Melinda Coy

From: Winston Rhodes [WRhodes@ci.pinole.ca.us]
Sent: Tuesday, April 03, 2012 1:14 PM
To: Cuauhtemoc.Gonzalez@opr.ca.gov; Melinda Coy
Cc: Glen Campora
Subject: City of Pinole Housing Element Annual Progress Report for 2011
Attachments: Housing Element_annual_progress_report_2011.pdf

Good Afternoon Cuauhtemoc and Melinda,

Attached is the City of Pinole's 2011 Housing Element progress report for your records. Please let me know if any further action is required to satisfy requirements of Section 65400 of the California Government Code.

Regards,
Winston

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Housing Element Implementation
(CCR Title 25 §6202)

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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				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	
Heritage Park: 2051, 2061, 2071 Buena Vista Drive	SF	O	1	1	1		3	3	RDA	BMR	0
(9) Total of **Moderate and Above Moderate** from Table A3 ► ►					0	2	2	2			
(10) Total by income Table A/A3 ► ►			1	1	1	2	5	5			
(11) Total **Extremely Low-Income** Units*											

* Note: These fields are voluntary

BMR: Redevelopment Agency Below Market Rate Housing Program; units developed by the Redevelopment Agency and sold at below market rates with deed restrictions in place. BMR homes are owner-occupied and resale restricted.

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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 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	
(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	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.					2007-2009	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	83			1	1	0					2	81
	Non-deed restricted						0						
Low	Deed Restricted	49				1	0					1	48
	Non-deed restricted						0						
Moderate	Deed Restricted	48			9	1	0					10	38
	Non-deed restricted						0						
Above Moderate		143			57	2	0					59	84
Total RHNA by COG. Enter allocation number:		323											
Total Units ► ► ►					67	5	0					72	251
Remaining Need for RHNA Period ► ► ► ► ►													

Note: units serving extremely 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**
Conduct Annual Housing Element Review (HIA-1)	Annual review per Govt Code §65583(3)	Annually	**Complete for 2011.** This report fulfills the obligation for 2011; the City will continue to conduct the annual Housing Element Review in subsequent years.
Explore Housing Development Partnerships (HIA-2)	Seek opportunities to work with public agencies and developers	Ongoing	The City was not approached with a specific proposal for this type of partnership in 2011. However, the City has met with several property owners in 2011 regarding future housing development submittals. The City remains open to future opportunities; however, current economic conditions and the elimination of the City's Redevelopment Agency powers have severely limited the partnership assistance the City could offer to another public agency or developer.
Periodically Review Residential Development Requirements (HIA-3)	Monitor effectiveness of establishe	Ongoing (as necessary)	New residential development requirements were adopted in November 2010 through the General Plan Update, Corridor Specific Plan, and Zoning Code Update. Existing Residential Design Review Guidelines remain in place. The City will monitor implementation of these new requirements and modify the Code as necessary.
Zoning Ordinance Update (HIA-4)	Update Zoning Ordinance to be consistent with the General Plan	2011	**Complete.** New General Plan and Zoning Code were adopted in October 2010 and November 2010, respectively.
Apply Design Review Guidelines (HIA-5)	Apply to new residential and remodeling projects	Ongoing	The City continues to implement the Residential Design Review Guidelines for exisitng residential remodeling projects (e.g., additions). The City received no applications for new residential development during this reporting period. One proposed single family residence was previously reviewed and staff is awaiting a revised submittal. The second signle family residence was
Adequate Sites to Meet Regional Fair Share of Housing Growth (HIA-6)	Adopt the Corridor Specific Plan for San Pablo Avenue, Pinole Valley Road, and Appian Way	2011	**Complete.** Corridor Specific Plan for San Pablo Avenue, Pinole Valley Road, and Appian Way was adopted November 2010.
	Rezone at least the minimum number of acres necessary to accommodate the remaining RHNA	2011	**Complete.** November 2010 adoption of the General Plan Update, Zoning Ordinance Update, and Corridor Specific Plan for San Pablo Avenue, Pinole Valley Road, and Appian Way completed the rezoning as designated in Table 37 of the Housing Element.

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	Implement the Corridor Specific Plan and other Planning and Land Use documents that further the City's ability to encourage the development of housing at all levels of affordability	Ongoing	The Corridor Specific Plan was adopted in November 2010. The City continues to utilize this and other planning documents to encourage, facilitate, and process housing development.
	Continue to provide appropriate land use designations consistent with regional housing needs for mixed use and infill development near transit and other amenities	Ongoing	Adoption of the General Plan, Corridor Specific Plan, and Zoning Ordinance Update in November 2010 refined land use designations and included provisions to align them with regional housing needs for mixed use and infill development. This included the rezoning of a number of Corridor Specific Plan sites also identified in the Housing Element to accommodate high density residential and mixed use development. The City will continue to monitor local and regional housing needs and provide appropriate land use designations to meet current needs.
	Maintain inventory of sites for housing development	Ongoing	Staff maintains a good command of properties available for housing development. The City plans to compile a detailed site-specific inventory in a single document over the next calendar year to facilitate future development.
Rehabilitation Loan Programs (HIA-7)	Continue to support rehabilitation loan subsidy programs for rental and ownership properties	Res Rehab: 5 ELI, 10 VLI, 10 LI, 10 MI; Rental Rehab: 5 VLI, 5 LI, 5 MI through 2014	The City has historically offered both ownership and rental/multi-family rehabilitation loans for improvements to the existing housing stock utilizing the City's Redevelopment Agency. The City assisted Bridge Housing refinance the exisitng Pinole Grove apartment development at 800 John Street by forgiving $500,000 in interest due. This helped make it possible for the property owner to refinance the project and rehabiliate the units. The City issued a building permit for the rehabilitation of 69 units units including 34 Very Low Income and 35 Moderate income units in 2011. Due to the City's current financial circumstances and the State's elimination of the City's Redevelopment Agency, local funding for these programs will not be available 2012. As demand and financial resources allow, the City is committed to continuing to support the rehabilitation of rental and ownership housing, particularly as those opportunities can be utilized to secure affordable housing units.
	Annually review the Five-Year Capital Improvement Program (CIP) to ensure funds are allocated to help the City make progress on quantified objectives	Ongoing (Annually)	The City reviewed and adopted an updated CIP for Fiscal Year 201-2011-12 in Summer 2011. The next CIP evaluation is scheduled for summer 2012.
Open Space Contributions (HIA-8)	Require for all housing subdivisions	Ongoing	No residential subdivisions were completed in 2011.

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Fee Structure Evaluation (HIA-9)	Periodically review current fees to ensure new development contributes its share of costs for services and facilities	Ongoing	A fee evaluation was last completed in 2008. The City plans to update the Master Fee Schedule in 2012.
General Plan Land Uses (HIA-10)	Incorporate policies of the Corridor Specific Plan and General Plan. Evaluate for consistency	2011	The General Plan and Corridor Specific Plan were adopted in October 2010 and November 2010, respectively. The policies contained in each are consistent. Over the past calendar year, Staff has implemented the updated policies and completed actions within the Housing Element, which was adopted before the other General Plan Elements and the Specific Plan.
Housing Construction (HIA-11)	Encourage housing construction through a variety of mixed use incentives and redevelopment programs	Ongoing (provide for 323 units by 2014)	The Housing Element document outlines a number of specific mechanisms designed to encourage housing construction. Current available incentives have been reduced due to lack of current available funding; however, the City's commitment to housing construction remains, and incentives will be made available as funding permits. It should be noted that the recently adopted General Plan and Specific Plan provided development standards that increased flexibility and development potential for residential opportunity sites identified in Table 38 of the Housing Element. These incentives include reduced parking requirements and increased maximum building heights.
Parcel Consolidation (HIA-12)	Include lot consolidation procedure in the Municipal Code	2011	**Complete.** Zoning Code adopted November 2010 includes provisions for lot consolidation by providing for integrated development comprised of multiple properties.
	Facilitate lot consolidation, particularly as it relates to housing opportunity sites	Ongoing	No applications for lot consolidation were received during this reporting period. The City will continue to facilitate lot consolidation of key housing opportunity sites based on owner/developer interest.
Second Unit Ordinance (HIA-13)	Provide information to the public on the ordinance at City Hall and on its website	15 units before 2014	Information about the Second Unit Ordinance is currently available at City Hall. The City aims to increase the amount of planning information available on the City's website in 2011.
	Review the Second Dwelling Unit Ordinance in regard to development requirements to encourage development of well-designed second units	2011	New Second Dwelling Unit standards incorporated in the Zoning Code adopted in November 2010.
Homebuyer Programs (HIA-14)	Continue to provide and monitor the Agency's First Time Home Buyer Program	15 units before 2014	During this reporting period, no First Time Home Buyer program loans were issued.

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Below Market Rate (BMR) Regulations (**HIA-15**)	Implement and monitor rental and resale restrictions for units assisted by the Redevelopment Agency to ensure their continued affordability	Ongoing	The Redevelopment Agency and now the City of Pinole has deed restrictions in place for all units counted as part of its below market rate portfolio in 2011. The Agency had monitored the affordability of all rental units in the BMR portfolio through an annual certification process. The Agency added three additional ownership BMR units to its portfolio through the construction of the Heritage Park housing project which was completed in 2011.
Technical Assistance to Housing Developers (**HIA-16**)	Provide technical assistance to encourage provision of affordable housing consistent with City goals	Ongoing	The City remains committed to providing technical assistance to encourage affordable housing consistent with City housing goals. At this time, no developers have expressed interest in constructing an affordable project.
Accessible Units for the Physically Disabled (**HIA-17**)	Facilitate programs and projects that meet Federal, State, and local requirements to provide accessible housing for the physically disabled	5% of new housing units	The City is committed to assisting in the development of projects that provide accessible housing for the disabled or issuing building permits for improvements that result in upgrades to existing housing that improve accessibility for the physically disabled. In 2011, no new development project was proposed to provide new
Adopt and Implement Reasonable Accommodation Procedures (**HIA-18**)	Adopt and implement formal procedures for providing reasonable accommodation for housing for persons with disabilities	2011 / Ongoing	**Complete.** Zoning Code adopted in November 2010 includes provisions for reasonable accommodations for housing for persons with disabilities. Implementation is ongoing.
Homeless Assistance (**HIA-19**)	Annually contribute Redevelopment funds to non-profit agencies involved in providing housing for the homeless	Ongoing	The City current fiscal crisis and State Redevelopment takeaways have necessitated scaling back on a significant number of expenditures including homeless assistance.
Housing for the Homeless (**HIA-20**)	Add transitional and supportive housing to the Zoning Code as permitted use subject to the restrictions on residential and commercial uses in the same zone	2011	**Complete.** Updated Zoning Code adopted in November 2010.
	Include emergency shelters as permitted use not requiring discretionary action in the Office/Industrial Mixed Use Zone within the San Pablo Avenue Specific Plan Service Sub-Area	2011	**Complete.** This was accomplished by the 2010 adoption of the General Plan Update, Corridor Specific Plan, and Zoning Code. Emergency shelters are now permitted by right in the Three Corridor Specific Plan Office Industrial Mixed Use (OIMU) Zone subject to adopted performance standards.
Prevention of Housing Discrimination (**HIA-21**)	Distribute fair housing pamphlets provided by fair housing organizations; refer housing complaints to local fair housing advocacy firm	Ongoing	Historically, the City receives few fair housing complaints on an annual basis. No complaints were logged in 2011. All housing complaints are referred to local fair housing advocacy firms.

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Develop Multi-Family Sites at Medium and High Densities (**HIA-22**)	Work to maintain supply of multifamily housing sites by requiring minimum densities through the Zoning Ordinance Update	Ongoing	Zoning Code Update adopted November 2010. Updated Code includes parcels designated at medium and high densities for residential and mixed use projects.
Conservation of Affordable Housing Units (**HIA-23**)	Work to ensure that covenanted affordable housing units are conserved or replaced and remain affordable to moderate and lower-income households	Through 2014: LI: 2; 2014-2019: VLI: 24, LI: 2, MOD: 85	Future project.
Explore Options for Senior Assistance Programs (**HIA-24**)	Explore program revisions / new programs to provide assistance to help seniors live independently	2011	Future project. Residential Rehabilitation Program can assist income-eligible seniors when funds are available. New funding sources will be explored.
Energy & Water Conservation (**HIA-25**)	Support and publicize energy and water conservation programs; promote awareness in conjunction with rehabilitation programs; implement efficient landscape requirements	Qualifying rehabilitation under RDA programs of 15 VLI and LI through 2014	Information about state and regional water and energy conservation programs is available at City Hall. As an enhancement, Staff aims to make this information available on the City's website in the next calendar year.
Energy Efficiency (**HIA-26**)	Investigate incentives for high-performance green buildings	2011	Zoning Code Update adopted November 2010. Updated Code includes provisions for development standard flexibility when projects exceed minimum building standards approved by the California Building Standards Commission.
Green Building Ordinance (**HIA-27**)	Develop green building ordinance	2011	The City initiated the adoption of the California Green Building requirements in 2011 to help foster green building within the City for new construction.

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General Comments: