RESOLUTION NO. 18-2024

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PACIFICA APPROVING THE CITY'S 2023 ANNUAL PROGRESS REPORT ON IMPLEMENTATION OF THE HOUSING ELEMENT OF THE GENERAL PLAN AND 2023 ANNUAL PROGRESS REPORT ON IMPLEMENTATION OF OTHER ELEMENTS OF THE GENERAL PLAN; AND DIRECTING THE CITY MANAGER TO TRANSMIT THE REPORTS TO THE CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT (HCD) AND THE GOVERNOR'S OFFICE OF PLANNING AND RESEARCH (OPR)

WHEREAS, California Government Code section 65400(a)(1) requires that after the legislative body has adopted all or part of a General Plan, an annual report on the status of the General Plan progress and its implementation be prepared to ensure that the General Plan will serve as an effective guide for orderly growth and development, preservation and conservation of open-space land and natural resources, and the efficient expenditure of public funds relating to the subjects addressed in the general plan; and

WHEREAS, California Government Code section 65400(a)(2) also provides that the annual report must also provide the progress in meeting the City's share of regional housing needs and local efforts to remove governmental constraints to the maintenance, improvement, and development of housing pursuant to paragraph (3) of subdivision (c) of Government Code section 65583; and

WHEREAS, the housing element portion of the annual report must be prepared through the use of standards, forms, and definitions adopted by the Department of Housing and Community Development and must be filed with the Office of Planning and Research (OPR), and the Department of Housing and Community Development (HCD) annually by April 1st of each year; and

WHEREAS, the City Council considered the annual reports required by Government Code sections 65400(a)(1) and 65400(a)(2) at a public meeting before the where members of the public were allowed to provide oral testimony and written comments; and

WHEREAS, the City has made significant progress in implementing the policies contained in the City's General Plan.

NOW, THEREFORE BE IT RESOLVED by the City Council of the City of Pacifica as follows:

- A. The above recitals are true and correct and material to this Resolution.
- B. This action is not a project as defined in Section 15378(b) (2) of the Public Resources Code; therefore, no California Environmental Quality Act (CEQA) environmental review is required.
- C. The City Council, acting as the planning agency and legislative body in accordance with Government Code sections 65100 and 65400, hereby approves the City's 2023 Annual Progress Report regarding implementation of the Housing Element of the General Plan, attached hereto and hereinafter incorporated as Exhibit A, and the 2023 Annual Progress Report regarding implementation of the other Elements of the General Plan, which is incorporated in the staff report for this item.

The City Manager is hereby directed to transmit the two Annual Reports to the California Department of Housing and Community Development (HCD) and the Governor's Office of Planning and Research (OPR), in forms provided by the Planning Director and reviewed by the City Attorney.

Passed and adopted at a regular meeting of the City Council of the City of Pacifica, California, held on the 26th day of February 2024.

AYES, Councilmembers: Beckmeyer, Bier, Bigstyck, Boles, Vatoriaus.

NOES, Councilmembers: 14

ABSENT, Councilmembers: 1/19

ABSTAIN, Councilmembers: n/a

Sue Vaterlaus, Mayor

ATTEST:

APPROVED AS TO FORM:

Michelle Kenyon, City Attorney

EXHIBIT A 2023 Housing Element Annual Progress Report (APR)

Jurisdiction	Pacifica	
Reporting Year	2023	(Jan. 1 - Dec. 31)
Housing Element Planning Period	6th Cycle	01/31/2023 - 01/31/2031

Building Permits Issued by Affordability Summary		
Income Level		Current Year
	Deed Restricted	0
Very Low	Non-Deed Restricted	6
	Deed Restricted	0
Low	Non-Deed Restricted	4
	Deed Restricted	0
Moderate	Non-Deed Restricted	8
Above Moderate		6
Total Units		24

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

Units by Structure Type	Entitled		Permitted	Completed
Single-family Attached		0	0	0
Single-family Detached		1	0	3
2 to 4 units per structure		6	7	1
5+ units per structure		70	0	0
Accessory Dwelling Unit		1	17	44
Mobile/Manufactured Home		0	0	0
Total		78	24	48

Infill Housing Developments and Infill Units Permitted	# of Projects	Units
Indicated as Infill	20	24
Not Indicated as Infill	0	0

Housing Applications Summary	
Total Housing Applications Submitted:	6
Number of Proposed Units in All Applications Received:	78
Total Housing Units Approved:	78
Total Housing Units Disapproved:	0

Use of SB 35 Streamlining Provisions - Applications	
Number of SB 35 Streamlining Applications	0
Number of SB 35 Streamlining Applications Approved	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

Streamlining Provisions Used - Permitted Units	# of Projects	Units
SB 9 (2021) - Duplex in SF Zone	1	2
SB 9 (2021) - Residential Lot Split	0	0
AB 2011 (2022)	0	0
SB 6 (2022)	0	0
SB 35 (2017)	0	0

Ministerial and Discretionary Applications	# of Applications	Units
Ministerial	5	8
Discretionary	1	70

Density Bonus Applications and Units Permitted	
Number of Applications Submitted Requesting a Density Bonus	0
Number of Units in Applications Submitted Requesting a Density Bonus	0
Number of Projects Permitted with a Density Bonus	0
Number of Units in Projects Permitted with a Density Bonus	0

Housing Element Programs Implemented and Sites Rezoned	Count
Programs Implemented	33
Sites Rezoned to Accommodate the RHNA	0

Jurisdiction	Pacifica	
Reporting Year	2023	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	01/31/2023 - 01/31/203

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table A
Housing Development Applications Submitted

		Project Identif	er		Unit Ty	pes	Date Application Submitted		Pr	roposed Un	its - Afforda	oility by Hou	usehold Inc	omes		Total Approved Units by Project	Total Disapproved Units by Project	Streamlining	Density B Applic	onus Law ations	Application Status	Project Type	Notes
		1			2	3	4				5				6	7	8	9	1	0	11	12	13
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 (see instructions)	Very Low- Income Deed Restricted	Income Non	Deed Deed	Low-Income Non Deed Restricted	Moderate- Income Deed Restricted	Income Non Deed	Above Moderate- Income	Total <u>PROPOSED</u> Units by Project	Total <u>APPROVED</u> Units by project	Total <u>DISAPPROVED</u> Units by Project	streamlining provision/s the	incentives or concessions pursuant to	requested pursuant to Government	Please indicate the status of the application.	Is the project considered a ministerial project or discretionary project?	Notes [◆]
Summary Row: S	Start Data Entry B							0	0	6	1	5	2	64	78	78	0						
			204 Olympian ADU		ADU	R	8/16/2023						1		1	1		NONE	No	No	Approved	Ministerial	
			Pacifica School Distr		5+		3/20/2023			6		5		59	70	70		NONE	No	No	Approved	Discretionary	
		TBD Clarendon A			2 to 4	0	7/6/2023				1			1	2	2		SB 9 (2021) - Du		No	Approved	Ministerial	
	023-341-080	1693 Higgins Wa	Urban Lot Split (SB 9	2022-005	2 to 4		1/31/2023							2	2	2		SB 9 (2021) - Du		No	Approved	Ministerial	
			between 1625 and 16		2 to 4		3/20/2023							2	2	2		SB 9 (2021) - Res	No	No	Approved	Ministerial	
	022-052-170, 180	501 Santa Cruz T	new SFD	2020-003	SFD	0	1/1/2023						1		1	1		NONE	No	No	Approved	Ministerial	
															0								
															0								

		Annual Building Activity Penort Summan	Table A2	action, Entitled, Permits and Completed Units																								
Project Identifier				Household Incomes - Completed Entitlement			Afforda	ability by House	ehold Incomes - Building	Permits				Affordability by House	ehold Incomes - Ce	rtificates of Occu	upancy		Streamlining Infil	Housing with F	inancial Assis	stance Housing without Financia Assistance or Deed	Term of Affordability	Demoli:	shed/Destroyed Units	Density Bonus		Notes
1		2 3		4		6			7		8	,		10			- 11	12	13 14 15	and/or De	ed Restriction:	Restrictions 18	or Deed Restriction				23 24	25
Prior APN Current APN Street Address Summary Row: Start Data Entry Below	Project Name Local Jurisdictio Tracking ID	Unit Category Tenure (GFA,SFD,2 to 4.5* ADLIMH) Refenter O=Owner Restricted Deed Restricted Deed Restricted	Low-Income on Deed cted Restricted	Low-Income Moderate-Non Daed Restricted Restricted Deed Restricted Income Non Daed Restricted Income	Entitlemer Data Approx	st sof Units issued Entitlements Very Low-Income Dee Restricted	Very Low- Income Non Deed Restricted	Low-Income L Deed Restricted	Low-Income Moderate- Non Deed Income Deed Restricted Restricted	Moderate- income Non Deed Restricted Income Buildin	g Permits # of Ur Issued Buildin	nits issued incor ng Permits Res	ry Low- me Deed stricted Very I Income Dee Restri	Low- b Non Deed ed Restricted Restricted	Moderate- come Deed Income P Restricted Deed Restri	Above Moderate- ricted Income	Certificates of Occupancy or other forms of readiness (see instructions) Date Issued	# of Units issued Certificates of Occupancy or other forms of readiness	How many of the streamlining provision the units were Extremely Low Income? APPROVED income? APPROVED pursuant to, (may select multiple)	Assistance Progra for Each Davelopm (may select multip see instructions	ms Deed Rest tent Type te - (may select see instru	For units affordable without financial assistance or deed remarkable citions). Some control of the control of the citions (see instructions).	Term of Affordability or Dued Restriction (years) (if affordable in perpetuly enter 1000)*	Number of Demolished/Destroys Units	Demoished or Demoished or Total Densite Project Units Owner or Renter Allowable F	21 22 22 22 23 24 24 25 25 25 25 25 25 25 25 25 25 25 25 25	incentives, sessions, era, and fications reduction or waiver of ing Parking standards? (YN) or Parking standards?	Notes*
029-132-130 1130 CRESPI DR		2 to 4 R 2 to 4 O		2	1/31/2023	0				2 5/23/202	3 2							0	SB 9 (2021) - Duplex i Y			Area Rental Survey Area Rental Survey					none none	
023-341-080 1693 Higgins Way 022-150-090 21 OHLONE CT 016-182-370 2100 PALMETTO	Palmetto Mixed-Use C2018-041	2 to 4 O 2 to 4 O		1 3	10/1/2018 5/6/2019	3				1 12/18/20	19 1					1	9/8/2023	0	Y Y			Area Rental Survey Area Rental Survey					finalle permit	lled mit ready to be issued
016-162-010 2105 BEAUH 016-400-010 2500 FRANCISCO	Beach Blvd Condox 2018-046 Mixed-use 2019-035	2 to 4 O 2 to 4 R		2 1	2/4/2019 2/12/2020	1					0							0	Y			Area Rental Survey Area Rental Survey Area Rental Survey					plan n permit	n review in progress mit ready to be issued
016-355-190 457 Clarendon 023-072-010 505 SAN PEDRO	MFD - SFD & ADU & 57277-23 Mixed-use RESO 2018-011	2 to 4 R 2 to 4 R		2	11/5/2018	2				2 1 6/5/2023	0							0	N N								none permit	e mit ready to be issued
023-341-030 between 1625 and 1633 HgginsHiggins Wi 016-365-200 TBD Clarendon Rd 023-013-010 1300 DANMANN	between 1625 and 162022-030 SB 9 Lot Split (SFR & 57242-23	2 to 4 O 2 to 4 O		1 1	3/20/2023 7/6/2023	2		1		1 5/30/202	3 2							0	SB 9 (2021) - Resident Y SB 9 (2021) - Duplex il Y			Area Rental Survey Area Rental Survey Area Rental Survey					app o	considered complete
023-022-080 1335 ADOBE	Townhomes RESO 2019-007 Beach Blvd Townhom/RESO 2019-016	5+ N		B 7	3/4/2019	7				6 6/23/202	0							0	Y			Area Rental Survey					plan n	ections in progress review in progress
016-011-190 1587 BEACH 000-058-040 340 WATERFORD 000-540-190 407 GATEWAY DR (405 GATEWAY & 42		5* R		5	11/2/2020	5			0	101220	0			20			11/20/2022	0	Ý			Area Rental Survey Area Rental Survey					permi permi froile	mit ready to be issued mit ready to be issued liad
023-672-600 990 Oddstad Blad	Duplemes 2014-004 Pacifica School District 2020-009	5+ O 2 5+ R	6	2 20 59	3/19/2018 3/20/2023	24 2 70		2.	2	20 4/28/202	1 24						11/28/2023	0	0 N		INC	Regulatory Agreement Area Rental Survey Regulatory Agreement Area Rental Survey	45				inspec no nec	ections in progress reportable action in 20
023-215-070 1012 RIO VISTA DR 022-244-060 1016 ESCALERO AVE	SFD - ADU Existing A 56416-23 1016 Escalero ADU 52754-20	ADU R ADU R				0				1 1/12/202	3 1						5/31/2023	0	Y			Area Rental Survey Area Rental Survey					tone finalle	fed
022-162-220 1027 ANZA DR 009-200-130 104 LORRY LN	ADU 57313-23 104 Lorry Ln ADU 56016-22	ADU R ADU R				0				1 8/13/202 1 9/21/202	3 f 2 f					1	5/31/2023	0	Y			Area Rental Survey Area Rental Survey					inspec finalle	sections in progress lied
023-482-250 1082 BANYAN WAY 009-805-010 110 PARADISE DR	1082 Banyan ADU 55826-22 SFD - ADU Detached 54692-21	ADU R ADU R				0				1 8/9/2022 1 11/17/20	21 1					1	1/17/2023 6/10/2022	1	Y			Area Rental Survey					frale frale	ad and
022-201-020 1108 CERVANTES WAY 009-422-380 115 SUNSHINE DR	SFD - ADU Detached 54692-21 SFD - Remodel/Additi-57997-23 SFD - ADU Existing A(57618-23	ADU R ADU R				0				1 11/1/202 1 8/15/202	3 1							0	Y Y			Area Rental Survey Area Rental Survey Area Rental Survey					none none	
023-493-170 1154 BANYAN WAY 023-501-090 1159 BARCELONA DR	1154 Banyan ADU 55928-22 1159 Barcelona ADU 54936-22	ADU R				0	1			8/29/202 1/26/202	2 1		1 1				4/3/2023 4/21/2022	1	Y			Area Rental Survey Area Rental Survey					finale finale	ad and
023-461-210 1165 MANZANTA 023-492-090 1167 ALICANTE DR	ADU 51330-19 1167 Alicante ADU 55688-22	ADU R ADU R				0	1			9/3/2019 7/1/2022	3		1				6/5/2023	1	Y Y			Area Rental Survey Area Rental Survey Area Rental Survey						mit expired lied
022-201-160 1175 BALBOA WAY 023-270-560 1181 LINDA MAR BLVD	1175 Balboa Way AD 55899-22 SFD - ADU Enisting A 58652-23	ADU R				0	1			8/24/202 2/16/202	3 1		-				8/25/2023 2/21/2023	1	Y Y			Area Rental Survey Area Rental Survey Area Rental Survey					feele	lled sections in progress
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023-281-140 1219 ROSITA ROAD 023-582-280 1238 LERIDA WAY	1219 Rosita ADU 55068-22 1236 Lerida ADU 56313-22	ADU R				0	i			2/22/202 12/5/202	2 1		1				12/22/2022	1 0	Ý			Area Rental Survey Area Rental Survey Area Rental Survey						mit expired Bed sections in progress
023-803-250 1288 PARK PACIFICA AVE 023-182-090 1340 CRESPI	SFD - Remodel/Additi-58903-23 ADI 51550-13	ADU R ADU R				0	1			11/30/20	23 1							0	Y			Area Rental Survey					none	e mit expired
023-262-160 1364 SOLANO DR 016-041-050 140 CARMEL AVE	1384 Solano ADU 56029-22 140 Carmel ADU 55022-22	ADU R ADU R				0	1			9/23/202 2/14/202	2 1		1 1				7/21/2023 11/16/2022	1	Y Y			Area Rental Survey Area Rental Survey Area Rental Survey					fraile fraile	lled lled
023-064-010 1416 FLORES DR 023-332-380 1419 MADEIRA DR	ADU 52437-20 SFD - ADU Attached 54418-21 SFD - ADU Detached 53967-21	ADU R ADU R				0	1			6/3/2020 9/8/2021	1						3/22/2022	1	Y			Area Rental Survey Area Rental Survey Area Rental Survey					permit finalle	mit expired Bed
023-333-110 1484 MADEIRA DR 023-332-090 1488 LINDA MAR BLVD	SFD - ADU Detached 53967-21 1488 Linda Mar ADU 55467-22	ADU R ADU R				0	1			5/27/202 5/10/202	1 1 2		1 1				2/25/2022 10/27/2022	1	Y Y			Area Rental Survey					frate	led led
023-422-170 1512 VALDEZ 009-493-170 167 BEACHVIEW AVE	ADU 50120-18 SFD - ADU Detached 58017-23	ADU R				0	1			11/6/201 11/7/202	8 1							0	Y Y			Area Rental Survey Area Rental Survey						mit expired e
023-301-030 1683 TOLEDO CT 009-422-460 190 GATEWAY DR	SFD - ADU Detached \$4005-21 SFD - ADU Existing A657046-23	ADU R			0400000	0	1			6/3/2021 4/26/202	3 1		1				10/18/2023	1	Y			Area Rental Survey Area Rental Survey						mit expired e n review in progress
009-433-040 216 EDGEWOOD DR. 019-10C-000 250 NAMATHA MIE	216 Edgewood ADU 56295-22	ADU R			8/16/2023	0	1			11/30/20	22 1		1				7/5/2023	1	Ý			Area Rental Survey Area Rental Survey Area Rental Survey						led sections in progress
018-105-000 220 HAWKI HA WE 009-05-200 243 MILAGRA DR 009-05-290 242 RANCROFT WAY	220 Hiswatha ADU 55375-22 243 Milagra ADU 55463-22 SFD - Remodel/Additi-67544-23	ADU R				0	1			5/9/2022 7/31/202	1 1		1				8/17/2023	1	, v			Area Rental Survey Area Rental Survey Area Rental Survey Area Rental Survey					finalle tone	led
09-425-79 0192 VALUE 094-43-79 0192 VALUE 094-43-79 0192 VALUE 094-93-94 0195 VALUE 095-94-95 0195 VALUE 095-95	251 Edgewood ADU 56094-22 SFD - ADU Attached 57024-23	ADU R ADU R				0	1	-		10/6/202 4/21/202	2 1		-	1			8/31/2023 6/21/2023	1	Y Y			Area Rental Survey Area Rental Survey					finalle none	led e
018-074-060 255 REICHLING AVE 009-212-180 26 CRAGMONT CT	ADU 52605-20 SFD - ADU Detached 58115-23	ADU R ADU R				0		1		7/24/202 12/6/202	0 1 3 1							0	Y			Area Rental Survey Area Rental Survey Area Rental Survey					permit	mit expired e
	SFD - ADU Existing At 57308-23 SFD - Remodel/Addit-55873-22 SFD - Remodel/Addit-55701-22	ADU R ADU R				0		1		6/9/2023 8/19/202	2 1			1			6/7/2023	1	Y			Area Rental Survey					tone finalle	And
00 465 N 20 77 Z DODRIVOZO DE 193 35 200 10 77 Z DODRIVOZO DE 193 35 200 11 N PRIZOCE ARE 200 45 5 200 11 N PRIZOCE ARE 200 277 140 10 ALL ALL ALL ALL ALL ALL ALL ALL ALL AL	SFD - Remodel/Additid55701-22 SFD - Remodel/Additid53462-21	ADU R ADU R				0			,	1 7/7/2022 2/12/202	1 1			1	1		5/19/2023 6/26/2023	1	Y Y			Area Rental Survey Area Rental Survey Area Rental Survey					finalle	ad .
009-114-150 322 CHANNING WAY 009-271-160 324 MILAGRA DR	ADU 52586-20 324 Milagra ADU 55426-22	ADU R				0				1 7/16/202 1 5/2/2022	0 1				1		3/18/2022	0	Y			Area Rental Survey Area Rental Survey Area Rental Survey					finalle permi	lled mit expired mit expired
016-351-090 333 BRIGHTON RD 009-141-010 340 FREMONT AVE	ADU 52645-20 SFD - ADU Detached 57213-23	ADU R				0				1 5/24/202	3 1				1		10/6/2023	1	Y			Area Rental Survey					permi tone	A expend
009-272-240 3/6 MILHORAL RIDGE DR 009-038-240 381 CORAL RIDGE DR	SFD - ADU Existing A 54514-21 381 Coral Ridge ADU 55204-22 4 Hibbert Ct ADU 56329-22	ADU R				0				1 10/1/202 1 3/17/202 1 12/16/20	2 1						5/25/2023 5/25/2024	1	Ý			Area Rental Survey Area Rental Survey Area Rental Survey					fruie fruie	ad
009-308-000 412 GLASGOW DR 009-200-010 416 HEATHCLIFF DR 009-555-100 420 LYNBROOK DR	SFD - ADU Detached 53546-21	ADU R				0				1 3/11/202	1 1						3/31/2022	1	Ý			Area Rental Survey					finale	ed
009-555-100 420 LYNBROOK DR 009-212-030 420 MANOR DR	SFD - ADU Detached 57918-23 420 Lynbrook ADU 55139-22 SFD - Remodel/Additi-55203-22	ADU R ADU R				0				1 3/8/2022	2 1				1		5/11/2023 11/7/2023	1	Y Y			Area Rental Survey Area Rental Survey Area Rental Survey					finalle plan n	lled review in progress
099-212-030 420 MANDR DR 009-124-200 430 MONTEREY RD 009-134-080 432 FREMONT AVE 009-540-170 487, 455, 451 GATEWAY DR	SFD - ADU Existing A 54762-21 SFD - ADU Existing A 54719-21	ADU R ADU R				0	<u> </u>			1 12/2/202 1 11/22/20	1 1 21 1				1		7/5/2022 4/18/2022	1	Y Y			Area Rental Survey Area Rental Survey	Ľ				frate frate	led .
009-540-170 467, 455, 451 GATEWAY DR 009-334-150 483 GLASGOW DR	Gateway ADUs 55174-22 SFD - ADU Attached 54412-21	ADU R ADU R				0		2	2	3/11/202 1 9/9/2021	2 22				1		4/18/2022	0	Y Y			Area Rental Survey					inspec finalle	sections in progress lied
009-334-150 483 GLASOOW DR 009-584-410 5006 PALMETTO AVE 009-231-010 532 FEATHCLIFE DR 016-172-040 600 LOMA VISTA TER	5026 Palmetto ADU 56229-22 SFD - Remodel/Additi 54333-21 SFD - ADU Detached 57774-23	ADU R				0				1 11/10/20 1 8/18/202	22 1				1		12/29/2023 6/9/2023	1	Y Y			Area Rental Survey Area Rental Survey Area Rental Survey					finale none	lled e
098-172-040 600 LOMA VISTA TEN 099-303-240 660 FACHER CT	JADU 59945-21 668 Arguelo ADU 59954-22	ADU R				0				1 5/25/202	3 3 1 3				1		5/27/2022	1	Y Y			Area Rental Survey Area Rental Survey					froite	ad
009-303-240 660 HEATHER CT 022-205-100 668 ARQUELLO BLVD 022-377-220 710 PRAINE CREEK OR 022-253-060 706 SERENA OR	ADU 52767-20 796 Serena ADU 55576-22	ADU R				0				1 8/25/202	0 1							0	Y Y			Area Rental Survey					permi	mit expired mit expired mit expired
023-23-300 786 SEREINA DR 023-121-350 807 LINDA MAR BLVD 023-123-100 884 MONTEZUMA DR 023-781-140 9 CARLETON PL	950 Selvins ADU Existing A57718-23 SFD - ADU Existing A57718-23 SFD - ADU Detached 54425-21 9 Carleton ADU 56300-22	ADU R				0				1 8/31/202	3 1				-		12/28/2023	1	Ÿ			Area Rental Survey Area Rental Survey Area Rental Survey Area Rental Survey					frale frale	ed had
	9 Carleton ADU 56300-22 923 Crespi ADU 56395-22	ADU R				0				1 12/2/202 1 4/21/202	2 1				i		8/1/2023 9/9/2022	1	Ý			Area Rental Survey Area Rental Survey					finale finale	led led
022-222-090 924 CORDNA DR 023-160-050 991 ZAMORA DR	ADU 53195-20 991 Zamora ADU 56032-22	ADU R ADU R				0				1 11/19/20 1 9/27/202	20 1				i		8/30/2022	0	Ý			Area Rental Survey Area Rental Survey					finalle	led sections in progress mit ready to be issued
016-022-080 184 PALOMA 023-840-020 1120 SHEILA	Mixed-use 2019-036	SFA O SFD O		1	7/6/2020	1				1 9/11/201	0 1_							0	Y			Area Rental Survey Area Rental Survey Area Rental Survey					permi	mit ready to be issued mit expired
GUSSAC 270 MICH OFERIN PAR DES 10-500 PA TANDAM PAR DES 10-500 PA TANDAM PAR DES 200 PAR DES	SFD - New House 54253-21 SFD 2019-011	SFD 0 SFD 0		1	12/16/2019	0				1 7/28/202	1 1						9/7/2022	0	Y			Area Rental Survey						lled mit ready to be issued
018-053-050 170 WINONA 023-013-090 277 KENT	170 Winona 51242-19 SFD - Demo Existing RESO 2020-007	SFD O SFD O		1	4/20/2020	1				2 8/13/201 1 5/7/2021	2 1						7/19/2023 6/30/2022	1	Y Y			Area Rental Survey Area Rental Survey Area Rental Survey		1	0		finale	led .
099-037-490 300 CORAL RIDGE 099-037-490 300 CORAL RIDGE	New SFD 49113-18 SFD - New House 48193-17	8FD 0			040-222	0				1 3/23/201 1 9/6/2017	1					1	5/30/2023 11/14/2023	1	Y Y			Area Rental Survey						mit expired Bed n review in progress
009-037-450 S23 BEAUMONT 009-037-470 S27 BEAUMONT 019-304-140 See DI POUNDIANA WAY	NW SHU 2019-037 SFD 2017-033 SFD 2010-004	SFD 0		1	3/4/2019 8/3/2010	1				g groons	0							0	Y Y			Area Rental Survey Area Rental Survey Area Rental Survey						review in progress review in progress sections in progress
016-050-140 309 DLA-KINGTHIM WAY 016-050-400 44 SALADA AVE 022-150-270 5 OH ONE 0 OT 31	SFD RESO 2019-03381	PSSD 0		5	10/7/2019 10/7/2019 4/5/2021	1				1 5/19/2021	1 1					1	7/6/2022	1	Y			Area Rental Survey						lections in progress lections in progress
016-050-400 44 SM ADA AVE 022-151-070 5 DHLONE (LOT 3) 022-151-070 5 DHLONE (LOT 3) 023-073-200 510 SM PEDRO 010-070-070 735 TA BOT 022-056-080 CODSTAD WAY 000-058-070 TED FARALLON	Lot 3, Harmony at One56103-22 New SFD 49802-16 715 Talbot 82022-00775	SFD O SFD O			3/28/2022	0				1 9/6/2018	1 0					1	10/11/2022	1	Y V			Area Rental Survey Area Rental Survey Area Rental Survey	1					
022-056-080 ODDSTAD WAY 009-085-430 TBD FARALLON	Lots 4-12 B2021-00160 SFD RESO 2019-014	SFD 0 SFD 0			8/24/2020 4/15/2019	1					0							0	Y			Area Rental Survey Area Rental Survey	1				plan n	mit ready to be issued n review in progress mit on hold
022-052-170, 180,1501 Santa Cruz Terrace	new SED 2020-003	SED 0			1/1/2023						0							6										

Jurisdiction	Pacifica	
Reporting Year	2023	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	01/31/2023 - 01/31/2031

This table is auto-populated once you enter your jurisdiction name and current year data. Past year information comes from previous APRs.

Please contact HCD if your data is different than the material supplied here

r														
							ole B							
							eds Allocation							
					Permi	tted Units Iss	sued by Afford	dability						
		1					•	2					3	4
In	come Level	RHNA Allocation by Income Level	Projection Period - 06/30/2022- 01/30/2023	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total Units to Date (all years)	Total Remaining RHNA by Income Level
	Deed Restricted	538	-	•	-	-	-	-	-	-	-	-	6	532
Very Low	Non-Deed Restricted	330	-	6	-	-	-	-	-	-	-	-	O	332
	Deed Restricted	310	-	-	-	-	-	-	-	-	-	-	4	306
Low	Non-Deed Restricted		-	4	-	-	-	-	-	-	-	-		
	Deed Restricted	291	-	-	-	-	-	-	-	-	-	-	23	268
Moderate	Non-Deed Restricted		15	8	-	-	-	-	-	-	-	-		
Above Moderate		753		5	-	-	-	-	-	-	-	-	7	746
Total RHNA		1,892												
Total Units			17	23	-	-	-	-	-	-	-	-	40	1,852
			F	Progress toward ex	ctremely low-incon	ne housing need, a	as determined pur	suant to Governme	ent Code 65583(a)(1).				
		5											6	7
		Extremely low-income Need		2023	2024	2025	2026	2027	2028	2029	2030	2031	Total Units to Date	Total Units Remaining
Extremely Low-Inc	ome Units*	269		-	-	-	-	-	-	-	-	-	-	269

^{*}Extremely low-income houising need determined pursuant to Government Code 65583(a)(1). Value in Section 5 is default value, assumed to be half of the very low-income RHNA. May be overwritten.

Please Note: Table B does not currently contain data from Table F or Table F2 for prior years. You may login to the APR system to see Table B that contains this data.

Note: units serving extremely low-income households are included in the very low-income RHNA progress and must be reported as very low-income units in section 7 of Table A2. They must also be reported in the extremely low-income category (section 13) in Table A2 to be counted as progress toward meeting the extremely low-income housing need determined pursuant to Government Code 65583(a)(1).

Please note: For the last year of the 5th cycle, Table B will only include units that were permitted during the portion of the year that was in the 5th cycle. For the first year of the 6th cycle, Table B will only include units that were permitted since the start of the planning period. Projection Period units are in a separate column.

Please note: The APR form can only display data for one planning period. To view progress for a different planning period, you may login to HCD's online APR system, or contact HCD staff at apr@hcd.ca.gov.

Jurisdiction	Pacifica	
Reporting Year	2023	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	01/31/2023 - 01/31/203

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

									ble C								
						Sites Identif	ied or Rezoned to	o Accommodate	Shortfall Housi	ing Need and No	Net-Loss Law						
	Project Ider	ntifier		Date of Rezone	RHN	NA Shortfall by Ho	usehold Income Car	tegory	Rezone Type				S	ites Description			
	1			2			3		4	5	6	7		8	9	10	11
APN	Street Address	Project Name ⁺	Local Jurisdiction Tracking ID ⁺	Date of Rezone	Very Low-Income	Low-Income	Moderate-Income	Above Moderate Income	- Rezone Type	Parcel Size (Acres)	General Plan Designation	Zoning	Minimum Density Allowed	Maximum Density Allowed	Realistic Capacity	Vacant/Nonvacant	Description of Existing Uses
Summary Row: Start					0	(0 ((
009-245-030 018-140-450			Site #02 Site #10		0	;	4:	6 39 9 (Shortfall Shortfall	2.5 1.95		C-2 C-2		30 30	60	Vacant Non-Vacant	Vacant Lumberyard, Building Materials
018-140-460	Coast Hwy, Lat 37.61261° N Lon: 122.48821° W	: Vacant - Coast Hwy	Site #11		34	38	5	0 () Shortfall	1.12	MUN	C-2	0	30	60) Vacant	Vacant
018-140-470			Site #11		0	()	0 0	Shortfall	0.31	MUN	C-2	0	26	60) Vacant	Vacant
018-140-700	Coast Hwy, Lat	: Vacant-Former Caltrans - Hwy 1 b/w / 4300-4400 Coast	Site #12	2	84	. 89	5	0 (Shortfall	3.48	MUN	C-2/HPE	0	30	60) Vacant	Vacant Land former Caltrans
023-593-070	1055 Terra Nova Blvd	Hwy Dark Mall	Site #16A	A CONTRACTOR OF THE PROPERTY O	0) (1	7 () Shortfall	0.41	MUN	C-1	0	26	50) Vacant	Vacant/Neighborhood Shopping Park Mall
023-593-130			Site #16E		0)	1	3 37				C-1		30	50	, ton radam	Neighborhood Shopping Park Mall
TBD	Linda Mar Blvd/Coasi HWY	t Caltrans Park n Ride - Across from Linda Mar SC	Site #18	3	26	27	7	0) Shortfall	2.1	MUN	N/A	0	30	60	Non-Vacant	Cal Trans Park n Ride (across from Linda Mar SC)
009-502-290	,	Adventist	Site #19		0	(1:	5 () Shortfall			P-D		15			
009-166-010		·	Site #20		25	25	5	0 (Shortfall	0.13 0.16	Commmercial	C-2		0	60		PW Corp Yard
009-252-040	· ·	·	Site #20		0			0 0	Shortfall Shortfall	0.16	Commmercial	C-2		0	60	Tron vagani	PW Corp Yard
009-293-070	· ·	Oceana High School	Site #21		7	· ·	7 1:	2 152			Commmercial	R-1/B-1		0	40	Nonvacant	Oceana High School
022-310-300	1450 Terra Nova Blvd		Site #22	2	5	j (5 !	9 110	O Shortfall	43.33		R-1	0	0	40	Nonvacant	Terra Nova High School
023-281-130	1220 Linda Mar Blvd	School Sanchez Art Center	Site #23	3	65	6	5 (0 () Shortfall	8.84		A/B-5	5 0	0	40	Nonvacant	Sanchez Art Center
023-593-140	1111 Terra Nova Blvd	d Sanchez Llibrary	Site #24	1	37	38	3	0 () Shortfall	2.86	Public, Park Public & Semi Public	C-1	0	0	50) Nonvacant	Sanchez Library
009-610-110	Skyline Blvd/HWY 35	Caltrans Skyline ROW - Skyline Blvd	Site #25	5	82	83	3	0 () Shortfall	5.1		N/A	0	0	40) Vacant	Caltrans Skyline ROW
009-134-130	Palmetto Ave, Manor Plaza		Site #27 <i>A</i>	\	1	:	2	3 3	1 Shortfall	0.76	Retail Commercial	P/CZ, C-1		0	60) Nonvacant	Pacific Manor Shopping- parking lot
009-134-150	Plaza	a	Site #27E		2	2	2	4 45			Retail Commercial	P/CZ, C-1		0	60		Pacific Manor Shopping- parking lot
009-440-110	•		Site #28		1		2	3 35			Retail Commercial	P-0 P-0		0	50		Fairmont Shopping Center, Mall Misc retail
	Gateway Dr/Hickey Blvd De Solo Dr-adjacent to		Site #28		7		7 1	3 155	Shortfall Shortfall		Retail Commercial	P-L C-1		9	50		Fairmont Shopping Center, Mall Misc retail Linda Mar Shopping Center
	1290 De Solo	Parking Lot & Center			·	,		100						Ü			Rear Parking
203-041-200		Parking Lot & Center	Site #29	9	0			0) Shortfall	0.76	LDR	C-1	0	9	50) Nonvacant	Linda Mar Shopping Center Rear Parking
023-041-270		r Linda Mar SC Rear Parking Lot & Center	Site #29		0			0	Shortfall	1.6	Retail Commercial	C-1	0	0	50) Nonvacant	Linda Mar Shopping Center
023-073-090		520 San Pedro Ave	Site #30		0	(1:	2	Shortfall		Retail Commercial	C-2/C2		0	30	Nonvacant	Builders Exchange
023-073-100		560 San Pedro Ave	Site #31		0		3(0 () Shortfall		Retail Commercial	C-2/C2		0	30	110111404111	Ace Hardware/surface parking
023-073-110		560 San Pedro Ave	Site #31		0	(0 (Shortfall		Retail Commercial	C-2/C2		9	30	, itomasum	Ace Hardware
009-164-200 	Oceana Blvd/ Manor Di	r Brentwood SC & Oceana /Manor	Site #32		48	49	9	<u> </u>	Shortfall	0.11	Retail Commercial	C- 1	<u> </u>	0	60	Nonvacant	Retail-Insurance/Taqueria

Brentwood Shoppin Center, Parking, and Olde	Nonvacant	60	0	0	0	C-2	tail Commercial	2.59 Reta	Shortfall	0	0	0	0	#32	ntwood SC & Site # eana /Manor		555 Oceana	009-164-210
Building Brentwood Shoppin Center, Parking, and Olde	Nonvacant	60	0	0	0	C-2	tail Commercial	0.4 Reta	Shortfall	0	0	0	0	#32	ntwood SC & Site #		549 Oceana	009-164-220
Building Vaca	Vacant	60	30	0	0	C-1	MUN	1.2	Shortfall	0	0	31	30	#38	ncant - Coast Site #			018-140-300
Vaca	Vacant	60	30	0	0	C-1	MUN	0.06	Shortfall	0	0	0	0	#38	Eastside site #	9173° W Hwy, Lat: V	Lon: 122.4917 Coast Hwy	018-140-660
	N	40				DE:	D. I	4.00	01 15 11	50					vy/San Marlo Eastside	9174° W	Lon: 122.4917	047 470 400
Latter Day Sair	Nonvacant	40	0	0	0		Public & Semi Public		Shortfall	52	0	0	0		er Day Saints Site			017-470-100
Ramallah Pla	Nonvacant	30	0	0	0	C-1	tail Commercial		Shortfall	11	0	0	0		mallah Plaza Site		,	009-360-520
Vac	Vacant	40	0	0	0		tail Commercial		Shortfall	6	0	0	0		Vacant - 340 Site Waterford St			009-058-040
Car Wa	Non-Vacant	40	0	0	0		tail Commercial		Shortfall	11	0	0	0		Wash - 340 Site			009-058-030
Mostly Vacant Accessory Struct	Non-Vacant	40	30	0	0	C-1	MUN	2.33	Shortfall	0	16	0	0	ite F	Oddstad Blvd Site	58253° N	Oddstad Blvd 37.5829 Lon: 122.4762	023-593-160
Skyline Water Ta	Nonvacant	40	0	0	0	P-D	Utilities	4.46	Shortfall	0	0	28	27	te G	Water Tank Site		Skyline Blvd/Glen	009-610-110
Pavillion of Flowers, Flow Shop/Funeral Hor	Nonvacant I	40	0	0	0	C-1, O	ce Commercial	1.29 Office	Shortfall	42	0	0	0	te H	n of Flowers Site	ana Blvd Pavill	801 Oceana	009-245-020
Vac	Vacant	60	9	0	0	R-1/B-3	LDR	1.51	Shortfall	0	0	37	36	Site I	- Coast Hwy Sit	Hwy, Lat: Vacar 60960° N .9114° W		018-140-220
Lutheran Chur	Nonvacant	60	30	0	0	C-1	Retail mmercial/HDR	2.77 Co	Shortfall	0	0	25	24	ite J	eran Church Site			018-140-090

Jurisdiction	Pacifica		
Reporting Year D 1 Name	2023 D 2 Objective	(Jan. 1 - Dec. 31) D 3 Time	D 4 Status
D_1_Name		Die D	D_4_Status
		s pursuant to GC Section 65583	
	• •	s Progress Report	
1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
6th Cycle	Create the regulatory framework to accommodate the Regional Housing Needs Allocation	12/31/2026	The 2023-2031 Housing Element was adopted by the Pacifica City Council on January 22, 2024
HE-I-1: General Plan and Zoning Amendments to Achieve RHNA	(RHNA) sites inventory, promote development of multi-family housing, including rental housing		and is pending HCD review and certification. Implementation for the 2023-2031 Housing
	and missing middle housing. Address land use constraints to make the production of housing		Element programs is commencing nonetheless, albeit in its nascent form.
6th Cycle	more likely Modernize zoning code to make it easier to use, foster greater development in select areas, and	12/31/2027	The 2023-2031 Housing Element was adopted by the Pacifica City Council on January 22, 2024
HE-I-2: Zoning Modernization and Streamlining	streamline the application submittal and review processes. Address land use and processing	12/3/1/2021	and is pending HCD review and certification. Implementation for the 2023-2031 Housing
	and permitting procedure constraints to make the production of housing more likely. This		Element programs is commencing nonetheless, albeit in its nascent form.
	program is a citywide comprehensive code update to remove barriers to housing development,		
	improve the function and interpretation of the zoning code, and to ensure consistency with the		
	updated 2040 General Plan. It is intended to apply citywide and not be limited to sites identified		
6th Cycle	Accommodate the Regional Housing Needs Allocation Sites Inventory by evaluating public lands	12/31/2026	The 2023-2031 Housing Element was adopted by the Pacifica City Council on January 22, 2024
HE-I-3: Master Planning and Implementation for Public Sites	to support future housing development. Address constraints associated with land cost and land		and is pending HCD review and certification. Implementation for the 2023-2031 Housing
	use controls.		Element programs is commencing nonetheless, albeit in its nascent form.
6th Cycle	Increase the rate of ADU production to expand the number of units affordable to lower-income	12/31/2026	The 2023-2031 Housing Element was adopted by the Pacifica City Council on January 22, 2024
HE-I-4: Support Development of Accessory Dwelling Units	households in higher resource areas across the city. Address constraints associated with land		and is pending HCD review and certification. Implementation for the 2023-2031 Housing
	cost, construction cost, financing, and land use controls as they relate to the production of ADUs		Element programs is commencing nonetheless, albeit in its nascent form.
6th Cycle	Fund a Housing Action Fund to support housing projects or other supportive activities to remove	12/31/2026	The 2023-2031 Housing Element was adopted by the Pacifica City Council on January 22, 2024
HE-I-5: Fund a Housing Action Fund	constraints on housing production and promote development of multi-family rental and for-sale		and is pending HCD review and certification. Implementation for the 2023-2031 Housing
	housing.		Element programs is commencing nonetheless, albeit in its nascent form.
6th Cycle	Commission a study to evaluate revisions to current Below Market Rate (inclusionary zoning) program to increase the minimum required proportion of affordable units and incentivize	12/31/2025	The 2023-2031 Housing Element was adopted by the Pacifica City Council on January 22, 2024
HE-I-6: Strengthen Inclusionary Housing Program	production of units with deeper affordability than the current program.		and is pending HCD review and certification. Implementation for the 2023-2031 Housing Element programs is commencing nonetheless, albeit in its pascent form.
6th Cycle	Preserve the city's deed-restricted affordable units that will expire in the next decade and	12/31/2026	The 2023-2031 Housing Element was adopted by the Pacifica City Council on January 22, 2024
HE-I-7: Preserve Existing Affordable Housing Units	develop a plan for preservation of all existing affordable units to keep them affordable long term.		and is pending HCD review and certification. Implementation for the 2023-2031 Housing
01.0.1	Protect residents of less-expensive market-provided units.	10,04,10007	Element programs is commencing nonetheless, albeit in its nascent form.
6th Cycle	Support maintenance and rehabilitation activities that improve the condition of the city's existing	12/31/2027	The 2023-2031 Housing Element was adopted by the Pacifica City Council on January 22, 2024
HE-I-8: Rehabilitation of Homes in Lower Resource and Coastal Areas	housing stock in order to preserve existing housing options, especially for extremely low-income households and households with special needs. Address any building code constraints to		and is pending HCD review and certification. Implementation for the 2023-2031 Housing Element programs is commencing nonetheless, albeit in its nascent form.
	facilitate preservation of existing housing stock		Lientent programs is commercing nonetheless, albeit in its hascent form.
6th Cycle	Reduce development constraints on the construction of extremely low-income units as well as a	12/31/2031	The 2023-2031 Housing Element was adopted by the Pacifica City Council on January 22, 2024
HE-I-9: Housing for Extremely Low-Income, Special, and Disproportionate Needs	variety of housing types to meet the needs of populations with special and disproportionate		and is pending HCD review and certification. Implementation for the 2023-2031 Housing
	housing needs. Extremely low-income units will help serve residents with disproportionate		Element programs is commencing nonetheless, albeit in its nascent form.
	housing needs, which include Hispanic residents, Other/Multiple race residents, American Indian		
	or Alaskan Native residents, Black residents, large families, seniors, female-headed households, farmworkers, residents needing disability accommodations, cost burdened households, and		
	unhoused peopleincluding vehicle-housed.		
01.0.1		10,01,0001	TI 0000 000411 : Fi
6th Cycle HE-I-10 Strengthen Services for Homelessness	Support social services for homeless residents and homeless prevention and work with homeless service providers to prioritize legal help, housing assistance, and other social services	12/31/2031	The 2023-2031 Housing Element was adopted by the Pacifica City Council on January 22, 2024 and is pending HCD review and certification. Implementation for the 2023-2031 Housing
HE-1-10 Strengthen Services for Homelessiless	for unhoused families		Element programs is commencing nonetheless, albeit in its nascent form.
6th Cycle	Maintain and distribute accurate information about fair housing law and policies and regulate	12/31/2031	The 2023-2031 Housing Element was adopted by the Pacifica City Council on January 22, 2024
HE-I-11: Support Fair Housing Enforcement and Outreach Capacity	existing loopholes related to substantial remodels.		and is pending HCD review and certification. Implementation for the 2023-2031 Housing
Oth Courts	To a compared and a compared to the state of	40/04/0004	Element programs is commencing nonetheless, albeit in its nascent form.
6th Cycle HE-I-12: Fair Housing Affirmative Marketing Strategy	To support and engage in efforts to educate community stakeholders and residents, in particular those with special needs (such as farmworkers, people with disabilities including those with	12/31/2031	The 2023-2031 Housing Element was adopted by the Pacifica City Council on January 22, 2024 and is pending HCD review and certification. Implementation for the 2023-2031 Housing
ne-1-12. Fall housing Ammative marketing Strategy	developmental disabilities, single-female head of households, and cost burdened households,		Element programs is commencing nonetheless, albeit in its nascent form.
	and unhoused peopleincluding the vehicle- housed), about housing gaps and the effects of		Lientent programs is commencing noneuroless, albeit in its hascent form.
	programs and policies on addressing those gaps. Proactively create opportunities for all		
	communities to have a voice and be involved in shaping policies and programs.		
6th Cycle	Ensure adequate utilities, transportation and other infrastructure to accommodate future housing	12/31/2027	The 2023-2031 Housing Element was adopted by the Pacifica City Council on January 22, 2024
HE-I-13: Infrastructure Capacity Improvements	needs and address any infrastructure constraints to make the production of housing more likely.	12/3/1/2021	and is pending HCD review and certification. Implementation for the 2023-2031 Housing
	nissas and address any minastrastars sometains to make the production of nearing meter motify.		Element programs is commencing nonetheless, albeit in its nascent form.
6th Cycle	Amend the zoning ordinance and other local policies to remove any inconsistencies between	12/31/2031	The 2023-2031 Housing Element was adopted by the Pacifica City Council on January 22, 2024
HE-I-14: State and Federal Law Conformance	local policies and State and Federal law.		and is pending HCD review and certification. Implementation for the 2023-2031 Housing
5th Cycle	Amend A zoning district to comply with state law.	6/30/2016: Enact amendments to Zoning Code.	Element programs is commencing nonetheless, albeit in its nascent form. The City has not pursued enactment of an ordinance.
Action Program No. 15: Amend A (Agricultural) Zoning District to allow farmworker	Authoria A Zoning district to compry with state law.	10/00/2010. Enact amendments to Zoning Gode.	The only has not pursued enactment of an ordinance.
housing.			
5th Cycle	Amend the Zoning Code to create new definitions for emergency shelters, transitional housing,	1) 9/30/2015: Develop and discuss at the Planning Commission potential development	The City has not pursued enactment of an ordinance.
Action Program No. 16: Amend Zoning Ordinance to allow Emergency Shelters,	and supportive housing. Create new permitted uses for these types of facilities to clarify their	standards for emergency shelters, transitional housing, and supportive housing.	
Transitional and Supportive Housing.	treatment by the City. Create development standards for the establishment and ongoing	2) 4/24/2040, Amond the Zening Code to conficient or constitution	
	operations of these facilities.	2) 1/31/2016: Amend the Zoning Code to explicitly permit by-right emergency shelters,	
5th Cycle	Begin a bi-annual housing developer roundtable hosted by the City to provide factual information	By 12/31 in 2016, 2018, 2020, and 2022: Host developer roundtable.	The City processed a large number of housing project applications in 2023 and did not need to
Action Program No. 17: The City shall initiate contact with developers from the private	on development sites and the City's development process, as well as to demonstrate a strong		incentivize additional applications by conducting a developer roundtable.
and nonprofit sectors interested in development opportunities in the City of Pacifica for	City commitment to affordable housing development.		
rental housing affordable to persons with extremely low, very low, and low incomes.			

5th Cycle 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	Update available development site inventory annually to encourage development of housing units to satisfy the City's RHNA.	Annually by 12/31: Post updated inventory on City's website.	The development site inventory found in Tables III-1 and III-2 of the 2015-2023 Housing Element remained representative of available development sites within Pacifica.
5th Cycle Action Program No. 19: Form a committee to monitor housing trends affecting needs and	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	1) 8/31/2015: Establish a Housing Element implementation committee.	1) The City did not establish a Housing Element implementation committee.
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.	consideration by City Council.	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.	g 2) City staff focused efforts on assisting homeowners with obtaining permits to construct ADUs pursuant to Action Program 11 in order to fully implement the City's revised ADU ordinance.
Element acces not acceptation address.		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	3) N/A - the City did not establish a Housing Element implementation committee.
		Report.	4) The City will consider the APR at the February 26, 2024 City Council meeting to seek City Council approval and transmittal of the Report by the April 1 deadline.
		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	
6th Cycle	Create the regulatory framework to accommodate the Regional Housing Needs Allocation	12/31/2026	The 2023-2031 Housing Element was adopted by the Pacifica City Council on January 22, 2024
HE-I-1: General Plan and Zoning Amendments to Achieve RHNA	(RHNA) sites inventory, promote development of multi-family housing, including rental housing and missing middle housing. Address land use constraints to make the production of housing more likely		and is pending HCD review and certification. Implementation for the 2023-2031 Housing Element programs is commencing nonetheless, albeit in its nascent form.
6th Cycle	Modernize zoning code to make it easier to use, foster greater development in select areas, and	12/31/2027	The 2023-2031 Housing Element was adopted by the Pacifica City Council on January 22, 2024
HE-I-2: Zoning Modernization and Streamlining	streamline the application submittal and review processes. Address land use and processing		and is pending HCD review and certification. Implementation for the 2023-2031 Housing
	and permitting procedure constraints to make the production of housing more likely. This program is a citywide comprehensive code update to remove barriers to housing development,		Element programs is commencing nonetheless, albeit in its nascent form.
	improve the function and interpretation of the zoning code, and to ensure consistency with the updated 2040 General Plan. It is intended to apply citywide and not be limited to sites identified		
6th Cycle HE-I-3: Master Planning and Implementation for Public Sites	Accommodate the Regional Housing Needs Allocation Sites Inventory by evaluating public lands to support future housing development. Address constraints associated with land cost and land	s 12/31/2026	The 2023-2031 Housing Element was adopted by the Pacifica City Council on January 22, 2024 and is pending HCD review and certification. Implementation for the 2023-2031 Housing
TIL-1-3. Master Framming and implementation for Fubile Sites	use controls.		Element programs is commencing nonetheless, albeit in its nascent form.
6th Cycle	Increase the rate of ADU production to expand the number of units affordable to lower-income	12/31/2026	The 2023-2031 Housing Element was adopted by the Pacifica City Council on January 22, 2024
HE-I-4: Support Development of Accessory Dwelling Units	households in higher resource areas across the city. Address constraints associated with land cost, construction cost, financing, and land use controls as they relate to the production of ADUs	8	and is pending HCD review and certification. Implementation for the 2023-2031 Housing Element programs is commencing nonetheless, albeit in its nascent form.
6th Cycle	Fund a Housing Action Fund to support housing projects or other supportive activities to remove	12/31/2026	The 2023-2031 Housing Element was adopted by the Pacifica City Council on January 22, 2024
HE-I-5: Fund a Housing Action Fund	constraints on housing production and promote development of multi-family rental and for-sale housing.		and is pending HCD review and certification. Implementation for the 2023-2031 Housing Element programs is commencing nonetheless, albeit in its pascent form.
6th Cycle	Commission a study to evaluate revisions to current Below Market Rate (inclusionary zoning)	12/31/2025	The 2023-2031 Housing Element was adopted by the Pacifica City Council on January 22, 2024
HE-I-6: Strengthen Inclusionary Housing Program	program to increase the minimum required proportion of affordable units and incentivize production of units with deeper affordability than the current program.		and is pending HCD review and certification. Implementation for the 2023-2031 Housing Element programs is commencing nonetheless, albeit in its nascent form.
6th Cycle	Preserve the city's deed-restricted affordable units that will expire in the next decade and	12/31/2026	The 2023-2031 Housing Element was adopted by the Pacifica City Council on January 22, 2024
HE-I-7: Preserve Existing Affordable Housing Units	develop a plan for preservation of all existing affordable units to keep them affordable long term.		and is pending HCD review and certification. Implementation for the 2023-2031 Housing
6th Cycle	Protect residents of less-expensive market-provided units. Support maintenance and rehabilitation activities that improve the condition of the city's existing	12/31/2027	Element programs is commencing nonetheless, albeit in its nascent form. The 2023-2031 Housing Element was adopted by the Pacifica City Council on January 22, 2024
HE-I-8: Rehabilitation of Homes in Lower Resource and Coastal Areas	housing stock in order to preserve existing housing options, especially for extremely low-income		and is pending HCD review and certification. Implementation for the 2023-2031 Housing
	households and households with special needs. Address any building code constraints to		Element programs is commencing nonetheless, albeit in its nascent form.
6th Cycle	facilitate preservation of existing housing stock Reduce development constraints on the construction of extremely low-income units as well as a	12/31/2031	The 2023-2031 Housing Element was adopted by the Pacifica City Council on January 22, 2024
HE-I-9: Housing for Extremely Low-Income, Special, and Disproportionate Needs	variety of housing types to meet the needs of populations with special and disproportionate	12/3/1/2031	and is pending HCD review and certification. Implementation for the 2023-2031 Housing
	housing needs. Extremely low-income units will help serve residents with disproportionate		Element programs is commencing nonetheless, albeit in its nascent form.
	housing needs, which include Hispanic residents, Other/Multiple race residents, American Indian		
	or Alaskan Native residents, Black residents, large families, seniors, female-headed households farmworkers, residents needing disability accommodations, cost burdened households, and	,	
	unhoused peopleincluding vehicle-housed.		
6th Cycle	Support social services for homeless residents and homeless prevention and work with	12/31/2031	The 2023-2031 Housing Element was adopted by the Pacifica City Council on January 22, 2024
HE-I-10 Strengthen Services for Homelessness	homeless service providers to prioritize legal help, housing assistance, and other social services		and is pending HCD review and certification. Implementation for the 2023-2031 Housing
•	for unhoused families.		Element programs is commencing nonetheless, albeit in its nascent form.
6th Cycle HE-I-11: Support Fair Housing Enforcement and Outreach Capacity	Maintain and distribute accurate information about fair housing law and policies and regulate existing loopholes related to substantial remodels.	12/31/2031	The 2023-2031 Housing Element was adopted by the Pacifica City Council on January 22, 2024 and is pending HCD review and certification. Implementation for the 2023-2031 Housing
6th Cycle	To support and engage in efforts to educate community stakeholders and residents, in particular	12/31/2031	Element programs is commencing nonetheless, albeit in its nascent form. The 2023-2031 Housing Element was adopted by the Pacifica City Council on January 22, 2024
HE-I-12: Fair Housing Affirmative Marketing Strategy	those with special needs (such as farmworkers, people with disabilities including those with		and is pending HCD review and certification. Implementation for the 2023-2031 Housing
	developmental disabilities, single-female head of households, and cost burdened households,		Element programs is commencing nonetheless, albeit in its nascent form.
	and unhoused peopleincluding the vehicle- housed), about housing gaps and the effects of programs and policies on addressing those gaps. Proactively create opportunities for all		
	communities to have a voice and be involved in shaping policies and programs.		
6th Cycle	Ensure adequate utilities, transportation and other infrastructure to accommodate future housing	1 12/31/2027	The 2023-2031 Housing Element was adopted by the Pacifica City Council on January 22, 2024
HE-I-13: Infrastructure Capacity Improvements	needs and address any infrastructure constraints to make the production of housing more likely.	,	and is pending HCD review and certification. Implementation for the 2023-2031 Housing Element programs is commencing nonetheless, albeit in its nascent form.
6th Cycle HE-I-14: State and Federal Law Conformance	Amend the zoning ordinance and other local policies to remove any inconsistencies between local policies and State and Federal law.	12/31/2031	The 2023-2031 Housing Element was adopted by the Pacifica City Council on January 22, 2024 and is pending HCD review and certification. Implementation for the 2023-2031 Housing Element programs is commencing nonetheless, albeit in its nascent form.

Jurisdiction	Pacifica	
Reporting Period	2023	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	01/31/2023 - 01/31/2031

Note: "+" indicates an optional field Cells in grey contain auto-calculation formulas

(CCR Title 25 §6202)

				Comr	nercial Developr		le E proved pursuant t	to GC Section 65915.7		
	Pro	ject Identifier	Description of Commercial Development Bonus	Commercial Development Bonus Date Approved						
		1			3	4				
APN	APN Street Address Project Name ⁺ Local Jurisdiction Very Low Low Moderate Above Moderate Income Income									Commercial Development Bonus Date Approved
Summary Rov	v: Start Data Entry Bel	DW W			0	0				

Jurisdiction	Pacifica	
Reporting Period	2023	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	01/31/2023 - 01/31/2031

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table F

Units Rehabilitated, Preserved and Acquired for Alternative Adequate Sites pursuant to Government Code section 65583.1(c)

Please note this table is optional: The jurisdiction can use this table to report units that have been substantially rehabilitated, converted from non-affordable by acquisition, and preserved, including mobilehome park preservation, consistent with the standards set forth in Government Code section 65583.1, subdivision (c). Please note, motel, hostel rooms or other structures that are converted from non-residential units pursuant to Government Code section 65583.1(c)(1)(D) are considered net-new housing units and must be reported in Table A2 and not reported in Table F.

Activity Type		Units that Do Not Co Listed for Informatio		+	Note - Because the counted, please con	statutory require tact HCD at apr@		The description should adequately document how each unit complies with subsection (c) of Government Code Section 65583.1 ⁺ . For detailed reporting requirements, see the chcklist here:	
	Extremely Low- Income ⁺	Very Low-Income ⁺	Low-Income ⁺	TOTAL UNITS [†]	Extremely Low- Income ⁺	Very Low- Income ⁺	Low-Income [†]	TOTAL UNITS [†]	https://www.hcd.ca.gov/community- development/docs/adequate-sites-checklist.pdf
Rehabilitation Activity				0				0	
Preservation of Units At-Risk				0				0	
Acquisition of Units				0				0	
Mobilehome Park Preservation			0				0		
Total Units by Income	0	0	0	0	0	0	0	0	

Jurisdiction	Pacifica	
Reporting Period	2023	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	01/31/2023 - 01/31/2031

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table F2
Above Moderate Income Units Converted to Moderate Income Pursuant to Government Code section 65400.2

For up to 25 percent of a jurisdiction's moderate-income regional housing need allocation, the planning agency may include the number of units in an existing multifamily building that were converted to deed-restricted rental housing for moderate-income households by the imposition of affordability covenants and restrictions for the unit. Before adding information to this table, please ensure housing developments meet the requirements described in Government Code 65400.2(b).

Project Identifier					Unit Types			Affordability by Household Incomes After Conversion					Units credited toward Moderate Income RHNA		Notes	
		1			2	3				4				5		6
Prior APN ⁺	Current APN	Street Address	Project Name ⁺	Local Jurisdiction Tracking ID	Unit Category (2 to 4,5+)	Tenure R=Renter	Very Low- Income Deed Restricted	Very Low- Income Non Deed D Restricted	Low- Income leed Restricted	Low- Income Non Deed Restricted	Moderate- Income Deed Restricted	Moderate- Income Non Deed Restricted	Above Moderate- Income	Total Moderate Income Units Converted from Above Moderate	Date Converted	<u>Notes</u>
ummary Row: St	art Data Entry Belo	DW .					0	0	0	0	0	0	0	0		
																·

Jurisdiction	Pacifica	
Reporting Period	2023	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	01/31/2023 - 01/31/2031

NOTE: This table must only be filled out if the housing element sites inventory contains a site which is or was owned by the reporting jurisdiction, and has been sold, leased, or otherwise disposed of during the reporting year.

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

	Table G										
	Locally Owned Lands Included in the Housing Element Sites Inventory that have been sold, leased, or otherwise disposed of										
	Project	dentifier									
		1		2	3	4					
APN	Street Address	Project Name [⁺]	Local Jurisdiction Tracking ID ⁺	Realistic Capacity Identified in the Housing Element	Entity to whom the site transferred	Intended Use for Site					
Summary Row: Star	rt Data Entry Below										

Jurisdiction	Pacifica		NOTE: This table must contain an invenory of ALL	Note: "+" indicates an optional field
		(Jan. 1 - Dec.	surplus/excess lands the reporting jurisdiction owns	Cells in grey contain auto-calculation
Reporting Period	2023	31)		formulas

For San Mateo County jurisdictions, please format the APN's as follows:999-999-999

			Table H								
	Locally Owned Surplus Sites										
	Parcel Identifier	Designation	Size	Notes							
1	2	3	4	5	6	7					
APN	Street Address/Intersection	Existing Use	Number of Units	Surplus Designation	Parcel Size (in acres)	Notes					
Summary Row: Start	Data Entry Below										
022-162-420	540 Crespi Drive	Other		Surplus Land	0.7	Partial driveway, park, and vacant land					

Jurisdiction	Pacifica	
Reporting Period	2023	(Jan. 1 - Dec. 31)
Planning Period	6th Cvcle	01/31/2023 - 01/31/2031

NOTE: STUDENT HOUSING WITH DENSITY BONUS ONLY. This table only needs to be completed if there were student housing projects WITH a density bonus approved pursuant to Government Code65915(b)(1)(F)

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Note: "+" indicates an optional field Cells in grey contain auto-calculation formulas

		Student h	ousina developm	nent for lower income s	students for whi	ch was granted a	Table J a density bonus i	pursuant to subr	paragraph (F) o	f paragraph (1) o	f subdivision (b)	of Section 6591	5	
	Project	Identifier		Project Type	Date		n was granted a density bonus pursuant to subparagraph (F) of paragraph (1) of subdivision (b) of Section 65915 Units (Beds/Student Capacity) Approved					Units (Beds/Student Capacity) Granted Density Bonus	Notes	
		1		2	3				4				5	6
APN	Street Address	Project Name ⁺	Local Jurisdiction Tracking ID ⁺	Unit Category (SH - Student Housing)	Date	Very Low- Income Deed Restricted Very Low- Income Non Deed Restricted Low- Income Non Deed Restricted Low- Income Non Deed Restricted Moderate- Income Non Deed Restricted Moderate- Income Non Deed Restricted				Total Additional Beds Created Due to Density Bonus	Notes			
Summary Row: Sta	art Data Entry Below					0					0		0	
														·

Jurisdiction	Pacifica	
Reporting Period	2023	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	01/31/2023 - 01/31/2031

ANNUAL ELEMENT PROGRESS REPORT

Table K	
Tenent Preference Policy	

Local governments are required to inform HCD about any local tenant preference ordinance the local government maintains when the jurisdiction submits their annual progress report on housing approvals and production, per Government Code 7061 (SB 649, 2022, Cortese). Effective January 1, 2023, local governments adopting a tenant preference are required to create a webpage on their internet website containing authorizing local ordinance and supporting materials, no more than 90 days after the ordinance becomes operational.

Does the Jurisdiction have a local tenant preference policy?

If the jurisdiction has a local tenant preference policy, provide a link to the jurisdiction's webpage on their internet website containing authorizing local ordinance and supporting materials.

Notes

Jurisdiction	Pacifica	
Reporting Year	2023	(Jan. 1 - Dec. 31)

ANNUAL ELEMENT PROGRESS REPORT Local Early Action Planning (LEAP) Reporting

(CCR Title 25 §6202)

Please update the status of the proposed uses listed in the entity's application for funding and the corresponding impact on housing within the region or jurisdiction, as applicable, categorized based on the eligible uses specified in Section 50515.02 or 50515.03, as applicable.

Total Award Amount	\$ 150,000.00	Total award amount is auto-populated based on amounts entered in rows 15-26
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Task	\$ Amount Awarded	\$ Cumulative Reimbursement Requested	Task Status	Other Funding	Notes
Housing Element Update	\$54,500.00	\$54,500.00	Completed	Other	
Comprehensive Zoning Ordinance Update	\$95,500.00	\$0.00	In Progress	Other	

Summary of entitlements, building permits, and certificates of occupancy (auto-populated from Table A2)

Completed Entitlement Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	6
	Non-Deed Restricted	1
Moderate	Deed Restricted	5
	Non-Deed Restricted	2
Above Moderate		64
Total Units		78

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	6
Low	Deed Restricted	0
	Non-Deed Restricted	4
Moderate	Deed Restricted	0

IVIOUGIALG	Non-Deed Restricted	8
Above Moderate		6
Total Units		24

Certificate of Occupancy Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	9
Low	Deed Restricted	0
	Non-Deed Restricted	22
Moderate	Deed Restricted	1
Moderate	Non-Deed Restricted	10
Above Moderate		6
Total Units		48