

HOUSING ELEMENT ANNUAL PROGRESS REPORT - 2017

City Council

May 7, 2018





Recommended Action

By motion, accept the Housing Element Annual Progress Report for the 2017 calendar year and direct staff to submit the report to the State of California Department of Housing and Community Development (HCD) and the State Office of Planning and Research (OPR).



General Plan Housing Element

- § Adoption of the Housing Element is mandated by State law
- § Provides guidance on decisions to address City housing needs
- § Required to be updated every 8 years (Updated in 2014)
- § Must plan for City's share of State projected regional housing needs for all income levels; as determined by the Housing and Community Development Department & Association of Bay Area Governments
- § Issues identified in the current housing element include:
 - § Need for workforce housing
 - § Shortage of rental units
 - § Impact of second and vacation homes
 - § Lack of diverse housing types



Annual Progress Report

- California Gov't Code Section 65400 requires that the City Council hold a public hearing to receive an annual progress report on the implementation of the Housing Element and the City's progress in meeting its share of regional housing needs.
- Report discusses progress made in implementing the General Plan Housing Element (Policy H-3).
- Reviews all Housing Element measures and housing units produced in 2017.



Annual Progress Report

- Key Accomplishments:
 - Affordable housing projects
 - Healdsburg Glen Apartments (25 units)
 - Citrine Apartments (37 units)
 - 721 Center Street (8 units)
 - Accessory dwelling units
 - Reduced development impact fees
 - 12 ADUs permitted in 2017
 - Inclusionary housing
 - Community Housing Committee



Housing Production

Table B
Regional Housing Needs Allocation Progress

Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.		2015	2016	2017								Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9			
Very Low	Deed	31	3		12							15	16
	Restricted Non-deed restricted												
Low	Deed	24	3	2	20							25	-1
	Restricted Non-deed restricted												
Moderate	Deed	26	1	2	29							32	-6
	Restricted Non-deed restricted												
Above Moderate		76	39	22	16							77	-1
Total RHNA by COG. Enter allocation number:		157	46	26	77							149	8
Total Units ▶ ▶ ▶													
Remaining Need for RHNA Period ▶ ▶ ▶ ▶ ▶													

Notes: 1) Units serving extremely low-income households are included in the very low-income permitted units totals. 2) The 2016 CY total for Low has been revised from 1 to 2 units to reflect an inclusionary unit issued a building permit in 2016 at 114 Monte Vista, which was not included in the prior spreadsheet.



SB-35 Progress toward RHNA

	Very Low	Low	Moderate	Above Moderate
5th Cycle RHNA	31	24	26	76
Permitted as of 12/31/17	15	25	32	77
% Complete	48%	104%	123%	101%



Housing Element Availability

The complete Healdsburg 2030 General Plan and current Housing Element are available at the City's Community Development Center and on the City's website at:

<http://www.ci.healdsburg.ca.us/354/General-Plan>

<http://www.ci.healdsburg.ca.us/documentcenter/view/5437>



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Questions?