

Housing Element Update

2010-2020

City of National City
City Council
January 15, 2013

Overview

- What is the Housing Element?
- State Requirements
- Community Profile
- Constraints & Resources
- Accomplishments
- Goals and Programs
- Next Steps

What is the Housing Element?

- 1 of 7 required elements of the General Plan
- A comprehensive housing strategy
- “Decent housing and a suitable living environment . . .”
- Requirements for affordable and special needs housing
- Periodic updates — This update will cover 2010-2020

Housing Element Requirements

- City's share of regional housing needs:

Very Low Income	+ 465
Low Income	+ 353
Moderate Income	+ 327
<u>Above Moderate Income</u>	<u>+ 718</u>
Total (2010 to 2020)	= 1,863

- Identify sites to accommodate need
- Facilitate development of adequate housing
- Identify and remove constraints to development
- Conserve and improve affordable housing stock

Population Characteristics

- Population increased 7% from 2000 to 2010
- Current population under 60,000
- Median age 30 years in 2010 lowest in county
- Median age in county increased from 2000 to 2010
- Hispanic/Latino population only group to increase proportionate to population (59% to 63%)

Household Characteristics

- 78% family households
 - 39% married with children (29% in 2000)
 - 24% married with no children
 - 27% other
- 22% non-family households, e.g. singles
- \$41,864 median income lowest in county
- Countywide median income \$56,300
- Largest occupational categories were service and sales/office 58% (51% in 2000)

Household Characteristics

- 18% of households overcrowded in 2011
- 53% of households overpaid for housing
 - 60% renters
 - 44% owners
- Special needs households
 - 29% Single parents (18% in 2000)
 - 22% Large families
 - 16% Seniors (9% in 2000)
 - 9% Persons with HIV and AIDS
 - 8% Military households
 - 8% Disabled persons
 - 6% College students
 - Homeless

Housing Characteristics

- 17,687 housing units in 2010
 - 9,545 single family
 - 7,662 multiple family
 - 480 mobile homes
- 33% of households were owners
- 67% of households were renters
- 8.9% vacancy rate (2.7% in 2000)
- 78% housing stock 30+ years old (85% in 2000)

Housing Characteristics

- Median home value \$204,000 in 2011 (\$390,000 in 2005)
- Affordable if < 30% of gross household income
- Household income Limits
 - Moderate income \$63,750
 - Low income \$45,000
 - Very low income \$28,150

Constraints

- Scarce vacant land increases costs
- Construction and labor are significant costs
- Available financing to purchase or improve home
- Land use controls, zoning, development standards and requirements, building codes, design guidelines, permit fees, etc.
- Infrastructure may be inadequate

Resources

- Inventory of vacant and under-developed sites zoned for residential or mixed-use development
 - Downtown Specific Plan
 - Westside Specific Plan
 - Mixed-use Districts / Corridors

- Federal, State, and local grants, loans, programs
 - CDBG
 - HOME
 - Low-Moderate Income Housing Fund

- Administrative Resources
 - Public and private organizations
 - Housing Authority
 - Successor Agency

Accomplishments 2005-2012

- Acquisition / Construction – 812 housing units
- Section 8 – 990 units and 1,044 vouchers
- Home Improvement Loans / Grants – 71 households
- Rental Rehabilitation – 27 households
- Home inspections – 7,000 units
- Code abatements – 3,000 cases

2005-2010 Goals

Goal 1: Maintain and enhance quality of neighborhoods

Goal 2: Conserve affordability of housing stock

Goal 3: Increase availability and affordability of housing for all income groups and households with special needs

Goal 4: Provide sufficient number and range of housing types to meet needs of all economic segments

Goal 5: Promote housing marketplace without discrimination

Goal 6: Enhance energy conservation and design

2005-2010 Programs

1. Rental Unit Rehabilitation Program – 50 housing units.
2. Ownership Housing Rehabilitation –600 lead based paint inspections, and 200 paint program homes.
3. Code Enforcement – Abate 1,300 cases.
4. Housing Inspection Program – Inspect 4,000 housing units and close 90% of cases.
5. “Christmas in July” Community Volunteer Program – Rehabilitate/repair 75 housing units.
6. Apartment Management – Enforce site management in complexes of nine or more units.
7. Lead Hazard Control Program – 410 housing units.
8. Tool Loan Program – Lend tools for repairs as needed based on demand.

2005-2010 Programs

9. Healthy Homes Demonstration Program – Inspect 480 housing units and repair/rehabilitate 165 housing units.
10. MAAC/SDGE Weatherproofing Program – 35 households.
11. Preserve Affordable Units at Risk of Converting to Market Rate – 614 units.
12. Housing Choice Voucher (Section 8) Rental Assistance Program – 300 project-based households and 1,044 tenant-based households.
13. Reasonable Accommodations for Persons with Disabilities – Adopt procedures within one year of certification of Housing Element.
14. Flexible Development Standards in Selected Neighborhoods – Revise Land Use Code by December 2008.
15. Relocation of Displaced Tenants – Assist tenant households displaced due to code enforcement.

2005-2010 Programs

16. Housing Stock Condition – Complete initial survey within 12 months, ongoing update.
17. Clean-up Events – 20 events.
18. Implement Specific Plans – Implement Downtown and Westside Specific Plans.
19. Provide Residential Informational Material to Developers – Ongoing and as-needed.
20. GIS Database – Maintain and keep the GIS database current.
21. Community Housing Development Organizations (CHDOs) – Identify and provide funding to CHDOs.
22. New Construction of Affordable Housing –117 housing units, including 18 very low income units, 39 low income units, and 60 moderate income units.

2005-2010 Programs

23. Promote Assistance Programs for Construction of Affordable Housing – Conduct annual outreach program to development community.
24. Update Density Bonus and Second Unit Provisions of the Land Use Code – Adopt updated density bonus and second unit provisions by June 2008.
25. Communicate Production Priorities to Prospective Developers – Ongoing in response to development proposals.
26. Implementation of Housing Element Annual Report – Submit annual report to HCD.
27. Implementation of Design Guidelines – Ongoing basis as development is proposed.
28. Initiate an Amendment of the Land Use Code for Multi-Family Residential Development – Initiate an amendment to allow for administrative review of multi-family development applications within 12 months of adoption.

2005-2010 Programs

29. Initiate an Amendment of the Land Use Code to Allow Homeless Shelters, Emergency Shelters, and Transitional Housing – Adopt an amendment to allow for administrative review of shelters and to treat transitional housing as residential.
30. Compliance with Fair Housing Requirements of Community Development Block Grant (CDBG) and HOME Programs – Develop actions annually to address fair housing impediments identified as part of the annual Consolidated Plan Action Plan process.
31. Continue Cooperation and Support of Fair Housing Counseling and Enforcement Organizations – Annually evaluate services provided and revise contracts as appropriate.
32. Fair Housing Training – Require the training of staff in projects of 10 units or more.
33. Update Land Use Code – Remove definition of “family” from zoning code within 12 months of adoption of the Housing Element.

2005-2010 Programs

34. State Energy Conservation Standards Achievement – Achieve State energy conservation standards for housing as part of the building permit process.
35. Incentives for Energy Efficient Development – Develop incentives to reduce energy use per capita in new and rehabilitated housing as part of the Land Use Code.
36. Solar Access Standards – Revise the City’s Design Guidelines to include solar access standards to reduce energy use per capita in new housing.
37. Green Building Program - Revise the City’s Design Guidelines to include green building standards to reduce the effects of global warming.

Next Steps

- January / February – Neighborhood Councils
- January 14 – Public Workshop / Planning Commission
- February – Draft Housing Element public review
- March/April – Planning Commission action
- April – City Council action

Comments / Questions?

www.nationalcityca.gov