

**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 1<sup>st</sup> 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.

D. 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 26<sup>th</sup> day of February 2024.

AYES, Councilmembers: Beckmeyer, Bieri, Bigstyk, Bokes, Vaterlaus.

NOES, Councilmembers: n/a

ABSENT, Councilmembers: n/a

ABSTAIN, Councilmembers: n/a



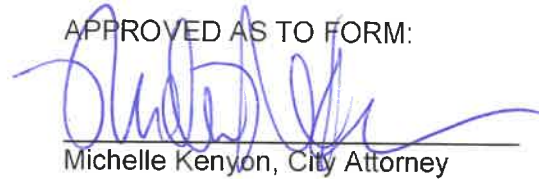
Sue Vaterlaus, Mayor

ATTEST:



Sarah Coffey, City Clerk

APPROVED AS TO FORM:



Michelle Kenyon, City Attorney

**EXHIBIT A**  
**2023 Housing Element Annual Progress Report (APR)**

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

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

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

<b>Units by Structure Type</b>	<b>Entitled</b>	<b>Permitted</b>	<b>Completed</b>
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
<b>Total</b>	<b>78</b>	<b>24</b>	<b>48</b>

<b>Infill Housing Developments and Infill Units Permitted</b>	<b># of Projects</b>	<b>Units</b>
Indicated as Infill	20	24
Not Indicated as Infill	0	0

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

<b>Use of SB 35 Streamlining Provisions - Applications</b>	
Number of SB 35 Streamlining Applications	0
Number of SB 35 Streamlining Applications Approved	0

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

<b>Streamlining Provisions Used - Permitted Units</b>	<b># of Projects</b>	<b>Units</b>
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

<b>Ministerial and Discretionary Applications</b>	<b># of Applications</b>	<b>Units</b>
Ministerial	5	8
Discretionary	1	70

<b>Density Bonus Applications and Units Permitted</b>	
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

<b>Housing Element Programs Implemented and Sites Rezoned</b>	<b>Count</b>
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 - 01/31/2031

**ANNUAL ELEMENT PROGRESS REPORT  
Housing Element Implementation**

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

**Table A  
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	Density Bonus Law Applications		Application Status	Project Type	Notes		
1					2	3	4	5							6	7	8	9	10		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	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	Please select streamlining provision/s the application was submitted pursuant to.	Did the housing development application seek incentives or concessions pursuant to Government Code section 65915?	Were incentives or concessions requested pursuant to Government Code section 65915 approved?	Please indicate the status of the application.	Is the project considered a ministerial project or discretionary project?	Notes*	
Summary Row: Start Data Entry Below								0	0	6	1	5	2	64	78	78	0							
023-039-110	204 Olympian	204 Olympian ADU	B2023-01260	ADU	R	8/16/2023									1	1		NONE	No	No	Approved	Ministerial		
023-672-600	930 Oddstad Blv	Pacifica School Distri	2020-009	5+	R	3/20/2023			6			5			59	70	70	NONE	No	No	Approved	Discretionary		
016-355-200	TBD Clarendon	SB 9 Lot Split	2023-011	2 to 4	O	7/6/2023					1				1	2	2	SB 9 (2021) - Dug	No	No	Approved	Ministerial		
023-341-080	1693 Higgins Wa	Urban Lot Split (SB 9	2022-005	2 to 4	O	1/31/2023									2	2	2	SB 9 (2021) - Dug	No	No	Approved	Ministerial		
023-341-030	between 1625 an	between 1625 and 16	2022-030	2 to 4	O	3/20/2023									2	2	2	SB 9 (2021) - Res	No	No	Approved	Ministerial		
022-052-170, 18	501 Santa Cruz	new SFD	2020-003	SFD	O	1/1/2023						1			1	1	1	NONE	No	No	Approved	Ministerial		
															0	0	0							
															0	0	0							
															0	0	0							



## ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

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

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

Table B														
Regional Housing Needs Allocation Progress														
Permitted Units Issued by Affordability														
		1	2										3	4
Income 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
Very Low	Deed Restricted	538	-	-	-	-	-	-	-	-	-	-	6	532
	Non-Deed Restricted		-	6	-	-	-	-	-	-	-	-	-	-
Low	Deed Restricted	310	-	-	-	-	-	-	-	-	-	-	4	306
	Non-Deed Restricted		-	4	-	-	-	-	-	-	-	-	-	-
Moderate	Deed Restricted	291	-	-	-	-	-	-	-	-	-	-	23	268
	Non-Deed Restricted		15	8	-	-	-	-	-	-	-	-	-	-
Above Moderate		753	2	5	-	-	-	-	-	-	-	-	7	746
Total RHNA		1,892												
Total Units			17	23	-	-	-	-	-	-	-	-	40	1,852
Progress toward extremely low-income housing need, as determined pursuant to Government Code 65583(a)(1).														
		5		2023	2024	2025	2026	2027	2028	2029	2030	2031	6 Total Units to Date	7 Total Units Remaining
Extremely low-Income Need														
Extremely Low-Income Units*		269		-	-	-	-	-	-	-	-	-	-	269

\*Extremely low-income housing 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](mailto:apr@hcd.ca.gov).



## ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

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

**Table C**

**Sites Identified or Rezoned to Accommodate Shortfall Housing Need and No Net-Loss Law**

Project Identifier				Date of Rezone	RHNA Shortfall by Household Income Category				Rezone Type	Sites 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
<b>Summary Row: Start Data Entry Below</b>					0	0	0	0							0		
009-245-030	751 Oceana Blvd	751 Oceana Blvd	Site #02		3	3	6	39	Shortfall	2.5	HDR	C-2	0	30	40	Vacant	Vacant
018-140-450	4275 Coast Hwy	4275 Coast Hwy	Site #10		0			49	Shortfall	1.95	MUN, OSAR	C-2	0	30	60	Non-Vacant	Lumberyard, Building Materials
018-140-460	Coast Hwy, Lat: 37.61261° N Lon: 122.48821° W	Vacant - Coast Hwy	Site #11		34	35	0	0	Shortfall	1.12	MUN	C-2	0	30	60	Vacant	Vacant
018-140-470	Coast Hwy, Lat: 37.61237° N Lon: 122.48861° W	Vacant - Coast Hwy	Site #11		0	0	0	0	Shortfall	0.31	MUN	C-2	0	26	60	Vacant	Vacant
018-140-700	Coast Hwy, Lat: 37.61120° N Lon: 122.49048° W	Vacant-Former Caltrans - Hwy 1 b/w 4300-4400 Coast Hwy	Site #12		84	85	0	0	Shortfall	3.48	MUN	C-2/HPD	0	30	60	Vacant	Vacant Land former Caltrans
023-593-070	1055 Terra Nova Blvd	Park Mall	Site #16A		0	0	17	0	Shortfall	0.41	MUN	C-1	0	26	50	Vacant	Vacant/Neighborhood Shopping Park Mall
023-593-130	1035 Terra Nova Blvd	Park Mall	Site #16B		0	4	3	37	Shortfall	2.97	MUN	C-1	0	30	50	Non-Vacant	Neighborhood Shopping Park Mall
TBD	Linda Mar Blvd/Coast HWY	Caltrans Park n Ride - Across from Linda Mar SC	Site #18		26	27	0	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	533 Hickey Blvd	Filipino 7th Day Adventist	Site #19		0	0	15	0	Shortfall	1.65	LDR	P-D	0	15	30	Non-Vacant	Filipino 7th Day Adventist
009-166-010	104 Avalon Dr	PW Corp Yard	Site #20		25	25	0	0	Shortfall	0.13	Retail Commercial	C-2	0	0	60	Non-Vacant	PW Corp Yard
009-252-040	155 Milagra Dr	PW Corp Yard	Site #20		0	0	0	0	Shortfall	0.16	Retail Commercial	C-2	0	0	60	Non-Vacant	PW Corp Yard
009-252-050	151 Milagra Dr	PW Corp Yard	Site #20		0	0	0	0	Shortfall	0.52	Retail Commercial	C-2	0	0	60	Nonvacant	PW Corp Yard
009-293-070	401 Paloma Ave	Oceana High School	Site #21		7	7	12	152	Shortfall	51.31	Public & Semi Public	R-1/B-1	0	0	40	Nonvacant	Oceana High School
022-310-300	1450 Terra Nova Blvd	Terra Nova High School	Site #22		5	5	9	110	Shortfall	43.33	Public & Semi Public	R-1	0	0	40	Nonvacant	Terra Nova High School
023-281-130	1220 Linda Mar Blvd	Sanchez Art Center	Site #23		65	65	0	0	Shortfall	8.84	Public & Semi Public, Park	A/B-5	0	0	40	Nonvacant	Sanchez Art Center
023-593-140	1111 Terra Nova Blvd	Sanchez Library	Site #24		37	38	0	0	Shortfall	2.86	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		82	83	0	0	Shortfall	5.1	N/A	N/A	0	0	40	Vacant	Caltrans Skyline ROW
009-134-130	Palmetto Ave, Manor Plaza	Pacific Manor SC	Site #27A		1	2	3	31	Shortfall	0.76	Retail Commercial	P/CZ, C-1	0	0	60	Nonvacant	Pacific Manor Shopping-parking lot
009-134-150	Palmetto Ave, Manor Plaza	Pacific Manor SC	Site #27B		2	2	4	45	Shortfall	1.6	Retail Commercial	P/CZ, C-1	0	0	60	Nonvacant	Pacific Manor Shopping-parking lot
009-440-110	777 Hickey Blvd	Fairmont SC	Site #28		1	2	3	35	Shortfall	5.5	Retail Commercial	P-D	0	0	50	Nonvacant	Fairmont Shopping Center, Mall Misc retail
009-440-120	Gateway Dr/Hickey Blvd	Fairmont SC	Site #28		0	0	0	0	Shortfall	0	Retail Commercial	P-D	0	0	50	Nonvacant	Fairmont Shopping Center, Mall Misc retail
023-041-190	De Solo Dr-adjacent to 1290 De Solo	Linda Mar SC Rear Parking Lot & Center	Site #29		7	7	13	155	Shortfall	2.86	LDR	C-1	0	9	50	Nonvacant	Linda Mar Shopping Center Rear Parking
203-041-200	De Solo Dr-adjacent to 1312 De Solo	Linda Mar SC Rear Parking Lot & Center	Site #29		0	0	0	0	Shortfall	0.76	LDR	C-1	0	9	50	Nonvacant	Linda Mar Shopping Center Rear Parking
023-041-270	500 Linda Mar	Linda Mar SC Rear Parking Lot & Center	Site #29		0	0	0	0	Shortfall	1.6	Retail Commercial	C-1	0	0	50	Nonvacant	Linda Mar Shopping Center
023-073-090	520 San Pedro Ave	520 San Pedro Ave	Site #30		0	0	12	0	Shortfall	0.96	Retail Commercial	C-2/CZ	0	0	30	Nonvacant	Builders Exchange
023-073-100	560 San Pedro Ave	560 San Pedro Ave	Site #31		0	0	30	0	Shortfall	0.52	Retail Commercial	C-2/CZ	0	0	30	Nonvacant	Ace Hardware/surface parking
023-073-110	560 San Pedro Ave	560 San Pedro Ave	Site #31		0	0	0	0	Shortfall	0.72	Retail Commercial	C-2/CZ	0	9	30	Nonvacant	Ace Hardware
009-164-200	Oceana Blvd/ Manor Dr	Brentwood SC & Oceana /Manor	Site #32		48	49	0	0	Shortfall	0.11	Retail Commercial	C-1	0	0	60	Nonvacant	Retail-Insurance/Taqueria

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009-164-210	555 Oceana Blvd	Brentwood SC & Oceana /Manor	Site #32		0	0	0	0	Shortfall	2.59	Retail Commercial	C-2	0	0	60	Nonvacant	Brentwood Shopping Center, Parking, and Older Buildings
009-164-220	549 Oceana Blvd	Brentwood SC & Oceana /Manor	Site #32		0	0	0	0	Shortfall	0.4	Retail Commercial	C-2	0	0	60	Nonvacant	Brentwood Shopping Center, Parking, and Older Buildings
018-140-300	Coast Hwy, Lat: 37.61049° N Lon: 122.49173° W	Vacant - Coast Hwy/San Marlo Eastside	Site #38		30	31	0	0	Shortfall	1.2	MUN	C-1	0	30	60	Vacant	Vacant
018-140-660	Coast Hwy, Lat: 37.61015° N Lon: 122.49174° W	Vacant - Coast Hwy/San Marlo Eastside	Site #38		0	0	0	0	Shortfall	0.06	MUN	C-1	0	30	60	Vacant	Vacant
017-470-100	730 Sharp Park Rd	Latter Day Saints	Site A		0	0	0	52	Shortfall	4.39	Public & Semi Public	PF+	0	0	40	Nonvacant	Latter Day Saints
009-360-520	2480 Skyline Blvd	Ramallah Plaza	Site B		0	0	0	11	Shortfall	0.46	Retail Commercial	C-1	0	0	30	Nonvacant	Ramallah Plaza
009-058-040	340 Waterford St	Vacant - 340 Waterford St	Site D		0	0	0	6	Shortfall	0.2	Retail Commercial	C-1	0	0	40	Vacant	Vacant
009-058-030	340 Waterford St	Car Wash - 340 Waterford	Site E		0	0	0	11	Shortfall	0.33	Retail Commercial	C-1	0	0	40	Non-Vacant	Car Wash
023-593-160	Oddstad Blvd, Lat: 37.58253° N Lon: 122.47625° W	Oddstad Blvd	Site F		0	0	16	0	Shortfall	2.33	MUN	C-1	0	30	40	Non-Vacant	Mostly Vacant w/ Accessory Structure
009-610-110	Skyline Blvd/Glencourt Way	Skyline Water Tank	Site G		27	28	0	0	Shortfall	4.46	Utilities	P-D	0	0	40	Nonvacant	Skyline Water Tank
009-245-020	801 Oceana Blvd	Pavillion of Flowers	Site H		0	0	0	42	Shortfall	1.29	Office Commercial	C-1, O	0	0	40	Nonvacant	Pavillion of Flowers, Flower Shop/Funeral Home
018-140-220	Coast Hwy, Lat: 37.60960° N Lon: 122.49114° W	Vacant - Coast Hwy	Site I		36	37	0	0	Shortfall	1.51	LDR	R-1/B-3	0	9	60	Vacant	Vacant
018-140-090	4400 Coast Hwy	Lutheran Church	Site J		24	25	0	0	Shortfall	2.77	Retail Commercial/HDR	C-1	0	30	60	Nonvacant	Lutheran Church

## ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

Jurisdiction	Pacifica	Reporting Year	2023
<small>D_1_Name</small>	<small>D_2_Objective</small>	<small>D_3_Time</small>	<small>D_4_Status</small>
<b>Table D</b>			
<b>Program Implementation Status pursuant to GC Section 65583</b>			
<b>Housing Programs Progress Report</b>			
1 Name of Program	2 Objective	3 Timeframe in H.E	4 Status of Program Implementation
6th Cycle HE-I-1: General Plan and Zoning Amendments to Achieve RHNA	Create the regulatory framework to accommodate the Regional Housing Needs Allocation (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.	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 Element programs is commencing nonetheless, albeit in its nascent form.
6th Cycle HE-I-2: Zoning Modernization and Streamlining	Modernize zoning code to make it easier to use, foster greater development in select areas, and streamline the application submittal and review processes. Address land use and processing 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, 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 on the RHNA sites inventory.	12/31/2027	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.
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 use controls.	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 Element programs is commencing nonetheless, albeit in its nascent form.
6th Cycle HE-I-4: Support Development of Accessory Dwelling Units	Increase the rate of ADU production to expand the number of units affordable to lower-income 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.	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 Element programs is commencing nonetheless, albeit in its nascent form.
6th Cycle HE-I-5: Fund a Housing Action Fund	Fund a Housing Action Fund to support housing projects or other supportive activities to remove constraints on housing production and promote development of multi-family rental and for-sale housing.	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 Element programs is commencing nonetheless, albeit in its nascent form.
6th Cycle HE-I-6: Strengthen Inclusionary Housing Program	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 production of units with deeper affordability than the current program.	12/31/2025	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.
6th Cycle HE-I-7: Preserve Existing Affordable Housing Units	Preserve the city's deed-restricted affordable units that will expire in the next decade and develop a plan for preservation of all existing affordable units to keep them affordable long term. Protect residents of less-expensive market-provided units.	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 Element programs is commencing nonetheless, albeit in its nascent form.
6th Cycle HE-I-8: Rehabilitation of Homes in Lower Resource and Coastal Areas	Support maintenance and rehabilitation activities that improve the condition of the city's existing 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 facilitate preservation of existing housing stock.	12/31/2027	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.
6th Cycle HE-I-9: Housing for Extremely Low-Income, Special, and Disproportionate Needs	Reduce development constraints on the construction of extremely low-income units as well as a variety of housing types to meet the needs of populations with special and disproportionate housing needs. Extremely low-income units will help serve residents with disproportionate 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 people--including vehicle-housed.	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.
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 for unhoused families.	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.
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 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 developmental disabilities, single-female head of households, and cost burdened households, and unhoused people--including 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.	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.
6th Cycle HE-I-13: Infrastructure Capacity Improvements	Ensure adequate utilities, transportation and other infrastructure to accommodate future housing needs and address any infrastructure constraints to make the production of housing more likely.	12/31/2027	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.
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.
5th Cycle 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 has not pursued enactment of an ordinance.
5th Cycle Action Program No. 16: Amend Zoning Ordinance to allow Emergency Shelters, Transitional and Supportive Housing.	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.	1) 9/30/2015: Develop and discuss at the Planning Commission potential development standards for emergency shelters, transitional housing, and supportive housing. 2) 1/31/2016: Amend the Zoning Code to explicitly permit by-right emergency shelters, transitional housing, and supportive housing.	The City has not pursued enactment of an ordinance.
5th Cycle 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.	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.	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 incentivize additional applications by conducting a developer roundtable.

2023 City of Pacifica Housing Element APR

<p><b>5th Cycle</b>  <b>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.</b></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 Tables III-1 and III-2 of the 2015-2023 Housing Element remained representative of available development sites within Pacifica.</p>
<p><b>5th Cycle</b>  <b>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.</b></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.                  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.                  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.                  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</p>	<p>1) The City did not establish a Housing Element implementation committee.                  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.                  3) N/A - the City did not establish a Housing Element implementation committee.                  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.</p>
<p><b>6th Cycle</b>  <b>HE-I-1: General Plan and Zoning Amendments to Achieve RHNA</b></p>	<p>Create the regulatory framework to accommodate the Regional Housing Needs Allocation (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.</p>	<p>12/31/2026</p>	<p>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.</p>
<p><b>6th Cycle</b>  <b>HE-I-2: Zoning Modernization and Streamlining</b></p>	<p>Modernize zoning code to make it easier to use, foster greater development in select areas, and streamline the application submittal and review processes. Address land use and processing 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, 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 on the RHNA sites inventory.</p>	<p>12/31/2027</p>	<p>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.</p>
<p><b>6th Cycle</b>  <b>HE-I-3: Master Planning and Implementation for Public Sites</b></p>	<p>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 use controls.</p>	<p>12/31/2026</p>	<p>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.</p>
<p><b>6th Cycle</b>  <b>HE-I-4: Support Development of Accessory Dwelling Units</b></p>	<p>Increase the rate of ADU production to expand the number of units affordable to lower-income 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</p>	<p>12/31/2026</p>	<p>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.</p>
<p><b>6th Cycle</b>  <b>HE-I-5: Fund a Housing Action Fund</b></p>	<p>Fund a Housing Action Fund to support housing projects or other supportive activities to remove constraints on housing production and promote development of multi-family rental and for-sale housing.</p>	<p>12/31/2026</p>	<p>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.</p>
<p><b>6th Cycle</b>  <b>HE-I-6: Strengthen Inclusionary Housing Program</b></p>	<p>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 production of units with deeper affordability than the current program.</p>	<p>12/31/2025</p>	<p>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.</p>
<p><b>6th Cycle</b>  <b>HE-I-7: Preserve Existing Affordable Housing Units</b></p>	<p>Preserve the city's deed-restricted affordable units that will expire in the next decade and develop a plan for preservation of all existing affordable units to keep them affordable long term. Protect residents of less-expensive market-provided units.</p>	<p>12/31/2026</p>	<p>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.</p>
<p><b>6th Cycle</b>  <b>HE-I-8: Rehabilitation of Homes in Lower Resource and Coastal Areas</b></p>	<p>Support maintenance and rehabilitation activities that improve the condition of the city's existing 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 facilitate preservation of existing housing stock.</p>	<p>12/31/2027</p>	<p>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.</p>
<p><b>6th Cycle</b>  <b>HE-I-9: Housing for Extremely Low-Income, Special, and Disproportionate Needs</b></p>	<p>Reduce development constraints on the construction of extremely low-income units as well as a variety of housing types to meet the needs of populations with special and disproportionate housing needs. Extremely low-income units will help serve residents with disproportionate 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 people—including vehicle-housed.</p>	<p>12/31/2031</p>	<p>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.</p>
<p><b>6th Cycle</b>  <b>HE-I-10 Strengthen Services for Homelessness</b></p>	<p>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 for unhoused families.</p>	<p>12/31/2031</p>	<p>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.</p>
<p><b>6th Cycle</b>  <b>HE-I-11: Support Fair Housing Enforcement and Outreach Capacity</b></p>	<p>Maintain and distribute accurate information about fair housing law and policies and regulate existing loopholes related to substantial remodels.</p>	<p>12/31/2031</p>	<p>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.</p>
<p><b>6th Cycle</b>  <b>HE-I-12: Fair Housing Affirmative Marketing Strategy</b></p>	<p>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 developmental disabilities, single-female head of households, and cost burdened households, and unhoused people—including 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.</p>	<p>12/31/2031</p>	<p>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.</p>
<p><b>6th Cycle</b>  <b>HE-I-13: Infrastructure Capacity Improvements</b></p>	<p>Ensure adequate utilities, transportation and other infrastructure to accommodate future housing needs and address any infrastructure constraints to make the production of housing more likely.</p>	<p>12/31/2027</p>	<p>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.</p>
<p><b>6th Cycle</b>  <b>HE-I-14: State and Federal Law Conformance</b></p>	<p>Amend the zoning ordinance and other local policies to remove any inconsistencies between local policies and State and Federal law.</p>	<p>12/31/2031</p>	<p>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.</p>

# ANNUAL ELEMENT PROGRESS REPORT

## Housing Element Implementation

(CCR Title 25 §6202)

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

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

Table E									
Commercial Development Bonus Approved pursuant to GC Section 65915.7									
Project Identifier				Units Constructed as Part of Agreement				Description of Commercial Development Bonus	Commercial Development Bonus Date Approved
1				2				3	4
APN	Street Address	Project Name <sup>+</sup>	Local Jurisdiction Tracking ID <sup>+</sup>	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Description of Commercial Development Bonus	Commercial Development Bonus Date Approved
Summary Row: Start Data Entry Below				0	0	0	0		

# ANNUAL ELEMENT PROGRESS REPORT

## Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

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

**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 to 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, hotel, hostel rooms or other structures that are converted from non-residential to 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 Count Towards RHNA <sup>+</sup> Listed for Informational Purposes Only				Units that Count Towards RHNA <sup>+</sup> Note - Because the statutory requirements severely limit what can be counted, please contact HCD at <a href="mailto:apr@hcd.ca.gov">apr@hcd.ca.gov</a> and we will unlock the form which enable you to populate these fields.				The description should adequately document how each unit complies with subsection (c) of Government Code Section 65583.1 <sup>+</sup> . For detailed reporting requirements, see the checklist here: <a href="https://www.hcd.ca.gov/community-development/docs/adequate-sites-checklist.pdf">https://www.hcd.ca.gov/community-development/docs/adequate-sites-checklist.pdf</a>
	Extremely Low-Income <sup>+</sup>	Very Low-Income <sup>+</sup>	Low-Income <sup>+</sup>	TOTAL UNITS <sup>+</sup>	Extremely Low-Income <sup>+</sup>	Very Low-Income <sup>+</sup>	Low-Income <sup>+</sup>	TOTAL UNITS <sup>+</sup>	
Rehabilitation Activity				0				0	
Preservation of Units At-Risk				0				0	
Acquisition of Units				0				0	
Mobilehome Park Preservation				0				0	
<b>Total Units by Income</b>	0	0	0	0	0	0	0	0	

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

**ANNUAL ELEMENT PROGRESS REPORT**  
**Housing Element Implementation**

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 Restricted	Low- Income Deed 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	Notes
Summary Row: Start Data Entry Below							0	0	0	0	0	0	0	0		

<b>Jurisdiction</b>	Pacifica	
<b>Reporting Period</b>	2023	(Jan. 1 - Dec. 31)
<b>Planning Period</b>	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**

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



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

**ANNUAL ELEMENT PROGRESS REPORT  
Housing Element Implementation**

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

<b>Jurisdiction</b>	Pacifica	
<b>Reporting Period</b>	2023	(Jan. 1 - Dec. 31)
<b>Planning Period</b>	6th Cycle	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 Code 65915(b)(1)(F)

## ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

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

Table J														
Student housing development for lower income students for which was granted a density bonus pursuant to subparagraph (F) of paragraph (1) of subdivision (b) of Section 65915														
Project Identifier				Project Type	Date	Units (Beds/Student Capacity) Approved							Units (Beds/Student Capacity) Granted Density Bonus	Notes
1				2	3	4							5	6
APN	Street Address	Project Name <sup>+</sup>	Local Jurisdiction Tracking ID <sup>+</sup>	Unit Category (SH - Student Housing)	Date	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 Additional Beds Created Due to Density Bonus	Notes
Summary Row: Start Data Entry Below						0						0	0	0

# ANNUAL ELEMENT PROGRESS REPORT

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

**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.

<b>Does the Jurisdiction have a local tenant preference policy?</b>		
<b>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.</b>		
<b>Notes</b>		

<b>Jurisdiction</b>	Pacifica
<b>Reporting Year</b>	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.

<b>Total Award Amount</b>	\$	150,000.00	<i>Total award amount is auto-populated based on amounts entered in rows 15-26.</i>
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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
<b>Total Units</b>		<b>78</b>

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

moderate	Non-Deed Restricted	8
Above Moderate		6
<b>Total Units</b>		<b>24</b>

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
	Non-Deed Restricted	10
Above Moderate		6
<b>Total Units</b>		<b>48</b>