Department of Housing and Community Development

Housing Form
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Department

ANNUAL HOUSING ELEMENT PROGRESS REPORT

City or County Name: City of National City

Mailing Address: _____

_____

Contact Person: _____ Title: _____

Phone: _____ FAX: _____ E-mail: _____

Reporting Period by Calendar Year: from 1/1/13 to 12/31/13

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

City of National City
Housing Element Annual Progress Report
January 1 – December 31
2013

California Government Code Section 65400 requires the City to prepare an annual progress report on the implementation of the General Plan Housing Element 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 last comprehensive update of the General Plan was adopted on June 7, 2011, and was readopted on January 24, 2012. The General Plan update did not include the Housing Element due to the timing of the preparation of the Regional Housing Needs Assessment. The Housing Element update was adopted on April 16, 2013. With these updates, the General Plan complies with the OPR guidelines developed and adopted pursuant to Government Code Section 65040.2

The Annual Progress Report consists of the following tables:

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 Moderate and 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 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						32	32	32			
Total by income Table A/A3						32	32	32			
Total Extremely Low-Income (optional)											

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		8	1	9	
Preservation of Units At-Risk				0	
Acquisition				0	
Total Units	0	8	1	9	

Table A3
Annual Building Activity Report Summary
Moderate and 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	4	2	26			32	32

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

Calendar Year			2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	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	Year 10	Year 11		
Extremely Low and Very Low	Deed Restricted	465													465
	Non-Restricted														
Low	Deed Restricted	353	8												345
	Non-Restricted														
Moderate	Deed Restricted	327													327
	Non-Restricted														
Above Moderate		718	23	3	9	32									651
Total RHNA Allocation		1,863													
Total Permitted			31	3	9	32									
Total Remaining RHNA Need															1,788

Table C
Housing Element Program Implementation Status
(January 1 – December 31, 2013)

Program	Objective	Schedule	Status
1. Rental Rehabilitation Program.	Rehabilitate an average of 10 units per year.	Rehabilitate an average of ten units per year for a total of 80 units during the eight-year planning cycle.	8 rental units rehabilitated in 2013.
2. Ownership Housing Rehabilitation Program.	Rehabilitate an average of five units per year.	Rehabilitate an average of five units per year for a total of 40 units during the eight-year planning cycle.	1 single-family unit rehabilitated in 2013.
3. Code Enforcement Program.	Abate an average of 250 cases per year.	Abate an average of 250 cases per year for a total of 2,000 cases during the eight-year planning cycle.	An average of over 250 housing-related code violations abated annually.
4. Housing Inspection Program	Inspect an average of 128 units per year.	Inspect an average of 128 units per year for a total of 1,024 units during the eight-year planning cycle.	An average of over 500 housing units inspected annually.
5. At-Risk Housing Program.	Conserve the affordability of 795 housing units at risk of converting to market rate.	Monitor status of at-risk units annually during the eight-year planning cycle.	No at-risk units converted to market rate in 2013. The City continues to monitor affordable units at risk of converting to market rate.
6. Housing Choice Voucher (Section 8) Rental Assistance Program.	Maintain 911 units of project-based housing and 1,123 tenant-based vouchers.	Monitor annually during the eight-year planning cycle.	Continued to maintain and monitor 1,123 tenant-based vouchers and 911 project based vouchers.
7. Tenant Relocation Program.	Relocate any tenants displaced due to code enforcement.	Continue to offer the program during the eight-year planning cycle.	No tenants displaced due to code enforcement issues in 2013.
8. Housing Stock Conditions Program.	Estimate of the number of dwelling units in need of repair or replacement.	Conduct survey annually during the eight-year planning cycle.	Survey conducted in 2010 but there was no survey conducted in 2013.
9. Clean-up Events Program.	Conduct an average of four events per year.	Conduct an average of four events annually for a total of 32 events during the eight-year planning cycle.	Two clean-up events completed in 2013.
10. Developer Information Program.	Update and maintain informational materials as policies, standards, guidelines, and ordinances are amended or adopted.	Update as policies, standards, guidelines, and ordinances are amended or adopted during the eight-year planning cycle.	The City maintains current information materials and provides these to developers in response to development proposals.

Program	Objective	Schedule	Status
11. GIS Database Program.	Update database as new information becomes available in a compatible format.	Monitor data sources and update upon availability during the eight-year planning cycle.	Database updated in 2013.
12. Community Housing Development Organizations Program.	Identify and fund CHDOs to pursue affordable housing projects and programs.	Conduct outreach annually as part of the budget process and as funding sources become available during the eight-year planning cycle.	Habitat for Humanity was funded with $650,000 to complete the rehabilitation of 6 single-units and sell the units to First-time Homebuyers at 80% AMI.
13. New Construction Program.	Production of housing units to meet the RHNA allocation.	Conduct outreach annually as part of the budget and CIP process and as funding sources become available during the eight-year planning cycle.	The City of National City granted the Community Development Commission-Housing Authority of the City of National City $2 million to purchase a site where 109 affordable housing units affordable to families at or below 60% AMI.
14. Construction Assistance Program.	Development community awareness of available housing programs.	Conduct outreach annually as part of the budget and CIP process and as funding sources become available during the eight-year planning cycle.	The City was actively engaged with affordable housing developers and in 2013 and provided information on available funding sources for affordable housing development.
15. Production Priorities Program.	Communicate housing policy objectives to prospective developers and encourage and facilitate projects that implement Housing Element policies.	Ongoing as part of the pre-application and consultation process during the eight-year planning cycle.	The City communicates housing policy objectives to prospective developers.
16. Housing Element Annual Report.	Submit report to Department of Housing and Community Development prior to the statutory deadline.	Prepare and submit annually pursuant to statute during the eight-year planning cycle.	Annual progress report submitted in 2013 for calendar year 2012.
17. Design Guidelines Program.	Improvement in the quality of design in construction through the implementation of design guidelines.	Ongoing as part of the pre-application and consultation process during the eight-year planning cycle.	Design guidelines are applied to each project reviewed, and developers are encouraged to incorporate quality design in projects.
18. Fair Housing Requirements Program.	Implement actions to address fair housing issues through CDBG and HOME activities.	Update AI in conjunction with Consolidated Plan updates and implement on ongoing basis during the eight-year planning cycle.	The City updated its 2010-2015 Fair Housing Action Plan and published the updates as Appendix D to 2012-2013 Consolidated Annual Performance and Evaluation Report (CAPER).
19. Fair Housing Organizations.	Fair housing practices and informed housing consumers and suppliers.	Conduct outreach annually as part of the budget and CIP process and as funding sources become available during the eight-year planning cycle.	CSA San Diego County provided fair housing services to the City in 2013 which included fair housing counseling and education seminars for the public.

Program	Objective	Schedule	Status
20. Fair Housing Training Program.	In new projects of 10 or more units, training of staff in fair housing administration.	Refer to contracted providers prior to occupancy of new projects during the eight-year planning cycle.	CSA San Diego County provided fair housing seminars and training opportunities to rental property owners in the City throughout 2013
21. State Energy Conservation Program.	Achieve State energy conservation standards for housing.	Conduct on an ongoing basis as part of the development review, permitting, and enforcement processes during the eight-year planning cycle.	2013 California Building Codes, which include Green and Energy Codes, were adopted in December 2013 and went into effect January 1, 2014
22. Community Land Trust (CLT) Program.	Allow the establishment of community land trusts as needed.	Conduct outreach annually as part of the budget and CIP process and as funding sources become available during the eight-year planning cycle.	In 2013, the Housing Element was updated to include a program to allow the establishment of community land trusts.
23. Extremely-Low Income Housing Program.	Production of 233 units of housing affordable to extremely-low income households.	Conduct outreach annually as part of the budget and CIP process and as funding sources become available during the eight-year planning cycle.	No extremely-low income units were built or rehabilitated in 2013 but the City continues to engage developers to build extremely low income units.
24. Land Use Code Monitoring Program.	Implementation of the General Plan, including Housing Element policies.	Monitor and report annually as part of the General Plan Annual Progress Report during the eight-year planning cycle.	Annual progress report submitted in 2013 for calendar year 2012.

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