



City of Chula Vista

Staff Report

File#: 17-0050, Item#: 4.

ACCEPTANCE OF THE HOUSING ELEMENT 2016 ANNUAL PROGRESS REPORT & HOUSING SUCCESSOR ANNUAL REPORT FOR FISCAL YEAR 2015-16

The Housing Element report provides information on the City's housing activities in 2016, including progress in meeting the regional housing need; the Housing Element's effectiveness in attaining the community's housing goals and objectives; and progress toward mitigating governmental constraints identified in the Housing Element. Included within the Housing Element Report, is the Housing Successor Annual Report that includes housing and financial activities for the Low and Moderate Income Housing Asset Fund for Fiscal Year 2015-2016.

RECOMMENDED ACTION

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

SUMMARY

The City of Chula Vista is required to prepare an Annual Progress Report ("Report") on the implementation of the City's Housing Element and provide the report information required by Health and Safety Code (HSC) Section 34176.1(f) and Senate Bill 341 to be submitted annually to California Department of Housing and Community Development (State HCD) by April 1. 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. This Report provides detailed information regarding the housing activities of the City of Chula Vista from January 1, 2016 through December 31, 2016. During the reporting period, building permits were issued for 226 new affordable rental units and sixteen new homeowners purchased through the City's First-Time Homebuyer program. In addition, 286 more residential complaints were responded to by code enforcement in 2016 and thirteen households were provided with tenant based rental assistance, all resulting in increased affordable and safer housing conditions for Chula Vista residents.

ENVIRONMENTAL REVIEW

Environmental Notice

The activity is not a "Project" as defined under Section 15378 of the California Environmental Quality Act State Guidelines; therefore, pursuant to State Guidelines Section 15060(c)(3) no environmental review is required.

Environmental Determination

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 RECOMMENDATION

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

DISCUSSION

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 2016 Annual Progress Report, included as Attachment 1 (Executive Summary) and Attachment 2 (Required Reporting Forms), provides detailed information regarding the housing activities of the City of Chula Vista from January 1, 2016 through December 31, 2016.

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, 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 and to include such report in its Annual Progress Report on the implementation of the City's Housing Element to be submitted annually to State HCD by April 1.

The Housing Successor Annual Report for Fiscal Year 2015-16, along with the independent financial audit of the LMIHAF as prepared by the independent audit firm of Lance Soll & Lunghard LLP, is included in Attachment 2.

DECISION-MAKER CONFLICT

Staff has reviewed the decision contemplated by this action and has determined that it is not site-specific and consequently, the 500-foot rule found in California Code of Regulations Title 2, section 18702.2(a)(11), is not applicable to this decision for purposes of determining 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 Commissioner, of any other fact that may constitute a basis for a decision maker conflict of interest in this matter.

LINK TO STRATEGIC GOALS

The City's Strategic Plan has five major goals: Operational Excellence, Economic Vitality, Healthy Community, Strong and Secure Neighborhoods and a Connected Community. The 2015 Housing Element update engaged the community in order to establish a seven year strategy of housing policies and programs for the enhancement and preservation of the community's character, expansion of housing opportunities for the City's various economic segments, and to guide local

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decision making related to housing. The nature of these activities is consistent with the Goals, Strategies and Initiatives in a Connected Community.

Strategy 5.1: Provide opportunities that enhance the community's quality of life.
Initiative 5.1.2: Provide services and programs responsive to residents' priorities.

CURRENT YEAR FISCAL IMPACT

All staff time and costs to prepare this report were included in the adopted fiscal year 2016-2017 budget. No additional appropriations are required.

ONGOING FISCAL IMPACT

There are no ongoing fiscal impacts related to this item.

ATTACHMENTS

1. Executive Summary
2. Reporting Forms

Staff Contact: Stacey Kurz, Senior Project Coordinator