

# **REPORT TO THE CITY COUNCIL**

## ***City of Salinas, California***

DATE: March 21, 2017

FROM: Megan Hunter, Director, Community Development Department (CDD)

THROUGH: Tara Hullinger, Planning Manager, Advanced Planning Division, CDD

BY: Jennifer Coile, Project Manager, Advanced Planning Division, CDD

**SUBJECT: HOUSING ELEMENT ANNUAL PROGRESS REPORT FOR 2016**

### **RECOMMENDATION:**

It is recommended that the City Council approve a resolution approving the Housing Element Annual Progress Report for 2016 and authorizing its submittal to the California Department of Housing and Community Development and the Governor's Office of Planning and Research.

### **DISCUSSION:**

Section 65400 of the California Government Code requires the City to file an annual report addressing the status of the General Plan Housing Element and progress made toward implementing its goals and policies. The report must be submitted to the California Department of Housing and Community Development (HCD) and the Governor's Office of Planning and Research (OPR) by April 1<sup>st</sup> of each year. The report covers the calendar year 2016 implementation program in the City of Salinas 2015-2023 Housing Element.

The Housing Element Annual Progress Report for 2016 is attached for City Council review. The purpose of the annual report is to track and monitor progress in addressing the City's housing needs, goals and policies. HCD has specific reporting requirements for Housing Elements, which consist of a series of tables. The tables summarize the City's progress in each year for producing various types of housing units and implementing a variety of programs contained in the current Housing Element. Table C of the annual report tracks the City's implementation of Housing Element policies and programs. A summary document describing highlights of the report is also attached.

On March 1, 2017, the Planning Commission reviewed the annual report. Commissioners asked questions about the preservation of at-risk units, the Housing Choice voucher program, the numbers of successful foreclosure prevention cases, Mills Act applications for historic properties, low number of housing units constructed, data regarding accessory dwelling units, and the role of code enforcement. One public comment was received concerning the Inclusionary Housing in-lieu fee fund. See the attached draft Planning Commission minutes for further discussion of these issues.

After the public comment period was closed, the Planning Commission approved Resolution 2017-002

recommending that the City Council approve the Housing Element Annual Progress Report for 2016 and authorize its submittal to HCD and OPR.

## **ENVIRONMENTAL REVIEW**

This is an informational report and not a project as defined by California Environmental Quality Act (CEQA) Guidelines Section 15378. Therefore, no environmental assessment is required.

## **ISSUE:**

Shall the City Council approve the Housing Element Annual Progress Report for 2016 and authorize the City Manager or designee to submit the annual report to the HCD and the OPR?

## **FISCAL IMPACT:**

There is no fiscal impact to the City from submitting the annual report. It should be noted that those cities who have not submitted their annual reports to HCD have become ineligible for future grant or loan funding from HCD because of noncompliance with the requirement to submit the annual report.

## **TIME CONSIDERATIONS:**

According to Section 65400 of the California Government Code, the annual report is due on or before April 1<sup>st</sup> of each year.

## **ALTERNATIVES/IMPLICATIONS:**

Council may not approve the subject report and provide direction to staff on how to proceed. In doing so, the City would not be in compliance with State's Housing Element reporting requirements and as a result would not be eligible for future grant or loan funding from HCD.

## **CITY COUNCIL GOALS:**

Reporting on the City's progress on the implementation of the Housing Element promotes the Council goal of a Well Planned City and Excellent Infrastructure by ensuring that the City is eligible for future grant or loan funding from HCD and that the City's housing goals and programs are being implemented in a timely manner.

## **CONCLUSIONS:**

Staff therefore recommends that the City Council adopt the attached resolution that approves the Housing Element Annual Progress Report for 2016 and authorizes the City Manager or his designee to submit it to the HCD and the OPR on or before April 1, 2017.

Back Up Pages:  
Council Resolution  
Housing Element Annual Progress Report for 2016  
Highlights of Housing Element Annual Progress Report for 2016  
Planning Commission Resolution No. 2017-002  
Planning Commission Unofficial Minutes: March 1, 2017