Housing Policy Department
Received on:
APR 09 2013

Department of Housing and Community Development

ANNUAL HOUSING ELEMENT PROGRESS REPORT

City or County Name: City of Half Moon Bay

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Reporting Period by Calendar Year: from 1/1/2012 to 12/31/2012

These forms and tables, (see sample – next page) must be submitted to HCD and the Governor's Office of Planning and Research (OPR) on or before April 1, of each year for the prior calendar year; submit separate reports directly to both HCD and OPR (Government Code Section 65400) at the addresses listed below:

Department of Housing and Community Development
Division of Housing Policy Development
P.O. Box 952053
Sacramento, CA 94252-2053

-and-

Governor's Office of Planning and Research
P.O. Box 3044
Sacramento, CA 95812-3044

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Table A

Annual Building Activity Report Summary - New Construction
Very Low-, Low-, and Mixed-Income Multifamily Projects

Housing Development Information									Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions
1	2	3	4				5	5a	6	7	8
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Total Units per Project	Est. # Infill Units*	Assistance Programs for Each Development See Instructions	Deed Restricted Units See Instructions	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.
925 Main St. Coastside Senior	5+	R	30	9			39	40	C; CDBG; HOME	HTC Restrictio	
801 Arnold Wy. Half Moon Village	5+	R	21	23			44	45	HOME; SMCHA;	MCHA & LIHT	
(9) Total of **Moderate and Above Moderate** from Table A3 ► ►					0	0	0				
(10) Total by income Table A/A3 ► ►			51	32				85			
(11) Total **Extremely Low-Income** Units*											

* Note: These fields are voluntary

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Table A2
Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)

Please note: Units may only be credited to the table below when a jurisdiction has included a program it its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA whichmeet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				(4) The Description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1
	Extremely Low-Income*	Very Low-Income	Low-Income	TOTAL UNITS	
(1) Rehabilitation Activity				0	
(2) Preservation of Units At-Risk				0	
(3) Acquisition of Units				0	
(5) Total Units by Income	0	0	0	0	

* Note: This field is voluntary

Table A3
Annual building Activity Report Summary for Above Moderate-Income Units (not including those units reported on Table A)

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for **Moderate**						0	
No. of Units Permitted for **Above Moderate**						0	

* Note: This field is voluntary

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Table B

Regional Housing Needs Allocation Progress

Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.			2007	2008	2009	2010	2011					Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level		RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9		
Very Low	Deed Restricted	63						51				51	12
	Non-deed restricted												
Low	Deed Restricted	45						32				32	13
	Non-deed restricted												
Moderate	Deed Restricted	53											53
	Non-deed restricted												
Above Moderate		115											115
Total RHNA by COG. Enter allocation number:		276											
Total Units ► ► ►								83				83	193
Remaining Need for RHNA Period ► ► ► ► ►													

Note: units serving extremly low-income households are included in the very low-income permitted units totals.

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Table C

Program Implementation Status

Program Description (By Housing Element Program Names)	**Housing Programs Progress Report - Government Code Section 65583.** 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.		
Name of Program	**Objective**	**Timeframe in H.E.**	**Status of Program Implementation**
1.1 Housing Rehabilitation	Repair/Maintenance	ongoing	Support activites that provide rehab services, advertise programs
1.2 Condominium and Mobil Home Conv.	Tenant Protections Affordability	Dec. 2010	Amendments Completed in 2010 - Submitted for Coastal Commission Certification; Awaiting Approval
1.3 Conversion of At-Risk Units	Ord. Amend. For 1 Yr. Notice	Dec. 2010	Amendments Completed in 2010 - Submitted for Coastal Commission Certification; Awaiting Approval
2.1 Below Market Rate Program	Assist/streamline Affordable Proj.	Aug. 2011	To be developed following Coastal Commission certification of programs
2.2 Density Bonus	Affordable Housing Incentives	Dec. 2010	To be developed following Coastal Commission certification of programs
2.3 Second Units	Affordable Housing Incentives	Dec. 2011	Amendments Completed in 2010 - Submitted for Coastal Commission Certification; Awaiting Approval
2.4 Small Lot Development	Affordable Housing Design	Dec. 2011	Amendments Completed in 2010 - Submitted for Coastal Commission Certification; Awaiting Approval
2.5 Adequate Sites	Identify and Require Sites	1-Jun-11	Amendments Completed in 2010 - Submitted for Coastal Commission Certification; Awaiting Approval
2.6 Consistency in Planning Documents	Clear Guidance for Developers	Nov. 2010	Amendments Completed in 2010 - Submitted for Coastal Commission Certification; Awaiting Approval
2.7 Affordable Housing Resources	Leverage Resources for Product	ongoing	Continue working with stakeholders and leveraging resources
2.8 Annual Report	Provide report to PC/CC	Jan. annually	To be presented on an annual basis
2.9 Annual Review of Res. Dwelling Unit Sys.	Annual Review of Allocations	Jan. annually	To be presented on an annual basis
3.1 Removal of Constraints	Special needs group assistance	ongoing	Continue working on all fronts and leveraging resources
3.2 Senior and Disabled Housing	Solicit and Promote Development	ongoing	85 Affordable Senior Housing Units Currrently Under Construction
3.3 Special Needs Housing Coordination	Provide Handouts on Program	Dec. 2010	Amendments Completed in 2010 - Submitted for Coastal Commission Certification; Awaiting Approval

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3.4 Home Sharing	Technical Assistance	ongoing	As funds become available target cooperatives and large households
3.5 Large Households	Create Inventives/Reduce Barriers	Dec. 2010	Amendments Completed in 2010 - Submitted for Coastal Commission Certification; Awaiting Approval
3.6 Emergency Shelters & Transitional/Supportive Housing	Allow emergency shelters in CG	Dec. 2010	Amendments Completed in 2010 - Submitted for Coastal Commission Certification; Awaiting Approval
3.7 Maintain Ongoing Estimates of the Demand for Emergency Housing	Coordinate with Providers and PD	ongoing	Needs fluctuate depending upon economy and weather
3.8 Revise Development Standards	Reduce Residential Parking Reqs	Dec. 2010	Amendments Completed in 2010 - Submitted for Coastal Commission Certification; Awaiting Approval
3.9 Revise Design Review Findings	Provide for Flexibility in Findings	Dec. 2010	Amendments Completed in 2010 - Submitted for Coastal Commission Certification; Awaiting Approval
4.1 Equal Housing Opportunity	Facilitate Equal Housing	ongoing	Planning Director maintains complaint file and access to resources
4.2 Nondiscrimination Clauses	Tenant Protections Affordability	ongoing	Required of all housing agreements
5.1 Energy Conservation and Efficiency	Promote and Support Green Building and Development	ongoing	Building code amended in 2011, ongoing coordination with resource groups

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