



## **HOUSING ELEMENT** **INTRODUCTION**

### **5.2 Consistency with General Plan and Policies**

The Housing Element of the General Plan is one component of the City's overall long-range planning strategy. The California Government Code requires that the General Plan contain an integrated, consistent set of goals and policies. The Housing Element is, therefore, affected by policies contained in other elements of the General Plan.

The Housing Element is most intricately related to the Land Use and Transportation (LUT) Element. The LUT Element sets the framework for development of housing by laying out the land designations for residential development and indicating the type and density permitted by the City. Working within this framework, the Housing Element identifies priority goals, objectives and program actions for the next five years that directly address the housing needs of Chula Vista's existing and future residents. The policies contained in other elements of the General Plan affect many aspects of life that residents enjoy - the amount and variety of open space, the preservation of natural, historic and cultural resources, permitted noise levels in residential areas, and the safety of the residents in the event of a natural or man-made disaster.

The Housing Element has been reviewed for consistency with the City's other General Plan Elements and the policies and programs in this Element reflect the policy direction contained in other parts of the General Plan (See Appendix F). As portions of the General Plan are amended in the future, this Housing Element will be reviewed to ensure that internal consistency is maintained.



### **5.3 Relationship to Other City Plans and Policies**

The Housing Element identifies priority goals, objectives, policies and action programs for the next five years that directly address the housing needs of Chula Vista. These are briefly described below and include the City's Municipal Code, Specific Plans, General Development Plans, Sectional Planning Area Plans, Precise Plans, and Redevelopment Plans and the Local Coastal Program Plan.

#### **5.3.1 Chula Vista Municipal Code**

The Chula Vista Municipal Code (CYMC) consists of all the regulatory and penal Ordinances and certain administrative Ordinances of the City, codified pursuant to the provisions of Sections 50022.1 through 50022.8 and 50022.10 of the Government Code. The CYMC includes the City's Subdivision Ordinance and Zoning Ordinance, including the Growth Management Ordinance.

##### **Subdivision Ordinance**

The Subdivision Ordinance regulates the design, development and implementation of land division. It applies when a parcel is split into two or more parcels; a parcel is consolidated with one or more parcels; or

the boundaries of two or more parcels are adjusted to change the size and/or configuration of the parcels.

### **Zoning Ordinance**

The Zoning Ordinance is the primary tool for implementing the General Plan, and is designed to protect and promote the public health, safety, comfort, convenience, prosperity and general welfare of the people. It includes a zoning map designating various districts that are described in the text of the document and outlines the permitted, conditionally permitted, and prohibited uses for each zone district. Finally, the Zoning Ordinance provides property development standards for each zone district and overall administrative and legislative procedures.

### **5.3.2 Redevelopment Plans**

The adoption of Redevelopment Plans by cities is allowed by the State Legislature under the State of California's Community Redevelopment Law (CRL). Redevelopment Plans are intended to reverse deteriorating economic and physical conditions; redevelop blighted, underutilized, and vacant properties; improve infrastructure and public facilities; and produce revenues through the development of job generating properties. Because redevelopment projects must be in conformance with the General Plan, these plans are one of the more powerful means cities have to implement the goals and policies set forth in their General Plan. The City of Chula Vista has three Redevelopment Plans encompassing the redevelopment areas listed below. Redevelopment Plans are implemented through a variety of means, including large-small scale projects, as well as focused strategic plans, such as the Broadway Revitalization Strategy (December 2003).

- Bayfront
- Otay Valley Rd
- Southwest
- Town Centre I (Third Avenue Downtown)
- Town Centre II (Chula Vista Center)

### **5.3.3 Specific Plans**

Specific Plans are customized regulatory documents that provide focused guidance and regulations for a particular area. They generally include a land use plan, circulation plan, infrastructure plan, zoning classifications, development standards, design guidelines, phasing plan, financing plan and implementation plan. Chula Vista has eight approved Specific Plans, which are listed below. Additionally, a Specific Plan is being prepared for northwestern Chula Vista's Urban Core.

- Bayfront Specific Plan
- Mid-Bayfront Specific Plan
- Gateway Specific Plan
- Auto Park North Specific Plan
- Bonita Glen Specific Plan
- Bonita Gateway Specific Plan
- Urban Core Specific Plan (under preparation)

### **5.3.4 General Development Plans**

A General Development Plan (GDP) is a smaller scale version of a General Plan that typically addresses

large, previously undeveloped areas of the City, such as those in eastern Chula Vista. It establishes general development parameters, including the distribution of land uses, vehicular circulation patterns, development densities, and an overall master planned community urban structure. A GDP is implemented by the adoption of a Sectional Planning Area (SPA) Plan. The City has six GDPs, which are discussed further in the Land Use and Transportation Element Section 10.0, East Area Plan, of this Element. GDPs must be in conformance with the General Plan.

### **5.3.5 Sectional Planning Area Plans**

A Sectional Planning Area (SPA) Plan is a comprehensive master plan that addresses a portion of a planned community area. It is intended to implement the goals, objectives, and development parameters prescribed in the GDP. A SPA and GDP must be adopted as a prerequisite to develop land in a Planned Community (PC) Zone.

A SPA consists of integrated guidelines and development standards that provide detail on the land use mix, design criteria, pedestrian and vehicular circulation pattern, open space, recreation, infrastructure requirements, and other components for the entire or portion of an adopted GDP. It is based on City regulations, guidelines, and policies; but once adopted, a SPA supersedes these documents, except where incorporated by reference.

### **5.3.6 Precise Plans**

A Precise Plan is a zoning implementation tool that creates specific property development standards and design guidelines in combination with underlying zone standards to allow site design flexibility within areas zoned as a Precise Plan modifying district Precise Plan development standards and guidelines, adopted by Ordinance, can be tailored for a particular area through rezoning action. The Precise Plan is adopted through a discretionary review process that establishes standards and guidelines affecting the property.

### **5.3.7 Local Coastal Program**

A Local Coastal Program (LCP) is the planning tool used to carve out the shared partnership between the California Coastal Commission's (CCC) mandate to protect coastal resources, and local governments regulation of land use through its General Plan. An LCP includes a land use plan with land use classifications, types and densities of allowable development plus goals, objectives, and policies concerning development use of coastal resources. After an LCP is approved by the CCC, their permitting authority is delegated to the local government. It is not intended that the CCC and their permitting authority usurp local government.

Chula Vista's Bayfront has an LCP, which contains the goal and objectives relating to coastal development. It is provided by the General Plan Land Use Diagram and the associated goals, objectives and policies that relate to coastal area.

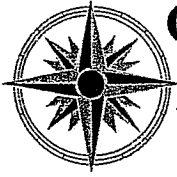
# 1.0 | GENERAL PLAN CONSISTENCY ANALYSIS

California State law requires General Plans to be internally consistent. Therefore, the goals and policies of each Element must provide a level of consistency so that specific goals and policies contained in one element are not in conflict with those contained in another.

Chula Vista's General Plan consists of seven elements required by State Law. An analysis of internal consistency summarized in Table F-1. Through this analysis, it has been determined that the Housing Element provides consistency with the policies set forth in the General Plan and its associated elements.

**Table F-1  
CITY OF CHULA VISTA GENERAL PLAN CONSISTENCY ELEMENT  
CONSISTENCY ANALYSIS – POLICY RELATIONSHIP MATRIX**

Housing Element Goals and Policies	GENERAL PLAN ELEMENTS					
	Land Use and Transportation	Economic Development	Public Facilities and Services	Environmental	Growth Management	Implementation
<b>Goal 1: Maintaining and Enhancing Housing and Residential Neighborhoods</b>						
<b>Objective H1:</b> Minimize blighting influences and maintain the integrity of residential neighborhoods						
<b>Policy H 1.1 Facilitate the rehabilitation of the City's existing housing stock</b>	LUT 2.1; LUT 2.2					GPI 3.4, GPI 3.8
• 1.1.1 Community Housing Improvement Program (CHIP)						
• 1.1.2 <u>Neighborhood Revitalization Program</u> : Improve neighborhoods						
• 1.1.3 Rental Housing Acquisition and Rehabilitation						
<b>Policy H 1.2 Eliminate overcrowded, unsafe, and unsanitary housing conditions</b>						
• 1.2.1 Multifamily housing inspection						
• 1.2.2 Mobilehome inspection program						
• 1.2.3 Code Enforcement activities to monitor housing and neighborhood conditions						
<b>Objective H2:</b> Promote the efficient use of water and energy to conserve limited resources and reduce long term operational costs of housing.						
<b>Policy H 2.1 Encourage the efficient use and conservation of water by residents.</b>		ED 10.1, ED 10.2	PFS 2.1, PFS 2.2, PFS 3.1, PFS 3.4, PFS 22.1, PFS 22.2, PFS 22.3, PFS 22.4, PFS 22.5	EE 2.3, EE 2.6, EE 3.1, EE 3.2, EE 3.3, EE 3.5, EE 3.6, EE 6.7, EE 7.1, EE 7.2, EE 7.3, EE 7.4	GM 1.5	

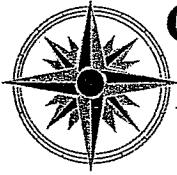


**Table F-1  
CITY OF CHULA VISTA GENERAL PLAN CONSISTENCY ELEMENT  
CONSISTENCY ANALYSIS – POLICY RELATIONSHIP MATRIX**

Housing Element Goals and Policies	GENERAL PLAN ELEMENTS					
	Land Use and Transportation	Economic Development	Public Facilities and Services	Environmental	Growth Management	Implementation
<ul style="list-style-type: none"> <li>2.1.1 Promote water conservation practices in existing and new development.</li> </ul>						
<ul style="list-style-type: none"> <li>2.1.2 Promote the use of low water demand landscaping and drought tolerant plant materials in existing and new development.</li> </ul>						
<ul style="list-style-type: none"> <li>2.1.3 Continue to require Water Conservation Plans for large development and redevelopment projects.</li> </ul>						
<ul style="list-style-type: none"> <li>2.1.4 Promote water conservation by residents through education and community programs.</li> </ul>						
<b>Policy H 2.2 Promote the efficient use of energy.</b>			<b>PFS 2.1, PFS 2.2, PFS 3.1, PFS 3.4, PFS 22.1, PFS 22.3, PFS 22.4, PFS 22.5</b>	<b>EE 6.7, EE 7.1, EE 7.2, EE 7.3, EE 7.4</b>	<b>GM 1.5</b>	
<ul style="list-style-type: none"> <li>2.2.1 Encourage residential developers/builders to maximize energy efficiency through appropriate site and building design and through the use of energy efficient materials, equipment, and appliances.</li> </ul>						
<ul style="list-style-type: none"> <li>2.2.2 Develop and distribute pertinent information about the benefits of energy conservation and available energy conservation incentive programs to residents and developers and builders of housing.</li> </ul>						
<ul style="list-style-type: none"> <li>2.2.3 Continue to perform a Residential Title 24 Energy Analysis and enforce these requirements as part of building plan check procedures.</li> </ul>						

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	Land Use and Transportation	Economic Development	Public Facilities and Services	Environmental	Growth Management	Implementation
<b>Goal 2: Balanced and Diverse Housing Opportunities</b>						
<b>Objective H3:</b> As required by State law, preserve existing affordable housing opportunities, where feasible and practical, to maintain an adequate supply of affordable housing.						
<b>Policy H 3.1 Preserve publicly assisted rental housing "at risk" of converting to market rate rents.</b>	LUT 2.2					
<ul style="list-style-type: none"> <li>3.1.1 <u>Expiring Affordability Restrictions:</u> Proactively work with property owner(s) of two (2) "at-risk" assisted housing developments whose affordability restrictions are due to expire by 2010, Canterbury Court and Eucalyptus Parkview, and affordable housing developers to evaluate the viability of continuing the affordability of such housing through owner participation, public subsidies or participation by affordable housing developers.</li> </ul>	LUT 1.10, LUT 2.2, LUT 3.7					
<ul style="list-style-type: none"> <li>3.1.2 <u>First Right of Refusal to Maintain Affordable Housing:</u> Evaluate the appropriateness of and modify terms within required Affordable Housing Agreements that will allow opportunities to maintain the housing as affordable beyond the termination date of the Agreement and noticing to residents. Such opportunities could include a first right of refusal to the City/Agency to purchase the housing and</li> </ul>						



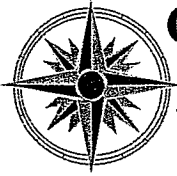
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	Land Use and Transportation	Economic Development	Public Facilities and Services	Environmental	Growth Management	Implementation
adequate noticing to residents of the terms of affordability and prior to such date, the intent to convert the housing.						
<ul style="list-style-type: none"> <li>3.2.1 <u>Monitoring of Units Lost</u>: Comply with State Law regarding the monitoring and reporting of housing units occupied by low or moderate-income households demolished within the Coastal Zone and Redevelopment Project Areas.</li> </ul>						
<b>Policy H 3.2 Monitor housing located in the Coastal Zone and Redevelopment Project Areas occupied by low and moderate-income households and mitigate any loss of such housing.</b>	LUT 1.10, LUT 2.2, LUT 3.7					
<ul style="list-style-type: none"> <li>3.2.2 <u>Replacement Housing</u>: Where conversion or demolition of housing units in the Coastal Zone or Redevelopment Project Areas occupied by low or moderate income households is proposed, replacement of such housing will be completed in accordance with State Law and the City's adopted Local Coastal Plan and Redevelopment Plan.</li> </ul>						



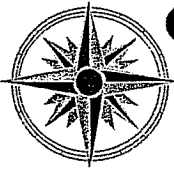
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Housing Element Goals and Policies	GENERAL PLAN ELEMENTS					
	Land Use and Transportation	Economic Development	Public Facilities and Services	Environmental	Growth Management	Implementation
<p><b>Objective H4:</b> Minimize the impacts associated with the conversion or demolition of rental housing on the availability of such housing and very low and low-income residents.</p>						
<p><b>Policy H 4.1: Promote a balanced inventory of existing housing types (e.g., multi-family rental and owner occupied housing) within the Northwest, Southwest, and East Planning Areas to provide a range of housing opportunities for all residents.</b></p>	LUT 1.9; LUT 1.10, LUT 2.1, LUT 2.2, LUT 32.1	ED 2.3, ED 2.5			GM 2.1, GM 3.8	
<ul style="list-style-type: none"> <li>4.1.1 <u>Community Impact Report (CIR):</u> Consider requiring preparation of a CIR on a project-by-project basis to evaluate and determine the impact, if any, of such project on the availability of adequate rental housing within the geographic Planning Area and to lower income residents. If determined to have a negative impact, consider mitigation measures such as a fee to develop housing or relocation assistance. The preparation of a CIR could be applicable to condominium conversions, mobilehome park closures/conversions and demolition of large existing housing developments to be replaced by new housing.</li> </ul>						
<ul style="list-style-type: none"> <li>4.1.2 <u>Mitigation Fee for Lost Units:</u> Consider establishing a fee to be paid by</li> </ul>						



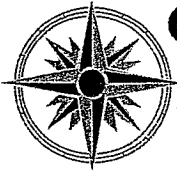
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	Land Use and Transportation	Economic Development	Public Facilities and Services	Environmental	Growth Management	Implementation
those residential developments, such as condominium conversions and demolition of housing for the purposes of new development, that negatively impact the availability of rental housing stock within the geographic Planning Area. Funds would be used to facilitate the development of an affordable housing rental project.						
<b>Policy H 4.2 Provide resources to those lower income households displaced.</b>						
<ul style="list-style-type: none"> <li>4.2.1 <u>Mobilehome Park Conversion:</u> Continue to enforce CVMC Chapter 9.40 to protect the rights of residents as mobilehome/trailer parks are closed or converted to other uses. Evaluate the appropriateness of amendments to the Code to enhance the protection of the most economically vulnerable residents. Consider such elements as adequate bilingual noticing and relocation assistance, to afford some level of protection for the most economically vulnerable residents.</li> </ul>						
4.2.2 <u>Condominium Conversion:</u> Evaluate the appropriateness of and amend Chula Vista Municipal Code Chapter 15.56 (Condominium Conversion) to better articulate provisions for adequate bilingual noticing, relocation assistance, requiring a portion						



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	Land Use and Transportation	Economic Development	Public Facilities and Services	Environmental	Growth Management	Implementation
of the units as affordable to low and moderate income households, and a physical elements report to provide some level of protection and assistance for residents, particularly the most economically vulnerable.						
4.2.3 <u>Tenant Rental Assistance</u> : Develop and fund a short-term rental assistance program to provide rent subsidies for a maximum of 24 months for those residents displaced as a result of the conversion or demolition of their housing. Assistance will target those most economically vulnerable including: very low income residents, low income residents with minor children and residents with a head of household who is permanently disabled or a senior citizen age 62 or over.						
4.2.4 <u>Housing Resource Program</u> : Develop a "Housing Assistance Resource Program" which could provide tenant education of rights and procedures for conversions of rental housing to condominium or market priced housing and mobilehome/trailer parks to other uses and offer informational services to any displaced very low and low income renters, such as rental listings and moving assistance referrals.						

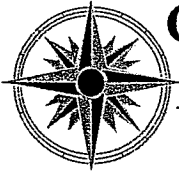


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<b>Objective H5:</b> Encourage the provision of a wide range of housing choices by location, type of unit, and price level, in particular the establishment of permanent affordable housing for low and moderate-income households.						
<b>Policy H 5.1: Balanced Communities-Affordable Housing:</b> Require ten percent of new residential developments comprising 50 units or more to be affordable to low and moderate income households, with five percent for low income and five percent for moderate income.	LUT 1.9				GM 2.1, GM 3.4, GM 3.8	
<ul style="list-style-type: none"> <li>development and such 5.1.1 <u>Affordable Housing (aka "Inclusionary") Policy:</u> Continue to implement the Balanced Communities-Affordable Housing Policy first adopted by the City's Housing Element in 1981. Current requirements include the provision of affordable housing within the development ("on-site"). Alternatives to the on-site provision of housing include, in order of priority, "off-site" provision of affordable housing and payment of an in-lieu fee. Such alternatives can be considered, at the sole discretion of the City, upon determination of a finding of "unreasonable hardship" to the alternative being in the "public interest".</li> </ul>						
<ul style="list-style-type: none"> <li>5.1.2 <u>Affordable Housing Policy for Infill Development:</u> Evaluate the appropriateness</li> </ul>						

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of revisions to the Balanced Communities – Affordable Housing Policy that more appropriately reflect its application to infill urbanized housing developments, including lowering the unit threshold of applicability, increasing the percentage of affordable housing units required, targeting very low and low income households, flexibility in the methods of compliance, and consistency with the affordable housing requirements of Community Redevelopment Law.						
<ul style="list-style-type: none"> <li>5.1.3 <u>Affordable Housing Policy – Adoption of an Ordinance:</u> Consider implementation of the City's Balanced Communities - Affordable Housing Policy (H 5.1) through the adoption of an Ordinance.</li> </ul>						
<b>Policy H 5.2 Encourage the development of sufficient and suitable new rental housing opportunities within each of the City's four geographic Planning Areas, particularly for very low and low income families.</b>	LUT 1.9; LUT 1.10; LUT 3.1, LUT 3.7		PFS 1.2, PFS 1.3, PFS 1.5, PFS 1.7		GM 2.1, GM 3.4, GM 3.8	
<ul style="list-style-type: none"> <li>5.2.1 <u>New Rental Housing:</u> Promote the development of new rental housing affordable to very low and low-income households where such housing will provide a balanced inventory of housing types (e.g., multi-family rental and owner occupied housing) within the Northwest, Southwest, and East Planning Areas. Encourage the inclusion of housing for very low and low income households within the actual development ("on-site") and/or in areas</li> </ul>						

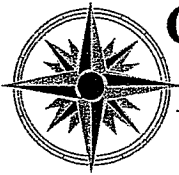


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	Land Use and Transportation	Economic Development	Public Facilities and Services	Environmental	Growth Management	Implementation
that offer residents easy access to goods, services, jobs, transportation, education and recreation.						
<ul style="list-style-type: none"> <li>5.2.2 <u>Incentives for Rental Housing</u>: Consider incentives to encourage the development of adequate new rental housing opportunities, particularly to accommodate large families. Also refer to Policies H 7.2 and 7.4 for possible assistance and incentives.</li> </ul>						
<ul style="list-style-type: none"> <li>5.2.3 <u>Incentives for Housing in Redevelopment Project Areas</u>: Provide incentives to developers in redevelopment project areas to provide affordable housing within the proposed project ("on-site") and to exceed affordable housing requirements as established within Community Redevelopment Law (CRL), particularly for those housing income categories least served.</li> </ul>						
<b>Policy H 5.3 Support efforts to increase the homeownership rate, particularly in the Northwest and Southwest Planning areas, up to the regional average to build individual wealth and to stabilize existing residential neighborhoods.</b>	LUT 1.3; LUT 3.7					
<ul style="list-style-type: none"> <li>5.3.1 <u>First Time Homebuyer Assistance</u>: Continue to provide low-income households with assistance to purchase their first home through the City's First Time Homebuyer Down Payment and Closing Cost Assistance</li> </ul>						

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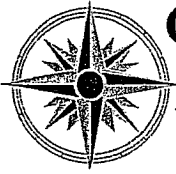
Housing Element Goals and Policies	GENERAL PLAN ELEMENTS					
	Land Use and Transportation	Economic Development	Public Facilities and Services	Environmental	Growth Management	Implementation
Program. Consider amendments, as necessary, to the Program to adequately reflect real estate market conditions.						
<ul style="list-style-type: none"> <li>5.3.2 <u>Continued Occupancy for Homeownership Units</u>: Evaluate the appropriateness of amendments to current City homeownership policies and programs to encourage the long-term occupancy of the housing unit by a low income household, where practical.</li> </ul>						
<ul style="list-style-type: none"> <li>5.3.3 <u>New For Sale Housing</u>: Promote the development of new entry level homes for sale and affordable to low and moderate income households where such housing will provide a balanced inventory of housing types (e.g., multi-family rental and owner occupied housing) within the Northwest, Southwest, and East Planning Areas. Encourage the inclusion of housing for low and moderate income households within the actual development ("on-site").</li> </ul>						
<ul style="list-style-type: none"> <li>5.3.4 <u>Mortgage Credit Certificates</u>: Continue to participate with the County of San Diego and other cities to provide Mortgage Credit Certificates (MCC) to qualified first-time low and moderate-income homebuyers. MCCs are certificates issued to homebuyers authorizing them to take a credit against their</li> </ul>						



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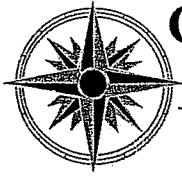
Housing Element Goals and Policies	GENERAL PLAN ELEMENTS					
	Land Use and Transportation	Economic Development	Public Facilities and Services	Environmental	Growth Management	Implementation
federal income taxes of up to 20 percent of the annual mortgage interest paid. First-time homebuyers are referred by the Community Development Department to the administrating agency.						
<ul style="list-style-type: none"> <li>5.3.5 <u>Homebuyer Education &amp; Counseling</u>: Support and encourage developers, lenders and social service organizations to provide educational programs, loan counseling, and materials for homeowners and potential homeowners on home maintenance, improvement, and financial management. The purpose of the educational programs will be to help first-time homebuyers, prepare for the purchase of a home, and to understand the importance of maintenance, equity and appreciation, and personal budgeting to avoid foreclosures.</li> </ul>						
<b>Policy H 5.4 Support mobilehome parks as an affordable homeownership opportunity, particularly where consistent with the General Plan.</b>	<b>LUT 1.9; LUT 1.10, LUT 2.1</b>	<b>ED 2.3</b>				
<ul style="list-style-type: none"> <li>5.4.1 <u>Mobilehome Space Rent Review</u>: Continue to enforce CVMC Chapter 9.50 to protect mobilehome residents' investment in their home while at the same time providing a reasonable return to the park owner in order to preserve this affordable housing alternative. Monitor and revise this Ordinance, as necessary, to ensure the provision of fair and reasonable rents for residents and a</li> </ul>						





**Table F-1  
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reasonable rate of return for parkowners.						
5.4.2 <u>Resident Ownership of Mobilehome Parks:</u> When mobilehome park owners want to sell their parks, promote the purchase of parks by park residents through technical assistance in preparing applications for funding sources such as the State Mobilehome Assistance Program. Financial assistance provided by the City, Agency, State, or other funding sources may be limited to income eligible residents and require affordable housing costs. Focus assistance to parks where consistent with the General Plan within Mobilehome Park (MHP) zone designations; not those that are non-conforming uses.						
<b>Objective H6:</b> Promote the development of varied housing, coupled with appropriate services, to meet the needs of special population groups, including the homeless, those "at-risk" of becoming homeless, persons with physical and/or development disabilities, students, athletes at the Olympic Training Center, single-parent households, and seniors.						
<b>Policy H 6.1: Support the coordination of existing and new regional and local efforts to provide housing and services for the homeless through a continuum of care model.</b>						
• 6.1.1 <u>Homeless &amp; "At-Risk" Homeless-Regional Planning:</u> Continue to participate						

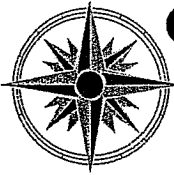


**Table F-1  
CITY OF CHULA VISTA GENERAL PLAN CONSISTENCY ELEMENT  
CONSISTENCY ANALYSIS – POLICY RELATIONSHIP MATRIX**

Housing Element Goals and Policies	GENERAL PLAN ELEMENTS					
	Land Use and Transportation	Economic Development	Public Facilities and Services	Environmental	Growth Management	Implementation
in regional planning efforts to address needs of the homeless, including the Regional Task Force for the Homeless and the South Bay Homeless Coalition.						
<ul style="list-style-type: none"> <li>6.1.2 <u>Homeless &amp; "At-Risk Homeless" - Regional Funding:</u> Continue to support regional funding efforts to develop new housing facilities for the homeless and maintain existing facilities and services, including the Regional Continuum of Care Council for San Diego County and it's application for funding through the Federal Supportive Housing Program, local FEMA Board, County of San Diego Hotel/Motel Voucher Program and temporary winter shelters.</li> </ul>						
<ul style="list-style-type: none"> <li>6.1.3 <u>Existing &amp; New Emergency Shelters &amp; Transitional Housing:</u> Continue in-kind and financial assistance for existing and new emergency shelters and transitional housing facilities that serve the City by providing technical assistance, siting opportunities, grants, or low cost loans to operating agencies.</li> </ul>						
<ul style="list-style-type: none"> <li>6.1.4 <u>Information of Resources for Basic Needs:</u> Develop informational materials that provide contact information regarding basic needs, such as emergency food, shelter, and services for the homeless.</li> </ul>						

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<p><b>Policy H 6.2 Encourage the development of alternative housing types in locations with easy access to goods, services, transportation, recreation and other appropriate services to accommodate the special needs of seniors, persons with disabilities, students, athletes, and single person households.</b></p>	LUT 1.9, LUT 3.1, LUT 3.2, LUT 3.3; LUT 3.7; LUT 14.1	ED 2.3, ED 2.5	PFS 5.3, PFS 5.7, PFS 6.1, PFS 6.2, PFS 10.4, PFS 15.2, PFS 14.1, PFS 15.7		GM 2.1, GM 3.4, GM 3.8	
<ul style="list-style-type: none"> <li>6.2.1 <u>Second Dwelling Units</u>: Allow construction of new secondary dwelling units in areas where the units do not compromise the neighborhood character.</li> </ul>						
<ul style="list-style-type: none"> <li>6.2.2 <u>Shared Living</u>: Support programs for shared living that connect those with a home and willing to share living accommodations with those that are seeking housing, particularly seniors, students, and single person households.</li> </ul>						
<ul style="list-style-type: none"> <li>6.2.3 <u>Co-Housing</u>: Evaluate the viability of co-housing and amendments to Title 19 of the Chula Vista Municipal Code and other documents, where appropriate, to facilitate its development.</li> </ul>						
<ul style="list-style-type: none"> <li>6.2.4 <u>University Housing</u>: Encourage the development of a mix and variety of housing types in the University Village Focus Area in the East, recognizing the</li> </ul>						

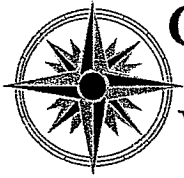


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CITY OF CHULA VISTA GENERAL PLAN CONSISTENCY ELEMENT  
CONSISTENCY ANALYSIS – POLICY RELATIONSHIP MATRIX**

Housing Element Goals and Policies	GENERAL PLAN ELEMENTS					
	Land Use and Transportation	Economic Development	Public Facilities and Services	Environmental	Growth Management	Implementation
need for higher residential densities and the need for varied housing resulting from the proposed university, such as housing for students, faculty and employees.						
<ul style="list-style-type: none"> <li>6.2.5 <u>Olympic Training Center Housing</u>: Encourage the development of housing located at the Olympic Training Center (OTC) for those athletes participating in programs at the Center and its employees.</li> </ul>						
<ul style="list-style-type: none"> <li>6.2.6 <u>Accessible Housing Regulations</u>: Continue to maintain and implement California Title 24 provisions for the review and approval of residential developments.</li> </ul>						
<b>Goal 3: Government Role and Process</b>						
<b>Objective H7:</b> Facilitate the creation, maintenance, preservation and conservation of affordable housing for lower and moderate-income households through comprehensive planning documents and processes and the provision of financial assistance and other incentives.						
<b>Policy H 7.1: Ensure that all housing related City plans and policies encourage residential development by providing a variety of housing</b>	LUT 1.9; LUT 1.10; LUT 3.7	ED 2.3, ED 2.5	PFS 1.3		GM 2.1, GM 3.4, GM 3.8	

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Housing Element Goals and Policies	GENERAL PLAN ELEMENTS					
	Land Use and Transportation	Economic Development	Public Facilities and Services	Environmental	Growth Management	Implementation
<b>product</b>						
<ul style="list-style-type: none"> <li>7.1.1 <u>Specific Plans</u>: Develop and consider for adoption specific plans for the Urban Core and Southwest Planning Areas in order to implement the General Plan Update which will allow the development of higher density housing, particularly within identified mixed use residential and mixed use transit focus areas.</li> </ul>						
<ul style="list-style-type: none"> <li>7.1.2 <u>Zoning</u>: Update Title 19 of the Chula Vista Municipal Code, to implement the General Plan Update of 2005.</li> </ul>						
<ul style="list-style-type: none"> <li>7.1.3 <u>Remove Constraints to Housing for Persons with Disabilities</u>: Review and update Title 19 of the Chula Vista Municipal Code and other City processes to remove constraints, if any, identified to allow reasonable accommodations for the provision of housing for persons with disabilities.</li> </ul>						
<b>Policy H 7.2 Ensure the entitlement process and infrastructure levies do not affect the feasibility of affordable housing development.</b>		ED 10.3	PFS 1.7		GM 1.8, GM 1.10, GM 2.3, GM 3.4	
<ul style="list-style-type: none"> <li>7.2.1 <u>Priority Processing</u>: Assign priority processing of the necessary entitlements and plan checks to expedite the development process for residential developments with 50 percent of the units as affordable for low and moderate-income households, which do not require extensive Engineering or</li> </ul>						

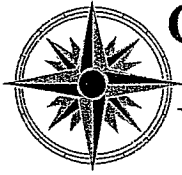


**Table F-1  
CITY OF CHULA VISTA GENERAL PLAN CONSISTENCY ELEMENT  
CONSISTENCY ANALYSIS – POLICY RELATIONSHIP MATRIX**

Housing Element Goals and Policies	GENERAL PLAN ELEMENTS					
	Land Use and Transportation	Economic Development	Public Facilities and Services	Environmental	Growth Management	Implementation
environmental review.						
<ul style="list-style-type: none"> <li>7.2.2 <u>Development Fees</u>: Continue to consider subsidizing, waiving, or deferring fees for affordable units on a case-by-case basis. Requests are evaluated based upon the development's effectiveness and efficiency in achieving the City's underserved housing needs and as allowed by the City's Municipal Code. Also refer to related H Policy 7.4.5.</li> </ul>						
<ul style="list-style-type: none"> <li>7.2.3 <u>Flexible Development Standards</u>: Continue to encourage the use of flexible development standards through the Planned Community (PC) Zone and Precise Plan (P) Modifying District to facilitate the development of housing for very low and low-income households.</li> </ul>						
<ul style="list-style-type: none"> <li>7.2.4 <u>Article XXXIV</u>: Assess the applicability of Article XXXIV of the California Constitution to certain housing developments where the City and/or Agency are considering financial assistance or other incentives to assist in the development of affordable housing. Evaluate the appropriateness of a possible referendum to obtain more authority for the City/Agency's development, construction or acquisition of "low rent housing".</li> </ul>						

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Housing Element Goals and Policies	GENERAL PLAN ELEMENTS					
	Land Use and Transportation	Economic Development	Public Facilities and Services	Environmental	Growth Management	Implementation
<b>Policy H 7.3 Pursue opportunities to expand financial resources for housing for lower and moderate-income households.</b>	LUT 14.1;		PFS 1.7		GM 2.1, GM 3.3, GM 3.4, GM 3.8	
<ul style="list-style-type: none"> <li>7.3.1 <u>Expand Redevelopment Project Areas:</u> Evaluate the viability of expanding redevelopment project areas to include more residential areas.</li> </ul>						
7.3.2 <u>Maximize Redevelopment Funds:</u> Develop financial strategies that maximize redevelopment income streams, such as bond financing.						
<ul style="list-style-type: none"> <li>7.3.3 <u>California Reinvestment Act:</u> Work with local financial institutions to meet their community reinvestment obligation under the Community Reinvestment Act.</li> </ul>						
<ul style="list-style-type: none"> <li>7.3.4 <u>Pursue Affordable Housing Funding:</u> Proactively pursue available Federal or State funding to increase, preserve, and enhance housing affordable to low income households.</li> </ul>						
<b>Policy H 7.4 Provide financial assistance and incentives for the preservation and creation of affordable housing for the underserved needs of very low and low income households throughout the City.</b>	LUT 1.1, LUT 1.2, LUT 1.7, LUT 22.1, LUT 22.2, LUT 32.1				GM 3.8, GM3.9	
<ul style="list-style-type: none"> <li>7.4.1 <u>Density Bonus:</u> Amend Title 19 of the Chula Vista Municipal Code to authorize a density bonus and/or other incentives for new</li> </ul>						



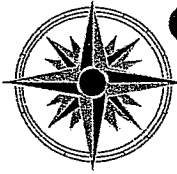
**Table F-1  
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Housing Element Goals and Policies	GENERAL PLAN ELEMENTS					
	Land Use and Transportation	Economic Development	Public Facilities and Services	Environmental	Growth Management	Implementation
housing developments and condominium conversions providing the required affordable housing as specified in California Government Code Section 65915.						
<ul style="list-style-type: none"> <li>7.4.2 <u>Land Banking</u>: Actively identify and pursue sites located in proximity to goods, services, jobs, transportation, education, recreation and/or other amenities for permanent affordable housing.</li> </ul>						
<ul style="list-style-type: none"> <li>7.4.3 <u>Public Property</u>: Evaluate the viability of providing affordable housing on publicly owned property that becomes available or is deemed surplus property.</li> </ul>						
<ul style="list-style-type: none"> <li>7.4.4 <u>Affordable Housing in Public Zones</u>: Evaluate the appropriateness of allowing affordable housing within "public" or "semi-public" zone designations, where appropriate.</li> </ul>						
<ul style="list-style-type: none"> <li>7.4.5 <u>Financial Assistance</u>: Continue to evaluate on a case-by-case basis requests from developers for financial assistance to provide affordable housing opportunities for very low and low-income households. Requests are evaluated based upon the development's effectiveness and efficiency in achieving the City's underserved housing needs. Assistance will be offered to the extent that resources and programs are available.</li> </ul>						



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	Land Use and Transportation	Economic Development	Public Facilities and Services	Environmental	Growth Management	Implementation
<b>Objective H8:</b> Ensure the availability of housing opportunities to all persons regardless of race, color, ancestry, national origin, religion, sex, disability, marital status, familial status, source of income, or sexual orientation.						
<b>Policy H 8.1: Ensure equal housing opportunities to prevent housing discrimination in the local market.</b>	LUT 1.9, LUT 22.1, LUT 22.2	EE 2.3, EE 2.5			GM 3.8	
<ul style="list-style-type: none"> <li>8.1.1 <u>Affirmative Marketing &amp; Leasing:</u> Require affordable housing developments for low and moderate income households</li> </ul>						
<ul style="list-style-type: none"> <li>8.1.2 <u>Fair Housing Education &amp; Counseling:</u> Support programs for outreach and education on housing rights and counseling and mediation of discrimination complaints. Where appropriate refer to other agencies, including State and Federal enforcement agencies.</li> </ul>						
<b>Objective H9:</b> Promote and facilitate early and transparent public input and participation that emphasizes community education of goals, tools, and the processes for providing affordable housing, and available resources and programs for lower income households.						
<b>Policy H 9.1 Encourage meaningful public participation of all segments of the community, including low and moderate income residents, the business sector, social</b>						GPI 3.3, GPI 3.5



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	Land Use and Transportation	Economic Development	Public Facilities and Services	Environmental	Growth Management	Implementation
<p><b>service agencies, renters and homeowners, in the review and development of City housing policies and affordable housing projects.</b></p>						
<ul style="list-style-type: none"> <li>9.1.1 <u>Public Input &amp; Participation</u>: Incorporate public input and participation in the design and development of City housing plans and policies.</li> </ul>						
<ul style="list-style-type: none"> <li>9.1.2 <u>Bilingual Noticing</u>: Expand the City's bilingual noticing requirements for pending actions, meetings, and workshops sponsored by the City and/or Agency related to affordable housing for low and moderate income households.</li> </ul>						
<ul style="list-style-type: none"> <li>9.1.3 <u>Public Outreach &amp; Education of Resources</u>: Initiate a bilingual educational campaign to non-native speaking lower income renters in the Northwest and Southwest Planning Areas to provide information on the City's housing resources and programs.</li> </ul>						
<ul style="list-style-type: none"> <li>9.1.4 <u>Disclosures of Affordable Housing Sites</u>: Require through conditions of approval on discretionary permits and/or maps the provision of disclosures to new residents of master planned communities of proposed affordable housing sites.</li> </ul>						
<ul style="list-style-type: none"> <li>9.1.5 <u>Annual Housing Report</u>: Provide an annual report on the City's housing efforts, to the City Council and ensure the annual report is available for review in public locations.</li> </ul>						