

**Department of Housing and  
Community Development**

Housing Policy Department  
Received on:

**ANNUAL HOUSING ELEMENT PROGRESS REPORT**

11/20/2013

City or County Name: City of Vista

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Vista, CA 92084

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Reporting Period by Calendar Year: from 1/1/2012 to 12/31/2012

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

# Instructions

Government Code Section 65400 establishes the requirement that each city, county or city, and county planning agency prepare an annual report on the status of the housing element of its general plan and progress in its implementation using forms and definitions adopted by the Department of Housing and Community Development. The following form is to be used for reporting on the status of the housing element and implements Sections 6200, 6201, 6202, and 6203 of the Department of Housing and Community Development California Code of Regulations, Title 25, Division 1, Chapter 6

Please note, per Government Code Section 65700, charter cities are exempt from preparing an annual report on the status of the housing element. However, all jurisdictions including charter cities must submit annual reports in those cases where submittal is required for certain funding programs. In addition, the Department encourages all jurisdictions to submit an annual report as the report is a useful tool in meeting the review and revise requirement of subsequent housing element revisions per Government Code Section 65588.

## **Completing Tables**

The following instructions refer to the tables of Attachment 1:

- Table A: *Annual Building Activity Report- Low-, and Very Low-Income Units and Mixed-Income Multifamily Projects*
- Table A2: *Annual Building Activity Report -Summary for Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)*
- Table A3: *Annual Building Activity Report Summary for Moderate- and Above Moderate-Income Units*
- Table B: *Regional Housing Needs Allocation Progress*
- Table C: *Program Implementation Status*

The instruction numbers coincide with the fields in the tables.



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

Jurisdiction City of Vista  
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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				0	
(2) Preservation of Units At-Risk				0	
(3) Acquisition of Units				0	
(5) Total Units by Income	0	0	0	0	

\* 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	77		18			95	

\* Note: This field is voluntary

# ANNUAL ELEMENT PROGRESS REPORT

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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.		RHNA Allocation by Income Level									Total Units to Date (all years)	Total Remaining RHNA by Income Level	
		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9			
Very Low	Dead												
	Restricted Non-deed restricted	32										32	478
	Dead												
Low	Restricted Non-deed restricted	17	4	3	1	0	1	0	0			26	362
	Dead												
	Restricted Non-deed restricted												
Moderate	Dead				3							3	425
	Restricted Non-deed restricted												
Above Moderate		941	318	76	63	51	11	61	51	95		737	204
Total RHNA by COG. Enter allocation number.		2,267											
Total Units		367	80	66	55	22	62	51	95		798	1,469	
Remaining Need for RHNA Period													

Note: units serving extremely 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)	Objective	Timeframe in HE.	Status of Program Implementation
Housing Rehab Loan Program	Assist 57 households	Over 5 yrs	Continuing, program re-tooled following dissolution of Redevelopment
Visians ROC	Assist 125 households	Over 5 yrs	Event not held in 2012 due to budgetary constraints
Acquisition and Rehab of MF Housing	Acquire and rehab 50 units	Over 5 yrs	Continuing, no new units in 2012
Emergency Rental Assistance	Assist 112 households	Over 5 yrs	Discontinued due to dissolution of Redevelopment
Security Deposit Assistance Program	Assist 145 Households	Over 5 yrs	Discontinued due to dissolution of Redevelopment
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 at same rates as 2011
Housing Choice Voucher Program	500 vouchers	Ongoing	Continuing at same rates as 2011
Mobile Home Asst Program	Assist 45 households	Annually	Continuing, assisted 28 households in 2012
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 - 2013-2020 HE approved by City Council on 4/23/13 and submitted to HCD
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, no new units in 2012 but suspended for rental only due to Palmer decision.
Financial Asst for Affordable Housing Dev	Provide assistance for 150 affordable units	30-Jun-12	Provided financial assistance to Parham House, 800 Arcadia Ave.
Vista Home Ownership Program	Assist 27 households	Over 2 yrs	On hold pending outcome of Redevelopment Agency dissolution
Mortgage Credit Certificates	Assist 20 households	Over 5 yrs	Continuing, assisted 5 households in 2012
Home Ownership Education Classes	Assist 350 households	Over 5 yrs	Assistance provided directly by HUD approved counselors
Reasonable Accommodation	Adopt RFA 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	Adopted on March 27, 2012 (City Council Ordinance 2012-5)
Zoning Ordinance	Multiple - in HE Section 5.3.5	20-Mar-11	Adopted on March 27, 2012 (City Council Ordinance 2012-5)
Development Fees	Monitor	Ongoing	Adopted fee deferral on 4/23/13

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Expedited Project Review	Prioritize MF residential projects	Ongoing	Priority given to 4 new MF applications received in 2012, expedited building reviews
Fair Housing	Assist 2,500-3,500 persons	Annually	Continuing at same rates as 2011

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General Comments: