



Legislation Text

File #: 19-0097, **Version:** 1

TO:

Honorable Mayor and Members of the City Council

THROUGH:

Bruce Moe, City Manager

FROM:

Anne McIntosh, Community Development Director
Laurie Jester, Planning Manager
Jason Masters, Assistant Planner

SUBJECT:

Consideration to Approve the Annual Progress Report for 2018 and Years 2013-2017 as Required by the California Department of Housing and Community Development (Community Development Director McIntosh).

APPROVE ANNUAL PROGRESS REPORTS

RECOMMENDATION:

Staff recommends that the City Council consider and approve the Housing Element Annual Progress Report (APR) for calendar year 2018, and years 2013-2017 and direct staff to file the reports with the California Department of Housing and Community Development (HCD) and the State of California Office of Planning and Research (OPR).

FISCAL IMPLICATIONS:

No fiscal implications are associated with the recommended action. By filing the Reports with HCD and OPR, the City will be in compliance with Government Code Section 65400 and eligible for housing related grants through HCD.

BACKGROUND:

Government Code Section 65400 requires that every city prepare a Housing Element APR. Prior to filing the report with HCD and OPR by April 1 of each year, the report must be approved by the City Council at a public meeting where members of the public can provide oral testimony and written comments. The State uses the information submitted by the City to identify statewide trends in the land use decision-making process, and to determine how local planning and development activities relate to statewide planning goals and policies, including housing needs.

DISCUSSION:

On February 4, 2014, the City Council adopted the current 2013-2021 General Plan Housing Element, and subsequently, it was certified by HCD. As described above, after the Housing Element has been certified, the City is required to file an APR with HCD and OPR, however, the report has not been filed since 2013. Prior to 2013, HCD mailed the report to the City to be completed and returned

each year. Beginning in 2013, HCD no longer mailed the report and instead required that it be completed online; staff was unaware of this change until recently. In order to comply with Government Code Section 65400, staff has prepared the APR for calendar year 2018, as well as the APRs for calendar years 2013 through 2017, using the required forms and tables provided by HCD.

Included in the attached APRs is information related to the construction and demolition of housing, rehabilitated homes, and the Regional Housing Needs Assessment (RHNA) requirements. Each city's RHNA in the region is established by the Southern California Association of Governments (SCAG), based on the statewide allocations, and the RHNA prescribes the number of additional housing units that will need to be accommodated at different income levels in the City to accommodate anticipated population growth. The 2014-2021 RHNA obligations, as prepared by SCAG, sets forth the planning period goal of 38 units for the City, as divided into the following four household categories:

Very-Low Income - 10 units
Low Income - 6 units
Moderate Income - 7 units
Above-Moderate Income - 15 units

Total - 38 units

Between 2014 and 2018 the City issued 348 building permits for new residential construction, all at above-moderate income level. While, the City has not issued any permits for new residential construction at extremely low, very-low, low, and moderate income levels during this time period, the City continues to encourage and promote the development of affordable housing in order to meet the goals of the City, SCAG, and HCD, as detailed in the certified Housing Element Programs.

PUBLIC OUTREACH/INTEREST:

After analysis, staff determined that public outreach was not required for this issue.

ENVIRONMENTAL REVIEW:

The City has reviewed the proposed activity for compliance with the California Environmental Quality Act (CEQA) and has determined that the activity is not a "Project" as defined under Section 15378 of the State CEQA Guidelines; therefore, pursuant to Section 15060(c)(3) of the State CEQA Guidelines the activity is not subject to CEQA. Thus, no environmental review is necessary.

LEGAL REVIEW:

The City Attorney has reviewed this report and determined that no additional legal analysis is necessary.

Attachments:

1. 2018 Annual Progress Report
2. 2013-2017 Annual Progress Reports

