

**CITY OF TULARE PLANNING COMMISSION
STAFF REPORT**

Agenda Item No.

March 23, 2020

**HOUSING ELEMENT ANNUAL PROGRESS REPORT
2019**

PROJECT PLANNER:	Mario Anaya, Principal Planner
APPLICANT:	City of Tulare
LOCATION:	Entire City
APN:	Not applicable
ZONING CLASSIFICATION:	Not applicable
GENERAL PLAN DESIGNATION:	Not applicable
SURROUNDING LAND USES AND ZONING:	Not applicable

REQUEST:

Receive and file the 2019 Housing Element Annual Progress Report as an informational item.

DETAILS OF THE PROPOSAL AND STAFF COMMENTS:

Government Code Section 65400 requires the City of Tulare (City) to prepare and submit an Annual Progress Report (APR) on the implementation of the Housing Element of the General Plan (Attachment 1). The Government Code requires the APR to be “considered at an annual public meeting before the legislative body where members of the public shall be allowed to provide oral testimony and written comments,” and then submitted to the Governor’s Office of Planning and Research (OPR) and the Department of Housing and Community Development (HCD). City staff have prepared the APR for 2019 which is being presented to the Planning Commission as an informational item. The APR will also be placed on the agenda for City Council at their April 7, 2020 meeting.

Tulare 2019 APR

Housing Development Activity

In the 2019 APR, Tables A and A2 summarize housing development activity for the 2019 calendar year as follows:

- *Development Applications:* 365 housing applications were submitted proposing 1077 units (774 single-family and 303 multi-family). All were Above Moderate Income except for two projects. The Gardens @ Harmony Village plan to produce 93 Moderate Income units (based on expected rents). Grande Oak Senior Apartments plan to produce 100 Moderate Income units (also based on expected rents). (Table A)
- *Entitlements:* The City approved entitlements for 4 housing units (2 single-family and a duplex), all Above Moderate Income. (Table A2)
- *Building Permits Issued:* The City issued building permits for 632 housing units (331 single-family and 301 multi-family). All were Above Moderate Income except for The Gardens @ Harmony Village and Grande Oak Senior Apartments projects, which plan to produce 193 combined Moderate Income units. (Table A2)
- *Certificates of Occupancy Issued:* The City issued certificates of occupancy for 340 housing units (312 single-family and 28 multi-family), all Above Moderate Income, except for a development with 10 Very Low Income Deed Restricted apartments. (Table A2)

Progress Meeting RHNA

Table B summarizes the City’s progress meeting its Regional Housing Needs Assessment (RHNA) allocation for the 2015 to 2023 planning cycle. Based on the number of housing units issued a building permit from 2015 to 2019, Tulare has a remaining need of 1,878 RHNA units. The City has fulfilled its RHNA allocation for Above Moderate Income units and has a remaining need for 1,878 very low, low, and moderate income units. City staff will encourage opportunities to develop very low, low, and moderate income units to help meet its RHNA allocation through 2023.

Table B: Regional Housing Needs Allocation Progress

Income Level	RHNA Allocation (2015 to 2023)	2015	2016	2017	2018	2019	Total	Remaining Need
Very Low	920				43		43	877
Low	609			7	21		28	581
Moderate	613					193	193	420
Above Moderate	1,452	485	335	354	533	439	2,146	0
Total	3,594	485	335	361	597	632	2,410	1,878

No Net Loss Finding

In accordance with SB 166, passed in 2017, if a city approves development on a site identified to accommodate RHNA need in the Housing Element at a lower density or different income level than identified, the city needs to make a written finding that the need can be met by other sites identified in the housing element, or “identify and make available” other sites to accommodate the need within 180 days. The City analyzed its development activity on sites identified in the housing element to meet RHNA need, and made the required findings in 2019, showing no net loss as of June 2019. If any sites are identified or rezoned to meet no net loss provisions, they will be reported in future APRs. There were no such sites in the 2019 calendar year.

Housing Element Program Status

Table D requires the City to provide a status update on its Housing Element Programs. The City has prepared a detailed status update that will be submitted with the APR as a separate file.

STAFF RECOMMENDATION:

Staff recommends that the Planning Commission receive and file the 2019 Housing Element Annual Progress Report as an informational item.

ENVIRONMENTAL:

The proposed action is not a “project” as defined in the CEQA Guidelines Section 15378 because the action being considered does not involve any commitment to a specific project which could result in a potentially significant physical impact on the environment; and constitutes an organizational or administrative activity that will not result in direct or indirect physical changes in the environment.

APPEAL INFORMATION:

This is an informational item that will also be taken to the City Council.

Attachments:

Attachment 1- Annual Progress Report for 2019

