

CITY HOUSING ELEMENT ANNUAL PROGRESS REPORT

Item 6.a: Hold a Public Hearing to Receive the 2019 Housing Element Annual Progress Report and Authorize Transmittal to the California Department of Housing and Community Development and Governor's Office of Planning and Research.

City Council Meeting

March 24, 2020

Pamela T. Wu

Planning and Housing Manager



Objective

- Hold a Public Hearing to Receive the 2019 Housing Element Annual Progress Report and Authorize Transmittal to the California Department of Housing and Community Development and Governor's Office of Planning and Research.

Agenda

- Objective
- Annual Housing Report
- Other Housing Programs Updates
- Tonight's Action
- Questions

Background

- Required to prepare an Annual Progress Report on the status and progress of implementing the Housing Element of the General Plan.
- Due annually by April 1.
- City Council public meeting required.
- Report forms have been updated to incorporate new reporting requirements following 2019 State Housing Law update.
- Report focuses on the City's progress towards implementing its housing element programs to meet its share of the Regional Housing Needs Allocation and other housing goals.

Report Overview

- **Tables A and A2** provide information on new residential development in various stages of the development process and affordability levels during 2019.
- **Table B** provides information about the permitted housing units by affordability levels to document the City's progress in meeting the Regional Housing Needs Allocation.

Report Overview

- **Table C** identifies sites that have been rezoned to accommodate a housing short fall.
- **Table D** provides the detailed narrative status and progress of the Housing Element program and policy implementation.
- **Table E** provides information on commercial development bonuses.
- **Table F** identifies housing that has been rehabilitated, acquired, or preserved.
- **Table G** identifies any locally owned lands that has been sold, leased or disposed (*New requirement*)

Regional Housing Needs Allocation Progress – Building Permits Issued By Year

Income Level	RHNA	2015	2016	2017	2018	2019	Total Units to Date	Remaining RHNA
Very Low	358	0	0	0	0	0	0	358
Low	161	1	4	14	6	42	67	94
Moderate	205	1	41	0	0	5	47	158
Above Moderate	431	9	42	1	0	2	54	377
Total Units	1,155	11	87	15	6	49	168	987

Housing Projects – Future Construction

The following projects are in various stages of development review and include a total of 587 units.

- **Skyline College Residential Project** – 70 multi-family rental and single-family units. Permits issued for 32 units.
- **111 San Bruno Avenue** – 62 multi-family condominium units
- **500 Sylvan Avenue** – 9 multi-family rental units
- **Mills Park Center** – 425 multi-family units plus commercial space
- **271 El Camino Real** – 24 multi-family units
- **29 Glenview Terrace** – 29 single-family units

Progress in Implementing Housing Programs

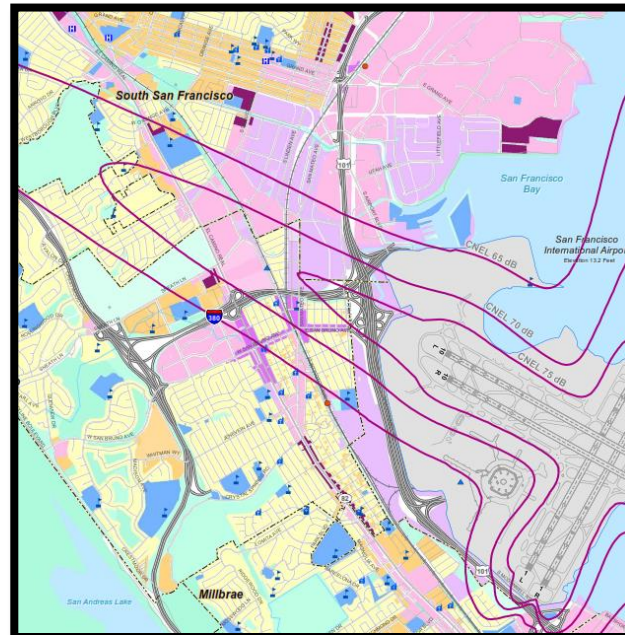
- **City Infrastructure Upgrade** (Program 1-A).
 - Development Impact Fee (DIF) adopted
- **Zoning Code Update** (Program 2-A).
 - Parking Code updated adopted with additional zoning code update for TCP and General Plan housing implementation underway.
- **Transit Corridors Plan Implementation** (Program 2-B).
 - 500 Sylvan project approved.
 - Downtown parking management plan adopted.
 - San Mateo Avenue Streetscape Plan adopted.

Progress in Implementing Housing Programs

- **Former School Sites Reuse** (Program 2-D). Coordinated with School Districts as requested on El Crystal, Engvall and Crestmoor school sites
- **Parking Requirement Update** (Program 3-H). City adopted parking requirement that allows various parking strategies and state parking standards for housing (one stall per bedroom)
- **Affordable Housing Fund and New Strategies** (Program 3-J&5-J). Adjusted impact fee in November 2019 and authorized funding to implement the program
- **Fair Housing** (Program 6-A). City considered a rent stabilization and just cause eviction Urgency Ordinance
- **Regional Homeless Coordination** (Program 6-F). City continues to coordinate with LifeMoves and other homeless coordination efforts

Other Housing Updates

- Progress in Removing Constraints to Housing Development:
 - Funding Sources for Affordable Housing.
 - Ordinance 1284 Constraints.
 - SFO Constraints.



Other Housing Updates

- New State Laws Related to Housing:
 - 2019 significant housing bills update



Tonight's Action – Request to City Council

- Receive the Housing Element Annual Progress Report for 2019 and Authorize Transmittal to the California Department of Housing and Community Development and Governor's Office of Planning and Research



QUESTIONS?
