

Please Start Here

| General Information | |
|-------------------------|--------------------------------|
| Jurisdiction Name | Hercules |
| Reporting Calendar Year | 2024 |
| Contact Information | |
| First Name | Timothy |
| Last Name | Rood |
| Title | Community Development Director |
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| Phone | 5107998251 |
| Mailing Address | |
| Street Address | 111 Civic Drive |
| City | Hercules |
| Zipcode | 94547 |

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](#)

Click here to add rows to a table. If you add too many rows, you may select a cell in the row you wish to remove and type ctrl + d.

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| | | |
|--|-----------|-------------------------|
| Jurisdiction | Hercules | |
| Reporting Year | 2024 | (Jan. 1 - Dec. 31) |
| Housing Element Planning Period | 6th Cycle | 01/31/2023 - 01/31/2031 |

| Building Permits Issued by Affordability Summary | | |
|---|---------------------|---------------------|
| Income Level | | Current Year |
| Very Low | Deed Restricted | 0 |
| | Non-Deed Restricted | 0 |
| Low | Deed Restricted | 1 |
| | Non-Deed Restricted | 0 |
| Moderate | Deed Restricted | 0 |
| | Non-Deed Restricted | 0 |
| Above Moderate | | 15 |
| Total Units | | 16 |

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

| Units by Structure Type | Entitled | Permitted | Completed |
|--------------------------------|-----------------|------------------|------------------|
| Single-family Attached | 0 | 0 | 0 |
| Single-family Detached | 0 | 14 | 0 |
| 2 to 4 units per structure | 0 | 0 | 0 |
| 5+ units per structure | 0 | 0 | 0 |
| Accessory Dwelling Unit | 0 | 2 | 0 |
| Mobile/Manufactured Home | 0 | 0 | 0 |
| Total | 0 | 16 | 0 |

| Infill Housing Developments and Infill Units Permitted | # of Projects | Units |
|---|----------------------|--------------|
| Indicated as Infill | 16 | 16 |
| Not Indicated as Infill | 0 | 0 |

| Housing Applications Summary | |
|--|-----|
| Total Housing Applications Submitted: | 2 |
| Number of Proposed Units in All Applications Received: | 172 |
| Total Housing Units Approved: | 1 |
| Total Housing Units Disapproved: | 0 |

| Use of SB 423 Streamlining Provisions - Applications | |
|---|---|
| Number of SB 423 Streamlining Applications | 0 |
| Number of SB 423 Streamlining Applications Approved | 0 |

| Units Constructed - SB 423 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 |

| Streamlining Provisions Used - Permitted Units | # of Projects | Units |
|---|----------------------|--------------|
| SB 9 (2021) - Duplex in SF Zone | 0 | 0 |
| SB 9 (2021) - Residential Lot Split | 0 | 0 |
| AB 2011 (2022) | 0 | 0 |
| SB 6 (2022) | 0 | 0 |
| SB 423 (2023) | 0 | 0 |

| Ministerial and Discretionary Applications | # of Applications | Units |
|---|--------------------------|--------------|
| Ministerial | 1 | 1 |
| Discretionary | 1 | 171 |

| Density Bonus Applications and Units Permitted | |
|--|---|
| 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 |

| Housing Element Programs Implemented and Sites Rezoned | Count |
|---|--------------|
| Programs Implemented | 24 |
| Sites Rezoned to Accommodate the RHNA | 0 |

| | | |
|-----------------|-----------|-------------------------|
| Jurisdiction | Hercules | |
| Reporting Year | 2024 | (Jan. 1 - Dec. 31) |
| Planning Period | 6th Cycle | 01/31/2023 - 01/31/2031 |

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 | | 1 RHNA Allocation by Income Level | Projection Period - 06/30/2022- 01/30/2023 | 2 | | | | | | | | 3 Total Units to Date (all years) | 4 Total Remaining RHNA by Income Level |
| | | | | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | | |
| Very Low | Deed Restricted | 344 | - | - | - | - | - | - | - | - | - | - | - |
| | Non-Deed Restricted | | - | - | - | - | - | - | - | - | - | - | 344 |
| Low | Deed Restricted | 198 | - | - | 1 | - | - | - | - | - | - | - | 1 |
| | Non-Deed Restricted | | - | - | - | - | - | - | - | - | - | - | 197 |
| Moderate | Deed Restricted | 126 | - | - | - | - | - | - | - | - | - | - | - |
| | Non-Deed Restricted | | - | - | - | - | - | - | - | - | - | - | 126 |
| Above Moderate | | 327 | 1 | 2 | 15 | - | - | - | - | - | - | - | 309 |
| Total RHNA | | 995 | | | | | | | | | | | |
| Total Units | | | 1 | 2 | 16 | - | - | - | - | - | - | - | 19 |
| Progress toward extremely low-income housing need, as determined pursuant to Government Code 65583(a)(1). | | | | | | | | | | | | | |
| | | 5 Extremely low-income Need | | 6 | | | | | | | | 7 Total Units Remaining | |
| | | | | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | | 2031 |
| Extremely Low-Income Units* | | 172 | - | - | - | - | - | - | - | - | - | - | - |

*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.

VLI Deed Restricted
VLI Non Deed Restricted

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

| | |
|-----------------------|-------------------------|
| Jurisdiction | Hercules |
| Reporting Year | 2024 (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 |
| Program H1-1: First-Time Homebuyer Assistance Programs | Support first-time low- and moderate-income home buyers by connecting them to the Down Payment Assistance program, encouraging application to the Federal Home Ownership Program. Publicize housing assistance programs and provide information on these programs on the City's website and via social media, through flyers posted at City facilities, and via staff assistance at City Hall. | Annually | The City's draft FY 25-26 budget includes a General Fund appropriation to bring a consultant on board to assist with implementing this and other housing programs beginning in July 2025. No inquiries have been received and no referrals made as of the date of this report. Flyers with information on housing assistance programs are available at City Hall. |
| Program H1-2: Affordable Housing Partnerships and Funding Sources | Increase affordable housing activities like construction, rehabilitation, and financial assistance to renters and owners. Provide loans and grants to maintain a high-quality affordable housing stock, and actively support efforts to secure additional affordable housing funding sources. | By 2031; Outreach Annually. | The City's draft FY 25-26 budget includes a General Fund appropriation to bring a consultant on board to assist with implementing this and other housing programs, including preparation of a NOFA for Housing Asset Funds, beginning in July 2025. Affordable housing program information is posted on the City website. Staff is in active discussions with an affordable housing developer, Community HousingWorks, regarding development of a vacant site near the planned Hercules Hub, and the City has assisted their fundraising effort with a letter. Three other SB 330 and/or Builder's Remedy projects that are proposed or under review include 81 low-income units. |
| Program H1-3: Housing Choice Voucher Program | 1) Expand the location of participating voucher properties. 2) Continue to support the HCV section 8 program, promote HCV usage in higher resource areas, and work with the Contra Costa Housing Authority to increase HCV use in Hercules. 3) Continue to support the HCV program, promote HCV usage to protected/vulnerable populations, and work with the Contra Costa Housing Authority to increase HCV use in Hercules. 4) As part of Program H4-4 (Outreach Plan), conduct outreach to landlords to expand participating voucher properties, targeting Tract 3581.04. 5) As part of Program H4-4 (Outreach Plan), conduct outreach and tenant/landlord education through community events and public forums regarding income discrimination and voucher programs. | 1) By 2031 2) Annually 3) Annually - website by 2024 4) Annually 5) Annually | The City's draft FY 25-26 budget includes a General Fund appropriation to bring a consultant on board to assist with implementing this and other housing programs beginning in July 2025. 1) No voucher driven development projects have been proposed. 2 & 3) The City's draft FY 25-26 budget includes a General Fund appropriation to bring a consultant on board to assist with implementing this and other housing programs beginning in July 2025. HCV information has been added to the City website. 4 & 5) In July 2024, staff referred the new management of a multifamily building at the Bayfront to the County HCV program for landlords. No inquiries from residents of tract 3591.04 have been received. Approximately 184 of the 949 condominium units within that tract appear to be rented, so those addresses will be targeted for HCV outreach to both tenants and landlords. |

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 |
| Program H1-4: Monitor and Preserve Affordable Housing and At-Risk Housing | 1) Monitor affordable housing projects in the city and preserve all affordable units. 2) Throughout the planning period, utilize CDBG or other funds, as available, to provide financial assistance for minor repairs of homes owned and occupied by lower-income residents. Eligible repairs include plumbing, electrical, painting, carpentry, roof, and masonry, with a goal of assisting 16 households. | Ongoing | 1) Staff has verified with property managers and/or owners that 426 of the 485 existing affordable housing units in Hercules are protected well beyond the 6th cycle, into the 2050s and beyond. Approximately 26 units at The Arbors that are protected by TCAC will expire in September 2029; however, the owner, BRIDGE housing, has indicated that it is their policy to keep all units affordable for as long as they own the property, and that the remaining 33 affordable units in the building are protected until 2043. 2) Staff has publicized the Earthquake Brace & Bolt grant program and met to discuss home repair programs with two providers in January 2025. Habitat for Humanity, which formerly administered the County's Neighborhood Preservation Program, now only works with agencies that can spend \$250,000 or more annually on such programs, which is not feasible or appropriate for Hercules. Staff has held promising discussions with Rebuilding Together East Bay Network regarding a smaller-scale home repair program in line with Hercules's needs and resources. |
| Program H1-5: Code Enforcement | Inspect all inquiries of code enforcement violations | Annually | All inquiries of code enforcement violations continue to be inspected. In 2024, the City of Hercules invested time and financial resources by purchasing, configuring and deploying a GOGov Code Enforcement software module to provide an efficient review, tracking and resolution of Code Enforcement cases. |
| Program H2-1: Ensure Adequate Sites to Accommodate Regional Fair Share of Housing Growth | Maintain an inventory of available sites for residential development and provide it to prospective developers, continue to track new housing projects and progress toward meeting the City's RHNA, and create a regulatory environment that enables the private market to build a variety of housing types and income levels. | By 2025: Inventory. By end of 2025: Pass resolution to pursue development on Caltrans site. By 2027: development partnership to pursue decertification/disposition of Caltrans site. By end of 2028: replacement site(s) identified and rezoned as needed if development not feasible. | The City's Housing Element sites inventory is posted on the City website and updated as needed. Replacement sites are anticipated to be identified through the forthcoming General Plan Land Use update. |
| Program H2-2: Mixed-Use and TOD Sites Lot Consolidation | Continue to facilitate construction of residences in mixed-use zones and within the transit-oriented Waterfront District Plan area and continue to provide incentives for lot consolidation of parcels in mixed-use areas. | By 2031; Outreach Annually. | Two SB 330 residential projects that include 45 affordable units are under review within the Waterfront District Master Plan. A third proposed project within the WDMP area could include approximately 120 additional affordable units. Incentives for lot consolidation through rounding up of allowable dwelling units remain in place, although the city's mixed-use areas do not contain any small parcels that would benefit from consolidation. |
| Program H2-3: Senior Housing | 1) Conduct a comprehensive analysis of the current Zoning Ordinance to identify areas where adjustments can be made to better accommodate the development of senior housing. 2) Engage with stakeholders, including local senior advocacy groups, developers, and residents, to gather input and insights on the specific needs and preferences of the senior population in Hercules. 3) Review and revise the Zoning Ordinance to provide appropriate standards to encourage development of senior housing. | 1) By 2024 2) By 2025 3) By 2026 | 1 & 3) Zoning code amendments adopted in January 2025 (Ord. 554) removed the Conditional Use Permit requirement for senior and multifamily housing, making these permitted uses in residential and mixed-use zones. Staff has analyzed the zoning ordinance and did not identify any further adjustments needed to facilitate senior housing, which already benefits from provisions in the zoning code including reduced parking citywide and zero required parking in the Waterfront District. No new senior housing has been proposed. 2) Additional outreach to stakeholders will be conducted as part of the General Plan update that will commence in Fall 2025. |

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 Name of Program | 2 Objective | 3 Timeframe in H.E | 4 Status of Program Implementation |
|--|---|--|---|
| Program H2-4: Accessory Dwelling Units (ADUs) | 1) Encourage conversion of unpermitted ADUs without penalty and provide information to the applicant/homeowner. 2) Encourage ADU development by developing an ADU information packet, coordinate with neighboring jurisdictions to participate in educational opportunities, and monitor ADU permit applications and approvals. 3) Participate in regional efforts to pre-approve ADU plans for County residents, including Hercules residents. | 1) Annually 2) Complete information packet by 2025; Facilitate development of 16 ADUs by 2031. 3) Participate in annual regional efforts. | 1) No unpermitted ADUs have been identified. 2) The City's ADU Ordinance was updated on January 10, 2023 (Ordinance No. 543) to comply with state law. The City created an ADU webpage, checklist, and informational handout to support ADU construction. (https://www.herculesca.gov/government/planning/planning-applications/accessory-dwelling-units) 3) Staff participated in ABAG's ADU Regional Working Group throughout 2024. |
| Program H2-5: Alternative Housing Models | Encourage the provision of innovative housing types that may be suitable for the community, including modular homes, middle housing types, community care facilities, supportive housing, and assisted living for seniors, through discussions with developers. | By 2026: update zoning as required. Annually (as part of annual outreach to developers to promote alternative housing) | Zoning code amendments adopted in January 2025 (Ord. 554) added a definition of "manufactured home" consistent with HSC 18007, as may be amended, and clarifying that manufactured homes are permitted in any residential zone where a conventional single-family detached dwelling is permitted, subject to the same density and property development standards. The City's draft FY 25-26 budget includes a General Fund appropriation to bring a consultant on board to assist with implementing this and other housing programs beginning in July 2025. |
| Program H2-6: No Net Loss | Government Code §55863 states that no jurisdiction shall "reduce, or require, or permit the reduction of, the residential density for any parcel to, or allow development of any parcel at, a lower residential density, or allow development at a lower residential density than projected" for sites identified in the Housing Element sites inventory unless the jurisdiction makes written findings that the reduction is consistent with the General Plan, and that the remaining sites identified in the Housing Element are adequate to accommodate the jurisdiction's need. | Ongoing evaluation of residential development proposals for consistency with goals and policies of the General Plan and the 2023-2031 Housing Element sites inventory. | The City of Hercules has not reduced, required, or permitted the reduction of residential density for any parcel to, or allow development of any parcel at, a lower residential density, or allow development at a lower residential density than projected for sites identified in the Housing Element sites inventory. If a proposed reduction of residential density will result in the residential sites inventory failing to accommodate the RHNA by income level, the City will identify and make available additional adequate sites to accommodate its share of housing need by income level within 180 days of approving the reduced density project. |
| Program H2-7: Replacement of Units on Sites | 1) Establish clear guidelines and criteria for determining the affordability of replacement units based on the income levels of previous occupants and make this information available to stakeholders and developers. 2) Implement monitoring and enforcement mechanisms to track the progress of affordable housing replacement within development projects. | 1) By 2025; 2) By 2026 | The City's draft FY 25-26 budget includes a General Fund appropriation to bring a consultant on board to assist with implementing this and other housing programs beginning in July 2025. 1) Guidelines and criteria for determining the affordability of replacement units have not yet been created. 2) Enforcement mechanisms to track the progress of affordable housing replacement within development projects have not yet been established. In addition, the one project containing units whose protection may expire during this cycle, The Arbors, also contains other units protected until 2043 and is thus not a candidate for redevelopment during this cycle. |
| Program H2-8: Development on Nonvacant Sites | 1) Identify and prioritize nonvacant sites. 2) Enhance opportunities for adaptive reuse of nonresidential existing buildings for housing. 3) Facilitate housing development on nonvacant sites by updating codes and ordinances to accelerate the approval process. | By 2031; Outreach Annually. | 1) Nonvacant sites are identified in the sites inventory, and all development applications are reviewed within statutory timelines by the City's very small staff. Should any development applications on nonvacant sites be received, staff would prioritize them ahead of other applications to the extent possible. Additional nonvacant sites suitable for housing may be identified in the forthcoming General Plan Land Use element update. 2) No such opportunities have been identified. The city's existing nonresidential building stock is primarily retail or light industrial structures that are generally not suitable for residential conversion, often with deed restrictions and/or covenants that prohibit residential uses. 3) Zoning code amendments to streamline approvals by removing Conditional Use Permit requirements were adopted in January 2025 (Ord. 554) |

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 Name of Program | 2 Objective | 3 Timeframe in H.E | 4 Status of Program Implementation |
|---|--|---|---|
| Program H3-1: Zoning Code Amendments | 1) Density Bonus 2) Development Standards 3) Use Permit Findings 4) Design Review Findings 5) Residential Care Facilities 6) Reasonable Accommodation Procedures 7) Emergency Shelters 8) Supportive and Transitional Housing | Amendments approved by January 31, 2025 | 1) Density Bonus standards were updated on April 9, 2024 (Ordinance No. 551) to comply with state law and adopt SDBL by reference. 2-6) Development Standards, Use Permit Findings, Design Review Findings, Residential Care Facilities and Reasonable Accommodation Procedures were updated on February 11, 2025 (Ordinance No. 554). 7-8) Zoning amendments for Emergency Shelters and Supportive and Transitional Housing were approved on February 13, 2024 (Ordinance No. 549). |
| Program H3-2: Housing for Extremely Low-Income and Low-Income Households | Encourage and remove constraints on housing for extremely low-income households by supporting the establishment of transitional and supportive housing, applying the same residential zoning restrictions, complying with AB 101 (Low-Barrier Navigation Centers), and prioritizing funding for extremely low-income projects. | By 2025; Outreach Annually | The City updated the Zoning Code effective February 22, 2023, to comply with AB 2162 (Ordinance No. 544). To comply with requirements of AB 2162, that supportive housing be a use by right in zones where multifamily and mixed uses are permitted, including nonresidential zones permitting multifamily uses, if the proposed housing development meets specified criteria, Land Use Regulation Tables 13-6.1, 13-12.1, 13-15.1, and 13-18.1 changed Supportive Housing from Administrative or Conditional Use Permit requirement to a Permitted Use. On February 13, 2024, Ordinance 549, the City also amended provisions of the Hercules Municipal Code (Table 13-6.1), Chapter 13-35 (Section 13-35.258. Emergency Shelters), and Chapter 13-60. Definitions, pursuant to California Assembly Bill 2339 and amended Hercules Municipal Code (Table 13-12.1, 13-15.1 and 13-18.1), Chapter 13-35 (Section 13-35.260. Low-Barrier Navigation Centers), and Chapter 13-60 Definitions, pursuant to California Assembly Bill 101. In addition, staff is in active discussions with an affordable housing developer, Community HousingWorks, regarding development of very-low and low-income housing on a vacant site near the planned <u>Hercules Hub</u> and the City has assisted their fundraising effort with a letter. |
| Program H3-3: Development Approval Process Streamlining | 1) Provide timely review of discretionary and non-discretionary residential development requests, with fees sufficient only to cover the actual costs (direct and overhead) incurred by the City. Periodically evaluate land development processing procedures to ensure that project review is accomplished in the minimum time necessary to implement the General Plan and ensure public health, safety, and welfare protection. 2) Notify local developers about the SB 35 and SB 330 procedures and information that is available on the City's website. 3) Objective Design Standards are already in place for most of the City's growth areas. Based on grant availability, annually apply for funds to expand the City's Objective Design Standards to multi-family projects citywide with the goal of completing the standards by the end of 2026. | Annual Review & Expansion of Citywide Objective Design Stds for Multi-family by end of 2026 | 1) Application fees are reviewed on an annual basis and are structured to cover actual costs. The City updated permit fees in 2024 based on a comprehensive fee study. 2) Staff updated the City's website and developed an SB 35 streamlining informational handout, checklist, and application (https://www.herculesca.gov/government/senate-bill-35-streamlined-affordable-housing). A webpage and application have been prepared for SB 330 (https://www.herculesca.gov/government/planning/sb-330-housing-crisis-act). 3) City-wide Objective Design Standards for multi-family projects have not yet been created, but objective design standards are in place for the Waterfront District through the Waterfront District Master Plan. |

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 |
| <p>Program H3-4: Reduce Parking Constraints for New Development</p> | <p>1) Monitor revisions to state law and revise City ordinances as needed to comply with any reductions in parking requirements. 2) Continue to allow concessions of parking requirements for senior housing, consistent with Zoning Ordinance Section 13-32.1, as well as allowing a zero-parking requirement for senior and affordable housing units within the Waterfront District Master Plan. 3) Continue to monitor and apply Ordinance 536, which can reduce or completely waive parking requirements to encourage new development.</p> | <p>Ongoing</p> | <p>1) City staff has continued to monitor State law related to reductions in parking requirements. 2) Concessions to parking standards for senior housing are allowed subject to Hercules Municipal Code Table 13-32.1. 3) Hercules Municipal Code Section 13-32.500 Parking Exceptions, will continue to be provided as an option for new development.</p> |
| <p>Program H3-5: Nongovernmental Constraints</p> | <p>1) Identify non-governmental constraints affecting development processes and regulations. 2) Collaborate with stakeholders to gather insights and perspectives on potential revisions to alleviate constraints. 3) Propose and implement necessary revisions to development regulations or processes to address identified constraints. 4) Monitor the effectiveness of implemented revisions and adjust as needed to ensure continual improvement in facilitating development.</p> | <p>Ongoing</p> | <p>1) Developers have indicated to staff that the feasibility of multifamily development in Hercules is constrained primarily by the lack of available project financing due to rising interest rates and construction costs coupled with declining prevailing rents in the subregion, all of which are outside of the City's ability to influence. 2-4) The City's draft FY 25-26 budget includes a General Fund appropriation to bring a consultant on board to assist with implementing this and other housing programs beginning in July 2025.</p> |

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 Name of Program | 2 Objective | 3 Timeframe in H.E | 4 Status of Program Implementation |
|--|---|--|---|
| <p>Program H3-6: Infrastructure Master Planning</p> | <p>1) By January 31, 2025, adopt sewer services to affordable housing projects (SB 1087). 2) Upon adoption of the Housing Element, provide a copy to EBMUD (SB 1087). 3) Review the General Plan and engage stakeholders from diverse backgrounds to gather input and insights on local development needs and infrastructure requirements. The City will complete CIP projects to facilitate neighborhood improvements which may include, but are not limited to: • Refugio Park Tree Replacement and Shade Structures (central Hercules) – Approximately 70 trees have been installed and additional improvements are anticipated commence in 2025 (shade structures, pathways, etc.) • The Hercules Hub (southwestern Hercules) – The Hercules Hub is a regional, state-of-the-art housing and transportation development. It will connect thousands of housing units with a new train stop along the Capitol Corridor, bicycle and pedestrian pathways, bus routes, carpool options, and a future ferry service. A ferry feasibility study has been completed and the City has a consultant team engaged in seeking additional federal, state and regional grant funding to complete the</p> | <p>1) By Jan. 31, 2025. 2) Upon adoption. 3) By 2030 (Five year CIP)</p> | <p>1) The Hercules-Pinole Water Control Polution Plant is operated by the City of Pinole. On March 11, 2025, the Hercules City Council adopted a resolution finding that the City of Pinole’s Sewer Priority Policy meets the requirements of SB 1087. 2) A copy of the adopted Housing Element was provided to EBMUD on January 16, 2025. 3) Infrastructure improvements necessary for development will be further studied as part of the forthcoming General Plan update process.</p> |
| <p>Program H4-1: Housing for Persons with Special Needs</p> | <p>1) Prioritize development projects that include a component for special-needs groups with the goal of creating 35 units of special needs housing. Revise and streamline the Zoning Ordinance associated with the approval of residential care facilities. Lastly, encourage developers of single- family homes to incorporate universal design. 2) Make available information from HomeMatch Contra Costa for their services for older adults, including shared housing, extra income, or assistance with home maintenance. 3) Develop a program to prioritize City funding proposals, should funding become available or identified, to affordable housing developments that are committed to supporting special needs residents</p> | <p>1) By 2031; Outreach Annually. 2) By 2024; Annually. 3) By 2025</p> | <p>1) The City adopted Ordinance No. 544 in 2023, providing a ministerial approval process and removing the requirement for a Conditional Use Permit or other similar discretionary entitlements for Supportive Housing and Transitional Housing where multifamily and mixed-use development is permitted. In addition, staff has participated in several pre-application discussions with an affordable housing developer, Community HousingWorks, regarding a potential affordable housing development with supportive services and units reserved for people with intellectual and developmental disabilities. The developer of the approved Owl Ranch subdivision confirmed that all 40 of their units are all designed with at least one bedroom and bathroom with greater door widths, and 25 units with a bedroom and full bathroom downstairs. 2) Information on Home Match has been added to the City website (https://www.herculesca.gov/government/affordable-housing). 3) The City’s draft FY 25-26 budget includes a General Fund appropriation to bring a consultant on board to assist with implementing this and other housing programs, including preparation of award criteria and a NOFA for the City’s Housing Asset Funds, beginning in July 2025</p> |

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 |
| <p>Program H4-2: Fair Housing Services</p> | <p>1) Assist households through FHANC and ECHO Fair Housing, providing fair housing services and educational programs concerning fair housing issues. Refer fair housing complaints to ECHO and consider providing funding support. 2) Promote fair housing practices, including advertisements on the City's website, and provide educational information on fair housing to the public. 3) Seek opportunities to attend public events or provide information to event organizers at gatherings designed to inform the public about governmental services.</p> | <p>Annually</p> | <p>1) The City's draft FY 25-26 budget includes a General Fund appropriation to bring a consultant on board to assist with implementing this and other housing programs beginning in July 2025. One fair housing inquiry was received and referred to ECHO in 2024. 2) FHANC information has been added to the City website, which has also been updated to include current contact information for ECHO Fair Housing and Bay Area Legal Aid. (https://www.herculesca.gov/government/affordable-housing). 3) Fair Housing information is available at all events held in the Council Chamber, including two community meetings held in March 2024.</p> |
| <p>Program H4-3: Affirmatively Furthering Fair Housing</p> | <p>1) Promote awareness of federal, state, and local regulations through the City website, at local public centers, at City and at Council meetings yearly. Implement an accessibility policy that establishes standards and procedures for providing equal access to City services, ensures all applications are considered, reviewed, and approved without prejudice, and continue to implement the Analysis of Impediments to Fair Housing Choice and HUD Consolidated Plan. Lastly, ensure all community stakeholders are engaged by conducting public meetings at suitable times, in accessible places, and provide translation services as needed. 2) Conduct or participate in biannual developer convenings.</p> | <p>2024 for "impediments" & 2025 for multilingual strategy</p> | <p>1) The City's draft FY 25-26 budget includes a General Fund appropriation to bring a consultant on board to assist with implementing this and other housing programs beginning in July 2025. 2) No convenings were held or participated in during 2024, but staff is in close communication with an affordable housing developer regarding a pending application.</p> |

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 Name of Program | 2 Objective | 3 Timeframe in H.E | 4 Status of Program Implementation |
|--|--|--|---|
| <p>Program H4-4: Outreach Plan</p> | <p>1) Implement an outreach plan for housing-related issues, such as Housing Element updates. Reach out to the community regarding housing topics in general and specific new developments. 2) Expand outreach to non-profit developers, area service providers, and community-based organizations. Partner with local community-based organizations to hold community meetings about General Plan updates to gain input from residents on housing needs in the city. Invest resources to provide food, childcare, interpretation, and translation services at these events. 3) Actively recruit residents from protected classes and underserved neighborhoods to participate on committees, such as the Council on Homelessness of Contra Costa County, to address homelessness and affordable housing needs. 4) Develop presentations and/or materials that address the local need for affordable housing and more resilient neighborhoods.</p> | <p>1) By 2025; Bi-annually 2) By 2026 3) By 2027; Bi-annually 4) By 2026</p> | <p>1-2) Information on housing and other developments is posted on the City website. Future Housing Element updates and the forthcoming General Plan update will include outreach on housing-related topics. 3-4) The City's draft FY 25-26 budget includes a General Fund appropriation to bring a consultant on board to assist with implementing this and other housing programs beginning in July 2025.</p> |
| <p>Program H4-5: Reasonable Accommodation</p> | <p>Encourage developers of single-family housing to incorporate universal design and track the number of newly constructed or rehabilitated dwelling units accessible to people with disabilities. Increase the number of units accessible to persons with disabilities by 5% of new multifamily during the planning period. The City will provide the address and number of units to Resources for Independent Living Sacramento for inclusion in their housing list for people with disabilities.</p> | <p>By 2026/2031</p> | <p>No multifamily housing was approved or constructed in 2024. The developer of the approved Owl Ranch single-family subdivision confirmed that all 40 of their units are all designed with at least one bedroom and bathroom with greater door widths, and 25 units have a bedroom and full bathroom downstairs.</p> |

| | | |
|-------------------------|-----------|-------------------------|
| Jurisdiction | Hercules | |
| Reporting Period | 2024 | (Jan. 1 - Dec. 31) |
| Planning Period | 6th Cycle | 01/31/2023 - 01/31/2031 |

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 ⁺ | Local Jurisdiction Tracking ID ⁺ | 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 | | |
| | | | | | | | | | |

| | | |
|-------------------------|-----------|-------------------------|
| Jurisdiction | Hercules | |
| Reporting Period | 2024 | (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 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 ⁺ Listed for Informational Purposes Only | | | | Units that Count Towards RHNA ⁺ Note - Because the statutory requirements severely limit what can be counted, please contact HCD at apr@hcd.ca.gov 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 ⁺ . For detailed reporting requirements, see the checklist here: https://www.hcd.ca.gov/community-development/docs/adequate-sites-checklist.pdf |
|----------------------------------|---|------------------------------|-------------------------|--------------------------|---|------------------------------|-------------------------|--------------------------|--|
| | Extremely Low-Income ⁺ | Very Low-Income ⁺ | Low-Income ⁺ | TOTAL UNITS ⁺ | Extremely Low-Income ⁺ | Very Low-Income ⁺ | Low-Income ⁺ | TOTAL UNITS ⁺ | |
| Rehabilitation Activity | | | | 0 | | | | 0 | |
| Preservation of Units At-Risk | | | | 0 | | | | 0 | |
| Acquisition of Residential Units | | | | 0 | | | | 0 | |
| Mobilehome Park Preservation | | | | 0 | | | | 0 | |
| Total Units by Income | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | |

| | | |
|-------------------------|-----------|-------------------------|
| Jurisdiction | Hercules | |
| Reporting Period | 2024 | (Jan. 1 - Dec. 31) |
| Planning Period | 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**

| 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⁺ | Local Jurisdiction Tracking ID⁺ | Realistic Capacity Identified in the Housing Element | Entity to whom the site transferred | Intended Use for Site |
| Summary Row: Start Data Entry Below | | | | | | |
| | | | | | | |

| | | | |
|-------------------------|----------------------------|---|--|
| Jurisdiction | Hercules | NOTE: This table must contain an inventory of ALL surplus/excess lands the reporting jurisdiction owns | Note: "+" indicates an optional field Cells in grey contain auto-calculation formulas |
| Reporting Period | 2024 (Jan. 1 - Dec. 31) | | |

**ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation**

For Contra Costa County jurisdictions, please format the APN's as follows:999-999-999-9

| 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 | | | | | | |
| | | | | | | |

| | | |
|-------------------------|-----------|-------------------------|
| Jurisdiction | Hercules | |
| Reporting Period | 2024 | (Jan. 1 - Dec. 31) |
| Planning Period | 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* | Local Jurisdiction Tracking ID* | 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 |
| | | | | | | | | | | | | | | |

| | | |
|------------------|-----------|-------------------------|
| Jurisdiction | Hercules | |
| Reporting Period | 2024 | (Jan. 1 - Dec. 31) |
| Planning Period | 6th Cycle | 01/31/2023 - 01/31/2031 |

ANNUAL ELEMENT PROGRESS REPORT

Table K
Tenant 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.

| | |
|--|-----|
| Does the Jurisdiction have a local tenant preference policy? | Yes |
| If the jurisdiction has a local tenant preference policy, provide a link to the jurisdiction's webpage containing authorizing local ordinance and supporting materials. | |
| Notes | |

<https://www.herculesca.gov/home/showpublisheddocument/17518/638639167665365934>

| | | |
|----------------|----------|--------------------|
| Jurisdiction | Hercules | |
| Reporting Year | 2024 | (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.

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

| Task | \$ Amount Awarded | \$ Cumulative Reimbursement Requested | Task Status | Other Funding | Notes |
|--|-------------------|---------------------------------------|-------------|--------------------|---------------------|
| Housing Element consultant initiation | \$1,000.00 | \$1,000.00 | Completed | Local General Fund | |
| Housing Element and document assessment | \$5,000.00 | \$5,000.00 | Completed | Local General Fund | |
| Preliminary RHNA site identification | \$9,000.00 | \$9,000.00 | Completed | Local General Fund | |
| Community engagement | \$22,000.00 | \$22,000.00 | Completed | Local General Fund | |
| Draft Housing Element | \$40,000.00 | \$40,000.00 | Completed | REAP | \$20,000 REAP Grant |
| Public review of draft Housing Element | \$5,000.00 | \$5,000.00 | Completed | Local General Fund | |
| General Plan/Zoning consistency analysis | \$7,000.00 | \$7,000.00 | Completed | Local General Fund | |
| Housing Element review & adoption hearings | \$12,000.00 | \$12,000.00 | Completed | Local General Fund | |
| HCD review / coordination / approval | \$6,500.00 | \$6,500.00 | Completed | Local General Fund | |
| Final Housing Element | \$2,500.00 | \$2,500.00 | Completed | Local General Fund | |
| CEQA document | \$40,000.00 | \$40,000.00 | Completed | Local General Fund | |

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 | 0 |
| | Non-Deed Restricted | 0 |
| Moderate | Deed Restricted | 0 |
| | Non-Deed Restricted | 0 |
| Above Moderate | | 0 |
| Total Units | | 0 |

| Building Permits Issued by Affordability Summary | | |
|--|---------------------|--------------|
| Income Level | | Current Year |
| Very Low | Deed Restricted | 0 |
| | Non-Deed Restricted | 0 |
| Low | Deed Restricted | 1 |
| | Non-Deed Restricted | 0 |
| Moderate | Deed Restricted | 0 |
| | Non-Deed Restricted | 0 |
| Above Moderate | | 15 |
| Total Units | | 16 |

| 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 | | 0 |
| Total Units | | 0 |