



Agenda Report

MEETING DATE: Tuesday, March 23, 2021

TO: City Council

**FROM: COMMUNITY DEVELOPMENT DIRECTOR MERRIAM
HOUSING MANAGER LANDAVERY**

**SUBJECT: PRESENTATION OF THE 2020 HOUSING ELEMENT ANNUAL
PROGRESS REPORT**

STATEMENT OF ISSUES:

Presentation of the 2020 Housing Element Annual Progress Report.

RECOMMENDED ACTION:

Staff recommends that the City Council by motion, accept the Housing Element Annual Progress Report for 2020, which must be submitted to the State Housing and Community Development Department and the Office of Planning and Research by April 1, 2021.

DISCUSSION:

Government Code Section 65400 requires each local government to complete the Housing Element Annual Progress Report (APR) and submit it to the State Housing and Community Development Department (HCD) and the Office of Planning and Research (OPR) by April 1 each year. Cities and counties with a compliant housing element and up-to-date submissions of APRs gain access to SB 2 Building Homes and Jobs Act funds.

This part of the Housing Element Annual Report details progress in meeting the City's share of regional housing needs and local efforts to remove governmental constraints to the maintenance, improvement, and development of housing. The Housing Element APR is prepared using standards, forms, and definitions adopted by HCD. The data and information in the HCD forms document the number of new units of all types of housing in each income category, and the progress in meeting the City's share of the Regional Housing Needs Allocation (RHNA).

The reporting forms have been revised by HCD in recent years and require detailed information on each application, entitlement, issued building permit and completed construction in an Excel spreadsheet format. As a result, the tables are large and difficult to reproduce as attachments to this report. Therefore, Tables A and A2 are not attached to this report but will be submitted to HCD and OPR as required. Summaries of the information presented in Tables A and A2 are attached to this report in Table B and four summary tables.

Table A contains data on the housing development applications that were submitted to the Community Development Department in 2020. A total of 41 units (ADU's) were proposed in the 41 applications received last year. Approximately 44% of the applications were still in process at the end of 2020 and are expected to be approved in 2021. The table below shows all proposed units in 2020.

Table A: Housing Applications Summary	
Total Housing Applications Submitted:	41
Number of Proposed Units in All Applications Received:	41
Total Housing Units Approved:	23
Total Housing Units Disapproved:	0

Table A2 contains data on the discretionary housing development applications that were approved (entitled), all ministerial building permits issued for housing development, and housing construction completed. Building permits were issued for a total of 23 housing units in 2020 including single family dwellings, ADUs, apartments, and condominium units. One housing project (Miles Lane Project by MidPen Housing) was entitled in 2020, proposing development of 72 new units. Twenty-nine units were granted final building permits, which included the Marin St. Townhomes (16 units) and 13 ADU's. The table below shows all the building activity in 2020.

Table A2: Building Permits Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	1
	Non-Deed Restricted	0
Low	Deed Restricted	1
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		27
Total Units		29

Table B (attached) places these 29 new housing units into affordability categories to demonstrate the City's progress in meeting the allocated share of regional housing need for the current planning period (2015-2023).

STRATEGIC PLAN:

The Housing Element Annual Progress Report is an informational document that shows the City's progress in meeting our Regional Housing Needs Allocation. Affordable Housing is Goal 1 in the City Council 2018-2020 Strategic Plan.

FINANCIAL IMPACT:

Preparation of the Housing Element Annual Progress Report is part of the Community Development Department's budgeted work program using existing staff resources.

ALTERNATIVE ACTION:

City Council can decide not to accept the Housing Element Annual Progress Report for 2020 at this time, but doing so, may jeopardize the City's ability to gain access to SB2 Building Homes and Jobs Act funds.

ATTACHMENTS:

- 1) 2020 Housing Element Summary Tables