

# **SUPPLEMENTAL AGENDA MATERIAL**

**Meeting Date:** November 28, 2017

**Item Number:** 21

**Item Description:** Referral Response: Bi-Annual Housing Pipeline Report

**Submitted by:** Councilmember Kate Harrison

Requests that future Pipeline Reports include a cumulative chart showing developments at each stage of the planning process (see attached) and address questions regarding which developments are included in the report and the reports relationship to SB 35.



Kate Harrison  
Councilmember District 4

ACTION CALENDAR  
November 28, 2017

To: Honorable Mayor and Members of the City Council  
From: Councilmember Harrison  
Subject: Supplemental Revision to Item 21, Referral Response: Bi-Annual Housing Pipeline Report

RECOMMENDATION

Refer to the City Manager to Amend Bi-Annual Housing Pipeline Report to include in future reports an additional overview chart (Attachment: Table 6) showing progress toward our RHNA goals broken down by the stages of the planning process and consider the following suggested additions:

1. Include buildings with fewer than five units in the report
2. Include units which are permitted by-right

and provide answers to following questions:

1. Earlier reports concerning compliance with regional goals may have used units approved as the standard, while the standards under SB 35 look at permits issued. Is it certain that achievement of RHNA goals will now be evaluated only against permits issued or is that only for SB 35 compliance? Some cities may be challenging the new standard as it seems to break with past practice. What is the status of these challenges?
2. With regard to SB 35:
  - a. RHNA goals are calculated over a nine-year period, but SB 35 utilizes yearly reporting. Do jurisdictions need to meet 1/9<sup>th</sup> of the overall goal in every reporting period, is the standard cumulative, or is there another system entirely?
  - b. Given that UC Berkeley students count towards our population for assessing our RHNA goals, does housing built by the University count toward our housing goal?

BACKGROUND

The passage of SB 35 makes progress towards RHNA goals an increasingly central topic when considering city planning and housing policy. These bi-annual reports provide vital insights in the progress the city is making toward meeting its housing goals.

The proposed recommendation, summary chart and answers to questions included in this supplemental would help refine these reports so they can more clearly address the requirements of this new law.

FINANCIAL IMPLICATIONS

Staff time

ENVIRONMENTAL SUSTAINABILITY

No environmental impact

CONTACT PERSON

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Attachments:

Recommended Table 6 – Progress towards 2014-2022 RHNA by Project Status

Attachment 6:

Progress towards 2014-2022 RHNA by Project Status												
January 1, 2014 – September 1, 2017												
Project Status	Extremely Low #	Extremely Low %	Very Low #	Very Low Cumulative %	Low #	Low Cumulative %	Moderate #	Moderate Cumulative %	Above Moderate #	Above Moderate Cumulative %	Total #	Total Cumulative %
RHNA	266		266		442		584		1401		2,959	
Issued Building Permit	0	0%	91	34%	66	15%	0	0%	1320	94%	1477	50%
Building Permit Submitted	0	0%	64	58%	2	15%	0	0%	483	129%	549	68%
Project Approved	0	0%	14	64%	7	17%	10	2%	515	165%	546	87%
Sub Total	0	~	169	~	75	~	10	~	2318	~	2572	~
Projects Pending Approval*	~	~	~	~	~	~	~	~	~	~	1452	223%
Total Units	~	~	~	~	~	~	~	~	~	~	6596	223%

\*Projects pending approval are not separated by income level

Extremely Low Income = 30% or less of AMI = \$21,950 or less = \$549 or less a month in rent

Very Low Income = 31% -50% of AMI = \$21,951 - \$36,550 = \$549 - \$914 a month in rent

Low Income = 51% - 80% of AMI = \$36,551 - \$56,300 = \$914 - \$1,408 a month in rent

Moderate Income = 81% - 120% of AMI = \$56,301 - \$81,850 = \$1,408 - \$2,046 a month in rent

Above Moderate Income = Above 120% AMI = \$81,851 or more = \$2,046 or more a month in rent

Based on Area Median Income (AMI) of \$68,200 and maximum of 30% of monthly income going to rent

Source: <https://www.dublin.ca.gov/DocumentCenter/View/10539>