ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Housing Policy Department
Received on:
APR 12 2013

Jurisdiction City of Pacific Grove

Reporting Period 1/1/2012 - 12/30/2012

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				Total Units per Project	Est. # Infill Units*	Assistance Programs for Each Development	Deed Restricted Units	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.
			Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income			See Instructions	See Instructions	
(9) Total of **Moderate and Above Moderate** from Table A3 ► ►					0	0	0				
(10) Total by income Table A/A3 ► ►											
(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**	2					2	

* 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	2012	2013	2014		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		1									1	-1
	Non-deed restricted												
Low	Deed Restricted		2	1								3	-3
	Non-deed restricted												
Moderate	Deed Restricted												
	Non-deed restricted												
Above Moderate					17	6	2	2				27	-27
Total RHNA by COG Enter allocation number:			3	1	17	6	2	2				31	-31
Total Units ► ► ►													
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**
1.1.1 Housing Rehabilitation Loan Program		Annually	Completed
1.1.2 Emergency Home Repair		Ongoing	As funding allows
1.1.3 Housing Rehab Outreach		Ongoing	Completed
1.1.4 Housing Condition Survey		Summer 2011	No funding; survey to be conducted by student volunteers
1.1.5 Repairs of Deterioration		Ongoing	Continuous
1.1.6 Abatement of Standard or Illegal Units		2013	Will establish process
1.2.1 Maintain Zoning for Mobile Homes		Ongoing	Continuous
1.3.1 Architectual Review Guidelines			
2.1.1 Meeting Fair Share Housing Targets		Ongoing	Provide annual reports to PC
2.2.1 Housing Trust Fund		Within 3 yrs	
2.2.2 Rental Assistance Program		Ongoing	
2.3.1 State Density Bonus Law		2013	Zoning Code review and amendments in progress
2.3.2 Intersperse Below Market Rate Units		Ongoing	
2.3.3 Inventory of Vacant, Residentially Zoned Building Sites		Ongoing	
2.3.4 Allow Single-Room Occupancy Units		2013	Zoning Code review and amendments in progress
2.3.5 State and Federal Grant Opportunities		within 2 yrs	
2.3.6 Residential Uses in Commercial Zones		Ongoing	
2.3.7 Underutilized Motels/Commerical Structures		Within 3 yrs	
2.3.8 At-risk Deed Restricted Units		Ongoing	
2.3.9 Substandard/Underutilized Parcels for Affordable Housing		within 2 yrs	
2.3.10 Promoting Home Ownership		within 2 yrs	
2.3.11 Involving Neighborhood Groups		Ongoing	

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2.3.12 Illegal Housing Unit Registration Program		2013	
2.3.13 Affordable Housing Overlay		within 2 yrs	Zoning Code review and amendments in progress
2.4.1 Brochure Summarizing 2nd Unit Permit Requirements		Ongoing	
2.4.2 Second Unit Ordinance		within 2 yrs	Zoning Code review and amendments in progress
3.1.1 Water Conservation Measures		Ongoing	
3.1.2 Afforadable Housing Allocation Category		within 2 yrs	
3.1.3 Copy of Adopted Housing Element			Completed
3.2.1 Pacific Grove Unified School District			
3.2.2 Needs of District Staff		within 2 yrs	
3.3.1 Review City Fee Structures		Ongoing	
3.3.2 Expedited Permit Processing		Ongoing	
3.3.3 Update Inventory of Potential Housing Sites		Annually	
3.3.4 UP requirement for Multifamily Developments		Ongoing	
3.4.1 Zoning Code		Ongoing	
3.4.2 Amending the Zoning Code for Parking		2013	Zoning Code review and amendments in progress
3.4.3 Mixed-Use Residential Standards in Non-Residential Zoning Districts		2013	Zoning Code review and amendments in progress
3.4.4 Group Homes in Residential Zones		within 2 yrs	
4.1.1 City's Rehabilitation Program		Ongoing	
4.1.2 Reasonable Accommodation Policy		within 2 yrs	
4.1.3 City's definition of "Family"		within 2 yrs	Zoning Code review and amendments in progress
4.2.1 Emergency Shelter Programs		Ongoing	
4.2.2 Zoning Code to Comply with SB 2		within 1 yr	
4.2.3 Housing Authority - Section 8		Ongoing	
4.3.1 Support Shared Housing Programs		Ongoing	
4.3.2 Gateway Center		Ongoing	
5.1.1 California Fair Employment and Housing Commission		Ongoing	
5.1.2 Fair Housing Practices		Ongoing	

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6.1.1 Weatherization and Energy Conservation Programs		Ongoing	
6.1.2 Energy Efficiency Rehabilition Loan Program		within 2 yrs	
6.2.1 Green Building Ordinance		Ongoing	
6.2.2 Review the Green Building Ordinance - Additional Incentives		within 2 yrs	

General Comments:

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Due to the lack of water supply on the Monterey Peninsula, there are significant limits to the construction of new units. This is documented in the City's adopted Housing Element as the City's primary barrier to affordable housing construction.