HOUSING POLICY
DEVELOPMENT, HCD
MAR 28 2011

Department of Housing and Community Development

ANNUAL HOUSING ELEMENT PROGRESS REPORT

City or County Name: Vista

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Vista, CA 92084

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Reporting Period by Calendar Year: from Jan 2010 to Dec 2010

These forms and tables, (see sample – next page) must be submitted to HCD and the Governor's Office of Planning and Research (OPR) on or before April 1, of each year for the prior calendar year; submit separate reports directly to both HCD and OPR (Government Code Section 65400) at the addresses listed below:

Department of Housing and Community Development
Division of Housing Policy Development
P.O. Box 952053
Sacramento, CA 94252-2053

-and-

Governor's Office of Planning and Research
P.O. Box 3044
Sacramento, CA 95812-3044

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Housing Element Implementation
(CCR Title 25 §6202)

Jurisdiction City of Vista

Reporting Period 01/01/2010 - 12/31/2010

Table A

Annual Building Activity Report Summary - New Construction
Very Low-, Low-, 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: Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Total Units per Project	Est. # Infill Units*	Assistance Programs for Each Development: See Instructions	Deed Restricted Units: See Instructions	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.
Oak Dr Villas	5+	O		1		11	12	12		Inc	
(9) Total of **Moderate and Above Moderate** from Table A3 ► ►					0	50	50				
(10) Total by income Table A/A3 ► ►				1		61	62	12			
(11) Total **Extremely Low-Income** Units*											

* Note: These fields are voluntary

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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	TOTAL UNITS	
(1) Rehabilitation Activity		1	1	2	
(2) Preservation of Units At-Risk				0	
(3) Acquisition of Units			13	13	Assisted 19 moderate-income households for a total of 32 households assisted in 2010
(5) Total Units by Income	0	1	14	15	

* Note: This field is voluntary

Table A3
Annual building Activity Report Summary for Above Moderate-Income Units (not including those units reported on Table A)

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for **Moderate**						0	
No. of Units Permitted for **Above Moderate**	45				5	50	50

* Note: This field is voluntary

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Table B

Regional Housing Needs Allocation Progress

Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.			2003	2004	2005	2006	2007	2008	2009	2010		Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level		RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9		
Very Low	Deed Restricted	510		32								32	478
	Non-deed restricted												
Low	Deed Restricted	388	4	3	17	4	3	1	0	1		33	355
	Non-deed restricted												
Moderate	Deed Restricted	428						3				3	425
	Non-deed restricted												
Above Moderate		941	213	101	318	76	63	51	11	61		957	-16
Total RHNA by COG. Enter allocation number:		2,267	217	136	335	80	129	55	11	62		1,025	1,242
Total Units ► ► ►													
Remaining Need for RHNA Period ► ► ► ► ►													

Note: units serving extremly low-income households are included in the very low-income permitted units totals.

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Table C

Program Implementation Status

Program Description (By Housing Element Program Names)	**Housing Programs Progress Report - Government Code Section 65583.** Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.		
Name of Program	**Objective**	**Timeframe in H.E.**	**Status of Program Implementation**
Housing Rehab Loan Program	Assist 57 households	Over 5 yrs	Continuing, assisted 2 households in 2010
Vistans ROC	Assist 125 households	Over 5 yrs	Event held on October 9, 2010 and assisted 28 homes.
Acquisition and Rehab of MF Housing	Acquire and rehab 50 units	Over 5 yrs	Continuing, no new units in 2010
Emergency Rental Assistance	Assist 112 households	Over 5 yrs	Continuing, assisted 77 households in 2010
Security Deposit Assistance Program	Assist 145 Households	Over 5 yrs	Continuing, assisted 84 households in 2010
Mobile Home Park Accord	Monitor compliance w/ Mobile Home Park Accord	Ongoing	Continuing
Mobile Home Park Acquisition	Enforce affordability covenants in 2 parks	Ongoing	Continuing
Housing Choice Voucher Program	500 vouchers	Ongoing	Continuing, assisted 483 households in 2010
Mobile Home Asst Program	Assist 45 households	Annually	Continuing, assisted 43 households in 2010
Preservation of Asst Housing at Risk	Multiple - in HE Section 5.3.1	Ongoing	Continuing
Residential Sites Inventory	Multiple - in HE Section 5.3.2	Ongoing	Maintaining inventory - to be updated in 2012 following GP update
Downtown Specific Plan	Designate 22 acres within SP for residential only	By 6/30/10	Adopted on June 22, 2010 (City Council Ordinance 2010-13)
Inclusionary Zoning Ordinance	Continue to implement	Ongoing	Continuing, one new unit in 2010
Financial Asst for Affordable Housing Dev	Provide assistance for 150 affordable units	30-Jun-12	Provided financial assistance to TERI, Inc. to build a six-unit group home for persons with special needs
Vista Home Ownership Program	Assist 27 households	Over 2 yrs	Continuing, assisted 32 households in 2010
Mortgage Credit Certificates	Assist 20 households	Over 5 yrs	Continuing, assisted 10 households in 2010
Home Ownership Education Classes	Assist 350 households	Over 5 yrs	Assistance provided directly by HUD approved counselors
Reasonable Accommodation	Adopt RA policy	31-Dec-10	Adopted on June 27, 2007 (City Council Ordinance 2007-10)
Housing for Special Needs Populations	Change zoning to allow by right	20-Mar-11	Planned zoning ordinance update in 2012 following GP Update
Zoning Ordinance	Multiple - in HE Section 5.3.5	20-Mar-11	Planned zoning ordinance update in 2012 following GP Update
Development Fees	Monitor	Ongoing	Continuing at same rates as 2010
Expedited Project Review	Prioritize MF residential projects	Ongoing	No new applications in 2010, expedited building reviews

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Fair Housing	Assist 2,500-3,500 persons	Annually	Continuing, directly assisted 55 households, in total assisted 1,583 persons in 2010

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General Comments: