

Housing Plan Received on **MAY - 6 2015**

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction: City of Union City
 Reporting Period: Date 1/1/2013 - Date 12/31/2013

Table A

Annual Building Activity Report Summary - New Construction

Housing Development Information										Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions
1 Project Identifier (may be APN No., project name or address)	2 Unit Category	3 Tenure R=Renter O=Owner	4 Affordability by Household Incomes				5 Total Units per Project	5a Est. # Infill Units*		6 Assistance Programs for Each Development See Instructions	7 Deed Restricted Units See Instructions	8 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		1	2			
No Housing Projects in 2013	0	0	0	0	0	0	0	0	0	0	0	
(9) Total of Moderate and Above Moderate from Table A3										0	0	0
(10) Total by income Table A/A3										0	0	0
(11) Total Extremely Low-Income Units*										0	0	0

* Note: These fields are voluntary

MA (S-15-15)
2013

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Jurisdiction City of Union City
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**Table A2
Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant**

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				TOTAL UNITS	(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			
(1) Rehabilitation Activity				0	0	N/A
(2) Preservation of Units At-Risk				0	0	
(3) Acquisition of Units				0	0	
(5) Total Units by Income	0	0	0	0	0	

* Note: This field is voluntary

**Table A3
Annual building Activity Report Summary for Above Moderate-Income Units**

No. of Units Permitted for Moderate	1.	2.	3.	4.	5.	6.	7.
	Single Family	Units	5+ Units	Second Unit	Mobile	Total	Number of
No. of Units Permitted for Above Moderate	N/A					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		2008		2009		2010		2011		2012		2013		Total Units to Date (all years)	Total Remaining RHNA by Income Level
		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9							
Income Level	Deed Restricted	20	0	0	100	57	0	0							177	384	
	Non-deed restricted																
Very Low		561														561	384
Low	Deed Restricted		50	0	0	0	0	0							50	341	
	Non-deed restricted																
Moderate			32	0	0	0	0	0	2	3					32	343	
Above Moderate			612	168	2	2	2	0	2	2					685	-73	
Total RHNA by COG. Enter allocation number:		1,944	613	168	2	102	59	5							949	995	
Total Units																	
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.	Objective	Timeframe in H.E.	Status of Program Implementation
HE-A.1 Participate in the development of PDAs, with incentives for higher density developments	Develop 155 units of extremely-low and very-low income housing.	Ongoing	Developed 155 units of extremely-low and very-low income housing.	
HE-A.2 Work with local nonprofit organizations and the Alameda County Housing Authority to acquire and bank properties for the development of affordable housing	Ongoing	Ongoing	Working with Mid-Peninsula Housing, developed the Station Center site, completed in 2012, that includes 155 units of extremely-low and very-low income housing.	
HE-A.3 Monitor status of lands owned by CalTrans and other public Agencies for potential housing development.	Ongoing			
HE-A.4 Amend CSMU District Designation up to 165 units per acre.	FY 12-13	Completed November 2010.		
HE-A.5 Revise Zoning Ordinance to add two Zoning Districts - 29-45 units per acre (RM1000) and 45-60 units per acre (RM725) in the CS and CC designations	FY 12-13	Not completed - in process.		
HE-A.6 Create and continually update an inventory the amount, type, and size of vacant and underutilized parcels for residential development	On-going			
HE-A.7 Rezone at least 13.6 acres (CSMU/JC Boulevard South/ACWD property/Mission Boulevard) to accommodate 213 units	FY 02-03; ongoing	Not completed - in process.		
HE-B.1 City will continue its Down Payment Assistance Program	Ongoing	10 households assisted to date		
HE-B.2 Use NSP funds to assist in purchasing and rehabilitating foreclosed homes to sell, rent, or redevelop	FY 10-11	2 moderate-income units acquired.		
HE-B.3 Implement the Affordable Housing Ordinance	Ongoing	Constructed 177 very-low income units, 50 low-income units, and 32 moderate income units.		

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<p>HE-B.4 Work with the County of Alameda on a regular basis to administer the Mortgage Credit Certificate(MCC) program</p>	<p>Assist 15-20 moderate-income households with home purchases. For purposes of establishing quantified objectives, these are considered affordable units that are being conserved for moderate-income households.</p>	<p>Ongoing</p>	<p>Assisted 9 moderate-income households.</p>
<p>HE-B.5 Amendments to the Zoning Ordinance to ensure consistency with changes to State law and mitigate potential constraints to the availability and cost of housing for all segments of the population</p>		<p>FY 10-11</p>	<p>In Process. To be completed in 2014.</p>
<p>HE-B.6 Monitor parking usage to help identify the potential need for modification of its parking standards that may be limiting the production of affordable housing</p>		<p>Ongoing</p>	
<p>HE-B.7 Implement existing City guidelines for the reservation of affordable units in City bond and other publicly financed projects</p>	<p>Conserve 15 at-risk units for low-income households.</p>	<p>Ongoing</p>	
<p>HE-B.8 Provide a density bonus and other concessions or incentives to developers of housing developments that reserve a portion of their units for moderate-, low, and very low income households</p>	<p>Construct 40 units for very low-income households and 60 units for low-income households.</p>	<p>Ongoing</p>	
<p>HE-B.9 Work with the Alameda County Housing Authority to pursue grant funding and leverage City funds to develop new affordable housing units</p>	<p>Assist 3 vacant lots currently owned by Alameda County Housing Authority to be developed as low income units.</p>	<p>Ongoing</p>	
<p>HE-B.10 Provide financial and/or technical support to local nonprofit organizations and the Alameda County Housing Authority in the acquisition of properties for the development of affordable housing</p>	<p>Construction of 10 very-low and low-income units</p>	<p>Ongoing</p>	
<p>HE-B.11 Continuing administration of HUD Section 8 rental certificates and vouchers to assist very-low-income Union City households</p>	<p>Conserve 528 rental units for very low income-households.</p>	<p>Ongoing</p>	
<p>HE-B.12 Conduct a study of the implications in order to acquire or develop additional public housing in Union City</p>		<p>As needed</p>	
<p>HE-B.13 Create a Partnership with the Housing Authority to build affordable family housing on scattered sites throughout the community</p>		<p>FY 10-11, Ongoing</p>	

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HE-B.14 Cooperate with the owners of housing developments with units that have been set aside for lower-income households with the requirements of Federal subsidy programs	Conserve 15 rental units for 15 low-income households.	Ongoing	
HE-B.15 Ensure that overall private housing development in all of the redevelopment areas will include 15 percent low- and moderate-income housing, 40 percent of which will be made available to very-low-income households	Construct 145 units for very low-income households.	Ongoing	177 very-low income units built.
HE-B.16 Monitor the status of projects with expiring affordability covenants and contact owners concerning their plans to continue or opt out of the programs		Ongoing	
HE-B.17 Explore creative ways of developing low-and moderate-income housing that integrates innovative uses of varied design and construction techniques		Ongoing	
HE-B.18 Promote the development of secondary dwelling units		FY 11-12, Ongoing	Completed August 2013.
HE-B.19 Support efforts of local HUD approved counseling agencies in their homebuyer education/counseling		FY 10-11, Ongoing	
HE-B.20 Post information on the City website about existing toll-free hotlines, foreclosure counseling/ foreclosure prevention programs		FY 10-11	Completed in 2011.
HE-B.21 Provide community outreach to community residents on the need for and the role of affordable housing in Union City		Ongoing	
HE-C.1 Continue programs in areas affected by poor building design and disproportionately high levels of criminal activity to add security devices to reduce crime problems		Ongoing	
HE-C.2 Continue capital improvements and housing rehabilitation in Decoto and Old Alvarado neighborhoods.		Ongoing	
HE-C.3 Target neglected residential properties through Neighborhood Preservation and Housing Rehabilitation	100 units will be brought into compliance	Ongoing	106 units brought into compliance.
HE-C.4 Administer Community Development Block Grant funds and give high priority for the expenditure of City Block funds to housing rehabilitation	Provide 25 major rehabilitations and 200 minor rehabilitations.	Ongoing	168 total rehabilitations completed for very-low and low-income households - 121 minor rehabs and 47 major rehabs.

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HE-C.5 As appropriate, apply to (CHFA) for funding under the Multi-Family Rehabilitation and Infill New Construction Program	Provide supplemental funding to assist the rehabilitation of 20 very low-income units and 10 low-income rental units.	FY 10-11; Ongoing	
HE-D.1 Provide funds and support for ECHO Housing in the operation of its fair housing counseling services		Ongoing	Over 600 clients provided with Fair Housing Counseling.
HE-D.2 Obtain information on fair housing laws from the Department of Housing and Community Development and State Fair Employment and Housing Commission's enforcement program and make it available to the public		Ongoing	Information posted at City Hall, Community centers, and on the City's website
HE-E.1 Review present programs to assess their adequacy in meeting the needs of young families, large families, single-parent families and elderly		Ongoing	
HE-E.2 Ongoing discussions with for-profit and nonprofit developers and local realtors, the City shall monitor the needs of large families in obtaining appropriately-sized rental housing		Ongoing	
HE-E.3 Ensure that there are sufficient opportunities to accommodate the identified need for emergency shelter facilities during the Housing Element period		1 year after adoption of the Housing Element	Added as permitted use in Zoning Ordinance and further amendments in process.
HE-E.4 Continue to participate with the appropriate homeless agencies to address the needs of Union City residents in need of emergency shelter or temporary housing	Assure the provision of assistance to approximately 50 Union City residents annually.	Ongoing	Coordinate with and fund various agencies that provide shelter or support for homeless.
HE-E.5 Build affordable senior housing on targeted sites within proximity to amenities and key services for seniors	50 very low-and low-income senior units	FY 10-11, As needed	
HE-E.6 Assist senior housing developers find appropriate locations that are close to shopping and public transportation		Ongoing	
HE-E.7 Monitor the demand for senior housing to ensure that their needs are being met		Ongoing	
HE-E.8 Establish a reasonable accommodation procedure for providing exception in zoning and land use regulations for housing for persons with disabilities		FY 10-11	In process. To be completed in 2014.
HE-E.9 Create a public information brochure on reasonable accommodations for disabled persons and provide that information on the City's website		FY 10-11	To be completed in 2014 after the Ordinance is adopted.

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HE-E.10 Inform homebuilders regarding Universal Design Features that can be incorporated into new houses, condominiums and townhomes		FY 10-11	Not completed - in process.
HE-E.11 Assist developers in securing additional funding that may be necessary to achieve higher levels of adaptability/accessibility.		As needed	
HE-E.12 Support the Housing Authority in its programs that meet the needs of extremely low-income persons, including the Section 8 voucher and certificate program	30 project-based Section 8 vouchers	FY 10-11; Ongoing	32 Vouchers provided at Mid-Peninsula's Station Center Apartments in 2012.
HE-E.13 Seek State and Federal funding specifically targeted for the development of housing affordable to extremely low-income households	50 extremely low-income units	Annually	Proposition 1-c funds and tax credits used for the Station Center project, which includes 155 units of extremely-low and very-low-income units.
HE-E.14 Review its Zoning Ordinance to ensure that it does not restrict the location of child care services near higher density residential areas		FY 10-11	Completed November 2010.
HE-E.15 Work with the Housing Authority to increase the number of Section 8 certificate vouchers for single-parents families		FY 10-11	Ongoing
HE-F.1 Post and distribute information on currently available weatherization programs		Ongoing	
HE-F.2 Continue to enforce State requirements, including Title 24 requirements		Ongoing	
HE-F.3 The City shall regularly update the energy efficiency and the energy conservation design guidelines, to ensure they continue to reflect current technologies and practices		Ongoing	
HE-F.4 The City shall annually update its design standards regarding energy self-sufficiency and generation projects to ensure they continue to reflect current technologies and practices		Annually	Not completed - in process.
HE-F.5 The City shall adopt a Climate Action Plan that seeks to reduce the community's energy consumption including municipal contributions	Reduce the City's greenhouse gas emissions by 30 percent below 2005 levels by the year 2020.	FY 10-11	Completed November 2010.
HE-F.6 The City shall adopt a mandatory Green Building Ordinance that will require all new residential development to exceed current Title 24 requirements for energy conservation		FY 10-11	Completed, but the City now defers to the State's higher, more stringent standards.

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HE-G.1 City staff involved in the implementation of the Housing Element programs shall meet biannually to review progress in addressing housing issues		Biannually	In practice, staff coordinates more frequently in an on-going status
HE-G.2 The City shall review and report on the implementation of Housing Element programs		Annually	On-going
HE-G.3 The City shall establish and implement a comprehensive annual monitoring program to document the sale prices or rental rates for all new units constructed or rehabilitated in the previous year and to determine housing affordability levels		Annually	Staff has coordinated regularly with developers, housing groups and rental associations to assess the impacts of the recession on affordable housing.
HE-G.4 The City shall continue to revise the Redevelopment Agency Five-Year Implementation Plan to be consistent with the 2009 Housing Element		FY 10-11	On-going

General Comments:

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**Table A2
Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant**

Please note: Units may only be credited to the table below when a jurisdiction has included a program (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 65593.1(c)(1)

Activity Type	Affordability by Household Incomes				TOTAL UNITS	(4) The Description should adequately document how each unit complies with subsection (c)(1) of Government Code Section 65593.1
	Extremely Low- Income*	Very Low- Income	Low- Income			
(1) Rehabilitation Activity				0		N/A
(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**

No. of Units Permitted for Moderate Above Moderate	1. Single Family Units			2. 2 - 4 Unit		3. 5+ Units		4. Second Unit		5. Mobile		6. Total		7. Number of	
No. of Units Permitted for Moderate	N/A											0			
No. of Units Permitted for Above Moderate	N/A											0			

* Note: This field is voluntary

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Jurisdiction City of Union City
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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	2008	2009	2010	2011	2012	2013	Year 9	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level	Dead Restricted	20	0	0	100	57	0	0		177	384
	Non-dead restricted										
Very Low	Dead Restricted										341
	Non-dead restricted	50	0	0	0	0	0	0		50	
Low	Dead Restricted										343
	Non-dead restricted	32	0	0	0	0	0	0		32	
Moderate	Dead Restricted										-73
	Non-dead restricted	380				2	3			5	
Above Moderate		612	511	168	2	2	0	2	0	685	
Total RHNA by COG. Enter allocation number:		1,944	613	168	2	102	59	5		949	895
Total Units											
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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Jurisdiction City of Union City
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Table C
Program Implementation Status

Housing Programs Progress Report - Government Code Section 65583.			
Program Description (By Housing Element Program Names)	Describe progress of all programs including local efforts to remove governmental constraints to the maintenance.	Objective	Status of Program Implementation
Name of Program	In H.E.	Timeframe	Status of Program Implementation
HE-A.1 Participate in the development of PDAs, with incentives for higher density developments	Develop 155 units of extremely-low and very-low income housing.	Ongoing	Developed 155 units of extremely-low and very-low income housing.
HE-A.2 Work with local nonprofit organizations and the Alameda County Housing Authority to acquire and bank properties for the development of affordable housing		Ongoing	Working with Mid-Peninsula Housing, developed the Station Center site, completed in 2012, that includes 155 units of extremely-low and very-low income housing.
HE-A.3 Monitor status of lands owned by CalTrans and other public Agencies for potential housing development.		Ongoing	
HE-A.4 Amend CSMU District Designation up to 165 units per acre.		FY 12-13	Completed November 2010.
HE-A.5 Revise Zoning Ordinance to add two Zoning Districts - 29-45 units per acre (RM1000) and 45-60 units per acre (RM1725) in the CS and CC designations		FY 12-13	Not completed - in process.
HE-A.6 Create and continually update an inventory the amount, type, and size of vacant and underutilized parcels for residential development		On-going	
HE-A.7 Rezone at least 13.5 acres (CSMU/UC Boulevard South/CWD property/Mission Boulevard) to accommodate 213 units	Create opportunity for at least 213 units of lower-income housing	FY 02-03; ongoing	Not completed - in process.
HE-B.1 City will continue its Down Payment Assistance Program	Assist up to 50 first time homebuyers	Ongoing	10 households assisted to date
HE-B.2 Use NSP funds to assist in purchasing and rehabilitating foreclosed homes to sell, rent, or redevelop	Acquire 5 units for moderate-income households	FY 10-11	2 moderate-income units acquired.
HE-B.3 Implement the Affordable Housing Ordinance	Construct 70 very low income units, 100 low income units, and 90 moderate income units.	Ongoing	Constructed 177 very-low income units, 50 low-income units, and 32 moderate income units.

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Jurisdiction	City of Union City	Reporting Period	Date 1/1/2013	Date 12/31/2013
HE-B.4 Work with the County of Alameda on a regular basis to administer the Mortgage Credit Certificate(MCC) program	Assist 15-20 moderate-income households with home purchases. For purposes of establishing quantified objectives, these are considered affordable units that are being conserved for moderate-income households.	Ongoing	Assisted 9 moderate-income households.	
HE-B.5 Amendments to the Zoning Ordinance to ensure consistency with changes to State law and mitigate potential constraints to the availability and cost of housing for all segments of the population		FY 10-11	In Process. To be completed in 2014.	
HE-B.6 Monitor parking usage to help identify the potential need for modification of its parking standards that may be limiting the production of affordable housing		Ongoing		
HE-B.7 Implement existing City guidelines for the reservation of affordable units in City bond and other publicly financed projects	Conserve 15 at-risk units for low-income households.	Ongoing		
HE-B.8 Provide a density bonus and other concessions or incentives to developers of housing developments that reserve a portion of their units for moderate-, low, and very low income households	Construct 40 units for very low-income households and 60 units for low-income households.	Ongoing		
HE-B.9 Work with the Alameda County Housing Authority to pursue grant funding and leverage City funds to develop new affordable housing units	Assist 3 vacant lots currently owned by Alameda County Housing Authority to be developed as low income units.	Ongoing		
HE-B.10 Provide financial and/or technical support to local nonprofit organizations and the Alameda County Housing Authority in the acquisition of properties for the development of affordable housing	Construction of 10 very-low and low-income units	Ongoing		
HE-B.11 Continuing administration of HUD Section 8 rental certificates and vouchers to assist very-low-income Union City households	Conserve 528 rental units for very low income-households.	Ongoing		
HE-B.12 Conduct a study of the implications in order to acquire or develop additional public housing in Union City		As needed		
HE-B.13 Create a partnership with the Housing Authority to build affordable family housing on scattered sites throughout the community		FY 10-11, Ongoing		

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HE-B.14 Cooperate with the owners of housing developments with units that have been set aside for lower-income households with the requirements of Federal subsidy programs	Conserve 15 rental units for 15 low-income households.	Ongoing		
HE-B.15 Ensure that overall private housing development in all of the redevelopment areas will include 15 percent low- and moderate-income housing, 40 percent of which will be made available to very-low-income households	Construct 145 units for very low-income households.	Ongoing		177 very-low income units built.
HE-B.16 Monitor the status of projects with expiring affordability covenants and contact owners concerning their plans to continue or opt out of the programs		Ongoing		
HE-B.17 Explore creative ways of developing low- and moderate-income housing that integrates innovative uses of varied design and construction techniques		Ongoing		
HE-B.18 Promote the development of secondary dwelling units		FY 11-12, Ongoing		Completed August 2013.
HE-B.19 Support efforts of local HUD approved counseling agencies in their homebuyer education/counseling		FY 10-11, Ongoing		
HE-B.20 Post information on the City website about existing toll-free hotlines, foreclosure counseling/ foreclosure prevention programs		FY 10-11		Completed in 2011.
HE-B.21 Provide community outreach to community residents on the need for and the role of affordable housing in Union City		Ongoing		
HE-C.1 Continue programs in areas affected by poor building design and disproportionately high levels of criminal activity to add security devices to reduce crime problems		Ongoing		
HE-C.2 Continue capital improvements and housing rehabilitation in Decoto and Old Alvarado neighborhoods.		Ongoing		
HE-C.3 Target neglected residential properties through Neighborhood Preservation and Housing Rehabilitation Programs	100 units will be brought into compliance	Ongoing		106 units brought into compliance.
HE-C.4 Administer Community Development Block Grant funds and give high priority for the expenditure of City Block funds to housing rehabilitation	Provide 25 major rehabilitations and 200 minor rehabilitations.	Ongoing		168 total rehabilitations completed for very-low and low-income households - 121 minor rehabs and 47 major rehabs.

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HE-C.5 As appropriate, apply to (CHFA) for funding under the Multi-Family Rehabilitation and Infill New Construction Program	Provide supplemental funding to assist the rehabilitation of 20 very low-income units and 10 low-income rental units.	FY 10-11; Ongoing	
HE-D.1 Provide funds and support for ECHO Housing in the operation of its fair housing counseling services		Ongoing	Over 600 clients provided with Fair Housing Counseling.
HE-D.2 Obtain information on fair housing laws from the Department of Housing and Community Development and State Fair Employment and Housing Commission's enforcement program and make it available to the public		Ongoing	Information posted at City Hall, Community centers, and on the City's website
HE-E.1 Review present programs to assess their adequacy in meeting the needs of young families, large families, single-parent families and elderly		Ongoing	
HE-E.2 Ongoing discussions with for-profit and nonprofit developers and local realtors, the City shall monitor the needs of large families in obtaining appropriately-sized rental housing		Ongoing	
HE-E.3 Ensure that there are sufficient opportunities to accommodate the identified need for emergency shelter facilities during the Housing Element period		1 year after adoption of the Housing Element	Added as permitted use in Zoning Ordinance and further amendments in process.
HE-E.4 Continue to participate with the appropriate homeless agencies to address the needs of Union City residents in need of emergency shelter or temporary housing	Assure the provision of assistance to approximately 50 Union City residents annually.	Ongoing	Coordinate with and fund various agencies that provide shelter or support for homeless.
HE-E.5 Build affordable senior housing on targeted sites within proximity to amenities and key services for seniors	50 very low-and low-income senior units	FY 10-11, As needed	
HE-E.6 Assist senior housing developers find appropriate locations that are close to shopping and public transportation		Ongoing	
HE-E.7 Monitor the demand for senior housing to ensure that their needs are being met		Ongoing	
HE-E.8 Establish a reasonable accommodation procedure for providing exception in zoning and land use regulations for housing for persons with disabilities		FY 10-11	In process. To be completed in 2014.
HE-E.9 Create a public information brochure on reasonable accommodations for disabled persons and provide that information on the City's website		FY 10-11	To be completed in 2014 after the Ordinance is adopted.

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HE-E.10 Inform homebuilders regarding Universal Design features that can be incorporated into new houses, condominiums and townhomes		FY 10-11	Not completed - in process.	
HE-E.11 Assist developers in securing additional funding that may be necessary to achieve higher levels of adaptability/accessibility.		As needed		
HE-E.12 Support the Housing Authority in its programs that meet the needs of extremely low-income persons, including the Section 8 voucher and certificate program	30 project-based Section 8 vouchers	FY 10-11; Ongoing	32 Vouchers provided at Mid-Peninsula's Station Center Apartments in 2012.	
HE-E.13 Seek State and Federal funding specifically targeted for the development of housing affordable to extremely low-income households	50 extremely low-income units	Annually	Proposition 1-c funds and tax credits used for the Station Center project, which includes 155 units of extremely-low and very-low-income units.	
HE-E.14 Review its Zoning Ordinance to ensure that it does not restrict the location of child care services near higher density residential areas		FY 10-11	Completed November 2010.	
HE-E.15 Work with the Housing Authority to increase the number of Section 8 certificate vouchers for single-parents families		FY 10-11	Ongoing	
HE-F.1 Post and distribute information on currently available weatherization programs		Ongoing		
HE-F.2 Continue to enforce State requirements, including Title 24 requirements		Ongoing		
HE-F.3 The City shall regularly update the energy efficiency and the energy conservation design guidelines, to ensure they continue to reflect current technologies and practices		Ongoing		
HE-F.4 The City shall annually update its design standards regarding energy self-sufficiency and generation projects to ensure they continue to reflect current technologies and practices		Annually	Not completed - in process.	
HE-F.5 The City shall adopt a Climate Action Plan that seeks to reduce the community's energy consumption including municipal contributions	Reduce the City's greenhouse gas emissions by 30 percent below 2005 levels by the year 2020.	FY 10-11	Completed November 2010.	
HE-F.6 The City shall adopt a mandatory Green Building Ordinance that will require all new residential development to exceed current Title 24 requirements for energy conservation		FY 10-11	Completed, but the City now defers to the State's higher, more stringent standards.	

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction City of Union City
 Reporting Period Date 1/1/2013 - Date 12/31/2013

HE-G.1 City staff involved in the implementation of the Housing Element programs shall meet biannually to review progress in addressing housing issues		Biannually	In practice, staff coordinates more frequently in an on-going status
HE-G.2 The City shall review and report on the implementation of Housing Element programs		Annually	On-going
HE-G.3 The City shall establish and implement a comprehensive annual monitoring program to document the sale prices or rental rates for all new units constructed or rehabilitated in the previous year and to determine housing affordability levels		Annually	Staff has coordinated regularly with developers, housing groups and rental associations to assess the impacts of the recession on affordable housing.
HE-G.4 The City shall continue to revise the Redevelopment Agency Five-Year Implementation Plan to be consistent with the 2009 Housing Element		FY 10-11	On-going

General Comments:

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 26 §6202)

Jurisdiction _____ City of Union City
Reporting Period Date 7/1/2013 - Date 12/31/2013

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