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

Jurisdiction City of Pacifica

Reporting Period 1/1/2013 - 12/1/2013

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	
6 Spruce Street	SU	R	1				1				Past rental trends indicated extremely low
(9) Total of **Moderate and Above Moderate** from Table A3 ►					0	2	2				
(10) Total by income Table A/A3 ► ►			1			2	3				
(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.													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												58
	Non-deed restricted					4			1				5	
Low	Deed Restricted	45												44
	Non-deed restricted							1					1	
Moderate	Deed Restricted	53	10										10	9
	Non-deed restricted						32		2				34	
Above Moderate		114	85	23		44			2				154	-40
Total RHNA by COG. Enter allocation number:		275	95	23		48	32	1	5				204	71
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**
Implement the safe and sanitary criteria of the Housing Code to encourage Code	The Building Division/Code Enforcement will continue to	Continuous	The City continues to inspect Houses for code violations
Continue the rehabilitation of substandard residential units, using available subsidies for	Advertise housing rehabilitation funds available by the Housing	Continuous	The City continues to market the Housing Authority of the County of San Mateo Rehabilitation Program although there has been little
Prevent blight and the deterioration of housing units resulting from deferred	Continue to encourage 5-10 units/year to repair and return	Continuous	Code Enforcement has worked with several properties to repair and upgrade their properties.
Enforce the City ordinance requiring smoke detectors in residential and commercial	Building Division will continue to inspect for smoke detectors in all	Continuous	The Building Division continues to inspect for smoke detectors in all buildings and keeps track of all smoke detectors installed.
Promote the "Energy Partners" home weatherization program funded by Pacific	Promote the "Energy Partners" home weatherization program	Continuous	The City continues to promote the "Energy Partners" weatherization program.
Maintain housing supply and reduce loss of life and property caused by earthquakes by	Develop funding sources to minimize the financial impact of	None	Work in progress
Complete and Adopt the Green Building Ordinance	Adopt Ordinance	1-Dec-10	Adopted
Develop programs to help preserve the "at risk" units at Casa Pacifica senior housing	Preserve Casa Pacifica senior housing complex.	Continuous	Work in progress
Encourage preservation of the existing mobile home park as an important source of	Continue the prerservation of the existing 93 mobile home units	Continuous	The City continues to administer and enforce Ordinance No. 550-C.S. which prohibits the conversion of the mobile home park to
Continue the emphasis on rehabilitation to forestall future decline in the housing stock.	Create awareness of the San Mateo County Department of	Continuous	The City continues to promote the rehabilitation programs offered by the San Mateo County mainly through the distribution of
Establish an incentive program for voluntary housing rehabilitation.	The City shall support voluntary housing rehabilitation by	By early 2011	Work in progress to provide information to developers and homeowners on the City's website. the City, however, is currently
Encourage designation of historic structures as set forth in the Historic Preservation	Encourage the designation of 1 site per every 2 years by	Continuous	The City continues to encourage property owners by informing them of potential tax benefits of desionating their buildings to a historical
Continue to administer provisions of the Zoning Ordinance allowing residential units	Encourage the inclusion of housing above ground floor	Continuous	The City continues to encourage property owners of commerical sites to build residential units above commerical uses.
Promote parcel consolidation for the assembly of new housing sites to ensure that	Develop a Priority Lot Consolidation list with the goal of	Create list within 6	Work in progress
Encourage and facilitate addition of second residential units on properties zoned for	Encourage the construction of 2 second units per year.	Continuous	The City has been active in talking with landowners about adding a second unit. There has been lots of interest from property owners

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Amend Second Unit Ordinance	Create awareness of the San Mateo County Department of	Continuous	The City continues to promote the rehabilitation programs offered by the San Mateo County mainly through the distribution of
Develop program for establishment of Housing Fund from tax increment revenues	Utilize all redevelopment housing funds for the development and/or	N/A	Program no longer valid because of the Redevelopment Agency no longer exists.
Review Design Guidelines for any necessary changes	Form subcomittee to review guidelines in the fall of 2011	Continuous	Work in progress for the General Design guidelines, however, approval of design guidelines for Palmetto Avenue is scheduled for
Development regulations to encourage density-open space trade-offs, such as	Encourage owners of environmentally sensitive land to	Continuous	The City has continued to work with owners of sensitive land has encouraged them to dedicate them as open space and develop
Encourage housing development in clusters	Review clustered housing standards by early 2011	Continuous	Work in progress
Utilize the Open Space Task Force Report as a reference to identify issues of concern	Refer to the Open Space Committee residential proposals	Continuous	All proposals identified in the Open Space Task Force Report continue to be referred to the Open Space Committee.
Promote the Density Bonus Ordinance in all new multifamily residential development.	Discuss the ordinance with developers. Stress incentives for	Continuous	Work in progress
Amend Density Bonus Ordinance	Amend Density Bonus Ordinance to comply with State regulations	Amend by mid 2011	Work in progress
Encourage development of small houses which will fit more appropriately on small lots.	Encourage developers to build small units under appropriate	Continuous	Work in progress
Consider amending the Zoning Ordinance to allow Rooming Houses and Boardinghouses	Amend Zoning Ordinance to allow rooming houses in the R-3 zone.	Complete review and	Work in progress
Amend Agriculture Zoning District to allow Farmworker Housing	Amend zoning ordinance to comply with state laws.	complete within one	Work in progress
Amend Zoning Ordinance to allow Emergency Shelters, Transitional and	Amend zoning ordinance to make explicit provisions for transitional	Pursuant to State	Work in progress
The City shall initiate contact with developers from the private and nonprofit sectors	Initiate meetings with developers from the private and nonprofit	Initiate by March 2011	Work in progress
Apply for State and Federal monies for direct support of extremely low-income housing.	Apply for State and Federal funds to support low-income housing	On-going, depending	Work in progress
Consider using redevelopment funds for affordable housing.	Consider setting-aside 20% of tax increment funds accruing to the	N/A	Program no longer valid because of the Redevelopment Agency no longer exists.
Encourage development of a shared living community (co-housing) in an appropriate	Encourage one shared living community application by 2011	ongoing	Work in progress
Promote the Reverse Annuity Mortgage program. The program allows senior	Increase public awareness and a goal of one home enrolled in the	Continuous	Work in progress
Streamline the permit process to expediate housing construction.	Ensure that projects are reviewed and acted on in the shortest	Within one year of	The City has been actively working on steamling the permit process. The City has used its administrative powers to approve
The City will assist developers in promoting mixed-use developments, commercial and	Promote Mixed-Use Developments, Commercial and	Continuous	Work in progress
Amend Manufactured Housing Building Regulations	Initiate the amendment of the manufactured housing regulations	Continuous	Work in progress
Streamline the permit process to encourage and facilitate residential development on all	Encusre residential developments, including	Continuous	The City is actively working on expediating permits for residential projects in the shortest time as possible
Require a geotechnical site investigation prior to allowing site development.	Continue to require geotechnical reports for any proposed	Continuous	The majority of development projects in Pacifica are located in seismic sensitive areas and the City strictly requires geotechnical
Encourage development of above-moderate income housing in suitable areas to meet	Provide inventory of available sites for development and	Continuous	Work in progress
Encourage development of lower and moderate income housing in suitable areas to	Provide an inventory of available site for development and	Continuous	Work in progress
Continue to cooperate with the Pacifica Resource Center and emphasize its role in	Refer interested parties to the Pacifica Resource Center in	Continuous	The City continues to work closely with the Pacifica Resource Center by referring people who are seeking housing assistance.
Promote the Human Investment Project's Shared Homes Program directed to seniors	Continue to promote the Human Investment Project and goals of 3	Continuous	The City continues to promote the project despite that there has been little interest generated.
Promote Operational Sentinel, a program that investigates complaints of discrimination in	Continue to promote the Operational Sentinel project.	Continuous	The City continues to promote the program.
Promote the Center for Independence of the Disabled, an organization that provides	Continue to promote the Center for Independence of the Disabled.	Continuous	The City continues to promote the program and also informs developers of incentives the City can provide for the construction of
Form a committee to monitor action programs and to devise implementation	A committee consisting of members of the Planning	Hold meetings to	Work in progress