RESOLUTION NO. 4075-26

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF WINDSOR ACCEPTING THE 2025 HOUSING ELEMENT ANNUAL PROGRESS REPORT FOR SUBMITTAL TO THE CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT AND THE GOVERNOR'S OFFICE OF LAND USE AND INNOVATION

WHEREAS, the Town of Windsor Housing Element of the General Plan outlines the Town's goals, objectives, policies, and programs to provide housing to Town residents; and

WHEREAS, the Town's Housing Element Programs H-19, Monitoring of Rental Unit Conversion and Affordable Unit Supply, and H-20, Preservation of Assisted Housing Stock Annual Housing Report, requires the Town to monitor affordable housing; and

WHEREAS, the California Department of Housing and Community Development (HCD) and the Association of Bay Area Governments (ABAG) established Regional Housing Needs Allocations for 2023-2031; and

WHEREAS, Government Code section 65400 requires that each jurisdiction prepare an annual progress report (APR) on the status of the housing element of its general plan and progress in its implementation, using forms and definitions adopted by HCD, and that the annual report be presented at a public hearing; and

WHEREAS, in accordance with the provisions of law, the Town of Windsor Town Council did conduct a public hearing on April 1, 2026, on said report at which time all interested persons were given an opportunity to be heard; and

WHEREAS, the Town's 2025 Housing Element Annual Progress Report provides information to the Town Council as it relates to the established allocation goals and the actual production of new housing units; and

WHEREAS, staff reviewed building permit reports, entitlement applications, and approvals for housing, and prepared the 2025 Housing Element Annual Progress Report, which includes the allocation goals established by HCD and ABAG and the actual production of new housing units for Town Council review; and

WHEREAS, staff reviewed policy initiatives and other activities that have or will advance the Town's housing goals and facilitate the production of affordable and special needs housing.

NOW, THEREFORE BE IT RESOLVED that the Town Council of the Town of Windsor accepts the 2025 Housing Element Annual Progress Report attached as Exhibit "A" for submittal to the California Department of Housing and Community Development and the Governor's Office of Land Use and Innovation.

PASSED, APPROVED AND ADOPTED this 1st day of April 2026, by the following vote:

AYES:	**COUNCILMEMBERS LEEP, SALMON, WALL, VICE MAYOR POTTER AND MAYOR REYNOZA**
NOES:	**NONE**
ABSTAIN:	**NONE**
ABSENT:	**NONE**

ROSA REYNOZA, MAYOR

ATTEST:

IRENE CAMACHO-WERBY, TOWN CLERK

Attachment:

- **Exhibit A** - 2025 Housing Element Annual Progress Report

Jurisdiction	Windsor	
Reporting Year	2025	(Jan. 1 - Dec. 31)
Housing Element Planning Period	6th Cycle	01/31/2023 - 01/31/2031

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Acutely Low	Deed Restricted	0
	Non-Deed Restricted	0
Extremely Low	Deed Restricted	0
	Non-Deed Restricted	0
Very Low	Deed Restricted	0
	Non-Deed Restricted	4
Low	Deed Restricted	45
	Non-Deed Restricted	3
Moderate	Deed Restricted	3
	Non-Deed Restricted	5
Above Moderate		86
Total Units		**146**

Units by Structure Type	Entitled	Permitted	Completed
Single-family Attached	0	0	0
Single-family Detached	301	37	21
2 to 4 units per structure	2	0	0
5+ units per structure	106	95	0
Accessory Dwelling Unit	0	14	7
Mobile/Manufactured Home	0	0	0
Total	**409**	**146**	**28**

Infill Housing Developments and Infill Units Permitted	# of Projects	Units
Indicated as Infill	55	143
Not Indicated as Infill	1	1

Housing Applications Summary	
Total Housing Applications Submitted:	60
Number of Proposed Units in All Applications Received:	449
Total Housing Units Approved:	449
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	0	0
SB 9 (2021) - Residential Lot Split	0	0
AB 2011 (2022)	0	0
SB 6 (2022)	0	0
SB 423 (2023)	0	0

Ministerial and Discretionary Applications	# of	Units
Ministerial	57	146
Discretionary	1	301

Density Bonus Applications and Units Permitted	
Number of Applications Submitted Requesting a Density Bonus	1
Number of Units in Applications Submitted Requesting a Density Bonus	33
Number of Projects Permitted with a Density Bonus	1
Number of Units in Projects Permitted with a Density Bonus	33

Housing Element Programs Implemented and Sites Rezoned	Count
Programs Implemented	41
Sites Rezoned to Accommodate the RHNA	0

Jurisdiction	Windsor
Reporting Year	2025 (Jan. 1 - Dec. 31)
Planning Period	6th Cycle (xx/xx/xxxx - xx/xx/xxxx)

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

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

Table A
Housing Development Applications Submitted

Project Identifier					Unit Types		Date Application Submitted	Proposed Units - Affordability by Household Incomes										Total Approved Units by Project	Total Disapproved Units by Project	Streamlining	Historic Sites	Density Bonus Law Applications		Application Status	Project Type	Notes
1					2	3	4						5					6	7	8	9	10	11		12	13	14
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID	Unit Category (SFA, SFD, 2 to 4, 5+, ADU, MH)	Tenure R=Renter O=Owner	Date Application Submitted (see instructions)	Acutely Low-Income Deed Restricted	Acutely Low-Income Non Deed Restricted	Extremely Low-Income Deed Restricted	Extremely Low-Income Non Deed Restricted	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Total PROPOSED Units by Project	Total APPROVED Units by project	Total DISAPPROVED Units by Project	Please select was a streamlining provisions the application was submitted pursuant to.	Is this project located on a site with an enumerated historical designation as outlined in Government Code Section 65400(a)(2)(H) and reported on Table D?	Did the housing development application seek incentives or concessions pursuant to Government Code section 65915 approved?	Were incentives or concessions requested pursuant to Government Code section 65915 approved?	Please indicate the status of the application.	Is the project considered a mixed-use project or discretionary project?	Notes*
Summary Row: Start Data Entry Below								0	0	0	0	0	4	60	3	18	5	350	440	440	0						
	163-200-010	6115 Lockwood Drive	6118 Lockwood SB9	24-25	2 to 4	O	4/14/2025											2	2	0	SB 9 (2021) - Residential Lot Split	No	No	N/A	Approved	Ministerial	
	163-220-033	255 & 325 AMHERST	QUAIL ACRES	MJE 25-003	SFD	O	5/1/2025							11		11		271	301	301	0	NONE	No	No	N/A	Approved	Discretionary	
	164-210-013	1567 EARLY DR		24-1438	ADU	R	1/2/2025						1						1	1	0	NONE	No	No	N/A	Approved	Ministerial	
	164-210-014	1133 CURLEW DR		24-1575	ADU	R	3/10/2025										1		1	1	0	NONE	No	No	N/A	Approved	Ministerial	
	164-210-023	1014 GEM DR		24-1208	ADU	R	2/13/2025								1				1	1	0	NONE	No	No	N/A	Approved	Ministerial	
	164-210-014	453 HERB BUENA WAY		024-0225	ADU	R	8/27/2024					1							1	1	0	NONE	No	No	N/A	Approved	Ministerial	
	164-210-029	1443 FOOTHILL DR		025-0078	ADU	R	3/7/2025										1		1	1	0	NONE	No	No	N/A	Approved	Ministerial	
	164-210-003	458 HERB BUENA WAY		024-0218	ADU	R	8/8/2024								1				1	1	0	NONE	No	No	N/A	Approved	Ministerial	
	164-210-020	1617 FOUNDER CT		025-0125	ADU	R	5/5/2025					1							1	1	0	NONE	No	No	N/A	Approved	Ministerial	
	163-210-047	7747 HEMPREE LN	Hempree Lane Cabs	024-0113	ADU	R	8/26/2024										1		1	1	0	NONE	No	No	N/A	Approved	Ministerial	
	163-210-047	7747 HEMPREE LN	Hempree Lane Cabs	024-0117	ADU	R	8/26/2024											1	1	1	0	NONE	No	No	N/A	Approved	Ministerial	
	163-210-047	7747 HEMPREE LN	Hempree Lane Cabs	024-0134	ADU	R	8/26/2024											1	1	1	0	NONE	No	No	N/A	Approved	Ministerial	
	163-210-047	7747 HEMPREE LN	Hempree Lane Cabs	024-0141	ADU	R	8/26/2024										1		1	1	0	NONE	No	No	N/A	Approved	Ministerial	
	164-240-015	6155 MERLOT AVE		025-0028	ADU	R	5/8/2025					1							1	1	0	NONE	No	No	N/A	Approved	Ministerial	
	165-170-010	6178 OLD RED WOOD WAY		024-0153	ADU	R	10/29/2024								1				1	1	0	NONE	No	No	N/A	Approved	Ministerial	
	165-170-012	6166 OLD RED WOOD WAY		024-0137	ADU	R	10/29/2024										1		1	1	0	NONE	No	No	N/A	Approved	Ministerial	
	164-350-023	6615 OLD RED WOOD DR	Portage Park Apartments	024-0145	5+	R	8/14/2024							32				1	33	33	0	NONE	No	Yes	Yes	Approved	Ministerial	
	164-350-014	0 QUAIL CORNER DR	Element Cos	024-0151	5+	R	12/4/2024											10	10	10	0	NONE	No	No	N/A	Approved	Ministerial	
	164-350-014	0 QUAIL CORNER DR	Element Cos	024-0152	5+	R	12/4/2024											10	10	10	0	NONE	No	No	N/A	Approved	Ministerial	
	164-350-014	0 QUAIL CORNER DR	Element Cos	024-0153	5+	R	12/4/2024											10	10	10	0	NONE	No	No	N/A	Approved	Ministerial	
	164-350-014	0 QUAIL CORNER DR	Element Cos	024-0154	5+	R	12/4/2024											10	10	10	0	NONE	No	No	N/A	Approved	Ministerial	
	164-350-014	0 QUAIL CORNER DR	Element Cos	024-0155	5+	R	12/4/2024											8	8	8	0	NONE	No	No	N/A	Approved	Ministerial	
	164-350-014	0 QUAIL CORNER DR	Element Cos	024-0156	5+	R	12/4/2024											14	14	14	0	NONE	No	No	N/A	Approved	Ministerial	
	163-170-021	6122 OLD RED WOOD	CPH Villages	024-0034	SFD	O	1/4/2025							13				1	14	1	0	NONE	No	No	N/A	Approved	Ministerial	
	163-170-020	6126 OLD RED WOOD	CPH Villages	024-0030	SFD	O	1/23/2025											1	1	1	0	NONE	No	No	N/A	Approved	Ministerial	
	163-170-019	6130 OLD RED WOOD	CPH Villages	024-0033	SFD	O	2/26/2025											1	1	1	0	NONE	No	No	N/A	Approved	Ministerial	
	163-170-024	6132 OLD RED WOOD	CPH Villages	024-0034	SFD	O	2/26/2025											1	1	1	0	NONE	No	No	N/A	Approved	Ministerial	
	163-170-025	6138 OLD RED WOOD	CPH Villages	024-0035	SFD	O	2/26/2025											1	1	1	0	NONE	No	No	N/A	Approved	Ministerial	
	163-170-026	6142 OLD RED WOOD	CPH Villages	024-0036	SFD	O	2/26/2025											1	1	1	0	NONE	No	No	N/A	Approved	Ministerial	
	163-170-027	6146 OLD RED WOOD	CPH Villages	024-0037	SFD	O	2/26/2025											1	1	1	0	NONE	No	No	N/A	Approved	Ministerial	
	163-170-028	6150 OLD RED WOOD	CPH Villages	024-0038	SFD	O	2/26/2025											1	1	1	0	NONE	No	No	N/A	Approved	Ministerial	
	163-170-029	6154 OLD RED WOOD	CPH Villages	024-0039	SFD	O	2/26/2025											1	1	1	0	NONE	No	No	N/A	Approved	Ministerial	
	163-170-030	6158 OLD RED WOOD	CPH Villages	024-0040	SFD	O	2/26/2025											1	1	1	0	NONE	No	No	N/A	Approved	Ministerial	
	163-170-031	6162 OLD RED WOOD	CPH Villages	024-0041	SFD	O	2/26/2025											1	1	1	0	NONE	No	No	N/A	Approved	Ministerial	
	163-170-032	6166 OLD RED WOOD	CPH Villages	024-0042	SFD	O	2/26/2025											1	1	1	0	NONE	No	No	N/A	Approved	Ministerial	
	163-170-033	6170 OLD RED WOOD	CPH Villages	024-0043	SFD	O	2/26/2025											1	1	1	0	NONE	No	No	N/A	Approved	Ministerial	
	163-170-034	6174 OLD RED WOOD	CPH Villages	024-0044	SFD	O	2/26/2025											1	1	1	0	NONE	No	No	N/A	Approved	Ministerial	
	163-170-035	6178 OLD RED WOOD	CPH Villages	024-0045	SFD	O	2/26/2025											1	1	1	0	NONE	No	No	N/A	Approved	Ministerial	
	163-170-036	6182 OLD RED WOOD	CPH Villages	024-0046	SFD	O	2/26/2025											1	1	1	0	NONE	No	No	N/A	Approved	Ministerial	
	163-170-037	6186 OLD RED WOOD	CPH Villages	024-0047	SFD	O	2/26/2025											1	1	1	0	NONE	No	No	N/A	Approved	Ministerial	
	163-170-038	6190 OLD RED WOOD	CPH Villages	024-0048	SFD	O	2/26/2025											1	1	1	0	NONE	No	No	N/A	Approved	Ministerial	
	163-210-016	1514 OLD RED WOOD	CPH Subdivision	024-0327	SFD	O	4/8/2025											1	1	1	0	NONE	No	No	N/A	Approved	Ministerial	
	163-210-016	1518 OLD RED WOOD	CPH Subdivision	024-0328	SFD	O	4/8/2025											1	1	1	0	NONE	No	No	N/A	Approved	Ministerial	
	163-210-016	1518 OLD RED WOOD	CPH Subdivision	024-0337	SFD	O	4/8/2025											1	1	1	0	NONE	No	No	N/A	Approved	Ministerial	
	163-170-021	6122 OLD RED WOOD	CPH Villages	025-0132	SFD	O	4/14/2025											1	1	1	0	NONE	No	No	N/A	Approved	Ministerial	
	163-170-021	6122 OLD RED WOOD	CPH Villages	025-0132	SFD	O	4/14/2025											1	1	1	0	NONE	No	No	N/A	Approved	Ministerial	
	163-170-021	6122 OLD RED WOOD	CPH Villages	025-0133	SFD	O	4/14/2025											1	1	1	0	NONE	No	No	N/A	Approved	Ministerial	
	163-210-047	7747 HEMPREE LN	Hempree Lane Cabs	024-0113	SFD	O	4/24/2025											1	1	1	0	NONE	No	No	N/A	Approved	Ministerial	
	163-210-047	7747 HEMPREE LN	Hempree Lane Cabs	024-0114	SFD	O	4/24/2025											1	1	1	0	NONE	No	No	N/A	Approved	Ministerial	
	163-210-047	7747 HEMPREE LN	Hempree Lane Cabs	024-0115	SFD	O	4/24/2025											1	1	1	0	NONE	No	No	N/A	Approved	Ministerial	
	163-210-047	7747 HEMPREE LN	Hempree Lane Cabs	024-0133	SFD	O	4/24/2025											1	1	1	0	NONE	No	No	N/A	Approved	Ministerial	
	163-210-047	7747 HEMPREE LN	Hempree Lane Cabs	025-0133	SFD	O	4/24/2025											1	1	1	0	NONE	No	No	N/A	Approved	Ministerial	
	163-210-047	7747 HEMPREE LN	Hempree Lane Cabs	025-0147	SFD	O	4/24/2025											1	1	1	0	NONE	No	No	N/A	Approved	Ministerial	
	163-210-047	7747 HEMPREE LN	Hempree Lane Cabs	025-0148	SFD	O	4/24/2025											1	1	1	0	NONE	No	No	N/A	Approved	Ministerial	
	163-210-047	7747 HEMPREE LN	Hempree Lane Cabs	025-0149	SFD	O	4/24/2025											1	1	1	0	NONE	No	No	N/A	Approved	Ministerial	
	163-210-016	1514 OLD RED WOOD	CPH Subdivision	025-0152	SFD	O	4/24/2025											1	1	1	0	NONE	No	No	N/A	Approved	Ministerial	
	163-210-016	1518 OLD RED WOOD	CPH Subdivision	025-0153	SFD	O	4/24/2025											1	1	1	0	NONE	No	No	N/A	Approved	Ministerial	
	163-210-016	1518 OLD RED WOOD	CPH Subdivision	025-0157	SFD	O	4/24/2025											1	1	1	0	NONE	No	No	N/A	Approved	Ministerial	
	163-170-021	6122 OLD RED WOOD	CPH Villages	025-0132	SFD	O	4/24/2025											1	1	1	0	NONE	No	No	N/A	Approved	Ministerial	
	163-170-021	6122 OLD RED WOOD	CPH Villages	025-0141	SFD	O	4/24/2025											1	1	1	0	NONE	No	No	N/A	Approved	Ministerial	
	163-170-021	6122 OLD RED WOOD	CPH Villages	025-0142	SFD	O	4/24/2025											1	1	1	0	NONE	No	No	N/A	Approved	Ministerial	
	163-170-021	6122 OLD RED WOOD	CPH Villages	025-0143	SFD	O	4/24/2025											1	1	1	0	NONE	No	No	N/A	Approved	Ministerial	
	163-170-021	6122 OLD RED WOOD	CPH Villages	025-0144	SFD	O	4/24/2025											1	1	1	0	NONE	No	No	N/A	Approved	Ministerial	
	163-170-021	6122 OLD RED WOOD	CPH Villages	025-0145	SFD	O	4/24/2025											1	1	1	0	NONE	No	No	N/A	Approved	Ministerial	
	163-170-021	6122 OLD RED WOOD	CPH Villages	025-0146	SFD	O	4/24/2025											1	1	1	0	NONE	No	No	N/A	Approved	Ministerial	
	163-170-021	6122 OLD RED WOOD	CPH Villages	025-0147	SFD	O	4/24/2025											1	1	1	0	NONE	No	No	N/A	Approved	Ministerial	
	163-170-021	6122 OLD RED WOOD	CPH Villages	025-0154	SFD	O	4/24/2025											1	1	1	0	NONE	No	No	N/A	Approved	Ministerial	

Table A2

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

Project Identifier					Unit Types		Affordability by Household Incomes - Completed Entitlement								Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions	Term of Affordability or Deed Restriction	Demolished/Destroyed Units			Density Bonus				Notes
1					2	3	4								16	17	18	19	20			21	22	23	24	25
Prior APN	Current APN	Street Address	Project Name	Local Jurisdiction Tracking ID	Unit Category (SFA, SFD, 2 to 4, 5+, ADU, MH)	Tenure (R=Rental, O=Owner)	Acutely Low Income Deed Restricted	Acutely Low Income Non Deed Restricted	Extremely Low Income Deed Restricted	Extremely Low Income Non Deed Restricted	Very Low Income Deed Restricted	Very Low Income Non Deed Restricted	Low Income Deed Restricted	Low Income Non Deed Restricted	Moderate Income Deed Restricted	Annual/area Programs for Each Development (may not all multiply if a use restriction)	Deed Restriction Type (may not all multiply if a use restriction)	For units affordable to those listed at restrictions, explain how the locality determined the units were affordable (see instructions)	Term of Affordability or Deed Restriction (years), if affordable in perpetuity enter 10000	Number of Deed Restricted Units	Demolished/ Destroyed Units	Demolished/ Destroyed Units - Owner or Renter	Total Density Bonus Applied to this Project (if percentage increase) to Total Allowable Units or Total Maximum Allowable Residential Gross Floor Area)	Number of Other Incentives, Concessions, Waivers, or Other Modifications Given to the Project (Including Parking Waivers or Parking Reductions)	Did the project receive any incentives, concessions, waivers, and modifications (including parking) (Density Bonus Law Notifications)	Did the project receive any incentive or waiver of a zoning standard? (Y/N)	Notes
Summary Row: Enter Data Only Below																										
	114-135-001	201 SPYGLASS DR	PORTELLO	BSD-1008	SFD	O																				
	114-135-002	207 SPYGLASS DR	PORTELLO	BSD-1001	SFD	O																				
	114-135-003	214 SPYGLASS DR	PORTELLO	BSD-1002	SFD	O																				
	114-135-004	208 SPYGLASS DR	PORTELLO	BSD-1003	SFD	O																				
	114-135-005	201 SPYGLASS DR	PORTELLO	BSD-1004	SFD	O																				
	114-135-006	207 SPYGLASS DR	PORTELLO	BSD-1005	SFD	O																				
	114-135-007	243 SPYGLASS DR	PORTELLO	BSD-1006	SFD	O																				
	114-135-008	249 SPYGLASS DR	PORTELLO	BSD-1007	SFD	O																				
	114-135-009	255 SPYGLASS DR	PORTELLO	BSD-1008	SFD	O																				
	114-135-011	267 SPYGLASS DR	PORTELLO	BSD-1009	SFD	O																				
	114-135-012	273 SPYGLASS DR	PORTELLO	BSD-1010	SFD	O																				
	114-135-013	279 SPYGLASS DR	PORTELLO	BSD-1011	SFD	O																				
	114-135-014	285 SPYGLASS DR	PORTELLO	BSD-1012	SFD	O																				
	114-135-015	291 SPYGLASS DR	Quail Hollow	M-18-250	SFD	O					15			15	CalHFA	IHC										
	114-A-3-023	397 GRAY DR			ADU	R											All 43 Survey Data									
	114-035-054	1150 DUNLEDY RD			ADU	R											All 43 Survey Data									
	114-744-023	1214 GRAY DR			ADU	R											All 43 Survey Data									
	114-736-014	523 VIRGA BURG WAY			ADU	R											All 43 Survey Data									
	101-4-35-019	640 PORTRELL DR			ADU	R											All 43 Survey Data									
	114-735-023	539 VIRGA BURG WAY			ADU	R											All 43 Survey Data									
	101-4-35-031	397 FOXWOOD CT			ADU	R											All 43 Survey Data									
	114-265-047	7842 HEMPREE LN	Hembree Lane Cara		ADU	R											All 43 Survey Data									
	114-265-047	7842 HEMPREE LN	Hembree Lane Cara	024-0017	ADU	R											All 43 Survey Data									
	114-265-047	7842 HEMPREE LN	Hembree Lane Cara	024-0034	ADU	R											All 43 Survey Data									
	114-265-047	7842 HEMPREE LN	Hembree Lane Cara	025-0041	ADU	R											All 43 Survey Data									
	114-A-69-035	6103 MERLOT WAY		024-0039	ADU	R											All 43 Survey Data									
	101-73-012	6176 OLD REDWOOD	Cedar	024-0438	ADU	R											All 43 Survey Data									
	114-73-012	6164 OLD REDWOOD	Cedar	024-0437	ADU	R											All 43 Survey Data									
			Heritage Park Apartments		5+	R										HOME, Aug/Rehab, Other	DB		55				8.0%		Development Standards Modification, On-Site Improvements	Yes	$767,000 in Subsidies
	114-135-023	3005 OLD REDWOOD		024-1045													All 43 Survey Data									
	114-353-029	0 GOLF COURSE DR	Elbert Cite	024-0041	5+	R																				
	114-353-029	0 GOLF COURSE DR	Elbert Cite	024-0042	5+	R																				
	114-353-029	0 GOLF COURSE DR	Elbert Cite	024-0043	5+	R																				
	114-353-029	0 GOLF COURSE DR	Elbert Cite	024-0044	5+	R																				
	114-353-029	0 GOLF COURSE DR	Elbert Cite	024-0032	5+	R																				Other/TBRA
	114-353-029	0 GOLF COURSE DR	Elbert Cite	024-0038	5+	R										Other	Other		55								
	113-73-021	6122 OLD REDWOOD	Office Buyers	024-0015	SFD	O																				
	113-73-021	6122 OLD REDWOOD	Office Buyers	024-0016	SFD	O																				
	113-73-021	6122 OLD REDWOOD	Office Buyers	024-0042	SFD	O																				
	113-73-021	6122 OLD REDWOOD	Office Buyers	024-0044	SFD	O																				
	113-73-021	6122 OLD REDWOOD	Office Buyers	024-0042	SFD	O																				
	113-73-021	6122 OLD REDWOOD	Office Buyers	024-0045	SFD	O																				
	114-73-021	6122 OLD REDWOOD	Office Buyers	024-0047	SFD	O																				
	113-73-021	6122 OLD REDWOOD	Office Buyers	024-0048	SFD	O																				
	101-B-8-023	912 TURKERRY CT		024-0031	SFD	O																				
	113-2-3-018	6214 OLD REDWOOD	Office Subdivision	024-0027	SFD	O																				
	113-2-3-018	6214 OLD REDWOOD	Office Subdivision	024-0028	SFD	O																				
	113-2-3-018	6214 OLD REDWOOD	Office Subdivision	024-0037	SFD	O																				
	113-73-021	6122 OLD REDWOOD	Office Buyers	025-0038	SFD	O																				
	114-73-021	6122 OLD REDWOOD	Office Buyers	025-0032	SFD	O																				
	113-73-021	6122 OLD REDWOOD	Office Buyers	025-0033	SFD	O																				
	114-265-047	7842 HEMPREE LN	Hembree Lane Cara		SFD	O																				
	114-265-047	7842 HEMPREE LN	Hembree Lane Cara	024-0013	SFD	O																				
	114-265-047	7842 HEMPREE LN	Hembree Lane Cara	024-0014	SFD	O																				
	114-265-047	7842 HEMPREE LN	Hembree Lane Cara	024-0018	SFD	O																				
	114-265-047	7842 HEMPREE LN	Hembree Lane Cara	024-0033	SFD	O																				
	114-265-047	7842 HEMPREE LN	Hembree Lane Cara	025-0034	SFD	O																				
	114-265-047	7842 HEMPREE LN	Hembree Lane Cara	025-0040	SFD	O																				
	114-265-047	7842 HEMPREE LN	Hembree Lane Cara	025-0043	SFD	O																				
	114-265-047	7842 HEMPREE LN	Hembree Lane Cara	025-0042	SFD	O																				
	113-265-047	7842 HEMPREE LN	Hembree Lane Cara	025-0044	SFD	O																				
	113-2-3-018	6214 OLD REDWOOD	Office Subdivision	025-0132	SFD	O																				
	113-2-3-018	6214 OLD REDWOOD	Office Subdivision	025-0707	SFD	O																				
	113-73-021	6122 OLD REDWOOD	Office Buyers	025-0141	SFD	O																				
	113-73-021	6122 OLD REDWOOD	Office Buyers	025-0142	SFD	O																				
	113-73-021	6122 OLD REDWOOD	Office Buyers	025-0143	SFD	O																				
	113-73-021	6122 OLD REDWOOD	Office Buyers	025-0145	SFD	O																				Other
	114-73-021	6122 OLD REDWOOD	Office Buyers	025-0144	SFD	O										LIHTF	IHC									Other/No financial assistance
	114-73-021	6122 OLD REDWOOD	Office Buyers	025-0146	SFD	O										LIHTF	IHC									Other/No financial assistance
	114-73-021	6122 OLD REDWOOD	Office Buyers	025-0147	SFD	O										LIHTF	IHC									Other/No financial assistance
	113-73-021	6122 OLD REDWOOD	Office Buyers	025-0014	SFD	O												All 43 Survey Data									
	101-4-35-024	215 HAYRIDGE CT		024-0043	ADU	R												All 43 Survey Data									
	101-4-35-033	627 PORTRELL DR		025-0021	ADU	R												All 43 Survey Data									
	114-3-1-009	6473 OLD REDWOOD	Cedar	024-0254	ADU	R																				
	114-A-62-023	623 COLLEEN DR		024-0458	ADU	R																				
	114-73-001	1374 19TH HOLE CT	15th Hole	024-0038	SFD	O																				
	114-73-001	1358 19TH HOLE CT	15th Hole	024-0017	SFD	O																				
	114-035-023	6013 Creek Lane	Cora Creek Apartments	24-013	5+	R					94			21	LIHTC	DB		55	1	Demolished	0	50.0%		On-Site Improvements, Development Standards Modification	Yes	
	113-135-01	61-18 Lynwood SDR	61-18 Lynwood SDR	24-05	2 to 4	O																				

Table A2

- New Construction, Entitled, Permits and Completed Units

Project Identifier							Affordability by Household Incomes - Building Permits					Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions	Term of Affordability or Deed Restriction	Demolished/Destroyed Units			Density Bonus				Notes
					5	6	7					16	17	18	19	20			21	22	23	24	25
Current APN	Street Address	Project Name*	Moderate-Income Non Deed Restricted	Above Moderate-Income	Entitlement Date Approved	# of Units Issued Entitlements	Acutely Low-Income Deed Restricted	Acutely Low-Income Non Deed Restricted	Extremely Low-Income Deed Restricted	Extremely Low-Income Non Deed Restricted	Very Low-Income Deed Restricted	Assistance Programs for Each Development (may select multiple - see instructions)	Deed Restriction Type (may select multiple - see instructions)	For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)	Term of Affordability or Deed Restriction (years) If affordable in perpetuity enter 10000	Number of Demolished/Destroyed Units	Demolished or Destroyed Units	Demolished/Destroyed Units Owner or Renter	Total Density Bonus Applied to the Project (Percentage Increase in Total Allowable Units or Total Maximum Allowable Residential Gross Floor Area)	Number of Other Incentives, Concessions, Waivers, or Other Modifications Given to the Project (Excluding Parking Waivers or Parking Reductions)	List the incentives, concessions, waivers, and modifications. (Excluding Parking Waivers or Parking Modifications)	Did the project receive a reduction or waiver of parking standards? (Y/N)	Notes*
			0	274		274	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!					1							
163-320-001	201 SPANISH OAK	PORTELLO				0																	
163-320-002	207 SPANISH OAK	PORTELLO				0																	
163-320-003	213 SPANISH OAK	PORTELLO				0																	
163-320-004	223 SPANISH OAK	PORTELLO				0																	
163-320-005	231 SPANISH OAK	PORTELLO				0																	
163-320-006	237 SPANISH OAK	PORTELLO				0																	
163-320-007	243 SPANISH OAK	PORTELLO				0																	
163-320-008	249 SPANISH OAK	PORTELLO				0																	
163-320-009	255 SPANISH OAK	PORTELLO				0																	
163-320-011	267 SPANISH OAK	PORTELLO				0																	
163-320-012	273 SPANISH OAK	PORTELLO				0																	
163-320-013	279 SPANISH OAK	PORTELLO				0																	
163-320-014	285 SPANISH OAK	PORTELLO				0																	
161-220-053	253 & 325 ARATA LA	QUAIL ACRES		271	5/13/2025	271						CalHOME	INC										
056-519-003	337 GINNY DR					0								ABAG Survey Data									
055-529-054	1183 OLIVEIRA RD					0								ABAG Survey Data									
056-364-003	1016 GEMINI DR					0								ABAG Survey Data									
164-230-014	833 VERA BUENA WAY					0								ABAG Survey Data									
161-420-029	843 FOOTHILL DR					0								ABAG Survey Data									
164-230-003	838 VERA BUENA WAY					0								ABAG Survey Data									
161-405-026	337 FOXWOOD CT					0								ABAG Survey Data									
163-080-047	7942 HEMBREE LN	Hembree Lane Oaks				0								ABAG Survey Data									
163-080-047	7942 HEMBREE LN	Hembree Lane Oaks				0								ABAG Survey Data									
163-080-047	7942 HEMBREE LN	Hembree Lane Oaks				0								ABAG Survey Data									
163-080-047	7942 HEMBREE LN	Hembree Lane Oaks				0								ABAG Survey Data									
164-140-035	8755 MERLOT WAY					0								ABAG Survey Data									
163-172-012	6176 OLD REDWOOD HWY					0								ABAG Survey Data									
163-172-012	6184 OLD REDWOOD HWY					0								ABAG Survey Data									
164-100-023	8635 OLD REDWOOD	Heritage Park Apartments				0						HOME, Acq/Rehab, Other	DB		55				0.0%		Developm ent Standards Modificati on, On-Site Improvem ents	Yes	$145,000 in Inclusionary
164-350-001	0 GOLF COURSE D	Bowen Oak				0								ABAG Survey Data									
164-350-001	0 GOLF COURSE D	Bowen Oak				0																	
164-350-001	0 GOLF COURSE D	Bowen Oak				0																	
164-350-001	0 GOLF COURSE D	Bowen Oak				0																	
164-350-001	0 GOLF COURSE D	Bowen Oak				0																	
163-172-021	6122 OLD REDWO	CRH Villages				0						Other	Other		55								Other*TEFRA
163-172-021	6122 OLD REDWO	CRH Villages				0																	
163-172-021	6122 OLD REDWO	CRH Villages				0																	
163-172-021	6122 OLD REDWO	CRH Villages				0																	
163-172-021	6122 OLD REDWO	CRH Villages				0																	
163-172-021	6122 OLD REDWO	CRH Villages				0																	
163-172-021	6122 OLD REDWO	CRH Villages				0																	
161-350-020	812 TURNBERRY CT					0																	
163-012-016	6516 OLD REDWO	CRH Subdivision				0																	
163-012-016	6516 OLD REDWO	CRH Subdivision				0																	
163-012-016	6516 OLD REDWO	CRH Subdivision				0																	
163-172-021	6122 OLD REDWO	CRH Villages				0																	
163-172-021	6122 OLD REDWO	CRH Villages				0																	
163-172-021	6122 OLD REDWO	CRH Villages				0																	
163-080-047	7942 HEMBREE LN	Hembree Lane Oaks				0																	
163-080-047	7942 HEMBREE LN	Hembree Lane Oaks				0																	
163-080-047	7942 HEMBREE LN	Hembree Lane Oaks				0																	
163-080-047	7942 HEMBREE LN	Hembree Lane Oaks				0																	
163-080-047	7942 HEMBREE LN	Hembree Lane Oaks				0																	
163-080-047	7942 HEMBREE LN	Hembree Lane Oaks				0																	
163-080-047	7942 HEMBREE LN	Hembree Lane Oaks				0																	
163-080-047	7942 HEMBREE LN	Hembree Lane Oaks				0																	

163-213-016	6314 OLD REDMOND	CRH Subdivision				0																		
163-213-016	6314 OLD REDMOND	CRH Subdivision				0																		
163-213-016	6314 OLD REDMOND	CRH Subdivision				0																		
163-173-021	6122 OLD REDMOND	CRH Villages				0																		
163-173-021	6123 OLD REDMOND	CRH Villages				0																		
163-173-021	6123 OLD REDMOND	CRH Villages				0																		
163-173-021	6122 OLD REDMOND	CRH Villages				0																		
163-245-026	311 SPANISH OAK DR					0																		
163-173-021	6123 OLD REDMOND	CRH Villages				0					LIHTF	INC												Other
163-173-021	6122 OLD REDMOND	CRH Villages				0																		Other-this financial assistance
163-173-021	6123 OLD REDMOND	CRH Villages				0					LIHTF	INC												Other-this financial assistance
163-173-021	6122 OLD REDMOND	CRH Villages				0					LIHTF	INC												Other-this financial assistance
163-173-021	6122 OLD REDMOND	CRH Villages				0																		
163-173-021	6123 OLD REDMOND	CRH Villages				0																		
164-235-024	314 PARTRIDGE CT					0							4.8.1.G Survey Data											
163-279-033	837 FOOTHILL DR					0							4.8.1.G Survey Data											
163-315-008	6479 OLD REDWOOD HWY					0							4.8.1.G Survey Data											
008-480-020	802 COLLEEN DR					0																		
164-370-002	1374 13TH HOLE DR	13th Hole				0																		
164-370-001	1350 13TH HOLE DR	13th Hole				0																		
164-225-023	6373 Conde Lane	Cory Creek Apartments		1	4/20/2035	1					LIHTC	DB		33	1	Demolished	0	82.2%		On-Site Improvements, Development Standards & Modification	Yes			
163-200-018	6118 Lockwood Drive	6118 Lockwood Drive		2	4/14/2035	2																		

Table A2

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

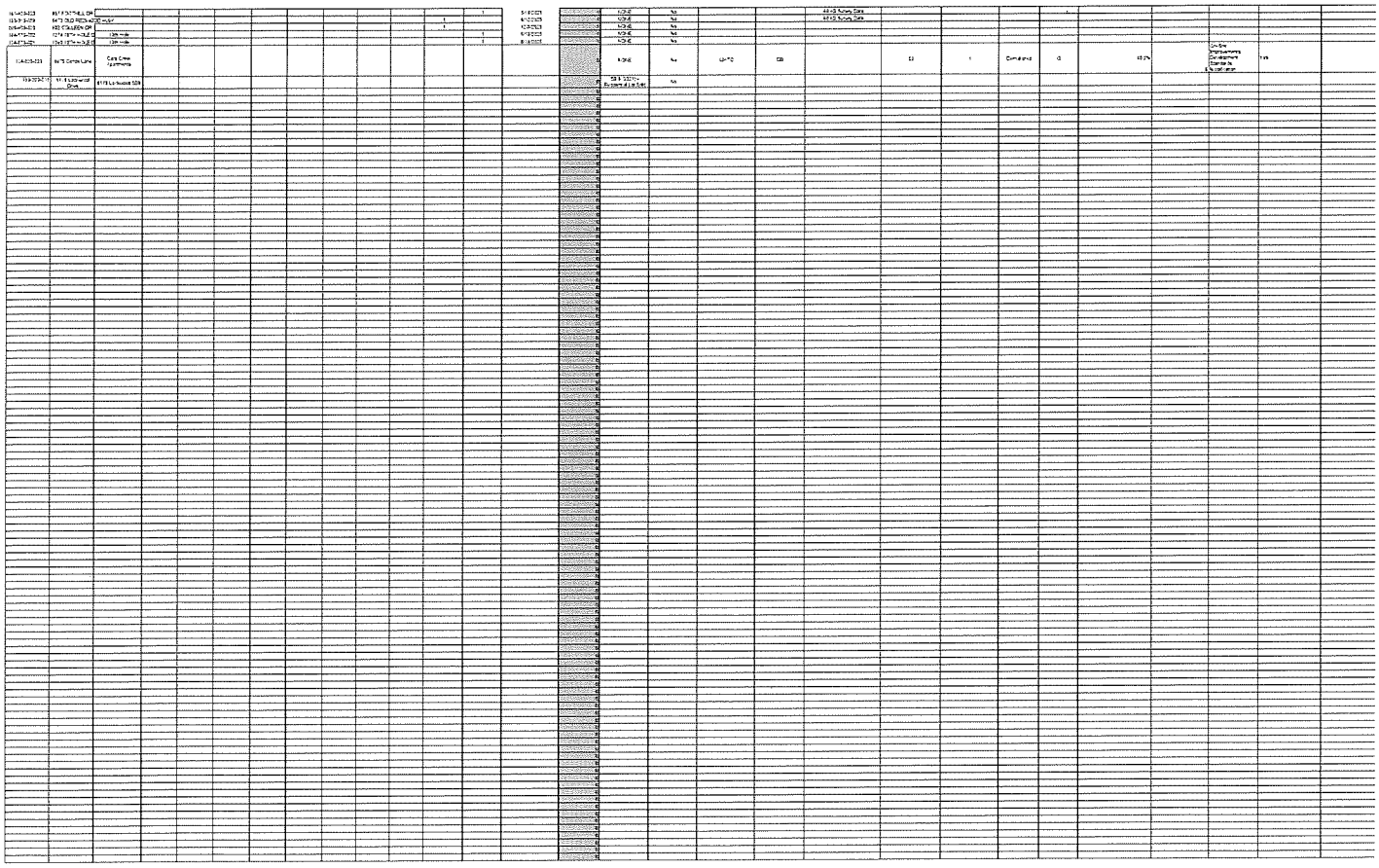
Project Identifier											Affordability by Household Incomes - Certificates of Occupancy	Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions	Term of Affordability or Deed Restriction	Demolished/Destroyed Units			Density Bonus				Notes
									8	9	10	16	17	18	19	20			21	22	23	24	25
Current APN	Street Address	Project Name	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Building Permits Date Issued	# of Units Issued Building Permits	Annually Low-Income Deed Restricted	Assistance Programs for Each Development (enter y and/or multiple - yes instructions)	Deed Restriction Type (enter y and/or multiple - yes instructions)	For units affordable without financial assistance or deed restrictions, explain how the locality determined the units are very affordable (see instructions)	Term of Affordability or Deed Restriction (years) (if affordable in perpetuity enter 1000)	Number of Demolished Occupied Units	Demolished Occupied Units	Demolished Destroyed Units Owner or Renter	Total Density Bonus Applied to the Project (Percentage Increase in Total Allowable Units or Total Maximum Allowable Residential Gross Floor Area)	Number of Other Incentives, Concessions, Waivers, or Other Modifications Given to the Project (Excluding Parking Waivers or Parking Reductions)	List the incentives, concessions, waivers, and modifications (Excluding Parking Waivers or Parking Modifications)	Did the project request a reduction or waiver of parking standards? (Y/N)	Notes
			4	4a	3	2	5	6a	6b	6c						11							
163-325-001	201 SPANISH OAK	PORTELLO						1	2/1/2024	1													
163-325-002	207 SPANISH OAK	PORTELLO						1	2/1/2024	1													
163-325-003	213 SPANISH OAK	PORTELLO						1	2/1/2024	1													
163-325-004	225 SPANISH OAK	PORTELLO						1	2/1/2024	1													
163-325-005	231 SPANISH OAK	PORTELLO						1	2/1/2024	1													
163-325-006	237 SPANISH OAK	PORTELLO						1	2/1/2024	1													
163-325-007	243 SPANISH OAK	PORTELLO						1	2/1/2024	1													
163-325-008	249 SPANISH OAK	PORTELLO						1	2/1/2024	1													
163-325-009	255 SPANISH OAK	PORTELLO						1	2/1/2024	1													
163-325-011	267 SPANISH OAK	PORTELLO						1	2/1/2024	1													
163-325-012	273 SPANISH OAK	PORTELLO						1	2/1/2024	1													
163-325-013	279 SPANISH OAK	PORTELLO						1	2/1/2024	1													
163-325-014	285 SPANISH OAK	PORTELLO						1	2/1/2024	1													
157-420-033	255 & 325 MIRA V	OAKLANDER								0		Celebrate	thC										
015-15-033	397 GRAY DR		1						1/6/2025	1				ABAG Survey Data									
016-030-054	1100 CLAY BEA RD						1		5/1/2023	1				ABAG Survey Data									
004-14-003	1515 DEMARCH				1				2/1/2022	1				ABAG Survey Data									
164-250-014	604 VERA BUEN	ADU	1						03/1/2023	1				ABAG Survey Data									
164-20-029	841 FOOTHILL DR						1		3/17/2023	1				ABAG Survey Data									
164-250-013	608 VERA BUEN	ADU			1				3/1/2023	1				ABAG Survey Data									
164-05-026	347 FOX HOUND CT		1						5/22/2023	1				ABAG Survey Data									
163-060-047	7942 HEMPREE LN	Hempree Lane Oaks					1		6/20/2023	1				ABAG Survey Data									
163-060-047	7942 HEMPREE LN	Hempree Lane Oaks						1	6/20/2023	1				ABAG Survey Data									
163-060-047	7942 HEMPREE LN	Hempree Lane Oaks						1	6/20/2023	1				ABAG Survey Data									
163-060-047	7942 HEMPREE LN	Hempree Lane Oaks					1		6/20/2023	1				ABAG Survey Data									
164-440-028	8735 NEPLET WAY		1						9/6/2023	1				ABAG Survey Data									
163-172-012	6170 OLD REDWOOD HWY				1				12/29/2023	1				ABAG Survey Data									
163-172-012	6150 OLD REDWOOD HWY					1			12/29/2023	1				ABAG Survey Data									
164-130-023	Heritage Park Apartments 6565 OLD REDWO			32				1	3/4/2013	33		HOME, Add'l Info: Other	DR		55				0.0%		Development Standards Modification: Density Bonus Incentive	Yes	$161,600 in forbearance
164-330-021	3 GOLF COURSE D	Elkhorn Cen						12	12/18/2015	12				ABAG Survey Data									
164-330-021	2 GOLF COURSE D	Elkhorn Cen						12	12/18/2015	12													
164-330-021	5 GOLF COURSE D	Elkhorn Cen						12	12/18/2015	12													
164-330-021	3 GOLF COURSE D	Elkhorn Cen						8	12/18/2015	8													
164-330-021	3 GOLF COURSE D	Elkhorn Cen		13				14	12/18/2015	14		Other	Other		55								Conv+TEFRA
163-172-021	6122 OLD REDWO	Olive Villages						1	1/6/2023	1													
163-172-021	6122 OLD REDWO	Olive Villages						1	1/31/2023	1													
163-172-021	6122 OLD REDWO	Olive Villages						1	2/6/2023	1													
163-172-021	6122 OLD REDWO	Olive Villages						1	2/6/2023	1													
163-172-021	6122 OLD REDWO	Olive Villages						1	2/6/2023	1													
163-172-021	6122 OLD REDWO	Olive Villages						1	2/6/2023	1													
163-172-021	6122 OLD REDWO	Olive Villages						1	2/6/2023	1													
163-370-022	6121 TUPELO TER							1	3/14/2023	1													
163-412-016	6518 OLD REDWO	Olive Subdivision						1	4/5/2023	1													
163-412-016	6518 OLD REDWO	Olive Subdivision						1	4/5/2023	1													
163-412-016	6518 OLD REDWO	Olive Subdivision						1	4/5/2023	1													
163-172-021	6122 OLD REDWO	Olive Villages						1	4/6/2023	1													
163-172-021	6122 OLD REDWO	Olive Villages						1	4/6/2023	1													
163-172-021	6122 OLD REDWO	Olive Villages						1	4/6/2023	1													
163-060-047	7942 HEMPREE LN	Hempree Lane Oaks						1	6/20/2023	1													
163-060-047	7942 HEMPREE LN	Hempree Lane Oaks						1	6/20/2023	1													
163-060-047	7942 HEMPREE LN	Hempree Lane Oaks						1	6/20/2023	1													
163-060-047	7942 HEMPREE LN	Hempree Lane Oaks						1	6/20/2023	1													
163-060-047	7942 HEMPREE LN	Hempree Lane Oaks						1	6/20/2023	1													
163-060-047	7942 HEMPREE LN	Hempree Lane Oaks						1	6/20/2023	1													
163-060-047	7942 HEMPREE LN	Hempree Lane Oaks						1	6/20/2023	1													
163-060-047	7942 HEMPREE LN	Hempree Lane Oaks						1	6/20/2023	1													
163-060-047	7942 HEMPREE LN	Hempree Lane Oaks						1	6/20/2023	1													
163-060-047	7942 HEMPREE LN	Hempree Lane Oaks						1	6/20/2023	1													
163-060-047	7942 HEMPREE LN	Hempree Lane Oaks						1	6/20/2023	1													
163-060-047	7942 HEMPREE LN	Hempree Lane Oaks						1	6/20/2023	1													
163-060-047	7942 HEMPREE LN	Hempree Lane Oaks						1	6/20/2023	1													
163-060-047	7942 HEMPREE LN	Hempree Lane Oaks						1	6/20/2023	1													
163-060-047	7942 HEMPREE LN	Hempree Lane Oaks						1	6/20/2023	1													
163-060-047	7942 HEMPREE LN	Hempree Lane Oaks						1	6/20/2023	1													
163-060-047	7942 HEMPREE LN	Hempree Lane Oaks						1	6/20/2023	1													
163-060-047	7942 HEMPREE LN	Hempree Lane Oaks						1	6/20/2023	1													
163-412-016	6518 OLD REDWO	Olive Subdivision						1	6/30/2023	1													
163-412-016	6518 OLD REDWO	Olive Subdivision						1	7/21/2023	1													
163-172-021	6122 OLD REDWO	Olive Villages						1	8/23/2023	1													
163-172-021	6122 OLD REDWO	Olive Villages						1	9/24/2023	1													
163-172-021	6122 OLD REDWO	Olive Villages						1	9/24/2023	1													
163-172-021	6122 OLD REDWO	Olive Villages						1	9/24/2023	1													
163-245-026	215 TUPELO TER							1	10/13/2023	1													
163-172-021	6122 OLD REDWO	Olive Villages				1			11/20/2023	1		LIHTF	thC										Others
163-172-021	6122 OLD REDWO	Olive Villages						1	11/20/2023	1													Cmunity financial assistance
163-172-021	6122 OLD REDWO	Olive Villages				1			11/20/2023	1		LIHTF	thC										Cmunity financial assistance
163-172-021	6122 OLD REDWO	Olive Villages				1			11/20/2023	1		LIHTF	thC										Cmunity financial assistance
163-172-021	6122 OLD REDWO	Olive Villages						1	4/2/2024	1													
164-245-024	218 FAIRHEDGE CT									0				ABAG Survey Data									
164-450-033	457 FOOTHILL DR									0				ABAG Survey Data									
163-510-009	6470 OLD REDWOOD HWY									0				ABAG Survey Data									

0454-05-033	612 COLLEEN DR																								
164-670-002	1274 19TH HOLE C	1pm Hole																							
164-670-004	1263 19TH HOLE C	1pm Hole																							
164-020-033	9575 Conde Lane	Cara Cruze Apartments									0		LIHTC	DB		55	1	Cumulative	0	60.0%		On-Site Improvements Development Standards Verification	Yes		
163-235-012	6118 Lisonwold Drive	6118 Lisonwold DR									0														

Table A2

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

Project Identifier			Affordability by Household Incomes											Streamlining	Historic Sites	Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions	Term of Affordability or Deed Restriction	Demolished/Destroyed Units			Density Bonus				Notes
													11	12	13	14	16	17	18	19	20			21	22	23	24	25
Current APN	Street Address	Project Name*	Acutely Low Income Non-Deed Restricted	Extremely Low-Income Deed Restricted	Extremely Low-Income Non-Deed Restricted	Very Low-Income Deed Restricted	Very Low-Income Non-Deed Restricted	Low-Income Deed Restricted	Low-Income Non-Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non-Deed Restricted	Above Moderate-Income	Certificate of Occupancy or other Forms of Readiness (see instructions) Date Issued	# of Units issued Certificates of Occupancy or other forms of readiness	Please select this if a streamlining provision for the project was APPROVED pursuant to: (may select multiple)	Is this project located on a site with an unrestricted historical designation as outlined in Government Code Section 65913.4(a)(3)(A) and reported on Table L?	Assistance Programs for Each Development (may select multiple - see instructions)	Deed Restriction Type (may select multiple - see instructions)	If an unit is affordable without financial assistance or deed restrictions, explain how the jurisdiction determined the unit is affordable (see instructions)	Term of Affordability or Deed Restriction (years) (if affordable in perpetuity write "Perp.")	Number of Demolished/Destroyed Units	Demolished or Destroyed Units	Demolished Destroyed Units Owner or Renter	Total Density Bonus Applied to the Project (Percentage increase in Total Allowable Units or Total Maximum Allowable Residential Gross Floor Area)	Number of Other Incentives, Concessions, Waivers, or Other Modifications Given to the Project (Excluding Parking Waivers or Parking Modifications)	List the incentives, concessions, waivers, and modifications (Excluding Parking Waivers or Parking Modifications)	Did the project receive a reduction or waiver of parking standards? (Y/N)	Notes*
153-625-01	251 SPANISH OAK	PORTELLO										1	11/3/2025	1	NONE	N/A											
153-625-02	247 SPANISH OAK	PORTELLO										1	11/3/2025	1	NONE	N/A											
153-625-03	214 SPANISH OAK	PORTELLO										1	1/6/2025	1	NONE	N/A											
153-625-04	223 SPANISH OAK	PORTELLO										1	1/6/2025	1	NONE	N/A											
153-625-05	141 SPANISH OAK	PORTELLO										1	2/3/2025	1	NONE	N/A											
153-625-06	237 SPANISH OAK	PORTELLO										1	2/24/2025	1	NONE	N/A											
153-625-07	143 SPANISH OAK	PORTELLO										1	2/24/2025	1	NONE	N/A											
153-625-08	249 SPANISH OAK	PORTELLO										1	3/10/2025	1	NONE	N/A											
153-625-09	253 SPANISH OAK	PORTELLO										1	3/10/2025	1	NONE	N/A											
153-625-01	247 SPANISH OAK	PORTELLO										1	3/17/2025	1	NONE	N/A											
153-625-02	279 SPANISH OAK	PORTELLO										1	3/31/2025	1	NONE	N/A											
153-625-03	278 SPANISH OAK	PORTELLO										1	3/31/2025	1	NONE	N/A											
153-625-04	282 SPANISH OAK	PORTELLO										1	4/30/2025	1	NONE	N/A											
154-03-002	203 & 207 MYRTLE	Grubb, HOPES												1	NONE	N/A	CalHOME	BHC									
154-01-007	387 DRIVER DR													1	NONE	N/A			AB-10 Survey Data								
154-03-024	1193 Silverado Tr													1	NONE	N/A			AB-10 Survey Data								
154-04-023	1214 Silver Hill													1	NONE	N/A			AB-10 Survey Data								
154-230-04	633 HERB ELDER WAY					1								1	NONE	N/A			AB-10 Survey Data								
154-230-03	643 FAITHFUL DR											1	6/18/2025	1	NONE	N/A			AB-10 Survey Data								
154-230-02	638 HERB ELDER WAY												6/6/2025	1	NONE	N/A			AB-10 Survey Data								
154-04-015	307 FAIRWOOD CT					1							6/6/2025	1	NONE	N/A			AB-10 Survey Data								
153-09-047	7842 HENSHEE LN	Hombre Lane Oaks												1	NONE	N/A			AB-10 Survey Data								
153-09-047	7842 HENSHEE LN	Hombre Lane Oaks												1	NONE	N/A			AB-10 Survey Data								
153-09-047	7842 HENSHEE LN	Hombre Lane Oaks												1	NONE	N/A			AB-10 Survey Data								
153-09-047	7842 HENSHEE LN	Hombre Lane Oaks												1	NONE	N/A			AB-10 Survey Data								
154-04-025	8725 WERLIT WAY													1	NONE	N/A			AB-10 Survey Data								
153-17-012	6174 OLD REDWOOD HWY													1	NONE	N/A			AB-10 Survey Data								
153-17-012	6185 OLD REDWOOD HWY													1	NONE	N/A			AB-10 Survey Data								
154-153-03	9191 OLD REDWOOD	Heritage Park Apartments												1	NONE	N/A	HOME, Kaiser Fin. Other	CC		55				8.2%		Development Density Bonus, Parking Ordinance Improvements	Yes	$167,000 in bollasrds
154-153-01	9 GOLF COURSE	Elkhart Cir												1	NONE	N/A			AB-10 Survey Data								
154-153-01	9 GOLF COURSE	Elkhart Cir												1	NONE	N/A											
154-153-01	9 GOLF COURSE	Elkhart Cir												1	NONE	N/A											
154-153-01	9 GOLF COURSE	Elkhart Cir												1	NONE	N/A											
154-153-01	9 GOLF COURSE	Elkhart Cir												1	NONE	N/A	Other	Other		55								Elkhart TBD #1
153-171-01	6123 OLD REDWOOD	Offer Alleges												1	NONE	N/A											
153-171-01	6123 OLD REDWOOD	Offer Alleges												1	NONE	N/A											
153-171-01	6123 OLD REDWOOD	Offer Alleges										1	11/3/2025	1	NONE	N/A											
153-171-01	6123 OLD REDWOOD	Offer Alleges										1	1/15/2025	1	NONE	N/A											
153-171-01	6123 OLD REDWOOD	Offer Alleges										1	1/24/2025	1	NONE	N/A											
153-171-01	6123 OLD REDWOOD	Offer Alleges												1	NONE	N/A											
153-171-01	6123 OLD REDWOOD	Offer Alleges												1	NONE	N/A											
153-171-01	6123 OLD REDWOOD	Offer Alleges										1	5/1/2025	1	NONE	N/A											
153-153-03	9121 FLAMEBERRY CT													1	NONE	N/A											
153-01-019	6818 OLD REDWOOD	Offer Subtenant												1	NONE	N/A											
153-01-018	6814 OLD REDWOOD	Offer Subtenant												1	NONE	N/A											
153-01-018	6814 OLD REDWOOD	Offer Subtenant												1	NONE	N/A											
153-172-01	6123 OLD REDWOOD	Offer Alleges												1	NONE	N/A											
153-172-01	6123 OLD REDWOOD	Offer Alleges										1	8/30/2025	1	NONE	N/A											
153-172-01	6123 OLD REDWOOD	Offer Alleges												1	NONE	N/A											
153-09-047	7842 HENSHEE LN	Hombre Lane Oaks												1	NONE	N/A											
153-09-047	7842 HENSHEE LN	Hombre Lane Oaks												1	NONE	N/A											
153-09-047	7842 HENSHEE LN	Hombre Lane Oaks												1	NONE	N/A											
153-09-047	7842 HENSHEE LN	Hombre Lane Oaks												1	NONE	N/A											
153-09-047	7842 HENSHEE LN	Hombre Lane Oaks												1	NONE	N/A											
153-09-047	7842 HENSHEE LN	Hombre Lane Oaks												1	NONE	N/A											
153-09-047	7842 HENSHEE LN	Hombre Lane Oaks												1	NONE	N/A											
154-03-047	7842 HENSHEE LN	Hombre Lane Oaks												1	NONE	N/A											
153-01-018	6814 OLD REDWOOD	Offer Subtenant												1	NONE	N/A											
153-01-018	6814 OLD REDWOOD	Offer Subtenant												1	NONE	N/A											
153-172-01	6123 OLD REDWOOD	Offer Alleges												1	NONE	N/A											
153-172-01	6123 OLD REDWOOD	Offer Alleges												1	NONE	N/A											
153-172-01	6123 OLD REDWOOD	Offer Alleges												1	NONE	N/A											
153-172-01	6123 OLD REDWOOD	Offer Alleges												1	NONE	N/A											
153-24-033	211 SPANISH OAK CT													1	NONE	N/A											
153-171-01	6123 OLD REDWOOD	Offer Alleges												1	NONE	N/A	LATF	BHC									Short
153-171-01	6123 OLD REDWOOD	Offer Alleges												1	NONE	N/A											Short Term Financial Assistance
153-171-01	6123 OLD REDWOOD	Offer Alleges												1	NONE	N/A	LATF	BHC									Short Term Financial Assistance
153-171-01	6123 OLD REDWOOD	Offer Alleges												1	NONE	N/A	LATF	BHC									Short Term Financial Assistance
153-171-01	6123 OLD REDWOOD	Offer Alleges										1	10/4/2025	1	NONE	N/A											
151-210-04	219 SPANISH OAK CT							1					4/30/2025	1	NONE	N/A			AB-10 Survey Data								



Jurisdiction	Windsor	
Reporting Year	2025	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	01/31/2023 - 01/31/2031

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

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

Table B
Regional Housing Needs Allocation Progress
Permitted Units Issued by Affordability

Income Level		1	Projection Period	2									3	4
		RHNA Allocation by Income Level	Projection Period - 06/30/2022-01/30/2023	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Acutely Low	Deed Restricted		-	-	-	-	-	-	-	-	-	-	-	
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-		
Extremely Low	Deed Restricted		-	-	-	-	-	-	-	-	-	-	-	
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-		
Very Low	Deed Restricted	385	-	-	-	-	-	-	-	-	-	-	10	375
	Non-Deed Restricted		1	2	3	4	-	-	-	-	-	-		
Low	Deed Restricted	222	-	171	-	45	-	-	-	-	-	-	225	-
	Non-Deed Restricted		-	3	3	3	-	-	-	-	-	-		
Moderate	Deed Restricted	108	-	-	-	3	-	-	-	-	-	-	16	92
	Non-Deed Restricted		-	3	5	5	-	-	-	-	-	-		
Above Moderate		279	4	27	54	86	-	-	-	-	-	-	171	108
Total RHNA		994												
Total Units			5	206	65	146	-	-	-	-	-	-	422	575

*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.

Jurisdiction	Windsor
Reporting Year	2025 (Jan. 1 - Dec. 31)
Planning Period	6th Cycle 01012023 - 01012031

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table C

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

Project Identifier				Date of Rezone	RHNA Shortfall by Household Income Category				Rezone Type	Sites Description							
1				2	3				4	5	6	7	8		9	10	11
APN	Street Address	Project Name+	Local Jurisdiction Tracking ID+	Date of Rezone	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Rezone Type	Parcel Size (Acres)	General Plan Designation	Zoning	Minimum Density Allowed	Maximum Density Allowed	Realistic Capacity	Vacant/Nonvacant	Description of Existing Uses
Summary Row: Start Data Entry Below																	

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

Jurisdiction	Windsor	
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
H-1: Adequate Sites	Monitor the Sites Inventory to ensure sufficient capacity is maintained to accommodate the Town's remaining RHNA numbers.	31-Jan-31	6th Cycle	Continuous	Staff reviews this throughout the year, and compares applications with the sites and the capacity in the Inventory.	Units	186	To date, the following units from the Sites Inventory have been issued building permits in this RHNA cycle: 134 Units of Shiloh Terrace (counted in 2023 RHNA). 52 units from Redwood Views was counted in the 5th cycle.
H-2: Use of Sites from Previous Cycles	Non-vacant sites identified in the Fifth Cycle or vacant sites identified two or more consecutive planning periods, shall be provided by-right development when at least 20 percent of the units in the proposed development are affordable to lower-income households.	8/16/2023	6th Cycle	In Progress	The Town had expected to include this in the Zoning Ordinance update, and was constrained by the funding. Staff will be including an advisory note identifying the relevant parcels and this program. Action is pending.	Units	29	29 Units from Shiloh Mixed Use (Site 7 in Table 6.5) were counted in 2024 RHNA.
H-3: Lot Consolidation and Small Site Development	Facilitate consolidation of small lots to allow development to utilize the land more efficiently, achieve economies of scale, and offer opportunity for improved site design and amenities.	12/31/2024	6th Cycle	Continuous	Staff recommends lot mergers in discussions with developers. Pending action is to create a brochure for qualifying parcels.	Other		No lots have been consolidated to date for this cycle.
H-4: Encouraging Housing in Mixed-Use Projects and on Mixed-Use Zoned Sites	Incentivize development of affordable residential units in mixed-use projects to improve access to local resources, services, and jobs.	10/31/2024	6th Cycle	Continuous	The Town's Zoning Ordinance update, adopted in November 2024 (Ordinance 2024-394), amendments included allowing residential units behind street-side commercial on the first floor in mixed-use districts, and allowing commercial component of mixed-use project to be comprised of the amenities included in an all-residential project.	Units	187	134 Units of Shiloh Terrace were counted in 2023 RHNA 29 Units from Shiloh Mixed Use were counted in 2024 RHNA 51 Units of Elowen Oak counted in 2025 RHNA https://library.municode.com/ca/windsor/codes/code_of_ordinances?nodeId=TITXVIIZOCO_ART7HORE

H-5: Inclusionary Housing Ordinance	Continue to implement the Inclusionary Housing Ordinance, conduct a nexus study to determine an appropriate in lieu fee, and establish a dedicated inclusionary housing fee fund.	12/31/2025	6th Cycle	Continuous	The Town has an existing Inclusionary Ordinance (Ord. 2017-313). Staff prepared a report in 2025 & was presented in 2026. In 2025, Town staff actively partnered with housing providers to connect them with developers to provide onsite inclusionary.	Units	235	235 low and very-low units in this RHNA cycle to date. Two projects have onsite affordable units including Hembree Lane Oaks (affordable units will be issued in 2026) and Old Redwood Highway Villages (3 moderate-income deed restricted units) counted in 2025 RHNA 2023 Inclusionary Housing report: https://d2kbkoa27fdvtw.cloudfront.net/windsor-ca/3a981a03952e570dad035a72e3bab7a60.pdf
H-6: Annual Growth Control Report/No Net Loss Capacity	Monitor the supply of residential land through its Annual Growth Control Report to ensure sufficient developable land is planned and zoned for single-family and multifamily residential development to accommodate projected housing needs for the RHNA planning period through January 31, 2031.	31-Jan-31	6th Cycle	Continuous	Staff presented the Growth Control Report in fall of 2025. No adjustments are needed for net-loss.	Units	422	422 units counted in RHNA to date; see breakdown in Table B that meet the Quantified Objective. https://www.townofwindsor.ca.gov/DocumentCenter/View/31658/4056-25-Affirming-5-Year-Annual-Residential-Growth-Rolling-Over-29-A-and-66-B-Unused-Reserve-Allocations
H-7: Promote Accessory Dwelling Units	Encourage the construction of ADUs to provide an increased supply of affordable units and increasing access to high resource, established neighborhoods to help reduce displacement risk for low-income households.	31-Jan-31	6th Cycle	Continuous	An ADU handout is available on the Town's website and at the Development counter. There is dedicated staff for ADU inquiries for efficient building permit process. The Town has contracted with The ADU Center to provide applicants with resources including preapproved plans.	Units	33	33 ADUs issued permits from 2023-2025
H-8: Innovative Housing Options	Identify innovative and alternative housing options that provide greater flexibility and affordability in the housing stock.	12/31/2025	6th Cycle	Completed	The Town adopted an Zoning Ordinance update in November 2024 (Ordinance 2024-394) which included innovative and alternative housing options such as small lot subdivisions, tiny homes, dwelling groups, and cottage home developments.	Units	235	Goal was 200 low income units. To date, 235 very-low & low income units are counted for this RHNA cycle https://library.municode.com/ca/windsor/codes/code_of_ordinances?nodeId=TITXVIIZOCO_ART7HORE
H-9: Assistance to Affordable Housing and Special Needs Housing Developers	Provide support to affordable housing developers, in forms such as providing support for funding requests, direct financial assistance, design review work, and site location.	31-Jan-31	6th Cycle	Continuous	The Town talked with affordable housing providers MidPen and Burbank towards this goal. Projects included in this RHNA cycle that meet these goals: Shiloh Terrace has affordable larger units for families; Heritage Park project was provided direct financial assistance and design standard waivers, including the chronically unhoused.	Units	235	235 very low and low income units have been counted in 6th cycle RHNA to date, including 32 low-income units from Heritage Park for 2025.
H-10: Pursue Funding for Homebuyer Assistance	Pursue funding from State agencies when opportunities arise, particularly in partnership with sponsors of affordable housing projects.	3/30/2024	6th Cycle	In Progress	Research determined the program is no longer active. The Town works with Housing Land Trust of the North Bay to incorporate these services.	Units	235	235 very low and low income units have been counted in 6th cycle RHNA to date https://housinglandtrust.org/developments/windsor.php

H-11: Mortgage Credit Certification Program	Continue participation in the Mortgage Credit Certificate (MCC) Program and publicize program on the Town's website and in brochures.	3/30/2024	6th Cycle	In Progress	Research determined the program is no longer active. Staff will continue to look for other sources.	Persons		Pending activity
H-12: Section 8 Rental Housing Subsidies	Make Section 8 rental housing subsidies available to Windsor residents whenever available.	12/31/2023	6th Cycle	Continuous	The Housing Authority provided rental assistance to 102 households in Windsor in 2025, 2 of which were new voucher recipients.	Households	102	Program is through Sonoma County Housing Authority: https://sonomacounty.gov/development-services/community-development-commission/divisions/sonoma-county-housing-authority/applicants/apply-for-housing
H-13: Housing Local Community Land Trust Program	Investigate development of a Community Land Trust program to determine its feasibility and affordable housing production possibilities. Continue to support the Housing Land Trust of Sonoma County. The Town shall create and maintain a housing webpage to publicize available programs, meetings, sites available for development, and other housing-related resources.	12/31/2024	6th Cycle	Continuous	The Town determined it needs to work with the Land Trust Program on a project bases. This process started in 2024 for Hembree Lane Oaks and Old Redwood Highway Villages, which were approved in 2025 with the program.	Units	235	235 very low and low income units have been counted in 6th cycle RHNA to date https://housinglandtrust.org/developments/windsor.php Housing Landing webpage: https://www.townofwindsor.ca.gov/1470/Housing
H-14: Pro-housing Designation	Receive and maintain through the State's Pro-housing Designation	1/1/2025	6th Cycle	Completed	The Town was awarded the Pro-Housing Designation on July 14, 2023.	Units	216	https://www.hcd.ca.gov/planning-and-research/prohousing/designated-jurisdictions
H-15: CDBG Housing and Mobile Home Rehabilitation Program	Encourage residents to participate in the Sonoma County Community Development Commission Housing Rehabilitation program and publicize availability of funding.	31-Jan-31	6th Cycle	Continuous	The Town is a member of the Sonoma County Cities and Towns Advisory Committee which works with the Community Development Commission on the administration of CDBG progams. The Town works with The Commission for Housing Rehabilitation Loan Program (HRLP) and Earthquake Resistant Bracing Systems (ERBS) programs. Redwood Glen receives funding through this program and is expected to have units issued in 2026 or 2027.	Units	216	https://www.townofwindsor.ca.gov/1470/Housing
H-16: Code Enforcement	Proactively identify and require the correction of code compliance and safety issues as development is occurring, and prioritize enforcement of substandard state and federally funded affordable housing units.	31-Jan-31	6th Cycle	Continuous	The Town has a dedicated code enforcement program and prioritizes life safety issues and substandard housing.	Units	21	https://www.townofwindsor.ca.gov/1239/Code-Enforcement
H-17: Replacement Housing	Facilitate place-based revitalization for households at risk of displacement due to new development and require replacement housing units on sites identified in the site inventory.	31-Jan-31	6th Cycle	Continuous	No displacement occurred in 2024. Staff reviews this throughout the year to comply with the Sites Inventory for displacement.	Units		No replacement housing occurred at low-income sites. However, Town approved the Cora Creek project in 2025 which had 1 unit demolished and replaced with 84 low- and 24 moderate-income units.

H-18: Mobile Home Park Rent Stabilization	Continue to provide for administration and enforcement of the Mobile Home Park Rent Stabilization Ordinance.	31-Jan-31	6th Cycle	Continuous	Staff continues to enforce the Mobile Home Park Rent Stabilization Ordinance adopted in 2022 (Ord 2023-373) which placed a limit on rental increase of 100% CPI or 3%, which either is less. The Town is in litigation for defending it's Ordinance with one mobile home park. Adjacent to this is the adoption of a Mobile Home Park Temporary Moratorium on their Closure or Conversion.	Units	24	https://www.townofwindsor.ca.gov/DocumentCenter/View/31350/2025-399-Urgency-Ordinance-Establishing-Town-wide-Moratorium-on-Closure-or-Conversion-of-Mobile-Home-Parks https://www.townofwindsor.ca.gov/DocumentCenter/View/31471/2025-401-Urgency-Ordinance-Extending-Temporary-Moratorium-Closure-Conversion-of-Mobile-Home-Parks
H-19: Monitoring of Rental Unit Conversion and Affordable Unit Supply	The Town shall monitor local trends in rental unit conversion and examine the feasibility of a condominium conversion ordinance to preserve the supply of rental units.	31-Jan-31	6th Cycle	Continuous	Burbank Housing updated its contract for Vinecrest (59 senior affordable housing units). There were no requests for condominium conversions in 2025. The Town has a tracking list for affordable units and monitors this in compliance with this program.	Units	59	Vinecrest with Burbank Housing: https://burbankhousing.org/property/vinecrest-senior-apartments/ https://sonomacounty.gov/development-services/community-development-commission/divisions/community-development/affordable-housing-inventory
H-20: Preservation of Assisted Housing Stock	Work with other governmental and non-profit organizations to preserve or replace existing affordable housing stock.	1/31/2031	6th Cycle	Continuous	None of the Town's affordable housing stock is in jeopardy of converting to market rate due to 45 year restrictions.	Units	59	No units at risk and Vincrest affordable units have had an extended agreement with Burbank in 2025.
H-21: Short-Term Rental Ordinance	Adopt a short-term rental ordinance and monitor the impacts of short-term rentals (STR) on long-term housing options.	1/31/2031	6th Cycle	Completed	The STR Ordinance was adopted in June 2023 (Ord 2023-379), which limits STRs to commercial districts and hosted STRs in residential districts. The Ordinance prohibits non-hosted STRs in residential districts by June 2025. As of the end of 2024, the number of STRs operating in the Town dropped by appoximately 50% from before the adoption of the Ordinance.	Units	61	63 STRs operated until the amortization period ended. Note in staff report that only 19 STRs are in operating with Town approval. Only 2 of these were STR operators that converted to hosted STR after the amoritization period. Therefore, 61 dwelling units converted from STR to a rental or were sold to a new homeowner. https://d2kbkoa27fdvtw.cloudfront.net/windsor-ca/35d66c3e86fddd3e8d3101b993b2ac540.pdf https://www.townofwindsor.ca.gov/1289/Short-Term-Rentals
H-22: Shiloh Road Village Vision Plan Update	Sunset the Shiloh Road Village Vision Plan and augment the Shiloh Road East Community Place policies to encourage parcel consolidation, ensure adequate neighborhood circulation, and provide guidelines for high quality design.	1/31/2031	6th Cycle	Not Yet Started	Staff will review the Shiloh Road Village Vision Plan and amend the General Plan if needed. Staff evaluates applications to enforce the policies for Shiloh Road East.	Other		Action still pending.

H-23: Parking Requirements	Evaluate the Town's parking requirements for multi-family, affordable, homeless, and farmworker housing to determine feasibility of reducing parking requirements which results in reduced development costs.	12/31/2023	6th Cycle	Completed	The Town adopted a Zoning Ordinance Update on November 20, 2024 (Ordinance 2024-394), which included decreasing the number of spaces required, removed the requirement for multi-unit housing to provide covered parking, reduced the size of parking stalls and backup space, and added transportation demand management as a method to reduce the amount of required parking in all zoning districts.	Other	100%	https://library.municode.com/ca/windsor/codes/code_of_ordinances?nodeId=TITXVIIZOCO_ART3REAPALZO_CH17.30PALOAC_17.30.030NUPASPRE
H-24: Employee/Farmworker Housing	Amend the Zoning Ordinance to treat employee/farmworker housing that serves six or fewer persons as a single-family structure and permit it in the same manner as other single-family structures of the same type in the same zone and across all zones that allow single-family residential uses.	12/31/2023	6th Cycle	Completed	Completed with the Town's adopted Zoning Ordinance Update on November 20, 2024 (Ordinance 2024-394), which update the standards for farmworker housing to be compliant with all applicable State-mandated entitlements and standards established in the Employee Housing Act (Health and Safety Code Section 17021 et. seq.), and added Employee Housing definition to be compliant with the Employee Housing Act.	Other	100%	https://library.municode.com/ca/windsor/codes/code_of_ordinances?nodeId=TITXVIIZOCO_ART2ZOALUSDEST_CH17.10REZO_17.10.030REZOLAUSREALUS
H-25: Low-Barrier Navigation Centers	Review the Zoning Ordinance and revise as necessary to allow low-barrier navigation centers for the homeless by right in mixed-use zones and nonresidential zones permitting multifamily uses.	12/31/2023	6th Cycle	Completed	Completed with the Town's adopted Zoning Ordinance Update on November 20, 2024 (Ordinance 2024-394), which included permitting by right the Low Barrier Navigation Centers in most commerical districts and in the light industrial district.	Other	100%	https://library.municode.com/ca/windsor/codes/code_of_ordinances?nodeId=TITXVIIZOCO_ART2ZOALUSDEST_CH17.12COMIEDZO_17.12.030COMIEZOLAUSREALUS
H-26: Transitional Housing, Supportive Housing, and Residential Care Homes	Amend the Zoning Ordinance to ensure that transitional and supportive housing types are defined and permitted as residential uses and are only subject to restrictions that apply to other residential dwellings of the same type in the same zone, and allow for the approval of 100 percent affordable developments.	12/31/2023	6th Cycle	Completed	Completed with the Town's adopted Zoning Ordinance Update on November 20, 2024 (Ordinance 2024-394), which also included granting density bonuses for transitional housing projects.	Other	100%	https://library.municode.com/ca/windsor/codes/code_of_ordinances?nodeId=TITXVIIZOCO_ART2ZOALUSDEST_CH17.10REZO_17.10.030REZOLAUSREALUS
H-27: Residential Care Facilities	Amend provisions in the Zoning Ordinance to permit residential care facilities for seven or more persons only subject to the restrictions that apply to residential uses in the same zone.	12/31/2023	6th Cycle	Completed	The Town's adopted Zoning Ordinance Update in 2024 included the use of "Community Care Facilities" which is more inclusive with 5 different categories.	Units	3	3 Care facilities opened for this cycle. https://library.municode.com/ca/windsor/codes/code_of_ordinances?nodeId=TITXVIIZOCO_ART8DE_CH17.110DE_17.110.040CDE

H-28: Reasonable Accommodations	Continue to implement state requirements to include accessibility in housing and public facilities for persons with disabilities.	12/31/2023	6th Cycle	Continuous	The Town adopted a Zoning Ordinance Update on November 20, 2024 (Ordinance 2024-394), which included a review and updated to the existing Reasonable Accommodation's section to be compliant with State law and to assist with ensuring access that is needed is available.	Persons	1	The Town has 1 Reasonable Accomodation application in 2025 & it was approved in 2026; https://library.municode.com/ca/windsor/codes/code_of_ordinances?nodeId=TITXVIIZOCO_ART7HORE_CH17.86REAC
H-29: Objective Design Standards	Provide for streamlined and ministerial review that will improve certainty for residential development. Evaluate design review findings, particularly findings 3 and 4, and revise to be objective.	12/31/2023	6th Cycle	In Progress	The Town adopted a Zoning Ordinance Update on November 20, 2024 (Ordinance 2024-394), which includes objective design standards for qualifying mixed unit and mixed-used projects.	Units		No units have been submitted in this cycle that meet the ministreerial review. https://library.municode.com/ca/windsor/codes/code_of_ordinances?nodeId=TITXVIIZOCO_ART7HORE_CH17.92MUTREDEDEST
H-30: Multifamily Provisions in Mixed Use Zones	Clarify the intent of footnote in the Zoning Ordinance for Boulevard Commercial (BC) and Town Center Commercial (TC) Zoning Districts to ensure that the current language is reflective of how the Zoning Ordinance is implemented	12/31/2023	6th Cycle	Completed	Completed with the Town's adopted Zoning Ordinance Update on November 20, 2024 (Ordinance 2024-394), which allows for residential units on all floors with a provision for ADA compliance and adaptable units allowed on the ground floor.	Other	100%	17.12.040.D.3. Additional Land Use Regulations – Commercial and Mixed-Use Zones: https://library.municode.com/ca/windsor/codes/code_of_ordinances?nodeId=TITXVIIZOCO_ART2ZOALUSDEST_CH17.12COMIEDZO_17.12.040ADLAUSREOMMIEZO
H-31. Transitional Housing, Supportive Housing, and Residential Care Homes	The Town shall support developers of transitional and supportive housing facilities through applications for State and federal funding, and direct financial assistance.	1/31/2031	6th Cycle	Continuous	Shiloh Terrace includes 128 larger family units & the entitled Redwood Glen Project has 5 Permanent Supportive Housing units. To date, no applications, or developer interest has been expressed to date for this type of housing with the Town.	Households	4	3 Residential Care Homes & 1 Supportive Housing have been opened in the 6th cycle
H-32: Farmworker Housing	Cooperate with housing developers to secure additional funding for farmworker projects from sources administered by the State.	1/31/2031	6th Cycle	Continuous	The Town didn't receive any applications in 2025 and updated the Zoning Code to be compliant with State requirements (Ordinance 2024-394).	Units	40	https://www.crpaffordable.com/redwood-views-interest
H-33: Homeless Services	Provide financial support for homeless services at the Town and/or regional level.	1/31/2031	6th Cycle	Continuous	The Town was awarded Reach For Home, The Town awarded Reach For Home a grant in FY 24/25, for food provision services at the Presbyterian Church and in person contact with those unsheltered in the community. The Town is part of the Sonoma County Homeless Coalition, a collaboration of cities within the County addressing homelessness.	Households	60	https://sonomacounty.gov/health-and-human-services/health-services/divisions/homelessness-services/about/sonoma-county-homeless-coalition

H-34: Assistance for Persons with Developmental Disabilities	Coordinate with the North Bay Regional Center to explore incentives to increase housing mobility opportunities.	12/31/2023	6th Cycle	In Progress	Staff has attempted to work with the Regional Center and they have not responded to multiple requests. All units of Shiloh Terrace are accessible	Units	171	https://www.townofwindsor.ca.gov/871/ADA-Transition-Plan
H-35: Support the Development of Rental Housing and Housing Affordable to Extremely-Low Income Households	Encourage additional housing resources for extremely low-income residents, particularly seniors and persons with physical or developmental disabilities.	1/31/2031	6th Cycle	Continuous	Staff attends the annual Fair Housing Advocates of Northern California meeting. Staff prioritizes the review and processing of applications for affordable housing projects, and actively seeks funding opportunities for these populations.	Households	20	Staff assisted 32 households for Evergreen Mobile Home Park MHP mortatorium and with the rent increases see links in H-18 above
H-36: Promote Equal Housing Opportunities	Make referrals to assist with housing discrimination complaints and provide materials on fair housing education to tenants and landlords.	1/31/2031	6th Cycle	Continuous	Staff attends the annual Fair Housing Advocates of Northern California meeting. The Town's code enforcement program prioritizes health and life safety issues for housing. The Town's housing webpage includes resources for housing rights for tenants and requirements for landlords.	Other		The Town received no complaints regarding discriminatory housing complaints to date. The Town provides the resource to contact should there be any complaints. https://www.townofwindsor.ca.gov/1470/Housing
H-37: Affirmatively Furthering Fair Housing	Take actions to address significant disparities in housing access and needs for all persons regardless of race, color, religion, sex, gender, sexual orientation, marital status, national origin, ancestry, familial status, source of income, disability, etc.	1/31/2031	6th Cycle	Continuous	The Community Development Director served as Chair of the Sonoma County CDC Housing Authority committee as of January 2025. Staff also meets with the WUSD Superintendent in support of this program.	Other		Meetings were organized and attended as noted in the goals. The Town received no complaints regarding fair housing complaints to date.
H-38: Energy Efficiency in Residential Development	Maximize energy efficiency in residential areas.	6/30/2025	6th Cycle	Continuous	In 2025 there were monthly workshops hosted by the Town promote energy efficiency and savings tips. In 2024, the Town adopted a Municipal Climate Action Plan (PC Reso. 765-24), and incorporated it into the General Plan (Reso. 3982-24), which include objectives for residential energy efficiency. The Town has a Sustainability landing page that provides education and resources towards residential energy efficiencies, including the Sonoma County Energy Independence Program, the Bay Area Regional Energy Network (BayREN), and the Garden Sense.	Households	175	https://www.townofwindsor.ca.gov/1311/Sustainability SCEIP is being phased out due to federal constraints: https://sonomacounty.gov/sonoma-county-energy-independence-program-to-phase-out-loans-for-residential-property-owners

H-39: Water Smart Home Program	Continue to offer residents free water use assessments.	6/30/2025	6th Cycle	Continuous	Town offers rebate of up to $1,500 for removal of lawn & offers rebates for irrigation through the Water Smart Home Surveys program which provides residents with free water use assessments, along with the Sonoma County Garden Sense program offering free on-site sustainable gardening advice	Households	65	https://www.townofwindsor.ca.gov/1421/Water-Smart-Home-Survey-Program https://www.townofwindsor.ca.gov/100/Water-Conservation
H-40: Streamlined Approval (SB 35)	Continue to implement its procedure through use of a checklist and application packet for eligible projects.	31-Jan-31	6th Cycle	Continuous	An SB 35 application is available on the Town's website for developers. Staff works with all applicants to efficiently process all housing applications.	Units		The Town has received no SB35 applications to date. https://www.townofwindsor.ca.gov/DocumentCenter/View/31783/SB-35-Application-Packet
H-41: Multifamily Development Fee Review	Analyze development fees for multifamily housing to ensure they are reasonable and do not unduly constrain development.	8/1/2025	6th Cycle	Continuous	In October 2025, the Town adopted a Time-limited Development Impact Fee Pilot Program to waive fees for units under 1,200 sq ft	Units	305	https://www.townofwindsor.ca.gov/DocumentCenter/View/31473/4050-25-Development-Impact-Fee-Pilot-Program

Jurisdiction	Windsor	
Reporting Period	2025	(Jan. 1 - Dec. 31)
Planning	6th Cycle	01/31/2023 - 01/31/2031

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

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

Table E

Commercial Development Bonus Approved pursuant to GC Section 65915.7

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

Jurisdiction	Windsor	
Reporting Period	2025	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	01/31/2023 - 01/31/2031

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table F

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

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

Activity Type	Units that Do Not Count Towards RHNA+ 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 checklist here:
	Extremely Low-Income+	Very Low-Income+	Low-Income+	TOTAL UNITS+	Extremely Low-Income+	Very Low-Income+	Low-Income+	TOTAL UNITS+	https://www.hcd.ca.gov/community-development/docs/adequate-sites-checklist.pdf
Rehabilitation Activity									
Preservation of Units At-Risk									
Acquisition of Residential Units									
Mobilehome Park Preservation									
Total Units by Income									

Jurisdiction	Windsor	
Reporting Period	2025	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	01/31/2023 - 01/31/2031

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table F2
Above Moderate Income Units Converted to Moderate Income Pursuant to Government Code section 65400.2

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

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

Jurisdiction	Windsor	
Reporting Period	2025	(Jan. 1 - Dec. 31)
Period	6th Cycle	01/31/2023 - 01/31/2031

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

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

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

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

Jurisdiction	Windsor	**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)		

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

Table H
Locally Owned Surplus Sites

Parcel Identifier				Designation	Size	Notes
1	2	3	4	5	6	7
APN	**Street Address/Intersection**	**Existing Use**	**Number of Units**	**Surplus Designation**	**Parcel Size (in acres)**	**Notes**
Summary Row: Start Data Entry Below						
adjacent to 066-100-062	Public Right of Way Adjacent to 9033 Old Redwood Highway	Other		Exempt Surplus Land	0.09	Vacated per Council Resolution No. 3845-23

Jurisdiction	Windsor	
Reporting Period	2025	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	01/01/2023 - 01/01/2031

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

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table J

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

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

Jurisdiction	Windsor	
Reporting Period	2025	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	01/31/2023 - 01/31/2031

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	Windsor		
Reporting Period	2025	(Jan. 1 - Dec. 31)	

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

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:							

Jurisdiction	Windsor	
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	$ -	*Total award amount is auto-populated based on amounts entered in rows 15-26*

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

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

Completed Entitlement Issued by Affordability Summary		
Income Level		Current Year
Acutely Low	Deed Restricted	0
	Non-Deed Restricted	0
Extremely Low	Deed Restricted	0
	Non-Deed Restricted	0
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	99
	Non-Deed Restricted	0
Moderate	Deed Restricted	36
	Non-Deed Restricted	0
Above Moderate		274
Total Units		409

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Acutely Low	Deed Restricted	0
	Non-Deed Restricted	0
Extremely Low	Deed Restricted	0
	Non-Deed Restricted	0
Very Low	Deed Restricted	0
	Non-Deed Restricted	4
Low	Deed Restricted	45
	Non-Deed Restricted	3
Moderate	Deed Restricted	3
	Non-Deed Restricted	5
Above Moderate		86
Total Units		146

Certificate of Occupancy Issued by Affordability Summary		
Income Level		Current Year
Acutely Low	Deed Restricted	0
	Non-Deed Restricted	0
Extremely Low	Deed Restricted	0
	Non-Deed Restricted	0
Very Low	Deed Restricted	0
	Non-Deed Restricted	2
Low	Deed Restricted	0
	Non-Deed Restricted	1
Moderate	Deed Restricted	0
	Non-Deed Restricted	3
Above Moderate		22
Total Units		28