



CITY COUNCIL AGENDA STATEMENT



March 17, 2020

File ID: 20-0061

TITLE

ACCEPTANCE OF THE HOUSING ELEMENT 2018 ANNUAL PROGRESS REPORT & HOUSING SUCCESSOR ANNUAL REPORT FOR FISCAL YEAR 2018-2019

RECOMMENDED ACTION

Council and Housing Authority, as Successor Housing Agency, accept the report.

SUMMARY

Annually, the City of Chula Vista prepares a Housing Element Progress Report (“HE Report”) on the implementation of the City’s Housing Element and includes the Successor Housing Agency Report required by Senate Bill 341 (SB-341 report) under Health and Safety Code (HSC) Section 34176.1(f). The HE Report has been prepared and provides detailed information regarding the housing activities of the City from January 1, 2019-December 31, 2019. The SB-341 report includes housing and financial activities of the Housing Authority’s Low- and Moderate-Income Housing Fund of the former redevelopment agency. The respective reports must be submitted to the State of California Department of Housing and Community Development (State HCD) by April 1.

ENVIRONMENTAL REVIEW

The Director of Development Services has reviewed the proposed activity for compliance with the California Environmental Quality Act (CEQA) and has determined that the activity is not a “Project” as defined under Section 15378 of the State CEQA Guidelines because it will not result in a physical change in the environment; therefore, pursuant to Section 15060(c)(3) of the State CEQA Guidelines, the activity is not subject to CEQA. Thus, no environmental review is required.

BOARD/COMMISSION/COMMITTEE RECOMMENDATION

No action is required. The Housing Advisory Commission will be provided with a summary of the Report at their next meeting.

DISCUSSION

Housing Element Progress Report

Adopted on April 23, 2013 and accepted by the California Department of Housing and Community Development (State HCD) in June 2013, the City of Chula Vista’s 2013-2020 Housing Element addresses the adequate housing needs and opportunities for present and future Chula Vista residents.

Each year, the City must submit to State HCD a summary of its progress in implementing the policy and action programs outlined within the Housing Element based on the specified goals and objectives. The Chula Vista Housing Element 2019 Annual Progress Report, included as Attachment 1 (Executive Summary) and Attachment 2 (Required Housing Element Reporting Forms), provides detailed information regarding housing activities of the City of Chula Vista from January 1, 2019 through December 31, 2019. California Government Code Section 65400 requires the report to include the following: (1) progress in meeting the Regional Housing Need; (2) the effectiveness of the Housing Element in the attainment of the community’s housing goals and objectives; and (3) progress toward mitigating governmental constraints identified in the Housing Element.

In 2019, building permits were issued for 840 new residential units with no building permits issued for lower income housing during this reporting period. However, several density bonus projects were approved by the City Council and Planning Commission in 2019:

Density Bonus Projects approved in Calendar Year 2019:

Project Name	Number of Units
Bonita Glen	9
310-316 K Street	3

Other accomplishments include the following by program:

Program Name	Number of Households
First Time Homebuyer Program	0
Tenant Based Rental Assistance	14
Rapid Re-Housing (Homeless)	7
Community Housing Improvement Program	1

Code Enforcement Inspections:

Program Name	Number of Units
Abandoned Residential Properties Programs	30
Multifamily Housing Inspections	183
Mobile Home Inspection Program	201
Code Complaints	848 (cases)

SB-341 Report

On January 1, 2014, Senate Bill 341 (SB341) became effective, amending California Health & Safety Code (HSC) Section 34176.1. HSC Section 34176.1(f) requires each housing successor agency that assumed the housing functions of a former redevelopment agency to prepare financial statements for the redevelopment housing agency and post a separate report on its website containing information regarding the housing and financial activities of the Low- and Moderate-Income Housing Asset Fund (LMIHAF) of the former redevelopment agency for the previous year.

The Housing Successor Annual Report for Fiscal Year 2018-2019, along with the independent financial audit of the Housing Authority and the LMIHAF, as prepared by the independent audit firm of Lance Soll & Lunghard, LLP, and are included as Attachment 3. As required by State HCD, this report will be included with the submittal of Housing Element Annual Progress Report.

DECISION-MAKER CONFLICT

Staff has reviewed the decision contemplated by this action and has determined that it is not site-specific and consequently, the real property holdings of the City Council member/Housing Authority Commissioner do not create a disqualifying real property-related financial conflict of interest under the Political Reform Act (Cal. Gov't Code § 87100, et seq.).

Staff is not independently aware, and has not been informed by any City Council member/Housing Authority Commission Commissioner, of any other fact that may constitute a basis for a decision-maker conflict of interest in this matter.

CURRENT-YEAR FISCAL IMPACT

All staff time and costs to prepare this report were included in the adopted fiscal year 2019-2020. No additional appropriations are required.

ONGOING FISCAL IMPACT

There are no ongoing fiscal impacts related to this item.

ATTACHMENTS

1. Executive Summary
2. Housing Element Reporting Forms (Calendar Year 2019)
3. Housing Successor Annual Report-SB-341 (Fiscal Year 2018-2019)

Staff Contact: Jose Dorado, Senior Management Analyst, Chula Vista Housing Authority.