1/24/2025	6	6	12	0	None	No	No	N/A	Pending	Ministerial
50406009 6670 N HAYES AVE BLDG 117+	Belta Via 117+ BLDG 6 TYPE 1 12 UNITS	B25-15388	+	R	1/24/2025	6	6	12	0	None	No	No	N/A	Pending	Ministerial
50406009 6670 N HAYES AVE BLDG 120+	Belta Via 120+ BLDG 7 TYPE 1 12 UNITS	B25-15389	+	R	1/24/2025	6	6	12	0	None	No	No	N/A	Pending	Ministerial
50406009 6670 N HAYES AVE BLDG 125+	Belta Via 125+ BLDG 8 TYPE 1 12 UNITS	B25-15370	+	R	1/24/2025	6	6	12	0	None	No	No	N/A	Pending	Ministerial
50406009 6670 N HAYES AVE BLDG 129+	Belta Via 129+ BLDG 9 TYPE 2 12 UNITS	B25-15371	+	R	1/24/2025	6	6	12	0	None	No	No	N/A	Pending	Ministerial
50406009 6670 N HAYES AVE BLDG 132+	Belta Via 132+ BLDG 10 TYPE 2 12 UNITS	B25-15372	+	R	1/24/2025	6	6	12	0	None	No	No	N/A	Pending	Ministerial
50406009 6670 N HAYES AVE BLDG 137+	Belta Via 137+ BLDG 12 TYPE 2 12 UNITS	B25-15373	+	R	1/24/2025	6	6	12	0	None	No	No	N/A	Pending	Ministerial
50406009 6670 N HAYES AVE BLDG 141+	Belta Via 141+ BLDG 13 TYPE 2 12 UNITS	B25-15374	+	R	1/24/2025	6	6	12	0	None	No	No	N/A	Pending	Ministerial
50406009 6670 N HAYES AVE BLDG 145+	Belta Via 145+ BLDG 14 TYPE 2 12 UNITS	B25-15375	+	R	1/24/2025	6	6	12	0	None	No	No	N/A	Pending	Ministerial
50406009 6670 N HAYES AVE BLDG 153+	Belta Via 153+ BLDG 17 TYPE 2 12 UNITS	B25-15377	+	R	1/24/2025	6	6	12	0	None	No	No	N/A	Pending	Ministerial
50406009 6670 N HAYES AVE BLDG 159+	Belta Via 159+ BLDG 18 TYPE 2 12 UNITS	B25-15378	+	R	1/24/2025	6	6	12	0	None	No	No	N/A	Pending	Ministerial
50406009 6670 N HAYES AVE BLDG 161+	Belta Via 161+ BLDG 19 TYPE 1 12 UNITS	B25-15379	+	R	1/24/2025	6	6	12	0	None	No	No	N/A	Pending	Ministerial
50406009 6670 N HAYES AVE BLDG 166+	Belta Via 166+ BLDG 20 TYPE 2 12 UNITS	B25-15380	+	R	1/24/2025	6									

[illegible]

Date		Time		Location		Activity		Notes		Status		Priority		Assignee		Due Date		Progress		Comments		Attachments		Tags		Created At		Updated At		Version		Author		Reviewer		Approved		Rejected		Cancelled		Archived		Deleted		Restored		Reverted		Recreated		Reimported		Reexported		Reuploaded		Recreated		Reimported		Reexported		Reuploaded		Recreated		Reimported		Reexported		Reuploaded		Recreated		Reimported		Reexported		Reuploaded		Recreated		Reimported		Reexported		Reuploaded		Recreated		Reimported		Reexported		Reuploaded		Recreated		Reimported		Reexported		Reuploaded		Recreated		Reimported		Reexported		Reuploaded		Recreated		Reimported		Reexported		Reuploaded		Recreated		Reimported		Reexported		Reuploaded		Recreated		Reimported		Reexported		Reuploaded		Recreated		Reimported		Reexported		Reuploaded		Recreated		Reimported		Reexported		Reuploaded		Recreated		Reimported		Reexported		Reuploaded		Recreated		Reimported		Reexported		Reuploaded		Recreated		Reimported		Reexported		Reuploaded		Recreated		Reimported		Reexported		Reuploaded		Recreated		Reimported		Reexported		Reuploaded		Recreated		Reimported		Reexported		Reuploaded		Recreated		Reimported		Reexported		Reuploaded		Recreated		Reimported		Reexported		Reuploaded		Recreated		Reimported		Reexported		Reuploaded		Recreated		Reimported		Reexported		Reuploaded		Recreated		Reimported		Reexported		Reuploaded		Recreated		Reimported		Reexported		Reuploaded		Recreated		Reimported		Reexported		Reuploaded		Recreated		Reimported		Reexported		Reuploaded		Recreated		Reimported		Reexported		Reuploaded		Recreated		Reimported		Reexported		Reuploaded		Recreated		Reimported		Reexported		Reuploaded		Recreated		Reimported		Reexported		Reuploaded		Recreated		Reimported		Reexported		Reuploaded		Recreated		Reimported		Reexported		Reuploaded		Recreated		Reimported		Reexported		Reuploaded		Recreated		Reimported		Reexported		Reuploaded		Recreated		Reimported		Reexported		Reuploaded		Recreated		Reimported		Reexported		Reuploaded		Recreated		Reimported		Reexported		Reuploaded		Recreated		Reimported		Reexported		Reuploaded		Recreated		Reimported		Reexported		Reuploaded		Recreated		Reimported		Reexported		Reuploaded		Recreated		Reimported		Reexported		Reuploaded		Recreated		Reimported		Reexported		Reuploaded		Recreated		Reimported		Reexported		Reuploaded		Recreated		Reimported		Reexported		Reuploaded		Recreated		Reimported		Reexported		Reuploaded		Recreated		Reimported		Reexported		Reuploaded		Recreated		Reimported		Reexported		Reuploaded		Recreated		Reimported		Reexported		Reuploaded		Recreated		Reimported		Reexported		Reuploaded		Recreated		Reimported		Reexported		Reuploaded		Recreated		Reimported		Reexported		Reuploaded		Recreated		Reimported		Reexported		Reuploaded		Recreated		Reimported		Reexported		Reuploaded		Recreated		Reimported		Reexported		Reuploaded		Recreated		Reimported		Reexported		Reuploaded		Recreated		Reimported		Reexported		Reuploaded		Recreated		Reimported		Reexported		Reuploaded		Recreated		Reimported		Reexported		Reuploaded		Recreated		Reimported		Reexported		Reuploaded		Recreated		Reimported		Reexported		Reuploaded		Recreated		Reimported		Reexported		Reuploaded		Recreated		Reimported		Reexported		Reuploaded		Recreated		Reimported		Reexported		Reuploaded		Recreated		Reimported		Reexported		Reuploaded		Recreated		Reimported		Reexported		Reuploaded		Recreated		Reimported		Reexported		Reuploaded		Recreated		Reimported		Reexported		Reuploaded		Recreated		Reimported		Reexported		Reuploaded		Recreated		Reimported		Reexported		Reuploaded		Recreated		Reimported		Reexported		Reuploaded		Recreated		Reimported		Reexported		Reuploaded		Recreated		Reimported		Reexported		Reuploaded		Recreated		Reimported		Reexported		Reuploaded		Recreated		Reimported		Reexported		Reuploaded		Recreated		Reimported		Reexported		Reuploaded		Recreated		Reimported		Reexported		Reuploaded		Recreated		Reimported		Reexported		Reuploaded		Recreated		Reimported		Reexported		Reuploaded		Recreated		Reimported		Reexported		Reuploaded		Recreated		Reimported		Reexported		Reuploaded		Recreated		Reimported		Reexported		Reuploaded		Recreated		Reimported		Reexported		Reuploaded		Recreated		Reimported		Reexported		Reuploaded		Recreated		Reimported		Reexported		Reuploaded		Recreated		Reimported		Reexported		Reuploaded		Recreated		Reimported		Reexported		Reuploaded		Recreated		Reimported		Reexported		Reuploaded		Recreated		Reimported		Reexported		Reuploaded		Recreated		Reimported		Reexported		Reuploaded		Recreated		Reimported		Reexported		Reuploaded		Recreated		Reimported		Reexported		Reuploaded		Recreated		Reimported		Reexported		Reuploaded		Recreated		Reimported		Reexported		Reuploaded		Recreated		Reimported</	
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Project Information		Revision History		Approval	
Item	Description	Rev	Date	By	For
1	Initial Design	1.0	2023-01-15	J. Doe	M. Smith
2	Design Review	1.1	2023-02-01	J. Doe	M. Smith
3	Final Design	1.2	2023-02-15	J. Doe	M. Smith
4	Construction	1.3	2023-03-01	J. Doe	M. Smith
5	Testing	1.4	2023-03-15	J. Doe	M. Smith
6	Deployment	1.5	2023-03-31	J. Doe	M. Smith
7	Post-Deployment	1.6	2023-04-15	J. Doe	M. Smith
8	Final Review	1.7	2023-04-30	J. Doe	M. Smith
9	Project Close	1.8	2023-05-15	J. Doe	M. Smith
10	Project Close	1.9	2023-05-31	J. Doe	M. Smith
11	Project Close	2.0	2023-06-15	J. Doe	M. Smith
12	Project Close	2.1	2023-06-30	J. Doe	M. Smith
13	Project Close	2.2	2023-07-15	J. Doe	M. Smith
14	Project Close	2.3	2023-07-31	J. Doe	M. Smith
15	Project Close	2.4	2023-08-15	J. Doe	M. Smith
16	Project Close	2.5	2023-08-31	J. Doe	M. Smith
17	Project Close	2.6	2023-09-15	J. Doe	M. Smith
18	Project Close	2.7	2023-09-30	J. Doe	M. Smith
19	Project Close	2.8	2023-10-15	J. Doe	M. Smith
20	Project Close	2.9	2023-10-31	J. Doe	M. Smith
21	Project Close	3.0	2023-11-15	J. Doe	M. Smith
22	Project Close	3.1	2023-11-30	J. Doe	M. Smith
23	Project Close	3.2	2023-12-15	J. Doe	M. Smith
24	Project Close	3.3	2023-12-31	J. Doe	M. Smith
25	Project Close	3.4	2024-01-15	J. Doe	M. Smith
26	Project Close	3.5	2024-01-31	J. Doe	M. Smith
27	Project Close	3.6	2024-02-15	J. Doe	M. Smith
28	Project Close	3.7	2024-02-28	J. Doe	M. Smith
29	Project Close	3.8	2024-03-15	J. Doe	M. Smith
30	Project Close	3.9	2024-03-31	J. Doe	M. Smith
31	Project Close	4.0	2024-04-15	J. Doe	M. Smith
32	Project Close	4.1	2024-04-30	J. Doe	M. Smith
33	Project Close	4.2	2024-05-15	J. Doe	M. Smith
34	Project Close	4.3	2024-05-31	J. Doe	M. Smith
35	Project Close	4.4	2024-06-15	J. Doe	M. Smith
36	Project Close	4.5	2024-06-30	J. Doe	M. Smith
37	Project Close	4.6	2024-07-15	J. Doe	M. Smith
38	Project Close	4.7	2024-07-31	J. Doe	M. Smith
39	Project Close	4.8	2024-08-15	J. Doe	M. Smith
40	Project Close	4.9	2024-08-31	J. Doe	M. Smith
41	Project Close	5.0	2024-09-15	J. Doe	M. Smith
42	Project Close	5.1	2024-09-30	J. Doe	M. Smith
43	Project Close	5.2	2024-10-15	J. Doe	M. Smith
44	Project Close	5.3	2024-10-31	J. Doe	M. Smith
45	Project Close	5.4	2024-11-15	J. Doe	M. Smith
46	Project Close	5.5	2024-11-30	J. Doe	M. Smith
47	Project Close	5.6	2024-12-15	J. Doe	M. Smith
48	Project Close	5.7	2024-12-31	J. Doe	M. Smith
49	Project Close	5.8	2025-01-15	J. Doe	M. Smith
50	Project Close	5.9	2025-01-31	J. Doe	M. Smith
51	Project Close	6.0	2025-02-15	J. Doe	M. Smith
52	Project Close	6.1	2025-02-28	J. Doe	M. Smith
53	Project Close	6.2	2025-03-15	J. Doe	M. Smith
54	Project Close	6.3	2025-03-31	J. Doe	M. Smith
55	Project Close	6.4	2025-04-15	J. Doe	M. Smith
56	Project Close	6.5	2025-04-30	J. Doe	M. Smith
57	Project Close	6.6	2025-05-15	J. Doe	M. Smith
58	Project Close	6.7	2025-05-31	J. Doe	M. Smith
59	Project Close	6.8	2025-06-15	J. Doe	M. Smith
60	Project Close	6.9	2025-06-30	J. Doe	M. Smith
61	Project Close	7.0	2025-07-15	J. Doe	M. Smith
62	Project Close	7.1	2025-07-31	J. Doe	M. Smith
63	Project Close	7.2	2025-08-15	J. Doe	M. Smith
64	Project Close	7.3	2025-08-31	J. Doe	M. Smith
65	Project Close	7.4	2025-09-15	J. Doe	M. Smith
66	Project Close	7.5	2025-09-30	J. Doe	M. Smith
67	Project Close	7.6	2025-10-15	J. Doe	M. Smith
68	Project Close	7.7	2025-10-31	J. Doe	M. Smith
69	Project Close	7.8	2025-11-15	J. Doe	M. Smith
70	Project Close	7.9	2025-11-30	J. Doe	M. Smith
71	Project Close	8.0	2025-12-15	J. Doe	M. Smith
72	Project Close	8.1	2025-12-31	J. Doe	M. Smith
73	Project Close	8.2	2026-01-15	J. Doe	M. Smith
74	Project Close	8.3	2026-01-31	J. Doe	M. Smith
75	Project Close	8.4	2026-02-15	J. Doe	M. Smith
76	Project Close	8.5	2026-02-28	J. Doe	M. Smith
77	Project Close	8.6	2026-03-15	J. Doe	M. Smith
78	Project Close	8.7	2026-03-31	J. Doe	M. Smith
79	Project Close	8.8	2026-04-15	J. Doe	M. Smith
80	Project Close	8.9	2026-04-30	J. Doe	M. Smith
81	Project Close	9.0	2026-05-15	J. Doe	M. Smith
82	Project Close	9.1	2026-05-31	J. Doe	M. Smith
83	Project Close	9.2	2026-06-15	J. Doe	M. Smith
84	Project Close	9.3	2026-06-30	J. Doe	M. Smith
85	Project Close	9.4	2026-07-15	J. Doe	M. Smith
86	Project Close	9.5	2026-07-31	J. Doe	M. Smith
87	Project Close	9.6	2026-08-15	J. Doe	M. Smith
88	Project Close	9.7	2026-08-31	J. Doe	M. Smith
89	Project Close	9.8	2026-09-15	J. Doe	M. Smith
90	Project Close	9.9	2026-09-30	J. Doe	M. Smith
91	Project Close	10.0	2026-10-15	J. Doe	M. Smith
92	Project Close	10.1	2026-10-31	J. Doe	M. Smith
93	Project Close	10.2	2026-11-15	J. Doe	M. Smith
94	Project Close	10.3	2026-11-30	J. Doe	M. Smith
95	Project Close	10.4	2026-12-15	J. Doe	M. Smith
96	Project Close	10.5	2026-12-31	J. Doe	M. Smith
97	Project Close	10.6	2027-01-15	J. Doe	M. Smith
98	Project Close	10.7	2027-01-31	J. Doe	M. Smith
99	Project Close	10.8	2027-02-15	J. Doe	M. Smith
100	Project Close	10.9	2027-02-28	J. Doe	M. Smith
101	Project Close	11.0	2027-03-15	J. Doe	M. Smith
102	Project Close	11.1	2027-03-31	J. Doe	M. Smith
103	Project Close	11.2	2027-04-15	J. Doe	M. Smith
104	Project Close	11.3	2027-04-30	J. Doe	M. Smith
105	Project Close	11.4	2027-05-15	J. Doe	M. Smith
106	Project Close	11.5	2027-05-31	J. Doe	M. Smith
107	Project Close	11.6	2027-06-15	J. Doe	M. Smith
108	Project Close	11.7	2027-06-30	J. Doe	M. Smith
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110	Project Close	11.9	2027-07-31	J. Doe	M. Smith
111	Project Close	12.0	2027-08-15	J. Doe	M. Smith
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114	Project Close	12.3	2027-09-30	J. Doe	M. Smith
115	Project Close	12.4	2027-10-15	J. Doe	M. Smith
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121	Project Close	13.0	2028-01-15	J. Doe	M. Smith
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123	Project Close	13.2	2028-02-15	J. Doe	M. Smith
124	Project Close	13.3	2028-02-28	J. Doe	M. Smith
125	Project Close	13.4	2028-03-15	J. Doe	M. Smith
126	Project Close	13.5	2028-03-31	J. Doe	M. Smith
127	Project Close	13.6	2028-04-15	J. Doe	M. Smith
128	Project Close	13.7	2028-04-30	J. Doe	M. Smith
129	Project Close	13.8	2028-05-15	J. Doe	M. Smith
130	Project Close	13.9	2028-05-31	J. Doe	M. Smith
131	Project Close	14.0	2028-06-15	J. Doe	M. Smith
132	Project Close	14.1	2028-06-30	J. Doe	M. Smith
133	Project Close	14.2	2028-07-15	J. Doe	M. Smith
134	Project Close	14.3	2028-07-31	J. Doe	M. Smith
135	Project Close	14.4	2028-08-15	J. Doe	M. Smith
136	Project Close	14.5	2028-08-31	J. Doe	M. Smith
137	Project Close	14.6	2028-09-15	J. Doe	M. Smith
138	Project Close	14.7	2028-09-30	J. Doe	M. Smith
139	Project Close	14.8	2028-10-15	J. Doe	M. Smith
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141	Project Close	15.0	2028-11-15	J. Doe	M. Smith
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145	Project Close	15.4	2029-01-15	J. Doe	M. Smith
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147	Project Close	15.6	2029-02-15	J. Doe	M. Smith
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151	Project Close	16.0	2029-04-15	J. Doe	M. Smith
152	Project Close	16.1	2029-04-30	J. Doe	M. Smith
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154	Project Close	16.3	2029-05-31	J. Doe	M. Smith
155	Project Close	16.4	2029-06-15	J. Doe	M. Smith
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157	Project Close	16.6	2029-07-15	J. Doe	M. Smith
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159	Project Close	16.8	2029-08-15	J. Doe	M. Smith
160	Project Close	16.9	2029-08-31	J. Doe	M. Smith
161	Project Close	17.0	2029-09-15	J. Doe	M. Smith
162	Project Close	17.1	2029-09-30	J. Doe	M. Smith
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164	Project Close	17.3	2029-10-31	J. Doe	M. Smith
165	Project Close	17.4	2029-11-15	J. Doe	M. Smith
166	Project Close	17.5	2029-11-30	J. Doe	M. Smith
167	Project Close	17.6	2029-12-15	J. Doe	M. Smith
168	Project Close	17.7	2029-12-31	J. Doe	M. Smith
169	Project Close	17.8	2030-01-15	J. Doe	M. Smith
170	Project Close	17.9	2030-01-31	J. Doe	M. Smith
171	Project Close	18.0	2030-02-15	J. Doe	M. Smith
172	Project Close	18.1	2030-02-28	J. Doe	M. Smith
173	Project Close	18.2	2030-03-15	J. Doe	M. Smith
174	Project Close	18.3	2030-03-31	J. Doe	M. Smith
175	Project Close	18.4	2030-04-15	J. Doe	M. Smith
176	Project Close	18.5	2030-04-30	J. Doe	M. Smith
177	Project Close	18.6	2030-05-15	J. Doe	M. Smith
178	Project Close	18.7	2030-05-31	J. Doe	M. Smith
179	Project Close	18.8	2030-06-15	J. Doe	M. Smith
180	Project Close	18.9	2030-06-30	J. Doe	M. Smith
181	Project Close	19.0	2030-07-15	J. Doe	M. Smith
182	Project Close	19.1	2030-07-31	J. Doe	M. Smith
183	Project Close	19.2	2030-08-15	J. Doe	M. Smith
184	Project Close	19.3	2030-08-31	J. Doe	M. Smith
185	Project Close	19.4	2030-09-15	J. Doe	M. Smith
186	Project Close	19.5	2030-09-30	J. Doe	M. Smith
187	Project Close	19.6	2030-10-15	J. Doe	M. Smith
188	Project Close	19.7	2030-10-31	J. Doe	M. Smith
189	Project Close	19.8	2030-11-15	J. Doe	M. Smith
190	Project Close	19.9	2030-11-30	J. Doe	M. Smith
191	Project Close	20.0	2030-12-15	J. Doe	M. Smith
192	Project Close	20.1	2030-12-31	J. Doe	M. Smith
193	Project Close	20.2	2031-01-15	J. Doe	M. Smith
194	Project Close	20.3	2031-01-31	J. Doe	M. Smith
195	Project Close	20.4	2031-02-15	J. Doe	M. Smith
196	Project Close	20.5	2031-02-28	J. Doe	M. Smith
197	Project Close	20.6	2031-03-15	J. Doe	M. Smith
198	Project Close	20.7	2031-03-31	J. Doe	M. Smith
199	Project Close	20.8	2031-04-15	J. Doe	M. Smith
200	Project Close	20.9	2031-04-30	J. Doe	M. Smith
201	Project Close	21.0	2031-05-15	J. Doe	M. Smith
202	Project Close	21.1	2031-05-31	J. Doe	M. Smith
203	Project Close	21.2	2031-06-15	J. Doe	M. Smith
204	Project Close	21.3	2031-06-30	J. Doe	M. Smith
205	Project Close	21.4	2031-07-15	J. Doe	M. Smith
206	Project Close	21.5	2031-07-31	J. Doe	M. Smith
207	Project Close	21.6	2031-08-15	J. Doe	M. Smith
208	Project Close	21.7	2031-08-31	J. Doe	M. Smith
209	Project Close	21.8	2031-09-15	J. Doe	M. Smith
210	Project Close	21.9	2031-09-30	J. Doe	M. Smith
211	Project Close	22.0	2031-10-15	J. Doe	M. Smith
212	Project Close	22.1	2031-10-31	J. Doe	M. Smith
213	Project Close	22.2	2031-11-15	J. Doe	M. Smith
214	Project Close	22.3	2031-11-30	J. Doe	M. Smith
215	Project Close	22.4	2031-12-15	J. Doe	M. Smith
216	Project Close	22.5	2031-12-31	J. Doe	M. Smith
217	Project Close	22.6	2032-01-15	J. Doe	M. Smith
218	Project Close	22.7	2032-01-31	J. Doe	M. Smith
219	Project Close	22.8	2032-02-15	J. Doe	M. Smith
220	Project Close	22.9			

[illegible]

Jurisdiction	Fresno
Reporting Year	2025 (Jan. 1 - Dec. 31)
Planning Period	6th Cycle 12/31/2023 - 12/31/2031

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

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

Table B														
Regional Housing Needs Allocation Progress														
Permitted Units Issued by Affordability														
		1	Projection Period	2									3	4
Income Level		RHNA Allocation by Income Level	Projection Period - 06/30/2023-12/30/2023	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Acutely Low	Deed Restricted	-	-	-	-	-	-	-	-	-	-	-	-	-
	Non-Deed Restricted	-	-	-	-	-	-	-	-	-	-	-	-	-
Extremley Low	Deed Restricted	-	52	-	120	63	-	-	-	-	-	-	256	-
	Non-Deed Restricted	-	21	-	-	-	-	-	-	-	-	-	-	-
Very Low	Deed Restricted	-	54	-	132	35	-	-	-	-	-	-	563	8,877
	Non-Deed Restricted	9,440	83	-	-	3	-	-	-	-	-	-	-	-
Low	Deed Restricted	-	-	-	56	64	-	-	-	-	-	-	191	5,693
	Non-Deed Restricted	5,884	38	-	25	8	-	-	-	-	-	-	-	-
Moderate	Deed Restricted	-	-	-	-	-	-	-	-	-	-	-	274	5,364
	Non-Deed Restricted	5,638	-	-	152	122	-	-	-	-	-	-	-	-
Above Moderate		15,904	838	-	1,036	1,719	-	-	-	-	-	-	3,593	12,311
Total RHNA		36,866												
Total Units			1,086	-	1,521	2,014	-	-	-	-	-	-	4,621	32,245

*For years prior to 2025, Acutely Low-Income units are reported within the Extremely Low-Income category

*For jurisdictions that received RHNA determinations for the current cycle prior to the passage of AB 3093 (September 19, 2024):

- You were not allocated Acutely Low-Income and Extremely Low-Income RHNA targets, therefore the allocations in Field 1 are listed as "0"
- If you wish to set your own targets in these income categories for informational purposes, contact HCD staff at apr@hcd.ca.gov.
- All Acutely Low-Income and Extremely Low-Income units reported during the cycle are counted towards Very-Low Income RHNA progress

*For years prior to 2025, data on deed-restricted vs. non-deed restricted Extremely Low-Income units is approximated from whether the projects reported any deed-restricted Very Low-Income Units. If you wish to edit this historical data for accuracy or have any questions about the data, you may login to HCD's online APR system, or contact HCD staff at apr@hcd.ca.gov.

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

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

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

Jurisdiction		Fresno						
Reporting Year	2025	(Jan. 1 - Dec. 31)						
Table D								
Program Implementation Status pursuant to GC Section 65583								
Housing Programs Progress Report								
Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.								
1	2	3	4	5	6	7	8	9
Name of Program	Objective	Projected Completion Date in Housing Element	Applicable Cycle	Status of Program Implementation	Program Implementation Details	Quantified Outcomes: Category	Quantified Outcomes: Count	Supporting Documents
Program 1 - Maintain Adequate Sites	Maintain adequate sites to meet the lower- and moderate-income RHNA throughout the entire planning period.	12/31/2031	6th Cycle	Continuous	T1: Ongoing implementation. Update and assess status of housing sites inventory as projects are approved or as entitlement expire. The City developed a RHNA No-Net-Loss Tracker in February 2025 and maintains the tracker on a quarterly basis. In 2025, the City surplus decreased from 3,459 to 3,165 lower-income units and increased moderate-income units from 1,026 to 1,059 and above-moderate income units from 2,350 to 3,348. During the year, housing capacity was adjusted on multiple Housing Element sites due to rezones from the adoption of the West Area Neighborhoods Specific Plan (60 Housing Element sites) and the Tower District Specific Plan (5 Housing Element sites). These rezones resulted in a net increase of 351 lower-income, 194 moderate-income, and 42 above moderate-income unit capacity. T2: Monitor the rent and sale prices of pipeline projects as they are built, adjust affordability assumptions in the inventory, and take action to meet shortfalls as needed. Rents for built projects were researched, and adjustments were made to the unit affordability levels of P2, P8, P15, P20 (Phase I), P23, P27, P28, and P29 for a total change in capacity as follows: loss of 20 units of extremely low-income, loss of 79 very low-income, gain of 42 low-income, gain of 136 moderate-income, and loss of 127 above moderate-income housing units. T3: Monitor progress toward completion of pipeline projects and take appropriate action if entitlements expire or projects are otherwise not expected to be completed in the planning period. Pipeline Projects in Housing Element Table 1E-2.3 were researched to note advancement or expiration. In 2024, P-8, P-20, and P-24 were built. In 2025, P-2, P-15, P-22, and P-24 were built. Built pipeline projects were noted in the Tracker and their capacity deducted. In 2024, P-4 expired and in 2025, P-9, P10, and P11 expired and were moved to the vacant housing sites inventory and capacity adjusted based on the zoning for each site.	Other	1	The City continues to make the Housing Element Sites Inventory available to the public and developers online via the City's website here: https://experience.arcgis.com/experience/2b2f1f8322fb426db97ed50fc1693786 . See layers titled, "Housing Element Sites Pipeline Projects" and "Housing Element 2023-2031".
Program 2a - Variety of Housing Opportunities in High Resource Areas	Create additional capacity for 2,500 multi-unit lower-income housing units in high and relatively higher resource and income areas.	12/31/2031	6th Cycle	Completed	T1: Create capacity for 500 units for high density multi-family development in high and relatively higher resource and income areas by the end of 2025, an additional 1,000 units by December 2027, and an additional 1,000 units by December 2031. Complete: On 11/20/25, the City Council approved Text Amendment No. P24-00794 to the Development Code that allows ministerial approval of multi-unit residential uses in the office zone district. The Text Amendment resulted in an additional 5,355 units of capacity at RM-3 density (30-45 du/ac) in Highest and High Resource Areas. In addition, the text amendment included ministerial approval for multi-unit development in the RM-1, RM-2 and RM-3 zone districts within ½ mile of a bus stop and for mixed-use development in the CMS, CR, NMX, CMX and RMX zone districts within the Infill Priority Area. T4: Incorporate AFFH into land use and funding decisions beginning in January of 2025. Complete: New AFFH narrative and findings are currently incorporated into funding and planning decisions under consideration by the Planning Commission and City Council staff reports for housing-related approvals.	Units	5,355	See City Council agenda and minutes for November 6 and November 20, 2025 here: https://fresno.legistar.com/Calendar. See item P24-00794. Tower District Specific Plan Update: https://fresno-tower-cityoffresno.hub.arcgis.com/ Court and Plex Program: https://www.fresno.gov/wp-content/uploads/2025/08/Duplex-Cottage-Court-Submittal-Packet_08.07.25-10w913.pdf ADU Program: https://www.fresno.gov/planning/adu-program/

Program 2b - Variety of Housing Opportunities in High Resource Areas	Support the development of 400 missing middle housing types (e.g., duplexes, triplexes, fourplexes, SB-9 lot splits) in RS zones during the planning period to increase the supply of affordable units throughout the city, thereby increasing access to resources and facilitating housing mobility opportunities for lower-income households and creating racially and socially inclusive neighborhoods.	12/31/2031	6th Cycle	In Progress	Objective: Missing Middle Housing Promotion. To support the development of 400 missing middle housing types in Residential Single-Family (RS) zones, duplex and bungalow court plans were published on the City's website and made available for free public use. To help facilitate missing middle housing in Fresno, the City designed and developed duplex construction drawings and received third party approval in the summer of 2025 and made them available to the public to use free of charge in the fall of 2025. The City also designed three courtyard site plans comprised of the City duplex plan and City ADU plans for cottages. A logo and branding concept were developed for a "court and plex" missing middle Housing promotional program that the City plans to launch in spring 2026. Objective: Missing Middle Housing Construction. There were 40 missing middle units (39 ADUs and 1 SB 9 Duplex) built in single family residential districts and 79 missing middle housing units that received approved entitlements in single family residential districts that were not permitted or built in 2025. Of these units entitled, 27 are SB 9 duplexes with ADUs, 10 are SB 9 duplexes, 4 are SB 9 for 2 SFRs and 2 ADUs on one property, and the remaining 38 are ADUs. T2: Initiate review of zoning standards for missing middle housing in January 2025 and develop and adopt objective zoning and design standards by December 2025. A Development Code Audit entitled Streamlining Housing Production was completed for the City by Lisa Wise Consulting in December of 2024 which informed the City's drafting of citywide missing middle zoning standards and objective design standards in 2025. A draft Text Amendment, P25-01642, is now undergoing environmental analysis and is expected to be presented to the City Council for adoption in 2026 (see Program 25 for more information). In addition, the 2005 Tower District Specific Plan Design Guidelines, the only design guidelines in the city that apply to residential development, were revised to be objective and were adopted on November 20, 2025 (Plan Amendment Application No. P25-03201). T3:Initiate a text amendment to the development code that would increase allowable density and permitted uses in single-family districts near transit by January 2026 for adoption by December 2026. A draft Text Amendment, P25-01642, is now undergoing environmental analysis and is expected to be presented to the City Council for adoption in 2026 (see Program 25 for more information).	Units	119	More information is available at the following links: See City Council agenda and minutes for November 6 and November 20, 2025 here: https://fresno.legistar.com/Calendar. See item P24-00794. Tower District Specific Plan Update: https://fresno-tower-cityoffresno.hub.arcgis.com/ Court and Plex Program: https://www.fresno.gov/wp-content/uploads/2025/08/Duplex-Cottage-Court-Submittal-Packet_08.07.25-10w913.pdf ADU Program: https://www.fresno.gov/planning/adu-program/
Program 3 - Encourage and Facilitate Accessory Dwelling Units and Small Homes	Facilitate development of 50 ADUs or small homes for lower-income households (including extremely low-, very low-, and low-income), 24 ADUs for moderate-income households, and 20 ADUs for above moderate-income households to improve housing mobility opportunities and reduce displacement risk, with 30 percent of development for lower- and moderate-income households in relatively higher resource and income areas including RCAAs.	12/31/2026	6th Cycle	In Progress	T1: Update ADU and small home materials annually, or as needed to reflect changes in state law and identify incentives for construction by December 2024. ADU and small home promotional materials were last updated in October 2024. The City continues to provide free pre-approved ADU and Small Home plans with updates occurring annually or as needed to reflect state law. There have been no new state laws that have required the pre-approved ADU plans to be updated or revised. AB 130 has been implemented and standard plans for residential units will not need to be revised to comply with new California Codes for a 10-year period. Legislation continues to make the construction of an ADU more streamlined, which is the incentive most applicants are seeking. T4: Promote City pre-approved ADU and small home plans through public engagement activities in all areas of the city assessing outcomes of outreach annually beginning in 2025. The City's ADU and Small Home Program was publicly recognized by the American Planning Association – Central California Section, receiving the "Planning Excellence" Award at the June 26, 2025 City Council meeting. The City's ADU and Small Homes promotional materials include a brochure, guidebook, submittal package, and webpage. The brochures are available at the public counter and guidebooks are available in printed or on-line format. The materials are distributed to interested developers, property owners, and community groups, such as the Fresno Kiwanis Club where a presentation on the ADU program was made on June 24, 2025 and the City's ADU brochure was distributed to the members in attendance. T6: Explore subsidies for utility hook-ups for landlords that make ADUs affordable by December 2025. The City is currently exploring options for fee subsidies for utility hook-ups, but no subsidies have been established to date. Discussions are underway with the Department of Public Utilities (DPU) to reduce water and sewer connection fees. DPU currently offers a reduced fee for a new wastewater facilities connection. This is normally a proportional percentage of the size of the ADU compared to the existing primary residence. (Example: a 1,000 square-foot ADU on the site of a 2,000 square-foot primary residence would be charged 50% of the wastewater facilities fee of the primary dwelling, based on square footage). T7: In coordination with the Fresno County Farm Bureau, the City will advertise the ADU and small home standard plans to farm workers and farm owners by 2026. Staff has made contact with the Fresno County Farm Bureau to request promotion of the City's standard plans for ADU and small homes for farm worker housing and is currently awaiting a response. Promotional material was also sent via email to 14 other developers and community organizations that construct or otherwise support farmworker housing. T8: Identify barriers to development of ADUs by July 2025 and work to reduce barriers by January 2026. Based on research of the ADU case files and discussions with building permitting staff, the most common barriers to ADU development are listed below, with strategies to address them: -Utility Delays: Work with PG&E to address barriers associated with utility (electrical) upgrades and installations. -Regulatory Complexity: Collaborate with outside agencies to help simplify their application processes and expedite their reviews. -Contractor Availability: Share with applicants State Contractor Licensing Board and the CA Distributed Generation Statistics (DGStats) websites to help find licensed contractors that work on small scale residential projects. -Site Constraints: Create a new pre-approved plan more suitable for smaller parcels. -Financing: Expanding partnerships with Fresno Housing Authority, builders, and partner agencies by pursuing grants with these organizations to construct ADUs and small homes and highlight the various uses of the ADU pre-approved standard plans.	Units	41	City of Fresno ADU Program: https://www.fresno.gov/planning/adu-program/
Program 4 - Streamline Development Review Process	Shorten average entitlement processing times.	12/31/2025	6th Cycle	In Progress	Objective: Entitlement processing times for housing applications that would have required a negative declaration or environmental impact report under CEQA have been reduced by 6-12+ months due to a recently approved Text Amendment to the Development Code (P24-00794) allowing ministerial approval of office-to dwelling conversions and residential uses on vacant office-zoned land, as well as ministerial approval of multi-unit development within ½ mile of bus stops and mixed use development within the city's Infill Priority Area. The Text Amendment was approved by the City Council on 11/20/25. The Development Department continues to provide navigation and concierge services for affordable housing projects through a Program Administrator position. T1: Develop an SB 330 preliminary application form and SB 35 streamlined approval process by July 2025. Complete. T2: Review local entitlement and permitting procedures by December 2025 and make further modifications within 6 months to streamline development of housing throughout the city. A review of zoning standards to facilitate additional ministerial approval pathways was completed by January 2025 and drafting of a Development Code text amendment is underway with projected adoption date in 2026 as part of a Housing Text Amendment 2 package. (see Program 25).	Other	1	Fresno City Council Item 25-1566: https://fresno.legistar.com/ViewReport.ashx?M=R&N=Master&GID=392&ID=7744688&GUID=5FE76C79-AAC3-409C-AFCA-07B0EB525F06&Extra=WithText&Title=Legislation+Details+(With+Text)

Program 5 - Large and Small Lot Development	Facilitate development of 600 lower-income units on large and small lots to promote efficient use of land for residential development, with 30 percent of development in relatively higher resource and income areas including RCAAs.	12/31/2031	6th Cycle	In Progress	T1: Continue to implement the Voluntary Parcel Merger Program and fee reduction program. The Department of Public Works continues to implement the Voluntary Parcel Merger (VPM) Program by completing the processing of 10 VPMs in 2025. T2: Conduct a biennial review of development on large and small lots, include an annual review process for monitoring the percentage of affordable units developed on large lots. In 2025, the City created the <u>Guide to the Lower-Income Designated Housing Element Sites Larger than 10 Acres (Guide)</u>. This tracking document identifies each of the sites over 10 acres on the Sites Inventory by ID number and housing capacity data, along with aerial maps. It also includes a summary of the most recent planning entitlement or building permit activity on each site. According to the tracker, Site ID #780 has an approved entitlement for Bella Vita Apartments, 396 units. 60% have been issued building permits. In addition, Site ID# 1076 has an approved tentative tract map 5463 that applies to this site as well as property to the south for 305 single unit lots. Rent/mortgage levels will be verified when the information is available. The remaining sites in the Guide either have pre-application activity or no activity in the city's entitlement platform. However, a 19.5 acre housing element site, #425 was submitted for building plan check on 12/22/25 for 292 multi-unit dwellings, including 50 lower-income housing units. T3: As projects are processed throughout the planning period, make changes as appropriate based on review and input. Ongoing. T4: Review and establish incentives by Winter 2026. See T5, below. T5: Provide site planning and feasibility analysis on at least one large site every two years during the housing element period, i.e., 2025, 2027, 2029, and 2031. In 2025, the City began site planning and feasibility analysis for an opportunity site on the West Shaw corridor, where several of the City's largest housing element sites are located (Site ID3s 817, 818, 819b, 821, 824, 825, 830, 853, 2315, 2317, 2432, 2437, 2439, 2440). During the summer of 2025, the City kicked off the West Shaw TOD Corridor Town Center Study and hired Toole Design as the planning consultant with Measure C grant funding. This Study, to be completed in 2027, will is scoped to include site planning, design and feasibility analysis on at least one large housing element site (greater than 10 acres) within the West Show TOD Corridor study area. T6: Issue NOFA annually to provide funding for affordable housing. Beginning in 2024 and continuing annually throughout the planning period, the City will issue a Notice of Funding Availability for affordable housing. The Community Development Division issued a Notice of Funding Availability for New Construction and Substantial Rehabilitation for Multi-Family or Single-Family Affordable Housing on August 1, 2025. The Division received 14 applications by the August 29, 2025, deadline. Preliminary underwriting has been completed, and review by management is pending.	Other	1	Fresno's Guide to the Lower-Income Designated Housing Element Sites Larger Than 10 Acres: https://www.fresno.gov/wp-content/uploads/2026/01/HE-Sites_Large-Lots_Affordable_Guidebook.pdf
Program 6 - Objective Design Standards	Accelerate housing production by ensuring development standards are clear and objective.	12/31/2025	6th Cycle	Completed	T1: Initiate review of zoning standards for site development and façade design in January 2025 and develop and adopt objective zoning and design standards by December 2025. The 2005 Tower District Specific Plan Design Guidelines, the only set of residential design guidelines within the City of Fresno, were revised to be objective and were adopted on November 20, 2025 as the Tower District Design Standards and Guidelines in order to streamline affordable housing development in the Tower District. In addition, a review of citywide zoning standards for site development and façade design was completed in January 2025 by Lisa Wise Consulting and a zoning code text amendment is now drafted with projected adoption date in 2026. A CEQA consultant was hired in June of 2025 to conduct environmental analysis on the text amendment. This effort has been incorporated into the broader amendment to the Development Code, Text Amendment P25-01642 (see Program 25). This allows for a more efficient process and cost savings through a consolidated environmental review. Staff anticipates public review in Spring 2026 and subsequent action by the City Council.	Other	1	2025 Tower District Design Standards and Guidelines: https://www.fresno.gov/wp-content/uploads/2025/12/20251222-Design-Standards-Guidelines_Web-Version.pdf
Program 7 - Adaptive Reuse	Facilitate adaptive reuse of existing buildings into housing to increase the city's housing supply.	12/31/2026	6th Cycle	In Progress	T1: Evaluate whether review or approval processes and development standards are a constraint on adaptive reuse or interim reuse. If barriers to adaptive reuse or interim use are identified, modify processes and/or adopt incentives as appropriate. Establish regulatory modifications no later than 2026. The City's current Development Code and review and approval processes do not appear to present a constraint to adaptive or interim reuse, as the City actively supports all types of occupancy changes and has successfully implemented adaptive reuse strategies. Notable examples include the Helm Building, the Security Pacific Building, and the Manchester Mall—each demonstrating the City's commitment to revitalizing existing structures through innovative and sustainable design strategies. In addition, the City recently approved Text Amendment P24-00794 authorizing ministerial approval of office-to-dwelling conversions, which facilitates adaptive reuse of existing office buildings. T2: Evaluate the California Building Code to determine if there are alternate means and methods which if applied could reduce the construction costs related to adaptive reuse. Evaluate with the next Ca BC cycle effective January 2026. Currently, the Building and Safety Division is applying ASCE 41-22 on two active projects — the Helm Building and the Security Pacific Building — utilizing a Collapse Prevention performance objective. The use of this structural standard allows for a performance-based approach to evaluating existing buildings, particularly in scenarios involving changes in occupancy. This flexibility supports more tailored and resilient design solutions for complex retrofit projects. The 2025 California Building Code was presented to City Council for adoption in September 2025. In October and November, Building and Safety staff were trained in preparation for the implementation of the 2025 California Building Code, which becomes effective on January 1, 2026. This proactive approach ensures that staff are fully equipped to apply the updated standards. To support a smooth transition and identify alternate methods that may reduce adaptive reuse construction costs, Building and Safety staff hosted a free 3.25-hour public symposium to educate stakeholders on key changes and implementation strategies.	Other	1	Text Amendment authorizing ministerial approval of office-to-dwelling conversions, (City Council item P24-00794): https://fresno.legistar.com/LegislationDetail.aspx?ID=7744688&GUID=5FE76C79-AAC3-409C-AFCA-07B0EB525F06&Options=ID Text For additional documentation, contact sophia.pagoulatos@fresno.gov
Program 8 - List of Local Labor Unions and Apprenticeship Programs	To encourage developers and contractors to hire local labor.	12/31/2024	6th Cycle	Completed	T1: BY December 2024, the City will provide the list on the City's website and update annually thereafter or upon request from local unions to be added to the list. List has been posted, see link.	Other	1	Local Labor Unions and Apprenticeship Programs: https://www.fresno.gov/planning/building-and-safety/#additional-resources
Program 9 - Use of Sites in Previous Housing Elements	Streamline development on vacant and non-vacant sites identified in previous Housing Element planning periods.	12/31/2025	6th Cycle	In Progress	T1: Develop and implement text amendment to Development Code by May 2025. A stand-alone text amendment to the Development Code was drafted in 2025 to allow developments with at least 20 percent affordable lower-income units on vacant and non-vacant sites identified in the lower income inventory of the 5th Cycle Housing Element to be approved ministerially. This text amendment was ready to move forward last spring, however in order to get maximum CEQA streamlining and avoid a lengthy CEQA process, it had to wait until the "Residential in Office" (P24-00794) Text Amendment was approved (which occurred in November of 2025) to take advantage of the ministerial thresholds established in that bill. The text amendment will now undergo the legislative process in early 2026, with anticipated City Council consideration by Spring. T2: Develop SB 330 preliminary application and SB 35. Complete, see Program 4.	Other	1	Please contact Sophia.Pagoulatos@fresno.gov for supporting documentation

Program 10 - Annual Reporting Program	Engage a broad spectrum of the community ongoing and often, on the progress and effectiveness of Housing Element implementation, and make changes as appropriate based on review and input.	12/31/2031	6th Cycle	Continuous	T1: Conduct public outreach on a draft Housing Element Annual Progress Report prior to the annual public hearing. Hold public hearing prior to submittal to HCD. On March 12, 2025, the City made available a Public Review Draft of the 2024 Housing Element Annual Progress Report (APR) for a fifteen-day review and comment period, with the options of submitting comments via U.S. Mail or Email. Also on March 12, 2025, the City posted informational videos about the APR on the City's webpage in English, Spanish, Hmong, and Punjabi. A community meeting was held on March 12, 2025, at Ted C. Wills Community Center, to provide the public with an opportunity to learn about the 2024 HE APR and to provide highlights on the City's achievements in housing during the previous reporting period. The meeting was advertised online on the City of Fresno's webpage, the City's social media pages, and by email to Fresno residents who have expressed an interest in housing issues, community benefit organizations, affordable housing developers, and governmental agencies via a 500-entitiy email distribution list. On March 27, 2025, a public hearing was held to present the APR to the Fresno City Council and the public to invite residents and stakeholders to provide feedback regarding the APR to City staff and policymakers. The meeting was advertised online on the City of Fresno's webpage, the City Clerk's webpage, the City's social media pages, and through a public notice published in the Fresno Bee, and the local Hmong radio station. Additionally, Fresno residents who have expressed an interest in housing issues, community benefit organizations, affordable housing developers, and governmental agencies were notified about the meeting through a 500-entitiy email distribution list. On August 20, 2025, the City held a community meeting at Ted C. Wills Community Center, to provide a six-month update on the City's progress towards achieving its' Housing Element goals in 2025. The event brought together a diverse group of engaged stakeholders who came prepared with thoughtful, in-depth questions about the City's efforts to build safe, affordable, and inclusive housing for all of Fresno's residents. The meeting was advertised online on the City of Fresno's webpage, the City's social media pages, and by email to Fresno residents who had expressed an interest in housing issues, community benefit organizations, affordable housing developers, and governmental agencies via a 500-entitiy email distribution list. In addition, Housing Division staff conducted targeted outreach to raise awareness about the event and share information about the Housing Element's goals and framework. Outreach efforts included tabling at Art Hop in Downtown Fresno on August 7, 2025, and at the Kern Street Farmers Market on August 13, 2025. Also in 2025, the City's Office of Community Affairs (OCA) conducted community outreach to engage Punjabi Sikh, African American, Latino, Hmong, and LGBTQ+ communities regarding housing planning and development. OCA supported year-round engagement by promoting multi-lingual resources and housing-related events on OCA's social media page and by participating in tabling efforts and community gatherings like the State of Affordable Housing in September 2025, and One Fresno Health Fair on November 1, 2025. OCA worked closely with the South Tower Land Trust on their City of Fresno grant submission for their application for the Queer Housing Summit in 2025. OCA also promoted new housing efforts through social media, including posts about the City's \$1.3 million funding amendment for affordable housing and the launch of Build Fresno, a new online tracking system of capital improvement projects.	Meetings	1	City of Fresno Housing Element Webpage: https://www.fresno.gov/planning/housing-community-development/#housing-finance-production Fresno City Council Agenda Item: https://fresno.legistar.com/LegislationDetail.aspx?ID=7269267&GUID=A4F443F6-C8EF-4AE5-B1E6-2337C53A856E Socail Media Posts: https://www.facebook.com/FresnoCA/posts/pfbid02CXJLS06GHLF6dgn4Hm1TMCNHRcPZ9gUEKprwS6q4Dy7Q1T4UFfk9JJoja1tDTNjTl https://www.facebook.com/FresnoCA/posts/pfbid0WwhjtZbx9WfM1ZFimJzaYS5F3FHLRCKpqE3W5nJoMLb6GCEDaPSttSkgBn7hhp6l https://www.facebook.com/fresnoOCA/posts/pfbid0ZTVvokQw1DvBWuoryXHZD64csBnSH7y9XpG33QmkQa7huytEghn4YJzPNDwiUxsDI Office of Community Affairs (OCA) webpage: https://www.fresno.gov/mayor/office-of-community-affairs/#homebuyer-resources Please contact Jennifer.E.Davis@fresno.gov for additional supporting documentation
Program 11 - Incentives for Housing Development	Provide incentives for 1,200 extremely low-income, 1,750 very low-income, and 1,500 low-income units, at least 40 percent of which are in moderate, high, or highest resource areas to facilitate housing mobility for lower-income households and special-needs groups.	12/31/2031	6th Cycle	In Progress	T1: Provide ongoing assistance and incentives to support development during the 2023-2031 planning period. Establish and post the list of available incentives on the City's website by December 2026. Update the list, as needed. The City continues to provide assistance and incentives to support development by 1) working with developers to identify affordable housing site opportunities in high and relatively higher resource areas, including the newly available vacant office sites which now allow ministerial processing of residential projects (see Program 2: Ministerial approval on sites with 5,355 units of RM-3 capacity have been added to Highest and High Resource areas); 2) priority and ministerial processing for housing in the downtown planning area; 3) Inner-City Fee Program that provides discounts on planning application fees; and 4) impact fee waivers for qualifying infill projects located within priority areas of the city, among other incentives. The City provides flexibility in meeting off-site infrastructure requirements for affordable housing projects and continues to promote and monitor the utilization of State affordable housing density bonus and City TOD height and density bonus provisions continuing throughout the planning period. The City's recently updated comprehensive list of incentives, which covers historic preservation, inner city applications, development of ADUs and courts and plex's, brownfields, transit-oriented development, residential development in office zoning, infill and job creation, is in final review and will be posted on the City's website by March of 2026.	Units	5,355	Text Amendment authorizing ministerial approval of office-to-dwelling conversions, (City Council item P24-00794): https://fresno.legistar.com/LegislationDetail.aspx?ID=7744688&GUID=5FE76C79-AAC3-409C-AFCA-07B0EB525F06&Options=ID Text For additional documentation, contact sophia.pagoulatos@fresno.gov
Program 12 - Local Housing Trust Fund	Utilize LHTF to leverage up to \$24 million of additional investment in affordable housing development during the planning period to support 320 extremely low-, very low-, or low-income housing units, with 30 percent of development in relatively higher resource and income areas including RCAAs.	12/31/2031	6th Cycle	Continuous	Objective: In 2025, the City leveraged LHTF resources to obtain \$6,700,000 in additional investment to support the development of affordable housing and housing stability initiatives, including the creation of 138 permanent housing units to support households earning between 30% and 80% AMI. The City advanced the acquisition and preservation of the La Hacienda mobile home community, which received City Council approval in March 2025. This initiative aims to prevent displacement of existing residents, expand affordable housing options (including Veterans) and restore housing stability in a vulnerable community of 60 units available for households earning between 30% and 80% AMI. On July 11, 2025, the City wired LHTF funds of \$3,700,000 to the developer Self-Help Enterprises, to facilitate the acquisition of the mobile home park. In June 2025, the City issued \$3,000,000 to fund the Clinton Avenue Apartments Project, a 78-unit affordable housing development. The funding commitment was approved by City Council via Resolution 2021-181. The City attended the ribbon cutting of the project in May 2025, and the project achieved full occupancy shortly thereafter. T1: Annually publish a NOFA to solicit applications for funding. The City intends to publish an annual Notice of Funding Availability (NOFA) for the Local Housing Trust Fund (LHTF), contingent upon the availability of funds, throughout the planning period. As a result of the City's application to HCD's LHTF Program requesting \$5,000,000 in matching funds, the City received a Conditional Award notice from HCD in August 2025 in the amount of \$1,797,373.73. The City submitted the Acceptance of Terms and Conditions on September 8, 2025. On December 18, 2025, the City received the executed Standard Agreement from HCD, which is currently being reviewed by the Fresno City Attorney's Office. The City anticipates executing the agreement during the first quarter of 2026. Following the execution of the Standard Agreement and confirmation of available program funds, the City will release a NOFA shortly thereafter. T2: Review and update community priorities for the distribution by July 2028. In Spring 2025, the City conducted a community-driven process to review and update the funding priorities for distribution of LHTF funding, in alignment with the directive to establish updated priorities by 2028. The City hosted two public meetings to engage residents, housing advocates, and developers in dialogue about local housing needs and priorities. The events took place on May 14, 2025, at Pinedale Community Center, District 2 and on May 28, 2025, at Ted C. Wills Community Center, District 3. A total of 16 community members participated, offering qualitative input and ideas for future programs. To supplement feedback, the City distributed a community survey at four outreach events on May 14 and May 18: Community center meetings, on June 16, 2025: San Joaquin Valley Housing Collaborative Movie Night, and on June 18, 2025: Why Not Wednesday Pop-Up Event. These efforts yielded 54 survey responses, with 30 respondents expressing strong support for an Eviction Protection Program as a future funding priority. Building on the community engagement efforts, City staff revised the LHTF Program Guidelines to reflect updated community priorities and support the ongoing planning process through July 2028. The revised guidelines, adopted on September 25, 2025, define eligible program activities, supported AMI levels, recipient eligibility, and allocation percentages. Notably, the Eviction Protection Program (identified as a top community priority) was formally incorporated into the guidelines. In alignment with Resolution No. 2025-263 (adopted September 11, 2025), the program will not require income eligibility or verification for participants when funded through LHTF. These updates ensure that LHTF resources are responsive to community input and aligned with the City's goals of equitable housing access, program accountability, and strategic investment throughout the planning period. This review and update process will continue regularly throughout the planning period to ensure that community priorities remain center to LHTF funding decisions.	Other	156	Information about the City of Fresno Local Housing Trust Fund can be located at: https://www.fresno.gov/planning/housing-community-development/lhtf/ La Hacienda - City Council ID 25-72 https://fresno.legistar.com/ViewReport.aspx?M=R&N=Master&GID=392&ID=7254444&GUID=9056CB24-213D-4693-B111-AE55588CF7BE&Extra=WithText&Title=Legislation+Details+(With+Text) Resolution 2021-181: https://documents.fresno.gov/WebLink/DocView.aspx?id=11046964&dbid=0&repo=LF-Repository The LHTF Awards list from HCD can be located at: https://www.hcd.ca.gov/sites/default/files/docs/grants-and-funding/lhtf/lhtf-awards.pdf Information about Eviction Protection Program can be located at: https://www.fresno.gov/cityattorney/eviction-protection-program/ Please contact Jennifer.E.Davis@fresno.gov for additional supporting documentation

Program 13 - Pursue State and Federal Funding Sources for Housing Development	Pursue \$15 million in funding annually to assist in the development, preservation, and rehabilitation of affordable housing, with 30 percent of investment targeting relatively higher resource and income areas including RCAAs.	12/31/2031	6th Cycle	Completed	Objective: During 2025, the City's Housing Team pursued \$34,465,443 in funding to assist in the development, preservation, and rehabilitation of housing with a particular emphasis on the development of mixed-income neighborhoods. Throughout the year, the Housing Team evaluated funding opportunities and status of housing sites inventory. The Community Development Division continued to assess potential competitive funding opportunities available from HUD. The Housing Finance Division was awarded Permanent Local Housing Allocation (PLHA) Program, Formula Allocation Round 5 from the California Housing and Community Department (HCD) in the amount of \$2,239,084. The Housing Finance Division was also awarded Local Housing Trust Fund Round 5 funding from the California Housing and Community Department (HCD) in the amount of \$1,797,373. The Housing Finance Division received an award from Homekey+ in the amount of \$4,966,896 for the La Hacienda Mobile Estates project, which will serve Veterans at-risk of Homelessness, and resubmitted a Homekey+ application in the amount of \$25,462,090 for a permanent supportive housing project to include 9 veteran assisted units, which is currently under review by HCD. The team will continue to proactively assess additional potential funding opportunities available from HCD and HUD throughout the year. T1: Annual assessment of funding opportunities and status of housing sites inventory as part of the annual reporting process; Ongoing implementation and annual reporting throughout the planning period. In 2025, the Housing Team continued to identify multiple City-owned sites available for development, with plans to declare the sites Surplus and follow the Surplus Land Act (SLA) for disposition and development of affordable housing. Staff will continue to assess all City-owned land for opportunities for affordable housing in infill areas throughout the City. Sites declared Surplus this quarter include a 10.24 Acre parcel at Willow/Byrd (APN: 481-110-42T), and the City's Clarion Pointe Motel located at 4061 N. Blackstone Avenue (APN: 434-143-06). Notices of Availability as required by SLA were released for these properties in 2025. The Housing Team continued to provide technical assistance to developers for State and Federal funding applications throughout the year. Staff in the Community Development Division provided technical assistance to developers interested in applying for the Notice of Funding Availability for New Construction and Substantial Rehabilitation for Multi-Family or Single-Family Affordable Housing published on August 1, 2025. The Division provided technical assistance to two developers that applied for 4% or 9% Low Income-Housing Tax Credits (LIHTC) from the California Tax Credit Allocation Committee and California Debt Limit Allocation Committee. In addition, technical support was provided to other affordable housing developers in their pursuit of non-LIHTC funding such as Bonds, tax-exempt Bonds, California Housing Finance Administration, Housing Successor Agency, and other State and local funding. Staff in the Housing Finance Division provided technical assistance to three developers that applied to the City's Revolving Loan Notice of Funding Availability for New Construction and Substantial Rehabilitation for Multi-Family market rate housing in the Downtown and Chinatown area published on August 29, 2025, and closed on December 31, 2025. Housing staff routinely discussed affordable housing matters with local non-profits such as Habitat for Humanity and Self-Help Enterprises, private housing organizations such as Lance-Kashian and TCM Capital, and housing sponsors such as the Housing Authority of the City of Fresno. These discussions focused on an array of affordable housing issues, such as financing, funding, land, new developments, and general housing industry matters that may promote housing or adversely affect housing. These discussions are also meant to incentivize the ongoing creation and preservation of affordable housing and increase affordable housing opportunities for lower income individuals and households. To provide support for State and Federal legislation to increase financial support for affordable housing, the City's administration continues to actively be in communication with its' lobbyist to advocate with State and Federal representatives to increase financial support for the development of affordable housing. To assist with the City's Prohousing Designation, the Housing Team continued to collaborate alongside Long Range Planning staff with outreach, community meetings and community events to notify the residents of the City's intent to reapply for a designation with application submission to HCD by October 1, 2025. The City received feedback on the resubmitted Prohousing application and provided updates to the State. The City is currently awaiting a decision from HCD on its' Prohousing Designation, which should be provided no later than March 2026.	Other	1	HCD PLHA Award List: https://www.hcd.ca.gov/sites/default/files/doc/s/grants-and-funding/plha/plha-formula-component-award-list.pdf HCD LHTF Award List: https://www.hcd.ca.gov/sites/default/files/doc/s/grants-and-funding/lhtf/lhtf-awards.pdf HCD Homekey+ Award List: https://www.hcd.ca.gov/sites/default/files/doc/s/grants-and-funding/homekey/homekey-plus-awardee-list.pdf Please contact Jennifer.E.Davis@fresno.gov for additional supporting documentation
Program 14 - Partnerships with Affordable Housing Developers	Partner with affordable housing developers and stakeholders to facilitate the development of 1,200 extremely low-income, 1,750 very low-income, and 1,500 low-income units, at least 40 percent of which are in high or highest resource areas to facilitate housing mobility for lower-income households and special-needs groups.	12/31/2031	6th Cycle	In Progress	Objective: The City of Fresno continues to focus on attracting large investors for affordable housing development and recently received an award of \$100,000,000 from the State to support infrastructure improvements, parking upgrades, and the development of affordable housing. The City allocated \$20,000,000 to the Housing Finance Division to assist with new construction and substantial rehabilitation of multi-family market rate housing in Downtown and Chinatown. A NOFA was released on August 29, 2025, and closed in December 2025, which will offer up to \$8,000,000 per project demonstrating shovel readiness. The City received an additional award of \$5,000,000 from the State to support new construction and substantial rehabilitation of multi-family market rate housing in Downtown and Chinatown. This significant investment is expected to attract additional private and institutional capital. To further encourage investor participation, Fresno's Real Estate Investment Trust (REIT) model promotes opportunities for individuals and organizations to invest in income-producing real estate projects. This approach offers diversification, stable potential income, and long-term capital appreciation, key incentives for large-scale investors considering affordable housing developments. The Community Development Division focused heavily on capacity building for affordable housing developers and stakeholders and will continue ongoing implementation throughout the planning period. As an entitlement jurisdiction of federal HOME Investment Partnerships (HOME) Program funds, the City of Fresno is required to provide capacity building to the smaller non-profits that may not have staff with development experience. Program and technical assistance are provided to these non-profits and other more experienced developers that are not familiar with the HOME Program regulations. Items routinely discussed to help build capacity are rent limits, utility allowances, income limits, subsidy caps, underwriting requirements, program agreements, proformas, reserves, cash flow statements, operating expenses, and other development and post development items. Staff provided ongoing technical assistance and project management oversight of non-profit developers and stakeholders to increase their capacity as they create applications and develop projects that are funded with HUD entitlement dollars. Also, in collaboration with Southwest Fresno Development Corporation (SWFDC) and Fresno Housing Authority (FHA) the City supports affordable housing capacity-building. The Division participated in the SWFDC annual Fresno Homebuyers Conference and partnered with FHA on hosting a workshop to educate residents and lenders about homeownership opportunities. SWFDC offers homeownership education, one-on-one counseling, and downpayment assistance to help families move towards purchasing their first home.Staff from the Community Development Division assessed multiple projects using the BBA review process and aided developers interested in applying to the division's PY 25-26 Affordable Housing Development NOFA, as well as provided technical assistance to developers interested in applying for the NOFA for New Construction and Substantial Rehabilitation for Multi-Family or Single-Family Affordable Housing published on August 1, 2025. During the 2025 the Division supported three projects in the pre-development stage: Avalon Commons Phase II, Sarah's Court Phase II, and Davu Village. The Community Development Division serves as the Local Reviewing Agency for the State's 4% and 9% Low-Income Housing Tax Credit applications to the California Tax Credit Allocation Committee. As of late December, all three projects have been awarded tax credits for their respective projects and are scheduled to being construction in late March to early May 2026. Staff in the Housing Finance Division provided technical assistance to three developers that applied for the Revolving Loan Fund NOFA for new construction and Substantial Rehabilitation for Multi-Family market rate housing published on August 29, 2025, and closed December 2025. Additionally, staff provided technical assistance to one developer who responded to the Affordable Housing NOFA for single-family owned housing. T1: Ongoing implementation and annual reporting throughout the planning period; annual review and assessment of potential funding opportunities; convene annual meetings with housing stakeholders starting in January 2025. The City of Fresno encouraged non-profit organizations in seeking funding for housing projects. This support is ongoing and includes technical assistance and strategic partnerships during key funding cycles including quarterly opportunities. The City assists non-profit entities with access to competitive funding programs such as the California Tax Credit Allocation Committee (CTCAC), the Low-Income Housing Tax Credit (LIHTC), and the Affordable Housing and Sustainable Communities (AHSC) program. For example, the SFDC received City funding and leveraged it to secure over \$1,060,000 in grant awards from the Chan Zuckerberg Initiative through the Silicon Valley and Kresge Foundations, in addition to \$100,000 from U.S. Bank in support of their Cottage Project. Other organizations, like SHE, have secured AHSC funding for their projects, and the Housing Authority continues to grow its own housing fund. Local non-profits such as Lowell Community Development Corporation are also engaged in ongoing fundraising efforts for affordable housing development. The Cesar Chavez Foundation applied for 4% CTCAC for the Parkview Apartment development which will provide approximately 170 affordable units. Also, Corporation for Better Housing applied to LIHTC and USDA funding for the Cesar Chavez and 7th farm worker housing project, which will provide 54 affordable housing units for farm workers in the City of Fresno. The Community Development Division continued to administer active agreements that utilize Community Housing Development Organization (CHDO) funds. While the division has included CHDO funds in its annual Affordable Housing Development NOFA, it has not received an application for a CHDO project in recent years. As a result, the division has been converting CHDO funds to entitlement funds through a request to HUD after the required 24-month periods passed. The division plans to request conversion of PY21, 22, and 23 funds in August 2025 after the 24-month period for PY23 funds has passed. In response to its recent NOFA for New Construction and Substantial Rehabilitation for Multi-Family or Single-Family Affordable Housing published on August 1, 2025, two applications for CHDO funding were received: one application from Habitat for Humanity Fresno County for its Atchison Street project and one application from Self-Help Enterprises for its West Creek Village project. The two CHDO projects were assessed through the preliminary underwriting process and are being considered for CHDO funding. T2: Identify opportunity sites for affordable housing, including in high resource areas by 2027. In 2025, the Housing Team worked to identify site opportunities for affordable housing in higher-resource areas. The Housing Production Division updated and monitored the list of City-owned properties and began working with the City's GIS team to overlay high-resource area data to ensure identified sites are accurately tracked. The list of City-owned properties was updated throughout the year. The City's surplus properties in higher resource areas were highlighted to go through the SLA process and the City's FMC 4-204, to dispose of the property for affordable housing. Staff identified multiple City-owned sites with plans to declare the sites Surplus and follow the SLA for disposition and development of affordable housing. On July 30, 2025, staff published a Notice of Availability (NOA) for the vacant property at W. Herndon Avenue and N. Hayes Avenue, which was declared surplus on June 26, 2025. On December 9, 2025, staff published a Notice of Availability (NOA) for the former Clarion Pointe Hotel located at 4061 North Blackstone Avenue, which was declared surplus on October 30, 2025. In addition, the Community Development Division's Affordable Housing Development NOFA included points for projects located in an area of opportunity (i.e. near amenities such as grocery stores, banking, schools, job opportunities, etc.).	Units	375	Resolution No. 2025-304 Clarion Pointe: https://documents.fresno.gov/WebLink/DocView.aspx?id=21556514&dbid=0&repo=LF-Repository Resolution No. 2025-201 Herndon and Hayes: https://documents.fresno.gov/WebLink/DocView.aspx?id=20511663&dbid=0&repo=LF-Repository Please contact Jennifer.E.Davis@fresno.gov for additional supporting documentation
Program 15 - Land Bank	Accumulate underutilized land and/or vacant properties that could be used to support construction of affordable housing.	12/31/2029	6th Cycle	In Progress	Objective: In 2025, the City of Fresno continued to make significant progress in coordinating acquisitions and dispositions of potential infill development sites located on vacant or abandoned sites within Fresno City limits. Housing Production staff created an inventory of underutilized land and vacant properties, with a focus on County Tax-Defaulted Properties and State-owned surplus properties, analyzing parcels that went to auction, minimum bid prices, and actual sales price. These properties will be included in the list of potential sites for comparability and feasibility for future development. T1: Research viable land banking models with the goal of establishing a local land bank by 2029. In 2025, Housing Production Division staff explored successful land banking models from other cities, began compiling a list of vacant and underused properties, and worked closely with other departments to gather essential data. The team continued researching funding sources to support future efforts. Staff continued focusing on County Tax-Defaulted Properties and have expanded the search to include Caltrans Surplus properties in Fresno City limits. The details of how the City will acquire property through the auction are being discussed. These actions are paving the way toward the City's goal of launching the City's Land Bank by 2029.	Other	1	Please contact Jennifer.E.Davis@fresno.gov for supporting documentation

Program 20 - Housing Choice Voucher Incentive Program	Work with Fresno Housing to enforce source of income laws that prohibit owners from refusing to rent to HCV holders and increase landlord participation by at least 250 new units in high and relatively higher resource and income areas, including RCAAs, to support housing mobility for low-income families and special needs households.	12/31/2031	6th Cycle	In Progress	Objective: The City's dedicated Voucher Incentive Program with Fresno Housing ended December 31, 2024, once the ARPA funding for the program was fully expended. However, the Housing Finance team continued to collaborate with Fresno Housing in 2025 on voucher programs. The team met with Fresno Housing on August 21, 2025, to discuss outreach for the HCV program. Unfortunately, Fresno Housing has halted outreach for this program because the waiting list for the program is extremely long and marketing the program is not feasible without sufficient funds available. When funding has resumed, the Housing Finance team will continue to provide support to Fresno Housing in marketing and outreach efforts in higher resource and income areas.	Households	243	Please contact Jennifer.E.Davis@fresno.gov for supporting documentation
Program 21 - Advocate for Repeal of Article 34	Remove regulatory barrier associated with receiving voter approval for affordable housing development.	12/31/2031	6th Cycle	Continuous	Objective: In 2025, the City of Fresno Planning Department continued monitoring legislative efforts at the State level aimed at repealing Article 34. There were no Article 34 repeals proposed in 2025. Staff will continue working with our lobbyists and representatives around Article 34 in future years.	Other	1	n/a
Program 22 - Housing Rehabilitation	Aim to connect at least 80-120 lower-income households with rehabilitation resources during the planning period and complete a third of these in areas of concentrated poverty with older housing stock to facilitate place-based revitalization.	12/31/2031	6th Cycle	In Progress	Objective: In 2025, the City's Housing and Community Development Division assisted 56 households with rehabilitation resources and promoted housing rehabilitation resources by distributing flyers promoting the Division's Senior Exterior Repair Program (SERP) at the community meetings for the Local Housing Trust Fund in May 2025, and informational workshop in August 2025, and during a Mortgage Assistance workshop in September 2025. The Division's webpage includes the Senior Exterior Repair Program brochure in English, Spanish, Hmong, and Punjabi. As of December 15, 2025, there were 343 people on the City's SERP waiting list. In addition, the Community Development Division staff worked directly with applicants to walk them through the application process. Referrals were made for applicants who were ineligible for the City's Senior Exterior Repair Program, as appropriate. Staff continued to assist program participants throughout the application process. The Housing Rehab Specialist walked the applicant through the process and then the Community Development Team continued to gather documents and refer the applicants to other entities, if appropriate. The Community Development Division offered financial assistance and grants for home rehabilitation by continuing to operate its Senior Exterior Repair Program (SERP), which offers CDBG grants to eligible homeowners for housing repairs. However, due to the use of Federal funding, prioritizing areas of concentrated poverty and older housing stock is not currently taken into account. T1: Beginning in January 2025, host two quarterly informative workshops. Half of the workshops will occur in an area accessible to residents residing in R/ECAPs. The Community Development Division hosted 8 community needs workshops (6 in-person and 2 virtual) as part of the development of the PY2026 Annual Action Plan. The 6 in-person meetings were located at: Pinedale Community Center, Legacy Commons, Ted C. Wills Community Center, The Word Community Church, Ambassador, and Clarion. The SERP program was mentioned as an eligible activity at each of the meeting locations. During these meetings, community feedback was also collected to assist in setting priorities for the consolidated plan. T2: Begin outreach one month before every informative workshop by notifying Community Based Organizations and posting on social media. Advertising for the community workshops and survey targeted the general public, as well as nonprofits, service providers, housing providers, and others working with low- and moderate-income households and special needs populations. Public notice of community input opportunities was provided through announcements on the City's website and social media, the project website, newspaper articles and public notices, e-mails to community stakeholders, and door hangers placed at households within one mile of each community meeting location. Stakeholder interview invitations were sent to more than 100 contacts representing a variety of viewpoints, including elected officials and staff, housing developers, nonprofit organizations, homeless housing and service providers, mental health service providers, organizations serving people with disabilities, family and senior services, workforce development organizations, and others. T3: By March 2025, notify the community via city media outlet and community benefit organizations, and update its website to promote the development of the Program. The Senior Exterior Repair Program has an extensive waitlist and is currently at 358 homeowners. The Program was only advertised at the community needs meetings held in November 2025 in support of the development of the PY 2026 Annual Action Plan, in addition to the promotional flyers that were distributed at the community meetings for the LHTF in May 2025. T4: By August 2025, begin offering rehabilitation services. In 2025, the City's Housing and Community Development Division assisted 56 households with rehabilitation resources.	Households	56	Housing and Community Development webpage: https://www.fresno.gov/planning/housing-community-development/ Community Meetings Flyer: https://www.fresno.gov/planning/housing-community-development/#public-comments-opportunities Fresno City Council Agenda Item 25-656: https://fresno.legistar.com/LegislationDetail.aspx?ID=7429335&GUID=BC001039-BD88-4C96-8410-DBFE701A3591 Fresno City Council Agenda Item 25-1346: https://fresno.legistar.com/LegislationDetail.aspx?ID=7764418&GUID=5E3C7B0A-F78F-4129-BF80-AA33E9D94A34 Please contact Jennifer.E.Davis@fresno.gov for additional supporting documentation

Program 23 - Comprehensive Code Enforcement	Continue code enforcement efforts to improve and preserve the quality of housing and residential neighborhoods in Fresno. Conduct focused outreach and programming in older and disadvantaged neighborhoods in central and south Fresno. Determine any additional neighborhoods that should be identified for outreach and programming. Connect residents to available housing rehabilitation programs and services.	12/31/2031	6th Cycle	Continuous	Objective: The Community Compliance Unit will continue to assertively conduct targeted neighborhood inspections of housing units for potential health and safety issues. All Council District Teams continue to improve neighborhoods throughout Fresno and increase livability by creating safe and healthy conditions, removing blight, educating citizens and connecting residents to housing rehabilitation programs and services, promoting pride of ownership, and building collaborative relationships with the community and businesses. This unit also consists of a Commercial Vacant Building Team, holding property owners of vacant buildings accountable; and a team designed to eradicate illegal cannabis activity; and a Tobacco Enforcement Team to enforce the illegal sale of unlawful tobacco in our city. In addition, the Blackstone Corridor has dedicated inspectors to work with commercial businesses to improve their store fronts and surrounding areas to help eliminate attractive nuisances, crime, blight, and issues related to the unhoused community. The Rental Housing Unit continues to operate the Rental Housing Improvement Program to address issues of substandard rental properties, promote greater compliance with health and safety standards, and to preserve the quality of Fresno's neighborhoods and available housing opportunities. This team continues to identify severely dilapidated properties and work with the Police Department, Fire Department and County Housing Authority to conduct proactive inspections of multi-family properties deemed to be slum properties based on Police, Fire and Code Enforcement calls for service. They inspect the interior of all units, the exterior of all buildings and the property grounds for substandard building, public nuisance, and zoning code violations. The Special Teams Unit of Code Enforcement is comprised of six specialty teams, each responsible for addressing specific code enforcement matters in neighborhoods throughout the City. Waste Tire Team: Collects waste tires from various locations throughout the City, conducts commercial waste tire facility inspections, and holds approximately three annual waste tire amnesty events for residents to properly dispose of waste tires. All waste tires collected are recycled through CalRecycle. During 2025, approximately 9,399 waste tires were collected. Additionally, approximately 387 waste tire facilities were inspected, and four waste tire amnesty events were conducted. Abatement Team: Conducts board-ups of vacant buildings, grass/weed abatements, junk/rubbish clean-ups, and alley clean-ups throughout the City. Approximately 250 abatements were completed during 2025. School Area Team: Provides pro-active code enforcement and community outreach near schools to improve neighborhoods, reduce blight, enhance safety, equip residents to become civically engaged, and connect low-income residents to housing resources to improve their quality of life. SAT conducted enforcement and outreach in about 35 school area neighborhoods during 2025. Demolition Team: Facilitates abatements of severely damaged structures by demolition, responds to structure fires in need of summary abatement demolition, and monitors demolition and/or rehabilitation by property owner. Approximately 15 demolition cases were finalized during 2025. Illegal Dumping Team: Utilizes highly technical covert camera units to combat illegal dumping and issues administrative citations to violators. Over 300 illegal dumping citations were issued during 2025. Vacant Lot Team: Pursues code compliance on vacant lots to minimize fire risk and blight caused by tall grass/weeds and junk/rubbish. Compliance was achieved on over 650 cases during 2025. Additionally, over 120 high risk properties were monitored. The Night/Weekend Team: Continues to be available Wednesday through Saturday from 1:30 p.m. until midnight to address all code violations city-wide, occurring in the evenings after normal business hours. This Team is primary to enforce mobile and street vending laws in addition to handling housing and traditional public nuisance violations. Legal enforcement and property abatement through inspection/abatement warrants addressed uncooperative property owners. In 2025, the legal team worked on over 25 inspection/abatement warrants. Each warrant process includes review of case, research, drafting and filing of warrant documents, and execution of the warrant. Collaboration with community-based organizations and developers continued to increase neighborhood revitalization efforts. The School Area Team continued to collaborate with various organizations for neighborhood revitalization efforts in at least 5 neighborhoods per quarter in 2025. The School Area Team continued to identify and target at least 5 additional neighborhoods per quarter for outreach and overall neighborhood improvement efforts. Through the work of the Teams referenced above, Code Enforcement works to prevent, detect, investigate and enforce violations of statutes or ordinances regulating public health, safety, and welfare, business activities, building standards, and land-use issues. The Code Enforcement Team will continue to track and report program outcomes annually. T1: Complete 10,000 inspections annually, pursue resolution of cases identified through the inspection process. In 2025, the Code Enforcement Team opened over 15,000 new cases, each requiring verification through inspections, noticing, and other forms of enforcement. The Team continued to increase neighborhood revitalization activities through code enforcement intended to improve and preserve the quality of housing and residential neighborhoods in Fresno. T2: Work with the Mayor's Office on developing an outreach strategy for the Lien Waiver Program in 2027. Ensure marketing is directed to older and disadvantaged neighborhoods. Code Enforcement has continued to offer the Code Lien Waiver Program. Plans are to expand and promote the Code Lien Waiver Program in collaboration with the mayor's office and develop an outreach strategy by 2027.	Other	1	City of Fresno Code Enforcement Webpage: https://www.fresno.gov/cityattorney/#code-enforcement Please contact Jennifer.E.Davis@fresno.gov for additional supporting documentation
Program 24 - Special Needs Housing	Facilitate development of special needs housing, including 1,200 units for extremely low-income households and development of 100 units for farmworkers and their families. Pursue funding in collaboration with agencies serving farmworkers to support the rehabilitation and conserve an estimated 140 units serving farmworkers annually through code enforcement.	12/31/2031	6th Cycle	In Progress	Objective: In 2025, the City continued to advocate for the provision of special needs housing through the development of 257 units of housing. In November 2025, the Community Development Division entered into a subrecipient agreement with the Fresno Housing Authority for HOME TBRA. The current funding expands the existing TBRA program by providing rental assistance for unhoused transitional-aged youth (18–24). This initiative focuses on providing TBRA to the youth at Sierra Crossing and Youth within the City of Fresno for up to 24 months. The TBRA program will continue to provide rental assistance to existing TBRA households and newly eligible households that do not include transitional- aged youth. The program is projected to serve 44 households over the course of a 3-year period (07/01/2025-06/30/2028) with at least 31 households including transitional aged youth.The City continued efforts to provide housing for extremely low-income seniors in 2025. The Community Development Division's PY25-26 NOFA for New Construction and Substantial Rehabilitation for Multi-Family or Single-Family Affordable Housing published on August 1, 2025, included points for applications that include units set aside for individuals and families with 30% AMI or less. Applications were reviewed, preliminary underwriting was completed, and management's review is pending. The City continued its commitment to develop housing for young adults, foster youth, and single-parent families. The Housing Finance Division worked closely with Valley Teen Ranch to lease up their 96-unit Homekey 3 Sierra Crossing Permanent Supportive Housing Project and reached 50% occupancy in 2025. The Division also worked with Fresno Mission on two projects involving homeless transitional-aged youth (TAY), the City Studios Permanent Supportive Housing project that will provide 34 units of Permanent Supportive Housing, and the TAY Shelter project which is scheduled to begin construction in 2026.T2: By December 2024, initiate outreach, and in 2025 conduct outreach to organizations that support extremely low-income residents and residents with special needs housing to understand funding needs. Community outreach and engagement to diverse communities was ongoing in 2025. The Community Development Division published the 2025-2029 Consolidated Plan for the 30-day public comment period in March 2025 and held a public hearing before Council on June 12, 2025. To promote the opportunities to provide comments, the Division published notice in the Fresno Bee, sent e-mails to community stakeholders, and created posts for social media. The Division also hosted 8 community needs workshops (6 in-person and 2 virtual) and held a public hearing before City Council to obtain input from residents on the community's greatest needs for the development of the PY2026 Annual Action Plan. Housing provisions for vulnerable populations continued during 2025. Through the 2025-2026 Annual Action Plan process, funding was provided to multiple non-profit agencies to use ESG, HOPWA, and HOME funds to address the housing needs of vulnerable populations. Activities included street outreach to connect unsheltered individuals to emergency shelter and services, tenant based rental assistance, STRMU, and related supportive services. Through HAAP funding, the Homeless Services Division funded 12 beds for domestic violence survivors with the Marjaree Mason Center, eight beds for Transitional Age Youth with Fresno Economic Opportunities Commission, and eight beds for Transitional Age Youth with Bridge Housing. Please see response to Program 10 for the extensive outreach efforts.T3: Support expediting applications on an ongoing basis. The City provided technical support and incentives to housing developers during application for available funding to develop housing that will meet the needs of persons with special needs. Staff in the Community Development Division provided ongoing technical assistance and project management oversight for projects receiving HUD funding. Staff also provided technical assistance to developers interested in applying to the Division's Notice of Funding Availability for New Construction and Substantial Rehabilitation for Multi-Family or Single-Family Affordable Housing published on August 1, 2025. The City routinely provided developers with letters of commitment or Council-approved Resolutions for funding in support of a project to increase a developer's odds of receiving larger allocations of non-City senior financing. In addition, developers are provided with an affordable housing liaison in the City Planning and Development Department that devoted their time and energy to ensure that affordable housing projects are fast tracked through the permitting and application process. The City also offers a variety of affordable housing incentives such as the Density Bonus Ordinance, Green Building Program, Impact Fee Waiver, Infill Incentive Program, and an array of City Ordinances that support the creation of affordable housing in all parts of the City including adaptive reuse of existing buildings to residential and conversion of non-residential to residential use.The Housing Finance Division worked closely with Corporation for Better Housing to develop three parcels on Cesar Chavez Boulevard and Seventh Street to develop 54 units of affordable farmworker housing. The developer has received awards from USDA and LIHTC. The City provided a \$5,000,000 funding commitment to the project through Resolution 2025-102, approved by City Council on April 24, 2025. Housing staff researched several State websites that provide potential farmworker housing opportunity sites and will continue efforts to monitor and evaluate housing sites and connect with property owners to offer assistance. T5: Monitor status of farmworker housing and evaluate effectiveness of efforts annually as part of the annual report process. Annually review the availability of funding opportunities to provide housing vouchers or other forms of rental assistance for farmworkers and apply for funding as opportunities arise. Identify farmworker housing development opportunities throughout the city at least twice in the planning period.Monitoring, reporting, and adjustments to ensure progress towards the goal of creating 1,200 special needs housing units and 100 farmworker housing units, continued during 2025. The Community Development Division completed and submitted the PY 2024 Consolidated Annual Performance Evaluation Report (CAPER) which included the development of 83 affordable housing units, of which 23 were HOME funded (12 single-family units and 11 multi-family units) for low- and moderate-income households. In addition, the Housing Finance Division facilitated the completion of 96 units of permanent supportive housing units for households experiencing or at-risk of homelessness, including transitional-age youth. The Clinton Avenue Apartments project completed 78 units of affordable housing for households earning between 30% and 60% AMI. The Housing Team will continue to report on progress annually through the Housing Element Annual Progress Report.	Units	257	Resolution No. 2024-132 Sarah's Court: https://documents.fresno.gov/WebLink/DocView.aspx?id=17695551&dbid=0&repo=LF-Repository HOME Investment Partnership Agreement: https://documents.fresno.gov/WebLink/DocView.aspx?id=21442490&dbid=0&repo=LF-Repository Ordinance 2007-75 Density Bonus: file:///C:/Users/JENNIFED/Downloads/Ordinance%20-%202007-075%20-%209_25_2007%20(1).pdf Ordinance 2022-005 Fee Waiver Program for Residential Infill: https://documents.fresno.gov/WebLink/DocView.aspx?id=15307854&dbid=0&repo=LF-Repository Ordinance 2021-029 Infill Incentive Program: file:///C:/Users/JENNIFED/Downloads/Ordinance%20-%202021-029-%206_17_2021.pdf Resolution 2025-102 Farmworker Housing: https://documents.fresno.gov/WebLink/DocView.aspx?id=20089614&dbid=0&repo=LF-Repository Fresno City Council Agenda Item 25-1346: https://fresno.legistar.com/LegislationDetail.aspx?ID=7764418&GUID=5E3C7B0A-F78F-4129-BF80-AA33E9D94A34 Community Meetings Flyer: https://www.fresno.gov/planning/housing-community-development/#public-comments-opportunities Please contact Jennifer.E.Davis@fresno.gov for additional supporting documentation
Program 25 - Development Code Amendments for Compliance with State Law and to Reduce Barriers to Housing Development	Annually review the effectiveness and appropriateness of the Development Code and process any necessary amendments to remove or mitigate potential constraints to the development of housing.	12/31/2031	6th Cycle	Continuous	T1: The City will initiate Development Code amendments by December 2025. In 2025, the City's Planning and Development Department initiated the process of amending the Development Code to address development standards and barriers to housing opportunities. In early 2025, a first phase Development Code Housing Text Amendment 1 (P25-00996) related to bringing standards for accessory dwelling units, agricultural labor housing and definitions ("Family" to "Unit") into consistency with state law was approved by the City Council on June 19, 2025. A second and more extensive phase of Development Code amendments, known as the Housing Text Amendment 2 (P25-01642) was then drafted with amendments related to density bonus, accessory dwelling units, parking requirements, emergency shelters, low barrier navigation centers, residential care facilities, single room occupancy units, supportive housing, tiny homes, and overlay zones to implement SB 10 for consistency with State law. A consultant was hired in June of 2025 to conduct environmental analysis. Refinement of the text amendment, environmental review, and the legislative process are expected to be complete by the end of December, 2026. T2: In 2025, the City will assess the potential benefits of SB10 and Workforce Housing overlay zones to Fresno and if determined to be beneficial then the City will initiate a Development Code Amendment by 2026. Potential benefits assessed and an SB10 overlay zone is proposed with the Housing Text Amendment 2 as described above.	Other	1	Fresno City Council Agenda Item 25-903, for P25-00996, Development Code Text Amendment 1 staff report: https://fresno.legistar.com/LegislationDetail.aspx?ID=7437699&GUID=BD28B849-FBD5-47C7-8AF1-055B801CDEF8

Program 26 - Fair Housing Services	Ensure compliance with fair housing laws. Refer discrimination to appropriate State and Federal enforcement agencies. Mitigate impediments to fair housing opportunities throughout the city, with an emphasis on supporting the needs of populations and neighborhoods most impacted by fair housing issues, including but not limited to Lowell/Jefferson, Edison, Southeast, Southwest, Central Southeast, McLane, Fresno High-Roeding, El Dorado Park, and the Shaw/Marks Neighborhoods.	12/31/2031	6th Cycle	Completed	Objective: In 2025, the City continued to support fair and equal housing opportunities and provide fair housing services that emphasized targeted outreach and support to disproportionately burdened groups. The City continued to distribute Fair Housing information and education materials, including resources on disability rights in housing, which are available on the City's website and through flyers at Planning and Development public counters and lobbies. In addition, HUD-certified counselors at the City's Fair Housing services provider, FIRM, created materials in Hmong, Lao, Dari/Farsi, Ukraine/Russian, and English. Outreach included engagement at weekly community events, one-on-one counseling, social media messaging, and TV/radio. FIRM staff conducted several community outreach activities such as outreach/tabling events at various locations to share important information about Fair Housing. During outreach, FIRM counselors converse with individuals about Fair Housing Rights and provide them with information in Hmong, Ukranian, Pashto, Farsi, Dari, and English. A high percentage of individuals reached were of the Southeast Asian group: Hmong, Cambodian, Laos, and Hispanics. Additionally, FIRM hosted the 2nd Annual World Refugee Day that had 584 attendees and one HUD housing workshop. FIRM's Fair Housing outreach included targeted outreach to disproportionately impacted areas with high housing issues and low-income zip codes and included the following reach: 233 (93725), 141 (93636), 89 (93727), 54 (93703), 43 (93702), 25 (93706), 23 (93722). T1: Update the City of Fresno Analysis of Impediments to Fair Housing Choice by 2025. In 2025, the Housing and Community Development Division updated the Analysis of Impediments to Fair Housing Choice (AI) to align with HUD guidelines. Although HUD terminated the Affirmatively Furthering Fair Housing rule and replaced it with an Interim Final Rule which requires a general commitment that the City will take active steps to promote fair housing, the City remains committed to ensuring fair housing for all residents and developed its updated Analysis of Impediments to Fair Housing Choice alongside its 2025-2029 Consolidated Plan. Both plans were approved by Fresno City Council on June 12, 2025. T2: Provide funding, as available, to local fair housing service providers and provide services to 1,500 persons annually consistent with the Consolidated Plan and Action Plans. The Community Development Division issued a NOFA seeking applications for PY 25-26 Fair Housing services in April 2025. One application was received proposing various fair housing activities, including referral services. The Division entered into a subrecipient agreement with Centro La Familia for Fair Housing services in November 2025. The Scope of Work includes: A minimum of two public Fair Housing workshops and fairs; Advertisement of Fair Housing laws complaint procedures; Design and distribution of print and digital educational materials in multiple languages, to include Spanish and Hmong; Utilize culturally appropriate messaging through bilingual flyers, social media campaigns, and public service announcements via Spanish-language radio and ethnic media; In-person outreach during local events, workshops, and community fairs at least monthly; Collaboration with local non-profit organizations; Document/track the number of housing complaints received by complaint type and referral to appropriate entity; Document/track demographics of clients served by zip code, race/ethnicity, religion, national origin, sex, familia status, and disability; Document/track outcomes of complaints to include cases resolved or referred to legal services, code enforcement, DFEH, HUD, or other outcome types; Accessible means of contact for members of the public with fair housing complaints or concerns, to include at minimum telephone, email, and TTY; Make available on a regular or scheduled basis, the Neighborhood Resource Centers located in West Fresno (93706), Central Fresno (93726), and Highway City (93722) to serve as walk0in access points for housing-related support, education, and complaint referral services; Refer inquiries and landlord/tenant complaints concerning housing discrimination to the applicable regulatory body (State Department of Fair Employment and Housing, HUD, or private counsel) for processing; and Provide for support in multiple languages, to include Spanish and Hmong. FIRM reached a total of 3,022 people through in-person outreach and one-on-one sessions. FIRM staff also held 74 one-on-one conversations with clients, in which Fair Housing information and resources were shared during client-to-HUD-certified housing counseling sessions. A total of 7 Fair Housing posts were also made on FIRM's Social Media accounts with 5,681 views. Four of the posts included crafted housing-related information, each focused on a specific theme that resonates with various aspects of Fair Housing. These themes included "Fair Housing Facts," which highlighted key legal rights and protections; information on how to "report housing discrimination", to empower individuals to take action; and "Equal Housing Opportunity" and "Ready to Rent" guides that provided essential tips for prospective tenants to be successful. Each post was thoughtfully designed to educate, inform, and inspire the public, fostering a deeper sense of awareness, community involvement, and empowerment in the fight for fair housing. FIRM also provided information about Fair Housing Rights on its ethnic TV and radio shows. Although the actual live TV viewers' and radio listeners' tune-in counts are unknown, FIRM's ethnic TV/Radio show recordings were viewed by 43,207 people as follows: 19,511 Asian – Hmong; 6,360 Asian – Lao; and 17,336 Asian - Khmer. T3: Complete ongoing implementation and annual reporting throughout the planning period. The City will continue to report annually on the ongoing implementation of Fair Housing efforts through various means, including the Housing Element Annual Progress Report.	Other	1	City of Fresno Fair Housing Webpage: https://www.fresno.gov/planning/housing-community-development/fair-housing/ City Council Agenda Item ID 25-656 Approval of Consolidated Plan and AI: https://fresno.legistar.com/LegislationDetail.aspx?ID=7429335&GUID=BC001039-BD88-4C96-8410-DBFE701A3591 CDBG Agreement Centro La Familia: https://documents.fresno.gov/WebLink/DocView.aspx?id=21465251&dbid=0&repo=LF-Repository City of Fresno ADA FAQs webpage: https://www.fresno.gov/publicworks/ada/ada-faqs/ Please contact Jennifer.E.Davis@fresno.gov for additional supporting documentation
Program 27 - Environmental Justice	Prepare an EJ Element with actions to improve public health and quality of life in disproportionately impacted neighborhoods, including racially and ethnically concentrated areas of poverty (R/ECAPs). The City will target a 15 percent improvement in the metrics described above, once baselines are established.	12/31/2031	6th Cycle	In Progress	T1: Update General Plan to incorporate Environmental Justice policies by June 2026. Define metrics for tracking program and establish baseline by December of 2025. Complete first tracking report by December of 2027. Implement the EJ Element at least annually and ongoing, including applying for funding annually or as available. In 2025, a draft Environmental Justice (EJ) Element that includes new General Plan policies and actions to lessen pollution burden on disproportionately impacted (frontline) neighborhoods was drafted by the Planning Division with support of Dudek. An environmental consultant was hired for CEQA compliance and the environmental phase of the project kicked off in December of 2025. The EJ Element is expected to be presented to the City Council for adoption by the end of 2026. Work commenced on developing a metrics and tracking system in collaboration with the City's Geographics Information Systems (GIS) staff to select the metrics and develop the tracking system.	Other	1	Climate Action Plan & Environmental Justice Element Website: https://www.fresno.gov/planning/plans-projects-under-review/#cap-ej
Program 28 - Equitable Community Investment	Prioritize investment in underserved neighborhoods, which includes racially and concentrated areas of poverty, including but not limited to Downtown, Edison, Southeast, Jane Addams, Southwest, Central Southeast, McLane, Fresno High-Roeding, El Dorado Park, and Shaw/Marks Neighborhoods. See individual objectives above related to targeted investments.	12/31/2031	6th Cycle	Continuous	T1: Annually prioritize investments and annually seek grant funding targeting areas of greatest need, including racially and ethnically concentrated areas of poverty. In 2025, the City continued to prioritize investment in underserved neighborhoods, including racially and concentrated areas of poverty, to build upon past work and expand future investment for equitable community investments. The City pursued a variety of activities including increasing investment, partnership, outreach, and transparency. In May 2025, the City launched a powerful online publicly accessible tool called Build Fresno, which is a centralized hub designed to allow residents to explore active city projects, public works, and infrastructure maintenance happening in real time. The tool allows sorting by infrastructure type (ie bike/pedestrian improvements, roadway or park improvements, for example) and provides timeline, location and project description information. In July 2025, the Planning and Development Department collaborated with the Capital Projects Department to update the tool to incorporate a public facing TCAC dashboard that includes a resource opportunity category. The added TCAC category went live for city wide use in the fourth quarter of 2025. Now that the tool has been created, staff will track infrastructure projects by opportunity area classification (e.g., low resource areas vs high resource areas) and report quarterly online and annually through the Annual Progress Report. T2: Continue to implement place-based improvements throughout the 2023-2031 planning period in areas of greatest need, including racially and ethnically concentrated areas of poverty. Ongoing. T3: Develop an online tool accessible to the public to view projects by July 2025. Complete. See link. T4: Once the tool is created, track infrastructure projects by opportunity area classification (e.g., low resource areas vs high resource areas) and report quarterly online and annually through the Annual Progress Report. Complete, see link. T5: As individual planning efforts are completed, implement the plans and evaluate their effectiveness annually, making adjustments as appropriate to ensure their objectives are achieved, such as compatibility between residential and industrial uses. Also in 2025 Q4, the Planning and Development Department facilitated the approval of two rezones, aside from the rezones that occurred due to the adoption of two specific plans (West Area Neighborhoods Specific Plan and the Tower District Specific Plan). The two rezones occurred in Northeast and Southeast Fresno, neither of which are in specific plan areas. The rezone in Northeast Fresno was a rezone from an office to a multifamily zone district and is located across a wide road from the well landscaped North Fresno Surface Water Treatment Facility and adjacent to single family residential neighborhoods. The rezone in Southeast Fresno is a rezone to a slightly more intense single family residential zone district and is surrounded by other single family residential neighborhoods.	Other	1	Build Fresno Public Tool: https://cityoffresno.maps.arcgis.com/apps/dashboard/?appid=82c6d2d547b58899ea45be80b9c4

Program 29 - Equitable Engagement	Expand outreach and public education strategies to increase engagement amongst historically underrepresented populations and residents with the greatest need, including within the context of the City's long range and community planning functions as well as the land use entitlement process.	12/31/2031	6th Cycle	Continuous	Objective: In 2025, the City's Office of Community Affairs (OCA) worked to strengthen community engagement by expanding outreach efforts to historically underrepresented communities, particularly those with Spanish-speaking residents. The OCA promoted key housing-related events like the Local Housing Trust Fund community meetings, the Housing Element Annual Progress Report, and the Build Fresno! initiative across bilingual social media platforms. In-person engagement was also prioritized through participation in the 3ra Conferencia Anual, where the Latino Community Liaison shared resources, answered questions, and built relationships with families that are often left out of formal planning and housing conversations. Public awareness of City housing services and planning efforts was strengthened through consistent bilingual content shared on social media. Notably, the OCA promoted the City's proposed \$1.3 million CDBG/HOME funding amendment, using easy-to-understand language and visuals to help residents grasp how public funds are used to support affordable housing. The Latino Community Liaison also provided information during tabling opportunities to educate the community about how they can participate in decision-making processes. Trust with diverse populations continued to grow during 2025 through repeated, direct engagement in community spaces. The Latino Community Liaison served as a familiar and culturally competent presence at community events, helping residents feel more confident asking questions about City housing programs. These relationships, built through face-to-face interaction and language-accessible communication, support stronger participation over time. Social media interaction and in-person feedback also serve as early indicators of growing trust and interest. Cross-cultural communication was prioritized by ensuring that all outreach materials and digital content were bilingual and culturally responsive. Messaging around housing programs was crafted with both accessibility and cultural relevance in mind, allowing residents from diverse backgrounds to better connect with the City's work. Ongoing feedback from in-person events is being used to refine communication strategies and ensure continued improvement. Outreach related to planning continued through events like Build Fresno! and community meetings for the Local Housing Trust Fund and Housing Element Annual Progress Report. These efforts laid the groundwork for community participation in future planning processes. The OCA ensured that these opportunities were promoted widely, with particular focus on reaching Spanish-speaking audiences and immigrant families via social media and tabling events. Collaboration was encouraged through the City's participation and promotion of events that involved both public agencies and community-based organizations. The State of Affordable Housing event, promoted on OCA's Instagram, served as a platform for shared learning between stakeholders. The Latino Community Liaison contributed to these efforts by helping bring resident voices into spaces that often focus solely on policy, ensuring the public and private sectors remain responsive to community needs. Engagement efforts were informally evaluated through digital analytics and community turnout. The 3ra Conferencia Annual, and Housing Element Annual Progress Report and Local Housing Trust Fund community meetings demonstrated strong community participation, particularly among Spanish-speaking residents. Social media reach and feedback were also used to assess which topics and messaging styles most effectively engaged the public. These insights will help shape more targeted and impactful strategies moving forward.	Other	1	City of Fresno Office of Community Affairs (OCA) webpage: https://www.fresno.gov/mayor/office-of-community-affairs/ OCA Facebook page: https://www.facebook.com/search/top?q=office%20of%20community%20affairs Please contact Jennifer.E.Davis@fresno.gov for additional supporting documentation
Program 30 - Workforce Development	Provide job training programs to improve economic opportunities.	12/31/2031	6th Cycle	Continuous	Objective: The One Fresno Youth Jobs Corps Program had a highly successful year in 2025 by connecting young individuals with the City of Fresno and various partnering worksites, providing them with meaningful work experiences and opportunities for skill development across diverse fields such as customer service, and clerical administration. Members gained valuable practical job skills, received mentorship from professionals, and built strong resumes that will help launch their careers. In addition to technical skills, they developed essential soft skills like communication, teamwork, and problem-solving, which increased their confidence and prepared them for long-term success. The program not only benefited members, many of whom secured permanent jobs or pursued further education but also supported local businesses by providing a motivated and well-trained workforce. As a vital resource for both youth job seekers and employers, the One Fresno Youth Jobs Corps Program continues to contribute to the community by fostering a brighter future for Fresno's youth and strengthening the local economy. The total employed through YJCP during 2025 was approximately 290, with wraparound services provided to approximately 165 members. This included transportation, temporary childcare, work uniforms, mentoring, and emergency shelter. Current YJCP CBO Partnerships include: 1) Downtown Fresno Partnership- Clean Team Ambassadors contributing to litter clean up, removal of graffiti, and performing special maintenance projects; 2)CMAC- Community Media Access Collaborative – Facilities include TV studio, editing suites, computer lab, meeting spaces, training and more. Operates three television channels; 3) Poverello House- Food, Shelter and Social Services; 4) Fresno EOC- Human services and economic development; and 5) Career Nexus- Work readiness and soft skills training. Outreach efforts were fruitful and included but are not limited to: High School, University, and local Job Fairs, CASA of Fresno and Madera counties, Workforce Development Board and general opportunities to outreach into the community. The current YJCP Waitlist at the end of 2025 was approximately 133 candidates. On June 2, 2025, the City of Fresno received a \$1M grant to expand YJCP through the Youth Services Homeless Pilot Program (Navigator), which will facilitate the hiring of up to 54 youth (ages 18–30) as "Navigators" to support homeless and housing-insecure individuals in healthcare, housing, and community service. Navigators will work with Community-Based Organizations (CBOs) and receive wraparound support to overcome employment barriers. The Request for Proposal process is near completion and will soon be taken to City Council to award agreements. Key Details: Timeline: RFP in Fall 2025; Cohort 1 starts late Fall 2025, Cohort 2 in Spring 2026; grant ends December 31, 2026.CBO Role: Hire/train Navigators, provide equipment/supportive worksites, coordinate services, and promote long-term employment. Reporting: Track training, referrals, impact on homelessness, and outcomes. Funding: \$700K for CBOs (grants \$50K–\$700K); admin capped at 10%; youth earn \$20/hr for 20 hrs./week. RFP Process: 3-week submission via Planet Bids; reviewed by Purchasing and RFP Committee; final approval by City Council. To continue job training and skill development for young adults and expand the Local Conservation Corp (LCC) program and the Valley Apprenticeship Connections (VAC) program, the City relied on partnerships with the Fresno Economic Opportunities Commission (EOC) who provided training through the LCC and VAC Programs. To continue career readiness and support for individuals facing barriers to employment, the City relied on partnerships with the Fresno County Economic Development Corporation, Fresno Regional Workforce Development Board and Focus Forward. Through a contract with the Fresno County Department of Social Services (DSS), the Fresno County Economic Development Corporation (EDC) provides connections between Fresno Welfare-to-Work clients and employers looking to hire. They provide employee recruitment, employee screening, specialized employee training, employee retention services and wage subsidies for up to a year, depending on the needs of the DSS client through the New Employment Opportunities Program (NEO). The EDC also provides training programs for those looking for additional training in fields such as Business Services, Construction, Manufacturing and Transportation& Logistics. Fresno Regional Workforce Development Board (FRWDB) provides services for adults and youth with various barriers to employment. They offer both staff assisted and self-directed services to assist with academic & career skill level evaluations, job readiness and skill enhancement workshops, high school diploma/equivalency assistance, job placement, and supportive services for adults. Services for young adults, age 14 – 24 include tutoring, college or vocational training, entrepreneurial training, job readiness and mentoring/leadership development. FRWDB also provides job training for in demand careers such as dental assistants, truck driver training, IT skills, nursing, construction pre-apprenticeship, medical billing/office administration, industrial maintenance, manufacturing, automotive technology and much more. The Focus Forward program supports Fresno County youth in the juvenile justice and child welfare systems. Their mission is to create pathways to success for these individuals through effective programs and services. The Economic Development Department maintains regular communication with the individual organizations that provide these services. In addition, City Manager White is on the Board of Directors for the Fresno County Economic Development Corporation as is Councilmember Esparza. A member of the Economic Development staff also sits on the Board of Directors for Focus Forward.	Other	1	One Fresno Youth Jobs Corps Program: https://www.fresno.gov/youthjobs/ FEOC Local Conservation Corps (LCC): https://fresnoeoc.org/lcc/ FEOC Valley Apprenticeship Connections (VAC): https://fresnoeoc.org/valley-apprenticeship-connections/ FCEDC Workforce Training: https://www.fresnoedc.com/workforce-training/ FCEDC Good Jobs Training: https://www.fresnoedc.com/goodjobs/training-programs/ Fresno Regional Workforce Connection: https://www.workforce-connection.com/ Focus Forward: https://www.focusforward.org/about-us Please contact Jennifer.E.Davis@fresno.gov for additional supporting documentation
Program 31 - Reduce or Waive Fees for Vehicle Miles Traveled (VMT)	Reduce costs and application processing times associated with VMT analysis for new developments that include affordable housing and support improvements for active transportation infrastructure.	12/31/2026	6th Cycle	Completed	T1: Establish an affordable housing threshold by 2026. Complete: An administrative policy was adopted that establishes that housing projects with 51% or greater affordable housing units are exempt from VMT analysis, and therefore exempt from any further mitigation or fee payment. T2: Establish VMT Mitigation Fee by 2026. Complete: The City's VMT Reduction Program, including an Urban Design Calculator and VMT Mitigation Fee, was adopted by City Council on November 6, 2025, and went into effect on January 17, 2026.	Other	1	City of Fresno VMT Reduction Program website: https://www.fresno.gov/planning/plans-projects-under-review/vehicle-miles-traveled/ Fresno City Council Agenda ID 25-1529: https://fresno.legistar.com/LegislationDetail.aspx?ID=7721510&GUID=90B89B9D-D38B-412D-82A6-28DA34B69030

Program 32 - Opportunity to Purchase Act	Allow qualifying tenantsand local non-profits the opportunity to purchase existing buildings to be used and/or maintained for affordable housing, with 30 percent of purchases targeting relatively higher resource and income areas including RCAAs. Upon OPA Ordinance adoption, provide opportunity to purchase for 10% of buildings that enter pre-receivership.	12/31/2026	6th Cycle	In Progress	T1: Work with CBOs and CAA to collaborate on review of OPA programs and policies throughout 2025. The City of Fresno Planning and Development staff continued researching best practices for OPA programs and evaluated relevant OPA programs and policies. In November 2025, planning staff prepared a draft memorandum to provide the results of their evaluation of relevant OPA programs and policies. In December 2025, Planning and Housing leadership met with Housing staff to discuss the draft memorandum and next steps. As a result of this meeting, Housing staff began the process of reviewing the analysis and creating a comparison between TOPA and COPA, two distinct concepts with different levels of City oversight and engagement. Once Housing staff completes review of the draft memorandum and identifies policy/program options, staff will be engaged to support coordination with CBOs and the CAA's to gather stakeholder input. This input will be utilized to assist staff in providing a final report and recommendations. Interest is high for this program, based on informal feedback and conversations with stakeholders at various community meetings. As a result, staff collaborated with South Tower Community Land Trust by reviewing the draft South Tower TOPA plan. This plan provided important insight into stakeholder expectations for the City's continued research into OPA programs and policies. Depending on continued stakeholder input and the result of the feasibility analysis by staff, recommendation of an Ordinance may be considered by the Administration.	Other		Please contact Jennifer.E.Davis@fresno.gov for supporting documentation
Program 33a Mobile Home Parks	Preserve mobile homes as opportunities for homeownership to individuals and households who might not be able to afford other housing purchase options through code enforcement, funding opportunities, prevention of excessive rent increases, and resident engagement.	12/31/2031	6th Cycle	Completed	Objective A: In 2025, the City's Mobile Home Repair Program received positive feedback from participants, reinforcing the City's commitment to housing preservation and proactive resident assistance. On May 30, 2025, the City of Fresno released notification of the City's Mobile Home Repair Program through a Facebook social media post. The post informed residents about the program and included an informational video about the program with contact information for the Housing Finance Division. Recognizing that approximately 73% of mobile homes in Fresno are aged units built before 1980, the Housing Finance Division developed a Mobile Home Replacement Program and proposed it to HCD in 2025. The concept was approved by HCD as an expansion of the City's existing Mobile Home Repair Program. Program guidelines and related documents were reviewed by the City Attorney's Office and are now under review by HCD's legal team. Staff received several clarification questions from HCD and are actively coordinating with HCD representatives to support the review process. Repair and weatherization assistance continues under the original program. On December 4, 2025, Fresno City Council approved the City of Fresno PLHA 5-Year Plan Amendment for the Owner-Occupied Home Rehabilitation Program (Mobile Home Repair Program) to increase the Area Median Income from 60% to 80% for the 2022 and 2023 formula allocations. This change aligns the program with the broader PLHA Plan and provides greater flexibility to serve Fresno mobile-home owners experiencing significant repair needs, particularly those exceeding the current 60% AMI limit. By increasing the income eligibility threshold to 80% AMI, the City can expand access to mobile-home rehabilitation assistance for both low- and moderate-income homeowners. The Housing Finance Division continued to provide ongoing technical assistance and resident support through phone guidance, multilingual materials, and updated resource information. To ensure accessibility for all residents, technical assistance was provided by: Direct Resident Support: - Phone support for real-time assistance regarding repair programs and eligibility. - In-person home visits began in early 2025, prioritized for senior and low-mobility residents to ensure equitable access to information. Multilingual Marketing Materials: - Updated program flyers have been translated into key threshold languages spoken in the community to maximize reach. - Flyers are distributed through residents' door postings and community centers. - Program marketing video posted on the City's website and social media platforms. Resource Directory Development: - Ongoing effort to build a comprehensive resource list of mobile home preservation offered by nonprofits. - Includes both local and county programs, with a focus on repair assistance for aging mobile homes. This outreach effort and direct engagement across mobilehome parks increased program visibility and resulted in receiving additional new applications from residents who learned about the program through these materials. Flyers included bilingual content, contact details, and were left with park managers to ensure management is also aware of the program if residents ask. Plus, yard signs posted at participant homes during the repair period sparked neighborhood interest.	Other	1	City of Fresno Mobile Home Repair Program webpage: https://www.fresno.gov/planning/housing-community-development/#homebuyer-programs Mobile Home Repair Program Brochure: https://www.fresno.gov/wp-content/uploads/2024/08/2024-MRP-flyer-FINAL-in-4-languages.pdf City's Social Media Post about the MRP: https://www.facebook.com/FresnoCA/videos/30731733913091939/ Fresno City Council legislative details for ID 25-1524 PLHA 5-Year Plan Amendment: https://fresno.legistar.com/LegislationDetail.aspx?ID=7764411&GUID=D449988A-14A4-4354-838A-675CDB46BCD8 Resolution No. 2025-34 PLHA 5-Year Plan Amendment: https://documents.fresno.gov/WebLink/DocView.aspx?id=21686311&dbid=0&repo=LF-Repository Please contact Jennifer.E.Davis@fresno.gov for additional supporting documentation
Program 33b Mobile Home Parks	Conduct proactive maintenance inspections of 13% of mobile home parks annually, exceeding the 5 percent required by HSC §18400.1.	12/31/2031	6th Cycle	Completed	Objective B: Throughout 2025, the Fresno City Attorney's Office, Code Enforcement Mobilehome Park team, maintained responsibility for enforcing the California Mobile Home Parks Act across all 27 mobile home parks within the city. The team conducted both reactive inspections based on complaints and proactive maintenance inspections in the 27 parks. During the year, the team opened approximately 70 reactive cases based on complaints which resulted in inspections. Additionally, the team completed 1 park maintenance inspection of 73 units at Town and Country Mobilehome Park. The Code Enforcement Mobilehome Park team will continue to enforce the California Health & Safety Code, Mobilehome Parks Act and the California Code of Regulations Mobilehome Parks Act by investigating all Mobilehome and Mobilehome Park complaints at the 27 parks within the city of Fresno.	Other		City of Fresno Code Enforcement Mobilehome Parks webpage: https://www.fresno.gov/cityattorney/codeenforcement/mobilehome-parks/ Please contact Jennifer.E.Davis@fresno.gov for additional supporting documentation

Program 33c - Mobile Home Parks	Conduct outreach meetings at 13 percent of mobile home parks annually.	12/31/2031	6th Cycle	Completed	Objective C: On December 1st, the Fresno Leadership Counsel hosted a community meeting focused on the City's Mobile Home Program, with approximately 20 residents in attendance. During the session, the City introduced the Mobile Home Replacement Program, which was well-received and generated constructive feedback that will help refine outreach and implementation strategies. The Housing Finance Division launched a vital resident-focused outreach and engagement plan for mobile home residents, which includes: Community Visits: - Staff conducted park-to-park in-person outreach beginning in March 2025, meeting residents across 20 parks. - Face-to-face interactions provided residents immediate access to staff for Q&A on eligibility, program benefits, and program timelines. Promotional Materials: - Flyers were posted door-to-door and left behind in the Park manager's office during visits to ensure visibility for absent residents. - Flyers included bilingual content, eligibility checklists, and contact details. Workshops: - Planning phase for biennial workshops initiated. - Workshops will include presentations on program eligibility, repair timelines, and program restrictions during the affordability period. Ongoing Communications: - Monthly updates and resident visits for promotional purposes. - This in-person engagement effort will continue throughout the year	Meetings	20	City of Fresno Mobile Home Repair Program webpage: https://www.fresno.gov/planning/housing-community-development/#homebuyer-programs Mobile Home Repair Program Brochure: https://www.fresno.gov/wp-content/uploads/2024/08/2024-MRP-flyer-FINAL-in-4-languages.pdf City's Social Media Post about the MRP: https://www.facebook.com/FresnoCA/videos/30731733913091939/ Resolution No. 2025-34 PLHA 5-Year Plan Amendment: https://documents.fresno.gov/WebLink/DocView.aspx?id=21686311&dbid=0&repo=LF-Repository Please contact Jennifer.E.Davis@fresno.gov for additional supporting documentation
Program 33d Mobile Home Parks	As rent increases are proposed, protect mobile home park residents from excessive rent increases.	12/31/2031	6th Cycle	Completed	Objective D: The Code Enforcement team regularly monitors the number of inspections conducted and will provide rent increase notifications prior to the start of the rent increase process. However, rent increase notifications were delayed in 2025 because the calculations for the Consumer Price Index were delayed by HUD. Rent increase notifications should be sent by January 12, 2026.	Other	1	City of Fresno Code Enforcement Mobilehome Parks webpage: https://www.fresno.gov/cityattorney/codeenforcement/mobilehome-parks/ Please contact Jennifer.E.Davis@fresno.gov for additional supporting documentation
Program 33e Mobile Home Parks	Connect a minimum of 58 lower-income families with rehabilitation, home repair, and weatherization grant assistance to preserve affordable ownership housing.	12/31/2031	6th Cycle	In Progress	Objective E: In 2025, the City's Housing Finance Division completed five mobile home repair projects and approved funding for three additional households through the City's PLHA-funded mobile home repair program. In recent years, Fresno has seen an overall increase in household income levels. However, many households at or below 60% AMI continue to face financial hardship and require assistance with critical home repairs. Additionally, households just above this threshold (classified as moderate income) are also financially vulnerable and often unable to afford necessary rehabilitation work.	Households	8	Please contact Jennifer.E.Davis@fresno.gov for additional supporting documentation
Program 34 - Eviction Protection Program	Assist 500 tenants annually with eviction defense ranging from legal advise through represntation in court.	12/31/2031	6th Cycle	In Progress	Objective: During 2025, approximately 285 tenants contacted the City Attorney's Office (CAO) for assistance, and of those, 150 were referred to outside counsel for representation. CAO has continued to provide legal assistance and tenant support. CAO staff go over intake information with tenants, and tenants who are potentially qualified are referred to outside counsel for legal advice and representation, if appropriate. Since implementation of the program in July 2021 through 2025, approximately 2,757 tenants have contacted the CAO for assistance. Of those, approximately 1,615 tenants have been referred to outside counsel for representation. T1: Funding will be expended by the end of fiscal year 2025. The City will seek additional funding to support the Eviction Protection Program, an original element of the Emergency Rental Assistance Program. Marketing and outreach shall occur on an ongoing basis as funds are available. In 2025, the City Attorney's Office secured funding for the continuation of the EPP through an allocation in the amount of \$1,500,000 of the City's Local Housing Trust Funds to be utilized for FY2026. In previous years, outreach was conducted to increase public awareness of the availability of the EPP, including news segments, workshops, and other community events. Recently, outreach has been limited due to budget constraints. However, a Tenant's Rights Workshop was conducted by Emerzian Law Group on December 10, 2025. CAO continued collecting data regarding program outcomes to ensure goals of the program are met. Data related to EPP has been monitored and reported to Council annually since implementation in July 2021. CAO conducted a workshop during the Fresno City Council meeting held on March 27, 2025, to provide progress of the EPP to Councilmembers, local stakeholders, and the public. EPP information has also been reported as part of the City's Housing Element Annual Progress Report since 2023. Expansion of the EPP is a potential policy, which may be explored by Councilmembers.	Persons	285	Eviction Protection Program 2025 Report: https://fresno.legistar.com/View.ashx?M=F&ID=13942879&GUID=13EA1A91-036C-4BFD-8FFE-F8C0C1F2C963 Report to Fresno City Council Agenda Item 25-403: https://fresno.legistar.com/LegislationDetail.aspx?ID=7267936&GUID=64938C5A-24DB-4B6E-B9A2-20A0F671AF9B Please contact Jennifer.E.Davis@fresno.gov for additional supporting documentation
Program 35 - Replacement Units	Prevent displacement and enforce the provision of replacement housing units subject to the requirements of California Government Code Section 65915 and Housing Crisis Act (66300 et. seq.).	12/31/2031	6th Cycle	Continuous	T1: Ongoing, the replacement requirement will be implemented immediately and applied as applications on identified sites are received and processed. Administrative processes and project application forms will be updated to reflect Housing Crisis Act requirements by June 2025. Continuous. See T2, below. T2: Administrative processes and project application forms will be updated to reflect Housing Crisis Act requirements by June 2025. Complete: To comply with State law, City staff have reviewed and updated administrative processes including project application forms to reflect the Housing Crisis Act. In 2025, demolition permit and entitlement application forms were updated to reflect the proposed removal of housing units and route projects for Housing Crisis Act review. The new Housing Crisis Act Assessment form is now in use to implement the Act's requirements.	Other	1	Housing Crisis Act Assessment Form: https://www.fresno.gov/wp-content/uploads/2026/02/2026.02.12-COF-Housing-Crisis-Act-Assessment-Form-10w1335.pdf

[illegible]

Jurisdiction	Fresno	
Reporting Period	2025	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	12/31/2023 - 12/31/2031

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table F									
Units Rehabilitated, Preserved and Acquired for Alternative Adequate Sites pursuant to Government Code section 65583.1(c)									
Please note this table is optional: The jurisdiction can use this table to report units that have been substantially rehabilitated, converted from non-affordable to affordable by acquisition, and preserved, including mobilehome park preservation, consistent with the standards set forth in Government Code section 65583.1, subdivision (c). Please note, motel, hotel, hostel rooms or other structures that are converted from non-residential to residential units pursuant to Government Code section 65583.1(c)(1)(D) are considered net-new housing units and must be reported in Table A2 and not reported in Table F.									
Activity Type	Units that Do Not Count Towards RHNA ⁺ Listed for Informational Purposes Only				Units that Count Towards RHNA ⁺ Note - Because the statutory requirements severely limit what can be counted, please contact HCD at apr@hcd.ca.gov and we will unlock the form which enable you to populate these fields.				The description should adequately document how each unit complies with subsection (c) of Government Code Section 65583.1 ⁺ . For detailed reporting requirements, see the chcklist here :
	Extremely Low-Income ⁺	Very Low-Income ⁺	Low-Income ⁺	TOTAL UNITS ⁺	Extremely Low-Income ⁺	Very Low-Income ⁺	Low-Income ⁺	TOTAL UNITS ⁺	
Rehabilitation Activity	11	20	32	63					
Preservation of Units At-Risk									
Acquisition of Units									
Mobilehome Park Preservation	2	3		5					
Total Units by Income	13	23	32	68					

[illegible]

Jurisdiction	Fresno	NOTE: This table must contain an inventory of ALL surplus/excess lands the reporting jurisdiction owns	Note: "+" indicates an optional field Cells in grey contain auto-calculation formulas
Reporting Period	2025 (Jan. 1 - Dec. 31)		

NOTE: This table must contain an inventory of ALL surplus/excess lands the reporting jurisdiction owns

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

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

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

[illegible]

Jurisdiction	Fresno	
Reporting Period	2025	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	12/31/2023 - 12/31/2031

ANNUAL ELEMENT PROGRESS REPORT

Table K
Tenant Preference Policy

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

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

Jurisdiction	Fresno	NOTE: This table needs to be completed with any sites within your jurisdiction that were newly added to a National, State, or Local register of historic places within the reporting year. If none, leave blank.	Note: "+" indicates an optional field Cells in grey contain auto-calculation formulas
Reporting Period	2025 (Jan. 1 - Dec. 31)		

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

Table L							
Historical Resources							
Parcel Identifier		Designation				Size	Notes
1		2				3	4
APN	Street Address/Intersection	Date of Designation	Designation Level	Historic Site Period	Areas of Significance	Parcel Size (in acres)	Notes
Summary Row:							
467-020-14	1844 S Cherry Avenue	10/16/2025	Local	1900 to Present	Agriculture, Architecture, Commerce, Economics, Theater, Community	5.52	Additional Areas of Significance: Architecture and Commerce

Jurisdiction	Fresno	
Reporting Year	2025	(Jan. 1 - Dec. 31)

ANNUAL ELEMENT PROGRESS REPORT

Local Early Action Planning (LEAP) Reporting

(CCR Title 25 §6202)

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

Total Award Amount	\$750,000.00
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Total award amount is auto-populated based on amounts entered in rows 15-21.

Task	\$ Amount Awarded	\$ Cumulative Reimbursement Requested	Task Status	Other Funding	Notes
Housing Element Update	\$253,409.25	\$253,390.00	Completed	REAP	2023-2031 Multi-Jurisdictional Housing Element including Appendix 1E - City of Fresno Housing Element was adopted 12/12/2024 and certified by HCD in January 2025. With nearly 40 housing programs, the Housing Element will help increase housing production and affirmatively further fair housing in Fresno.
Establish Local Housing Trust Fund	\$5,089.00	\$5,089.00	Completed	None	City Council established a LHTF in July 2021. The LHTF has to date received more than \$15 million dollars to support affordable housing projects. In 2023 the LHTF awarded its first round of funding for \$3 million to the Fresno Housing Authority for the Avalon Commons Phase II project. The project is located in a High Opportunity Area and consists of 45 affordable multi-family units with 11 LHTF-assisted units reserved for households at 60% AMI. The start of construction is set for July 2025, with completion December 2025, and rent-up by March 2026. Two additional projects have received conditional funding commitments totaling more than \$10 million.
Small-Scale Developer Training Program	\$16,000.00	\$16,000.00	Completed	None	The Training Program is completed. Since the training, at least six participants are directly engaging in housing development efforts through their roles in local CDCs, Land Trusts, BIDs, and consulting work. Other participants have used the knowledge to support experience in real estate and in directing local policy through planning efforts.
Catalyst Housing Sites	\$73,896.50	\$73,896.50	Completed	None	Inventory and two concept plans were completed. The inventory demonstrated that more than 6,100 sites in Fresno could serve as Catalyst Housing Sites, using multiple desirable criteria. The inventory is being further developed by the Housing Division to identify sites to target for City investment for affordable housing.

ADU Program	\$149,880.00	\$149,863.42	Completed	Local General Fund	Five free pre-approved plans, updated for new building code and sprinkler plans added. ADU guidebook updated and translated into Spanish and Punjabi. Since 2022, the number of pre-approved ADU applications has steadily increased from 6 (2022) to 24 (2023) to 46 (2024) to 44 (November 2025).
Text Amendment (Office to Residential Conversion)	\$83,200.00	\$83,200.00	Completed	None	The City Council adopted this text amendment in November 2025. This amendment makes possible ministerial office-to-residential conversions in the Office zone district and ministerial approval of multi-family residential development near bus stops in Office, Multi-family, and Mixed-Use zone districts. It is anticipated to generate capacity for approximately 22,425 units, with about 4,860 units resulting from a new ability to develop housing in the Office zone district.
West Area Neighborhoods Specific Plan EIR	\$168,525.25	\$168,525.25	Completed	Local General Fund	This Plan was adopted by the City Council in October 2025. It increases housing capacity in the City's West Area, which is currently typified by a patchwork development pattern. The EIR for the Plan will help streamline the development of housing in this area.

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

Completed Entitlement Issued by Affordability Summary		
Income Level		Current Year
Acutely Low	Deed Restricted	0
	Non-Deed Restricted	0
Extremely Low	Deed Restricted	57
	Non-Deed Restricted	0
Very Low	Deed Restricted	104
	Non-Deed Restricted	0
Low	Deed Restricted	102
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	146
Above Moderate		1708
Total Units		2117

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Acutely Low	Deed Restricted	0
	Non-Deed Restricted	0
Extremely Low	Deed Restricted	63
	Non-Deed Restricted	0
Very Low	Deed Restricted	35
	Non-Deed Restricted	3

Low	Deed Restricted	64
	Non-Deed Restricted	8
Moderate	Deed Restricted	0
	Non-Deed Restricted	122
Above Moderate		1719
Total Units		2014

Certificate of Occupancy Issued by Affordability Summary		
Income Level		Current Year
Acutely Low	Deed Restricted	0
	Non-Deed Restricted	0
Extremely Low	Deed Restricted	108
	Non-Deed Restricted	0
Very Low	Deed Restricted	203
	Non-Deed Restricted	0
Low	Deed Restricted	83
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	32
Above Moderate		1632
Total Units		2058