



2019

ANNUAL PROGRESS REPORT
HOUSING ELEMENT IMPLEMENTATION

CITY COUNCIL MEETING

APRIL 1, 2020

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 2019, the Town issued Building Permits for:
 - Eight net new primary residences
 - Eight new accessory dwelling units (ADUs)
 - Total of 16 net new housing units
 - Town is on track to meet and likely exceed the overall RHNA goal of 121 units for the 2015-2023 Planning Cycle
 - Already exceeded above moderate income unit targets (15 units required – 39 constructed).
 - The annual production of ADUs will need to increase to meet the Town's RHNA goals for the Very-Low, Low and Moderate income unit categories.
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BUILDING PERMITS ISSUED BY AFFORDABILITY FROM 2015-2019

Enter Calendar Year starting with the first year of the RHNA allocation period.		2015	2016	2017	2018	2019	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level	RHNA by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5		
Very-Low	Deed Restricted	0	0	0	0	0	0	24
	Non-deed Restricted	5	4	5	3	5	22	
Low	Deed Restricted	0	0	0	0	0	0	18
	Non-deed Restricted	2	3	2	1	2	10	
Moderate	Deed Restricted	0	0	0	0	0	0	25
	Non-deed Restricted	2	1	2	1	1	7	
Above-Moderate		8	11	4	8	11	42	0
Total RHNA by COG. Enter allocation number:		121						
Total Units ▶ ▶		17	19	13	13	19	81	67
Remaining Need for RHNA Period ▶ ▶ ▶ ▶ ▶								

CONCLUSION

- Town has already met its goal for Above-Moderate (market rate) units
 - Town on track to meet its goal for Low income units
 - Town needs to increase affordable unit production to meet goals for Very-Low and Moderate income units
 - New ADU regulations recently enacted by the State, and pending review by the City Council, are anticipated to significantly increase ADU production.
 - 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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