PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION

May 14, 2015

Department of Housing and Community Development
Division of Housing Policy Development
P.O. Box 952053
Sacramento, Ca 95252-2053

RE: City of Pasadena, Annual Housing Element Progress Report for Calendar Year 2014

To Whom It May Concern:

On February 3, 2014, the Pasadena City Council adopted the 2014-2021 Housing Element. The City of Pasadena has submitted the Annual Progress Report for the calendar year 2014 through HCD's webiste. The attached is the hard copy of the City of Pasadena's Annual Progress Report for the calendar year 2014.

If you have any questions, please feel free to call me at 626) 744-7309 or contact me at jhwang@cityofpasadena.net. Thank you for your consideration.

Sincerely,

Joanne Hwang
Associate Planner

Housing Policy Department
Received on:
MAY 21 2015

cc: Jim Wong, Housing Department

175 North Garfield Avenue • Pasadena, CA 91101-1704
(626) 744-4009
www.cityofpasadena.net

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

Jurisdiction PASADENA

Reporting Period 01/01/2014 - 12/31/2014

Pursuant to GC 65400 local governments must provide by April 1 of each year the annual report for the previous calendar year to the legislative body, the Office of Planning and Research (OPR), and the Department of Housing and Community Development (HCD). By checking the "Final" button and clicking the "Submit" button, you have submitted the housing portion of your annual report to HCD only. Once finalized, the report will no longer be available for editing.

The report must be printed and submitted along with your general plan report directly to OPR at the address listed below:

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

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

Jurisdiction City of Pasadena

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	
2428 E. Del Mar Blvd.	5+	O	1	0	0	16	17		N/A	Inc	N/A
674 E. Walnut St.	5+	R	0	4	6	72	82		N/A	Inc	N/A
288 S. Oakland Ave.	5+	O	2	0	0	26	28		N/A	Inc	N/A
3330 E. Foothill Blvd.	5+	R	14	0	11	187	212		N/A	Inc	N/A
482 S. Arroyo Parkway	5+	O	2	0	0	24	26		N/A	Inc	N/A
686 E. Union St.	5+	R	11	0	0	107	118		N/A	Inc	N/A
(9) Total of **Moderate and Above Moderate** from Table A3 ► ►					0	55	55				
(10) Total by income Table A/A3 ► ►			30	4	17	487	538				
(11) Total **Extremely Low-Income** Units*											

* Note: These fields are voluntary

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

Jurisdiction City of Pasadena

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

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 in its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet 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	1	1	Neighborhood Housing Services of Los Angeles County Single-Family Home Rehabilitation Loan Program; federal HOME affordable housing covenants are recorded against the property
(2) Preservation of Units At-Risk	0	0	0	0	
(3) Acquisition of Units	0	2	2	4	City acquisition of City deed-restricted homeownership units to operate as Section 8 rental housing; City affordable housing covenants remain recorded against property.
(5) Total Units by Income	0	2	3	5	

* 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	
No. of Units Permitted for **Above Moderate**	13	6	36	0	0	55	

* Note: This field is voluntary

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
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Jurisdiction City of Pasadena

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

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.			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	340	4	30								34	306
	Non-deed restricted												
Low	Deed Restricted	207		4								4	203
	Non-deed restricted												
Moderate	Deed Restricted	224		17								17	207
	Non-deed restricted												
Above Moderate		561	142	487								629	-68
Total RHNA by COG. Enter allocation number:		1,332	146	538								684	648
Total Units ► ► ►													
Remaining Need for RHNA Period ► ► ► ► ►													

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

ANNUAL ELEMENT PROGRESS REPORT
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Jurisdiction City of Pasadena

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

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. Code Enforcement	1.1. Continue program implementation; reallocate resources to maximize achievement of code compliance goals.	Ongoing	Completed 2,521 inspections in responses to complaints. In addition, two teams of Code Compliance Officers were combined (Property Maintenance and Zoning) into a new Code Compliance Division. The City was divided into six new enforcement zones with an Officer assigned to each zone, handling all types of complaints within their assigned area. The enforcement zones were developed after studying what types of cases were occurring throughout the city and they were mapped using GIS. Some enforcement areas are smaller as they have a higher concentration of cases. Compliance periods are also being studied and revised with the goal of bringing properties into compliance more quickly. For some common violations the compliance periods have been reduced by more than 50%.
	1.2. Work with health department officials to coordinate efforts responding to health and safety concerns		The City's Code Compliance Section continued to work with the Health Department to coordinate efforts responding to health and safety concerns.
2. Northwest Pasadena	2.1. Support community building efforts by funding organizations and dedicating staff resources to support efforts, subject to funding availability.	Ongoing	Pending. Work on this objective to be undertaken in 2015.
	2.2. Work with the Northwest Commission to address community concerns and support the long-term revitalization of this area.		Northwest Commission continued to address community concerns which included review of development activities (i.e. housing, capital improvements), rehabilitation programs, economic development, parking issues, and public outreach (i.e. survey, door-to-door visits) in the Northwest community.

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3. Housing Inspection	3.1. Continue implementation of housing inspection programs.	Ongoing	Completed 2,273 housing inspections.
	3.2. Continue to educate the community about health and safety hazards.		The City's Building and Safety, Fire, and Public Health Departments continued to inform the community about health and safety hazards through the City's website, flyers, and programs.
	3.3. Cross-train inspectors to identify and address health and safety hazards.		Housing inspectors attended specialized trainings on dealing with mold, pets, and rodent complaints, and building inspectors attended specialized training through California Building Officials and Los Angeles Basin International Code Council Chapter.
4. Housing Rehabilitation	4.1. Implement the MASH program and focus on lead-based paint abatement and minor repairs. Repair 192 homes over the planning period.	Ongoing; 2015	The MASH program provided lead-based paint abatement on 22 units, performed major repairs on 2 homes (1 wheelchair ramp and 1 handrail), and minor repairs on 9 homes.
	4.2. Monitor new contract to administer the single-family home rehabilitation program on behalf of the City.		City contracted with Neighborhood Housing Services of Los Angeles County in July 2013. One unit has been rehabilitated to date, with three other units in the pipeline. City will also continue to administer the Under One Room Program which provides assistance to low income homeowners (e.g., home repairs, low-cost rehabilitation loans, solar grid installation, energy rebates).
	4.3. Establish program guidelines for a comprehensive acquisition/rehabilitation program by 2015, with goals and workplan-subject to the identification of a stable funding sources.		Program guidelines not established during reporting period due to lack of a stable funding source. However, City has exercised it's right of first refusal to purchase deed restricted for-sale units requiring minimal repair and operate them as affordable rental housing.

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5. Historic Preservation	5.1. Continue designating eligible landmark districts and structures, issuing Mills Act contracts, and completing historic design review.	Ongoing	Reviewed 83 cases of exterior alterations, additions, and rehabilitation of structures in City's historic landmark districts and National Register districts, and processed designation of 5 landmark properties and 2 new landmark districts.
	5.2. Beginning in 2014, advertise incentives for historic preservation and continue to support historic preservation projects as funding is available.		Details of the City's historic preservation programs, which promote the identification, evolution, rehabilitation, adaptive use, and restoration of historic structures, are advertised on the City's website.
6. Housing Design	6.1. Continue to implement design review to ensure maintenance of Pasadena's architectural character and quality of the built environment.	Ongoing	Continued to implement design review by staff and the Design Commission. There were 139 cases of Consolidated, Concept, and Final Design Review.
	6.2. Implement City of Garden standards as a tool to enhance the quality and compatibility of multi-family residential projects.		Continued to review pipeline projects (5 Preliminary Plan Review) under City of Gardens, and issued 10 building permits for multi-family housing projects (3 mixed-use projects, 6 condominiums, and 1 apartment).
7. Housing Sites	7.1. Adopt the general plan and increase the caps, including in the Central District, and implement mitigation in EIR.	2014/2015; Ongoing	General Plan is expected to be adopted in summer of 2015.
	7.2. Continue to review specific plans and make needed changes to ensure adequate sites to achieve the 2014-2021 RHNA.		Following the adoption of the General Plan, the City's eight Specific Plans will be updated to implement the new General Plan. In addition, the City will continue to maintain and review inventory of sites.

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8. Mixed Use/TOD Strategy	8.1. Continue implementation of mixed-use incentives; monitor and assess the effectiveness due to the incentives on an annual basis.	Ongoing; at mid cycle or 2017/2018	Continued implementation of incentives, and 3 mixed-use projects received a building permit.
	8.2. Continue land use, housing, and mobility strategy of encouraging transit-oriented developments around Gold Line stations.		Continued to implement City's TOD ordinance, which specifies standards and land uses for properties located 1/4 mile of a Gold Line station.
	8.3. By mid cycle or 2017/2018, review codes and incentives to facilitate the development of mixed-use and TOD consistent with the general plan.		Pending. The City plans to review codes and incentives to facilitate the development of mixed-use and TOD consistent with the General Plan by mid cycle of the element.
9. Resource Conservation	9.1. Continue to implement CalGreen and make technical refinements to the code as required to implement its provision.	Ongoing; 2014 for policy change	The City's Building and Safety Division continued to review plans pursuant to CalGreen requirements.
	9.2. Continue to implement the City's solar initiative to help reach targets for nonrenewable energy production by 2017.		The City's Water and Power Department continued to implement the City's solar initiative through rebates and additional incentives and education.
	9.3. Work with the City's Department of Water and Power to finalize written policies and programs to prioritize water and sewer service allocations.		Pending. The City plans to initiate work on this objective in 2015.

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10. Inclusionary Housing	10.1. Continue to monitor effectiveness of the inclusionary housing ordinance and the expenditure of Inclusionary Housing Trust Funds.	Ongoing	The ordinance is very effective. In 2014, 61 affordable inclusionary units received building permits, and $527,181 were deposited into the Inclusionary Housing Fund from in-lieu fees. Also, over 250 Inclusionary units are in the City's entitlement pipeline.
	10.2. In 2014, initiate nexus study as a first step in the process of amending the IHO program; complete and present recommendations on amendments to the IHO to the City Council for consideration that year.		City contracted with consultant in October 2014 to conduct the nexus study. The first part of the study – the evaluaton of in-lieu fee rates -- is currently under way. However, nexus fee approach may not be necessary if state legislation is enacted that would Palmer-proof existing inclusionary housing ordinances.
	10.3. By 2016, review current ordinance to determine if inclusionary requirements can and should be increased in TOD districts.		Pending. Work on this objective to be undertaken in FY 2015-2016.
11. Potential Constraints	11.1. Consider the implementation of changes to the City's development review process to improve timeliness and achieve desired outcomes.	2014/2015; Ongoing	An Interdepartmental Review Team has been established to complete a two-year work program to accomplish this program. Various tasks were completed, which involves staff trainings, automated plan check system, generation of monthly reports, creation of performance standards, and equipment upgrades. The work will continue into next year.
	11.2. Reevaluate appropriateness of development fee schedules following implementation of development process improvements.		Not initiated yet as the development process improvements are not completed yet.
	11.3. Periodically review potential constraints to the development, maintenance, and improvement of housing as situations arise.		Pending. Work on this objective to be undertaken in FY 2015-2016.

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

12. Regulatory Housing Incentives	12.1. Continue to provide flexibility through the density bonus, parking incentives, and minor variance programs.	Ongoing; 2016-2017	The City continued to provide flexibility through the density bonus, parking incentives and minor variances for applicable projects, as codified in the City's Zoning Code. Specifically, an Affordable Housing Concession Permit was granted for a 26-unit multi-family housing project at 6280 S. Vinedo Avenue.
	12.2. Consider changes to the zoning code to allow for a greater percentage of tandem parking and to allow for the uncoupling of parking costs from rental costs. Complete by 2016-2017.	Ongoing; 2016-2017	Pending. The City plans to initiate work on this objective in FY 2016-2017.
13. Alternative Housing Opportunities	13.1. Review zoning code and consider amendments to facilitate small- lot, single-family subdivisions as a means to providing affordable homeownership opportunities while balancing the need to protect the unique architectural and historical character of the City.	2015/2016	Pending. The City plans to initiate work on this objective in FY 2016.
	13.2. Review the City's second-unit standards, hold public meetings to solicit input, and evaluate the feasibility of changes to the ordinance to better facilitate such units within the context of maintaining the character and quality of residential neighborhoods.		Pending. The City plans to initiate work on this objective in FY 2016.

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

14. Financial Assistance	14.1. Contingent on availability, provide funding support for the production, rehabilitation, and preservation of up to 14 affordable units annually.	Ongoing	During the reporting period, the City entered into funding agreements to assist 10 affordable housing unit (752 Manzanita -2 units, and 1661 N. Fair Oaks – 8 units)
	14.2. Provide reduced fees in return for developers providing affordable housing and/or meeting IHO requirements for an estimate of 50 units annually.		A total of 5 projects that received a building permit in 2014 received fee waiver by providing affordable housing and/or meeting IHO requirements.
15. Homebuyer Assistance Programs	15.1. Evaluate ways to secure future rounds of CalHOME and BEGIN funds to reactivate the homeownership program as funding becomes available.	Ongoing	These State programs were evaluated during reporting period. BEGIN funds are available only on a project-by-project basis; cannot be used to capitalize the City's scattered-site homeownership loan program. Calhome is restricted for low income homebuyers and the relatively low subsidy amount ($60,000) by itself is not sufficient to bridge the affordability gap. However, local nonprofits can apply for Calhome funds.
	15.2. Assist in obtaining funds to complete the Desiderio Army base conversion and work with Habitat to build 9 affordable homes.		City has provided funds for the project's Environmental Impact Report. City co-sponsored homebuyer information workshops in 2014.
	15.3. Continue to provide homebuyer education, foreclosure counseling, and closing cost assistance to prospective homebuyers on an annual basis.		City continued to make referrals to Neighborhood Housing Services of Los Angeles County for these services.
16. Rental Housing Assistance	16.1. Assist 1,442 households of the number of vouchers allocated under the housing choice voucher program, including project-based vouchers.	Ongoing	Assisted 1,332 households with rental vouchers.
	16.2. Continue to allocate available vouchers to special needs groups under the HOPWA, NED, and S+C programs.		The Pasadena Housing Department continues to administer HOPWA, NED, & S+C vouchers for persons with special housing needs. Approximately 120 households receive assistance at any point in time.
	16.3. Seek available funding or new grants to restore emergency rental assistance programs or similar programs.		The Pasadena Housing Department funds Homeless Prevention Assistance with federal Emergency Solutions Grant funds through a non-profit partner. This program provides limited back-rent payment assistance for Pasadena residents.

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

17. Affordable Housing Preservation	17.1. Continue preservation of deed-restricted housing, focusing on housing projects at risk of conversion. As the ground lease is expiring on the Concord Senior project, explore preservation options.	Ongoing; 2016	In November 2014 City Council authorized staff to negotiate the financial restructuring of the Concord project to prolong the useful life of the building and extend the affordability covenants. In 2015 the Housing Dept. will aslo evaluate funding support for rehabilitation of Community Arms and Northwest Manor projects.
	17.2. Continue activities to preserve market rate affordable housing through rehabilitation loans. Inform builders of the option to satisfy IHO requirements through acquisition/rehabilitation of rental properties.		No market-developed project with affordable housing units approached the City in 2014 for rehabilitation assistance. As housing projects enter the City's entitlement pipeline, Housing Dept. staff informs developers of options to satisfy IHO requirements, including the provision of off-site affordable units through acquisition /rehabilitation.
	17.3. Study options to change the tenant protection ordinance and options for preserving non-deed restricted affordable housing by 2016.		Pending. Work on this objective to be undertaken in FY 2016-2017.
18. Administrative Resources	18.1. Continue to expand partners and funding opportunities to leverage resources for housing programs.	Ongoing	The Housing and Career Services Department has utilized senior volunteers and college interns to assist in the implementation of housing programs and to work on related projects.
	18.2. Continue to participate in and update affordable housing listings on the Department's housing search engine.		City requires owners of rental housing projects with affordable Inclusionary units to list those units in the housing search system, and the housing search website continues to be utilized.
19. Housing for Disabled People	19.1. By 2018, evaluate feasibility of developing housing accessibility features consistent with ADA; implement reasonable accommodation ordinance.	Ongoing; 2015; 2018	Pending. Work on this objective to be undertaken in FY 2018-2019.
	19.2. Seek opportunities and grants to fund the provision of housing and services for disabled people (including developmental) as funding arises.		Pending. Work on this objective to be undertaken in FY 2015-2016.
	19.3. By 2015, review zoning code to ensure residential care facilities, limited, are allowed in appropriate zones consistent with state law.		Pending. The City plans to initiate work on this objective in 2015.

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

20. Housing for Seniors	20.1. Continue to support the provision of senior housing and life care facilities and the preservation of affordable senior housing as funding is available.	Ongoing	City committed $1.4 million for 70-unit Heritage Square senior rental housing project. Tax credits were awarded to this project in September 2014.
	20.2. Continue to fund the provision of supportive services for senior residents as funding is available.		Several CDBG funded programs assist senior residents through nutrition assistance at Foothill Unity Center, assistance in navigating immigration and benefits services for immigrant populations at Armenian Relief Society, and fair housing services through the Housing Rights Center.
21. Family and Youth Housing	21.1. Annually review grants to determine suitability for improving housing and supportive services for youth leaving foster care and institutional living.	Ongoing	No suitable grant sources were identified during reporting period.
	21.2. In tandem with the review of the IHO under Program #10 in January 2014, evaluate the feasibility and/or extent to which incentives could be provided for large family units given funding and market constraints.		Pending. This objective will be evaluated in 2015.
	21.3. Continue to work with colleges to update master plans.		Review of two new master plans for colleges was initiated.

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

22. Homeless Services	22.1. Periodically update and implement on an ongoing basis recommendations consistent with the City's Ten Year Strategy to End Homelessness and integrate a new Rapid Re- housing approach.	Ongoing; 2013; 2015	The City's 10-Year Strategy has been updated to include Housing First and Coordinated Entry as supported best practices.
	22.2. By 2015, update zoning code to allow transitional and permanent supportive housing in all zones allowing residential uses subject to the same standards as to housing of the same type in the same zone.		Pending. The City plans to initiate work on this objective in 2015.
	22.3. By December 2013, amend zoning code to allow emergency shelters as by right of use in the Light Industrial SP-2 (IG), Central District (CD-6), and EPSP-D1-IG subject to management and operational standards permitted in state law.		Completed. It was adopted by the City Council in December of 2013.
23. Fair Housing	23.1. Continue to provide fair housing services, tenant-landlord mediation, enforcement, and outreach and education services.	Ongoing; 2016	The City continued to provide fair housing services, tenant-landlord mediation, enforcement, and outreach and education services.
	23.2. Periodically prepare the Analysis of Impediments to Fair Housing Choice and implement recommendations contained therein.		The current Analysis of Impediments report covers the period 2012-2017. There were no preparations during reporting period to prepare an updated report.
	23.3. Continue to implement the Tenant Protection Ordinance; by 2016, study appropriateness and options for strengthening provisions of the ordinance.		The City continued to implement the Tenant Protection Ordinance.

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24. Housing Education and Monitoring	24.1. On annual basis, monitor the progress in meeting the objectives set forth in the housing element and prepare annual report as required.	Annual; 2017 for midcycle review	The City will submit the Annual Housing Element Progress Report to the State Department of Housing and Community Development.
	24.2. Conduct ongoing educational efforts to engage and inform the public, decision makers, and stakeholders about housing issues.		Housing staff have made a number of presentations at housing industry events to inform stakeholders of affordable housing issues.
	24.3. At the midpoint of the 2014-2021 housing element period (2017), review select programs and activities to fine tune and adjust as deemed needed.		Pending. Work on this objective to be undertaken in 2017.

ANNUAL ELEMENT PROGRESS REPORT
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Jurisdiction	City of Pasadena		
Reporting Period	1/1/2014	-	12/31/2014

General Comments:

Rec 6-19-2015
dc REH
6/22/15
CY 2014

...sing Policy Department
Received on:
JUN 19 2015

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

Jurisdiction Millbrae, CA

Reporting Period Date: January 2014 - Date: December

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 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.
			Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income					
120 S. El Camino Real	MF	R	1	1		52	54				
(9) Total of **Moderate and Above Moderate** from Table A3 ►					0	2	2				
(10) Total by income Table A/A3 ► ►			1	1		54	56				
(11) Total **Extremely Low-Income** Units*											

* Note: These fields are voluntary

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

Jurisdiction Millbrae, CA

Reporting Period Date: January 2014 - Date: December

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	103											1	103
	Non-deed restricted													
Low	Deed Restricted	74											2	74
	Non-deed restricted													
Moderate	Deed Restricted	87											18	87
	Non-deed restricted													
Above Moderate		118											407	118
Total RHNA by COG. Enter allocation number:		382											428	382
Total Units ► ► ►														
Remaining Need for RHNA Period ► ► ► ► ►														

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

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

Jurisdiction	Millbrae, CA	
Reporting Period	Date: January 2014	Date: December

General Comments: