



AGENDA REPORT SUMMARY

Meeting Date: March 28, 2023

Subject 2022 Housing Element Annual Progress Report

Prepared by: Stephanie Williams, Planning Services Manager
Reviewed by: Nick Zornes, Development Services Director
Approved by: Gabriel Engeland, City Manager

Attachment(s):

1. Draft Resolution No. 2023-XX
2. Housing Element Annual Progress Report

Initiated by:
City Council.

Fiscal Impact:
None.

Environmental Review:

The Housing Element Annual Progress Report is a reporting document and does not create or alter policy. The content is provided for information purposes only and is exempt from the requirements of the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15378(b)(5), which exempts organizational or administrative activities of government that will not result in direct or indirect physical changes in the environment. This informational item provides a means to monitor the implementation of the City of Los Altos' RHNA Allocation.

Summary:

- Provides the progress made to implementation of the adopted housing element in calendar year 2022, which includes additional housing stock created.

Staff Recommendation:

Adopt the attached draft resolution and authorize staff to submit the annual progress report to HCD.

Reviewed By:

City Manager

GE

Development Services Director

NZ



Subject: 2022 Housing Element Annual Progress Report

Purpose

Government Code section 65400 requires the planning agency to provide this report to the legislative body (City Council) and HCD by April 1 of each year. The statute does not specify in which order they be provided, and HCD does not require the report to be submitted to the legislative body prior to submitting it to HCD. HCD recommends you provide the report to your legislative body prior to sending it to HCD. Staff is providing the City Council the opportunity to review the Annual Progress Report prior to submission.

Background

The California Department of Housing and Community Development (HCD) requires jurisdictions to submit the Housing Element Annual Progress Report (APR), on prescribed tables, directly to HCD which also covers activities and accomplishments from the calendar year (2022). Timely submission of the annual report to HCD fulfills statutory requirements to report certain housing information, including the local agency's progress in meeting its share of regional housing needs and local efforts to remove governmental constraints to the development of housing. Additionally, the annual report gives the State of California the opportunity to identify statewide trends in land use decision making and how local planning and development activities relate to statewide planning goals and policies.

Discussion/Analysis

The Los Altos 2022 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 2022 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. Progress on Housing Element program implementation is summarized toward the end of the APR. Housing element programs are listed with a brief explanation regarding progress made in the reporting year.

In calendar year 2022, the City of Los Altos issued Building Permits for a total of 62 new dwelling units. That number is the amount of units that will be accounted for the city's 5th Cycle RHNA Allocation.

For reporting year 2022 the following is being reported to HCD:



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Building Permits Issued (for new units only):

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	3
Low	Deed Restricted	0
	Non-Deed Restricted	29
Moderate	Deed Restricted	0
	Non-Deed Restricted	24
Above Moderate		6
Total Units		62

Comprehensive accounting of all progress towards RHNA in calendar year 2022 (for new units only):

Units by Structure Type	Entitled	Permitted	Completed
SFA	0	0	0
SFD	3	0	0
2 to 4	0	0	0
5+	351	0	0
ADU	107	62	40
MH	0	0	0
Total	461	62	40

SFA = Single Family Attached
 SFD = Single Family Dwelling
 2 to 4 = Two to Four Unit Development
 5+ = Five Plus Unit Development
 ADU = Accessory Dwelling Unit or Junior Accessory Dwelling Unit
 MH = Mobile Home