

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction VISTA

Reporting Period 01/01/2015 - 12/31/2015

Pursuant to GC 65400 local governments must provide by April 1 of each year the annual report for the previous calendar year to the legislative body, the Office of Planning and Research (OPR), and the Department of Housing and Community Development (HCD). By checking the “Final” button and clicking the “Submit” button, you have submitted the housing portion of your annual report to HCD only. Once finalized, the report will no longer be available for editing.

The report must be printed and submitted along with your general plan report directly to OPR at the address listed below:

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

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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				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					0	415					
(10) Total by Income Table A/A3			0	0	0	415					
(11) Total Extremely Low-Income Units*			0								

* 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 in 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	0	0	0	
(2) Preservation of Units At-Risk	0	0	0	0	
(3) Acquisition of Units	0	0	0	0	
(5) Total Units by Income	0	0	0	0	

* Note: This field is voluntary

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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	0	0	0	0	0	0
No. of Units Permitted for Above Moderate	117	26	264	0	8	415	290

* 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.												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	343	46	48	0	0	0	0	0	0	0	94	249
	Non-Restricted		0	0	0	0	0	0	0	0	0		
Low	Deed Restricted	260	22	18	0	0	0	0	0	0	0	40	220
	Non-Restricted		0	0	0	0	0	0	0	0	0		
Moderate		241	1	0	0	0	0	0	0	0	0	1	240
Above Moderate		530	45	691	415	0	0	0	0	0	-	1151	0
Total RHNA by COG. Enter allocation number:		1374											
Total Units ▶ ▶ ▶			114	757	415	0	0	0	0	0	0	1286	
Remaining Need for RHNA Period ▶ ▶ ▶ ▶ ▶													709

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)	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 80 households, average of 10 per year	annually	None assisted in 2015
Rental Assistance Program	Pursue any applicable state and federal grants	annually	None pursued in 2015
Mobile Home Park Accord	Continue to monitor compliance	continuous	CPI Index provided bi-annually. Continue to address any concerns. Extended contract for 20 years.
Mobile Home Park Acquisition	Continue to enforce affordability in Estrella de Oro (22 spaces) and Vista Manor (120 spaces)	ongoing	Monitoring annually
Housing Choice Voucher Program	483 vouchers for Vista households	ongoing	550 vouchers
Vista Mobilehome Assistance Program	Assist 50 households		25 assisted. Program ended 6-30-14
Sustainable Building Program	Continue to enforce Cal. Energy Code and CALGreen Code through development review.	ongoing	Ongoing effort to enforce Energy Code and CALGreen Code through the development review process. Providing information to the public on energy conservation and efficiency.

Residential Sites Inventory	Maintain inventory of residential and mixed use sites and provide information on vacant and underutilized sites to interested developers. Coordination of public improvements in downtown area.	ongoing	Ongoing effort to provide available information to interested developers. Maintaining a project list of residential projects on the City's website. Ongoing public improvements in downtown Vista, i.e. street, storm water improvements, to facilitate future development and revitalization in the area.
Affordable Housing Development	As funding permits, provide financial assistance for construction of affordable housing. Complete infrastructure improvements along S. Santa Fe corridor and correct drainage problems.	ongoing	Phase I construction along S. Santa Fe ongoing in 2015, to be completed in 2016.
Homeownership Assistance	MCCs to 50 households over 8 years		5 issued. But no longer doing this, one must go through the State.
Housing for Special Needs Population	Specify supportive housing as a residential use permitted where residential use is permitted. Facilitate development of housing for persons with disabilities.	ongoing	Development Code was amended to address this objective, effective October of 2015.
Zoning Ordinance	Monitor zoning ordinance to ensure standards do not unduly constrain residential and mixed use development.	ongoing	ongoing. Review and update of parking regulations in 2015.
Development Fees	Monitor fees to assess impact on housing. Defer payment of development impact fees to certificate of occupancy instead of payment at building permit issuance.	ongoing	Ongoing monitor. Development impact fees for the City can now be paid at certificate of occupancy.
Expedited Project Review	Prioritize multi-family projects.	ongoing	Processed and prioritized review of 290 multi-family units in 2015.
Farmworker Housing	Permit farmworker housing in the E-1 zone		Objective was addressed in the City's Development Code, effective October of 2015.
Fair Housing	Continue to provide information to the community.	ongoing	Ongoing effort through contract with North County Lifeline. 79 one on one assistance. Nearly 400 received general information on fair housing.
Preservation of Assisted Housing at Risk of Converting to Market Rate	Work with tenants of at risk units by providing information about tenant rights and conversion procedures	ongoing	ongoing

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General Comments: