



2020

ANNUAL PROGRESS REPORT
HOUSING ELEMENT IMPLEMENTATION

CITY COUNCIL MEETING

MARCH 18, 2021

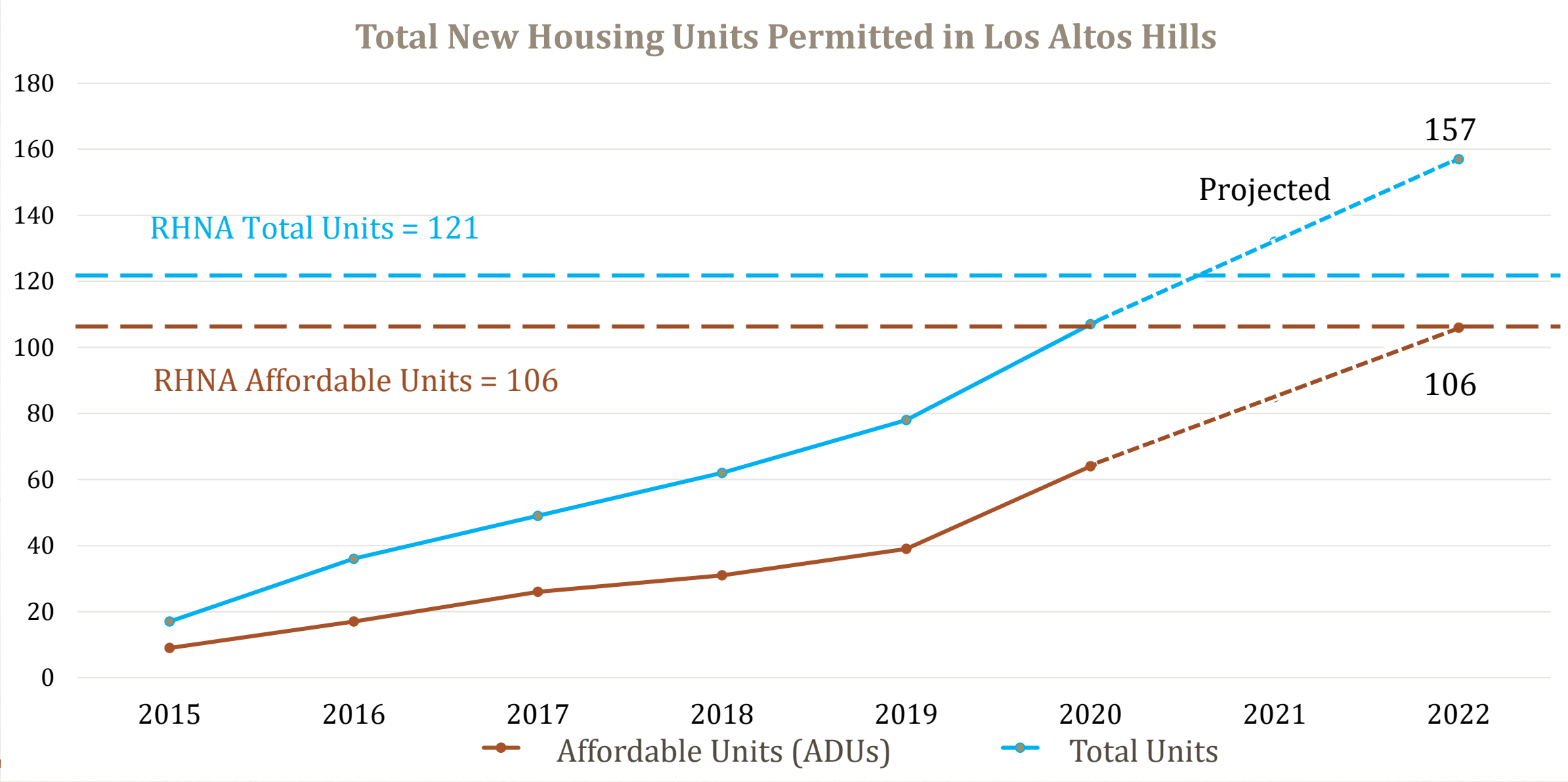
BACKGROUND

- May 11, 2015 – State certifies the Town’s Housing Element.
 - State law requires that an Annual Progress Report be submitted to the state housing authorities by April 1st of each year summarizing the progress made towards achieving the Town’s Regional Housing Needs Allocation (RHNA).
 - There is increased pressure from the State on local jurisdictions to increase the production of affordable housing.
 - Accessory Dwelling Units (ADUs) are currently the Town’s only source of new affordable housing units.
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REPORT SUMMARY

- For 2020, the Town issued Building Permits for:
 - 4 net new primary residences
 - 25 new accessory dwelling units (ADUs)
 - Result - Total of 29 net new housing units
 - Town is on track to meet and exceed the overall RHNA goal of 121 new housing units for the 2015-2022 Planning Cycle and with the surge in ADU construction starting in 2020, is likely to meet its RHNA goal for total affordable housing units.
 - Already exceeded above moderate income unit targets (15 units required – 43 constructed).
 - Only 9 units away from meeting our “Very-Low Income” allocation and 12 units away from meeting our “Low Income” requirement.
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TOTAL HOUSING UNITS PERMITTED – 2015-2022 CYCLE



CONCLUSION

- Town has already met its RHNA goal for Above-Moderate (market rate) income units.
 - Town is on track to meet its RHNA goal for total Affordable Housing including Very-Low and Low income units.
 - The ADU regulations enacted by the State and the ADU ordinance adopted by the City Council have significantly increased ADU production in the Town. The increased production over the next few years will be beneficial to the Town in meeting its RHNA goals for the next housing cycle.
 - Staff recommends that the City Council approve the report and direct staff to forward the report to the appropriate state agencies.
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