

**CITY OF TEMECULA
AGENDA REPORT**

TO: City Manager/City Council

FROM: Luke Watson, Director of Community Development

DATE: April 28, 2020

SUBJECT: Receive and File Update on the Housing Element Annual Progress Report to the Department of Housing and Community Development

PREPARED BY: Dale West, Associate Planner II

RECOMMENDATION: That the City Council receive and file an update on the Housing Element Annual Progress Report to California Department of Housing and Community Development for the reporting period of January 1, 2019 to December 31, 2019.

BACKGROUND:

The City has an adopted and certified a Housing Element for the period of 2014 to 2021 and pursuant to Government Code Section 65400, the City is required to prepare an Annual Progress Report (APR). The APR includes information on the jurisdiction's progress in addressing the Regional Housing Needs Allocation (RHNA), including the number of housing units permitted by income level, number of units entitled, and the status of programs identified within the Housing Element. The APR must be considered by the City Council at a public meeting prior to submitting it to the California Department of Housing and Community Development (HCD) and the Governor's Office of Planning and Research (OPR) by April 1 of each year.

The table below briefly summarizes the City's housing activities in 2019.

Residential Dwelling Units Production in 2019		
Category	Units	Status
Applications Submitted	379	Under Review by Community Development
Completed Entitlement	60	Building Permit Ready
Building Permits	123	Permits Finaled/Certificate of Occupancy

The applications submitted consists of Solana Assisted Living (105 units), Arrive @ Rancho Highlands Apartments (270 dwelling units, which includes 55 affordable housing units), and four Accessory Dwelling Units for a total of 379 proposed dwelling units.

The completed entitlements consisted of Vine Creek Apartment with 60 affordable housing dwelling units.

The 123 building permits issued are for Nicolas Heights (19 single family dwelling units), Tri Pointe Cassis (18 single family dwelling units), Indigo Place (two single family dwelling units), Temecula Village Apartments (82 units), one Accessory Dwelling Unit, and one single-family custom home.

As required by law, the attached 2019 Housing Element Annual Progress Report was submitted to HCD on April 1, 2020.

FISCAL IMPACT:

The 2017 Legislative Housing Package increased the importance of the Housing Element Annual Progress Reports that are due to HCD and OPR April 1 each year. Consequences for failing to complete and submit the Annual Report may include court sanctions and losing local control over affordable multifamily housing development entitlements to a new streamlined approval process.

ATTACHMENT: 2019 Housing Annual Report Summary