

Jurisdiction	Pacifica	
Reporting Year	2019	(Jan. 1 - Dec. 31)

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		14
Total Units		14

Note: Units serving extremely low-income households are included in the very low-income permitted units totals

Housing Applications Summary	
Total Housing Applications Submitted:	13
Number of Proposed Units in All Applications Received:	99
Total Housing Units Approved:	0
Total Housing Units Disapproved:	0

Use of SB 35 Streamlining Provisions	
Number of Applications for Streamlining	0
Number of Streamlining Applications Approved	0
Total Developments Approved with Streamlining	0
Total Units Constructed with Streamlining	0

Units Constructed - SB 35 Streamlining Permits			
Income	Rental	Ownership	Total
Very Low	0	0	0
Low	0	0	0
Moderate	0	0	0
Above Moderate	0	0	0
Total	0	0	0

Housing Development Applications Submitted

Project Identifier				Unit Types		Date Application Submitted	Proposed Units - Affordability by Household Incomes							Total Approved Units by Project	Total Disapproved Units by Project	Streamlining	Notes		
1				2	3	4	5							6	7	8	9	10	
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID*	Unit Category (SFA,SFD,2 to 4,5+ADU,MH)	Tenure R=Renter O=Owner	Date Application Submitted	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Total PROPOSED Units by Project	Total APPROVED Units by project	Total DISAPPROVED Units by Project (Auto-calculated Can Be Overwritten)	Was APPLICATION SUBMITTED Pursuant to GC 65913.4(b)? (SB 35 Streamlining)	Notes*
Summary Row: Start Data Entry Below																			
016-304-140	Buckingham Way	Buckingham Way SFR	2019-001	SFD	O	1/15/2019						2	11	86	99	0	0	0	
023-341-080	1693 Higgins Way	Higgins Way SFR	2019-011	SFD	O	4/10/2019													
022-162-310	570 Crespi	570 Crespi Project	2016-004	5+	O	5/13/2019						2		13	15			No	Article 47 of Pacifica Municipal Code requires 15% of units to be BMR when project exceeds 8 or more units.
016-211-210	2205 Palmetto	2205 Palmetto Mixed-Use Condominium	2019-017	SFA	O	7/16/2019								1	1			No	Condominium
023-361-160	Higgins Way	Higgins & Adobe Development	2019-022	5+	O	8/27/2019						6		30	36			No	18 townhomes + 18 ADUs. Article 47 of Pacifica Municipal Code requires 15% of units to be BMR when project exceeds 8 or more units.
023-017-230	1343 Livingston	Livingston ADU	2019-024	ADU	R	8/30/2019								1	1			No	ADU in Coastal Zone
023-013-010	1300 Danmann	Danmann Mixed-Use Apartments	2019-025	5+	R	9/13/2019								6	6			No	
009-402-250	4000 Palmetto	Palmetto Duplexes and Triplexes	2019-028	5+	O	10/1/2019						5		24	29			No	Article 47 of Pacifica Municipal Code requires 15% of units to be BMR when project exceeds 8 or more units.
023-013-030	277 Kent	Kent Road SFR	2019-030	SFD	O	10/16/2019								1	1			No	
009-402-270	4009 Palmetto	Palmetto 4-unit Apartment	2019-032	2 to 4	R	11/27/2019								4	4			No	
016-400-010	2500 Francisco	Legalize two apartments	2019-035	2 to 4	R	12/12/2019								2	2			No	Legalize two existing units
016-022-080	184 Paloma	Palmetto SFD Conversion to Mixed-Use	2019-036	SFA	R	12/20/2019								1	1			No	Convert existing SFD to mixed-use, 1 unit above commercial.
099-037-450	323 Beaumont	Beaumont SFD	2019-037	SFD	O	12/20/2019								1	1			No	

Regional Housing Needs Allocation Progress
Permitted Units Issued by Affordability

		1	2									3	4
Income Level		RHNA Allocation by Income Level	2015	2016	2017	2018	2019	2020	2021	2022	2023	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low	Deed Restricted	121											121
	Non-Deed Restricted												
Low	Deed Restricted	68		9								9	59
	Non-Deed Restricted												
Moderate	Deed Restricted	70										6	64
	Non-Deed Restricted		1	1	4								
Above Moderate		154	7	12	5	26	14					64	90
Total RHNA		413											
Total Units			8	22	9	26	14					79	334

Program Implementation Status pursuant to GC Section 65583

Housing Programs Progress Report

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.

1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
Action Program No. 1: Advertise available grant and loan funding for lower income property owners to rehabilitate substandard housing units.	The City will strive to refer enough residents to ensure two residents will successfully apply for the program each year.	Annually	Advertising is ongoing.
Action Program No. 2: Reduce potential loss of life and property damage from earthquakes by requiring seismic upgrades (structural strengthening and hazard mitigation) to unsafe buildings, which includes unreinforced-masonry buildings and soft-story buildings (those with ground floors having a lateral stiffness significantly less than that of the stories above).	1) Continue to distribute program literature. 2) Refer five households per year.	1) 12/31/2016: Determine whether development of a mandatory seismic upgrade ordinance and sourcing of sufficient funding to implement upgrades are feasible. 2) 12/31/2017: If feasible, complete enactment of ordinance and implementation of seismic upgrade funding program(s).	1) Reported in 2016 APR. 2) The City has not pursued enactment of an ordinance.
Action Program No. 3: Develop programs to help preserve the "at risk" units at Casa Pacifica senior housing complex.	Monitor Casa Pacifica Apartments for any indication of intent to cease participation in the Section 8 program. Formulate a comprehensive response with affordable housing partners to any notice of intent to cease Section 8 participation.	12/31/2018: Contact property owner to inquire about long-term intentions for the site. Due to the length of the current participation agreement (1/31/2015 through 1/31/2020), a single inquiry will suffice during the planning period.	Not required during reporting period
Action Program No. 4: Encourage preservation of the existing mobile home park as an important source of low- and moderate-income housing.	Monitor mobile home park operator's long-term intentions for the site, encouraging maintenance of the mobile home park use. Administer Ordinance No. 550-C.S. if necessary. Unless development of additional mobile home parks occurs during the planning period, the maximum performance related to this policy would be one mobile home park conversion.	12/31/2017 and 12/31/2020: Contact property owner to inquire about long-term intentions for the site.	The mobilehome park operator intends to operate the site on a long-term basis and has resumed leasing units to residents after completing various site upgrades.

<p>Action Program No. 5: Ensure proper marketing of housing affordability programs and groups by partner agencies, including the Reverse Annuity Mortgage (RAM) program, Human Investment Project (H.I.P.) Homesharing Program, Lease-Purchase Program, emergency shelters, Project Sentinel, and Center for the Independence of the Disabled.</p>	<p>Pacifica will change the focus of this goal to staff training and encouragement of partner organizations. City staff will train other staff on available housing referral resources, and will contact partner agencies to determine the level of service they are providing to Pacifica residents. The City has no control over the quantity of persons served by the referral programs, but can monitor the level of service being provided to residents.</p>	<p>1) Bi-annually by 12/31 in 2015, 2017, 2019, and 2021: Conduct training of Planning Division, Code Enforcement Division, and Parks, Beaches, and Recreation staff regarding available housing referral programs, services, and agencies. 2) Bi-annually by 12/31 in 2015, 2017, 2019, and 2021: Contact partner agencies to verify whether they continue to make referrals and cross-referrals to other assistance agencies.</p>	<p>Not required during reporting period</p>
<p>Action Program No. 6: Create a reasonable accommodation program and procedures to allow deviations from zoning standards for projects that improve access for persons with disabilities.</p>	<p>Adopt an ordinance by the end of 2016.</p>	<p>12/31/2016: Enact Reasonable Accommodation Ordinance.</p>	<p>The City selected a Housing Element implementation consultant during 2017. The consultant has developed a draft reasonable accommodation ordinance which City staff is reviewing. City staff will schedule the ordinance for public hearings as soon as resources permit.</p>
<p>Action Program No. 7: Emphasize housing rehabilitation to forestall decline in the housing stock. Utilize government subsidies including Section 8 or other rental assistance programs to enhance owner affordability. Use the Code Enforcement process to refer owners to apply for Community Development Block Grant (CDBG) funds for housing rehabilitation.</p>	<p>Distribute rehabilitation and housing affordability program information to 300 property owners during building code or property maintenance code interactions with City inspectors.</p>	<p>Annually (3-5 referrals)</p>	<p>City staff made zero referrals during the reporting period.</p>
<p>Action Program No. 8: Establish an incentive program for voluntary housing rehabilitation.</p>	<p>Continue implementation of Complete Streets policies. Condition all development approvals to require improvements to infrastructure and multi-modal connectivity. Pursue funding to implement Phase I of the Palmetto streetscape improvements and planning for subsequent phases.</p>	<p>1) 1/31/2015 through 1/31/2023: Condition 80 projects (10 per year) requiring Complete Streets improvements. 2) 12/31/2018: Secure sufficient funding to initiate Phase I improvements under the Palmetto streetscape improvement plan. Enhance the neighborhood quality of the 92 housing units in the vicinity of the streetscape improvements.</p>	<p>1) The City issued building permits in previous years for seven projects requiring sidewalk installation in areas where no sidewalk existed.</p>

Action Program No. 9: Promote Pacific Gas and Electric (PG&E) Company's "Energy Savings Assistance Program."	1) Continue to distribute program literature. 2) Successfully refer 35 households per year.	Annually (32-38 referrals)	1) City staff maintains and distributes program information at the Planning Department counter. 2) The City has not received a report from PG&E regarding the number of its residents participating in the program.
Action Program No. 10: Prioritize in-fill mixed-use and residential development on underutilized sites and vacant sites interspersed with developed areas.	Contact two property owners of identified underutilized sites per year to encourage redevelopment with higher density, mixed-use projects.	Annually	More than 50% of units permitted by the City during the reporting period were infill housing developments.
Action Program No. 11: Encourage and facilitate construction of second residential units on properties zoned for single-family residential uses in conformance with existing zoning regulations.	Encourage construction of two second residential units per year, or 16 second units during the planning period. Periodically evaluate the City's second unit zoning regulations and inquire with residents and construction professionals as to the perceived level of difficulty and expense associated with second unit construction. Where perceptions suggest second unit construction is difficult, develop strategies to revise the City's regulations, such as by relaxing second unit parking requirements.	By 12/31 in 2016, 2018, 2020, and 2022: Review and revise, as necessary.	Eleven (11) accessory dwelling units (i.e., second residential unit) were permitted during the reporting period. The City has observed an uptick in interest in accessory dwelling unit construction and has received more building permit applications for such units than during previous years. Considering the new state regulations that were enacted in early 2020, City staff expects to issue a greater number of building permits for accessory dwelling units in subsequent reporting periods.
Action Program No. 12: Amend Second Unit Ordinance to incorporate updates in state law.	Amend Second Unit Ordinance to comply with state law by the end of 2016.	12/31/2016: Enact amendments to Second Unit Ordinance to conform to state law.	COMPLETED The City Council adopted a new accessory dwelling unit ordinance (Ord. No. 825-C.S.) in 2017 to amend its regulations governing accessory dwelling units to comply with state law.
Action Program No. 13: Amend Density Bonus Ordinance to reflect updates to state law.	Amend Density Bonus Ordinance to comply with state law by the end of 2016.	12/31/2016: Enact amendments to Density Bonus Ordinance to conform to state law.	The City selected a Housing Element implementation consultant during 2017. The consultant has identified this action program as an item for near-term implementation.
Action Program No. 14: Consider amending the Zoning Ordinance to allow Rooming Houses and Boardinghouses for farmworker housing as a permitted use in the R-3 (Multiple-Family Residential) District.	Consider the zoning amendment and enact amendments if determined desirable and feasible.	1) 12/31/2016: Complete consideration of the amendment. 2) 12/31/2017: Enact amendments to Zoning Code, if determined desirable and feasible.	The City has not pursued enactment of an ordinance.
Action Program No. 15: Amend A (Agricultural) Zoning District to allow farmworker housing.	Amend A zoning district to comply with state law.	6/30/2016: Enact amendments to Zoning Code.	The City selected a Housing Element implementation consultant during 2017. The consultant is currently working on implementation of other action program items. Upon completion of those action programs, City staff will determine the relative priority of this action program compared to other remaining action programs.

<p>Action Program No. 16: Amend Zoning Ordinance to allow Emergency Shelters, Transitional and Supportive Housing.</p>	<p>Amend the Zoning Code to create new definitions for emergency shelters, transitional housing, and supportive housing. Create new permitted uses for these types of facilities to clarify their treatment by the City. Create development standards for the establishment and ongoing operations of these facilities.</p>	<p>1) 9/30/2015: Develop and discuss at the Planning Commission potential development standards for emergency shelters, transitional housing, and supportive housing.</p> <p>2) 1/31/2016: Amend the Zoning Code to explicitly permit by-right emergency shelters, transitional housing, and supportive housing.</p>	<p>The City selected a Housing Element implementation consultant during 2017. The consultant has developed a draft zoning ordinance to allow emergency shelters, transitional housing, and supportive housing. City staff will schedule the ordinance for public hearings as soon as resources permit.</p>
<p>Action Program No. 17: The City shall initiate contact with developers from the private and nonprofit sectors interested in development opportunities in the City of Pacifica for rental housing affordable to persons with extremely low, very low, and low incomes.</p>	<p>Begin a bi-annual housing developer roundtable hosted by the City to provide factual information on development sites and the City's development process, as well as to demonstrate a strong City commitment to affordable housing development.</p>	<p>By 12/31 in 2016, 2018, 2020, and 2022: Host developer roundtable.</p>	<p>City staff has participated in additional meetings with representatives of the Pacifica School District to discuss the permitting process for development of affordable housing for school district employees at the former Oddstad School site.</p>
<p>Action Program No. 18: Encourage development of housing for all income levels, including lower income individuals, in suitable areas to meet ABAG's projected housing need.</p>	<p>Update available development site inventory annually to encourage development of housing units to satisfy the City's RHNA.</p>	<p>Annually by 12/31: Post updated inventory on City's website.</p>	<p>The development site inventory found in Table III-1 of the Housing Element remains representative of available development sites within Pacifica.</p>

<p>Action Program No. 19: Form a committee to monitor housing trends affecting needs and development, as well as implementation of action programs. Devise strategies to accommodate housing needs that arise during the planning period that the Housing Element does not adequately address.</p>	<p>Form a committee to assert more active oversight in Housing Element implementation. Review the draft Housing Element Status and Annual Progress Report prior to the public hearing and consideration by City Council.</p>	<p>1) 8/31/2015: Establish a Housing Element implementation committee.</p> <p>2) Annually by 6/30: Planning Division staff conducts an internal review of implementation during first-half of year and projected implementation during remaining-half of year.</p> <p>3) Annually between 1/1 and 2/28: Hold a committee meeting to discuss prior year Housing Element implementation and to review the draft Housing Element Status and Annual Progress Report.</p> <p>4) Annually between 3/1 and 3/31: Present the Housing Element Status and Annual Progress Report at a City Council public hearing and seek Council approval and transmittal of the Report to the California Department of Housing and Community Development (HCD) by the April 1 deadline.</p>	<p>1) The City did not establish a Housing Element implementation committee.</p> <p>2) Planning Division staff conducted an internal review of implementation during the first-half of the reporting period and projected likely implementation activities during the remaining half of the reporting period. City staff focused efforts on assisting homeowners with obtaining permits to constructs ADUs pursuant to Action Program 11 in order to fully implement the City's revised ADU ordinance.</p> <p>3) N/A</p> <p>4) Staff presented the Housing Element Status and Annual Progress Report at a public meeting of the City Council on 3/23/2020.</p>
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