

ANNUAL ELEMENT PROGRESS REPORT
2007-2014 Housing Element Implementation
 (CCR Title 25 §6202)

Jurisdiction City of Benicia
Reporting Period 1/1/2012 - 12/31/2012

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	
455 West I Street	SF	O				1	1			1	
(9) Total of Moderate and Above Moderate from Table A3 ▶▶▶					0	0	0				
(10) Total by income Table A/A3 ▶▶						1	1				
(11) Total Extremely Low-Income Units*											

* 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	
(2) Preservation of Units At-Risk				0	
(3) Acquisition of Units				0	
(5) Total Units by Income	0	0	0	0	

* Note: This field is voluntary

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

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

* Note: This field is voluntary

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Table B

Regional Housing Needs Allocation Progress

Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.			2007	2008	2009	2010	2011	2012				Total Units to Date (all years)	Total Remaining RHNA by Income Level
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		
Very Low	Deed Restricted	147											147
	Non-deed restricted												
Low	Deed Restricted	99											98
	Non-deed restricted						1					1	
Moderate	Deed Restricted	108											108
	Non-deed restricted												
Above Moderate		178	82			19	1	1				103	75
Total RHNA by COG. Enter allocation number:		532				19	2	1					428
Total Units ▶ ▶ ▶			82									104	
Remaining Need for RHNA Period ▶ ▶ ▶ ▶ ▶													

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

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Table C
Program Implementation Status

Program Description (By Housing Element Program Names)	Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.		
Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
Program 1.01	Work/Coordinate with Housing Authority	2007-2014	Ongoing
Program 1.02	Support the Benicia Housing Authority in their administration of the Section 8 housing voucher program	2007-2014	Ongoing; when eligible
Program 1.03	Consider joining a consortium for source of funding; mortgage revenue bonds/credit certificates, to develop affordable housing and first time homebuyer assistance	2014	Investigating feasibility
Program 1.04	Leverage financial resources and partner with the development community to assist first-time homebuyers with down payments. Apply for Community Development Block Grant (CDBG) funding annually for this purpose	2007-2014	Ongoing; when eligible
Program 1.05	Provide information at City Hall, other public locations, and on the City's website (www.ci.benicia.ca.us) to promote private, State, and federal homebuyer assistance programs to the public	2007-2014	Ongoing

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Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
Program 1.06	Provide pre-application technical assistance to affordable housing providers to determine project feasibility and address zoning compliance issues in the most cost-effective and expeditious manner possible	2007-2014	Ongoing
Program 1.07	Continue to educate the public on affordable housing through annual reporting to the Planning Commission and City Council	2007-2014 (Annually)	Ongoing
Program 1.08	Amend the Zoning Ordinance to comply with changes in the State Density Bonus law	2014	Not yet completed
Program 1.09	To encourage the development of second units, amend the Zoning Ordinance for second units (accessory dwelling units) and reduce fees	2013	Not yet completed
Program 1.10	Investigate the feasibility of developing second unit prototype or model plans for homeowners to use	2013	Not yet completed
Program 1.11	Continue to reduce the cost of providing affordable housing by developing a fast tracking process, reducing fees, reducing parking requirements - amend the Zoning Ordinance as necessary	2013	Not yet completed

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Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
Program 1.12	Provide developer incentives such as expedited permit processing and fee deferrals for units that are affordable to lower income households	2007-2014	Ongoing
Program 2.01	Evaluate the inclusionary ordinance and consider changes that would encourage the construction of affordable housing units, such as expedited permit processing and fee deferrals for units that are affordable to lower income households	2014	Not yet completed
Program 2.02	Include SB375 in General Plan Update for high density near transit	2019	To be completed as part of the next General Plan update
Program 2.03	Establish a trust for inclusionary housing in-lieu fees	Annually	Ongoing
Program 2.04	Amend General Commercial zoning district to allow residential uses	2013	Not yet completed
Program 2.05	Consider affordable housing linkage fee on nonresidential development projects	2014	Investigating feasibility
Program 2.06	Monitor funding sources for upstairs residential unit development on First Street	Annually	Ongoing
Program 2.07	Apply for financial assistance for projects in the Priority Development Areas	2007-2014	Ongoing as opportunities arise
Program 3.01	Amend Zoning Ordinance to allow for emergency shelters by right	2013	Not yet completed
Program 3.02	Adopt a reasonable accommodations ordinance	2013	(Typo in the Housing Element indicates timeframe is 2011.) Not yet complete

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Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
Program 3.03	Provide assistance to the Community Action Council	2007-2014	Ongoing
Program 3.04	Refer persons in need of transitional housing assistance to the Community Action Council	2007-2014	Ongoing
Program 3.05	Provide social services in all City funded affordable housing projects	2007-2014	Ongoing
Program 3.06	Facilitate the establishment of shared housing	2007-2014	Ongoing
Program 4.01	Expand the use of existing Housing Rehabilitation Loan Program	2007-2014	Ongoing; investigating options
Program 4.02	Provide standard specifications for seismic retrofitting of existing residential structures to assist property owners in meeting current seismic safety standards	2007-2014	Completed; plans available at Community Development Department counter and website
Program 4.03	Implement procedures applicable to inclusionary for-sale units	2007-2014	Ongoing
Program 4.04	Work with mobile home parks to ensure maintenance, upkeep, and compliance with State regulations	2013	Contacting the property owners by during 2013
Program 4.05	Investigate ways to meet the housing need through rehabilitation and preservation of existing units	2007-2014	Ongoing
Program 4.06	Maintain a record of affordable housing units	2007-2014	Ongoing

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Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
Program 5.01	Implement the complaint referral process	2007-2014	Ongoing
Program 5.02	Provide brochures on universal design for the public	2013	Completed, brochures available at the Community Development Department counter and website
Program 6.01	Implement the California Green Building Standards Code, 2010 edition	2007-2014	Ongoing
Program 6.02	Implement the Home Efficiency Program and Solar Rebate Program	2007-2014	Ongoing
Program 6.03	Provide brochures from PG&E and others detailing energy conservation methods	2007-2014	Ongoing
Program 6.04	Establish regulations requiring the development of environmentally sustainable buildings	2007-2014	Ongoing; investigating options
Program 6.05	Provide public education on energy efficiency and sustainable materials	2007-2014	Ongoing