

Sale/Rental Data and RHNA Progress

Below is preliminary 2017 data on the current Housing Element and RHNA cycle (2015-2023). Staff is preparing the Annual Progress Report for City Council review March 6 and the numbers will be finalized in that report. A final report is due to California Housing and Community Development (HCD) April 1. Note that this report covers only the first three years of the eight-year cycle.

The table below shows the building permits issued during the calendar years. The initial form of tenancy (ownership vs rental) is reflected in the first two lines. A line is added noting the projects/units where a final map for condominium purposes has been approved. Future condominiums are subject to the California Bureau of Real Estate approvals and procedures.

CYCLE TO DATE: 2015 -2017					
Intended for	2015	2016	2017	Total	% of total
Ownership	192	250	416	858	53.6%
Rental	671	2	70	743	46.4%
Total	863	252	486	1,601	100.0%
					% of total that is condo-mapped rentals (only)
Subset: Condo- mapped rentals	670	0	0	670	91%

Affordability categories are reflected below

AFFORDABLE UNIT DETAILS			
2015-2017 cumulative totals:	Affordable Unit Types		
Income Level	Rental	Ownership	Total
Very Low Income	89	0	89
Low Income	19	1	20
Moderate Income	6	80	86
Total	114	81	195
Rental/Owner	58%	42%	100%

2015-2017 Total	# of Units	% by Income Level	% of RHNA to Date (3-Yr Goal)	Prorated Goal for 3/8 of Cycle Passed	Over/(Under) 3-yr Prorated Goal
Very Low Income	89	5.6%	14%	615	(526)
Low Income	20	1.2%	6%	340	(320)
Moderate Income	86	5.4%	25%	350	(264)
All Affordable (subtotal)	195	12.2%	15%	1,304	(1,109)
Above Moderate	1,406	87.8%	190%	740	666
Total	1,601	100.0%	78%	2,045	(444)