



CALAVERAS COUNTY BOARD OF SUPERVISORS AGENDA SUBMITTAL

Short Name/Subject Housing Element Annual Report to HCD	Board Meeting Date May 22, 2018	Agenda Number 25
Dept: Planning Contact: Peter Maurer Phone: (209) 754-6394	Supervisory District Number Countywide	Regular Agenda
Published Notice Required? Yes Public Hearing Required? Yes		Estimated Time: 15 Minutes
Type of Document? Informational Item PowerPoint Presentation Included? Yes Budget Transfer Included (Must be signed by Auditor)? No Complete Agreement Required? No Position Allocation Change? No		

RECOMMENDATION:

Receive a presentation on the 2017 Housing Element Annual Report to the California Department of Housing and Community Development.

DISCUSSION/SUMMARY:

Pursuant to California Government Code Section 65400, every county must prepare an annual report on the status of its General Plan Housing Element including a description of implementation progress prior to April 1st of each year and reporting on the prior calendar years' activities. The report must be prepared on forms provided by the California Department of Housing and Community Development pursuant to the California Code of Regulations Sections 6200, 6201, 6202 and 6203. Failure to submit the Annual Housing Report (AHR) may make a jurisdiction ineligible for certain grant funds, such as Community Development Block Grants (CDBG).

California recently began allowing Annual Housing Reports to be submitted online. The report for 2017 was submitted online to the California Department of Housing and Community Development on March 20, 2018. In conjunction with that submittal, reports for the 2014, 2015, and 2016 years also were completed.

State statute also requires that the Annual Housing Report be submitted to the Governor's Office of Planning and Research (OPR). The 2017 AHR was submitted by certified mail to OPR on March 29, 2018 and a return receipt acknowledging delivery was signed by OPR on April 3, 2018.

Finally, California Government Code Section 65400 requires that the Annual Housing Report be provided to the legislative body (i.e., the Calaveras County Board of Supervisors), at an annual public meeting before the legislative body where members of the public shall be allowed to provide oral testimony and written comments. This meeting is intended to fulfill that requirement.

A summary of the 2017 Annual Housing and overview of the progress of implementing the 2014-2019 Calaveras County General Plan Housing Element follows. Through December 31,

2017; Calaveras County has provided the following number of housing units towards meeting its Regional Housing Needs Assessment (RHNA)¹:

Table 1: Distribution of Housing Units Constructed/Installed 2014-2017

Income Level	RHNA	2014	2015	2016	2017	Total Units to Date	Total Remaining RHNA
Very Low	241	6	8	60	25	99	142
Low	175	13	15	36	27	91	84
Moderate	192	17	45	104	29	195	0
Above Moderate	471	38	49	48	77	212	259
Total	1079	74	117	248	158	597	485

Calaveras County has from January 1, 2018 to December 31, 2019 to attempt to reach its total remaining Regional Housing Needs Assessment goal. There is no penalty for failure to meet the RHNA goal.

Table 2: Distribution of 190 units of Low and Very Low Income Housing Units 2014-2017

Year	Single family homes (stick built)	Manufactured homes	Second dwelling units	Total
2014	7	7	5	19
2015	8	9	6	23
2016	19	65	12	96
2017	12	34	6	52
Total	46	115	29	190
% Total	24.2	60.5	15.3	100

As illustrated in **Table 2**, trends of note include:

- Manufactured Housing has provided the largest number of affordable housing units for very low and low income levels in Calaveras County during this housing cycle

¹ A RHNA represents the number of housing units that the state believes each jurisdiction should strive to provide for the region. Planning agencies use these projections as a guide for establishing a sufficient number of parcels to meet the housing needs of all income levels in the community.

- Single-family residential units provide a modest number of affordable housing units countywide for very low and low income levels
- Second Units provide a modest number of affordable housing units countywide for very low and low income levels
- The six new multi-family housing units constructed during this housing cycle provided housing for moderate income level families. No multi-family units provided housing for very low or low income levels.
- Following the Butte Fire, manufactured homes provided a significant source of housing for displaced families including those with very low and low incomes

The 2014-2019 Housing Element contains a number of goals, policies, and implementation measures to meet the housing objectives of the state for our locality. Most of these were anticipated to be implemented by the next fiscal year, 2018-19, after adoption of the comprehensive general plan update. The 2015 Butte Fire recovery and cannabis regulations have been the focus of the Planning Department during this housing cycle. As a result, few of the General Plan Housing Element Programs have been implemented to date. However, many of the programs are ongoing efforts implemented by Health and Human Services, the Building Department, and others. A comprehensive review of each of these measures will be completed with the mandated update of the Housing Element next year. The Implementation Program is attached.

FINANCING:

The annual report was prepared for the Planning Department by Augustine Planning Associates, Inc., a consulting firm located in Sonora who assisted in the preparation of the 2014-2019 Housing Element. The cost to the County was \$5965 which was included in the 2017-18 Planning Department budget. This included annual reports for 2014 through 2016 as well as the 2017 report. No additional costs are associated with this report.

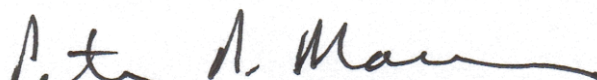
ALTERNATIVES:

Accept public testimony and receive the report.


OTHER AGENCY INVOLVEMENT:

Health and Human Services Agency

APPROVED BY:


Peter Maurer, Director 5/3/2018


Julie Moss-Lewis, Deputy County Counsel 5/6/2018


Brian Moss, Assistant CAO 5/11/2018


Diane Beverud, Deputy Clerk of the Board of Supervisors 5/14/2018