



## CITY COUNCIL REPORT

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**DATE: MARCH 15, 2022**

**TO: MAYOR AND COUNCIL MEMBERS**

**FROM: DAVID HANHAM, PLANNING MANAGER**

**SUBJECT: RECEIVE THE 2021 ANNUAL GENERAL PLAN HOUSING  
ELEMENT PROGRESS REPORT AS REQUIRED BY THE STATE  
OF CALIFORNIA**

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### **RECOMMENDATION**

Receive the 2021 Annual General Plan Housing Element Progress Report as required by the State of California.

### **SUMMARY**

Section 65400 of the State of California Government Code requires cities to provide an annual report to their legislative body (city council), the Governor's Office of Planning and Research (OPR), and the State Department of Housing and Community Development (HCD) on the status of their General Plan Housing Element and progress in its implementation. The General Plan Housing Element Annual Report includes information about a City's progress in meeting identified housing needs and efforts to encourage the maintenance, improvement, and development of new housing opportunities. Staff will forward this 2021 Annual General Plan Housing Element Progress Report to HCD prior to the April 1st deadline in accordance with State law.

### **BACKGROUND**

Every eight years each jurisdiction in California is required to update their Housing Element. The Housing Element is a required component of the General Plan and identifies policies, programs, and actions to create opportunities for the development of new housing and to preserve existing housing stock. State law does not require that jurisdictions develop housing, but rather requires them to adequately plan to meet the existing and projected housing needs of all economic segments of their community.

State Housing Element law focuses on both the production and geographic distribution of new housing units and requires that each municipality strive to meet their "fair share" of the regional need for low- and moderate-income housing. To create a Housing Element showing it can meet the local housing needs, a jurisdiction must first know how much housing it must plan for and estimate how

much will be needed at a variety of affordability levels in order to match the needs of the people who will live there. This process begins with the State determining the total number of new homes needed in the nine-county Bay Area and how affordable those homes need to be based on Area Median Income, which is established on an annual basis. For reference, in 2021 the Area Median Income for Contra Costa County was \$125,600 for a 4-person household.

The Association of Bay Area Governments (ABAG) then develops a methodology to distribute a share of the region's housing need to each city/town and county in the region. This need allocation is called the Regional Housing Needs Allocation (RHNA). Each local government must then update its Housing Element to show the locations where housing can be built and the policies and strategies necessary to meet the community's housing needs, including identifying sites that are zoned with enough capacity to meet the RHNA allocation. The process is complete once the State reviews and certifies local Housing Elements.

The City's [current Housing Element](#)<sup>1</sup> was adopted on May 19, 2015 and subsequently certified by HCD later the same month. The Housing Element covers the years 2015 through 2023, and includes information about how the city has planned for a RHNA of 297 units during the eight-year period. The Element focuses on the City's ability to provide quality, safe, and affordable housing, as well as aims to achieve a balance between maintaining the existing character of Pinole and providing housing for all economic segments of the community and those with special needs.

The City is currently undertaking an update to the Housing Element (in addition to the Health and Safety Element as well as the creation of a new Environmental Justice Element). The update to the Housing Element is statutorily required to be completed by Spring of 2023.

## **REVIEW & ANALYSIS**

The City of Pinole Annual General Plan Housing Element Progress Report for 2021 is included as Attachment 1. The report includes statistics about annual building activity for affordable housing projects, annual building activity for rehabilitated housing units, updated information about the City's RHNA progress, and implementation status of the programs included in the adopted Housing Element.

*New Housing Units in 2021.* With residential land values within Pinole in 2021 continuing to rise and job growth in the region increasing, inquiries and applications for residential development have increased. During 2021, the City provided planning (entitlement) approval for 217 new dwelling units (212 multifamily units, two single

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<sup>1</sup> Available online:

[https://p1cdn4static.civicleve.com/UserFiles/Servers/Server\\_10946972/File/City%20Government/Planning/General%20Plan/2015-2023%20Housing%20Element.pdf](https://p1cdn4static.civicleve.com/UserFiles/Servers/Server_10946972/File/City%20Government/Planning/General%20Plan/2015-2023%20Housing%20Element.pdf)

family dwellings, and three Accessory Dwelling Units - ADUs), issued building permits for four new dwelling units (three ADUs and one single family home), and finalized building permits (issued certificates of occupancy) for two single family homes. Table 1 provides a summary of these projects. The City anticipates further new housing development progress towards the 8-year RHNA in 2022 (see Table 3).

**Table 1 – Summary of New Housing in 2021**

Location	Housing Type	Number of New Units	Current Status in 2021		
			Planning Permit Approved	Building Permit Issued	Construction Completed, Occupancy Granted
980 2nd Ave	Single Family Dwelling	1		•	
1409 Nob Hill Ave	Single Family Dwelling	1			•
1431 Nob Hill Ave	Single Family Dwelling	1			•
2466 Faria Ave	ADU	1		•	
2987 Higuera Ave	ADU	1	•		
3213 Estates Ave	ADU	1		•	
831A Betty Ave	ADU	1		•	
2525 Brandt Ct	Single family Dwelling and ADU	2	•		
8 N Rancho Ct	Single family Dwelling and ADU	2	•		
811 San Pablo	Multi-family Residential	33	•		
600 Roble Ave.	Multi-Family Residential	179	•		
<b>TOTAL</b>		<b>223</b>			

*Housing Rehabilitation.* City staff continues to assist homeowners and provide information at City Hall on rehabilitation assistance resources. In 2021, the City issued and conducted final building inspections for 656 permits to rehabilitate housing units. Improvements include roofing projects, water heater replacement projects, furnace replacement projects, solar projects, window/patio door replacement projects, and home remodel/addition projects.

These privately initiated residential improvement projects helped to improve the quality and efficiency of the existing housing stock and implement the Housing Element Goals H.2 and H.5 and Policies H.2.4 and H.5.1, noted below.

**Goal H.5 Energy-Efficiency, Conservation, and Sustainable Residential Development.** *Support energy-efficient design and building practices in order to reduce housing utility expenses, minimize adverse environmental impacts, and provide for sustainability.*

**Policy H.5.1: 1. Reduce Energy Consumption.** *Reduce energy and water consumption in residential buildings by balancing energy-efficient design and water conservation features with cost-effective construction.*

**Goal H.2 Protect Existing Character and Heritage.** *Protect and enhance the integrity and distinctive character and heritage of Pinole encouraging the development of high-quality, well-designed housing and conserving existing housing.*

**Policy H.2.4 Maintain Existing Housing and Neighborhood Amenities.** Maintain Pinole's lifestyle characteristics by encouraging the maintenance of existing housing stock, and in particular housing with historic value, and preserving the amenities of existing neighborhoods.

*Progress towards 5<sup>th</sup> Cycle RHNA.* New units count towards the City's RHNA when building permits for new housing construction have been issued by the local government during the reporting calendar year. Table 2 below shows the City's 5<sup>th</sup> Cycle RHNA covering the years 2015-2023 and the total number of new units to date in the cycle that have been issued building permits. The table lists the total number of units per income level required, completed, and units remaining in the Cycle. In the calendar year 2021 the City produced four new units that counted towards the City's RHNA and to date, the City has produced 27 new units during the 5<sup>th</sup> Cycle RHNA, with 270 units remaining. Units remaining at the end of the 5<sup>th</sup> Cycle RHNA do not carry over into the 6<sup>th</sup> Cycle RHNA.

**Table 2 – Progress as of 2021 Toward Achieving RHNA Units for the 5<sup>th</sup> Cycle 2015-2023**

Income Level	Required RHNA Units	Units Completed	Units Remaining
Very Low	80	0	80
Low	48	0	48
Moderate	43	1	42
Above Moderate	126	26	100
TOTAL	297	27	270

*Pipeline Projects.* There are presently five large development projects in various stages of review and permitting, which are expected to produce an approximate 618 additional units over the next several years (see Table 3). There is an affordability component to each of these “pipeline” projects, either due to the nature of the project as a 100% affordable development, or the project’s compliance with the City’s inclusionary housing requirement. If all of these projects are approved and developed at the density and affordability currently proposed the City will be in a very good position to meet and exceed the current 5th Cycle RHNA, and make significant progress on the 6th Cycle RHNA. It should be noted that this is true with the notable exception of the very-low income affordability category, which is expected to have a deficit of 30 units in the 5th Cycle.

**Table 3 – Major Development Projects in “Pipeline”**

Pipeline Projects	Stage	Affordability				Total
		Very Low	Low	Moderate	Above Mod.	Total
811 San Pablo (SAHA Veteran’s Apartments)	Entitled Fall 2021	28	5	0	0	33
600 Roble (Vista Woods Senior Apartments)	Entitled Fall 2021 Building Permit Issued Winter 2022	7	135	37	0	179
2151 Appian (Appian Village Condominiums)*	Anticipated entitlement hearing Spring 2022	0	0	31	123	154
2801 Pinole Valley (Apartments)	Anticipated entitlement hearing Spring 2022	2	5	0	22	29
1500 Fitzgerald (Apartments)	Anticipated entitlement hearing Spring 2022	13	32	0	188	223
TOTAL Estimate Pipeline Units		50	177	68	333	628

### **FISCAL IMPACT**

There is no fiscal impact from receiving the annual report. Individual programs and projects designed to implement the Housing Element goals and objectives are funded through individual program and project accounts in the City's budget and Capital Improvement Plan.

### **ATTACHMENT**

1. Annual General Plan Housing Element Progress Report for 2021

<b>Jurisdiction</b>	Pinole	
<b>Reporting Year</b>	2021	(Jan. 1 - Dec. 31)
<b>Planning Period</b>	5th Cycle	01/31/2015 - 01/31/2023

## ANNUAL ELEMENT PROGRESS REPORT

### Housing Element Implementation

(CCR Title 25 §6202)

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

**Table A**  
**Housing Development Applications Submitted**

[illegible]

<b>Jurisdiction</b>	Pinole	
<b>Reporting Year</b>	2021	(Jan. 1 - Dec. 31)
<b>Planning Period</b>	5th Cycle	01/31/2015 - 01/31/2023

## ANNUAL ELEMENT PROGR Housing Element Implemen

(CCR Title 25 §62)

Prior APN <sup>+</sup>	Current APN	Street Address	Project Name <sup>+</sup>	Local Jurisdiction Tracking ID <sup>+</sup>	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Very Low- Income Deed Restricted	Very Low- Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted
Summary Row: Start Data Entry Below							33	0	142	0
402-050-021	402-050-021	980 Second Ave	New SFD	BP19-0433	SFD	O				
402-090-011	402-090-011	1409 Nob Hill Ave	New SFD	BP18-0130	SFD	O				
402-090-010	402-090-010	1431 Nob Hill Ave	New SFD	BP18-0131	SFD	O				
360-551-002	360-551-002	2466 Faria Ave	2466A Faria Ave	BP21-0148	ADU	R				
360-025-003	360-025-003	2987 Higuera Ave	2987A Higuera Ave	BP21-0276	ADU	R				
360-055-002	360-055-002	3213 Estates Ave	3213 Estates Ave	BP20-0142	ADU	R				
402-164-009	402-164-009	831 Betty Ave	831A Betty Ave	BP21-0068	ADU	R				
402-166-030	402-166-030	811 San Pablo Ave	SAHA Project	PL21-0013	5+	R	26		7	
402-023-007, 402-023-003, 405-023-002	402-023-007, 402-023-003, 405-023-002	600 Roble Ave	Vista Woods	PL21-0030	5+	R	7		135	
401-192-015	401-192-015	2525 Brandt Ct	2525 Brandt Ct	PL21-0006	SFD	O				
401-192-015	401-192-015	2525 Brandt Ct	2525 Brandt Ct	PL21-0006	ADU	R				
430-240-025	430-240-025	8 N Rancho Ct	8 N Rancho Ct	PL20-0069	SFD	O				
430-240-025	430-240-025	8 N Rancho Ct	8 N Rancho Ct	PL20-0069	ADU	R				



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Moderate- Income Deed Restricted	Moderate- Income Non Deed Restricted	Above Moderate- Income	Entitlement <u>Date Approved</u>	# of Units issued Entitlements	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
37	0	8		220	0	0	0	0	0	0	4
				0							1
				0							
				0							
		1	9/13/2021	1							1
		1	12/14/2021	1							
		1	2/17/2021	1							1
		1	10/26/2021	1							1
			6/28/2021	33							
37			9/27/2021	179							
		1	3/22/2021	1							
		1	3/22/2021	1							
		1	3/22/2021	1							
		1	3/22/2021	1							

[illegible]

How many of the units were Extremely Low Income?*	Was Project <b>APPROVED</b> using GC 65913.4(b)? (SB 35 Streamlining) Y/N	Infill Units? Y/N*	Assistance Programs for Each Development (may select multiple - see instructions)	Deed Restriction Type (may select multiple - see instructions)	For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)	Term of Affordability or Deed Restriction (years) (if affordable in perpetuity enter 1000)*	Number of Demolished/Destroyed Units	Demolished or Destroyed Units
0	0						0	
	N	Y						
	N	Y						
	N	Y						
	N	Y						
	N	Y						
	N	Y						
	N	Y						
	N	Y	VHHP	DB		55		
	N	Y		DB		55		
	N	Y						
	N	Y						
	N	Y						
	N	Y						

Demolished/Destroyed Units Owner or Renter	Total Density Bonus Applied to the Project (Percentage Increase in Total Allowable Units or Total Maximum Allowable Residential Gross Floor Area)	Number of Other Incentives, Concessions, Waivers, or Other Modifications Given to the Project (Excluding Parking Waivers or Parking Reductions)	List the incentives, concessions, waivers, and modifications (Excluding Parking Waivers or Parking Modifications)	Did the project receive a reduction or waiver of parking standards? (Y/N)	Notes <sup>+</sup>
0					
	73.7%	3	On-Site Improvements, Development Standards Modification	Yes	
	77.2%	6	On-Site Improvements, Development Standards Modification	Yes	

Jurisdiction	Pinole	
Reporting Year	2021	(Jan. 1 - Dec. 31)
Planning Period	5th Cycle	01/31/2015 - 01/31/2023

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

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

Table B													
Regional Housing Needs Allocation Progress													
Permitted Units Issued by Affordability													
		1	2									3	4
Income Level		RHNA Allocation by Income Level	2015	2016	2017	2018	2019	2020	2021	2022	2023	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low	Deed Restricted	80	-	-	-	-	-	-	-	-	-	-	80
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-		
Low	Deed Restricted	48	-	-	-	-	-	-	-	-	-	-	48
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-		
Moderate	Deed Restricted	43	-	-	-	-	-	-	-	-	-	1	42
	Non-Deed Restricted		-	1	-	-	-	-	-	-	-		
Above Moderate		126	-	2	2	2	7	9	4	-	-	26	100
Total RHNA		297											
Total Units			-	3	2	2	7	9	4	-	-	27	270

Note: units serving extremely low-income households are included in the very low-income permitted units totals and must be reported as very low-income units.

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 include units that were permitted since the start of the planning period.

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).



Table D			
Program Implementation Status pursuant to GC Section 65583			
Housing Programs Progress Report Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.			
1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
Conduct An Annual Housing Element Review (H.1.1)	Annual Review of Housing Element per Government Code Section 65583(3).	Annually	Complete for 2021. This report fulfills the requirement for 2021. The City will continue to conduct annual reviews of the Housing Element in subsequent years.
Explore Housing Development Partnerships (H.1.2)	Seek opportunities to work with public agencies and developers.	Ongoing	The City has been working with developers on plans to redevelop and include affordable housing units at Pinole Vista Plaza's vacant K-Mart site, the vacant Doctor's Hospital site, and 2801 Pinole Valley Rd. The City has worked with a developer for construction of a 33 unit affordable veteran's housing on a former redevelopment agency property. The City has worked with developers on entitlement a 100% affordable 179 unit senior complex.
Periodically Review Residential Development Requirements (H.1.3)	Monitor effectiveness of established regulations needed to streamline housing development.	Ongoing (as necessary)	Regular ongoing discussions on permitting, process, and code update improvements.
Apply Design Review Guidelines (H.2.1)	Apply to new residential development and residential additions to ensure compatibility with surrounding areas.	Ongoing	The City continues to implement the Residential Design Guidelines for residential projects. The City received thirteen residential design review applications in 2021.
Adequate Sites to Meet Regional Fair Share of Housing Growth (H.2.2)	Ensure adequate sites are available to developers and provide an inventory of available sites to developers.	Ongoing	Complete. Three Corridors Specific Plan for San Pablo Avenue, Pinole Valley Road, and Appian Way includes adequate sites available to developers to meet Regional Fair Share of Housing Growth. A detailed inventory of potential residential development sites is included within Table 6.43 and 6.44 of the adopted Housing Element.
Rehabilitation Assistance (H.2.3)	Continue to share information and explore funding sources for rehabilitation of existing housing	Ongoing (annually)	City staff continues to assist homeowners and provide information at City Hall on rehabilitation assistance resources. In 2021, the City issued 656 permits to rehabilitate housing units, including roofing, water heater replacement, furnace, solar, window/patio door replacement, and home remodel/addition projects.
Acquisition/Rehabilitation of Blighted or Distressed Properties (H.2.4)	Pursue opportunities to partner with nonprofit housing developers to acquire and rehabilitate blighted or distress properties	Ongoing	The City worked with the developer on the construction of an affordable veteran's housing project on a former redevelopment property. The City has worked with the developer to entitle a 100% affordable senior housing complex on an underutilized site.
Fee Structure Evaluation (H.3.1)	Review current fees to ensure new development contributes its share of costs	Ongoing	A review of building permit fees has been initiated to evaluate current fee structures.
General Plan Land Uses (H.4.1)	Evaluate land use designations and programs to ensure consistency with overall goals	Annually	The City's GP land use designations are applied to provide direction and flexibility to help meet evolving overall land use goals and policy objectives.
Housing Construction (H.4.2)	Encourage housing construction through a variety of incentives and programs	Ongoing	City staff meets regularly with property owners and developers to encourage additional housing construction at all affordability levels on available housing opportunity sites.
Parcel Consolidation (H.4.4.3)	Facilitate lot consolidation as it relates to housing opportunity sites	Ongoing	City staff meets with property owners and developers to encourage parcel consolidation for housing development.
Second Unit Ordinance (H.4.4.4)	Provide information to the public and review the ordinance to encourage second unit development	Ongoing	Staff regular receives and responds to questions from the public regarding ADU standards and the permit process.
Homebuyer Programs (H.4.4.5)	Share information about homebuyer programs from County and State	Annually	Inadequate financial resoures available in 2021 to directly assist first-time homebuyers and re-establish the City's homebuyer program. The City refers interested individuals to available County and State programs.
Below Market Rate (BMR) Regulations (H.4.4.6)	Implement and monitor rental and resale affordability controls for units assisted by form RDA	Ongoing	The City continues to use a third-party contractor to monitor affordability control compliance for former City Redevelopment Agency (RDA) assisted housing units.
Technical Assistance to Housing Developers (H.4.4.7)	Exchange information to encourage provision of affordable housing	Ongoing	City staff continued to meet with prospective housing developers in 2021.
Accessible Units for the Physically Disabled (H.4.4.8)	Facilitate programs and projects to meet Federal, State, and local requirements to provide accessible housing for the physically disabled	5% of units built or approved between 2014 and 2023	The City is committed to assisting in the development of new projects that provide accessible housing for the disabled or issuing building permits for projects that improve the accessibilty of existing housing. In 2021, the City did not receive any new development requests for housing for the physically disabled or accessibility modifications to existing residential units.
Housing for the Homeless (H.4.4.9)	Amend the Zoning Ordinance to provide emergency shelters and supportive and transitional housing	By May 2016	Text amendments were approved in 2016.
Employee Housing (H.4.4.10)	Amend the Zoning Ordinance to identify employee housing as a residential use	By May 2016	Text amendments were approved in 2016.
Prevention of Housing Discrimination (H.4.4.11)	Exchange information to prevent Housing Discrimination	Ongoing	No housing discrimination disputes were brought to the City's attention in 2021.
Conservation of Affordable Housing Units (H.4.4.12)	Work to help preserve existing affordable housing supply	Through 2017	Former RDA assets, and revenues generated from those assets, are maintained in a Low- and Moderate-Income Housing Asset Fund that continues to be used to administer and monitor compliance with affordable housing and loan agreements and provide for affordable housing development.
Explore Options for Senior Assistance Programs (H.4.4.13)	Explore program revisions/new programs to provide assistance to help seniors live independently	2015-2016	Insufficient financial resources were available to establish a City program.
Energy and Water Conservation (H.5.1.1)	Support and publicize energy and water conservation programs; promote awareness in conjunction with rehabilitation programs; implement water efficient landscape requirements	Ongoing	The City continued to provide information on available energy and water conservation programs. The City adopted updates to the water efficient landscaping ordinance in the municipal code to reflect the current State ordinance.
Water and Sewer Service Priority Allocation for Affordable Housing (H.5.1.2)	Adopt a policy for water and sewer services to provide priority allocation to affordable housing in event a rationing system is implemented	By May 2016	Completed in 2016.

Jurisdiction	Pinole	
Reporting Period	2021	(Jan. 1 - Dec. 31)
Planning Period	5th Cycle	01/31/2015 - 01/31/2023

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

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									



Jurisdiction	Pinole	
Reporting Period	2021	(Jan. 1 - Dec. 31)
Planning Period	5th Cycle	01/31/2015 - 01/31/2023

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

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 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 to receive the password that will 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>
	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									
Preservation of Units At-Risk									
Acquisition of Units									
Mobilehome Park Preservation									
Total Units by Income									

**Housing Element Implementation**  
(CCR Title 25 §6202)

Table G						
Locally Owned Lands Included in the Housing Element Sites Inventory that have been sold, leased, or otherwise disposed of						
Project Identifier						
1				2	3	4
APN	Street Address	Project Name <sup>+</sup>	Local Jurisdiction Tracking ID <sup>+</sup>	Realistic Capacity Identified in the Housing Element	Entity to whom the site transferred	Intended Use for Site
Summary Row: Start Data Entry Below						
402-166-030	811 San Pablo Ave	SAHA	PL21-0013	9	Satellite Affordable Housing Associates	Affordable Housing

**Housing Element Implementation**  
(CCR Title 25 §6202)

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						
401-142-011	612 Tennent Ave	Other	2	Excess	0.11	Former residential, units estimated
401-162-001	2301 San Pablo Ave	Vacant		Excess	0.18	Park/plaza

<b>Jurisdiction</b>	Pinole	
<b>Reporting Year</b>	2021	(Jan. 1 - Dec. 31)
<b>Planning Period</b>	5th Cycle	01/31/2015 - 01/31/2023

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

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

Units by Structure Type	Entitled	Permitted	Completed
SFA	0	0	0
SFD	2	1	2
2 to 4	0	0	0
5+	212	0	0
ADU	6	3	0
MH	0	0	0
<b>Total</b>	<b>220</b>	<b>4</b>	<b>2</b>

[illegible]

Completed Entitlement Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	33
	Non-Deed Restricted	0
Low	Deed Restricted	142
	Non-Deed Restricted	0
Moderate	Deed Restricted	37
	Non-Deed Restricted	0
Above Moderate		8
Total Units		220

Certificate of Occupancy Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate	Deed Restricted	2
	Non-Deed Restricted	2
Total Units		2