



## Legislation Text

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**File #:** 22-0282, **Version:** 1

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Planning and Building Department, Planning Division, Long Range Planning Unit, recommending the Board receive and file the 2021 Annual Housing Element Implementation Progress Report following public comment for submittal to the California Department of Housing and Community Development.

**FUNDING:** General Fund.

### **DISCUSSION / BACKGROUND**

Planning and Zoning Law, beginning with California Government Code Section 65400, establishes the requirement that each city, county, or city and county planning agency prepare an annual report on the status of the Housing Element of its General Plan and progress in its implementation using forms and definitions adopted by the California Department of Housing and Community Development (HCD). The attached form (Attachment A) is used for reporting on the status of the Housing Element and implements Sections 6200, 6201, 6202, and 6203 of California Code of Regulations, Title 25, Division 1, Chapter 6.

The progress report demonstrates that the County is in compliance with all requirements to promote the development, improvement, and maintenance of housing in compliance with government code and the County's General Plan. Of the 876 total housing units permitted in the County in calendar year 2021, 76 were at the Moderate affordability level, and 876 were Above Moderate. Details are provided in the attached report document (Attachment A).

It should be noted that the Regional Housing Needs Allocation (RHNA) Progress summary on Table B includes units with building permits that were issued after the start date of the Housing Element planning period of May 15, 2021. The total permits reported on Table A2, which includes permits issued for the full calendar year, do not match the total number of units by income category on Table B.

### **Reason For Recommendation**

Housing Element Law requires the County to hold a public meeting before the legislative body and take public comment when submitting its annual report and include the sections required by HCD. These sections include: new construction of homes, annual building activity (units rehabilitated, preserved and acquired pursuant to California Government Code Section 65583.1(c)(1)), Regional Housing Needs Allocation progress, and the General Plan Housing Element program implementation status. As a result of Assembly Bill (AB) 879 and Senate Bill (SB) 35 of the 2017 Housing Package, new data requirements were added for the Housing Element Annual Progress Reports in 2018 to capture housing development applications received and sites identified or rezoned to accommodate shortfall housing need. Additional reporting requirements were added by HCD in 2020.

### **ALTERNATIVES**

None. Should the County fail to submit a Housing Element Annual Progress Report on or before April 1st of each year in accordance with Government Code 65400, a court may issue an order or judgment compelling compliance with this section within 60 days. If the County fails to comply with

the court's order within 60 days, the plaintiff or petitioner may move for sanctions, and the court may, upon that motion, grant appropriate sanctions.

**PRIOR BOARD ACTION**

N/A

**OTHER DEPARTMENT / AGENCY INVOLVEMENT**

N/A

**CAO RECOMMENDATION / COMMENTS**

Approve as recommended.

**FINANCIAL IMPACT**

There is no financial obligation or Net County Cost associated with the approval of this item.

**CLERK OF THE BOARD FOLLOW UP ACTIONS**

No action by the Clerk of the Board required. Staff will submit copies of the 2021 Annual Housing Element Implementation Report to HCD and the Governor's Office of Planning and Research as required by Government Code Section 65400.

**STRATEGIC PLAN COMPONENT**

Good Governance

**CONTACT**

Rob Peters, Deputy Director - Planning  
Planning and Building Department