



## **STAFF REPORT TO THE CITY COUNCIL**

**DATE:** March 24, 2020

**TO:** Members of the City Council

**SUBMITTED BY:** Holly Smyth, AICP Community Development Director  
Vanya Srivastava, Planning/Community Development Intern  
Robert Reber, Adjunct Planner

**SUBJECT:** 2019 Annual Housing Element Progress Report

### **RECOMMENDED ACTION:**

Conduct a public hearing and approve the annual Housing Element Progress Report for the 2019 calendar year and direct staff to submit the report to the appropriate state and regional agencies via minute action.

### **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.

This year additional information is required to meet SB 35 and AB 879. Previously, all information was only based on when a building permit was issued. Now, an expanded Table A2 requires the reporting of the following for every housing unit:

- When entitlements are approved
- When building permits are issued
- When certificates of occupancy are approved
- Affordability of all units in any phase of development
- Additional information regarding other ancillary information

Attached is the proposed Hercules 2019 Annual Housing Element Progress Report as part of the 2015–2023 Housing Element cycle.

Table A2 depicts the entitlement approvals for Blocks M, O and P with Ledcor at Bayfront, as well as for Sycamore Crossing. As shown in Table A2, 17 single family detached units in a residential complex finished construction at Muir Pointe, with the remainder of the subdivision to finish in the 2020 report period, Block N doesn't show up in the report as its entitlements and building permits were pulled in prior years but will be getting certificates of occupancy in 2020 reporting. Blocks Q & R – The Grand at Bayfront pulled building permits for a multifamily complex with 15 of the units being low income and the remaining 218 above moderate income.

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).

In the Bay Area, copies of the approved report are also forwarded to Association of Bay Area Governments (ABAG) and Contra Costa Transportation Authority (CCTA) as well.

## **ATTACHMENTS:**

1. 2019 Annual Housing Element Progress Report