

# **ANNUAL ELEMENT PROGRESS REPORT**

## ***Housing Element Implementation***

(CCR Title 25 §6202 )

Jurisdiction HERCULES

Reporting Period 01/01/2017 - 12/31/2017

Pursuant to GC 65400 local governments must provide by April 1 of each year the annual report for the previous calendar year to the legislative body, the Office of Planning and Research (OPR), and the Department of Housing and Community Development (HCD). By checking the “Final” button and clicking the “Submit” button, you have submitted the housing portion of your annual report to HCD only. Once finalized, the report will no longer be available for editing.

The report must be printed and submitted along with your general plan report directly to OPR at the address listed below:

**Governor’s Office of Planning and Research  
P.O. Box 3044  
Sacramento, CA 95812-3044**

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**Table A**

### Annual Building Activity Report Summary - New Construction Very Low-, Low-, and Mixed-Income Multifamily Projects

Housing Development Information								Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions	
1	2	3	4				5	5a	6	7	8
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure  R=Renter O=Owner	Affordability by Household Incomes				Total Units per Project	Est. # Infill Units*	Assistance Programs for Each Development	Deed Restricted Units	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.
			Very Low- Income	Low- Income	Moderate- Income	Above Moderate- Income			See Instructions	See Instructions	
(9) Total of Moderate and Above Moderate from Table A3						0	41				
(10) Total by Income Table A/A3			0	0	0	41					
(11) Total Extremely Low-Income Units*			0								

\* Note: These fields are voluntary

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**Table A2**

### Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)

Please note: Units may only be credited to the table below when a jurisdiction has included a program in its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				(4) The Description should adequately document how each unit complies with subsection (c )(7) of Government Code Section 65583.1
	Extremely Low-Income*	Very Low-Income	Low-Income	TOTAL UNITS	
(1) Rehabilitation Activity	0	0	0	0	
(2) Preservation of Units At-Risk	0	0	0	0	
(3) Acquisition of Units	0	0	0	0	
(5) Total Units by Income	0	0	0	0	

\* Note: This field is voluntary

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**Table A3**  
**Annual building Activity Report Summary for Above Moderate-Income Units**  
**(not including those units reported on Table A)**

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for <b>Moderate</b>	0	0	0	0	0	0	0
No. of Units Permitted for <b>Above Moderate</b>	41	0	0	0	0	41	0

\* Note: This field is voluntary

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**Table B**

**Regional Housing Needs Allocation Progress**

**Permitted Units Issued by Affordability**

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.													
Income Level		RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low	Deed Restricted	220	0	0	0	0	0	0	0	0	0	0	220
	Non-Restricted		0	0	0	0	0	0	0	0	0		
Low	Deed Restricted	118	0	0	0	0	0	0	0	0	0	1	117
	Non-Restricted		0	1	0	0	0	0	0	0	0		
Moderate		100	0	0	0	0	0	0	0	0	0	0	100
Above Moderate		244	190	30	41	0	0	0	0	0	-	261	0
Total RHNA by COG. Enter allocation number:		682											
Total Units ▶ ▶ ▶			190	31	41	0	0	0	0	0	0	262	437
Remaining Need for RHNA Period ▶ ▶ ▶ ▶ ▶													

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

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**Table C**

### Program Implementation Status

Program Description (By Housing Element Program Names)		<b>Housing Programs Progress Report - Government Code Section 65583.</b> Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.	
Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
Program 1a: Section 8 Housing Choice Vouchers	Maintain current level of funding support for residents receiving Section 8 assistance	Ongoing	Activity of the Housing Authority of the County of Contra Costa, as the City of Hercules is not a designated Successor Housing Agency.
Program 1a: Section 8 Housing Choice Vouchers	Assist the County in advertising this program through the City web site, public counters, and bulletin boards in order to meet the HUD requirements that 70% of new Section 8 vouchers be used by extremely-low-income households.	Ongoing	Since the dissolution of the Redevelopment Agency (RDA), the City's web site has been modified to remove all RDA components. City web site provides links to the Housing Authority's web site and its online database of currently available housing. Have not yet received hard copy materials from Housing Authority or other agencies.
Program 1b: Affordable Housing Development Incentives and Outreach	Maintain a list of interested and qualified affordable housing developers. Actively and annually publicize to affordable housing developers the opportunities to develop affordable housing in Hercules, available incentives, and financing options provided by the City or other agencies.	Annual	During the public hearing process through which the City adopted its current Housing Element in 2015, the City contacted non-profit housing developers. Since then, there has not been separate outreach regarding affordable housing development opportunities as the City does not have funding incentives available.
Program 1b: Affordable Housing Development	Utilize State and Federal assistance	Ongoing	No funding opportunities were sought due to lack of City staffing, and no

Incentives and Outreach	<p>programs, such as HOME, LIHTC, and CHFA funds, on an ongoing basis to the fullest extent possible to develop affordable lower income housing for seniors, families, and persons with disabilities, including persons with developmental disabilities. Support funding applications by developers if the proposed projects are consistent with the goals and policies of the City's General Plan. Annually, the City will pursue funding opportunities.</p>		<p>developers contacted the City to support funding applications.</p>
Program 1b: Affordable Housing Development Incentives and Outreach	<p>Work with developers in the Central Hercules Plan area and other areas of new development on an ongoing basis to ensure that the City's housing goals of providing a wider mix of housing types and affordability levels are achieved. The City will provide incentives, including density bonus, expedited processing, and flexible development standards to encourage a variety of housing in the community, including projects that set aside units for households with extremely low incomes. With limited funding available, the City anticipates only a goal of eight affordable units.</p>	Ongoing	<p>City responded to multiple inquiries regarding the potential to develop housing in the Central Hercules Plan area and on some properties zoned General Commercial as well as the Waterfront/Bayfront and Hilltown areas regarding single-family and multi-family housing opportunities, but no applications were submitted in 2017.</p>
Program 1c: Density Bonus Program	<p>Continue to monitor the effectiveness of the Density Bonus program and provide technical assistance to developers in the use of the City's program.</p>	Ongoing	<p>No developers pursued density bonuses for residential projects, and therefore the use of the density bonus program was not applicable.</p>
Program 1d: Extremely Low Income Households	<p>Explore incentives to encourage developers to include units affordable to extremely low income households, including but not limited to additional density or floor-area ratio increases, flexible development standards (such as parking, height limit) and priority processing. The objective is to create three affordable units for extremely low income households over the planning period.</p>	2017	<p>No opportunities to offer such incentives occurred in 2017.</p>

Program 1d: Extremely Low Income Households	Within one year of Housing Element adoption, revise the Zoning Ordinance to clarify the provision of transitional/supportive housing in the RM-L zone as similar uses in the same zone.	2016	Ordinance 496, adopting Zone Amendment #ZA 16-02, was passed by the City Council on June 28, 2016 to amend the City's Zoning Ordinance, Chapter 6 (Residential Districts) and Chapter 53 (Reasonable Accommodations for Persons with Disabilities) to clarify provisions of transitional/supportive housing in the RM-L zone as similar uses in the same zone.
Program 2a: Code Enforcement	Continue to implement the code enforcement program to ensure that Hercules's neighborhoods are maintained and improved.	Ongoing	The City has a small group of volunteers in the Police Department that has done some basic pro-active code enforcement. In response to complaints filed, the Building Department has also sent out voluntary compliance letters to owners of reported properties. The City Council approved limited funding in FY 2016/17 for additional code enforcement augmentation, which has not yet been implemented.
Program 2a: Code Enforcement	Continue installation of automatic gas shut-off valves to improve resident safety.	Ongoing	This program continues to be implemented as every house that is sold, and every house permitted for improvements exceeding \$25,000, is required to have an automatic gas shut-off valve installed.
Program 2a: Code Enforcement	Continue referring code compliance violations to available residential rehabilitation programs to bring those homes up to standards.	Ongoing	Since the dissolution of the Redevelopment Agency (RDA), the City's web site has been modified to remove all RDA components. City web site provides links to the Housing Authority's web site and its online database of currently available housing. Have not yet received hard copy materials from other Housing Authority or other agencies.
Program 6a: Energy Conservation	Promote mixed-use/transit-oriented development that provides opportunities for energy conservation.	Ongoing	In 2017 the City approved development of Block N in the Waterfront District. The project will comprise 172 apartment units within 1/4-mile of the future Regional Intermodal Transportation Center.
Program 6a: Energy Conservation	Encourage developers to exceed the California Green Building Code requirements in incorporating energy conservation features and techniques.	Ongoing	The City Council encourages approved developments to provide "dark fiber" conduit to prepare for future high-speed internet service, which can help accommodate telecommuting opportunities, thus reducing greenhouse gases. In 2016, the City approved funding to help pay for installation of "dark fiber" conduit when other entities are conducting open-trench work. In 2017, the City installed conduit in Bayfront Boulevard.
Program 2b: Foreclosure Prevention Assistance	Advertise the program through City website and provide brochure at public counters.	Ongoing	Since the dissolution of the Redevelopment Agency (RDA), the City's web site has been modified to remove all RDA components. City web site provides links to the Housing Authority's web site and its online database of currently available housing. Have not yet received hard copy materials from Housing Authority or other agencies.
Program 2c: Owner-Occupied Single-Family Residential Rehabilitation	Advertise the program through City website and provide brochure at public counters.	Ongoing	Since the dissolution of the Redevelopment Agency (RDA), the City's web site has been modified to remove all RDA components. City web site provides links to the Housing Authority's web site and its online database of currently available housing. Have not yet received hard copy materials from Housing Authority or other agencies.



Program 3a: Provision of Adequate Sites	Continue to pursue/implement the projects on available sites as outlined in Table 46. Monitor the City's progress in meeting the RHNA and work with developers to achieve an income distribution that meet the City's remaining RHNA units.	Ongoing	Muir Pointe (formerly Parcel C) continued construction of the 144-unit single-family detached subdivision. In 2012, the City suspended its city-wide inclusionary housing ordinance, thus the Muir Pointe units are sold entirely at market rate and do not qualify as affordable units.
Program 3a: Provision of Adequate Sites	Update the City's sites inventory every two years to monitor the consumption of residential and mixed-use properties and continued ability to fulfill the RHNA.	2015, and every two years thereafter	The residential sites inventory was updated in 2015 with the update of the 2015-2023 Housing Element. In 2017, there were no land use changes that affected the site inventory as accounted for in the Housing Element.
Program 3a: Provision of Adequate Sites	Encourage sustainable development patterns by continuing to offer reductions in Traffic Facilities Impact Fees for projects that are located within one-half mile of a transit station and for mixed-use projects where 50% or more of the building space is used for residential purposes. Offer Traffic Facility Fee reductions to mixed-use projects, subject to funding availability.	Ongoing	Traffic impact fees continue at a discounted rate since November 8, 2011, when the City Council approved Resolution 11-132 to reduce the impact fees.
Program 4a: Development Standards and Procedures	Annually review the development standards, fees, and procedures and make adjustments as appropriate and legally feasible to encourage the development of a variety of housing in the community.	Ongoing	In 2017, the City reviewed and recommended revisions to the secondary dwelling unit policy to ensure consistency with recently enacted State of California accessory dwelling unit laws. Anticipated adoption in early 2018.
Program 5a: Fair Housing	Continue to support the County and refer any complaints and inquiries to the County for resolution and services.	Ongoing	Since the dissolution of the Redevelopment Agency (RDA), the City's web site has been modified to remove all RDA components. City web site provides links to the Housing Authority's web site and its online database of currently available housing. Have not yet received hard copy materials from other Housing Authority or other agencies.
Program 5a: Fair Housing	Advertise fair housing services of the County at public counters, through the City website, and at various community locations, including the City Library, Community Centers, and Senior Center.	Ongoing	Since the dissolution of the Redevelopment Agency (RDA), the City's web site has been modified to remove all RDA components. City web site provides links to the Housing Authority's web site and its online database of currently available housing. Have not yet received hard copy materials from other Housing Authority or other agencies.
Program 5b: Reasonable Accommodation	Advertise the program through City website and provide brochure at public	Ongoing	Since the dissolution of the Redevelopment Agency (RDA), the City's web site has been modified to remove all RDA components. City web site provides links

	counters.		to the Housing Authority's web site and its online database of currently available housing. Have not yet received hard copy materials from other Housing Authority or other agencies.
Program 5b: Reasonable Accommodation	Provide technical assistance regarding the application requirements and procedures to persons/entities seeking reasonable accommodation.	Ongoing	Building Department staff address questions as they come up.
Program 5b: Reasonable Accommodation	Within one year of the Housing Element adoption, revise the Reasonable Accommodation Ordinance to remove the primary residence requirement, thereby allowing the application of reasonable accommodation to all dwellings, including secondary homes.	2016	The City Council on June 28, 2016, adopted Ordinance 496, approving Zone Amendment #ZA 16-02, which amended the City's Zoning Ordinance, Chapter 6 (Residential Districts) and Chapter 53 (Reasonable Accommodations for Persons with Disabilities) to clarify provisions of transitional/supportive housing in the RM-L zone as similar uses in the same zone.
Program 5c: Cooperation with Contra Costa Health Services Homeless Program	Advertise the program through the City website and provide brochure at public counters.	Ongoing	Since the dissolution of the Redevelopment Agency (RDA), the City's web site has been modified to remove all RDA components. City web site provides links to the Housing Authority's web site and its online database of currently available housing. Have not yet received hard copy materials from other Housing Authority or other agencies.
Program 5c: Cooperation with Contra Costa Health Services Homeless Program	Participate in County Homeless Program biennial Point-in-Time count and participate in other regional studies and efforts in reducing homelessness.	2015, and every two years thereafter	A Volunteer in Policing participated in the biennial point-in-time count in 2017.

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General Comments: