



**DISCUSSION ITEM**

**Agenda Item # 11**

**AGENDA REPORT SUMMARY**

**Meeting Date:** March 23, 2021

**Subject:** Housing Element Annual Status Report

**Prepared by:** Guido F. Persicone, Planning Services Manager

**Reviewed by:** Jon Biggs, Community Development Director

**Approved by:** Brad Kilger, Interim City Manager

**Attachment(s):**

1. Housing Element Annual Progress Report Resolution
2. Annual Housing Element Progress Report (2020)

**Initiated by:**

Staff

**Previous Council Consideration:**

None

**Fiscal Impact:**

None anticipated

**Environmental Review:**

This is exempt from environmental review pursuant to CEQA Guidelines Section 15061(b)(3) because there is no possibility that receiving an update on the Housing Element's Programs status will have a significant effect on the environment. As a separate and independent basis, this report is also exempt under CEQA Guidelines Section 15378(b)

**Policy Question(s) for Council Consideration:**

- None as this agenda item provides the public with an opportunity to comment on the status of the Housing Element's Programs and the City Council is being asked to receive the report.

**Summary:**

- Provides a Status Update on the Adopted Programs of the Housing Element
- Gives the Public an opportunity to provide oral testimony and written comment.

**Staff Recommendation:**

Provide the public with an opportunity to provide oral testimony or written comment and receive status report.

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**Reviewed By:**

City Manager

City Attorney

Finance Director

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### **Purpose**

Provides the Public with an opportunity to give oral testimony and written comment and the City Council with an update on the status of the Housing Element's Programs.

### **Background**

Pursuant to Government Code Section 65400, each city and county is required to prepare a Housing Element Annual Progress Report (APR) on the status of implementation of the jurisdiction's housing element. The APR must be prepared using forms and definitions adopted by the California Department of Housing and Community Development (HCD). The APR is meant to serve as a tool for implementing a jurisdiction's Housing Element. Los Altos's 2015-2023 Housing Element was adopted by City Council in March 2015 and certified by HCD the following October. The housing element is to be updated on an eight-year cycle as provided for by the regional planning oversight of the Association of Bay Area Government's compliance with SB 375 the Sustainable Communities and Climate Protection Act. Without this structure, housing elements must be updated on five-year cycles. State Legislations as part of the 2017 Housing Package (AB 879 and SB 35) added new reporting requirements which took effect with last year's 2018 APR.

### **Discussion**

The Los Altos's 2020 APR is attached. To ensure accountability with respect to housing production, each site is identified by assessor's parcel number, and all milestones occurring in 2020 are indicated by date including submittal for planning entitlements, approval of planning entitlements, issuance of building permits, and issuance of certificates of occupancy/final inspections. The report also tracks affordability and if units are deed restricted to specified affordability levels. The report acknowledges if sites are considered to be infill or not and also tracks applications seeking new streamlining requirements. Progress on Housing Element program implementation is summarized toward the end of the APR (Table D). Housing element programs are listed with a brief explanation regarding progress made in the reporting year. Note that many programs continue to be addressed on an on-going basis, while other are complete.

### **Options**

- 1) Give the public an opportunity to provide oral testimony and written comment; receive status report.

**Advantages:** Provides the public and the City Council with an update on the adopted programs of the Housing Element.

**Disadvantages:** None

- 2) No other feasible options were identified.

**Advantages:** Not applicable.



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**Disadvantages:** Not applicable.

**Recommendation**

The staff recommends Option 1.

**RESOLUTION NO. 2021-16**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LOS ALTOS  
ACCEPTING THE HOUSING ELEMENT ANNUAL PROGRESS REPORT  
FOR CALENDAR YEAR 2020 AUTHORIZING STAFF TO SUBMIT THE  
REPORT TO THE GOVERNOR'S OFFICE OF PLANNING AND RESEARCH  
AND THE CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY  
DEVELOPMENT**

**WHEREAS**, California Government Code Section 65400(2) requires the planning agency to provide an annual report to the City Council, the Governor' s Office of Planning and Research and the State Department of Housing and Community Development (HCD) regarding progress toward implementation of the housing element of the general plan; and

**WHEREAS**, planning staff has prepared an annual progress report for the calendar year 2020, utilizing the prescribed forms and instructions provided by the State Department of Housing and Community Development; and

**WHEREAS**, the City Council held a duly noticed public meeting on March 23, 2021; and

**NOW THEREFORE, BE IT RESOLVED**, that the City Council of the City of Los Altos hereby receives and accepts the annual progress report on the Housing Element, attached and incorporated by reference herein, and authorizes staff to forward the report to the Governor' s Office of Planning and Research and the State Department of Housing and Community Development pursuant to Government Code Section 65400(2).

**I HEREBY CERTIFY** that the foregoing is a true and correct copy of a resolution passed and adopted by the City Council of the City of Los Altos at a meeting thereof on the 23<sup>rd</sup> day of March 2021 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

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Neysa Fligor, MAYOR

Attest:

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Andrea Chelemengos, MMC, CITY CLERK



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**Please click on the following link for the 2020 Housing Element Progress Report**

[https://cityoflosaltos-my.sharepoint.com/:f/g/person/achelemengos\\_losaltosca\\_gov/ErZiOLgikN9LqK8ngYllEAKBqMymyzNTeeRIfr1kY46QQw?e=zxIz46](https://cityoflosaltos-my.sharepoint.com/:f/g/person/achelemengos_losaltosca_gov/ErZiOLgikN9LqK8ngYllEAKBqMymyzNTeeRIfr1kY46QQw?e=zxIz46)