



# City Council Staff Report

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**DATE:** MARCH 16, 2021  
**TO:** HONORABLE MAYOR AND CITY COUNCIL  
**FROM:** ECONOMIC AND COMMUNITY DEVELOPMENT DEPARTMENT  
PLANNING DIVISION  
**DISTRICT:** All  
**SUBJECT:** SUMMARY OF ANNUAL HOUSING ELEMENT PROGRESS REPORT

## **ISSUE**

Should the City Council receive the summary of the Annual Housing Element Progress Report?

## **RECOMMENDATION**

Staff recommends that the City Council:

1. Receive the summary of the Annual Housing Element Progress Report.

## **BACKGROUND**

Government Code Section 65400 requires that all California cities provide an Annual Housing Element Progress Report to the Governor's Office of Planning and Research (OPR) and the California Department of Housing and Community Development (HCD). The intent of the statute is to describe the City's progress in meeting its share of the Regional Housing Needs Assessment (RHNA). Also, by forwarding this report to OPR and HCD the City may be eligible for future housing grants.

## **DISCUSSION**

A total of 5,452 units have been allocated to the City of Palmdale during the planning period October 2014 - October 2021 under its 5th cycle RHNA (Note: 6<sup>th</sup> cycle RHNA allocations have been finalized but are not considered for this reporting period).

These units are distributed by affordability level and the Housing Element of the General Plan must identify how the City plans to accommodate them. The City is required to designate land for housing to ensure that there is enough residentially designated land to meet its RHNA allocation, however, it is not required to ensure units are built. The City is required to report on the progress of housing development in the form of the Annual Housing Element Progress Report.

For calendar year 2020, there were 233 housing units issued a Certificate of Occupancy.

Table 1: 5<sup>th</sup> Cycle RHNA Allocation with Annual Issued Certificates of Occupancy

Income Level	RHNA Allocation	2013	2014	2015	2016	2017	2018	2019	2020	2021	Total	Total remaining
Very Low	1,395					91					91	1,304
Low	827					70					70	757
Moderate	898					86	62	149	233		530	368
Above Moderate	2,332	29	42	95							166	2,166
Total	5,452	29	42	95		247	62	149	233		857	4,595

In summary, 2020 saw more completed units than in the recent past.

**FISCAL IMPACT**

The annual housing element report is not anticipated to have any fiscal impact. However, the data within the report can be used to continue to streamline internal processes to facilitate increased productivity and accelerate housing development. Although no new revenue is anticipated, the construction of housing units of varied types ultimately has a positive net fiscal impact.

**STRATEGIC PLAN**

Goal III: Invest in infrastructure to improve community livability.

- E. Transform housing inventory to meet the changing lifestyle and market demands.

Prepared by:	Carlene Saxton, Director of Economic and Community Development
Certified as to availability of Funds:	Keith Kang, Finance Manager
Approved by:	J.J. Murphy, ICMA-CM, City Manager
Approved as to form:	Christopher Beck, City Attorney

**ATTACHMENTS**

1. Annual Housing Element Report Summary