

GROWTH MANAGEMENT BOARD
ANNUAL REPORTS

[December 2017](#)

[December 2016](#)

[December 2015](#)

[December 2014](#)

[December 2013](#)

[December 2012](#)

[December 2011](#)

[December 2010](#)

[November 2009](#)

City of Tracy
Growth Management Board Annual Report - December 2017
Project Pipeline

Project Name / Title	Total Number of Units	Units Remaining to be Constructed	Within proposed 10-Year Sphere of Influence?	Within Secondary Res. Growth Area?	In an Approved Specific Plan?	Has an Approved FIP/Master Plan Fees	Annexed?	Complete Tentative Map/Development Application	Approved Tentative Map/Development Application	Building Permits In Review	Building Permits Approved, Ready for Issuance	Under Construction Additional Permits required to Complete	Proposed RGA/Building Permit Allocations
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Development Agreement RGA Projects

Ellis	2250	see below	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	see below
Ellis Phase 1	299	80	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	194
Ellis Phase 2	356	356	Yes	Yes	Yes	Yes	Yes	Yes	Yes	No	No	No	0

Primary Residential Growth Area

Tiburon Village / Ventana	103	10	Yes	N/A	N/A (Infill)	Yes	Yes	Yes	Yes	Yes	Yes	Yes	0
Larkspur	180	13	Yes	N/A	N/A (Infill)	Yes	Yes	Yes	Yes	No	No	No	0
The Classics	57	5	Yes	N/A	N/A (Infill)	Yes	Yes	Yes	Yes	Yes	Yes	Yes	0
*Brookview (some affordable)	80	51	Yes	N/A	Yes (ISP)	Yes	Yes	Yes	Yes	No	No	No	20
Glenbriar/Cose	7	7	Yes	N/A	Yes (Plan C)	Yes	Yes	Yes	Yes	No	No	No	0
Pebblebrooke	100	8	Yes	N/A	Yes (Plan C)	Yes	Yes	Yes	Yes	No	No	No	0
Yosemite Vista	166	4	Yes	N/A	Yes (South MacA)	Yes	Yes	Yes	Yes	Yes	Yes	Yes	0
*Southgate	71	27	Yes	N/A	N/A (Infill)	Yes	Yes	Yes	Yes	Yes	Yes	Yes	0
Kagehiro Phase 3	252	126	Yes	N/A	N/A (Infill)	Yes	Yes	Yes	Yes	Yes	Yes	Yes	0
Elissagaray Infill	47	47	Yes	N/A	N/A (Infill)	Yes	Yes	No	No	No	No	No	0
Middlefield Apartments	144	144	Yes	N/A	Yes (Plan C)	Yes	Yes	No	No	No	No	No	0
Valpico/MacDonald Apartments	252	252	Yes	N/A	N/A (Infill)	Yes	Yes	No	No	No	No	No	0
Trigo Duplexes and Triplexes	18	0	Yes	N/A	N/A (Infill)	Yes	Yes	Yes	Yes	No	No	No	0
Barcelona Infill	51	25	Yes	N/A	N/A (Infill)	Yes	Yes	Yes	Yes	Yes	No	No	51
Berg/Byron Infill	71	71	Yes	N/A	N/A (Infill)	Yes	Yes	No	No	No	No	No	0
Harvest in Tracy	300	300	Yes	N/A	Yes (I-205)	Yes	Yes	Yes	No	No	No	No	0
Aspire Phase 2	47	0	Yes	N/A	Yes (I-205)	Yes	Yes	No	No	No	No	No	47
321 E. Grant Line Apartments	40	40	Yes	N/A	N/A (Infill)	Yes	Yes	No	No	No	No	No	0
29 E. Eighth Street	5	5	Yes	N/A	N/A (Infill)	Yes	Yes	No	No	No	No	No	0
1458 Parker Ave.	4	4	Yes	N/A	N/A (Infill)	Yes	Yes	Yes	Yes	No	No	No	0
901 N. Tracy Boulevard	4	4	Yes	N/A	N/A (Infill)	Yes	Yes	No	No	No	No	No	0

Secondary Residential Growth Area

**Tracy Hills/Phase 1	5499/1179	5499/1179	Yes	Yes	Yes	Yes	Yes	No	No	No	No	No	406
Grant Line Apartments	456	225	Yes	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	0
UR 5 (Bright)	1100-2300	1100-2300	Yes	Yes	No	Yes	No	No	No	No	No	No	0
Stringer Bates	200	200	Yes	Yes	No	Yes	Yes	Yes	Yes	No	No	No	32
Homewood (Ponderosa)	594	594	Yes	Yes	No	Yes	No	Yes	No	No	No	No	0
I-205 Expansion	TBD	TBD	Yes	Yes	No	Yes	No	No	No	No	No	No	0

Sphere of Influence Properties

UR1	1150-3200	1150-3200	Yes	No	No	Yes	No	No	No	No	No	No	0
UR 4 (Bright)	800-1700	800-1700	Yes	No	No	Yes	No	No	No	No	No	No	0
Rocha (Mac Arthur Drive)	200-300	200-300	No	No	No	Yes	No	No	No	No	No	No	0
Valpico / Corral Hollow LDR	600-700	600-700	Yes	No	No	Yes	No	No	No	No	No	No	0
The Avenues	453	453	Yes	No	No	Yes	No	No	No	No	No	No	0

*Project has already obtained all necessary RGAs

**Tracy Hills is capped at 5499, and will be built in phases.

City of Tracy
Growth Management Board Annual Report - December 2016
Project Pipeline

Project Name / Title	Total Number of Units	Units Remaining to be Constructed	Within proposed 10-Year Sphere of Influence?	Within Secondary Res. Growth Area?	In an Approved Specific Plan?	Has an Approved FIP/Master Plan Fees	Annexed?	Complete Tentative Map/Development Application	Approved Tentative Map/Development Application	Building Permits In Review	Building Permits Approved, Ready for Issuance	Under Construction Additional Permits required to Complete	Proposed RGA/Building Permit Allocations
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Development Agreement RGA Projects

Ellis	2250	see below	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	see below
Ellis Phase 1	299	201	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	175
Ellis phase 2	356	356	Yes	Yes	Yes	Yes	Yes	Yes	Yes	No	No	No	0

Primary Residential Growth Area

Tiburon Village / Ventana	103	10	Yes	N/A	N/A (Infill)	Yes	Yes	Yes	Yes	Yes	Yes	Yes	0
Larkspur	180	14	Yes	N/A	N/A (Infill)	Yes	Yes	Yes	Yes	No	No	No	0
The Classics	57	5	Yes	N/A	N/A (Infill)	Yes	Yes	Yes	Yes	Yes	Yes	Yes	0
*Brookview (some affordable)	80	80	Yes	N/A	Yes (ISP)	Yes	Yes	Yes	Yes	No	No	No	0
Glenbriar/Cose	7	7	Yes	N/A	Yes (Plan C)	Yes	Yes	Yes	Yes	No	No	No	0
Pebblebrooke	100	8	Yes	N/A	Yes (Plan C)	Yes	Yes	Yes	Yes	No	No	No	0
Westgate Duplexes	60	0	Yes	N/A	Yes (Plan C)	Yes	Yes	Yes	Yes	Yes	Yes	Yes	0
Yosemite Vista	166	4	Yes	N/A	Yes (South MacA)	Yes	Yes	Yes	Yes	Yes	Yes	Yes	0
*Southgate	71	39	Yes	N/A	N/A (Infill)	Yes	Yes	Yes	Yes	Yes	Yes	Yes	40
Kagehiro Phase 3	252	170	Yes	N/A	N/A (Infill)	Yes	Yes	Yes	Yes	Yes	Yes	Yes	60
Elissagaray Infill	47	47	Yes	N/A	N/A (Infill)	Yes	Yes	No	No	No	No	No	0
Middlefield Apartments	144	144	Yes	N/A	Yes (Plan C)	Yes	Yes	No	No	No	No	No	0
Valpico/MacDonald Apartments	252	252	Yes	N/A	N/A (Infill)	Yes	Yes	No	No	No	No	No	244
Aspire Apartments	301	0	Yes	N/A	Yes (I-205)	Yes	Yes	Yes	Yes	Yes	Yes	Yes	0
Trigo Duplexes and Triplexes	18	18	Yes	N/A	N/A (Infill)	Yes	Yes	Yes	Yes	No	No	No	0
Barcelona Infill	51	51	Yes	N/A	N/A (Infill)	Yes	Yes	Yes	Yes	Yes	No	No	51
Berg/Byron Infill	71	71	Yes	N/A	N/A (Infill)	Yes	Yes	No	No	No	No	No	0
Harvest in Tracy	300	300	Yes	N/A	Yes (I-205)	Yes	Yes	Yes	No	No	No	No	0
Aspire Phase 2	47	47	Yes	N/A	Yes (I-205)	Yes	Yes	No	No	No	No	No	0
321 E. Grant Line Apartments	40	40	Yes	N/A	N/A (Infill)	Yes	Yes	No	No	No	No	No	0
29 E. Eighth Street	5	5	Yes	N/A	N/A (Infill)	Yes	Yes	No	No	No	No	No	0

Secondary Residential Growth Area

**Tracy Hills/Phase 1	5499/1179	5499/1179	Yes	Yes	Yes	Yes	Yes	No	No	No	No	No	0
Grant Line Apartments	456	225	Yes	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	180
UR 5 (Bright)	1100-2300	1100-2300	Yes	Yes	No	Yes	No	No	No	No	No	No	0
Stringer Bates	200	200	Yes	Yes	No	Yes	Yes	Yes	Yes	No	No	No	0
Homewood (Ponderosa)	581	581	Yes	Yes	No	Yes	No	Yes	No	No	No	No	0
I-205 Expansion	TBD	TBD	Yes	Yes	No	Yes	No	No	No	No	No	No	0

Sphere of Influence Properties

UR1	1150-3200	1150-3200	Yes	No	No	Yes	No	No	No	No	No	No	0
UR 4 (Bright)	800-1700	800-1700	Yes	No	No	Yes	No	No	No	No	No	No	0
Rocha (Mac Arthur Drive)	200-300	200-300	No	No	No	Yes	No	No	No	No	No	No	0
Valpico / Corral Hollow LDR	600-700	600-700	Yes	No	No	Yes	No	No	No	No	No	No	0
The Avenues	453	453	Yes	No	No	Yes	No	No	No	No	No	No	0

*Project has already obtained all necessary RGAs

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City of Tracy
Growth Management Board Annual Report - December 2015
Project Pipeline

Project Name / Title	Total Number of Units	Units Remaining to be Constructed	Within proposed 10-Year Sphere of Influence?	Within Secondary Res. Growth Area?	In an Approved Specific Plan?	Has an Approved FIP/Master Plan Fees	Annexed?	Complete Tentative Map/Development Application	Approved Tentative Map/Development Application	Building Permits In Review	Building Permits Approved, Ready for Issuance	Under Construction Additional Permits required to Complete	Proposed RGA/Building Permit Allocations
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Development Agreement RGA Projects

Ellis	2250	2250	Yes	Yes	Yes	Yes	Yes	No	No	No	No	No	100
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Primary Residential Growth Area

Tiburón Village / Ventana	103	54	Yes	N/A	N/A (Infill)	Yes	Yes	Yes	Yes	Yes	Yes	Yes	0
Larkspur	180	14	Yes	N/A	N/A (Infill)	Yes	Yes	Yes	Yes	No	No	No	0
The Classics	57	28	Yes	N/A	N/A (Infill)	Yes	Yes	Yes	Yes	Yes	Yes	Yes	0
*Brookview (some affordable)	80	80	Yes	N/A	Yes (ISP)	Yes	Yes	Yes	Yes	No	No	No	0
Glenbriar/Cose	7	7	Yes	N/A	Yes (Plan C)	Yes	Yes	Yes	Yes	No	No	No	0
Pebblebrooke	100	8	Yes	N/A	Yes (Plan C)	Yes	Yes	Yes	Yes	No	No	No	0
Westgate Duplexes	60	7	Yes	N/A	Yes (Plan C)	Yes	Yes	Yes	Yes	Yes	Yes	Yes	0
Yosemite Vista	166	4	Yes	N/A	Yes (South MacA)	Yes	Yes	Yes	Yes	Yes	Yes	Yes	0
*Southgate	71	70	Yes	N/A	N/A (Infill)	Yes	Yes	Yes	Yes	Yes	Yes	Yes	0
Kagehiro Phase 3	252	224	Yes	N/A	N/A (Infill)	Yes	Yes	Yes	Yes	Yes	Yes	Yes	50
Elissagaray Infill	47	47	Yes	N/A	N/A (Infill)	Yes	Yes	No	No	No	No	No	0
Middlefield Apartments	144	144	Yes	N/A	Yes (Plan C)	Yes	Yes	No	No	No	No	No	0
Valpico/MacDonald Apartments	252	252	Yes	N/A	N/A (Infill)	Yes	Yes	No	No	No	No	No	0
Aspire Apartments	301	0	Yes	N/A	Yes (I-205)	Yes	Yes	Yes	Yes	Yes	Yes	Yes	301
Trigo Duplexes and Triplexes	18	18	Yes	N/A	N/A (Infill)	Yes	Yes	Yes	Yes	No	No	No	18
Barcelona Infill	51	51	Yes	N/A	N/A (Infill)	Yes	Yes	Yes	Yes	Yes	No	No	0
Berg/Byron Infill	71	71	Yes	N/A	N/A (Infill)	Yes	Yes	No	No	No	No	No	0
Harvest in Tracy	300	300	Yes	N/A	Yes (I-205)	Yes	Yes	Yes	No	No	No	No	0
Aspire Phase 2	47	47	Yes	N/A	Yes (I-205)	Yes	Yes	No	No	No	No	No	0
321 E. Grant Line Apartments	40	40	Yes	N/A	N/A (Infill)	Yes	Yes	No	No	No	No	No	0

Secondary Residential Growth Area

**Tracy Hills/Phase 1	5499/1179	5499/1179	Yes	Yes	Yes	Yes	Yes	No	No	No	No	No	0
Grant Line Apartments	456	456	Yes	Yes	Yes	Yes	No	Yes	Yes	No	No	No	231
UR 5 (Bright)	1100-2300	1100-2300	Yes	Yes	No	Yes	No	No	No	No	No	No	0
Stringer Bates	200	200	Yes	Yes	No	Yes	Yes	No	No	No	No	No	0
Homewood (Ponderosa)	581	581	Yes	Yes	No	Yes	No	No	No	No	No	No	0
I-205 Expansion	TBD	TBD	Yes	Yes	No	Yes	No	No	No	No	No	No	0

Sphere of Influence Properties

UR1	1150-3200	1150-3200	Yes	No	No	Yes	No	No	No	No	No	No	0
UR 4 (Bright)	800-1700	800-1700	Yes	No	No	Yes	No	No	No	No	No	No	0
Rocha (Mac Arthur Drive)	200-300	200-300	No	No	No	Yes	No	No	No	No	No	No	0
Valpico / Corral Hollow LDR	600-700	600-700	Yes	No	No	Yes	No	No	No	No	No	No	0

*Project has already obtained all necessary RGAs

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City of Tracy
Growth Management Board Annual Report - December 2014
Project Pipeline

Project Name / Title	Total Number of Units	Units Remaining to be Constructed	Within proposed 10-Year Sphere of Influence?	Within Secondary Res. Growth Area?	In an Approved Specific Plan?	Has an Approved FIP/Master Plan Fees	Annexed?	Complete Tentative Map/Development Application	Approved Tentative Map/Development Application	Building Permits In Review	Building Permits Approved, Ready for Issuance	Under Construction Additional Permits required to Complete	Proposed RGA/Building Permit Allocations
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Development Agreement RGA Projects

Ellis	2250	2250	Yes	Yes	Yes	No	Yes	No	No	No	No	No	100
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Primary Residential Growth Area

Tiburon Village / Ventana	103	91	Yes	N/A	N/A (Infill)	Yes	Yes	Yes	Yes	Yes	Yes	Yes	93
Larkspur	180	14	Yes	N/A	N/A (Infill)	Yes	Yes	Yes	Yes	No	No	No	0
The Classics	57	57	Yes	N/A	N/A (Infill)	Yes	Yes	Yes	Yes	No	No	No	57
*Brookview (some affordable)	80	80	Yes	N/A	Yes (ISP)	Yes	Yes	Yes	Yes	No	No	No	20
Glenbriar/Cose	7	7	Yes	N/A	Yes (Plan C)	Yes	Yes	Yes	Yes	No	No	No	0
Pebblebrooke	100	8	Yes	N/A	Yes (Plan C)	Yes	Yes	Yes	Yes	No	No	No	0
Westgate Duplexes	60	50	Yes	N/A	Yes (Plan C)	Yes	Yes	Yes	Yes	Yes	Yes	Yes	0
Yosemite Vista	166	35	Yes	N/A	Yes (South MacA)	Yes	Yes	Yes	Yes	Yes	Yes	Yes	0
*Southgate	71	70	Yes	N/A	N/A (Infill)	Yes	Yes	Yes	Yes	No	No	Yes	30
Kagehiro Phase 3	252	252	Yes	N/A	N/A (Infill)	Yes	Yes	Yes	Yes	No	No	No	50
Elissagaray Infill	47	47	Yes	N/A	N/A (Infill)	Yes	Yes	No	No	No	No	No	0
Middlefield Apartments	144	144	Yes	N/A	Yes (Plan C)	Yes	Yes	No	No	No	No	No	0
Valpico/MacDonald Apartments	252	252	Yes	N/A	N/A (Infill)	Yes	Yes	No	No	No	No	No	0
Aspire Apartments	301	301	Yes	N/A	Yes (I-205)	Yes	Yes	Yes	Yes	Yes	No	No	301
Trigo Duplexes and Triplexes	18	18	Yes	N/A	N/A (Infill)	Yes	Yes	No	No	No	No	No	18
Barcelona Infill	51	51	Yes	N/A	N/A (Infill)	Yes	Yes	No	No	No	No	No	0
Berg/Byron Infill	71	71	Yes	N/A	N/A (Infill)	Yes	Yes	No	No	No	No	No	0

Secondary Residential Growth Area

**Tracy Hills/Phase 1	5499/1179	5499/1179	Yes	Yes	Yes	Yes	Yes	No	No	No	No	No	0
Grant Line Apartments	456	456	Yes	Yes	Yes	Yes	No	Yes	Yes	Yes	No	No	0
UR 5 (Bright)	1100-2300	1100-2300	Yes	Yes	No	Yes	No	No	No	No	No	No	0
Stringer Bates	200	200	Yes	Yes	No	Yes	Yes	No	No	No	No	No	0
Homewood (Ponderosa)	581	581	Yes	Yes	No	Yes	No	No	No	No	No	No	0
I-205 Expansion	TBD	TBD	Yes	Yes	No	Yes	No	No	No	No	No	No	0

Sphere of Influence Properties

UR1	1150-3200	1150-3200	Yes	No	No	Yes	No	No	No	No	No	No	0
UR 4 (Bright)	800-1700	800-1700	Yes	No	No	Yes	No	No	No	No	No	No	0
Rocha (Mac Arthur Drive)	200-300	200-300	No	No	No	Yes	No	No	No	No	No	No	0
Valpico / Corral Hollow LDR	600-700	600-700	Yes	No	No	Yes	No	No	No	No	No	No	0

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City of Tracy
Growth Management Board Annual Report - December 2013
Project Pipeline

Project Name / Title	Total Number of Units	Units Remaining to be Constructed	Within proposed 10-Year Sphere of Influence?	Within Secondary Res. Growth Area?	In an Approved Specific Plan?	Has an Approved FIP/Master Plan Fees	Annexed?	Complete Tentative Map/Development Application	Approved Tentative Map/Development Application	Building Permits In Review	Building Permits Approved, Ready for Issuance	Under Construction Additional Permits required to Complete	Proposed RGA/Building Permit Allocations
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Development Agreement RGA Projects

Ellis	2250	2250	Yes	Yes	Yes	No	Yes	No	No	No	No	No	0
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Primary Residential Growth Area

Tiburon Village	103	103	Yes	N/A	N/A (Infill)	Yes	Yes	Yes	Yes	No	No	No	0
Larkspur	180	14	Yes	N/A	N/A (Infill)	Yes	Yes	Yes	Yes	No	No	No	0
The Classics	64	64	Yes	N/A	N/A (Infill)	Yes	Yes	Yes	Yes	No	No	No	0
Brookview (some affordable)	80	80	Yes	N/A	Yes (ISP)	Yes	Yes	Yes	Yes	No	No	No	0
Glenbriar/Cose	7	7	Yes	N/A	Yes (Plan C)	Yes	Yes	Yes	Yes	No	No	No	0
Pebblebrooke	100	8	Yes	N/A	Yes (Plan C)	Yes	Yes	Yes	Yes	No	No	No	0
Westgate Condos	60	60	Yes	N/A	Yes (Plan C)	Yes	Yes	Yes	Yes	No	No	No	0
Yosemite Vista	166	54	Yes	N/A	Yes (South MacA)	Yes	Yes	Yes	Yes	Yes	Yes	Yes	0
Southgate	71	70	Yes	N/A	N/A (Infill)	Yes	Yes	Yes	Yes	No	No	Yes	0
Kagehiro Phase 3	252	252	Yes	N/A	N/A (Infill)	Yes	Yes	Yes	Yes	No	No	No	0
Muirfield 7 (The Gap 61)	61	32	Yes	N/A	N/A (Infill)	Yes	Yes	Yes	Yes	Yes	Yes	Yes	61
Muirfield 7 (The Gap 8)	8	1	Yes	N/A	N/A (Infill)	Yes	Yes	Yes	Yes	Yes	Yes	Yes	8
Elissagaray Infill	47	47	Yes	N/A	N/A (Infill)	Yes	Yes	No	No	No	No	No	0
Middlefield Apartments	144	144	Yes	N/A	Yes (Plan C)	Yes	Yes	No	No	No	No	No	0
Valpico/MacDonald Apartments	252	252	Yes	N/A	N/A (Infill)	Yes	Yes	No	No	No	No	No	0
Lyon Crossroads Unit 9	59	59	Yes	N/A	Yes (Plan C)	Yes	Yes	Yes	No	No	No	No	0
Aspire Apartments	300	300	Yes	N/A	Yes (I-205)	Yes	Yes	Yes	Yes	No	No	No	300
Trigo Duplexes and Triplexes	18	18	Yes	N/A	N/A (Infill)	Yes	Yes	No	No	No	No	No	0

Secondary Residential Growth Area

**Tracy Hills/Phase 1	5499/1179	5499/1179	Yes	Yes	Yes	Yes	Yes	No	No	No	No	No	0
UR 7 (Bright)	600-1300	600-1300	Yes	Yes	No	Yes	Yes	No	No	No	No	No	0
UR 5 (Bright)	1100-2300	1100-2300	Yes	Yes	No	Yes	No	No	No	No	No	No	0
Stringer Bates	200	200	Yes	Yes	No	Yes	Yes	No	No	No	No	No	0
Homewood (Ponderosa)	581	581	Yes	Yes	No	Yes	No	No	No	No	No	No	0
I-205 Expansion	TBD	TBD	Yes	Yes	No	Yes	No	No	No	No	No	No	0
Filios	TBD	TBD	Yes	Yes	No	Yes	No	No	No	No	No	No	0

Sphere of Influence Properties

UR1	1150-3200	1150-3200	Yes	No	No	Yes	No	No	No	No	No	No	0
UR 4 (Bright)	800-1700	800-1700	Yes	No	No	Yes	No	No	No	No	No	No	0
Rocha (Mac Arthur Drive)	200-300	200-300	No	No	No	Yes	No	No	No	No	No	No	0
Valpico / Corral Hollow LDR	600-700	600-700	Yes	No	No	Yes	No	No	No	No	No	No	0

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Project Pipeline

Project Name / Title	Total Number of Units	Units Remaining to be Constructed	Within proposed 10-Year Sphere of Influence?	Within Secondary Res. Growth Area?	In an Approved Specific Plan?	Has an Approved FIP?	Annexed?	Complete Tentative Map/Development Application	Approved Tentative Map/Development Application	Building Permits In Review	Building Permits Approved, Ready for Issuance	Under Construction Additional Permits required to Complete	Proposed RGA/Building Permit Allocations
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Development Agreement Projects

Ellis	2250	2250	Yes	Yes	Yes	No	No	No	No	No	No	No	0
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Primary Residential Growth Area

Tiburón Village	103	103	Yes	N/A	N/A (Infill)	Yes	Yes	Yes	Yes	No	No	No	0
Larkspur	180	14	Yes	N/A	N/A (Infill)	Yes	Yes	Yes	Yes	No	No	No	0
The Classics	64	64	Yes	N/A	N/A (Infill)	Yes	Yes	Yes	Yes	No	No	No	0
Brookview (some affordable)	95	95	Yes	N/A	Yes (ISP)	Yes	Yes	Yes	Yes	No	No	No	0
Glenbriar/Cose	7	7	Yes	N/A	Yes (Plan C)	Yes	Yes	Yes	Yes	No	No	No	0
Pebblebrooke	100	8	Yes	N/A	Yes (Plan C)	Yes	Yes	Yes	Yes	No	No	No	0
Westgate Condos	80	80	Yes	N/A	Yes (Plan C)	Yes	Yes	Yes	Yes	No	No	No	0
Yosemite Vista	166	85	Yes	N/A	Yes (South MacA)	Yes	Yes	Yes	Yes	Yes	Yes	Yes	0
Southgate	71	70	Yes	N/A	N/A (Infill)	Yes	Yes	Yes	Yes	No	No	Yes	0
Kagehiro Phase 3	252	252	Yes	N/A	N/A (Infill)	No	Yes	No	No	No	No	No	0
Muirfield 7 (The Gap 61)	61	61	Yes	N/A	N/A (Infill)	No	Yes	Yes	No	No	No	No	0
Muirfield 7 (The Gap 8)	8	8	Yes	N/A	N/A (Infill)	No	Yes	Yes	No	No	No	No	0
Elissagaray Infill	47	47	Yes	N/A	N/A (Infill)	Yes	Yes	No	No	No	No	No	0
Middlefield Apartments	144	144	Yes	N/A	Yes (Plan C)	Yes	Yes	No	No	No	No	No	0
Valpico/MacDonald Apartments	252	252	Yes	N/A	N/A (Infill)	Yes	Yes	No	No	No	No	No	0

Secondary Residential Growth Area

Tracy Hills	5499	5499	Yes	Yes	Yes	No	Yes	No	No	No	No	No	0
UR 7 (Bright)	600-1300	600-1300	Yes	Yes	No	No	Yes	No	No	No	No	No	0
UR 5 (Bright)	1100-2300	1100-2300	Yes	Yes	No	No	No	No	No	No	No	No	0
Calandev (Soucek)	300-500	300-500	Yes	Yes	No	No	Yes	No	No	No	No	No	0
UR9 (Keenan)	675-1400	675-1400	Yes	Yes	No	No	No	No	No	No	No	No	0
I-205 Expansion	TBD	TBD	Yes	Yes	No	No	No	No	No	No	No	No	0
Filios	TBD	TBD	Yes	Yes	No	No	No	No	No	No	No	No	0

Sphere of Influence Properties

UR1	1150-3200	1150-3200	Yes	No	No	No	No	No	No	No	No	No	0
UR 4 (Bright)	800-1700	800-1700	Yes	No	No	No	No	No	No	No	No	No	0
Rocha (Mac Arthur Drive)	200-300	200-300	No	No	No	No	No	No	No	No	No	No	0
Valpico / Corral Hollow LDR	600-700	600-700	Yes	No	No	No	No	No	No	No	No	No	0

*Project has already obtained all necessary RGAs

City of Tracy
Growth Management Board Annual Report - December 2011
Project Pipeline

Project Name / Title	Total Number of Units	Units Remaining to be Constructed	Within proposed 10-Year Sphere of Influence?	Within Secondary Res. Growth Area?	In an Approved Specific Plan?	Has an Approved FIP?	Annexed?	Complete Tentative Map/Development Application	Approved Tentative Map/Development Application	Building Permits In Review	Building Permits Approved, Ready for Issuance	Under Construction Additional Permits required to Complete	Proposed RGA/Building Permit Allocations
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Development Agreement Projects

^Ellis	2250	2250	Yes	Yes	Yes	No	No	No	No	No	No	No	125 ^o
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Primary Residential Growth Area

Tiburón Village	103	103	Yes	N/A	N/A (Infill)	Yes	Yes	Yes	Yes	No	No	No	0
Larkspur	180	14	Yes	N/A	N/A (Infill)	Yes	Yes	Yes	Yes	No	No	No	0
The Classics	64	64	Yes	N/A	N/A (Infill)	Yes	Yes	Yes	Yes	No	No	No	0
Brookview (some affordable)	95	95	Yes	N/A	Yes (ISP)	Yes	Yes	Yes	Yes	No	No	No	0
Glenbriar/Cose	7	7	Yes	N/A	Yes (Plan C)	Yes	Yes	Yes	Yes	No	No	No	0
Pebblebrooke	100	8	Yes	N/A	Yes (Plan C)	Yes	Yes	Yes	Yes	No	No	No	0
Westgate Condos	80	80	Yes	N/A	Yes (Plan C)	Yes	Yes	Yes	Yes	No	No	No	0
Yosemite Vista	166	103	Yes	N/A	Yes (South MacA)	Yes	Yes	Yes	Yes	Yes	Yes	Yes	0
Southgate	71	70	Yes	N/A	N/A (Infill)	Yes	Yes	Yes	Yes	No	No	Yes	0
Kagehiro Phase 3	225	225	Yes	Yes	N/A (Infill)	No	Yes	No	No	No	No	No	0
Muirfield 7 (The Gap 61)	61	61	Yes	N/A	N/A (Infill)	No	Yes	No	No	No	No	No	0
Muirfield 7 (The Gap 8)	8	8	Yes	N/A	N/A (Infill)	No	Yes	No	No	No	No	No	0

Secondary Residential Growth Area

Tracy Hills	5499	5499	Yes	Yes	Yes	No	Yes	No	No	No	No	No	0
UR 7 (Bright)	600-1300	600-1300	Yes	Yes	No	No	Yes	No	No	No	No	No	0
UR 5 (Bright)	1100-2300	1100-2300	Yes	Yes	No	No	No	No	No	No	No	No	0
Calandev (Soucek)	300-500	300-500	Yes	Yes	No	No	Yes	No	No	No	No	No	0
UR9 (Keenan)	675-1400	675-1400	Yes	Yes	No	No	No	No	No	No	No	No	0
I-205 Expansion	TBD	TBD	Yes	Yes	No	No	No	No	No	No	No	No	0
Filios	TBD	TBD	Yes	Yes	No	No	No	No	No	No	No	No	0

Sphere of Influence Properties

UR1	1150-3200	1150-3200	Yes	No	No	No	No	No	No	No	No	No	0
UR 4 (Bright)	800-1700	800-1700	Yes	No	No	No	No	No	No	No	No	No	0
Rocha (Mac Arthur Drive)	200-300	200-300	No	No	No	No	No	No	No	No	No	No	0

*Project has already obtained all necessary RGAs

^Development Agreement project with RGAs set each year

o 125 RGAs allocated in 7/09 under 2005 GMO per the Ellis Development Agreement

City of Tracy
Growth Management Board Annual Report - December 2010
Project Pipeline

Project Name / Title	Total Number of Units	Units Remaining to be Constructed	Within proposed 10-Year Sphere of Influence?	Within Secondary Res. Growth Area?	In an Approved Specific Plan?	Has an Approved FIP?	Annexed?	Complete Tentative Map/Development Application	Approved Tentative Map/Development Application	Building Permits In Review	Building Permits Approved, Ready for Issuance	Under Construction Additional Permits required to Complete	Proposed RGA/Building Permit Allocations
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Development Agreement Projects

^Ellis	2250	2250	Yes	Yes	Yes	No	No	No	No	No	No	No	125 ^o
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Primary Residential Growth Area

7th Street Commons (Downtown)	7	7	Yes	N/A	N/A (Infill)	Yes	Yes	Yes	Yes	No	No	No	0*
4th Street Commons (Downtown, some affordable)	21	21	Yes	N/A	N/A (Infill)	Yes	Yes	Yes	No	No	No	No	0*
Tiburon Village	103	103	Yes	N/A	N/A (Infill)	Yes	Yes	Yes	Yes	No	No	No	0
Larkspur	180	14	Yes	N/A	N/A (Infill)	Yes	Yes	Yes	Yes	No	No	No	0
The Classics	64	64	Yes	N/A	N/A (Infill)	Yes	Yes	Yes	Yes	No	No	No	0
Brookview (some affordable)	95	95	Yes	N/A	Yes (ISP)	Yes	Yes	Yes	Yes	No	No	No	0
Glenbriar/Cose	7	7	Yes	N/A	Yes (Plan C)	Yes	Yes	Yes	Yes	No	No	No	0
Pebblebrooke	100	8	Yes	N/A	Yes (Plan C)	Yes	Yes	Yes	Yes	No	No	No	0
Westgate Condos	80	80	Yes	N/A	Yes (Plan C)	Yes	Yes	Yes	Yes	No	No	No	0
Yosemite Vista	166	114	Yes	N/A	Yes (South MacA)	Yes	Yes	Yes	Yes	Yes	Yes	Yes	0
Southgate	71	70	Yes	N/A	N/A (Infill)	Yes	Yes	Yes	Yes	No	No	Yes	0
Kagehiro Phase 3	225	225	Yes	Yes	N/A (Infill)	No	Yes	No	No	No	No	No	0
Muirfield 7 (The Gap 61)	61	61	Yes	N/A	N/A (Infill)	No	Yes	No	No	No	No	No	0
Muirfield 7 (The Gap 8)	8	8	Yes	N/A	N/A (Infill)	No	Yes	No	No	No	No	No	0

Secondary Residential Growth Area

Tracy Hills	5499	5499	Yes	Yes	Yes	No	Yes	No	No	No	No	No	0
UR 14 (Bright)	600-1300	600-1300	Yes	Yes	No	No	Yes	No	No	No	No	No	0
UR 13 (Bright)	1100-2300	1100-2300	Yes	Yes	No	No	No	No	No	No	No	No	0
UR15 (Calandev)	300-500	300-500	Yes	Yes	No	No	Yes	No	No	No	No	No	0
UR17 (Keenan)	675-1400	675-1400	Yes	Yes	No	No	No	No	No	No	No	No	0
I-205 Expansion	TBD	TBD	Yes	Yes	No	No	No	No	No	No	No	No	0
Filios	TBD	TBD	Yes	Yes	No	No	No	No	No	No	No	No	0

Sphere of Influence Properties

UR1	1150-3200	1150-3200	Yes	No	No	No	No	No	No	No	No	No	0
UR 5/18 (Bright)	800-1700	800-1700	Yes	No	No	No	No	No	No	No	No	No	0
Rocha (Mac Arthur Drive)	200-300	200-300	No	No	No	No	No	No	No	No	No	No	0

*Project has already obtained all necessary RGAs

^Development Agreement project with RGAs set each year

o 125 RGAs allocated in 7/09 under 2005 GMO per the Ellis Development Agreement

City of Tracy
Growth Management Board Annual Report - November 2009
Project Pipeline

Project Name / Title	Total Number of Units	Units Remaining to be Constructed	Within proposed 10-Year Sphere of Influence?	Within Secondary Res. Growth Area?	In an Approved Specific Plan?	Has an Approved FIP?	Annexed?	Map/Project Application Submitted (Not yet Deemed Complete)	Complete Tentative Map/Development Application	Approved Tentative Map/Development Application	Building Permits In Review	Building Permits Approved, Ready for Issuance	Under Construction Additional Permits required to Complete	Proposed RGA/Building Permit Allocations
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Development Agreement Projects

^Ellis	2250	2250	Yes	Yes	Yes	No	No	No	No	No	No	No	No	125 ^a
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Primary Residential Growth Area

7th Street Commons (Downtown)	7	7	Yes	N/A	Downtown	Yes	Yes	Yes	Yes	Yes	No	No	No	0
4th Street Commons (Downtown, some affordable)	21	21	Yes	N/A	Downtown	Yes	Yes	Yes	Yes	No	No	No	No	0
West Park Row (Downtown)	18	18	Yes	N/A	Downtown	Yes	Yes	Yes	No	No	No	No	No	0
Quail Glen	45	4	Yes	N/A	N/A (Infill)	Yes	Yes	Yes	Yes	Yes	No	No	No	0
**Tiburon Village	103	103	Yes	N/A	N/A (Infill)	Yes	Yes	Yes	Yes	Yes	No	No	No	0
Larkspur	180	14	Yes	N/A	N/A (Infill)	Yes	Yes	Yes	Yes	Yes	No	No	No	0
Muirfield 7 Phase 1	158	13	Yes	N/A	N/A (Infill)	Yes	Yes	Yes	Yes	Yes	No	No	No	0
The Classics	64	64	Yes	N/A	N/A (Infill)	Yes	Yes	Yes	Yes	Yes	Yes	No	No	0
Brookview (some affordable)	95	95	Yes	N/A	Yes (ISP)	Yes	Yes	Yes	Yes	Yes	No	No	No	0
Glenbriar/Cose	7	7	Yes	N/A	Yes (Plan C)	Yes	Yes	Yes	Yes	Yes	No	No	No	0
Pebblebrook	100	8	Yes	N/A	Yes (Plan C)	Yes	Yes	Yes	Yes	Yes	No	No	No	0
Westgate Condos	80	80	Yes	N/A	Yes (Plan C)	Yes	Yes	Yes	Yes	Yes	No	No	No	0
Oxford Square (Muirfield 9)	84	0	Yes	N/A	Yes (RSP)	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	0
Yosemite Vista	166	126	Yes	N/A	Yes (South MacA)	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	0
Southgate	71	8	Yes	N/A	N/A (Infill)	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	0
Kagehiro Phase 3	225	225	Yes	Yes	N/A (Infill)	No	Yes	No	No	No	No	No	No	0
Muirfield 7 Phase 2	67	67	Yes	N/A	N/A (Infill)	No	Yes	Yes	No	No	No	No	No	0

Secondary Residential Growth Area

Tracy Hills	5499	5499	Yes	Yes	Yes	No	Yes	No	No	No	No	No	No	0
UR 14 (Bright)	600-1300	600-1300	Yes	Yes	No	No	Yes	No	No	No	No	No	No	0
UR 13 (Bright)	1100-2300	1100-2300	Yes	Yes	No	No	No	No	No	No	No	No	No	0
UR15 (Calandev)	300-500	300-500	Yes	Yes	No	No	Yes	No	No	No	No	No	No	0
UR17 (Keenan)	675-1400	675-1400	Yes	Yes	No	No	No	Yes	No	No	No	No	No	0
I-205 Expansion	TBD	TBD	Yes	Yes	No	No	No	No	No	No	No	No	No	0
Filios	TBD	TBD	Yes	Yes	No	No	No	No	No	No	No	No	No	0

Sphere of Influence Properties

UR1	1150-3200	1150-3200	Yes	No	No	No	No	No	No	No	No	No	No	0
UR 5/18 (Bright)	800-1700	800-1700	Yes	No	No	No	No	No	No	No	No	No	No	0
Rocha (Mac Arthur Drive)	200-300	200-300	No	No	No	No	No	No	No	No	No	No	No	0

*Project has already obtained all necessary RGAs

**Project has obtained some RGAs

^Development Agreement project with RGAs set each year

^a 125 RGAs allocated in 7/09 under 2005 GMO per the Ellis Development Agreement

City of Tracy
Annual Building Permit Projections by Calendar Year, November 2009

Project Name / Title	Total Units	CY 2009	CY 2010	CY 2011	CY 2012	CY 2013	CY 2014	CY 2015	CY 2016	CY 2017	CY 2018	CY 2019	CY 2020	CY 2021	CY 2022	CY 2023	CY 2024	CY2025
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Development Agreement Projects

^Ellis	2250	125	125	125	125	175	175	175	175	175	225	0	0	0	0	0	0	0
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Exempt Projects (DSP / Infill)

*7th Street Commons (7 units)	7	0	0	0	7	0	0	0	0	0	0	0	0	0	0	0	0	0
*4th Street Commons (21 units, some affordable)	21	0	0	0	0	21	0	0	0	0	0	0	0	0	0	0	0	0
West Park Row (18 Units) (Downtown)	18	0	0	0	0	0	18	0	0	0	0	0	0	0	0	0	0	0
Quail Glen (4 units)	4	0	0	2	2	0	0	0	0	0	0	0	0	0	0	0	0	0
**Tiburon Village (103 units)	103	0	0	0	30	30	43	0	0	0	0	0	0	0	0	0	0	0
*Larkspur (14 units remaining)	14	0	0	0	0	14	0	0	0	0	0	0	0	0	0	0	0	0
The Classics (64 units)	64	0	0	20	44	0	0	0	0	0	0	0	0	0	0	0	0	0
*Brookview (95 units)	95	0	0	0	20	35	40	0	0	0	0	0	0	0	0	0	0	0
*Glenbriar/Cose (7 units)	7	0	0	0	7	0	0	0	0	0	0	0	0	0	0	0	0	0
Pebblebrook (8 units remaining)	8	0	0	0	0	8	0	0	0	0	0	0	0	0	0	0	0	0
*Westgate Condos (80 units)	80	0	0	0	0	0	40	40	0	0	0	0	0	0	0	0	0	0
*Oxford Square (Muirfield 9)	84	17	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
*Yosemite Vista (126 units remaining)	166	10	20	25	30	30	18	0	0	0	0	0	0	0	0	0	0	0
*Southgate (8 units remaining)	71	0	0	0	8	0	0	0	0	0	0	0	0	0	0	0	0	0
Kagehiro Phase 3 (225 units?)	225?	0	0	0	0	25	50	50	50	50	0	0	0	0	0	0	0	0
Muirfield 7 Phase 2 (67 units)	67	0	0	0	0	30	37	0	0	0	0	0	0	0	0	0	0	0

All Other Projects

Tracy Hills	5000-6000	0	0	0														
UR 14 (Bright)	600-1300	0	0	0														
UR13 (Bright)	1100-2300	0	0	0														
UR13 (Calandev)	300-500	0	0	0														
UR 17 (Keenan)	675-1400	0	0	0														

Sphere of Influence Properties

UR1	1150-3200	0	0	0	0	0	0	0										
I-205 Expansion	0	0	0	0	0	0	0	0										
Filios	0	0	0	0	0	0	0	0										
UR5/18	800-1700	0	0	0	0	0	0	0										
Rocha	200-300	0	0	0	0	0	0	0										

^Development Agreement project with RGAs set each year

*Project has already obtained all necessary RGAs

**Project has obtained some RGAs

Affordability Index

Median home price for a three bedroom house in Tracy, as of 1/09: \$190,000

Workforce Households are identified as those with income levels between 120 and 150% of the area median income levels.

Median Income level in Tracy in 2008: \$84,200

Median Income level in San Joaquin County in 2008: \$51,600

Median Income level in California in 2008: \$51,600

As of February 2009, with a median home price of \$190 (for a 3 bedroom SFD), 98% of the housing market fell within the price range of those within the Workforce Household.

*All data listed above was presented to City Council June 2, 2009, within the Workforce Housing staff report and attachments.

Source: Affordable and Workforce Housing Briefing Book, prepared by Bay Area Economics for City Council, June 2, 2009