

Department of Housing and Community Development

ANNUAL HOUSING ELEMENT PROGRESS REPORT

City or County Name: City of Imperial Beach

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Reporting Period by Calendar Year: from Jan 1, 2015 to Dec 31, 2015

These forms and tables, (see sample – next page) must be submitted to HCD and the Governor’s Office of Planning and Research (OPR) on or before April 1, of each year for the prior calendar year; submit separate reports directly to both HCD and OPR (Government Code Section 65400) at the addresses listed below:

Department of Housing and Community Development
Division of Housing Policy Development
P.O. Box 952053
Sacramento, CA 94252-2053

-and-

Governor’s Office of Planning and Research
P.O. Box 3044
Sacramento, CA 95812-3044

Policy Department
Received
MAR 29 2016

Housing Policy Department
Received on:
MAR 29 2016

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation (CCR Title 25 §6202)

Jurisdiction City of Imperial Beach
Reporting Period 1/1/2015 - 12/31/2015

Table A

Annual Building Activity Report Summary - New Construction Very Low-, Low-, and Mixed-Income Multifamily Projects

| Housing Development Information | | | | | Housing with Financial Assistance and/or Deed Restrictions | | Housing without Financial Assistance or Deed Restrictions | | | |
|--|--------------------|------------------------------------|---|------------|--|------------------------------|---|---|--|--|
| 1 Project Identifier (may be APN No., project name or address) | 2 Unit Category | 3 Tenure R=Renter O=Owner | 4 Affordability by Household Incomes | | | 5 Total Units per Project | 5a Est. # Infill Units* | 6 Assistance Programs for Each Development See Instructions | 7 Deed Restricted Units See Instructions | 8 Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions. |
| | | | Very Low-Income | Low-Income | Moderate-Income | | | | | |
| (9) Total of Moderate and Above Moderate from Table A3 | | | | | 0 | 20 | 20 | | | |
| (10) Total by income Table A/A3 | | | | | | 20 | 20 | | | |
| (11) Total Extremely Low-Income Units* | | | | | | | | | | |

* Note: These fields are voluntary

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Table A2
Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)

Please note: Units may only be credited to the table below when a jurisdiction has included a program it its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

| Activity Type | Affordability by Household Incomes | | | | (4) The Description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1 |
|-----------------------------------|------------------------------------|-----------------|------------|-------------|---|
| | Extremely Low-Income* | Very Low-Income | Low-Income | TOTAL UNITS | |
| (1) Rehabilitation Activity | | | | 0 | |
| (2) Preservation of Units At-Risk | | | | 0 | |
| (3) Acquisition of Units | | | | 0 | |
| (5) Total Units by Income | 0 | 0 | 0 | 0 | |

* Note: This field is voluntary

Table A3
Annual building Activity Report Summary for Above Moderate-Income Units
(not including those units reported on Table A)

| No. of Units Permitted for Moderate | No. of Units Permitted for Above Moderate | | | | | 6. Total | 7. Number of infill units* |
|-------------------------------------|---|----------------|-------------|----------------|-----------------|----------|----------------------------|
| | 1. Single Family | 2. 2 - 4 Units | 3. 5+ Units | 4. Second Unit | 5. Mobile Homes | | |
| | 7 | 2 | 11 | | | 20 | |

* Note: This field is voluntary

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Table B

Regional Housing Needs Allocation Progress

Permitted Units Issued by Affordability

| Enter Calendar Year starting with the first year of the RHNA allocation period. See Example. | | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | Total Units to Date (all years) | Total Remaining RHNA by Income Level |
|--|---------------------|------|------|------|------|------|------|------|------|------|---------------------------------|--------------------------------------|
| | | | | | | | | | | | | |
| Very Low | Deed | | | 3 | | | | | | | 3 | 60 |
| | Restricted Non-deed | | | | | | | | | | | |
| | restricted | | | | | | | | | | | |
| Low | Deed | | | 26 | | | | | | | 26 | 22 |
| | Restricted Non-deed | | | | | | | | | | | |
| | restricted | | | | | | | | | | | |
| Moderate | Deed | | | 5 | | | | | | | 5 | 40 |
| | Restricted Non-deed | | | | | | | | | | | |
| | restricted | | | | | | | | | | | |
| Above Moderate | | 4 | 3 | 10 | 13 | 20 | | | | | 50 | 48 |
| | | | | | | | | | | | | |
| Total RHNA by COG. Enter allocation number: | | | | | | | | | | | 254 | |
| Total Units | | 4 | 3 | 44 | 13 | 20 | | | | | 84 | 170 |
| Remaining Need for RHNA Period | | | | | | | | | | | | |

Note: units serving extremely low-income households are included in the very low-income permitted units totals.

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Table C

Program Implementation Status

| Program Description (By Housing Element Program Names) | Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element. | Timeframe in H.E. | Status of Program Implementation |
|---|---|----------------------------------|--|
| Name of Program | Objective | | |
| Program 1: Home Repair Program for Owner-Occupied Property | Continue to promote the County's Home Repair Program for Owner-Occupied Property to residents and property owners through dissemination of brochures at public counters, providing information on City website, and referring residents and property owners to the County of San Diego, Department of Community Development | Ongoing monitoring and reporting | construction of new senior center |
| Program 2: Neighborhood Improvements | Annually apply to the San Diego Urban County for CDBG funds. Complete 16 infrastructure improvement projects that serve lower income neighborhoods by 2021. | annual | program closed out due to elimination of redevelopment |
| Program 3: Clean and Green | Publicize City program on website and at public counters. Assist 30 lower and 30 moderate income households by 2021 | ongoing | no notice of market rate conversion; Saint James to extend Section 8 contract with HUD |
| Program 4: Conservation of Existing and Future Affordable Units | Monitor Units at Risk: Ongoing monitoring of the status of units within the St. James Plaza development. Tenant Education: The California legislature extended the noticing requirement of at-risk units opting out of low-income use restrictions to one year. Should a property owner pursue conversion of the units to market rate, the City will ensure that tenants were properly noticed and informed of their rights and that they are eligible to receive Housing Choice Vouchers that would enable them to stay in their units. | ongoing | tracking of affordable units; none deed-restricted |
| Program 5: Coastal Zone Monitoring | Begin maintaining records in 2013. Ongoing tracking of new construction, demolition, and conversion of affordable units within the Coastal Zone | annual | |

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| Name of Program | Objective | Timeframe in H.E. | Status of Program Implementation |
|--|---|-------------------|---|
| Program 6: Affordable Housing Incentives | Outreach to affordable housing developers annually to explore opportunities for affordable housing. Outreach should include developers with experience in development projects that include units affordable to extremely low income households. Continue to provide regulatory and technical assistance to affordable housing developers. Annually explore various sources (e.g., HCD and HUD) for funding opportunities, including those available for housing for extremely low income households. Apply for or support applications for affordable housing funds for projects or programs that are consistent with the goals and objectives of the Housing Element. | annual | families occupied Habitat for Humanity's 6 affordable units @ 776 10th St; since loss of redevelopment set-aside, exploring cap & trade housing funds |
| Program 7: Housing Choice Vouchers | Continue to promote the Housing Choice Voucher program to residents and property owners through dissemination of brochures at public counters, providing information on the City's web-site, and referring residents and property owners to the County of San Diego, Department of Community Development. Encourage property owners to accept Housing Choice Vouchers and work to maintain at least the current level of assistance (415 voucher holders) in Imperial Beach | ongoing | ongoing |
| Program 8: First-Time Homebuyer Programs | Continue to promote the DCCA, MGC, and CHDAP programs to residents through dissemination of brochures at public counters, providing information on City website Refer residents to the County of San Diego, Department of Community Development, and the California Housing Finance Agency for assistance. | ongoing | ongoing |
| Program 9: Residential Sites Inventory | Monitor status of vacant and underutilized sites. Provide information on available sites and development incentives to interested developers and property owners | ongoing | ongoing |
| Program 10: Mixed Use Development Sites | Pursue Local Coastal Plan amendment certification by the Coastal Commission in 2012-2013. Promote mixed use development opportunities to developers and property owners | 2013 | Commercial LCP/zoning amendment certified by CCC in 2013 |
| Program 11: Lot Consolidation Program | Amend the Zoning Ordinance to eliminate the existing lot consolidation restrictions within residential base zones and add incentives within one year of adoption of the Housing Element. Promote the program through dissemination of brochures at public counters and providing information on City website | 2014 | City Council declined to adopt zoning amendment due to ineffective housing yield and community opposition |

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| Name of Program | Objective | Timeframe in H.E. | Status of Program Implementation |
|--|---|-------------------|--|
| Program 12: Density Bonus Ordinance | Revise the Zoning Ordinance to update density bonus provisions consistent with State law within one year of adoption of the Housing Element. Promote the use of density bonus incentives and provide technical assistance to developers in utilizing density bonus for maximize feasibility and meet local housing needs. | 2014 | zoning amendment adopted by City Council Aug 6, 2014; Coastal Commission certification pending |
| Program 13: Housing for Homeless, Special Needs, and Extremely Low Income Households | Revise the Zoning Ordinance within one year of adoption of the Housing Element to address housing for the homeless and special needs groups and adopt reasonable accommodations ordinance in compliance with ADA | 2014 | zoning amendment adopted by City Council Aug 6, 2014; Coastal Commission certification pending |
| Program 14: Fair Housing Program | Continue to participate in the County's Fair Housing Program, a fair housing service provider for fair housing and tenant/landlord dispute resolution services. Continue to disseminate fair housing information and referring complaints to appropriate agencies. Continue to participate in the Analysis of Impediments to Fair Housing Choice; update due in 2016. | ongoing | ongoing |

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General Comments:
