



STAFF REPORT

May 8, 2024
File Number 0875-70

SUBJECT

2023 HOUSING ELEMENT ANNUAL PROGRESS REPORT

DEPARTMENT

Development Services- Planning Division

RECOMMENDATION

Request for City Council to review and receive the 2023 calendar year annual progress report for the Housing Element of the General Plan and authorize resubmittal of the report to the State Office of Planning and Research, the State Department of Housing and Community Development, and the San Diego Association of Governments.

Staff Recommendation: Receive and File (Department Name: Chris McKinney, Interim Director of Development Services)

Presenter: Pricila Roldan, Associate Planner

ESSENTIAL SERVICE – Yes, Land Use/Development

COUNCIL PRIORITY – Encourage Housing Development

FISCAL ANALYSIS

There are no direct fiscal implications associated with this progress report.

PREVIOUS ACTION

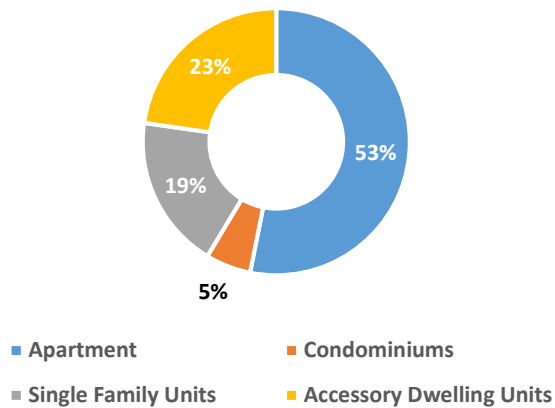
On April 9, 2024 the Planning Commission (“Commission”) received and filed the 2023 calendar year Housing Element Annual Progress Report (“APR”) (Attachment “1”: Staff Report). Comments from the Commission prompted staff to modify data included in the Staff Report’s graphs for clarification of anticipated housing projects from 2023 activity. As a result, staff updated the graphs shown in Attachment “1”, and the revised graphs are shown below:



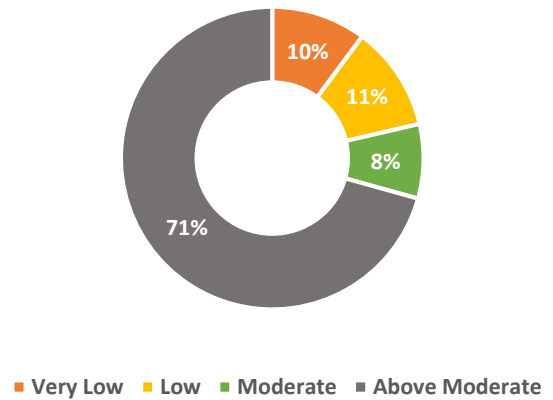
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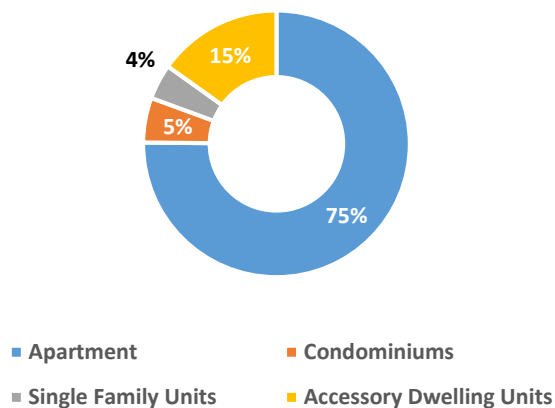
2023 Pipeline Units by Type



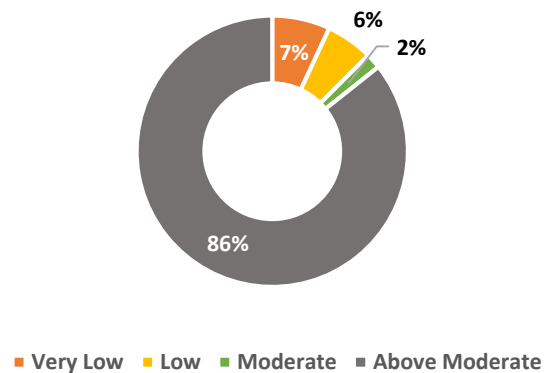
2023 Pipeline Units by Income



2023 Units Under Construction by Type



2023 Units Under Construction by Income



Staff modified the graphs depicted in Attachment “1”. The revised graphs are depicted above. Staff modified graph titles, changing “Permitted” to “Pipeline Units” to provide clarification on the units “entitled” by the Development Services Department in 2023 (i.e., the number of units receiving approval from various decision makers, including City Council). “Constructed” changed to “Under Construction” which illustrates the number of units ready to begin, or are already under construction (e.g., building permit issued). Staff also adjusted the data informing the graphs to more accurately reflect the title changes.



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BACKGROUND

The City Council adopted the 2021-2029 Sixth Cycle Housing Element on August 11, 2021 and subsequently adopted an amendment to the Housing Element on March 22, 2023. The State Department of Housing and Community Development (“HCD”) certified the City’s adopted Housing Element in compliance with state housing element law in December 2023.

Government Code section 65400 and 65700 mandates that cities and counties submit annual progress reports (“reporting”) on implementation of the General Plan’s Housing Element by April 1st of each year. The Housing Element reporting summarizes a jurisdiction’s progress in meeting the future regional housing needs (“RHNA”) (Government Code section 65584) and efforts to remove governmental constraints to housing development (Government Code section 65583(c)(3)). Attachment “2” provides a summary of the City’s progress in meeting the City’s RHNA and implementing the Housing Element’s programs during the 2023 calendar year (“CY 2023”). A jurisdiction must comply with reporting requirements in order to maintain a compliant housing element throughout the planning period (2021-2019).

Government Code section 65400 requires cities and counties to present and submit their APR to their legislative body, HCD, and the Governor’s Office of Planning and Research (“OPR”) prior to the April 1st due date. Reporting documentation is also submitted to the San Diego Association of Governments (“SANDAG”) to support regional planning efforts. The State Department of Housing and Community Development advises jurisdictions to submit their Housing Element APR before the April 1st deadline even if their legislative body has not received it; once presented to the City Council, HCD advises staff to resubmit, with evidence of the legislative body’s presentation, to HCD and OPR. On March 21, 2024, staff submitted the Housing Element reporting to HCD and OPR to meet the April 1, 2024 deadline for the CY 2023 reporting cycle. With this presentation and request to receive and file the Housing Element APR, staff will follow up with HCD and OPR confirming City Council received such update, in compliance with state law.

ATTACHMENTS

1. Attachment “1” – April 9, 2024 Planning Commission Staff Report
2. Attachment “2” – 2023 Housing Element Annual Progress Report