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

Jurisdiction City of Pinole

Reporting Period 1/1/2013 - 12/31/2013

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	
							0				
(9) Total of **Moderate and Above Moderate** from Table A3 ► ►					0	0	0				
(10) Total by income Table A/A3 ► ►			0	0	0	0	0				
(11) Total **Extremely Low-Income** Units*			0								

* Note: These fields are voluntary

Housing Policy Department
Received on:
APR - 3 2014

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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	

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No. of Units Permitted for **Above Moderate**						0	

* 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	2012	2013			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	0	0			2	81
	Non-deed restricted						0	0	0				
Low	Deed Restricted	49				1	0	0	0			1	48
	Non-deed restricted						0	0	0				
Moderate	Deed Restricted	48			9	1	0	0	0			10	38
	Non-deed restricted						0	0	0				
Above Moderate		143			57	2	0	0	0			59	84
Total RHNA by COG. Enter allocation number:		323			67	5	0	0	0			72	251
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**
Conduct Annual Housing Element Review (HIA-1)	Annual review per Govt. Code Section 65583(3)	Annually	**Complete for 2013.** This report fulfills the obligation for 2013; 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 held several meetings with an affordable housing developer (EAH Housing) about the possibility of collaborating on a future tax credit application for the development of a future mixed age multi-family development at 600 Roble Avenue or a scattered site downtown development built on former RDA properties. The City also met with several market rate developers about potential infill development projects.
Periodically Review Residential Development Requirements (HIA-3)	Monitor effectiveness of established regulations needed to streamline housing development	Ongoing (as necessary)	New residential development requirements were adopted in November 2010 through the General Plan Update, Three Corridors Specific Plan, and Zoning Code Update. The City has adjusted development review requirements for additions and new single family home projects to allow for administrative approval when consistent with established design guidelines.
Zoning Ordinance Update (HIA-4)	Update Zoning Ordinance to be consistent with General Plan	2011	**Complete.** New General Plan and Zoning code were adoptedin October 2010 and November 2010, respectively.
Apply Design Review Guidelines (HIA-5)	Apply to new residential development and residential additions to ensure compatibility with surrounding area.	Ongoing	The City continues to implement the residential Design Review Guidelines for exisitng residential additions. The City received one application for a new residence during the reporting period which was approved. However, a building permit application has not been submitted yet for this dwelling unit.
Adequate Sites to Meet Regional Fair Share of Housing Growth (HIA-6)	Ensure adequate sites are available to developers and provide an inventory of available sites to developers.	2011	**Complete.** Three Corridors Specific Plan for San Pablo Avenue, Pinole Valley Road, and Appian Way was adopted in November 2010.

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	Rezone at least the minimum number of acres necessary to accommodate the remaining RHNA	2011	**Complete.** The November 2010 adoption of the Zoning Ordinance Update and the Three Corridors Specific Plan for San Pablo Avenue , Pinole Valley Road and Appian Way completed the rezonings as designated in Table 37 of the Housing Element.
	Implement the Three Corridors Specific Plan and other Planning and Land Use documents that further the City's ability to encourage the development of housing at all affordability levels.	Ongoing	The Three Corridor Specific Plan was adopted in November 2010. The City continues to utilize this and other planning documents to encourage, facilitate, and process housing devolopment requests.
	Continue to provide appropriate land use designations consistent with regional housing needs for mixed use and infill residential development near transit service and other amenities	Ongoing	Adoption of the General Plan Update, Three Corridors 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 effort included the rezooning of a number of Specifc Plan sites also identified in the Housing Element to accomodate high density residential and mixed use development. The City will continue to monitor local and regional housing needs and provide appropriate land designations to meet current needs.
	Maintain inventory of sites for housing development	Ongoing	The City continues to compile and update a detailed site-specific inventory of housing sites to facilitiate future development.
Rehabilitiation Loan Program (HIA-7)	Continue to support rehabiliatation loan subsidy programs for rental and ownership properties	Ongoing	Due to the City's financial circumstances and the State's elimination of the City's Redevelopment Agency, local funding for these programs is no longer available. As demand and financial resources allow, the City is committed to continuing to support the rehabiilitation of rental and ownership housing, particularly as those opportunities can be utilized to secure affordable housing units. In 2013 the City issued and conducted final building permit inspections to rehabilitate approximately 300 housing units including 70 roof replacement projects and 65 new solar panel installation projects, and two home addition projects.
	Annually review the Five-Year Capital Improvement Program (CIP) to ensure funds are allocated to help the City make	Ongoing (Annually)	The City prepared a CIP in 2013. No funding was available to provide for a rehabilitation loan program due to the loss of the former Redevelopment Agency funds that were used to fund this effort.
Open Space Contributions (HIA-8)	Required for all housing subdivisions to ensure adequate land is available to meet recreation demands	Ongoing	No residential subdivisions were completed in 2013.
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 completed in 2008 and updated in 2012. The new fees went into effect in 2013. Development impact fees were unchanged.

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General Plan Land Uses (HIA-10)	Incorporate policies of the Three Corridors Specific Plan into the General Plan. Periodically evaluate land use designations.	2011	The General Plan and Three Corridors Specific Plan were adopted in October 2010 and November 2010, respectively. The policies contained in each are consistent. Over the past calendar year, the city has implemented the updated policies and regularly evaluates the polcies to ensure ongoing internal consistency.
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. Currently the range of available incentives have been reduced due to the elimination of former Redevelopment Agency funding. However, the City's commitment to housing construction remains and incentives are available to encourage additional housing development. Incentives include reduced parking requirements and increased maximum building heights. Proposed residential projects that are consistent with the City's Three Corridors Specifc Plan are also eligible for expedited environmental review. Extended construction hours may also be available to expedite construction time.
Parcel Consolidation (HIA-12)	Include lot consolidation procedures in the Municipal Code	2011	**Complete.** The Zoning Code adopted in November 2010 includes provisons for lot consolidation by providing for integrated developments 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 did have discussions with several different owner/developers about this process during the reporting period.
Second Unit Ordinance (HIA-13)	Provide information to the public about the ordinance at City Hall and on its website	15 units before 2014	Information about the Second unit Ordiance is currently available at City Hall and on the City's website.
	Review the Second Dwelling Unit Ordinance development requirements to encourage development of well-designed second units.	2011	New Second Dwelling Unit standards were included in the Zoning Code in November 2010.
Homebuyer Programs (HIA-14)	Continue to provide and monitor the Redevelopment Agency's First Time Home Buyer Program	15 units before 2014	During the reporting period, no First Time Home Buyer program loans were issued due to the elimination of the City's Redevelopment Agency and accompanying program funding.

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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 Successor Agency has deed restrictions in place for all units counted as part of its below market rate portfolio in 2013. The City continues to annually monitor the affordability of all BMR rental units through an annual certification process.
Technical Assistance to Housing Developers (HIA-16	Provide technical assistance to encourage provision of affordable housing consistent with City goals	Ongoing	The City has held several meeting with affordable housing builder, EAH Housing, regarding the possibility of a future affordable housing development at 600 Roble Avenue and/or within the City's Old Town area. However, no application has been submitted.
Accessible Units for the Physically Disabled (HIA-18)	Facilitate programs and projects to 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 new projects that provide accessible housing for the disabled or issuing building permits for projects that improve the accessibility of exisitng housing units for the physically disabled. In 2013, the City did not recieve any new development request for housing for the physically disabled population or for accessibility modifications to exisitng residential units to improve accessibility. The City continues to inspect Pinole Vista Apartments which is rehabilitating 52 exisitng units and adding improvements to accomodate physically disabled individuals on the property.
Homeless Assistance (HIA-19)	Annually contribute Redevelopment funds to non-profit agencies invovled in providing housing for the homeless	Ongoing	The City's current financial condition and the State's decision to eliminate the City's Redevelopment Agency has necessitated scaling back a significant number of expenditures including homeless assistance.
Housing for the Homeless (HIA-20)	Add transitional and supportive housing to the Zoning Code as a permitted use subject to the restrictions on residential and commercial uses in the same zone	2011	**Complete.** Updated Zoning Code was adopted in November 2010.
	Include emergency shelters as a permitted use not requiring discretionary action in the Office/Industrical 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, Three Corridor Specific Plan, and Zoning Code Update. Emergency shelters are now permitted by right in the Office Industrial Mixed Use Zone subject to adopted performance standards.

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Prevention of Housing Discrimination (HIA-21)	Distribute fair housing pamphlets provided by fair housing organizations; refer housing organizations; refer housing complaints to local fair housing advocacy organizations	Ongoing	Historically, the City receives few fair housing complaints on an annual basis. No complaints were received in 2013. All housing complaints are referred to local fair housing advocacy firms to provide case assistance and legal advice.
Develop Multi-Family Sites at Medium and High Densities (HIA-22)	Work to maintain supply of multi-family housing sites by requiring minimum densities through the Zoning Ordinance Update.	Ongoing	The Zoning Code Update was adopted in November 2010. The updated Zoning Code includes parcels designated for medium, high, and very high densities for residential and mixed use residential projects.
Conservation of Affordable Housing Units (HIA-23)	Work to ensure that convenanted affordable housing units are conserved or replaced and remain affordable to moderate and lower income housholds.	Through 2014: LI:2; 2014-2019: VLI:24, LI:2, MOD:85	During the reporting period staff met with several exisitng property owners and developers to intiate discussion about either extending exisitng affordability controls that are due to expire or purchasing new affordability controls on exisitng markt rate units to conserve existing affordable housing opportunities within the City.
Explore Options for Senior Assistance Programs (HIA-24)	Explore program revisions / new programs to provide assistance to help seniors live independently	2011	Due to the City's financial circumstances and the State's elimination of the City's Redevelopment Agency, local funding for a residential rehabiliatation loan program is not available. The City did issue and inspect more than 300 residential rehabilitation projects during the reporting period. The City also administratively reviews residential modifications intended to improve access for seniors and/or physically disabled individuals.
Energy & Water Conservation (HIA-25)	Support and publicize energy and water conservation programs; promote awareness in conjunction with rehabilitation programs; implement water efficient landscape requirements	Qualifying rehabilitation under RDA programs of 15 VLI and LI through 2014	Information about water and energy conservation is available at City Hall and on the City's web site. The City issued building permits and conducted final building inspections for 65 residential solar energy installation projects during the reporting period. The City also refers members of the public the EBMUD and PG&E web sites for detailed information about water and energy conservation programs provided by these utility service providers.
Energy Efficiency (HIA-26)	Investigate incentives for high performance green buildings	2011	The Zoning Code Update adopted in 2010 includes provisions for development standards flexibility when projects exceed minimum building standards approved by the California Building Standards Commission and the City of Pinole. The City has approved limited use of grey water systems to enhance water conservation when requested. No incentive requests were received during the reporting period.
Green Building Ordinance (HIA-27)	Develop a Green Building Ordinance	2011	The City applies the latest California Green Building requirements to help foster green building within the city for new construction.

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General Comments: