



STAFF REPORT TO THE CITY COUNCIL

DATE: March 13, 2018

TO: Members of the City Council

SUBMITTED BY: Holly Smyth, Planning Director

SUBJECT: 2017 Annual Housing Element Progress Report

RECOMMENDED ACTION:

- a. Open, conduct, and close public hearing.
- b. Approve the Annual Housing Element Progress Report for the 2017 calendar year and direct staff to submit to the appropriate State agencies.

COMMISSION/SUBCOMMITTEE ACTION AND RECOMMENDATION:

There was no commission or subcommittee review of the item.

FISCAL IMPACT OF RECOMMENDATION:

No direct financial impact of filing the annual housing report; however, failing to file the annual housing report can negatively impact the potential receipt of various grant and regional funds.

DISCUSSION:

Government Code Section 65400 requires each governing body (City Council or Board of Supervisors) to prepare an annual report on the status and progress in implementing the jurisdiction's Housing Element of the General Plan, using forms and definitions adopted by the Department of Housing and Community Development (HCD).

The annual report defines how many new residential units are being constructed in the reporting period, broken down by income levels, and then compares this information to the regional housing needs allocation (RHNA) assigned to the City for the entire Housing Element period. The report also looks at the City's housing policies and reports on the progress in achieving those goals.

Attached is the proposed Hercules 2017 Annual Housing Element Progress Report for the 3rd cycle of the 2015–2023 Housing Element. All new residential construction for the calendar year—which consisted entirely of 41 single-family detached homes at Muir—qualified as above-moderate income housing (as noted in Tables A3 and B of the Annual Progress Report). The last component of the report in Table C shows progress made on the various Housing Element implementation programs that have occurred during the reporting period, which was limited given the dissolution of

redevelopment, lack of funding for housing activities, and lack of staffing. HCD requires that this Annual Progress Report be considered at a public meeting prior to the City Council approving the Report for submittal to the HCD and the Office of Planning and Research (OPR). Council can approve the report via minute action and not by Resolution. In the Bay Area, copies of the approved report are also usually forwarded to Association of Bay Area Governments (ABAG) and Contra Costa Transportation Authority (CCTA) as well.

ATTACHMENTS:

1. 2017 Annual Housing Element Progress Report

<i>Financial Impact</i>			
Description:			
Funding Source:			
Budget Recap:			
Total Estimated cost:	\$	New Revenue:	\$
Amount Budgeted:	\$	Lost Revenue:	\$
New funding required:	\$	New Personnel:	\$
Council Policy Change: Yes <input type="checkbox"/> No <input type="checkbox"/>			