Housing Policy Department
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City of National City
General Plan Annual Progress Report
January 1 – December 31
2012

Presented to City Council
March 19, 2013

California Government Code Section 65400(a)(2) requires the City to submit an annual progress report on the implementation of the General Plan by April 1 for the previous calendar year. The report is submitted to the Governor's Office of Planning and Research (OPR) and the Department of Housing and Community Development (HCD).

Providing the report to HCD fulfills Housing Law requirements to report certain information, including the progress in meeting the City's share of the regional housing needs. Furthermore, submitting the report to the state ensures that the City remains eligible for grants and other funding sources that are tied to the filing of the report. The report is also submitted to SANDAG to qualify for certain discretionary funds administered by that agency.

The report is presented as tables provided by and in accordance with HCD requirements.

Table A –	Annual Building Activity Report Summary Very Low-, Low-, and Mixed-Income Multifamily Projects New Construction (Unit Permits Issued)
Table A2 –	Annual Building Activity Report Summary Units Rehabilitated, Preserved, and Acquired Pursuant to Government Code Section 65583.1(c)(1)
Table A3 –	Annual Building Activity Report Summary Above Moderate-Income Units Not included in Table A New Construction (Unit Permits Issued)
Table B –	Regional Housing Needs Allocation Progress Permitted Units Issued by Affordability
Table C –	Housing Element Program Implementation Status
Table D –	Implementation of the General Plan

Table A
Annual Building Activity Report Summary
Very Low-, Low-, and Mixed-Income Multifamily Projects
New Construction (Unit Permits Issued)

Project APN, name, or address	Unit Category	R=Renter O=Owner	Affordability by Household Incomes (Units)				Total Units	Infill Units	Assistance Programs	Deed Restrictions	Affordable without assistance or restrictions (Attach explanation)
			Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income					
Total Moderate and Above Moderate from Table A3					0	9	9	9			
Total by income Table A/A3			0	0	0	9	9	9			
Total Extremely Low-Income (optional)			0								

Table A2
Annual Building Activity Report Summary
Units Rehabilitated, Preserved, and Acquired
Pursuant to Government Code Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				Document compliance with Government Code Section 65583.1(c)(1)
	Extremely Low-Income	Very Low-Income	Low-Income	TOTAL UNITS	
Rehabilitation					
Preservation of Units At-Risk					
Acquisition					
Total Units	0	0	0	0	

Table A3
Annual Building Activity Report Summary
Above Moderate-Income Units Not included in Table A
New Construction (Unit Permits Issued)

Household Income	Single Family	2 - 4 Units	5+ Units	Second Unit	Mobile Homes	Total	Infill Units
Moderate-Income						0	0
Above Moderate-Income	9					9	9

Table B
Regional Housing Needs Allocation Progress
Permitted Units Issued by Affordability

Calendar Year			2005	2006	2007	2008	2009	2010	2011	2012		Total to Date	Remaining RHNA
Income Level		RHNA Allocation	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9		
Extremely Low and Very Low	Deed Restricted	18		60								60	0
	Non-Restricted												
Low	Deed Restricted	39		20			2	8				30	4
	Non-Restricted					5						5	
Moderate	Deed Restricted	60											0
	Non-Restricted				170							170	
Above Moderate		202	156	47	73	227	18	23	3	9		547	0
Total RHNA Allocation		319											
Total Permitted			156	127	243	232	20	31	3	9		821	
Total Remaining RHNA Need													4

Table C
Housing Element Program Implementation Status
(January 1 – December 31, 2012)

Program	Objective	Schedule	Status
1. Rental Unit Rehabilitation Program	Provide assistance to rehabilitate 50 rental units over the five-year period	Ongoing	No rental units rehabilitated in 2012.
2. Ownership Housing Rehabilitation	Non-Repayable Lead Based Paint Grants: inspect 600 homes Paint Programs (all): 200 homes	Complete by end of planning cycle	One single family unit rehabilitated in 2012.
3. Code Enforcement	The City will abate approximately 1,300 cases during this planning cycle	Ongoing	An average of over 250 housing-related code violations abated annually.
4. Housing Inspection Program	Inspect approximately 4,000 units, achieving closure in 90 percent of cases	Annually scheduled	An average of over 500 housing units inspected annually.
5. Christmas in July Community Volunteer Program	Support rehabilitation/repair of 75 houses or 15 houses annually	Annually	No assistance provided in 2012. No funding since 2010.
6. Apartment Management	Pursue 100 percent enforcement requiring on-site management in complexes of nine or more units	Ongoing Housing Assistance	Projects are inspected through other housing and code enforcement programs.
7. Lead Hazard Control Program	410 units	Ongoing	No assistance provided in 2012. Program completed in 2008.
8. Tool Loan Program	Lend tools as needed, based on demand	Ongoing	No assistance provided in 2012. Not funded in 2012.
9. Healthy Homes Demonstration Program	Inspect 480 homes, repair/rehab 165 homes	Ongoing	No assistance provided in 2012. Program completed in 2009.
10. MAAC/SDGE Weatherproofing Program	Assist 35 households in weatherproofing their homes	Ongoing	An average of over five households assisted each month.

Program	Objective	Schedule	Status
11. Preserve Affordable Units at Risk of Converting to Market Rate	Conserve the affordability of 614 rental housing units at risk of converting to market rate housing by: Monitoring the status of Granger Apartments, Inter City Manor, and Plaza Manor; Identifying nonprofit organizations as potential purchasers/managers of at-risk housing units; Exploring funding sources available to preserve the affordability of at risk projects, or to construct replacement units; and/or Assisting tenants to apply for priority status on the Section 8 voucher/certificate programs should a conversion takes place	Section 8 contracts are subject to annual or short-term renewals. The Community Development Commission will annually review the status of the Section 8 contracts	No at-risk units converted to market rate in 2012. The City continues to monitor affordable units at risk of converting to market rate.
12. Housing Choice Voucher (Section 8) Rental Assistance Program	Continue to provide 300 units of Section 8 project-based affordable housing at Morgan-Kimball Towers, maintain the level of tenant-based Section 8 assistance and continue tenant-based assistance to approximately 1,044 households	Ongoing	Section 8 rental assistance has remained at same levels through 2012.
13. Reasonable Accommodations for Persons with Disabilities	Adopt procedure within one year of certification of Housing Element	Ongoing	General Plan and Land Use Code updates adopted in June 2011.
14. Flexible Development Standards in Selected Neighborhoods	Allow flexibility in certain neighborhoods to facilitate the development of quality housing and improve the character of the neighborhoods	Complete the study with recommended regulatory incentives by June 2008 and revise the Land Use Code by December 2008	General Plan and Land Use Code updates adopted in June 2011.
15. Relocation of Displaced Tenants	Give high priority in assisting tenant households that are displaced from their homes due to code enforcement issues	Ongoing	No tenants displaced due to code enforcement issues in 2012.
16. Housing Stock Condition	Estimate the number of dwelling units in need of repair or replacement to focus housing rehabilitation and replacement efforts toward those areas in highest need	Initial survey completed within 12 months; ongoing update	Survey conducted in 2010.
17. Clean-up Events	20 events	Four events annually	Two events completed in 2012.

Program	Objective	Schedule	Status
18. Implement Specific Plans	Fulfill RHNA goals for National City by implementing the Downtown and Westside Specific Plans to accommodate the production of affordable housing	Ongoing until build out of the specific plan area	Downtown Specific Plan adopted in 2005; Westside Specific Plan adopted in 2010. Continuing implementation.
19. Provide Residential Development Informational Material to Developers	Maintain, enhance and create informational material regarding residential development to developers on an ongoing and as-needed basis	Ongoing in response to development proposals	The City maintains current information materials and provides these to developers in response to development proposals.
20. GIS Database	Maintain and keep the GIS database current in order to provide specific development information to market infill housing development to interested developers	Ongoing in response to development proposals	Database updated in 2012.
21. Community Housing Development Organizations (CHDOs)	Identify and provide funding to CHDOs in order to pursue additional affordable housing projects. Provide funding to support CHDOs in building administrative capacity	Allocate HOME funds for CHDO activities annually through the Consolidated Planning process	No funding provided to CHDOs in 2012.
22. New Construction of Affordable Housing	Assist in the production of at least 117 new affordable housing units between 2005 and 2010, including nine extremely low income units, nine very low income units, 39 low income units, and 60 moderate income units. These minimum objectives reflect the City's remaining regional housing allocation for these income groups with the addition of the extremely low income category to meet new State law	Allocate HOME funds annually through the Consolidated Planning process. Allocate Set-Aside funds through the five-year Redevelopment Implementation Planning process	No assistance provided for construction in 2012.
23. Promote Assistance Programs for Construction of Affordable Housing	Annually conduct an outreach program to the development community to ensure awareness of available housing programs	Annually through the Housing Element cycle	The City was actively engaged with affordable housing developers in 2012.
24. Update Density Bonus and Second Unit Provisions of the Land Use Code	Comply with State law on density bonuses	Adopt updated density bonus and second unit provisions by June 2008	Density bonus ordinance amended in 2009. Second unit provisions amended in June 2011.

Program	Objective	Schedule	Status
25. Communicate Production Priorities to Prospective Developers	Specific actions over the next five years may include: National City Facts to be updated every year Prepare reports of building activity when requested by developers Regularly purchase Assessor parcel data that is integrated into City GIS system for vacant properties Presentations to Chamber of Commerce, neighborhood councils, port tenants, business improvement districts, etc. Regularly participate in meetings of local planning, developer, and business organizations	Ongoing, in response to development proposals and inquiries	National City Facts updated in 2012. Annual housing permit/construction activity reports prepared in 2012. GIS parcel data updated in 2012. GIS inventory of vacant and infill sites in 2012. City participated with community groups, businesses, neighborhood councils, and other organizations in 2012.
26. Implementation of Housing Element Annual Report	The City will submit annual Housing Element reports to the California Department of Housing and Community Development to ensure local emphasis in meeting the goals of the Housing Element and propose policy changes to correct non-achievement, if necessary	Annually, 2005-2010	Annual progress report submitted in 2012 for calendar year 2011 to HCD, OPR, and SANDAG.
27. Implementation Design Guidelines	Improve quality of design in construction through continued implementation of the Design Guidelines	Ongoing basis as development is proposed	The guidelines are applied to each project reviewed, and developers are encouraged to incorporate quality design in projects.
28. Initiate an Amendment of the Land Use Code for Multi-Family Residential Development	Adopt an amendment of the Land Use Code to allow for administrative review of multi-family development applications	Within 12 months of adoption of the Housing Element	Land Use Code was updated in June 2011.
29. Initiate an Amendment of the Land Use Code to Allow Homeless Shelters, Emergency Shelters, and Transitional Housing	Adopt an amendment of the Land Use Code to allow for administrative review of emergency shelters and to treat transitional housing similarly to other residential dwellings	Within 12 months of adoption of the Housing Element	Land Use Code was updated in June 2011.
30. Compliance with Fair Housing Requirements of Community Development Block Grant (CDBG) and HOME Programs	Continue to implement actions to address fair housing issues through the CDBG and HOME-funded activities	Develop actions annually to be undertaken to address fair housing impediments identified in the AI as part of the annual Consolidated Action Plan process	Analysis of Impediments to Fair Housing Choice prepared in 2010.

Program	Objective	Schedule	Status
31. Continue Cooperation and Support of Fair Housing Counseling and Enforcement Organizations	Continue to implement open, fair housing practices and sufficient resources are made available to assure informed housing consumers and suppliers	Annually evaluate the services provided by the fair housing counseling and enforcement organizations to ensure services are provided, and revise contracts where appropriate	The City conducted its annual review and funding process for service providers with public hearings in 2012.
32. Fair Housing Training	In new projects with 10 units or more require the training of staff in Fair Housing administration	Ongoing on a project-by-project basis when needed	Property manager compliance through contract agreements and training through the Fair Housing Council of San Diego.
33. Update Land Use Code	Remove definition of "family" from zoning code	Within 12 months of adoption of the Housing Element	Land Use Code updated in June 2011.
34. State Energy Conservation Standards Achievement	Achieve State energy conservation standards for housing	Ongoing as part of the Building Permit process	2010 California Energy Codes adopted in 2010.
35. Incentives for Energy Efficient Development	Reduce energy use per capita in new and rehabilitated housing	Develop incentives and adopt as part of the Land Use Code by June 2008	Land Use Code updated in June 2011. Energy Roadmap adopted in 2012.
36. Solar Access Standards	Reduce energy use per capita in new housing	Revise the City's Design Guidelines to include solar access standards by June 2008	Land Use Code updated in June 2011.
37. Green Building Program	Reduce the effects of global warming	Revise the City's Design Guidelines to include Green Building Standards by December 2008	Land Use Code and Climate Action Plan adopted in June 2011. Energy Roadmap adopted in 2012.

Table D
Implementation of the General Plan

Program / Activity	Progress / Status
General Plan	The General Plan was comprehensively updated in 2011 in compliance with OPR guidelines and Government Code Section 65040.2.
Land Use (Zoning) Code	The Land Use Code was comprehensively updated in 2011 in conjunction with the General Plan Update.
Downtown Specific Plan	The Downtown Specific Plan was amended in 2011 to be consistent with General Plan.
Marina District Vision Plan	Joint Port District and City land use planning study was completed, public meetings held, direction given to implement, and RFQ released for developer qualifications/proposals.
Westside Infill TOD Project	Community meetings were held, project entitlements approved, design development completed, and environmental remediation plan conditionally approved.
Transportation, Circulation, and Mobility	Ongoing Safe Routes to School project phases completed. Ongoing ADA improvement projects completed. Plaza Boulevard Widening Project engineering and right-of-way acquisition. 8th Street Corridor Smart Growth Revitalization Project design engineering.
Facilities, Infrastructure, and Utilities	Ongoing street resurfacing and slurry sealing projects. Ongoing sewer and drainage system improvements. Ongoing building and facility renovations.
Park Improvements	Ongoing park improvements projects at El Toyon Park, Las Palmas Park, and Kimball Park.
Regional Planning	Collaboration with SANDAG in Series 13 Regional Growth Forecast. Participation in SANDAG regional planning programs and initiatives through technical and policy committees. Participation with regional and local agencies and organizations on relevant planning initiatives, such as sustainability, energy, climate change, sea level rise, electric vehicle infrastructure, transportation, and joint use.

-- END OF REPORT --