CITY OF PACIFICA
Planning, Building, and Code Enforcement
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Scenic Pacifica
Incorporated Nov. 22, 1957

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July 29, 2015

Housing Policy Department
Received on:
AUG -3 2015

California Dept. of Housing and Community Development (HCD)
Housing Policy Development Division
P.O. Box 952053
Sacramento, CA 94252-2053
(916) 263-7425

Subj: Transmittal of 2014 Housing Element Annual Progress Report

Dear HCD Staff:

Enclosed, please find a copy of the City of Pacifica's 2014 Housing Element Annual Progress Report (APR). The City Council provided an opportunity for public comment on the APR and received and filed the report at a regular meeting on July 27, 2015.

Please contact me with any questions or comments. You may reach me at (650) 738-7444 or murdockc@ci.pacifica.ca.us.

Sincerely,

Christian W. Murdock, AICP
Associate Planner

Received and filed by City Council on July 27, 2015.

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

Jurisdiction City of Pacifica

Reporting Period 1/1/2014 - 12/31/2014

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	4	4				
(10) Total by income Table A/A3 ► ►						4	4				
(11) Total **Extremely Low-Income** Units*			0								

* 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	0	0	0	N/A
(2) Preservation of Units At-Risk	0	0	0	0	N/A
(3) Acquisition of Units	0	0	0	0	N/A
(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	0	0	0	0	0	0
No. of Units Permitted for **Above Moderate**	4	0	0	0	0	4	4

* 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	4			158	-44
Total RHNA by COG. Enter allocation number:		275	95	23		48	32	1	5	4			208	67
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 compliance and rehabilitate housing. Use staff without police powers for inspections.	The Building Division /Code Enforcement will continue to inspect sites for Housing Code Violations. Pacifica's goal will remain at 3-4 units per year.	Continuous	City staff contacted more than 298 property owners related to housing maintenance issues during the 2007-2014 planning period.
Continue the rehabilitation of substandard residential units, using available subsidies for lower income residents, in addition to Code Enforcement.	Continue to assist the Housing Authority of the County of San Mateo with advertisement of their programs on the City's web site and by distributing literature from the County at the City Hall (annex), Sharp Park Library, Sanchez Library, Pacifica Resource Center, community center and other public locations while decreasing its 18 units per year rehabilitation goal to 2 units per year. In addition, the City will explore the feasibility of applying for housing rehabilitation funds.	Continuous	Distributed more than 75 program brochures throughout all City facilities. The San Mateo County Housing Authority Rehabilitation Program rehabilitated 37 Pacifica housing units between 2007-2014 with approximately $105,000 in funding.
Prevent blight and the deterioration of housing units resulting from deferred maintenance.	Continue to encourage 5- 10 units/year to repair and return their properties to the housing market.	Continuous	City staff responded to 209 complaints regarding blight and deterioration during the 2007-2014 planning period; staff resolved all cases with the completion of necessary upgrades to abate the blight and deterioration of the respective housing units.
Enforce the City ordinance requiring smoke detectors in residential and commercial structures not now required to have a sprinkler system.	The Planning Department Building Division will continue to inspect for smoke detectors in all buildings and will keep track of the number of buildings with sprinkler systems installed. Pacifica's inspection goal can be remain at 50 units per year.	Continuous	City inspectors conducted more than 2,254 building permit inspections at different housing units during the 2007-2014 planning period, verifying smoke detector installation in each case. The performed number of inspections – 322 – far exceeded the goal of inspecting 50 units per year.

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Promote the "Energy Partners" home weatherization program funded by Pacific Gas and Electric Company and administered by Richard Heath Associates. The program is free to eligible low income residents, and provides free weatherstripping, caulking, insulation, and minor home repairs.	Pacifica will continue to promote the "Energy Partners" home weatherization program and maintain its goal of 35 units per year.	Continuous	Since 2007, PG&E has provided free weatherstripping, caulking, insulating, and minor home repairs to 882 low income Pacifica residents. These improvements have led to average energy savings of 391 kilowatt-hours (kWh) for single-family residential participants; 229 kWh for multi-family residential participants; and, 401 kWh for mobile home participants. Pacifica also obtained literature regarding the free weatherization/home repair program from PG&E and distributed the literature to all interested parties.
Maintain housing supply and reduce loss of life and property caused by earthquakes by requiring structural strengthening and hazard mitigation in Pacifica Housing.	Develop funding sources to minimize the financial impact of retrofits on low- and moderate-income residents.	Continuous	The City has not enacted a mandatory seismic upgrade ordinance. Therefore, it has not developed a funding program to implement an ordinance. The City continues to consider whether such an ordinance and funding program are feasible. In the meantime, property owners may perform seismic upgrades on a voluntary basis and obtain private financing for the work. Since 2007, zero property owners have performed voluntary seismic upgrades.
Complete and Adopt Green Building Ordinance.	Adopt the ordinance.	12/1/2010	The City enacted a local Green Building Ordinance on 12/13/2010, thereby establishing local standards for new and altered buildings. The City superseded its ordinance with the adoption of the California Green Building Code on 12/25/2013.
Develop programs to help preserve the "at risk" units at Casa Pacifica senior housing complex.	Preserve Casa Pacifica senior housing complex.	Continuous	Casa Pacifica Apartments continued its participation in the Section 8 subsidy program throughout the 2007-2014 planning period.
Encourage preservation of the existing mobile home park as an important source of low and moderate income housing.	Continue the preservation of the existing 93 mobile home units.	Continuous	The mobile home park is still in operation, providing a valuable source of housing for low- and moderate-income individuals and families. There were no applications for conversion of the mobile home park during the 2007-2014 planning period.
Continue the emphasis on rehabilitation to forestall future decline in the housing stock. Continue to utilize available federal subsidies to residents through Section 8 or other rental assistance programs, in addition to Code Enforcement.	Pacifica's goal is to increase awareness of the San Mateo County Department of Housing and Community Development's housing rehabilitation programs through more aggressive advertising on the City's web site and through the distribution of brochures at the City Hall (annex), Sharp Park Library, Sanchez Library, Pacifica Resource Center, community center and other public locations. Pacifica will modify its Action Program goal from 34 rehabilitated units per year to 10 units per year - 2 low-income rental units and 8 low-income owner occupied units.	Continuous	The San Mateo County Housing Authority Rehabilitation Program rehabilitated 37 Pacifica housing units between 2007-2014.

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Establish an incentive program for voluntary housing rehabilitation.	The City shall support voluntary housing rehabilitation by upgrading streets, gutters, sidewalks, street trees, sewer laterals, etc. Information will be provided to developers and homeowners on the City's web site by the early 2011.	Continuous	In 2008, the City developed a Palmetto Avenue streetscape improvement plan to underground utilities and improve the sidewalks, roadway, and landscaping between Paloma Avenue and Clarendon Road. The plan has multiple phases and timing of improvements is funding dependent. The City continues to seek funding to proceed with Phase I (Utility Undergrounding). Once completed, the project will mark a significantly improved aesthetic environment along Palmetto Avenue and should spur additional private investment in real estate improvements. The City Council in December 2011 enacted Ordinance No. 784-C.S. requiring inspection of sewer laterals concurrent with transfer of title to property, certain renovations, and in several other instances. Property owners must improve sewer laterals to reduce the likelihood of blockage or failure when inspections identify blockages or other substandard conditions. Since enactment, the Ordinance has led to nearly 1,000 sewer lateral inspections, of which almost two-thirds resulted in upgrades. The City Council took another infrastructure-related action in November 2012 with adoption of a resolution calling for complete streets throughout Pacifica. The resolution approved a new administrative policy emphasizing a connective street network and consideration of all modes of travel. Since adoption, City staff has conditioned seven development approvals to require installation of sidewalks and other pedestrian- and bicyclist-oriented improvements.
Encourage designation of historic structures as set forth in the Historic Preservation Ordinance. Adopted in 1984, one of the purposes of the Ordinance is to encourage preservation of historic structures. A detailed inventory has been prepared by the Pacifica Historical Society which lists historic and cultural sites and structures. Structures and sites not on the inventory are also eligible for designation.	Pacifica shall continue to encourage the designation of one (1) site per every two (2) years as a historical landmark by informing landowners of the potential tax benefits of such designation. This can be accomplished by posting information about the tax benefits on the City's website and providing brochures at the public counter in the Department of Planning.	Continuous	The City has observed little interest from property owners in pursuing historical designations for their properties. Since 2010, only one site – the Dollar Radio Station – received a historical designation. Pacifica's ability to designate historical structures and sites is contingent upon property owner willingness. However, the City will continuously monitor opportunities to designate appropriate historical resources to protect and enhance their historical character, educating property owners about the benefits of historical designation.
Continue to administer provisions of the Zoning Ordinance allowing residential units on commercial sites if they are above ground floor commercial uses.	Pacifica will continue to encourage the inclusion of housing above ground floor commercial uses, with a goal of 3 units per year. There have been low levels of interest by property owners in constructing mixed-use projects. City staff will continue to promote mixed-use projects by working with developers and property owners in the hope of increasing the number of residential units above ground floor commercial uses.	Continuous	In 2013, the City encouraged infill within the Rockaway Beach neighborhood which resulted in the construction of three housing units in a mixed-use development at 411 Dondee Way.

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Promote parcel consolidation for the assembly new housing sites to ensure that minimum densities are achieved and integrated site planning occurs by.	Consolidate at least two sites on the Priority Lot Consolidation List with realistic capacity to accommodate at least 150 high-density residential units. If this program is successful it may be expanded during the next Housing Element cycle.	Create list within six months.	In 2013, the City encouraged infill within the Rockaway Beach neighborhood which resulted in the construction of three housing units in a mixed-use development at 411 Dondee Way.
Encourage and facilitate addition of second residential units on properties zoned for single-family residential uses in conformance with existing zoning regulations.	Encourage the construction of two (2) second residential units per year. There is potential that approximately 14 second residential units will be developed during this planning period. To further encourage the development of second residential units, the City shall explore the feasibility of relaxing some of the development regulations such as on-site parking. Other incentives to encourage the development of second residential units may include fee reductions and priority permit processing.	Continuous	Three (3) second units were constructed from January 2007 to December 2014, resulting in an 11 unit shortfall from its 14 unit goal. Pacifica currently promotes the second-unit program by providing property owners and developers development information about adding a second unit.
Amend Second Unit Ordinance.	Amend Second Unit Ordinance to comply with state laws by the end of 2011.	Continuous	The City did not amend its Second Unit Ordinance as planned, but processed all second unit applications in accordance with state law notwithstanding the City's codified ordinance.
Develop program for establishment of Housing Fund from tax increment revenues to increase and improve low and moderate-income housing.	Utilize all redevelopment housing funds for the development and/or purchase of senior, low and moderate income housing. A specific housing program will be developed as additional funds accumulate. It's estimated that redevelopment set-aside affordable housing funds for the 2010-2014 plan period will be approximately $342,392. The current balance is $32,392. The funds are will be utilized for repayment of debt incurred for the Oceanview Senior Housing Project.	Begin housing construction when tax increment funds become available.	In 2012 the California Legislature dissolved redevelopment agencies statewide with passage of Assembly Bill (AB) x1 26 and AB 1484. Dissolution of the City's Redevelopment Agency rendered this activity infeasible.

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Review Design Guidelines for any necessary changes.	Form Planning Commission subcommittee to review and draft potential changes to the content and application of the Design Guidelines. All Pacific residents should be given an opportunity to live in a neighborhood environment that includes well-designed houses. The Design Review Guidelines should include, as part of the Planning and Building review process, Design Guidelines for all new construction and major building additions.	Form subcomittee in the fall of 2011.	The City did not form a subcommittee and did not review its design guidelines.
Development regulations to encourage density-open space trade-offs, such as clustering development, transferring development rights from sensitive to less sensitive land, and dedication of open space.	Pacifica will continue to encourage the owners of environmentally sensitive land to dedicate that land as open space in exchange for increased density at appropriate locations by working closely with developers. Pacifica will advertise and promote this program aggressively on the City's web site. There are two environmentally sensitive areas that the City has identified as being ideal candidates for open space in exchange for increase density elsewhere. One of the parcels is 10.57-acre bluff top site located on the 5000 block Palmetto at Westline Drive. A 1972 study by the Army Corps of Engineers estimated the rate of erosion in this area at one to three feet per year. The second property is located west of the Pacific Manor Shopping Center, between Esplanade and the Pacific Ocean. Geological concerns are a major problem with this 3.5 acre site.	Continuous	The City enacted an ordinance governing transfer of development rights in 1989 (Ordinance No. 539-C.S.). The City also already has development provisions within the P-D (Planned Development) zoning district that allow deviation from strict implementation of development standards in order to achieve clustered development when it would lead to superior site design. This program was carried forward erroneously into the 2007-2014 Housing Element.
Encourage housing development in clusters.	Review clustered housing standards by early 2011.	Continuous	The City already has codified development provisions within the P-D (Planned Development) zoning district that allow deviation from strict implementation of development standards in order to achieve clustered development when it would lead to superior site design. The P-D district regulations have existed in Pacifica since 1975, and this program was carried forward erroneously into the 2007-2014 Housing Element.

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Utilize the Open Space Task Force Report as a reference to identify issues of concern when evaluating land use proposals and when considering issues relating to open space.	Continue to refer all residential development proposals within areas identified within the Open Task Force Report to the Open Space Committee.	Continuous	The City has implemented this ongoing policy as part of a broader framework of General Plan objectives and policies and Municipal Code ordinances that address development of open space areas.
Promote the Density Bonus Ordinance in all new multifamily residential development. Encourage a mix of rental and owner housing types, including senior, low income, moderate, above moderate income, and entry-level home ownership for teachers, City employees, and others in Pacifica's workforce.	The Density Bonus Ordinance will be more aggressively advertised and promoted on the City's web site, whereby the City hopes to achieve 5 density bonus units per year. In addition, City staff will work closely with developers to promote the Density Bonus Ordinance in hope of increasing property-owner awareness of the incentives for inclusion of affordable units.	Continuous	The City has implemented this ongoing policy as part of its range of incentives for housing development.
Amend Density Bonus Ordinance.	Amend Density Bonus Ordinance to comply with state laws by mid-2011.	Continuous	The City did not amend its Density Bonus Ordinance as planned.
Encourage development of small houses which will fit more appropriately on small lots. Encourage development of small units in multifamily projects to provide more density without increasing massing. The market should limit cost of the units based on size.	Pacifica's goal is to encourage small development of small houses on small lots and small units in multifamily projects to provide more density by considering to relax some of the development regulations (on a case by case basis) such as parking or open space requirements. Pacifica will modify its Action Program from 10 small units per year to 3 small units per year.	Continuous	The City has reviewed its Zoning Regulations and procedures and believes they are sufficient to encourage small unit development without undertaking an additional housing element program.
Consider amending the Zoning Ordinance to allow Rooming Houses and Boardinghouses as a permitted use in the R-3, Multiple-Family Residential District.	Amend the ordinance if determined appropriate.	Complete review and amendment by mid-2011.	The City has not yet considered the described amendments to the Zoning Code.
Amend Agriculture Zoning District to allow Farmworker Housing.	Amend Zoning Ordinance to comply with state laws.	Complete within one year of the adoption of the housing element.	The City did not amend A zoning district as planned.

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Amend Zoning Ordinance to allow Emergency Shelters, Transitional and Supportive Housing	Amend zoning ordinance to make explicit provisions for transitional and supportive housing, and emergency shelters. Develop objective standards to regulate emergency shelters as provided for under SB 2.	Pursuant to State regulations, the City will consider adopting standards at a later date.	The City's Zoning Code already permits by-right establishment of emergency shelters under the zoning classification "special care facility" in all residential districts. The by-right allowance pertains to facilities serving six or fewer individuals. The special care facility classification also allows shelters for "other need categories," which can include transitional and supportive housing. However, the City should consider enacting explicit authorization for these types of uses as well as development standards for their establishment and operations.
The City shall initiate contact with developers from the private and nonprofit sectors interested in affordable rental housing development opportunities in the City of Pacifica.	Initiate these actions by March 2011.	On-going, meet with developers at least twice during the planning period with a goal of identifying and supporting at least one funding application during the planning period.	The City frequently receives inquiries from developers of market rate and affordable housing. Staff provides them with information related to Pacifica's development process and encourages them to proceed with their projects.
Apply for State and Federal monies for direct support of extremely low-income housing.	Apply for State and Federal Funds for direct support of low-income housing construction and rehabilitation.	On-going, depending on funding programs; promotional material will be prepared and utilized within six months after adoption of the Housing Element.	The City does not have a housing authority and does not have staff dedicated to housing programs. Given current budget constraints, establishment of such an agency with staff is infeasible. The San Mateo County Housing Authority administers the activities described in this action program and pursues funding on behalf of the City of Pacifica and other cities in San Mateo County.

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Consider using redevelopment funds for affordable housing.	Consider setting-aside twenty (20%) percent of tax increment funds accruing to the Redevelopment Agency for extremely low-income housing.	Continuous	In 2012 the California Legislature dissolved redevelopment agencies statewide with passage of Assembly Bill (AB) x1 26 and AB 1484. Dissolution of the City's Redevelopment Agency rendered this activity infeasible.
Encourage development of a shared living community (co-housing) in an appropriate location to provide diversity in housing opportunities.	Encourage one shared living community application by 2011 by continuing to discuss the potential of a co-housing project with residential developers active in Pacifica and with organizations specializing in shared living communities. The City will endeavor to modify development standards (e.g. setbacks, parking, coverage, etc.) by then end of 2011 to allow more variety in the design of co-housing projects.	Continuous	No developers expressed interest to City staff in development of a co-housing project.
Promote the Reverse Annuity Mortgage program. The program allows senior homeowners to transform the equity they have in their homes into regular monthly income.	Pacifica will renew its goal of one (1) home enrolled in RAM per year and will continue to increase public awareness of the other options available through HIP.	Continuous	Despite repeated attempts, staff was unable to obtain performance data indicating the number of Pacifica residents enrolled in the RAM program.
Amend Manufactured Housing Building Regulations	Amend manufactured building regulations to comply with state laws by the end of 2011.	Continuous	The City has assessed its ordinance and believes it complies with state law. It allows manufactured housing to be installed in the R-1 zoning district subject to a non-discretionary building permit.
Streamline the permit process to encourage and facilitate residential development on all sites permitting residential development, including residential and commercially zoned sites allowing residential uses.	Priority processing shall be given to projects that include lower income households.	Continuous	The City's permitting process has not caused delays to housing development in any fashion that would benefit from streamlining actions. Major delays to projects typically stem from environmental review under the California Environmental Quality Act (CEQA), a state statute the City cannot affect with streamlining actions.
The City will assist developers in promoting mixed-use developments, commercial and residential uses, as well as promoting the redevelopment of non-vacant sites with residential uses.	Promote Mixed-use Developments, Commercial and Residential development, and redevelopment of non-vacant lots.	Continuous	In 2013, the City encouraged infill within the Rockaway Beach neighborhood which resulted in the construction of three housing units in a mixed-use development at 411 Dondee Way.
Require a geotechnical site investigation prior to allowing site development.	The City will continue to require geotechnical reports for any proposed development in hazardous areas.	Continuous	The City has implemented expanded requirements for geotechnical investigation since 1999, and strictly applies the requirements.

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Encourage development of above-moderate income housing in suitable areas to meet ABAG's projected housing need.	Pacifica will encourage development of 30 above-moderate income housing units per year. The City of Pacifica will continue to update the inventory of sites for distribution to potential developers and other interested parties. The City will advertise its sites by posting a list on the City's web site and at the Planning Department, and by distributing hard copies to any persons interested in obtaining a list.	Continuous	Pacifica regularly updated its inventory of sites available for development. The City posted the inventory on its website and made the list available to persons interested in the list at its public counter.
Encourage development of lower and moderate income housing in suitable areas to meet ABAG's projected housing need.	Pacifica will encourage development of 3 low-income housing units per year and 5 moderate-income housing units per year. The City of Pacifica will continue to update the inventory of sites for distribution to potential developers and other interested parties. The City will advertise its sites by posting a list on the City's web site and at the Planning Department, and by distributing hard copies to any persons interested in obtaining a list. The City will endeavor to expedite the review of zoning and building applications, including applications for Planning Commission and/or City Council hearing for projects with low or moderate-income units. The City will examine potential incentives, including relaxing some development standards and reducing fees, to promote residential development, especially for low and moderate income households.	Continuous	Pacifica regularly updated its inventory of sites available for development. The City posted the inventory on its website and made the list available to persons interested in the list at its public counter.
Continue to cooperate with the Pacifica Resource Center and emphasize its role in housing assistance.	Pacifica's Planning Department will continue to work in concert with the Resource Center in providing housing assistance.	Continuous	The City continues to refer individuals to the Pacifica Resource Center for housing assistance as needed.
Promote the Human Investment Project's Shared Homes Program directed to seniors and single parents who are homeowners or tenants.	Pacifica will continue to promote the Human Investment Project (HIP) and decrease the number of units to a more realistic goal of 3 "matches" per year.	Continuous	Despite repeated attempts, staff was unable to obtain performance data indicating the number of Pacifica residents participating in the H.I.P Homesharing program.

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Promote Operational Sentinel, a program that investigates complaints of discrimination in housing due to race, religion, marital status, sex or national origin.	Pacifica will continue to promote the Operation Sentinel housing discrimination project whenever appropriate. The City will obtain brochures in multi-languages for distribution at the City Hall (annex), Sharp Park Library, Sanchez Library, Pacifica Resource Center, community center and other public locations.	Continuous	Despite repeated attempts, staff was unable to obtain performance data indicating the number of Pacifica residents assisted by the Project Sentinel program.
Promote the Center for Independence of the Disabled, an organization that provides services to the disabled, including housing rehabilitation assistance and accessibility modifications.	Promote the Center for Independence of the Disabled by obtaining literature for display and distribution. The information will be requested by March 2010 and made available to the public. The literature will also be available at the Sharp Park library, Sanchez Library Pacifica resource center, community center, and other public locations.	Continuous	Despite repeated attempts, staff was unable to obtain performance data indicating the number of Pacifica residents assisted by the Center.
Form a committee to monitor action programs and to devise implementation strategies.	The committee should be constituted and continue to hold meetings to discuss implementation of the 2007 Housing Element.	Continuous	The City did not establish a committee to oversee 2007 Housing Element implementation.

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General Comments:

The City Council provided an opportunity for public comment on this report and received and filed it at a regular meeting on July 27, 2015. This is the final annual status report for the 2007-2014 Housing Element. The City Council adopted the 2015-2023 Housing Element on May 11, 2015.