



**CITY OF PACIFICA
COUNCIL AGENDA SUMMARY REPORT**

6/22/2020

SUBJECT:

Annual Progress Report on Implementation of the 2015-2023 Housing Element of the General Plan

RECOMMENDED ACTION:

- 1) Receive and file the report.
- 2) Direct the City Manager to transmit the report to the California Department of Housing and Community Development (HCD) and the Governor's Office of Planning and Research (OPR).

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BACKGROUND/DISCUSSION:

Pursuant to Government Code Section 65400(a)(2)(B), by April 1st of each year, the Planning Department is required to report to the City Council, Housing and Community Development (HCD), and the Office of Planning and Research (OPR) on the status of the implementation of the City's Housing Element during the prior calendar year. However, in light of COVID-19, a County Health Order mandating sheltering-in-place that went into effect on March 16 delayed this process. Staff transmitted the information contained in the 2019 Annual Progress Report (APR) to HCD and OPR on March 19 to comply with the April 1st deadline. HCD has noted that the City's APR would be accepted without City Council approval because of the COVID-19 emergency, and that the City may submit a revised APR if any data changed after the Council's review.

The City has deferred the APR since March and is now ready to present the item for Council's consideration. This report highlights the City's housing accomplishments and milestones achieved throughout the 2019 reporting period. Staff has prepared the 2019 APR in the format prescribed by HCD (attached). This is the fifth APR associated with the 2015-2023 Housing Element. The City Council adopted the 2015-2023 Housing Element on May 11, 2015. Staff reports no significant changes from the 2018 APR reviewed by Council in terms of housing unit production. However, Staff is pleased to report noteworthy achievements made in the 2019 reporting period with progress towards several Action Programs as explained below.

One Stop Shop ADU Pilot Program - Progress on Action Program No. 5

In August 2019, the City was notified of its selection to participate in the Second Unit One Stop Shop (OSS) Pilot Program. OSS is a partnership with San Mateo County that will test a model of helping four homeowners with second unit construction by providing technical support. Participating homeowners will receive no-cost support from the nonprofit Hello Housing with design, permitting, and project management involved with building an ADU. The application period for this program commenced in late February 2020.

Symbium Partnership - Progress on Action Program No. 5

To further community outreach focusing on equitable access to housing resources and opportunities, in October 2019 the City partnered with Symbium Corp. for an initial one-year term to deliver a publicly accessible portal (<<https://build.symbium.com/adu/pacifica>>) which enables any member of the public to determine whether an ADU is allowed at a specific location in the City and to learn the applicable development standards. The website is now active.

Reasonable Accommodation - Progress on Action Program No. 6

To promote housing opportunities for a person with disabilities, in October 2019 the City Council adopted Ordinance No. 851 to establish a reasonable accommodation process consistent with Fair Housing Laws in land use, zoning, and building regulations to ensure equal access to housing for persons with disabilities.

Accessory Dwelling Units Constructed - Progress on Action Program No. 11

Within the 2019 reporting period, seventeen (17) accessory dwelling units (ADUs) received either a completed entitlement, building permit, or certificate of occupancy. The City has observed an uptick in interest in ADU construction and continues to receive a steady stream of building permit applications while progress is made in other Action Programs.

ADU Ordinance Updates - Progress on Action Program No. 12

In early 2019, changes made by the California Legislature led to in City Council adoption of Ordinance No. 841-C.S. which included a repeal and replacement of the City's existing ADU zoning standards with current ADU standards in the Pacifica Municipal Code (PMC) to maintain consistency with Government Code Section 65852.2. Later in December 2019, the Planning Commission considered a draft ordinance where the State placed limitations on local agencies regarding their ability to regulate ADUs and JADUs. The Planning Commission adopted Resolution 2019-037 in December 2019 recommending City Council approval of the ordinance, and in January 2020, the City Council subsequently approved the changes and adopted Ordinance 854-C.S.

Home for All Engagement Program - Progress on Action Program No. 19

Throughout 2019, the City took part in a cohort system with the San Mateo County Home for All Network to proactively discuss housing trends with the public through community meetings. The two community engagement efforts conducted in Pacifica have highlighted the community's increasing support to allow a variety of housing types. Between February 2019 through May 2019, the City engaged with the public to introduce factual information about the current housing situation affecting the Bay Area region. The public was asked to identify potential solutions which reflect Pacifica's values. One of the potential housing solutions of greatest interest to those attending the Home for All conversations was the establishment of ADUs.

Next Steps

When reviewing the APR, the Council must consider the City's progress in meeting its share of regional housing needs and actions taken to remove governmental constraints to the maintenance, improvement, and development of housing. The City's regional housing needs allocation ("RHNA"), for the Housing Element planning period 2015-2023 is 413 units (approximately 52 units per year). The 2019 APR prepared by staff demonstrates the number of

housing units for which the City granted Planning entitlements, building permits, and certificates of occupancy during the 2019 calendar year. The APR also includes updates on the progress of implementing action programs contained in the Housing Element as summarized above.

The APR must be considered by the Council at a public meeting where members of the public have an opportunity to provide oral testimony and written comments. Members of the public may comment on the APR during general public comment on the consent calendar, or during a specific public comment period on the item in the event it is pulled from the consent calendar. Acceptance of the APR is a routine matter and the report is informational only.

ALTERNATIVE ACTION:

The recommended actions to receive, file, and transmit the APR are consistent with State Housing Element requirements; therefore, no alternative action is identified.

RELATION TO CITY COUNCIL GOALS AND WORK PLAN:

City Council Goals: “A Healthy and Compassionate Community” includes addressing affordable housing and mental health services, investigating strategies related to homelessness, and supporting youth services.

Work Plan, Council Priority No. 8: Affordable Housing

FISCAL IMPACT:

No direct fiscal impact.

ORIGINATED BY:

Planning Department

ATTACHMENT LIST:

2019 Housing Element Annual Progress Report (PDF)