



Planning & Community Development Department

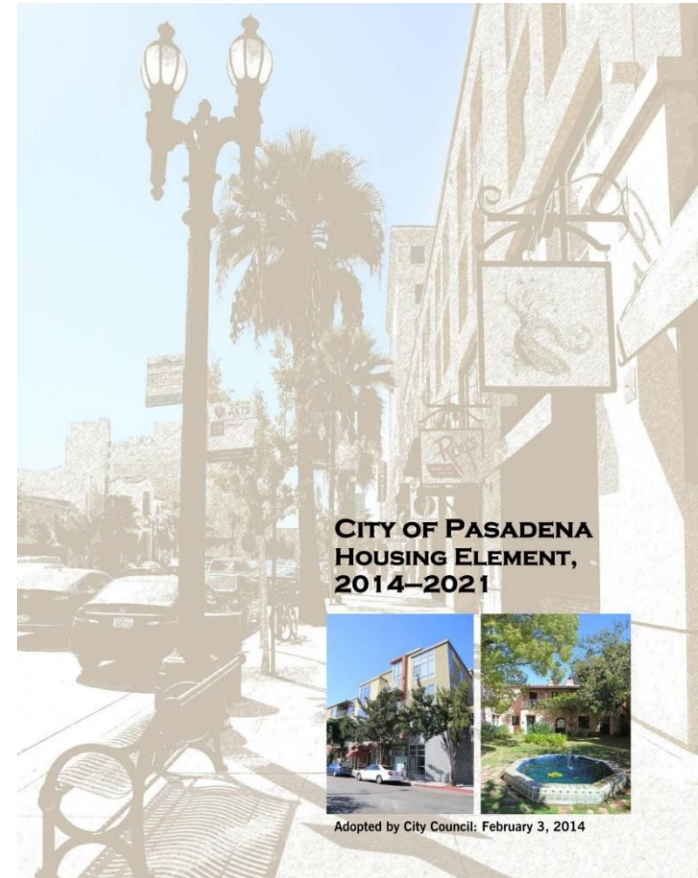
Meeting on Implementation of the Housing Element and Housing Related Issues

Planning Commission

May 12, 2021



1. Status Update on Housing Element Implementation
2. Affordable Housing Production & other related topics





Update on Housing Element Implementation

Planning & Community Development Department

Regional Housing Needs Assessment (RHNA)

- RHNA is mandated by State Housing Law as a basis for the periodic process of updating local housing elements of General Plan
- RHNA quantifies the need for housing within each jurisdiction
 - > Divided into four income categories (Very-Low, Low, Moderate, and Above-Moderate)
 - > Income levels are based on Area Median Income (AMI) set by State Department of Housing and Community Development (HCD)
- City uses RHNA as a guide in order to provide a sufficient number of housing units to meet the City's projected need



Update on Housing Element Implementation

Planning & Community Development Department

RHNA and Housing Element Non-Compliance

- > Limited access to state funding
- > Potential for lawsuits
- > Recent Legislation
 - AB 72 – Authorizes HCD to find a jurisdiction out of compliance with state housing law at any time ; Decertify Housing Element
 - SB 35 – Jurisdiction is subject to SB 35 streamlining



Update on Housing Element Implementation

Planning & Community Development Department

City's progress on the 2014-2021 RHNA



Income Category	% of Area Median Income (AMI)*	2014-2021 RHNA	Issued Building Permits**	Remaining RHNA
Very Low Income	<50% of AMI	340	174	166
Low Income	51 - 80% of AMI	207	72	135
Moderate Income	81 – 120% of AMI	224	142	82
Above Moderate Income	>120% of AMI	561	2,616	0
Total		1,332		383

* 2020 LA County AMI for a 4-person household: \$77,300

** Based on building permits issued for **new units** for the reporting period (up to December 2020)

TOTAL Number of Issued Building Permits = 3,004



Affordable Housing Production

Planning & Community Development Department

Affordable Housing Production (January 2020- December 2020)

- Inclusionary Housing
 - > On-site production: 26 very low-income units, 18 low-income units
 - > In-Lieu Fee collected: \$219,379



Affordable Housing Production

Planning & Community Development Department

- **Preserved or Rehabilitated Units**
 - > City's MASH program performed minor repairs and/or lead-based paint hazard mitigation on six homes
 - > One single-family rehabilitation project was completed and one project was in process, both funded by HOME Investment Partnership Act (HOME) funds
 - > Concord Senior Housing project – Transaction to financially restructure, rehabilitate, and preserve was completed in May 2020 and construction/renovation commenced in November 2020.
 - > La Villa Lake – Progress made on the transaction to rehabilitate and preserve the 114-unit senior rental housing complex



Update on Housing Element Implementation

Planning & Community Development Department

Implementation Programs and Objectives

- Housing Element contains 62 implementation program objectives
- Majority of the program objectives require on-going implementation efforts
 - > Code Enforcement
 - > Housing Inspections and Rehabilitation
 - > Homebuyer and Rental Housing Assistance
 - > Affordable Housing Preservation
 - > Housing for Special Needs Groups
 - > Fair Housing
 - > Housing Education and Outreach
 - > Reviewing Potential Constraints to Housing Development



Update on Housing Element Implementation

Planning & Community Development Department

- Program objectives that are currently underway or pending initiation
 - > 4.3 – Establish guidelines for comprehensive acquisition/rehab programs
 - > 13.1 – Review zoning code and consider amendment to facilitate small-lot single-family subdivisions



Planning & Community Development Department

Meeting on Implementation of the Housing Element and Housing Related Issues

Planning Commission

May 12, 2021

