

Accept and file the Housing Element 2023 Annual Progress Report pursuant to California Code Section 65400 to the California Department of Housing and Community Development (HCD) and Office of Planning and Research (OPR).

OVERVIEW: Government Code section 65400 requires that each city, county, or city and county, including charter cities, prepare an annual progress report (APR) on the status of the Housing Element of its General Plan and progress in its implementation, using forms and definitions adopted by the California Department of Housing and Community Development (HCD). The following form is to be used for satisfying the reporting requirements of Government Code section 65400, subdivision (a)(2).

The Housing Element APR fulfills statutory requirements to report certain housing information, including the local agency's progress in meeting its share of regional housing needs (i.e., applications, entitlements, permits, and certificates of occupancy), certain rezoning activities, actions taken towards completion of housing element programs, and local efforts to remove governmental constraints to the development of housing (Government Codes Sections 65584.3(c) and 65584.5(b)(5)). California's housing element law acknowledges that in order for the private market to adequately address the state's housing needs, local governments must adopt plans and regulatory systems that provide opportunities for, and do not unduly constrain, housing development. As a result, housing policy rests largely on the effective implementation of local general plans and housing elements.

Providing the report to HCD and OPR fulfills state housing law requirements to report certain information, including the progress in meeting the City's share of the Regional Housing Needs Assessment (RHNA). Furthermore, submitting the APR to the state ensures that the City is eligible for grants and other funding sources that require filing the report. The report is also submitted to the San Diego Association of Governments to qualify for certain discretionary funds administered by SANDAG.

THE APR CONSISTS OF THE FOLLOWING TABLES:

- TABLE A – Housing Development Applications Submitted
 - Table A includes only housing units and developments for which an application was deemed complete between January 1 and December 31 of the reporting year identified in the table.
- TABLE A2 – Annual Building Activity Report Summary - New Construction, Entitled, Permits, and Completed Units.
 - Table A2 contains entitlements, permits, and completion of units during the reporting period.
- TABLE B – Regional Housing Needs Allocation Progress – Permitted Units Issued By Affordability.
 - Table B shows the City's progress in achieving its RHNA allocation during the housing element planning period (2021-2029). The number that RHNA tracks among this spreadsheet is the number of building permits issued in each calendar year. The total (beginning) RHNA allocation is 5,437 units.
- TABLE C – Sites Identified or Rezoned to Accommodate Shortfall Housing Need.

- This requirement does not apply to the City since adequate sites were identified in the adopted Housing Element.
- TABLE D – Program Implementation Status pursuant to Government Code section 65583.
 - Table D provides the implementation status of programs in the adopted Housing Element.
- TABLE E – Commercial Development Bonus Approved pursuant to Government Code section 65915.7.
 - No units were produced in the City using this provision of the Government Code.
- TABLE F – Units Rehabilitated, Preserved, and Acquired for Alternative Adequate Sites pursuant to Government Code section 65583.1, subdivision (c)(2).
 - No units were produced in the City using this provision of the Government Code.
- TABLE F2 – Above Moderate Income Units Converted to Moderate Income Pursuant to Government Code section 65400.2
 - No units were converted using this provision of the Government Code
- TABLE G – Locally Owned Lands Included in the Housing Element Sites Inventory that have been Sold, Leased, or Otherwise Disposed of
 - No locally owned land has been sold, leased, or otherwise disposed of in 2023
- TABLE H – Locally Owned or Controlled Lands Declared Surplus Pursuant to Government Code Section 54221, or Identified as Excess Pursuant to Government Code Section 50569
 - No locally owned or controlled lands were declared surplus using the provisions of the government codes.
- TABLE J – Student Housing Development for Lower Income Students for which was Granted a Density Bonus pursuant to Section 65915(b)(1)(F)
 - No units were developed using this provision of the government code
- TABLE K – Tenant Preference Policy
 - National City has adopted a local preference policy

UNIT CATEGORIES: Units are identified as either renter occupant (R) or owner occupant (O) based on the planned building type.

Unit types are categorized as one of the following:

- Single-family detached units
- Single-family attached units
- Two to four-unit structure
- Five or more unit structure
- Accessory dwelling unit
- Mobile home/manufactured home

AFFORDABILITY: Units are identified by affordability by household income as established by HCD’s income limit charts. The household income categories are based on the area median income (AMI) for San Diego County, \$116,800 for a family of four in 2023.

- Extremely low income households (30% AMI)
- Very low income households (50% AMI)
- Low income households (80% AMI)
- Moderate income households (120% AMI)
- Above moderate households (>120% AMI)

2023 San Diego County Income Limits Effective May 15, 2023				
FAMILY SIZE	30% of AMI Extremely Low Income	50% of AMI Very Low Income	80% of AMI Low Income	120% of AMI Moderate Income
1	\$28,950	\$48,250	\$77,200	\$98,100
2	\$33,100	\$55,150	\$88,200	\$112,100
3	\$37,250	\$62,050	\$99,250	\$126,150
4	\$41,350	\$68,900	\$110,250	\$140,150
5	\$44,700	\$74,450	\$119,100	\$151,350
6	\$48,000	\$79,950	\$127,900	\$162,550
7	\$51,300	\$85,450	\$136,750	\$173,800
8	\$54,600	\$90,950	\$145,550	\$185,000

Corresponding Rents to AMI levels (30% of monthly income)				
FAMILY SIZE	30% of AMI	50% of AMI	80% of AMI	120% of AMI
1	\$724	\$1,206	\$1,930	\$2,452
2	\$828	\$1,379	\$2,205	\$2,802
3	\$931	\$1,551	\$2,481	\$3,153
4	\$1,034	\$1,723	\$2,756	\$3,503
5	\$1,118	\$1,861	\$2,977	\$3,783
6	\$1,200	\$1,999	\$3,197	\$4,063
7	\$1,283	\$2,136	\$3,418	\$4,345
8	\$1,365	\$2,274	\$3,638	\$4,625