Item 6b: Receive the 2018 Housing Element Annual Progress Report and Authorize Transmittal to the California Department of Housing and Community Development and Governor’s Office of Planning and Research.
Agenda

- Objective
- Annual Housing Report
- Other Housing Updates
- Tonight’s Action
- Questions
Objective

• **Receive** the Housing Element Annual Progress Report for 2018 and **Authorize Transmittal** to the California Department of Housing and Community Development and Governor’s Office of Planning and Research
Background

• Required to prepare an Annual Progress Report on the status and progress of implementing the Housing Element of the General Plan.
• Due annually by April 1.
• City Council public meeting required.
• Report forms have been updated to incorporate new reporting requirements.
• Report focuses on the City’s progress towards implementing its housing element programs to meet its share of the Regional Housing Needs Allocation and other housing goals.
Report Overview

• **Tables A and A2** provide information on new residential development in various stages of the development process and affordability levels during 2018.

• **Table B** provides information about the permitted housing units by affordability levels to document the City’s progress in meeting the Regional Housing Needs Allocation.

• **Table C** identifies sites that have been rezoned to accommodate a housing short fall.

• **Table D** provides the detailed narrative status and progress of the Housing Element program and policy implementation.

• **Table E** provides information on commercial development bonuses.

• **Table F** identifies housing that has been rehabilitated, acquired, or preserved.
Regional Housing Needs Allocation Progress – Permits Issued By Year

<table>
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<tr>
<th>Income Level</th>
<th>RHNA</th>
<th>2015</th>
<th>2016</th>
<th>2017</th>
<th>2018</th>
<th>Total Units to Date</th>
<th>Remaining RHNA</th>
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<td>358</td>
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<td>358</td>
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<tr>
<td>Low</td>
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<td>14</td>
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<td>41</td>
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<td>0</td>
<td>42</td>
<td>163</td>
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<tr>
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<td>42</td>
<td>1</td>
<td>0</td>
<td>52</td>
<td>379</td>
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<td>Total Units</td>
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<td>87</td>
<td>15</td>
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Housing Projects – Future Construction

The following projects are in various stages of development review and include a total of 702 units.

- **406-418 San Mateo Avenue** – 83 multi-family rental units
- **Skyline College Residential Project** – 70 multi-family rental and for-sale single-family units
- **111 San Bruno Avenue** – 62 multi-family condominium units
- **500 Sylvan Avenue** – 9 multi-family rental units
- **Mills Park Center** – 425 multi-family rental units plus commercial space
- **271 El Camino Real** – 24 multi-family rental and for-sale condominium units
- **29 Glenview Terrace** – 29 for-sale single-family units
Progress in Implementing Housing Programs

- **Skyline College Residential Project** (Program 2-D). Project approved.

- **Transit Corridors Plan Implementation** (Program 2-B). Multiple development projects, comprehensive downtown parking management plan, and San Mateo Avenue Streetscape Plan.

- **Mixed-Use Housing Opportunity Sites** (Program 2-C). 111 San Bruno Avenue and Mills Park Center.

Progress in Implementing Housing Programs

- **Affordable Housing Fund** (Program 3-J). The City adopted an Affordable Housing Impact Fee ordinance - Approximately $3.817 million in funds.

- **Affordable Housing Agreement Compliance** (Program 3-C). 325 affordable rental units at the Crossing.

- **Modify regulations to encourage affordable housing.** (Program 5-G) Transit Corridors Plan was amended to allow for consideration of project deviations from development standards in exchange for an offer of community benefits, such as an increase in affordable units on site.

- **Support for housing organizations** (Program 6-B). The City provides annual financial assistance for home-sharing and emergency shelter programs.
Other Housing Updates

- Progress in Removing Constraints to Housing Development:
  - Funding Sources for Affordable Housing.
  - Ordinance 1284 Constraints.
  - SFO Constraints.
Other Housing Updates

• New State Laws Related to Housing:
  ▪ 2018 legislative cycle was not as significant for housing bills
Tonight’s Action – Request to City Council

• Receive the Housing Element Annual Progress Report for 2018 and Authorize Transmittal to the California Department of Housing and Community Development and Governor’s Office of Planning and Research
QUESTIONS?