

Annual Progress Report for Housing Element and GP

City Council Hearing

March 10, 2021

Overview

- ▶ Introduction to the Housing Element and Housing Opportunity Sites
- ▶ The Annual Progress Report for 2020
- ▶ Housing Production to date
- ▶ Program Implementation Updates
- ▶ Preview of RHNA Cycle 6
- ▶ General Plan Annual Progress Report



What is the Housing Element?

- ▶ State required element for the General Plan:
 - Analyzes current and future housing needs;
 - Considers constraints to housing production;
 - Inventories housing resources and programs;
 - Conducts a capacity analysis to identify zoning to meet Regional Housing Needs Allocation (RHNA); &
 - Establishes a plan with programs to satisfy State, local, and advocate requests.

- ▶ Covers the reporting period of 2015–2023

What is the Housing Element?

- ▶ Regional Housing Needs Allocation (RHNA)
 - State estimated number of needed housing units over the 8 year cycle of 2015–2023
 - **1,864** units assigned to SSF
 - City must show zoning capacity to comply
- ▶ City receives credit for building permits issued during a reporting year

Housing Opportunity Sites



Annual Progress Report 2020

- ▶ Issued 50 building permits for new units – primarily ADUs or single family homes
- ▶ Received 8 applications for new housing, totaling 591 potential units
- ▶ As of December 31, 2020 1,027 units have been issued building permits (55% of goal)
- ▶ APR must be submitted to State by April 1st

Housing Production to date

- ▶ Issued permits for 837 above moderate income units (RHNA allocation is 705)
- ▶ Issued permits for 85 very low or low income units (RHNA allocation is a combined 846)
- ▶ Pipeline building permits for 800+ units, including 158 low income units

Program Implementation

- ▶ HE includes programs to support:
 - Affordable Housing
 - Displacement protections
 - Energy Efficiency
 - Accessibility
 - Social Services
- ▶ Most program updates are on a yearly basis

Preview of RHNA Cycle 6

- ▶ RHNA allocation considerations include:
 - Jobs to Housing Ratio
 - Desirable schools
 - Proximity to transit
- ▶ These factors go into a magic algorithm
= SSF likely to receive 4,000+ units for
- ▶ Expected **doubling** of current allocation for the RHNA 2023–2031 reporting period

GP Annual Progress Report

- ▶ State also requires annual reporting on compliance with the City's 1999 General Plan
- ▶ GP currently being updated and this reporting finds compliance in most aspects
- ▶ Any non-compliant GP elements will be updated to conform with new state regulations adopted – this is typical of older GPs

Recommendation

- ▶ Request that City Council, by motion:
 1. Accept the 2020 Housing Element and General Plan Annual Progress Report; and
 2. Direct staff to transmit to State agencies for reporting by April 1, 2020.