ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Jurisdiction City of Chula Vista

Reporting Period 01-Jan-15 - 31-Dec-15

Table A

Annual Building Activity Report
Very Low-, Low-, and Moderate-Income Units and Mixed-Income Multifamily Projects

Housing Development Information									Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions
1	2	3	4				5	5a	6	7	8
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes				Total Units per Project	Est. # Infill Units	Assistance Programs for Each Development	Deed Restricted Units	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.
			Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income			See Instructions	See Instructions	
(9) Total of Moderate and **Above Moderate** from Table A3 ► ► ► ► ► ►						689					
(10) Total by income units (Field 5) Table A ► ► ►				0	0	689		0			

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Table A2

Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)

Please note: Units may only be credited to the table below when a jurisdiction has included a program it its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes					(4) The Description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1
	Extremely Low-Income*	Very Low-Income	Low-Income	Moderate-Income	TOTAL UNITS	
(1) Rehabilitation Activity						
(2) Preservation of Units At-Risk						
(3) Acquisition of Units						
(5) Total Units by Income	0	0	0	0	0	

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Jurisdiction City of Chula Vista

Reporting Period 01-Jan-15 - 31-Dec-15

Table A3

Annual Building Activity Report Summary for Above Moderate-Income Units

	Single Family	2 - 4 Units	5+ Units	Second Unit	Mobile Homes	TOTAL
No. of Units Permitted for **Moderate**						
No. of Units Permitted for **Above Moderate**	90	9	590			689

Table B

Regional Housing Needs Allocation Progress

Permitted Units Issued by Affordability

Income Level		RHNA Allocation by Income Level	2013 Year 1	2014 Year 2	2015 Year 3	2016 Year 4	2017 Year 5	2018 Year 6	2019 Year 7	2020 Year 8	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low	Deed Restricted	3,209	32	24							56	3,153
	Non-deed Restricted										0	
Low	Deed Restricted	2,439	72	9							81	2,358
	Non-deed Restricted										0	
Moderate	Deed Restricted	2,257		21							21	2,186
	Non-deed Restricted		39	11							50	
Above Moderate		4,956	597	1,032	689						2,318	2,638
Total RHNA by COG. Enter allocation number:		12,861										
Total Units ► ► ►			740	1,097								10,335
Remaining Need for RHNA Period ► ► ► ► ►												

Deed Restricted: Year 1 (2013) Kiku Garden, 5 NSP/HOME properties;Year 2 (2014) Lake Pointe, Tavera, Lofts on Landis, 536 Anita Street

NOTE: In the 2013 HE Annual Progress Report the restricted units in Table A2 were not included in the RHNA count as permitted.

Table C

2015 Program Implementation Status (Since 2013)

Program Description (By Housing Element Program Names)	Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including progress in removing regulatory barriers as identified in Housing Element .			
Name of Program	**Objective**	**Priority Level**	**Deadline in H.E.**	**Status of Program Implementation**
Objective H1 - Enforce maintenance of safe and decent housing, enhance the quality of existing housing, and maintain the integrity of residential neighborhoods.				
Policy H1.1 - Facilitate rehabilitation of the City's existing housing stock to correct housing deficiencies and increase the useful life and sustainability of existing housing.				
1.1.1 Rehabilitation of Owner Occupied Housing	Rehabilitation of Owner Occupied Housing: Continue implementation of the City's Community Housing Improvement Program (CHIP), which provides favorable loans to low-income homeowners, and to include improvements for water conservation, energy efficiency, and lead based paint abatement. Assistance will be focused on a block by block basis to homeowners residing in the Northwest and Southwest Planning Areas with priority given to those single-family home owners of very low-income, special needs and/or senior households. The City will leverage its Home Upgrade, Carbon Downgrade (HUCD) program, which provides low interest loans to homeowners for energy efficiency and renewable energy upgrades, to better serve low-income and moderate-income residents. The City will also increase marketing and outreach efforts for the CHIP, especially in lower-income neighborhoods and mobile home parks, and integrate the HUCD program into the City's First-Time Homebuyers Program as an optional financing tool.	1	2021	In 2014, staff evaluated the CHIP loan program to determine leveraging opportunities and potential revisions to increase program efficiency. Alterations were made and the program was relaunched in mid-2014. In 2015, 7 grants were provided to mobilehomeowners for minor repairs and rehabilitation (4 elderly / 3 disabled / 5 female head of household) and 1 single-family home (1 female head of household). During 2015, the City also expanded and supported the Property Assessed Clean Energy (PACE) programs, a private-public partnership, that financed over 600 projects for a total of more than $12 million in energy and water upgrades in the community in 2015. PACE allows residents to finance energy or water saving improvements through a tax assessment placed on their property. Staff worked closely with the MAAC Weatherization Program to prioritize and maximize rehabilitation between programs and assisted 6 households in Chula Vista. In addition we referred 4 low income households to the SDG&E's Energy Saving Assistance Program and referred 6 middle income households to their Residential Direct Install program. During the 2013-2020 Housing Element period: 5 households were assisted with energy efficiency loans (1 female headed) and 13 CHIP loans issued (12 mobilehomes, 9 elderly, 4 disabled, 11 female headed).
1.1.2 Encourage Climate Resilient Design Techniques	To respond to a changing climate and promote sustainability in the community, the City has adopted policies and programs to reduce the impacts of climate change through adaptation strategies. Many of these strategies, such as designing more energy-efficient buildings, also help to mitigate climate change by reducing greenhouse gas emissions. To support the City of Chula Vista's Climate Action Plan and its related goals, the City supports the following design measures to improve climate change resilience: design natural ventilation and passive solar into residential buildings; limit internal heat by specifying high-efficiency lighting and equipment; modeling of energy performance with higher cooling design temperatures; avoid building in flood zones; elevate mechanical and electrical equipment to minimize damage and danger from flooding; specify Class A roofing to reduce risk of wildfire; and design buildings to maintain livable conditions in the event of loss of power or heating fuel, or shortages of water.	2	2021	During 2015, staff further incorporated resiliency to climate change into City operations through the draft Multi-Jurisdictional Hazard Mitigation Plan. Specifically, two climate-related hazards – drought and extreme heat – were added and evaluated in the planning document and actions to mitigate those hazards' risks were identified. The PACE program, reference Section 1.1.1, provides residents and businesses with financing for energy and water upgrades, which improve their resiliency.

Table C

2015 Program Implementation Status (Since 2013)

Program Description (By Housing Element Program Names)	Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including progress in removing regulatory barriers as identified in Housing Element .			
Name of Program	**Objective**	**Priority Level**	**Deadline in H.E.**	**Status of Program Implementation**
1.1.2 Neighborhood Revitalization *(Note: Program numbering duplicative in HE)*	Support a program focusing financial resources and efforts that improve the conditions and appearances of neighborhoods. This on-going program will target specific low-and moderate-income neighborhoods within Western Chula Vista that can be leveraged with other public and private investments.	2	As resources are available	In 2013, the City completed infrastructure improvements to the Castlepark Area with $9.5 million HUD Section 108 Loan and $800,000 of Community Development Block Grant funds. A total of 11 streets were improved by the installation of new curbs, gutter, sidewalks, streets and lighting. In addition in 2013 the city completed approximately 24 curb cuts in low/moderate income census tracts using CDBG funds. The 13th Annual Beautify Chula Vista Day event (funded by a California Redemption Value grant) was held Saturday, Oct 10, 2015. Over 700 volunteers spanned out across Rice Canyon at Discovery Park and Otay Recreation neighborhood areas, where they removed litter and graffiti, pulled invasive plants, and planted native plants. A combined total of 5,555 trash and 8,765 Recyclables and Greenery were collected.
1.1.3 Rental Housing Rehabilitation	As part of a comprehensive neighborhood revitalization strategy, the City seeks to provide financial assistance to private property owners of existing and deteriorating multifamily rental housing within Northwest and Southwest planning areas and requiring the property owner to set aside a number of housing units for lower income households at affordable rents. Efforts will be made to target properties in such areas where privately initiated improvements in other neighborhood developments may be generated.	1	As resources are available	The City continues to meet with developers as contacted regarding the inclusion of affordable housing units into existing multifamily housing.

Table C

2015 Program Implementation Status (Since 2013)

Program Description (By Housing Element Program Names)	Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including progress in removing regulatory barriers as identified in Housing Element .			
Name of Program	**Objective**	**Priority Level**	**Deadline in H.E.**	**Status of Program Implementation**
1.1.4 Rental Housing Acquisition and Rehabilitation	As part of a comprehensive neighborhood revitalization strategy, the City Seeks to acquire and rehabilitate existing rental housing throughout the Northwest and Southwest planning areas of the City and set aside a number of the housing units for very low-income and/or special needs households at affordable rents.	1	As resources are available	In 2013, the Housing Authority and City Council approved the issuance of $8 million in tax exempt bonds to acquire and rehabilitate 100 (99 units are income restricted with one on-site manager's unit) apartments at Kiku Gardens (aka Garden Villas) for very-low and low-income households and restricted for a period of 55 years. In addition, the City acquired and rehabilitated a total of five properties (three in Western Chula Vista and two in Eastern Chula Vista) utilizing HOME and NSP funds. Two of the units will be restricted for special needs and extremely low-income households, while three will be restricted for low-income households. Additionally, in 2012, the Housing Authority approved the issuance of $21 million of tax exempt bonds for the interior renovations and systems upgrades of 184 apartments at Congregational Towers. The complex will continue to serve low-income seniors at 60 percent AMI for a term of 55 years. Renovations began in 2013 and are expected to be completed in late 2014/early 2015. During the 2013-2020 Housing Element period: 315 units were secured for long-term affordable rentals, 103 in Western Chula Vista and 212 in Eastern Chula Vista.
1.1.5 Funding for Housing Related Environmental Hazard Control	Support applications for available Federal or State funding to reduce housing related environmental hazards, including lead hazard control, building structural safety, electrical safety, and fire protection to address multiple childhood diseases and injuries in the home, such as the Healthy Homes Initiative.	2	2021	Due to the City's budgetary reductions, funding levels, priority needs and scoring criteria, the City did not respond to the U.S. Department of HUD NOFA's for its Healthy Homes and Lead Hazard Control Programs. In 2013, City staff applied for and received a SANDAG Smart Growth Planning Grant in the amount of $100,000 for the development of our Healthy Communities program. During 2015 amendments were made to the General Plan to incorporate health throughout the document and a Complete Streets policy was adopted. In addition, on January 5, 2016 the first Healthy Chula Vista Action Plan was adopted establishing over 66 strategies for healthy policy, programs and partnerships.
Policy H1.2 - Eliminate, to the greatest extent feasible, overcrowded, unsafe, and unsanitary housing conditions through the enforcement of building, safety, and housing codes.				
1.2.1 Multifamily Housing Inspection	Provide for the continuance of a multifamily inspection program that evaluates conditions of rental housing complexes of three or more units and reports violations to the City's Code Enforcement Division regarding current health and safety codes. The City will follow up on all reports of violations to ensure the correction of any identified deficiencies.	1	2021	In 2015, the City's Code Enforcement staff inspected 1,407 rental units within 256 complexes through the City's Rental Housing Program. During the 2013-2020 Housing Element period: 2,949 rental units within 618 complexes.

Table C

2015 Program Implementation Status (Since 2013)

Program Description (By Housing Element Program Names)	Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including progress in removing regulatory barriers as identified in Housing Element .			
Name of Program	**Objective**	**Priority Level**	**Deadline in H.E.**	**Status of Program Implementation**
1.2.2 Mobilehome Inspection Program	Provide for the continued systematic inspection of mobilehome and trailer park communities for compliance with Title 25 of the California Code of Regulations to promote safe and sanitary housing and neighborhoods.	1	2021	In 2015, the City's Code Enforcement staff inspected 94 mobilehome/trailer units through the City's Title 25 program within nine parks. During the 2013-2020 Housing Element period: 332 mobilehome/trailer units.
1.2.3 Code Enforcement Activities	Continue Code Enforcement activities that proactively monitor housing and neighborhood conditions for adherence to minimum standards of habitability and appearance by responding to service requests from concerned citizens.	1	2021	Due to the growing foreclosure issue in Chula Vista, the City adopted a Residential Abandoned Properties Program (RAPP) ordinance in August 2007, which requires mortgage lenders to inspect defaulted properties to confirm that they are occupied. If a property is found to be vacant, the program requires that the lender exercise the abandonment clause within their mortgage contract, register the property with the City and immediately begin to secure and maintain the property to the neighborhood standard. As of December 31, 2015 a total of 5,775 registries were recorded since program inception. Additionally, Code Enforcement responded to 463 residential complaints during 2015. This includes general complaints and unpermitted construction on condos and single-family dwellings (renter and owner-occupied). During the 2013-2020 Housing Element period: 1,311 residential code cases.
Objective H2 - Promote efficient use of water and energy through sustainable design, adopted standards, and incentives to conserve limited resources and reduce long-term operational costs of housing, consistent with the California Long-Term Energy Efficiency Strategic Plan, the most recent Energy Code including City-specific amendments, Green Building Standards, and other related City ordinances.				
Policy H2.1 - Encourage the conservation, efficient use, and appropriate reuse of water by residents.				
2.1.1 Water Conservation Practices	Promote the inclusion of state-of-the art water conservation practices in existing and new development projects where proven to be safe and environmentally sound through targeted policies and incentives in partnership with the local utilities. These practices can include, but are not limited to, low-flow plumbing fixtures, and EPA WaterSense-labeled appliances.	1	2021	During 2015, residential and commercial buildings met the Green Building Standard, which requires a 20% reduction in potable water use (compared to national standards) in new construction and major renovation projects and met the requirement for laundry water re-use pre-plumbing. Through its SDG&E Local Government Partnership, the City also distributed water-savings devices to existing residences and businesses in 2015. Finally, the new PACE program, as mentioned in Section 1.1.2, helped fund indoor and outdoor water conservation measures in existing buildings.

Table C

2015 Program Implementation Status (Since 2013)

Program Description (By Housing Element Program Names)	Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including progress in removing regulatory barriers as identified in Housing Element .			
Name of Program	**Objective**	**Priority Level**	**Deadline in H.E.**	**Status of Program Implementation**
2.1.2 Landscaping-Specific Water Conservation Strategies	Promote the use of low water demand (WaterSmart) landscaping, which incorporates high efficiency irrigation and drought-tolerant plant materials in existing and new development. When developing landscape designs, encourage the minimal use of turf areas and the implementation of the City's Shade Tree Policy, which requires a certain percentage of shade coverage within parking lots and along streets excluding alleyways. Water reuse techniques, such as graywater systems, rain water harvesting, and recycled water, to meet outdoor landscaping water demand should be encouraged.	1	2021	The City continues to promote low water demand landscaping through its revised Landscape Water Conservation Ordinance (large parcels) and Outdoor WaterSmart Guidelines & Checklist (small parcels), which both guide landscaping projects towards high water use efficiency.
2.1.3 New Development - Specific Water Conservation	Continue to develop, update, and enforce water-related building codes and development requirements such as the City's Landscape Water Conservation Ordinance, Green Building Standard, Design Manual, and Water Conservation Plan Guidelines (or their equivalent) as part of the residential development review and approval process. Developers shall provide homebuyers with an "Outdoor WaterSmart Package" at occupancy, which also includes information about the City of Chula Vista NatureScape program.	1	2021	The City continues to promote low water demand landscaping through its revised Landscape Water Conservation Ordinance (large parcels) and Outdoor WaterSmart Guidelines & Checklist (small parcels), which both guide landscaping projects towards high water use efficiency. The City continues to require Water Conservation Plans for large developments (over 50 dwelling units or equivalent) which emphasize both indoor and outdoor water use efficiency and homes to be pre-plumed for water re-use systems from cloths washers.
2.1.4 Public Education for Water Conservation	Promote water conservation, efficiency, and reuse in the community by providing appropriately targeted public education and by offering free technical assistance in partnership with the local water districts.	1	2021	The City continues to work with the Sweetwater and Otay Water Districts in implementing the Chula Vista NatureScape program (focused on sustainable landscaping practices), hosting community educational workshops, and distributing general water efficiency educational materials. In addition, the City provides free home and business water evaluations and has distributed water-saving devices over the last year.
Policy H2.2 - Encourage efficient and renewable energy use of residents.				
2.2.1 General Energy Efficiency and Renewable Energy Strategies	Maximize energy efficiency and integrate renewable energy into existing and new development projects through appropriate site and building design, energy efficient materials and appliances, onsite renewable energy systems, and home energy performance ratings by developing targeted policies consistent with the California Long-Term Energy Efficiency Strategic Plan and by offering incentives in coordination with San Diego Gas & Electric and other regional partners.	1	2021	The City encourages energy efficiency, renewable energy, and other green building technologies and design principles in new and existing developments. During 2015, the City provided over 1, 008 no-cost home and business energy evaluations, which led to over 86% of participants implementing a recommended energy-saving behavior or retrofit. See comments Section 1.1.1.

Table C

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Name of Program	**Objective**	**Priority Level**	**Deadline in H.E.**	**Status of Program Implementation**
2.2.2 New Development - Specific Energy Conservation Requirements	Continue to develop, update, and enforce energy-related building codes and development requirements. Applicable codes and development requirements include, but are not limited to, the City's Enhanced Energy Efficiency, Green Building (includes Cool Roof standards), and Solar Ready ordinances (or their equivalent) as part of the residential development review and approval process.	1	2021	Through Chula Vista's Green Building Standard, new residential and commercial buildings met the required 15-20% higher energy efficiency standards. All new residential units in eastern Chula Vista (Climate Zone 10) were also built with "cool roofs," which help save energy and reduce urban heat island impacts. New residential and commercial buildings were also required to be pre wired for solar PV & solar hot water.
2.2.3. Zero Net Energy Home Target	Facilitate progress towards the development of "Zero Net Energy" residential buildings, which have a net energy consumption of zero over a typical year as envisioned by the California Long-Term Energy Efficiency Strategic Plan. This progress will be accomplished by creating developer incentives (such as expedited permitting or reduced permit fees) and by leveraging state and federal housing funds administered by the City's Housing Division.	1	2021	In 2015 the Center for Sustainable Energy held 19 trainings to promote "Zero Net Energy (ZNE)" building construction.
2.2.4 Public Education for Energy Conservation	Promote energy efficiency and renewable energy in the community by providing appropriately targeted public education and by offering free technical assistance in partnership with San Diego Gas & Electric.	1	2021	The City continues to provide energy-related materials and services through free energy evaluations, community outreach events, the Library Energy Lounges, and the South Bay Energy Roadshow trailer. In 2015, the City continued collaborating with the Department of Education's Promise Neighborhood program by training the program's "Promotores" and establishing energy information kiosks in the program's Parent Resource Centers. Finally, the City continues to sponsor a "Sustainability Desk" at the building permit counter to provide technical assistance on energy conservation and other green building topics.
Objective H 3- Encourage planning practices that create sustainable communities and reduce greenhouse gas emissions consistent with the 2050 Regional Transportation Plan's Sustainable Communities Strategy.				
Encourage transit-oriented housing consistent with SANDAG's Sustainable Communities Strategy (SB 375).				

Table C

2015 Program Implementation Status (Since 2013)

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Name of Program	**Objective**	**Priority Level**	**Deadline in H.E.**	**Status of Program Implementation**
3.1.1 Integration of Land Use Planning and Transit	The City's General Plan, including this 2013 – 2020 Housing Element, promote a land use pattern that is anticipated to reduce Vehicle Miles Traveled (VMT) and result in the region meeting or exceeding the targets established by the California Air Resources Board (CARB). The key component of the 2013 – 2020 Housing Element will be to promote the integration of land use planning and transit, whereby: the City encourages the use of incentives, when available, for mixed-use development, which includes housing, retail, and office space, at transit nodes and other high-intensity locations as appropriate. The City supports implementation of the San Diego Association of Governments (SANDAG)'s Sustainable Communities Strategy (SCS), including the adopted Regional Housing Needs Assessment (RHNA) Plan, which includes the following: increasing the housing supply and the mix of housing types, tenure, and affordability in an equitable manner, promote infill development and socioeconomic equity, the protection of environmental and agricultural resources, and the encouragement of efficient development patterns, promote an improved intraregional relationship between jobs and housing, allocate a lower proportion of housing need to an income category when there is a disproportionately high share of households in that income category, as compared with the most recent decennial United States census, work with SANDAG to update the Smart Growth Concept Map to reflect the changes to Chula Vista's land use plans contained in the 2050 Regional Growth Forecast and to the regional transportation network. Encourage joint development opportunities to promote the construction of sustainable housing and mixed-use projects at existing and planned transit stations.	1	2021	In 2014, City staff participated in SANDAG regional workshops regarding the incorporation of Transportation Demand Management (TDM) into the Development Process. TDM refers to programs and strategies that manage and reduce traffic congestion during peak travel times. Two Specific Planning Area's (SPA's), Millennia and Village 8 East, will include TDM. During 2013-2014 several western Chula Vista infill projects were entitled that incorporate mixed use development. The City of Chula Vista's Sustainable Communities Program (SCP) seeks to promote energy efficiency and reduce green house gas emissions in the planning and building process and in neighborhood design. In 2013, the SCP developed a modeling tool for energy efficient community and site planning standards. The model is based on LEED's Neighborhood Development rating system, which integrates the principles of smart growth, New Urbanism and green building and encourages better neighborhood planning and development by assisting developers to select the appropriate mix of energy efficient features to maximize their site's sustainability score. This evaluation tool will be available on the City's website.
Objective H4 - As required by State law, preserve existing affordable housing opportunities, when feasible and practical, to maintain an adequate supply of affordable housing.				
Policy H4.1 - Preserve publicly assisted rental housing "at-risk" of converting to market rents				

Table C

2015 Program Implementation Status (Since 2013)

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Name of Program	**Objective**	**Priority Level**	**Deadline in H.E.**	**Status of Program Implementation**
5.2.2 Mortgage Credit Certificates (MCC)	Continue to participate with the County of San Diego and other cities to issue and renew Mortgage Credit Certificates (MCC) to qualified first-time low-and moderate-income homebuyers. First-time homebuyers are referred by the Development Services Department to the administrating agency.	1	2021	The MCC program is now administered by CalHFA and the City's non-profit partner, SpringBoard CDFI(formerly Community HousingWorks) is authorized the provide MCC's to eligible households in the San Diego Region, including Chula Vista. In 2013, four households became new homeowners in Chula Vista utilizing the MCC program which entitled them to take a federal income tax credit of fifteen to twenty percent (15% to 20%) of the annual interest they pay on their home mortgage and increasing their qualified maximum loan amount. No MCC's were issued in Chula Vista during 2014 while the program was transitioning from the current provider County of San Diego and AHA Housing to Cal-HFA. The City no longer has access to the total number of MCC's issued within its jurisdiction.
5.2.3 Homebuyer Education and Counseling	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 these educational programs will be to help first-time homebuyers prepare for the purchase of a home and to understand the importance of maintenance, equity appreciation, and personal budgeting to minimize foreclosure rates.	1	2021	The City continues to participate with Community HousingWorks to offer bilingual homebuyer education (HBE) and foreclosure counseling. In 2014, no HBE classes were held in Chula Vista, and 40 Chula Vista residents graduated from HBE. Four Chula Vista residents received pre-purchase counseling in 2014 and five residents purchased in Chula Vista through Community HousingWorks programs. Community HousingWorks also offers foreclosure prevention counseling and 18 Chula Vista residents were seen in 2014. In addition, the City partnered with the Housing Opportunities Collaborative, Community HousingWorks, and Wells Fargo to host a Loan Modification and Refinancing event for existing homeowners in September 2013. Approximately, 33 homeowners attended the event, and as a result, 20 homeowners modified or refinanced their loans. During the 2013-2020 Housing Element period: 2 HBE classes held in Chula Vista, 69 HBE resident graduates, 6 households received pre-purchasing counseling, 46 households received foreclosure counseling.
5.2.4 Support Private Financial Assistance Programs	Support and encourage lenders, Development Services organizations and others to use non-traditional financial approaches to assist low-and moderate-income first-time homebuyers such as Individual Accounts and other emerging financial approaches.	2	As funds are available	Staff will continue to support and seek non-traditional approaches as opportunities exist. See comments listed above for Programs 5.2.1 - 5.2.3.
Policy H5.3 - Support mobilehome parks as an alternative housing opportunity				

Table C

2015 Program Implementation Status (Since 2013)

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Name of Program	**Objective**	**Priority Level**	**Deadline in H.E.**	**Status of Program Implementation**
5.3.1 Mobilehome Space Rent Review	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 housing alternative.	1	2021	The City continues to monitor and enforce the Mobilehome Space Rent Review Ordinance. In August 2011, ordinance amendments provided temporary decontrol on change of ownership, in an effort to allow rents to be raised to market on a one-time basis. The amendments also included the establishment of an administrative fee to allow residents to retain rent control services as desired. The changes were updated in February 2012, with implementing guidelines to the fee and minor amendments in February 2013 to streamline administration and require adequate notification of residents. During the 2013-2020 cycle, the commission held 8 public meetings, and did not review any proposed rent increases.
5.3.2 Resident Ownership of Mobilehome Parks	Promote the purchase of those mobilehome parks with a Mobilehome Park (MHP) zone designation by park residents, when a park becomes available for sale in accordance with CVMC Chapter 9.60 (Sale of a Mobilehome Park). Accordingly, resident organizations shall have a right to purchase a park listed for sale if the organization is able to reach an acceptable price and terms and conditions with the mobilehome park owner. Financial assistance that may be provided by the State, or other funding sources may be limited to income eligible residents and require affordable housing costs.	2	2021	No mobilehome/trailer parks were listed for sale in 2015.
5.3.3 Mobilehome Park Conversion	Continue to enforce CVMC Chapter 9.40 to protect the rights of residents as mobilehome/trailer parks are closed or converted to other uses.	1	2021	The City will continue to enforce CVMC 9.40 if and when a park is proposed for closure.
Objective H6 - Promote the development of a variety of housing choices, coupled with appropriate services, to meet the needs of special population groups, including the homeless, those "at-risk" of becoming homeless, persons with disabilities, and seniors.				
Policy H6.1 - 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.				

Table C

2015 Program Implementation Status (Since 2013)

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Name of Program	**Objective**	**Priority Level**	**Deadline in H.E.**	**Status of Program Implementation**
6.1.1 Homeless & "At-Risk" Homeless-Regional Planning	Continue to participate in regional planning efforts to address needs of the homeless, including the Regional Task Force on the Homeless and the South Bay Homeless Coalition.	1	2021	The City continues to participate in regional organizations focused on housing and other needs of the homeless or near homeless population. Such organizations include the South Bay Homeless Advocacy Coalition, Regional Continuum of Care Council of San Diego County, Local Emergency Food and Shelter Board, South Bay Homeless Advocacy Coalition, the Regional Task Force on the Homeless (RTF), and the FEMA and County of San Diego Hotel/Motel Voucher Program. In November 2015, the City was the lead agency in the planning and coordination of the fourth annual Homeless Project Connect event in the South Bay. The one-day event connected over 125 homeless individuals with services and programs ranging from social service benefits, haircuts, medical attention and food services.
6.1.2 Homeless & "At-Risk Homeless"-Regional Funding	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 its application for funding through the Federal Supportive Housing Program, local FEMA Board, County of San Diego Hotel/Motel Voucher Program and temporary winter shelters.	1	2021	South Bay Community Services (SBCS) is the primary service agency that provides homeless shelter and services in Chula Vista. SBCS operates four transitional living programs and the City has allocated annual CDBG funds to SBCS for youth and family support services, and housing services. The City also provides annual funding for the Rotational Shelter Network program to provide shelter to homeless at various congregational sites throughout the County, including Chula Vista. See comments in 6.1.1.
6.1.3 Existing & New Emergency Shelters & Transitional Housing	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.	1	2021	See comments in 6.1.1. In 2014, the City continued to provide funding to South Bay Community Services (SBCS) to operate its short term shelter. SBCS received $62,777 of Emergency Solutions Grant funding in 2015 to serve 90 extremely low-income homeless individuals and families that meet HUD's definition of homelessness. Over the last two years, the City has acquired 3 residential units that are used to provide housing for chronic homeless with mental health issues with wrap around services provided by the County of San Diego's Health and Human Services. The units are fully occupied.

Table C

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Program Description (By Housing Element Program Names)	Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including progress in removing regulatory barriers as identified in Housing Element .			
Name of Program	**Objective**	**Priority Level**	**Deadline in H.E.**	**Status of Program Implementation**
6.1.4 Tenant Rental Assistance	Implement a homeless prevention program providing rent subsidies for those at-risk of becoming homeless	1	2021	In 2013, the City contracted with South Bay Community Services (SBCS) to administer the Emergency Solutions Grant (ESG) to assist those to rapidly become re-housed after experiencing a recent incident of homelessness. The contract was extended September 18, 2015 for an additional $78,998 to provide housing assistance to homeless households and individuals. During 2015 the Section 8 program administered by the County of San Diego issued 3,020 vouchers in Chula Vista, 1,098 to elderly and 347 to large families. 10,290 households remain on the waiting list at the end of 2015, the majority of those families (6,239).
6.1.5 Information on Resources for Basic Needs	Distribute informational materials to provide contact information regarding basic needs, such as emergency food, shelter, and services for the homeless. Materials can be distributed on an as needed basis at public/civic center public counters and by City personal in regular contact with homeless or near homeless households.	2	2021	Staff continues to provide updated information on basic resources on the City's website and at the public counters. In September 2013, staff created a Community Resources guide, which provides local and regional contact information for services ranging from emergency shelter and food to legal assistance and health services. The Community Resources Guide, along with many other informational materials, are available at City's Development Services public counter. In addition, the City works closely with South Bay Community Services, the lead homelessness agency, to ensure that informational material is updated on a regular basis and made available to households seeking information and resources. See comments in 6.1.1.
Policy H6.2 - 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, and persons with disabilities.				
6.2.1 Second Dwelling Units	Continue to allow construction of new accessory secondary dwelling units in areas where the units do not compromise the neighborhood character, as defined in Section 19.58.022, Accessory Second Dwelling Units, of the Chula Vista Municipal Code as needed to facilitate and encourage development.	1	2021	In 2014 ten permits were issued for accessory second dwelling units. During the 2013-2020 Housing Element period: 16 permits.
6.2.2 Shared Living	Support private programs for shared living that connect those with a home and are willing to share living accommodations with those that are seeking housing, particularly seniors, students, and single person households. The City can identify the programs offered in the community and assist in program outreach efforts for shared living programs through advertisements in the City's website and placement of program brochures in key community locations.	1	2021	City policies continue to support alternative housing types. The City has provided past financial support to Social Service providers offering shared housing services. In 2005, CDBG funding for these services was provided. However in 2006, the local social service agency that provided shared living referrals ceased providing this service.
6.2.3 Co-Housing	Evaluate the viability of co-housing where residents share common facilities (e.g., cooking facilities) and amendments to Title 19 of the Chula Vista Municipal Code and other documents, where appropriate, to facilitate its development.	2	2021	This program is identified as a Level 2 priority. Due to the City's current budgetary reductions, review and amendments of the City's Municipal Code are being completed on an as needed basis. Any proposal to provide co-housing will be evaluated and processed on a project-by-project basis.

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2015 Program Implementation Status (Since 2013)

Program Description (By Housing Element Program Names)	Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including progress in removing regulatory barriers as identified in Housing Element .			
Name of Program	**Objective**	**Priority Level**	**Deadline in H.E.**	**Status of Program Implementation**
6.2.4 Accessible Housing Regulations	Continue to maintain and implement California Title 24 provisions for the review and approval of residential developments.	1	2021	In July 2012, the City adopted a Reasonable Accommodation Ordinance (Title 1 and Chapter 19.14 of CVMC) to establish a formal procedure to consider whether a land use development standard or regulation of the City's can be modified or exempted in order to allow an individual with a disability to occupy their home.
Objective H7 - 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.				
Policy H7.1 - Ensure Chula Vista's plans and policies addressing housing, such as the Zoning Ordinance, Sectional Planning Area Plans, and Specific Plans, encourage a variety of housing product that responds to variations in income level, the changing livework patterns of residents and the needs of the City's diverse population.				
7.1.1 Specific Plans	Develop and consider for adoption Specific Plans for the Southwest Planning Areas in order to implement the housing-related land use policy General Plan Update of 2005.	1	2013-14	Subsequent to the adoption of the Palomar Gateway District Specific Plan and certification of the EIR on August 13, 2013, staff began working with property owners/developers to redevelop certain sites within the PGD area pursuant to the Specific Plan land use regulations and the EIR environmental determinations. Currently, there is a 21-unit residential project under construction at 778 Ada Street; the City is reviewing conceptual plans for the construction of a 42-unit condominium project at 1350 Industrial Boulevard; and an application is expected by March 2015 for review of plans for the construction of another 40-unit residential project at 745-765 Dorothy Street. It is expected that these two last projects will be fully entitled by the end of 2015 and built during 2016. During 2014, staff made significant progress on the Main Street Streetscape Master Plan process by finalizing the Concept Plan for the Corridor and conducting other tasks conducive to the completion of the Master Plan. The Concept Plan represents a conceptual framework for a "Complete Street" for the Main Street Corridor. A Complete street is a balanced, connected, safe, and convenient transportation network designed to serve all users regardless of their mode of transportation. The traffic analysis and report are expected to be completed by February of 2015, while the Master Plan is expected to be completed by the Summer 2015.
7.1.2 Zoning	Update Title 19 of the Chula Vista Municipal Code, to implement housing-related land use policy contained in the General Plan Update of 2005.	1	2021	Due to the City's current budgetary reductions, review and amendments to Title 19 of the City's Municipal Code are being completed on an as needed basis. In 2009, the City began to draft specific plans for the South West area of the City to implement the land use policy of the General Plan. The Palomar Gateway District Specific Plan was adopted by the City Council in 2013. See comments in 7.1.1 and 7.4.1.

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Name of Program	**Objective**	**Priority Level**	**Deadline in H.E.**	**Status of Program Implementation**
7.1.3 Emergency Shelters	The City will amend its Zoning Ordinance within one year of adoption of the Housing Element to address emergency shelters, and permit this use by right, without requiring a CUP, PUD or other discretional action within identified zones, consistent with Senate Bill 2 (Housing Accountability) enacted in 2007. The zones being considered are the General-Industrial (I-G) and/or Limited Industrial (I-R) zones and the Community Purpose Facility within the Planned Community (P-C) zone.	1	2013-14	Staff is currently updating the Zoning Ordinance to comply with Senate Bill 2. It is anticipated that the updates will be taken to the Planning Commission and Council for consideration in 2015, as a comprehensive package of zoning ordinance updates to comply with State Law.
7.1.4 Transitional and Supportive Housing	The Zoning Ordinance will be amended to specifically define transitional/supportive housing. Transitional housing, pursuant to Health and Safety Code Section 50675.2, and supportive housing, pursuant to Health and Safety Code 50675.14, will be permitted as a residential use in all residential uses and subject to the same development standards as the same type of housing units in the same zone consistent with Senate Bill 2 (Housing Accountability) enacted in 2007.	1	2013-14	Staff is currently updating the Zoning Ordinance to comply with Senate Bill 2. See comments in Section 7.1.3 above.
7.1.5 Single Room Occupancy (SRO) Units	The Zoning Ordinance does not contain specific provisions for SRO units. The City will amend the Zoning Ordinance to facilitate the provision of SRO's, consistent with the Assembly Bill 2634 (Housing for Extremely Low-Income Households) enacted in 2007.	1	2013-14	Staff is currently updating the Zoning Ordinance to comply with Assembly Bill 2634. See comments in Section 7.1.3 above.
7.1.6 Farmworker Housing	The Zoning Ordinance will be amended within one year of adoption of the Housing Element to comply with Section 17021.5 and 17021.6 of the State Health and Safety Code regarding employee housing.	1	2013-14	Staff is currently updating the Zoning Ordinance to comply with State Health and Safety Code. See comments in Section 7.1.3 above.
7.1.7 Flood Hazard	Pursuant to Assembly Bill 162, amend the safety and conservation elements of the City's General Plan upon adoption of the City's Housing Element to include an analysis and policies regarding flood hazards and management. Upon the amendment of the safety and conservations elements, the City will review the adopted Housing Element to maintain internal consistency and amend the Element as may be necessary.	1	2013-14	The City's Environmental Element contains a policy related to flood hazard management, as well the City's Municipal Code. However, due to the City's current work program budgets, review and amendments of the City's General Plan elements are being completed on an as needed basis.
Policy H7.2 - Ensure the entitlement process and infrastructure levies do not affect the feasibility of affordable housing development.				

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2015 Program Implementation Status (Since 2013)

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7.2.1 Priority Processing	Continue to implement priority processing of the necessary entitlements and plan checks to expedite the development process for residential developments, which do not require extensive Engineering or environmental review, with at least 15 percent of the units as affordable for very low-and low-income households. Update the expedite policy as may be necessary to encourage the development of affordable housing for lower income households.	1	2021	In 2009, the Affordable Housing Working Group looked at avenues to improve the development review process, including: fee waivers/deferrals, flexible development standards, and/or other mechanisms to provide incentives to projects meeting certain thresholds of affordability. The City's "Development Process Streamlining Committee" evaluated impediments to the planning process including: entitlement processing, development fees, and regulatory issues. Affordable housing was specifically addressed by the Streamlining Committee, and is a permitted use for consideration of expedited processing, fee waivers, and flexible development standards. In 2013, an affordable housing development was able to utilize the expedited processing services for a 33 unit rental project, which will be made available to extremely low and low-income households. This project will be restricted to households at 30-60 AMI, and restricted for a period of 55 years. The project pulled building permits in 2014 and completed construction in December 2015.
7.2.2 Development Fees	Various fees and assessments are charged by the City to cover the costs of processing permits and providing services and facilities. Continue to consider subsidizing, waiving, or deferring fees for affordable units for very low- and low-income households 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, particularly extremely low and special needs households as allowed by the City's Municipal Code.	2	As requested	See comments in 7.2.1.
7.2.3 Water/Sewer	The City of Chula Vista will provide a copy of the adopted Housing Element to the Otay Water District and Sweetwater Authority within 30 days of adoption. The City will also continue with the District to ensure affordable housing developments receive priority water service provision.	1	2013-14; Within 30 days of adoption of the Housing Element	The City provided a copy of the adopted Housing Element to the Otay Water District and Sweetwater Authority.
Policy H7.3 - Pursue opportunities to expand financial resources assisting housing development for lower and moderate-income households.				

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7.3.1 Pursue Affordable Housing Funding	Continue to utilize the eCivis software program to proactively pursue available Federal or State funding to increase, preserve and enhance housing affordable to low-income households	1	2021	The City of Chula Vista was invited by the U.S. Department of Housing and Urban Development (HUD) to apply for a Promise Zone designation in November 2013. The Promise Zones initiative primarily focuses on revitalizing areas that are experiencing high poverty rates across the Country by attracting private investment, improving affordable housing, improving educational opportunities, creating jobs, reducing serious and violent crime, and assisting local leaders in navigating federal programs and cutting through red tape. The City of Chula Vista did not receive the Promise Zone designation, however, Staff continues to search for, and apply for affordable housing grant opportunities. In 2014 the City of Chula Vista was successful in a grant application for CalHOME funds towards the creation of first-time homebuyer opportunities. See comments in 5.2.1.
Policy H7.4 - Provide financial assistance and incentives for the preservation and creation of affordable housing to address the underserved financial needs of very low-and low-income households throughout the City.				
7.4.1 Affordable Housing Incentives (aka Density Bonus)	The City has adopted affordable housing incentives regulations to facilitate the development of affordable housing for very low, low, and moderate income households and seniors. This policy provides for a density bonus, incentives and waivers of development standards for housing providing the required number of units for the income qualified households and seniors. Continue to provide incentives for the development of affordable housing and housing for seniors through implementation of these regulations. Market incentives to housing developers via the City's website and the Development Services front counters.	1	2021	See comments in 4.1.2. The City of Chula Vista's Density Bonus Ordinance was approved by the City Council on December 11, 2012. The ordinance provides clarity and outlines the State requirements for affordable housing development. One developer proposed a project utilizing Density Bonus incentives in 2014. It is anticipated that an official application for the project would be submitted in mid 2015.
7.4.2 Public Property	Evaluate the viability of providing affordable housing on City owned property that becomes available or is deemed surplus property.	2	2021	Staff has evaluated its existing inventory of City and/or Agency owned land. The City has limited ownership of land, of which very little is currently suitable for residential development. As opportunities of surplus land become available, the City will continue to evaluate the suitability of such land for residential purposes and the viability for affordable housing.
7.4.3 Affordable Housing in Public or Quasi-Public Zones	Evaluate the appropriateness of allowing affordable housing within public or quasi-public zoning designations, when appropriate.	2	As opportunities arise	See comments in 7.4.1. An incentive considered under the Affordable Housing Working Group was to allow affordable housing development in zones designated for other uses.
Goal H 8 - Ensure the availability of housing opportunities to persons regardless of race, color, ancestry, national origin, religion, sex, disability, marital status, and familial status, source of income or sexual orientation.				
Policy H8.1 - Ensure equal housing opportunities to prevent housing discrimination in the local housing market.				

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8.1.1 Affirmative Marketing & Leasing	Require affordable housing developments for low-and moderate-income households to comply with the following policies; marketing and leasing efforts, require outreach to minority communities, including advertising in multi-lingual media; require the monitoring of lease and sales efforts for compliance with affirmative marketing; and, require periodic reporting to the Community Development Department on the composition of resident populations in units, income levels and affordability of the units.	1	2021	The City continues to require all developers of affordable housing communities to provide the City with a Marketing Plan, including efforts for affirmative marketing to minority communities. All marketing plans are required as condition of the loan agreement and are subject to review and approval by the City.
8.1.2 Fair Housing Education & Counseling	Continue contracting with a service provider for implementation of programs for broad outreach and education on housing rights to ensure information and materials are available to the entire community through a variety of means, including availability on the City's website and various City and civic buildings, fair housing counseling, and resolution of fair housing complaints. Where appropriate, refer to other agencies, including State and Federal enforcement agencies.	1	2021	In 2013, the City released an RFP for professional fair housing services. Through the competitive process, the City entered into a contract with Center for Social Advocacy (CSA) to provide outreach and counseling for fair housing issues. Information regarding fair housing education and resources is available on the City's website and at the public counter. In 2015, the City extended CSA's contract. During this period CSA continued to make available brochures, pamphlets and handbooks to interested parties. CSA conducted several workshops during the year. The workshops were held at the following locations: Chula Vista Community Collaborative meeting, Chula Vista Public Library, and at several elementary schools. One workshop was directed to property managers and held at the Pacific Southwest Association of Realtor office. Lastly, a Proclamation was presented to CSA honoring Fair Housing month on April 14, 2015. In addition, the planning process began for the San Diego Regional Analysis of Impediments to Fair Housing Choice. The City is a member of the San Diego Regional Alliance for Fair Housing that consists of 13 participating Cities and the County of San Diego.
Goal H9 - Promote and facilitate early, transparent public input and participation emphasizing community awareness of the City of Chula Vista's goals, tools, available resources and programs for lower income households.				
Policy H9.1 - Encourage meaningful public participation by all segments of the community, including low- and moderate-income residents, the business sector, social service agencies, renters and homeowners, when reviewing and developing City housing policies and affordable housing projects.				

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9.1.1 Public Input & Participation	Continue to incorporate public input and participation in the design and development of City housing plans and policies.	1	2021	The City continues to provide opportunity for public input for all plans and policies. The Mobilehome and Trailer Park Conversion Ordinance (CVMC 9.40) update included an extensive outreach process that included bilingual meetings and materials at each step of the process. The City also took similar measures to look at a variety of policies and ordinances through the Affordable Housing Working Group. The 2013-2020 Housing Element update involved a range of public outreach efforts including several public workshops, and a detailed survey available online and at City Hall. The City Council approved the Draft 2013-2020 Housing Element for public review in December 2012 and was approved by HCD in April 2013.
9.1.2 Limited English Proficiency Policy	Development of a City-wide policy to provide services to persons with limited English proficiency with the goal of providing such persons with better access to verbal and written information provided by the City, specifically related to affordable housing resources and programs for low-and moderate-income households.	1	2021	The City continues to provide bilingual materials for all housing program marketing materials and provides translation services as needed. In late 2014 the City began evaluating translation service language on all meeting agendas related to Housing and altered agendas to include a request for translation services.
9.1.3 Housing Resources Information	Develop and maintain outreach or other appropriate marketing materials identifying available housing resources and programs available in the City of Chula Vista, including affordable housing developments, to ensure existing and potential residents are aware of affordable housing opportunities. Information and materials are to be available via the City's website and the Development Services front counters.	1	2021	Staff continues to provide updated housing resource information as needed on the City's website and at the public counters. In 2013, staff created a unique Housing Division logo, which has been helpful in identifying the City's participation in various programs and services. Additionally, staff updated several of the City's housing program flyers, including the First-time Homebuyer, Affordable Rental Housing, and Community Housing Improvement Program flyers, all of which are available at the front counters. The City also displays materials for Fair Housing services, Foreclosure Intervention services, Homelessness services, and community resources at the public counters. In 2015 the City conducted a comprehensive update of the website. All of the marketing materials and resources described above are incorporated.
9.1.4 Annual Housing Report	Provide an annual report to the City Council on the City's existing housing stock and policies in relation to progress in implementing the policies of the Housing Element. The annual report shall also be made available for review in public locations.	1	Annually	Since 2008, the Housing Advisory and Mobilehome Rent Review Commissions have met annually to review Housing Element progress made during the previous year. It is anticipated that the groups will meet again this April in their annual joint meeting to discuss relevant housing issues to each group. In addition, the City Council is presented with the report annually in an open public meeting.