



Memorandum

TO: HONORABLE MAYOR
AND CITY COUNCIL

FROM: Joseph Horwedel
Leslye Krutko

SUBJECT: SEE BELOW

DATE: February 14, 2008

Approved

Date

2/24/08

COUNCIL DISTRICT: City-Wide
SNI AREA: All

SUBJECT: ACCEPTANCE OF THE ANNUAL PROGRESS REPORT ON THE IMPLEMENTATION OF THE SAN JOSÉ 2020 GENERAL PLAN HOUSING ELEMENT

RECOMMENDATION

Accept the Annual Progress Report on the Implementation of the San José 2020 General Plan Housing Element covering the period from July 2006 through December 2007.

OUTCOME

The Council's acceptance of the Annual Progress Report is required prior to the submittal of the report to the California Department of Housing and Community Development (HCD) and the Governor's Office of Planning and Research (OPR). In addition, the Annual Progress Report will be submitted as part of the City's application for funding from HCD for the Proposition 1C Program as well as other potential funding programs.

BACKGROUND

State law requires most jurisdictions to prepare an annual progress report on the implementation of the General Plan and submit it to OPR and HCD. Charter cities are not required to submit the report; however, staff in the past has provided the Council and State agencies progress reports on the implementation of the Housing Element in order to qualify for State funding for housing and other programs. This year, the report focuses on the implementation of the Housing Element portions of the General Plan. The report (attached) includes statistics describing the City's accomplishments towards achieving its share of the Association of Bay Area Governments (ABAG) Regional Housing Needs Allocation, together with a status report on implementation of the City's Housing programs and efforts to remove constraints to the production of affordable housing.

The City of San José is planning on applying for Proposition 1C funds from HCD. The Proposition 1C program requires jurisdictions to be in compliance with the Housing Element requirements. A component of the compliance may include the submission of the Annual Housing Element Progress Report to HCD by April 1, 2008. This report covers an 18-month period from July 2006 to December 2007 to facilitate a transition from the previous fiscal-year reporting cycle to a calendar-year cycle. After the submission of this report, the next annual report is due in April 1, 2009 covering the 2008 calendar year.

ANALYSIS

The Association of Bay Area Governments (ABAG) is responsible for allocating the regional housing needs among each jurisdiction in the nine-county Bay Area. ABAG has determined that San José's fair share of the regional need for the planning period from 1999 through 2006 is 26,114 housing units. This allocation accounts for 45 percent of the total housing allocation for Santa Clara County and 11 percent of the nine-county Bay Area region. Overall, San José has been very effective in meeting its Regional Housing Needs Allocation (RHNA) and has completed 117 percent of its allocation for the 1999-2006 planning period. Much of this success is concentrated in the Very-Low and Low-Income categories, where the City's programs are aligned to the greatest housing need. In 2006 and 2007, 1,950 dwelling units began construction or had newly added affordability restrictions to serve Very-Low, Low, and Moderate-Income households.

EVALUATION AND FOLLOW-UP

In addition to the comprehensive General Plan Update process, staff is currently preparing an update of the Housing Element that will cover the 2007-2014 planning period. Due to State established deadlines, the Housing Element Update for 2007-2014 will be completed in advance of the General Plan Update. The Housing Element Update for 2007-2014 will target the latest RHNA, to be released in final form by ABAG in June 2008.

POLICY ALTERNATIVES

Not applicable.

PUBLIC OUTREACH/INTEREST

- Criterion 1:** Requires Council action on the use of public funds equal to \$1 million or greater. **(Required: Website Posting)**
- Criterion 2:** Adoption of a new or revised policy that may have implications for public health, safety, quality of life, or financial/economic vitality of the City. **(Required: E-mail and Website Posting)**
- Criterion 3:** Consideration of proposed changes to service delivery, programs, staffing that may have impacts to community services and have been identified by staff, Council or a Community group that requires special outreach. **(Required: E-mail, Website Posting, Community Meetings, Notice in appropriate newspapers)**

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Although this item does not meet any of the above criteria, this report will be posted on the City's website. The City programs and projects described in this report have included public outreach.

COORDINATION

This memo was jointly prepared by the Department of Housing and the Department of Planning, Building and Code Enforcement and coordinated with the City Attorney's Office.

FISCAL/POLICY ALIGNMENT

This project is consistent with applicable City goals and policies as further discussed in the attached report.

COST SUMMARY/IMPLICATIONS

Not applicable.

BUDGET REFERENCE

Not applicable.

CEQA

Not applicable.



JH
JOSEPH HORWEDEL
Director of Planning, Building
and Code Enforcement



LESLYE KRUTKO
Director of Housing

For questions please contact Andrew Crabtree, Principal Planner at (408) 535-7893.

Attachment: Progress Report on Implementation of the San José 2020 General Plan Housing Element – July 2006 through December 2007