



# CITY COUNCIL STAFF REPORT



**March 15, 2022**

## **ITEM TITLE**

Housing Reports: Acceptance of the Housing Element 2021 Annual Progress Report & Housing Successor Annual Report for Fiscal Year 2020-2021

**Report Number:** 22-0082

**Location:** No specific geographic location.

**Department:** Development Services

**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.

## **Recommended Action**

Accept the report.

## **SUMMARY**

Annually, the City of Chula Vista prepares a Housing Element Progress Report (the “HE Report”) on the implementation of the City’s Housing Element, which also includes the Successor Housing Agency Report required by Senate Bill 341 (“SB-341”) (the “SB-341 Report”) under Health and Safety Code (“HSC”) Section 34176.1(f). The HE Report provides detailed information regarding the housing activities of the City of Chula Vista from January 1, 2021 to December 31, 2021. The SB-341 Report includes housing and financial activities of the Housing Authority’s Low- and Moderate-Income Housing Fund (“LMIHAF”) of the former Redevelopment Agency. The respective reports must be submitted to the State of California Department of Housing and Community Development (“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 HE Report at their next meeting.

## DISCUSSION

### Housing Element Progress Report

Adopted on July 13, 2021 and pending acceptance by HCD, the City of Chula Vista’s 2021-2029 Housing Element addresses the housing needs and opportunities for present and future Chula Vista residents. Each year, the City must submit to 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 2021 HE 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, 2021 through December 31, 2021. California Government Code Section 65400 requires the HE Report to include the following: (1) progress in meeting the Regional Housing Needs; (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 2021, building permits were issued for 1,756 new residential units, including 28 building permits issued for lower income housing units generated by density bonus projects that were approved by the City Council and Planning Commission, and 118 accessory dwelling unit (“ADU”) building permits.

Other notable programmatic accomplishments during the reporting period include the following:

### **Housing Assistance Related Programs**

Program Name	Number of Households
Tenant Based Rental Assistance	5
COVID-19 Emergency Rental Assistance	31
Rapid Re-Housing (Homeless)	2
Hotel/Motel Voucher	19

### **Code Enforcement Related Programs**

Program Name	Number of Inspections
Multifamily Housing Inspections	65
Mobile Home Inspection Program	65

### New Reporting Items

Beginning with this reporting period, the required HCD reporting forms have been updated to demonstrate compliance with recent housing legislation and include:

- Mobilehome park preservation activities
- Reporting on Surplus Lands
- Reporting on the Local Early Action Planning Grant

## SB-341 Report

On January 1, 2014, SB-341 became effective, amending HSC Section 34176.1(f), requiring 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 LMIHAF of the former Redevelopment Agency for the previous year.

The Housing Successor Annual Report for Fiscal Year 2020-2021 is included as Attachment 3. As required by HCD, this report will be included with the submittal of the 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**

There is no current year fiscal impact to the General Fund as a result of this action. All staff time and costs to prepare this report were included in the current fiscal year budget.

### **ONGOING FISCAL IMPACT**

There are no ongoing fiscal impacts to the General Fund related to this item.

### **ATTACHMENTS**

1. Housing Element 2021 Annual Report Executive Summary
2. Housing Element Reporting Forms (Calendar Year 2021)
3. Housing Successor Annual Report-SB-341 (Fiscal Year 2020-2021)

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