

Please Start Here

General Information	
Jurisdiction Name	Union City
Reporting Calendar Year	2022
Contact Information	
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Optional: Click here to import last year's data. This is best used when the workbook is new and empty. You will be prompted to pick an old workbook to import from. Project and program data will be copied exactly how it was entered in last year's form and must be updated. If a project is no longer has any reportable activity, you may delete the project by selecting a cell in the row and typing ctrl + d.

[Click here to download APR Instructions](#)

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EXHIBIT B

Jurisdiction	Union City	
Reporting Year	2022	(Jan. 1 - Dec. 31)
Planning Period	5th Cycle	01/31/2015 - 01/31/2023

**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

**Table B
Regional Housing Needs Allocation Progress
Permitted Units Issued by Affordability**

Income Level	RHNA Allocation by Income Level	2										3	4		
		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	317	-	-	-	-	-	-	-	-	-	-	-	-	317
	Non-Deed Restricted	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Low	Deed Restricted	180	-	-	-	-	-	-	-	-	-	-	-	-	180
	Non-Deed Restricted	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Moderate	Deed Restricted	192	-	-	-	-	-	-	-	-	-	-	-	87	105
	Non-Deed Restricted	-	2	1	3	8	12	7	23	31	-	-	-	-	-
Over Moderate		417	-	288	1	27	77	8	-	-	1	-	402	15	
Total RHNA		1,106													
Total Units			-	290	2	30	85	20	7	23	32	-	489	617	

Progress toward extremely low-income housing need, as determined pursuant to Government Code 65583(a)(1).

Income Level	5 Extremely low-Income Need	6										7			
		2015	2016	2017	2018	2019	2020	2021	2022	2023	Total Units to Date		Total Units Remaining		
Extremely Low-Income Units*	159	-	-	-	-	-	-	-	-	-	-	-	-	-	159

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.

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.

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

Jurisdiction	Union City		
Reporting Year	2022	(Jan. 1 - Dec. 31)	
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
HE-A.a Rezone Program	<p>The City shall rezone enough land to accommodate the remaining housing need of 154 lower-income and 210 above moderate-income units within two years of adoption of the Housing Element. The City shall ensure that the rezoned sites are large enough to accommodate a minimum of 16 units per site, will permit owner-occupied and rental multifamily residential uses by-right (without a conditional use permit, planned unit development permit, or other discretionary action), and that at least 50 percent of the remaining need will be accommodated on sites zoned for exclusively residential uses.</p>	<p>Rezone land by January 31, 2016 to accommodate fourth Housing Element cycle unaccommodated need of 84 housing units. Rezone to accommodate remaining need within three years of adoption (January 2018).</p>	<p>This program is completed. In Jan 2016, the City Council adopted a General Plan Amendment (CC Resolution #4846-16), Zoning Text Amendment (Ordinance #815-16) and Zoning Map Amendment (Ordinance #816-16) to redesignate two Housing Element rezone sites (PR-3 and PR-4) that together accommodated 136 lower-income units and 188 above-moderate income units resulting in a remaining balance 18 lower-income units and 22 above moderate-income units needed to satisfy the Rezone Program objective. In 2018, the City identified the following three sites to address the remaining need. • Smith Street Mixed-Use Site – 28 expected lower-income units - rezone completed in April 2018 (Ordinance 851-18) • Florence Street Site - 6 expected above-moderate income units - no rezone required • Vallejo Street Site (6 expected above-moderate income units) - no rezone required These 3 sites will provide an expected total of 28 lower-income units and 12 above-moderate income units. Of the 28 lower-income units expected on the Smith Street Mixed-use site, 18 of those are to be counted toward the lower-income required need with the remaining 10 units being counted towards the above-moderate income required need. These 10 units combined with the additional 12 expected above-moderate income units will satisfy the required 22 above-moderate income need.</p>

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Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
<p>HE-A.b Participate in Priority Development Area Program</p>	<p>As a means to assist development of the Station District, the City shall continue to participate in the Priority Development Area (PDA) program, which offers incentives to encourage affordable and high density housing adjacent to transit. The City shall participate through attending PDA meetings, implementing the Station District Plan, and facilitating housing and employment-related development in the Station District.</p>	<p>Ongoing</p>	<p>The City expanded it's PDA to encompass a larger p</p>
<p>HE-A.c Maintain Vacant Land Inventory</p>	<p>The City shall continue to maintain a current inventory of vacant residentially-zoned parcels and associated development potential and a list of recently approved residential projects to assist developers in identifying land suitable for residential development. The City shall continue to annually update the inventory. The City shall continue to make this information available to the public and developers through the City's website.</p>	<p>Ongoing, update inventory annually</p>	<p>Ongoing</p>

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Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
HE-A.d Develop RHNA Evaluation Procedure	To ensure sufficient residential capacity is maintained to accommodate the RHNA need, the City will develop and implement a formal ongoing (project-by-project) evaluation procedure pursuant to Government Code Section 56863. Should an approval of development result in a reduction of capacity below the residential capacity needed to accommodate the remaining need for lower income households, the City will identify and re-zone sufficient sites to accommodate the shortfall.	Ongoing	Ongoing - evaluated as part of the City's development review process
HE-A.e Monitor Publicly-Owned Land	The City shall continue to monitor the status of available land owned by Caltrans and other public agencies and actively work with developers that may wish to develop such properties for housing.	Monitor at least annually	Ongoing - monitored on an annual basis
HE-A.f Secondary Dwelling Unit Information Program	The City shall promote the development of secondary dwellings units by continuing to provide informational handouts at the Planning Division public counter and posting information on the City's website.	Ongoing	An informational handout on secondary / accessory units is posted on the City's website and is available at the Planning Division Counter. The City updated its accessory dwelling unit ordinance in 2016 in response to changes in State law and the City further updated its ordinance in 2018 to reflect the 2017 changes in State law. The City has also updated its Ordinance to be consistent with the 2019 changes in State law and the new information was posted to the City's website. Currently, the City is in the process of updating its current ADU ordinance by July 1, 2023 as well as review legislative changes annually in September and update the ordinance as necessary to comply with State law before January 1st of the following year.
HE-A.g Parking Reduction in CSMU Zoning District	The City shall reduce residential parking requirements in the CSMU to facilitate transit-oriented residential development.	Year 2015	As part of the Station District Specific Plan Update and related Zoning Text Amendments, the City updated the parking standards to add parking maximums to facilitate transit-oriented residential development.

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Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
HE-B.a Affordable Housing Ordinance	The City shall continue to implement the Affordable Housing Ordinance.	Ongoing	Ongoing
HE-B.b Support Affordable Housing Development	The City shall continue to provide financial and/or technical support to local non-profit organizations and the Alameda County Housing Authority to assist in the acquisition of properties, pursue grant funding, and leverage City funds for the development of affordable housing, including extremely low-income housing.	Research funding opportunities annually and pursue funding as available	Ongoing as funding opportunities and projects arise annually and pursue funding as available through the coordination with non-profit partners and affordable housing developers. The City is currently working with the affordable housing developer MidPen Housing Corporation to develop a 100% affordable housing development named Lazuli Landing. The project will provide 80 affordable units for extremely low, very-low, and low-income households. The project is currently funded by Alameda County Measure A1 Base City and Regional Pool funding, Housing In-Lieu Funds generate by the City, Former Redevelopment Agency (RDA) Bond funding, land sale proceeds, Capital Improvement Program (CIP) funds, and was awarded an Affordable HOusing and Sustainable Communities (AHSC) award in 2022.
HE-B.c Update Density Bonus Ordinance	The City shall update the Density Bonus Ordinance to explicitly comply with current (2014) State law and also to allow units that are required to be maintained as affordable units pursuant to the City's Affordable Housing Ordinance to be considered restricted affordable units for the purposes of determining whether the housing development qualifies for a density bonus.	Year 2016	The City amended the density bonus provision of the City's Affordable Housing Ordinance to comply with State law and to meet the requirements of this implementation program. The ordinance amendment went into effect on May 12, 2016 (Ordinance #817-16).
HE-B.d Preserve Affordable Units	The City shall continue to implement existing City guidelines for the preservation of affordable units in City-bond and other publicly financed projects. The City shall monitor assisted projects that are eligible to terminate affordability controls and respond to any Notice of Intent or Plan of Action.	Ongoing	The City continues to conduct onsite monitoring visit and inspection of Wisteria Place Apartments, a 40 unit affordable, senior housing project that received City HOME funds. The City found Wisteria Place Apartments to be in compliance with the HOME regulations. The City is in the process of completing another onsite monitoring visit by April 2023. The City continues to conduct desk audits of affordable units.

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Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
HE-B.e Promote Affordable Housing	The City shall place general information regarding affordable housing programs as well as promoting specific projects on the City website, in the City newsletter, at City Hall, in the local newspaper, and on local cable access. The City shall also continue to participate in annual housing fairs and other presentation and workshops to promote the City's housing programs in the community.	Ongoing	Information on affordable housing opportunities is regularly updated and posted on the City's website and is made available at City Hall and community centers. The City maintains an affordable housing interest list and sends notifications to the list when new affordable housing opportunities arise. The City also continues to participate in presentations/meetings to promote the City's housing programs. The City also hosts the Alameda County Housing portal on its website to ensure that residents are able to access new affordable housing developments throughout Alameda County.
HE-C.a First Time Homebuyer Program	The City shall continue a first time homebuyer program, as funding is available, either through State funding or through program-related income.	Monitor funding sources at least annually and pursue funding as it becomes available	The City's First Time Homebuyer Program Administrator, Neighborhood Housing Services Silicon Valley, disbanded in June 2015 and subsequently the City's First Time Homebuyer Program was dissolved. Additionally, due to the dissolution of Redevelopment Agencies, the City currently does not have funding available for first time homebuyer programs. However, the City continued to provide funding to the Alameda County Mortgage Credit Certificate Program while it was active, up until 2020. Additionally, the City continues to monitor and pursue new funding sources and promote non-City funded programs, such as CalHFA, through its website and other promotional material.
HE-C.b Mortgage Credit Certificate Program	The City shall continue to work with Alameda County to administer the Mortgage Credit Certificate (MCC) program.	Ongoing	The City continues to work with Alameda County to administer and review if the the Mortgage Credit Certificate Program will be revived. There were no applicants in 2022. In 2018, one (1) mortgage credit certificate and one (1) refinance mortgage credit certificate were issued for Union City. Also in 2020, we were notified by the County that CDLAC would not be providing MCC funds to counties statewide. There continues to be no funding for the MCC program and Alameda County exhausted its 2019 allocation of funds in October 2019.
HE-C.c Section 8 Rental Assistance Program	The City shall continue to support the Alameda County Housing Authority in its continuing administration of HUD Section 8 rental certificates and vouchers to assist very low-income Union City households.	Ongoing	Ongoing

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Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
HE-C.d Homebuyer Education	The City shall support the efforts of local HUD-approved counseling agencies in their homebuyer-education, post-purchase, and default/ foreclosure counseling efforts. The City shall post information on the City website about foreclosure counseling, toll-free hotlines, foreclosure prevention programs, and other resources available for residents facing possible foreclosures.	Ongoing	The City continues to support local HUD-approved counseling agencies and information on homebuyer education and foreclosure counseling is regularly updated and posted on the City's website and is made available at City Hall and community centers.
HE-C.e Rental Assistance Program	The City shall continue to provide rental assistance, as funding is available, to very low- and extremely low-income residents at the Tropics Mobile Home Park. The City also allocates its HOME funding to Tenant Based Rental Assistance (TBRA) in partnership with the City of Fremont.	Annual certification	The City continues to provide rental assistance to very low and extremely-low income residents at the Tropics Mobile Home Park. The City also provides Tenant Based Rental Assistance in partnership with the City of Fremont through the HOME program.
HE-D.a Housing Rehabilitation	The City shall give high priority for the expenditure of a portion of CDBG funds for housing rehabilitation, and directly contract with the County to administer the housing rehabilitation services. The City shall also use Housing Successor funds and HOME funds as available and appropriate, to support housing rehabilitation for lower-income households.	Contract with the County annually for rehabilitation services	The City continued to contract with Alameda County Healthy Homes Program to administer the Housing Rehabilitation Program. In 2022, the Healthy Home program was able to complete rehabilitation projects on 18 in Union City. The City expended approximately \$57,000 in CDBG funding to support housing rehabilitation for lower-income households.
HE-D.b Improvements in the Decoto and Old Alvarado Neighborhoods	As appropriate, the City shall continue capital-improvement and housing-rehabilitation programs to upgrade infrastructure and housing in the Decoto and Old Alvarado neighborhoods.	Contract with the County annually for CDBG funds	CDBG funds support the Housing Rehabilitation Program, which is available citywide.

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Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
HE-D.c Code Enforcement	The City shall continue to encourage the rehabilitation of substandard residential properties by homeowners and landlords, using the Code Enforcement program when necessary, to improve overall housing quality and conditions in the city.	As complaints are received	The City continues to use code enforcement to encourage the rehabilitation of substandard residential properties. In calendar year 2022, 221 code enforcement cases were closed.
HE-D.d Secure Buildings to Reduce Crime	The City shall continue programs that work with property owners in areas affected by poor building design and disproportionately high levels of criminal activity to add security devices, secure property boundaries, and redesign building elements to reduce crime problems.	Ongoing	Ongoing
HE-E.a Support Fair Housing Counseling Services	The City shall continue to provide funds and support for ECHO Housing in the operation of its fair-housing counseling services. The City shall continue to coordinate with ECHO in working with rental housing owners and tenants to ensure understanding and compliance with fair-housing laws. The City shall continue to refer housing complaints to ECHO.	Ongoing	The City continues to provide CDBG and General Funds to ECHO Housing.
HE-E.b Distribute Fair Housing Information	The City shall obtain information on fair housing laws from the Department of Housing and Community Development and State Fair Employment and Housing Commission's enforcement programs and make it available to the public.	Ongoing	Information on fair housing laws and programs is regularly updated and posted on the City's website and is made available at City Hall and community centers.

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Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
HE-F.a Housing for Large Families	Through ongoing discussions with for-profit and nonprofit developers and local realtors, the City shall monitor the needs of large families in obtaining appropriately-sized rental housing. If a need is identified, the City shall work with developers to encourage the inclusion of 3- and 4-bedroom units in new multifamily developments.	Ongoing	The City continues to work with developers regarding housing for large families as projects arise. The City issued entitlements for the Station East Residential Mixed Use Project in 2021, which proposed 974 multi-family units; the majority of units were 3 and 4 bedroom units. The project included both for-sale and rental housing.
HE-F.b Partnerships to Address Homeless Needs	The City shall continue to participate with the appropriate homeless agencies in its efforts to address the needs of Union City residents in need of emergency shelter or temporary housing.	Ongoing	The City continues to operate a safe parking program, CAREavan, for homeless individuals/families who are temporarily living in their cars. The program is a collaborative effort between the City, the school district, and local community and faith based organizations. The program rotates between five participating locations including the City's senior center. All sites offer restroom service throughout the night and the City provides an overnight attendant at each site. Some sites also provide additional services such as showers, laundry, computers, free Wi-Fi, and free phone charging stations for the participants. More than 406 adults and 182 children have enrolled in the program since its inception in June 2016 and on average, the program has 30 cars/ 50 people utilize the program per night. The City pays approximately \$85,000/year to cover the cost of the over-night facility attendant. Additionally, the City participated in the bi-annual, county-wide homeless count in 2019 and has participated in the 2021 Homeless Point in Time (PIT) count, that was brought back this year since it had to be paused due to the COVID-19 pandemic. The 2022 PIT count observed 489 unsheltered individuals in the City. The City continues to coordinate with organizations providing homeless services, other jurisdictions, and EveryOne Home to address homelessness in Union City.
HE-F.c Affordable Senior Housing	As appropriate, the City shall continue to partner with the Housing Authority and non-profit developers to build affordable senior housing on targeted sites within proximity to amenities and key services for seniors.	As appropriate	As appropriate, the City shall continue to partner with the Housing Authority and non-profit developers to build affordable senior housing.

EXHIBIT B

Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
HE-F.d Reasonable Accommodation	The City shall create a public information flyer on reasonable accommodation for disabled persons and provide that information on the City's website.	Year 2016	The City has created a flyer on reasonable accommodation and it is posted on the City's website.
HE-F.e Development of Housing for Persons with Disabilities	Where practical and feasible, the City shall support applications for County, State, and Federal funding for the construction and rehabilitation of supportive housing for persons with disabilities, including developmental disabilities.	Support applications as opportunities arise	The City will continue to support applications as they arise
HE-F.h Coordinate with the Regional Center of the East Bay	The City shall work with the Regional Center of the East Bay to implement an outreach program informing residents of the housing and services available for persons with developmental disabilities.	Initiate contact in 2015-16	The City worked with the Regional Center of the East Bay to provide outreach and marketing material, that is available at City Hall and other community facilities. The City also continues to maintain a live link to the organization's website through the City website.
HE-G.a Promote Weatherization Programs	The City shall continue to post and distribute information on currently available weatherization programs.	Ongoing	Information on weatherization programs is regularly updated and posted on the City's website and is made available at City Hall and community centers.
HE-G.b Encourage Energy Efficient Appliance Upgrades	The City shall collaborate with PG&E, Alameda County Water District, and non-profit organizations to promote existing financial incentive programs to encourage voluntary replacement of inefficient appliances with new Energy Star appliances. The City shall leverage the Energy Upgrade California platform to promote Energy Star appliances and electronics.	Ongoing	The City continues to promote the Energy Upgrade program through its website and permit center.

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Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
HE-G.c Energy Upgrade California	The City shall support regional efforts to implement Energy Upgrade California program for residential property owners. The City shall leverage Energy Upgrade California outreach and educational materials to encourage energy efficiency retrofits and the use of energy efficient, low-carbon, or renewable technologies.	Ongoing	The City continues to promote the Energy Upgrade program through its website, permit center, periodic workshops, and direct mail.
HE-G.d Solar Panel Program	The City shall continue working on a comprehensive solar PV program that provides outreach, financing, and other forms of assistance to homeowners.	Ongoing	In September 2015, the City approved six PACE (Property Assessed Clean Energy) providers to operate in Union City, creating a financing option for solar PV.
HE-G.e Solar Hot Water Heater Program	The City shall develop a program to facilitate the installation of solar hot water heaters in homes.	Ongoing	The City is finalizing the creation of promotional material to facilitate installation of solar hot water heaters including preparation of outreach materials that will be posted on the City's website.
HE-H.a Staff Coordination	City staff members involved in the implementation of Housing Element programs shall meet biannually to review progress in addressing housing issues, especially issues relating to affordable housing.	Biannually	In practice, staff coordinates more frequently on an on-going basis.
HE-H.b Annual Progress Report	The City shall review and report annually on the implementation of Housing Element programs and the City's effectiveness in meeting the program objectives for the prior calendar	Annually	Ongoing

Jurisdiction	Union City	
Reporting Year	2022	(Jan. 1 - Dec. 31)
Planning Period	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	31
Above Moderate		1
Total Units		32

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	0	1	0
2 to 4	0	0	0
5+	0	0	0
ADU	0	31	5
MH	0	0	0
Total	0	32	5

Housing Applications Summary	
Total Housing Applications Submitted:	4

EXHIBIT B

Number of Proposed Units in All Applications Received:	12
Total Housing Units Approved:	11
Total Housing Units Disapproved:	0

Use of SB 35 Streamlining Provisions	
Number of Applications for Streamlining	0
Number of Streamlining Applications Approved	0
Total Developments Approved with Streamlining	0
Total Units Constructed with Streamlining	0

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

Cells in grey contain auto-calculation formulas