



## MOUNTAIN HOUSE COMMUNITY SERVICES DISTRICT

*"To Provide Responsive Service to our Growing Community  
that Exceeds Expectations at a Fair Value"*

### STAFF REPORT

**AGENDA TITLE:** General Manager Update on District Activities

**MEETING DATE:** April 13, 2022

**PREPARED BY:** Steven J. Pinkerton, General Manager

#### **COVID -19 Updates and Protocols**

Developing protocols during this time when circumstances, guidelines, new variants, and standards are rapidly evolving continues to be a complex and challenging task. We are balancing the desire to return fully to pre-COVID activities with our responsibility to protect residents and staff. This is a challenge that will test the patience and resourcefulness of the community.

Effective March 1, 2022, the requirement that unvaccinated individuals mask in indoor public settings has been lifted. All persons, regardless of vaccine status, are strongly recommended to continue indoor masking.

### What to do now

Do what it takes to stay safe until COVID-19 is under control. Use these tools to reduce the risk of infection.



#### **Vaccinations**

Get vaccinated, and get your kids 5 and older vaccinated. It's our best tool to end the pandemic. Vaccination is safe, effective, and free.



#### **Masks**

Wear a mask to keep from spreading the virus to those with no defense, like the immune-compromised and children under 5.



#### **Testing**

Get tested for COVID-19 if you may have been exposed. It's free and confidential for everyone in California.

## **DISCUSSION ITEM 10.7**

As of April 4, 2022, San Joaquin County reported a COVID testing positivity rate of 1.8%, an increase from 1.7% from the 7 days prior. The statewide positivity rate is 1.5%.

I receive weekly updates from the San Joaquin County Public Health Department and periodically discuss best practices and public building reopening protocols with other City Managers in the region.

We have posted links to COVID-related materials on our District website and our social media sites. Besides including District-specific information, you can also access important materials from the County's Public Health Department and the California Department of Public Health.

Visit the following link for information and updates:

<https://covid19.ca.gov/>

<https://sjready.org/events/covid19/vaccines.html>

### **Risk Management/Human Resources**

Nicole Adamo, District Clerk, is continuing to review and update COVID protocols and developing a safety program. Staff meets routinely to discuss risk assessment and avoidance.

Contracts with the District's two bargaining units will expire on June 30, 2022. Contract negotiations have begun and the Board will be provided a brief update during closed session at the April Board meeting.

The District is currently working on recruitments for Temporary Lifeguard, Recreation Assistant, Senior Accountant, Utility Manager, Office Assistant, Senior Maintenance Worker, and Recreation Manager. We hope to have these key positions filled within the next several weeks. The Temporary Lifeguard and Recreation Assistant positions will remain open until filled. In addition, the District recently filled the position of Construction Manager.

### **Finance Department**

Budget preparations for fiscal year 2022/2023 are underway. The General Manager will be reviewing department submittals and we will present a proposed budget to the Board in May. The Department has also been working with other staff and consultants on reviewing and updating utility rates and providing information needed for the feasibility study for incorporation.

### **Utility Billing**

Restrictions on shutting off services for non-payment of utility bills have been lifted. The District sent delinquent notices on January 25. This notice informed customers of the shut off process and the opportunity to enter into an amortization plan to pay past due accounts.

The information below will be posted on Facebook and other social media. It is also available on the District's website.

When notifying customers of delinquencies and potential disconnections, the District complies with policies adopted by the Board of Directors, State legislation, and Executive Orders issued by the Governor of California.

## **DISCUSSION ITEM 10.7**

Monthly utility bills are sent – either mailed or made available online - by the 5th day of the month to the address requested by the property owner. Utility bills are due approximately 20 days after the bill date. Delinquent notices are mailed the day after the due date. Bills that remain unpaid 30 days after the due date are assessed a late fee.

In accordance with the Governor's Executive Order N-42-20, during the period March, 2020 through December 2021, no accounts were disconnected for non-payment. Delinquent notices were mailed to the account address requested by the property owner, but no late fees were assessed through August, 2021.

The Executive Order was lifted on December 31, 2021. The District resumed disconnections for delinquent accounts in compliance with the requirements of SB 998.

The following is a timeline of recent billings, notices and disconnections:

- 02/04/2022: Utility bill for January 18, 2022 mailed or made available online
- 02/25/2022: Late notices sent on delinquent accounts
- 03/11/2022: 10 day notice mailed to address requested by property owner.
- 03/29-31/2022: Delinquent accounts disconnected

Between February 25 and March 11, approximately half of the 800 delinquent customers either brought their account current or requested a payment plan. Between March 11 and March 29, another 200 customers either brought their accounts current or requested a payment plan.

The approximately 200 disconnected accounts neither brought their accounts current nor requested a payment plan as of March 29. Those accounts were disconnected on March 29 for unpaid charges incurred on or before January 18, 2022. The average amount due was \$820 and the average number of months past due was 3.74.

Since the services were disconnected, approximately 75% of those delinquent accounts either paid their past due amount or requested a payment plan.

The District incurs costs for monitoring late payments and for disconnecting services. The District assesses fees to cover the costs incurred because of delinquencies. Most District utility customers - approximately 85% - paid their accounts on time and in full and should not bear the cost of late payments.

Customers can receive either a paper bill to the address requested by the property owner or sign up for paperless billing. Online options for auto pay are available.

### **Annex Improvements**

Staff has presented information about making improvements to the Annex, the building previously used as the Mountain House library, in order to provide a rental facility with increased occupancy and marketability. The Board requested additional analysis of the cost of improvements and community demand for such a facility. Staff is implementing the Board's direction and will report back on its findings at a future Board of Directors Meeting.

### **Community Meetings**

In coordination with the Board, staff is conducting a series of community meetings this year. To date, meeting topics have included presentations from developers, consultants, and staff on the park strategic plan, bike and pedestrian plans, incorporation, transportation issues, water conservation, Wicklund mailboxes, residential waste disposal, Valley Link, and the water and wastewater rate study.

## **DISCUSSION ITEM 10.7**

Our next Community Meeting is scheduled for April 6, 2022. This Zoom event will provide information to the public regarding a water and wastewater rate study. Staff is also preparing presentations on our Master Restrictions and Park Planning for future meetings.

### **Public Parks and Facilities and Recreation Programming**

The next community event is the Bike Rodeo, scheduled for Saturday, May 7, 2022. The San Joaquin County Sheriff's Department will participate in the event. This annual event teaches bike safety and kids can register to win a new bike. If you would like to volunteer for this event or participate as a vendor, please contact Angel Lamb at [alamb@sjgov.org](mailto:alamb@sjgov.org). Watch for updates on Facebook and other social media.

We are also working on the Music in the Park Concert Series. The lineup is nearly complete and it will be posted to our social media when finalized.

The District is recruiting Recreation Assistants and Temporary Lifeguards. Visit our website for information on how to apply for these rewarding opportunities.

### **Web Services**

Staff continues to work on surveys for the community. We are currently working on a Prop 218 "Did you Know" survey.

Topic	Visitors	Respondents
Retail/new shopping center	1,861	1,346
Non-standard vehicles parking	660	168
Parks and recreation	1,112	735
Pedestrian/bicycle master plan	272	67
Improving public	457	220
Transportation options	1,556	1,054
Wicklund mailboxes	614	339
Importance of play	1,046	533
Venue for up to 250 attendees	381	271

These results demonstrate the effectiveness of this survey tool and the interest of our residents in community activities.

The staff has been working on various forms available online as fillable PDFs. There will also be options to pay fees for items online, such as encroachment permits. The forms will be available in the next few weeks. Staff will publicize the new access on our website, Facebook, and other social media.

### **Social Media**

Angel Lamb manages the District's Facebook, Nextdoor, and Twitter accounts. We continue to post updates and events.

The staff has also continued to use the eblast subscription for our residents. Go to [www.mountainhousecsd.org](http://www.mountainhousecsd.org) to sign up for topics of interest, such as road closures or community news and events.

## DISCUSSION ITEM 10.7

### **Code Compliance Activities**

With the adoption of the new ordinance regarding the Master Restrictions, staff is focusing on developing a procedural manual for the Master Restriction process. Staff is preparing an educational PowerPoint presentation and will hold two virtual meetings to educate residents regarding Master Restrictions and CC&R (Declaration of Covenants, Conditions and Restrictions) requirements.

### **Crime Prevention / Neighborhood Watch Activities**

The coordination of Neighborhood Watch meetings is in progress along with Crime Prevention Workshops. The first Crime Prevention Workshop is planned for early summer 2022. Neighborhood Watch and Crime Prevention literature has been completed and is awaiting review prior to print shop. Mountain House CSD has been registered for National Night Out 2022 with National Association of Town Watch.

The following are the statistics for the code compliance enforcement effort for March 2022.

Total citations issued	11
Parking- citations	5
Parking- warnings	6
Administrative/property/landscaping warnings/notice (no fines)	0
Administrative/property/landscaping citation (fine)	0
Appeal – parking-related	0
Request for change or variations of Master Restrictions	46
Approval permits for property changes approved	38
Approval permits for property changes pending	8

### **Weed / Tall Grass Abatement**

Beginning April 2022, MHCSO and French Camp Fire are coordinating efforts to clear overgrown vegetation/weeds/tall grasses, in the large undeveloped lots in and around Mountain House. Abatement letters have been prepared and sent out to those that are in violation. We will continue to monitor all areas in the Mountain House community. This will continue through this Spring/Summer season.

### **Incorporation**

A Plan for Services for the Subsidiary District has been provided to LAFCO. The consultant for LAFCO completing the Comprehensive Fiscal Analysis requested a list of documents and information from staff and we are working on responding to the request. The District's legal counsel has met with LAFCO counsel and they have agreed to some modifications to the Resolution to incorporate. The updated resolution is scheduled for Board review in May.

### **Safeway**

Construction is on schedule for a completion date of September 2022. The Safeway Fuel Station phase of the development is also moving forward. Fees for the fuel station were paid in late December. Many of the tenant spaces have been leased or are in negotiations. Other tenants in the center will include a mix of food and services, including tutoring, martial arts, sandwiches, pizza, and a coffee drive-through.

### **Mountain Technology Center**

Two industrial leases have been signed and tenant improvements are underway. Building E at 898 S.

## **DISCUSSION ITEM 10.7**

DeAnza Blvd. (±50,990 sf) will be occupied by a precious metal recovery and recycling company relocating from the East Bay. Building D at 876 S. DeAnza Blvd. (±82,567 sf) will be occupied by a firm that manufactures microchips for bio-tech firms. There are several users seriously considering some of the remaining available space in the Center. Staff has assisted the industrial brokers and the San Joaquin Partnership to make certain this signature property is well promoted.

### **Grant Line Road West Improvements (Alameda County)**

Staff is finalizing the agreement with Alameda County to advance the project to final design and construction. Staff expects to present the final version of a cooperative agreement with Alameda County to the Board in the near future. Similarly, the Alameda County Board of Supervisors will need to approve the cooperative agreement following the District's Board approval. The project will involve final design and construction of two roundabouts along Grant Line Road in Alameda County. Staff expects completion of the final design by the fall of 2022 and completion of construction by the spring of 2024. District staff has developed a funding plan in association with Mountain House Developers (MHD) and Mountain House Investors (MHI), who are obligated to complete the project

### **Specific Plan III**

Staff recently provided comments on two development plan submittals within Specific Plan III, Tentative Maps 4039 and 4040. The two major subdivision applications will include the development of one 143.34-acre parcel and one 35.8-acre parcel. The 143.34-acre parcel will be subdivided into 286 or more residential lots, 9 commercial and industrials lots, and a portion of the neighborhood park. The 35.83-acre parcel will be subdivided into 100-146 residential lots and one parcel for a neighborhood park. The two parcels to be subdivided were previously approved for development as outlined in the Mountain House Specific Plan III document. Modifications to the Master Plan and Specific Plan are being requested as part of this development request. Staff has had several meeting with the applicant team and County staff as this project moves through the development review process.

### **Grupe Apartments**

Grupe Development Company has submitted an application for a 338-unit apartment project within Specific Plan III on a 16.92-acre site located on Central Parkway adjacent to Interstate 205. Staff will work with the County to review and process this project.

### **Creekside Development – Neighborhood G**

Staff is working with developers to review the civil improvement plans for the 254-unit Creekside Development. Staff and plan check consultants have reviewed and returned plan check comments to the designer for the second submittal of the Creekside civil improvement plans. Resubmittal is anticipated in early April 2022.

### **Town Center Apartments Development Project**

Installation of the underground utilities continues. Modification work has started on the Armando Boulevard median for the apartment driveway. Staff is working with the designers to get plans printed for the landscaping for future Providence Street.





**Grant Line Road Construction**

Staff is working with developers and contractors to resume construction work on Grant Line Road between Central Parkway and Great Valley Parkway. Staff continues to work on acceptance documents for the improvements along Grant Line Road between Mountain House Parkway and Central Parkway.

**Utility Corridor Landscaping Concept Design**

The concept plans for the utility corridor landscape design have been approved. VTA is working on preparing landscape improvement plans for each of the developer's section of the utility corridor.

**Town Center Landscaping**

Work continues on the landscaping along Mountain House Parkway and Byron Road.

**Neighborhood J**

Staff, MHD and the designers are working through the plan review process for the neighborhood J improvement plans and final maps.





### **ICSC Conference and Trade Show**

The District was represented at the International Council of Shopping Centers (ICSC) conference and trade show on March 8 and March 9 in Monterey. The show was well attended, and staff was able to meet with several commercial developers and retailers and generated substantial interest in Mountain House. Staff has sent out follow-up correspondence and site visits are being organized for the month of April.

The ICSC trade show attendance and follow up provides an opportunity to showcase Mountain House and the opportunities for retail development which will have important ramifications both in terms of enhancing the community's quality of life and future revenue in a post incorporation/Cityhood scenario.

### **Wicklund Mail Box Replacement – See Discussion Item 10.3**

The Board authorized the General Manager to work with the Tracy Postmaster to replace the individual mail boxes in Wicklund neighborhood with cluster mail boxes. Staff prepared a plan identifying the number and location of these cluster boxes and submitted it to the post office for review and approval. Staff has tried several times to contact the post office by phone and email, but no response has been received. We are waiting for comment from post office staff after they perform a site visit.



## DISCUSSION ITEM 10.7

### **Tree and Sidewalk Maintenance Program - See Discussion Item 10.4**

The sidewalk and tree maintenance program was approved by the board in September, 2021. Staff has been working with a contractor to identify and classify various sidewalk damages for grinding, removal, or replacement. As soon as this evaluation was completed, the process of grinding as well as removal and replacement started. The sidewalk maintenance program began on January 27. This is the first segment of a program designed to maintain residential sidewalks that have lifted due to tree roots and other factors. The extent and number of repairs is subject to annual funding. Annual assessments are prioritized by determining the number of lifts, the severity of each lift and the available funding that is approved by the Board. The priority rating places the threshold for sidewalk grinding from a vertical lift of ½” to 1”. Any sidewalk with a vertical lift of 1” or greater will be added to a list for replacement. In addition to sidewalk maintenance, neighborhood tree maintenance will also be provided under the same program. The extent of pruning will fall under the same parameters as sidewalk repairs. Sidewalk replacement and tree maintenance will begin in early summer.



### **Status of the State Water Board's Delta Water Unavailability (Discussion Item 10.6)**

- May 10, 2021, Governor Newsom issued a proclamation of a State of Emergency due to drought in 41 counties, including those in the Delta watershed.
- July 8, 2021, the Governor issued an expanded proclamation of a State of Emergency for 9 additional counties and called upon Californians to voluntarily reduce their water use by 15 percent compared to the same period in 2020.
- June 15, 2021, the State Water Resources Control Board (State Water Board) sent Notices of Water Unavailability to all water right holders in the Delta watershed, alerting all post-1914 appropriative water right holders. The June 15 notice also warned all pre-1914 appropriative and riparian water right claimants in the Delta watershed of impending water unavailability.
- August 3, 2021, the State Water Board approved [Resolution No. 2021-0028](#), an emergency curtailment regulation for the Sacramento-San Joaquin Delta Watershed.
- The Resolution authorizes diversion to continue after issuance of the curtailment order for minimum human health and safety needs, subject to conditions set forth in §878.1 of Resolution 21-0028
- District has provided information by providing door hangers, social media updates and flyers in the monthly newsletter sent with the utility bills. The community was informed that the 20% water use reduction implemented in 2014 was still in effect and other water use reductions for landscape irrigation and construction were in effect.
- Staff is working on formalizing a number of alternatives that were considered for a second source of water in case of an emergency interruption to the raw water delivery by Byron Bethany Irrigation District (BBID).

## **DISCUSSION ITEM 10.7**

- Staff continues to provide monthly and quarterly water use updates as required by the State Water Board.
- Staff is working with BBID to request a higher than minimum health and safety water allowance proposed by the State in an emergency drought situation.
- The State Water Board has requested additional information to be provided for the Technical Memorandum that was submitted to support the additional water allocation request. This supplemental information was provided to BBID and the State Water Board on Friday, February 4.
- Staff is also working on alternative emergency supplies of water in case of a drought emergency.
- Public Works met with staff from City of Tracy and will continue to have discussions on possible cooperation's in future water projects.

### **Wastewater Treatment Plant Expansion Project**

February 28, 2022 to March 25, 2022 activities include:

- Installed ductbank D and E to south building
- Installed flow channel weir gates and slide gate operators
- Installed 4" sanitary sewer from scum channel manhole to north building
- Removed dewatering system
- Installed 6" raw water tie-in to wharf hydrant
- Site fills around both membrane bioreactor and digester
- 1" chemical pipe routed in 2" conduit for chemical building and tanks
- Formed headworks structural walls
- Removed shoring in north half of digester deck
- Stripped shoring in south half of digester deck
- Performed work necessary to place slab of the headworks
- Backfilled digester to final grade on south, east, and north sides
- Installed rebar for headworks walls of east building
- Formed, poured, and stripped scum channel walls of north building
- Patched scum walls of north building
- Installed flow and scum channel weir gates and stop logs of north building
- Backfilled braced frame mat slab of south building
- Installed under slab conduit and plumbing of south building
- Excavated, formed, poured and stripped strip columns and footings of south building
- Backfilled electrical room conduit
- Installed membrane bioreactor weir gates and slide gate operators of south building

### **March 28 to April 2022**

- Continue site fills around both membrane bioreactor and digester of south and east buildings
- Form, pour, and strip headworks structure walls of east building
- Strip shoring in south half of digester deck
- Complete form, pour, and strip headworks base slab and overflow box base slab of east building
- Install rebar for headworks walls of east building
- Install rebar for columns and footings of south building
- Install sanitary sewer and scum manhole south of digester at east building
- Strip shoring in south half of digester deck at east building
- Install door frames and masonry block outs for both south and east building
- Strip and patch headworks and overflow box walls and prepare area for backfill at east building
- Install scum skimmers and 18" scum skimmer piping and overflow piping at east building

## DISCUSSION ITEM 10.7

- Backfill digester to final grade on west side
- Underslab conduit at south building
- Place rebar and form, place, and strip concrete in administration building slab at south building
- Set cleanouts and floor drains at south building
- Install underground piping: 8" waste activated sludge to scum channel and 18" dual force main



Photo taken on March 3, 2022





## DISCUSSION ITEM 10.7

Patching up the concrete wall in utility trench in permeate section of membrane bioreactor



Patching up the outside wall for permeate section of membrane bioreactor



Building the templates for braced footing frames in permeate section of membrane bioreactor



## DISCUSSION ITEM 10.7



Backfilling the stepwall in permeate section of membrane bioractor



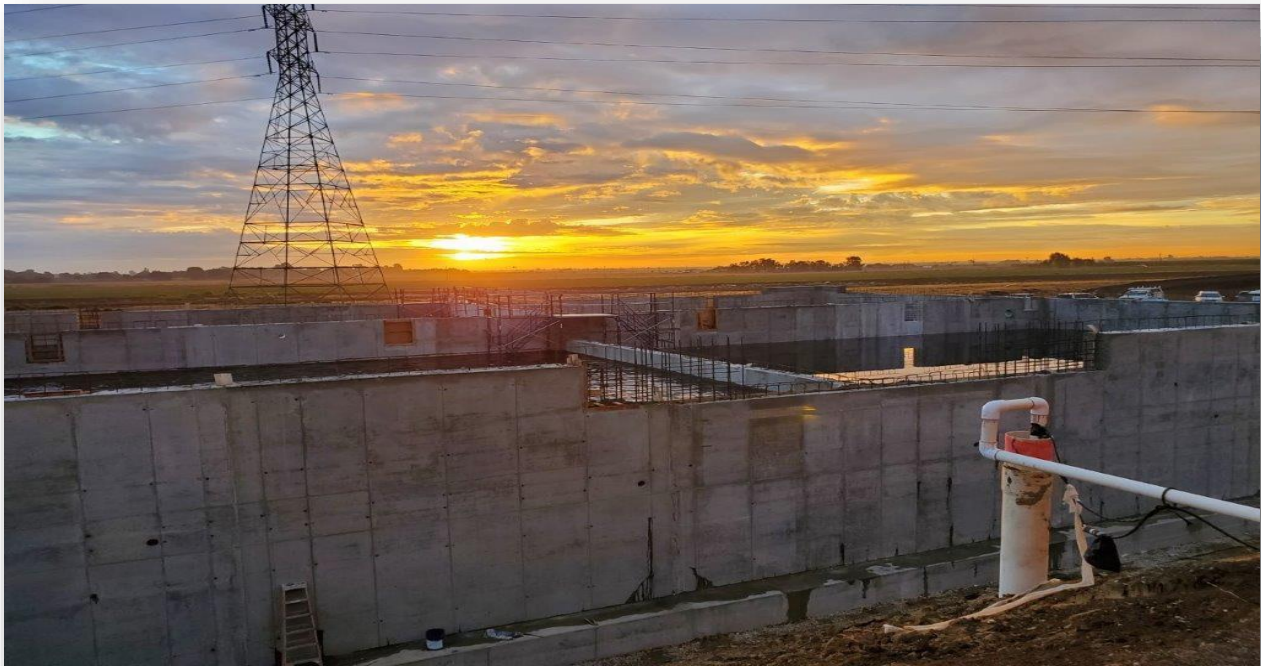
Placing concrete in the last slab of the digester's upper deck



## DISCUSSION ITEM 10.7



Placing inside framework for permeate section of membrane reactor



### **Water Tank Number 1 Rehabilitation Project**

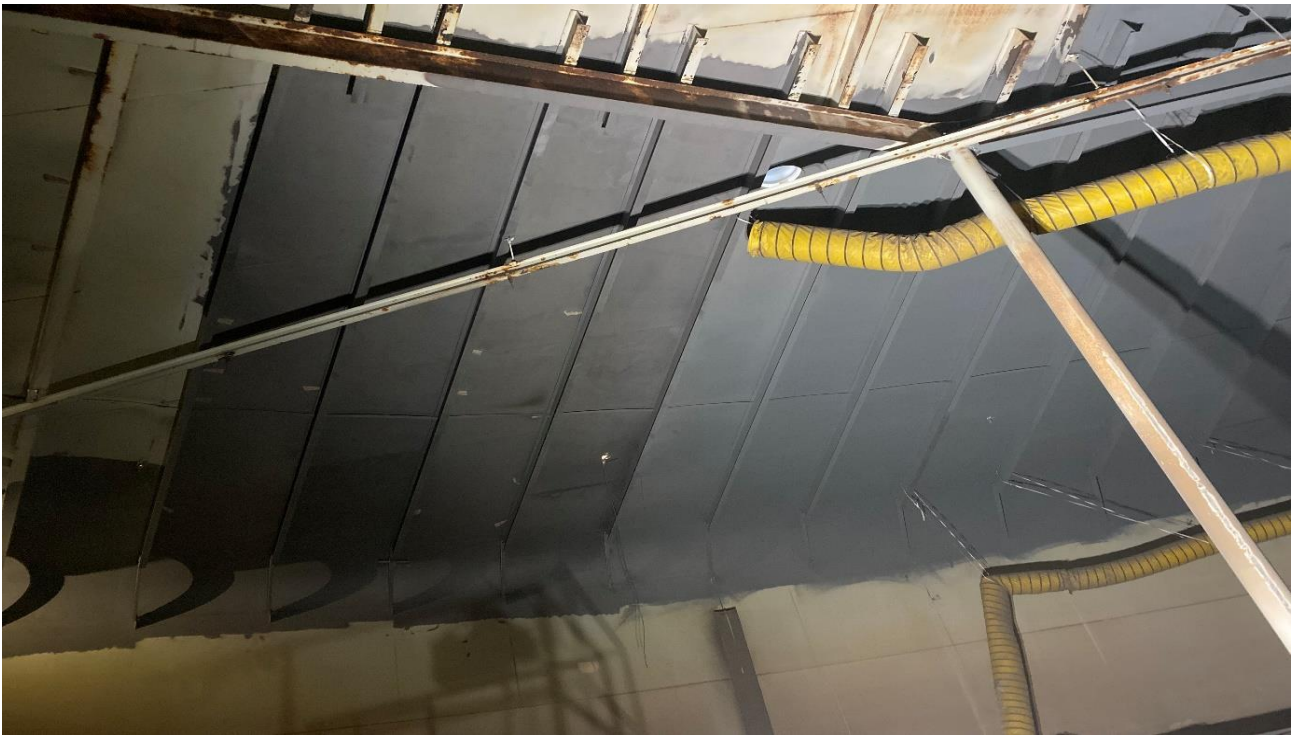
The rehabilitation work on tank 1 started this year. The Board approved a contract for HDR to assist in preparing the scope and specifications and approved HDR to inspect the project. Staff and HDR, along with Inframark, have completed the specifications and details to bid the project. Inframark contracted with Superior Tank Company to perform the rehab work and will oversee the work. Superior has started work and is in the process of doing repairs and placing coatings as well as cathodic protection in place.

#### **February to March 2022**

- Interior roof continues to be blasted and coated out with primer; more than 50% of roof complete
- Epoxy coating applied to interior roof where previously blasted
- Third party engineer provided recommendations for roof repair

#### **Work to be Performed in April**

- Epoxy coating in roof areas previously blasted and primed
- Steel for roof repair to be ordered if approved by District



Blasted area

### **Arterials and Questa Road Repair Project**

A number of arterials, collector and local streets were identified as part of the Pavement Management Program and were included in the fiscal year 2021-2022 budget. These included Mountain House Parkway, Arnaudo Boulevard, DeAnza Boulevard, Great Valley Parkway, Central Parkway and Mustang Way. The project also included all local and collector streets in Questa neighborhood.

The work included crack and slurry sealing and asphalt concrete removal and replacement work on the streets identified above. Bids for the project were received on September 20, 2021. Two contractors submitted bids - Silicon Valley Paving, Inc. (\$678,660) and Pavement Coating Company (\$841,963). The project was awarded to Silicon Valley Paving, Inc. The work was expected to be completed before the rainy season but has been delayed due to the weather in October. The work is now scheduled to start on April 6 and to be completed by the end of June.

### **Poplar Removal Project**

The poplar tree removal and replacement project is ongoing. The first phase has been completed. Individual street reports are as follows:

- Mountain House Parkway (MHP) - all poplar trees have been removed and stumps grinded. The trees and plants have been replaced.
- Wicklund, Mustang, and Arnaudo from MHP to De Anza - poplar trees have been removed and stumps grinded. Brightview is replanting the trees and shrubs where poplar trees were removed.
- Great Valley Parkway - poplar trees were removed between sidewalks and sound walls from Arturo to Byron Road.
- Trees are being planted under the PG&E corridor where sumac trees were removed. Crepe myrtle and shrubs are planted in their place.
- All poplar trees along the east side of Great Valley Parkway between the wall and planter strip have been removed. The stump grinding is taking place now. The contractor will replace the irrigation that is damaged and replant the approved trees next.

The poplar tree removal program is in its final phase and is expected to be completed by the end of next month. A new plan is being developed to continue with removals along several remaining portals to completely eliminate all poplar trees in Mountain House with the exception of parks.

### **Cordes Park Security Cameras**

The District-wide security camera project is expanding. Cordes Park is scheduled for installation of 2 Avigilon, 4K multi-sensor camera units with AI analytics, each camera with 4 lenses, on rugged AI servers. The cost of the Cordes Park integration is \$28,507.

Supply chain issues have plagued the project. Projected completion is set in mid to late April.

### **Library Update**

Library Administration is continuing to monitor COVID variants and cases in San Joaquin County. Precautions are still being implemented for in-person library use which include:

- Face coverings are not required for vaccinated staff but may continue to be worn by staff.
- We have masks available to hand out to patrons upon request.
- Hand sanitizing stations are dispersed around the building.
- Distancing is still encouraged.
- Air purifiers are used within each program room.

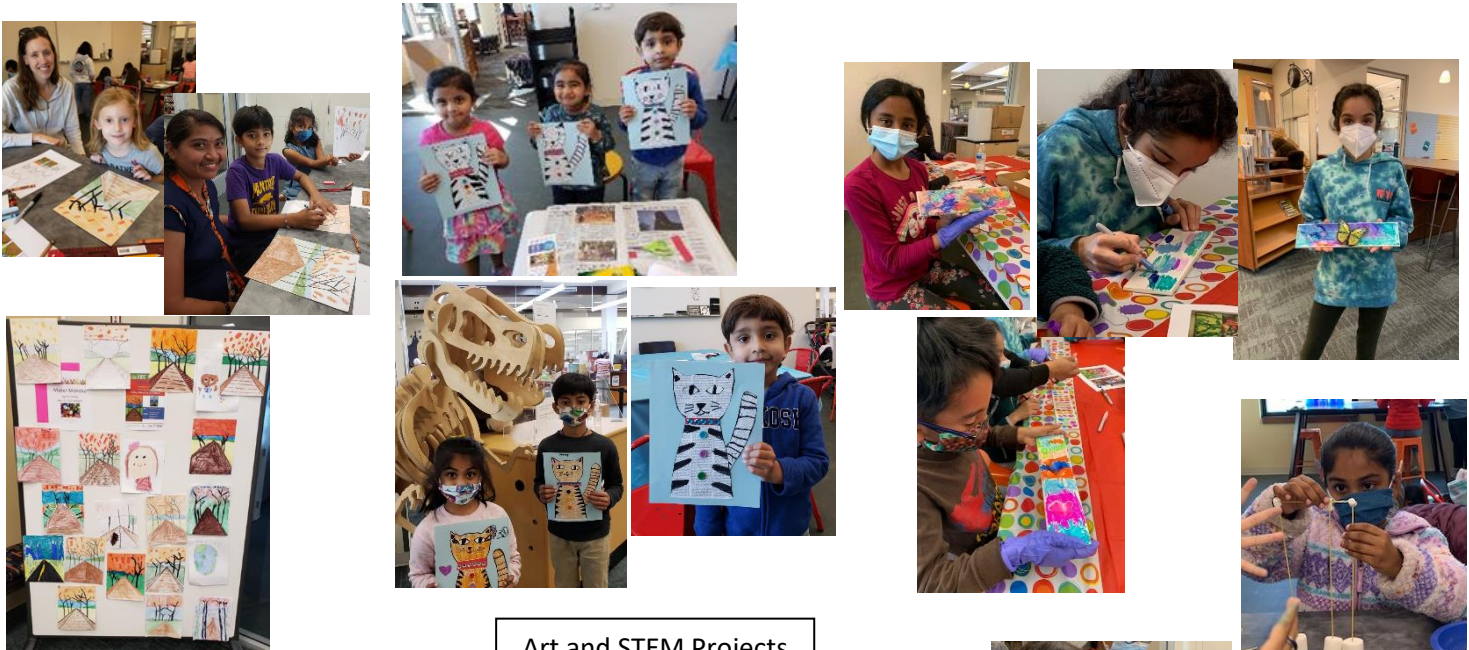
The Stockton San Joaquin County Public Library system has begun to have in-person programs inside. The Mountain House patrons have had a very enthusiastic response to this. We have opened the Makerspace and the Community Room with crafts, story times, STEM and STEAM programs. Due to the performer registration process we will not have professional performers until July as part of the Summer Reading Program.

In March Mountain House Library has had very well attended programs. Story times, Makerspace programs, and art activities have attracted over 60 attendees per each program weekly. The Library is offering adult programs to allow patrons to meet their Mountain House neighbors. Over 300 children have signed up for the Cover to Cover Reading Program. Library staff has met with the District Youth Action Committee and will start a tutoring program in April. Parents are excited that we have begun two new book clubs to encourage reading with the 5-12-year-old group of children. We have been approached by many adults who wish to provide additional programs for the community for free. This will allow us to expand our programming to include activities such as a chess club, meditation sessions, a crochet club and other things in our program schedule.



Daily attendance is continuing to grow. With this the library's circulation of materials is high enough that we have hired two new part time shelveers to help reshelve returned items. The study rooms are well used and organizations are beginning to use the conference sized room for meetings.

For more information on Library programs and services visit <http://www.ssjcpl.org>.



Art and STEM Projects



Women's History Month and Gaming Books Displays

Tea for Moms Group



First In-House School Class Visit



## **Residential Developments**

Below is a summary of new development as of March 31, 2022. Since December 27, 2021, permits have been issued for a total of 87 units, including 13 second units. There have been 151 units granted final occupancy since December 27, 2021, including 26 second units.

<b><u>As of March 31 2022</u></b>								
	<b>Auth.</b>	<b>Permits</b>	<b>Units</b>	<b>Remaining</b>	<b>Second Units</b>		<b>Total Units</b>	
<b>Neighborhood</b>	<b>Permits</b>	<b>Issued</b>	<b>Finished</b>	<b>Authorized</b>	<b>Issued</b>	<b>Finalized</b>	<b>Issued</b>	<b>Finalized</b>
Bethany	1,372	1,295	1,295	77	68	68	1363	1,363
Wicklund	1,518	979	979	539	67	67	1046	1,046
Altamont	1,217	890	890	327	62	62	952	952
Questa	1,638	1,179	1,133	459	78	78	1,257	1,211
Hansen	1,280	1,139	1,134	141	192	188	1,331	1,322
Cordes	1,297	1,139	1,076	158	157	156	1,296	1,232
College Park	1,763	631	549	1,132	94	92	725	641
<b>Subtotal</b>	<b>10,085</b>	<b>7,252</b>	<b>7,056</b>	<b>2,833</b>	<b>718</b>	<b>711</b>	<b>7,970</b>	<b>7,767</b>
					9.90%			
<b>Future Neighborhoods</b>								
I	1427							
J	1137							
K	1192							
L	1381							
Town Center	440							
<b>Subtotal</b>	<b>5,577</b>			<b>5,577</b>				
<b>Total</b>	<b>15,662</b>			<b>8,410</b>				

<b><u>As of December 27, 2021</u></b>								
	<b>Auth.</b>	<b>Permits</b>	<b>Units</b>	<b>Remaining</b>	<b>Second Units</b>		<b>Total Units</b>	
<b>Neighborhood</b>	<b>Permits</b>	<b>Issued</b>	<b>Finished</b>	<b>Authorized</b>	<b>Issued</b>	<b>Finalized</b>	<b>Issued</b>	<b>Finalized</b>
Bethany	1,372	1,295	1,295	77	68	68	1,363	1,363
Wicklund	1,518	979	979	539	67	67	1,046	1,046
Altamont	1,217	890	890	327	62	62	952	952
Questa	1,638	1,153	1,106	485	78	77	1,231	1,183
Hansen	1,280	1,139	1,134	141	180	177	1,319	1,311
Cordes	1,297	1,109	1,035	188	157	151	1,266	1,186
College Park	1,763	613	492	1,150	93	83	706	575
<b>Subtotal</b>	<b>10,085</b>	<b>7,178</b>	<b>6,931</b>	<b>2,907</b>	<b>705</b>	<b>685</b>	<b>7,883</b>	<b>7,616</b>
					9.82%			
<b>Future Neighborhoods</b>								
I	1427							
J	1137							
K	1192							
L	1381							
Town Center	440							
<b>Subtotal</b>	<b>5,577</b>			<b>5,577</b>				
<b>Total</b>	<b>15,662</b>			<b>8,484</b>				