CITY OF
CHULA VISTA

HOUSING ELEMENT
OF THE
GENERAL PLAN

DRAFT as of July 1, 2021

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1.0 EXECUTIVE SUMMARY

The City of Chula Vista General Plan Housing Element details the City's eight-year strategy for the enhancement and preservation of the community, identifies strategies for expanding housing opportunities for the City's various economic segments and provides the official policy guidance for local decision-making related to housing. The Housing Element of the General Plan provides the implementation mechanisms for effectively addressing housing needs in Chula Vista throughout the 2021-2029 planning period.

The Housing Element provides in-depth analysis of the City's population, economic and housing stock characteristics as required by State law. The Element also provides a comprehensive evaluation of existing programs and policies of the 2013-2020 Housing Element to determined necessary revisions to meet current needs. Through this analysis, the City has identified goals, objectives, policies and program actions that directly address the current needs of Chula Vista's population.

The Housing Element is organized into two policy components and includes a number of Appendices to supplement the development of the Housing Element's Policy and Implementation Plan:

1. Introduction	Explains the purpose, process and contents of the Housing Element.
2. Goals, Policies & Implementation Plan	Details specific policies and programs the City of Chula Vista will carry out over the five-year period to address the City's housing goals.
Appendix A	Provides the required demographic analysis and needs.
Appendix B	Provides an analysis of constraints and the City's zoning that may require amendment to facilitate the development and provision of housing to meet the various housing needs of the community.

Appendix C	Provides an adequate Sites Inventory which includes an inventory of sites to meet the estimated RHNA need throughout the planning period.
Appendix D	Provides an analysis of affordable housing that may be at risk of converting to market rate housing within the next 10 years and programs for the preservation of the identified housing.
Appendix E	The Fair Housing Assessment analyzes the conditions that may limit the range of housing choices or hamper a person's access to housing and develops solutions to mitigate or remove such impediments.
Appendix F	An evaluation of the previous Housing Element for the 2013-2021 planning period (5th cycle).
Appendix G	Provides a summary of the community engagement activities that occurred throughout the development of the Housing Element document.

The State of California's historic actions and investments since the City's last Housing Element was adopted and certified in 2013, has had significant impact on the development of this Housing Element and the various policies and programs to address its obligations under the Regional Housing Needs Assessment (RHNA) and to ensure compliance with the various and significant State legislation. State legislation has focused on tackling the ongoing and critical housing affordability crisis by removing local barriers to housing construction, speeding up new development, incentivizing and funding for housing production, equity and accessibility of housing to overcome patterns of segregation and foster inclusive communities, and accountability of local jurisdictions to the State.

As the centerpiece of the Housing Element, the Policy and Implementation Plan provides focused attention to needs, challenges and opportunities particularly for those economically disadvantaged populations, given the City's obligations under various state laws and the limited financial resources available to the City. While the goals remain consistent with the 2013-2020 Housing Element, a number of new policies and programs are incorporated into this based upon new state legislation and are summarized below:

Goal 1 Promote Housing that Helps to Create Safe, Livable, and Sustainable Neighborhoods		
Programs/Policies	Continuing	Preservation and improvement of housing through rehabilitation, enforcement, energy efficiency and conservation measures, inspection programs and neighborhood revitalization.
	New	*Regulations for short term vacation rentals in residential zones as a means to preserve the City's long-term housing stock.*
Goal 2 Facilitate the Construction and Provision of Quality Housing to Meet the City's Diverse Needs (by Type, size, ownership level, and income levels)		
Programs/Policies	Continuing	Annual reporting to State HCD of housing production and progress.
		Adequate water and sewer services for future residential development.
		Emergency shelters in I-L and C-T zones and transitional and supportive housing in residential zones.
		Support private shared living arrangements.
		Permit Single Room Occupancy residences (SROs) in multifamily zones.
		Permit by right Qualified Employee Housing in a zoning district that permits agricultural uses by right.
	Revised	*Opportunities to modify Title 19 of the Chula Vista Municipal Code (Zoning Code) to provide more certainty and flexibility in the application and permitting process and for consistency with state law.*
		Improve project tracking system and electronic plan reviews and monitor processing times to reduce review times and costs.
		Improve the efficiency of the development review process and find opportunities to streamline the permitting process to remove unnecessary barriers.

		Review nongovernmental constraints impeding residential development and address where possible.
	New	*In compliance with Senate Bill (SB) 166, ensure that the housing element inventory of identified sites can accommodate its share of the regional housing need at any time in the planning period for each of the income categories, also referred to as "No Net Loss." Programs would include monitoring/tracking of all residential developments and acreage, required findings for projects developed at less than the capacity identified, housing impact statements for discretionary actions (meeting RHNA), and enforce housing density minimums.*
		Consider residential developments for lower income households as a by right use and as a public benefit within land designated as community purpose facilities (CPF).
		Review of parking standards and, if appropriate, revise or adopt new standards for affordable, senior-aged, mixed-use, and transit-oriented housing projects.
		Review and, if necessary, revise and develop design guidelines and development standards to adopt more clear and objective standards related to the architectural review of residential and mixed-use residential developments consistent with the Housing Accountability Act, SB 35, and SB 2162.
		In accordance with Assembly Bill (AB) 671, local governments must include in their General Plan housing elements plans to incentivize and promote the creation of affordable Accessory Dwelling Units (ADUs). Programs will include outreach, monitoring and mid-cycle review of ADUs and explore the acceptance of permit ready plans, an amnesty program for existing ADUS, and accommodation of movable Tiny Houses as a separate regulated use.
		In accordance with AB 2162 and AB 101, require approval "by right" of supportive housing with up to 50 units and low barrier navigation centers for the homeless.

Goal 3 Create opportunities for affordable housing, particularly in vulnerable areas AND in areas of opportunity		
Programs/Policies	Continuing	Work with owners of "at-risk" assisted housing developments whose restrictions are due to expire by 2029 with outreach to residents, information, and compliance with state noticing requirements.
		Monitoring of new housing and destroyed/converted housing units within the Coastal zone for replacement in compliance with state law.
		Seek to reduce or eliminate potential constraints to the development of affordable housing and implement feasible strategies.
		Provide first time homebuyer assistance and support homeownership development and financing.
		Review the feasibility of implementing a program to mitigate the displacement of residents as a result of the conversion of residential rental units to ownership housing.
		Implement mobile home space rent review, protect the rights of residents upon closure/conversion of mobilehome/trailer parks, and promote resident ownership of mobilehome parks, if feasible.
	Revised	*Review the Balanced Communities policy for its feasibility in making progress towards the very low and low-income RHNA allocations, specifically looking at a supportable increase in the affordable requirement, threshold of applicability, adoption of an Ordinance, and review of the in lieu housing fee.*
		Update the City's Density Bonus program to reflect various changes to state law (AB 1763 and AB 2345), particularly providing significant incentives for 100 percent affordable housing and those that are transit oriented (e.g. no density maximums and reduced/no parking).

New	*In compliance with SB 330, developers demolishing housing need to replace any restricted affordable or rent-controlled units (under State Rent Control) and comply with specified requirements, including the provision of relocation assistance and a right of first refusal in the new housing to displaced occupants.*
	Develop an incentive program that will facilitate the development of Accessory Dwelling Units (ADUs) or Junior Accessory Dwelling Units (JADUs) affordable to very low-income households.
	Track lower income housing units by Council District to ensure a balanced and equitable distribution of affordable housing throughout the City.

Goal 4 Promote equitable and accessible housing options and resources.		
Programs/Policies	Continuing	Work with regional and local partners to identify, address and eliminate housing discrimination as identified in the Regional Analysis of Impediments to Fair Housing Choice (AI).
		Issuance of Multifamily Housing Revenue Bonds for affordable housing to lower income households.
		Make available funds accrued in the City's Housing Assistance funds to increase, preserve, and enhance housing affordable to individuals or families.
		Offer certain waivers or deferral of development impact fees for affordable housing projects as allowed in the Chula Vista Municipal Code (CVMC).
		Support organizations to provide educational programs, loan counseling, and materials for potential homeowners on home maintenance, improvement, and financial management.
		Encourage local faith-based organizations to work together to provide services and housing (i.e. Participation in the interfaith shelter network rotating shelter).
		Work with regional agencies to identify the annual and seasonal need for homeless in Chula Vista.
	Continuing	The Housing Authority of the County of San Diego administers and allocates Housing Choice Vouchers for the residents of Chula Vista.
		Make available on the City's website, public/civic center public counters and by City personnel in regular contact with the community information and resources for basic needs.
		Compile, maintain and publicize a list of federal, state, regional, and local community assistance programs that may be available to residents.
		Collaborate with service providers and other Agencies to promote and disseminate information to the general public, including underrepresented communities and special needs population groups.

		Implement a City-wide policy to provide services to persons with limited English proficiency.
		Incorporate public input and participation in the design and development of City housing plans and policies.
	Revised	*Implement the City's Reasonable Accommodation Ordinance to review requests to modify zoning and development standards to reasonably accommodate persons with disabilities. Develop materials and outreach methods to increase public awareness and ease of access to policies, programs and processes addressing reasonable accommodation.*
	New	*Adopt an Environmental Justice Element as an additional Element of the City's General Plan.*
		Develop materials and outreach methods that explain SB 35 and AB 2162 related to streamlining the approval of housing projects with at least 50% of the units dedicated as affordable and supportive housing projects.
		Work with the community to achieve community support for housing at a variety of income levels.
		Connect students with affordable housing options in Chula Vista. The City will develop informational materials on available housing options, housing assistance, and make the housing resource information available.

Fiscal Considerations

While the City affirms its commitment towards meeting the community's housing needs, it is nevertheless incumbent on the City to acknowledge that the Housing Policy and Implementation Plan is but one of a large number of programs competing for the finite fiscal resources of the City. As such, it is not possible to subject this Housing Policy and Implementation Plan to strict budgetary scrutiny. In addition, there may be legal requirements affecting future encumbrances of funds, as well as demands in other areas requiring the City to make difficult decisions on budgetary priorities.

1.0 INTRODUCTION

1.1 Community Context

Home to more than 270,000 residents, Chula Vista is the second largest city in San Diego County. The City encompasses approximately 52 square miles of land area from the San Diego Bay eastward to Otay Lakes and includes most of the land between the Sweetwater River to the north and the Otay River to the south. The bayfront, rivers, and hills define the City's planning areas.

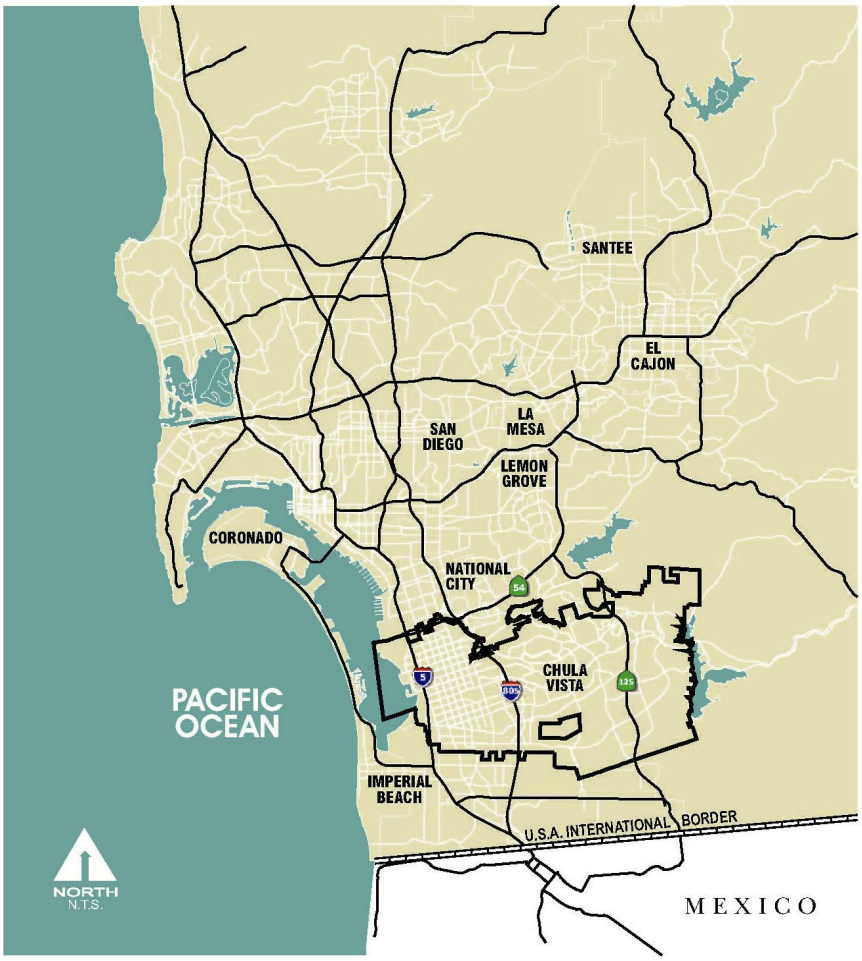


Over time, the City has evolved into varying and distinct neighborhoods and communities. Initially incorporated in 1911, much of the City's historical growth and development centered around the historic City center also known as the urban core. Therefore, the City's older and more established neighborhoods are generally located west of Interstate 805 ("I 805"). Over the next several decades, California's continued rate of population growth and housing production, coupled with Chula Vista's regional and waterfront location between the Mexican border and downtown San Diego, spurred the City's outward expansion and newer development to the east (east of I 805).

In 1985, the unincorporated Montgomery area (south of L Street and west of I 805), now known as the Southwest area of the City, was annexed into the City, adding approximately 23,000 new residents. Beginning in the late 1980's, development occurred east of I 805 of large expanses of green open land within the master planned communities of Eastlake, Rancho del Rey, Sunbow, Rolling Hills Ranch and San Miguel Ranch. In 1992, the City annexed 14 square miles of Otay Ranch that continues to be developed today as the master planned communities of Otay Ranch, Millenia and Escaya.

INTRODUCTION

Located minutes from downtown San Diego and the U.S.-Mexican border Chula Vista has convenient access to the region's cultural, recreational, educational and business opportunities and plays a significant role in the region's growth. As the hub of civic and cultural activity in South San Diego County with its picturesque backdrops and inviting climate, Chula Vista is a city whose growth is ripe with opportunities for both growing businesses and growing families.





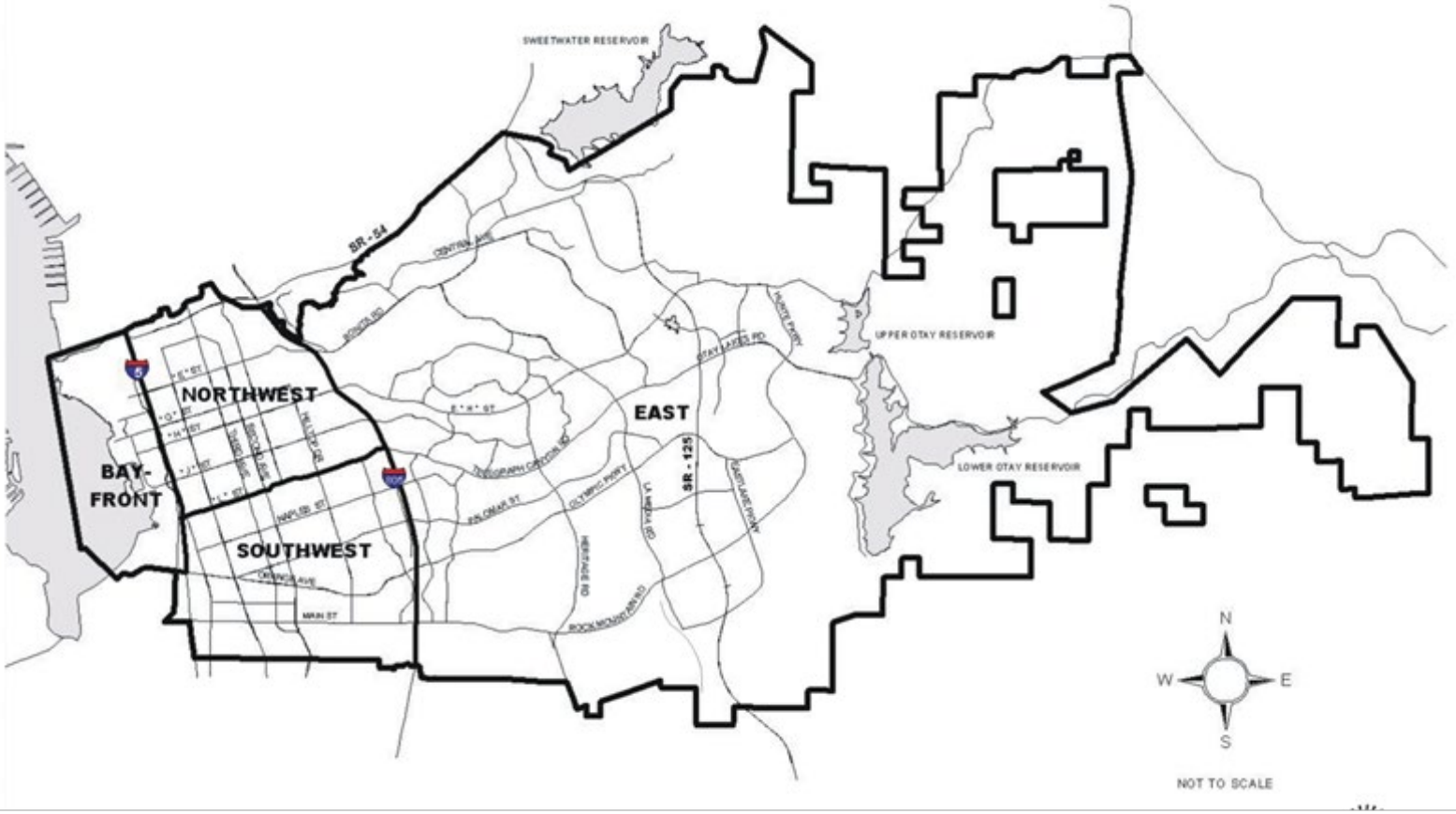




The City's communities can be further distinguished by geographic planning areas that follow the overall development patterns of the City as seen in Figure 1.

- Northwest – That area north of L Street and east of Interstate 5, also referred to as the City's historic urban core;
- Southwest – That area south of L Street, generally encompassing those neighborhoods included within the Montgomery annexation of 1985;
- East – That area east of I 805, generally encompassing master planned communities developed from the early 1990's and continuing to the present; and,
- Bayfront – That area west of Interstate-5 ("I 5") and north of L Street, currently underdeveloped with some development and large vacant waterfront properties and a master plan that was approved by the California Coastal Commission in August 2012.

Figure 1: City of Chula Vista Planning Areas



1.2 Purpose and Nature of the Housing Element

Meeting the housing needs of Chula Vista residents as well as the City's share of regional housing needs remains an important goal for the City of Chula Vista. As the population of the state continues to grow and pressure on resources increases, Chula Vista must ensure it provides adequate housing opportunities while maintaining a high standard of living for all citizens in the community.

Recognizing the importance of providing adequate housing, the State of California has mandated a Housing Element within every General Plan since 1969. Housing elements in the San Diego region are required to be completed, with a finding of compliance by the California Department of Housing and Community Development ("HCD"), by April 15, 2021. This document represents the 2021-2029 update required for jurisdictions within the San Diego Association of Governments ("SANDAG") region, responds to the issues that currently face the City and was created in compliance with State General Plan law.

What is a Housing Element and Why Do We Need One?

The California State Legislature has identified the attainment of a decent home and suitable living environment for every Californian as the State's main housing goal. Recognizing the important part that local planning programs play in pursuit of this goal, the Legislature has mandated that all cities and counties prepare a Housing Element as part of their comprehensive General Plans (California Government Code Section 65580 *et seq*.).

The Housing Element is one of the seven required elements of the General Plan and is the primary document that local jurisdictions in California use to plan for adequate housing opportunities for present and future residents. The Housing Element is the only General Plan Element that requires review and certification by the State of California.

"The vision for Chula Vista in the year 2030 is a community that preserves and enhances the unique features that shape its identity."

State Housing Element law, enacted in 1969, mandates that each local government in California create a Housing Element to adequately plan to meet the existing and projected housing needs of all segments of the population. The Housing Element must be consistent with all other elements of the General Plan and is updated on a regular basis. The law acknowledges that for

the private market to adequately address housing needs and demand, local governments must adopt plans and regulatory systems that support housing development. As a result, the successful growth of a community rests largely upon the implementation of local General Plans, and in particular, the Housing Element.

1.3 Regional Housing Needs Assessment

Each jurisdiction's projected housing need during the Housing Element planning period is determined through the Regional Housing Needs Allocation ("RHNA") process, as set forth in Section 65583 of the California Government Code. The RHNA is based on projected statewide growth in households as determined by HCD. Through the RHNA process, HCD distributes the statewide projected housing need among the regions in the state, where each regional council of government allocates the projected regional growth to local jurisdictions within the region as their "fair share" of regional housing needs. The total housing need for each jurisdiction is distributed among income categories, requiring each jurisdiction to plan to meet the needed housing for households at all income levels. The agency responsible for distributing the RHNA in San Diego County is SANDAG.

Each city and county in California is required to produce a Housing Element that demonstrates the jurisdiction's ability to accommodate the housing need identified in its RHNA during the Housing Element planning period. This Housing Element covers the 6th cycle Housing Element planning period and provides sites adequate to accommodate the City's fair share allocation.

The City of Chula Vista's Housing Element sets forth the City's policies and detailed programs for meeting existing and future housing needs as set forth in the RHNA, for preserving and enhancing neighborhoods, and for increasing affordable housing opportunities for extremely low, very-low, low and moderate income persons and households. It serves as the primary policy guide for local decision-making on all housing matters.

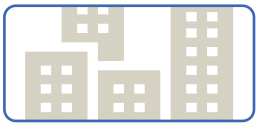
Create a balanced, sustainable community that offers a variety of housing choices throughout Chula Vista for all residents, present and future, through strategic policies and programs.

The Housing Element also provides a detailed analysis of Chula Vista's demographic, economic and housing characteristics as required by state law. A comprehensive evaluation of the City's progress in implementing the previous eight-year Housing Element's policy and action programs related to housing production, preservation and conservation is provided. The proposed policies and programs in the updated Housing Element are then adjusted based on this evaluation, as appropriate. Based upon the community's housing needs, available resources, constraints and opportunities for housing production and preservation, and past performance, the Housing Element establishes an eight-year strategy of priority goals, objectives and action programs that directly address the housing needs of present and future Chula Vista residents.



HOUSING VISION

What would our city look and feel like if we met all our housing goals?



HOUSING LANDSCAPE

What are our housing needs? Who is our housing serving? Who is not having their housing needs met.



CONSTRAINTS & RESOURCES

Have we planned to accommodate our needs? What is stopping us from meeting our goals and why?



ACTION PLAN

Goals policies and programs to shape future decision making. Programs that will help us realize our vision.

1.4 State Housing Legislation

During the 5th cycle, specifically in 2017 to the present, the state has passed numerous laws to address California's housing crisis. Many of the new programs outlined within this Housing Element for the 6th planning cycle, addresses the new legislation to facilitate and increase housing production for all economic levels. As the state passes new legislation in the remainder of the 5th cycle and during the 6th cycle, the City will continue to amend the Chula Vista Municipal Code; to monitor and evaluate policies and programs designed to meet state requirements; and to proactively implement new policies and programs to help increase housing production citywide.

In 2019, several bills were signed into law that include requirements for local density bonus programs, the Housing Element, surplus lands, Accessory Dwelling Unit (ADU) streamlining, and removing local barriers to housing production. The City will implement changes required by state law, likely through amendments to the Chula Vista Municipal Code. The following is a summary of recent legislation and proposed City activities that will further the City's efforts to increase housing production during the 6th cycle.

1.4.1 State Laws Effective 2018

SB 2 *Permanent Funding ($75 Recording Fee)*	Establishes a permanent, ongoing source of funding dedicated to affordable housing development. Imposes a fee of $75 to be paid at the time of the recording of every real estate instrument, paper, or notice required or permitted by law to be recorded, per each single transaction per single parcel of real property, not to exceed $225.

1.4.1 State Laws Effective 2018

Senate Bill (SB) 167, Assembly Bill (AB) 678, and AB 1515

Housing Accountability

Amends the Housing Accountability Act (HAA). The HAA significantly limits the ability of a jurisdiction to deny an affordable or market-rate housing project that is consistent with existing planning and zoning requirements. These measures amend the HAA as follows:

- Modifies the findings requirement to deny a housing development project to be supported by a preponderance of the evidence, rather than by substantial evidence in the record;
- Defines "lowering density" to mean "any conditions that have the same effect or impact on the ability of the project to provide housing";
- Requires an applicant to be notified, within 30 days of an application being deemed complete for a project with 150 or fewer housing units, and within 60 days for projects with more than 150 units, if the jurisdiction considers a proposed housing development project to be inconsistent, not in compliance, or not in conformity with an applicable plan, program, policy, ordinance, standard, requirement or other similar provision. If the jurisdiction fails to provide the required notice, the project is deemed consistent, compliant and in conformity with the applicable plan, program, policy ordinance, standard, requirement or other similar provision; and
- Deems a housing development project "consistent, compliant and in conformity with an applicable plan, program, policy, ordinance, standard, requirement or other similar provision if there is substantial evidence that would allow a reasonable person to conclude that the housing development project is consistent, compliant or in conformity."

1.4.1 State Laws Effective 2018

Additionally, these bills provide new remedies for a court to compel a jurisdiction to comply with the HAA:

- If a jurisdiction's findings are not supported by a preponderance of the evidence, the court must issue an order compelling compliance within 60 days.

SB 35

Streamlining for 10% Affordability

Streamlines affordable multifamily housing project approvals, at the request of a developer, in a city that fails to issue building permits for its share of the regional housing need by income category in accordance with California Government Code Section 65913.4. Chula Vista has not issued building permits consistent with its regional housing needs. Therefore, approval of a qualifying housing development meeting the City's objective planning standards and on a qualifying site is a ministerial act, without CEQA review or public hearings.

AB 1505

Inclusionary Housing

Allows a jurisdiction to adopt an ordinance that requires a housing development to include a certain percentage of residential rental units affordable to and occupied by households with incomes that do not exceed limits for households with extremely low, very low, low or moderate income (also known as "inclusionary housing"). The ordinance must provide alternative means of compliance such as in-lieu fees, off-site construction, etc. and may require review by HCD.

1.4.1 State Laws Effective 2018

AB 879

Annual Reporting to State HCD

Expands upon existing law that requires, by April 1 of each year, cities to send an annual report to their respective city councils, the state Office of Planning and Research (OPR) and HCD that includes the following new information:

- The number of housing development applications received in the prior year;
- The number of units included in all development applications in the prior year;
- The number of units approved and disapproved in the prior year;
- A listing of sites rezoned to accommodate that portion of the City's RHNA for each income level that could not be accommodated in its housing element inventory and any additional sites identified under the "no net loss" provisions;
- The net number of new units of housing that have been issued a "completed entitlement," building permit or certificate of occupancy (identified by the Assessor's Parcel Number) and the income category that each unit of housing satisfied (distinguishing between rental and for-sale units);
- The number of applications, including location and number of units, and building permits submitted under the new processing provided for by Section 65913.4 (enacted by SB 35),
- An analysis of governmental constraints that must include local ordinances that "directly impact the cost and supply of residential development"; and
- An analysis of nongovernmental constraints that must include requests to develop housing at densities below those anticipated in site inventory and the length of

1.4.1 State Laws Effective 2018

time between receiving approval for housing development and submittal of an application for building permit. The analysis must also include policies to remove nongovernmental constraints.

AB 1397

Housing Element Site Inventory Analysis

Numerous changes to how a jurisdiction establishes its housing element site inventory. These changes include the following:

- Sites must be "available" for residential development and have "realistic and demonstrated" potential for redevelopment;
- Parcels must have sufficient water, sewer and dry utilities or part of a mandatory program to provide such utilities;
- Places restrictions on using nonvacant sites as part of the housing element inventory;
- Places limitations on continuing identification of nonvacant sites and certain vacant sites that have not been approved for housing development; and
- Stipulates that lower-income sites must be between one-half acre and 10 acres in size unless evidence is provided that a smaller or larger site is adequate.

AB 72

State HCD Authority

Provides HCD broad authority to find a jurisdiction's housing element out of substantial compliance if it determines that the jurisdiction fails to act in compliance with its housing element, including any failure to implement any program actions included in the housing element, and allows HCD to refer violations of law to the attorney general. Additionally, HCD may notify the attorney general that the jurisdiction is in violation of the Housing Accountability Act, as codified in California Government Code Sections 65863, 65915 and 65008.

1.4.2 State Laws Effective 2019

AB 3194

Housing Accountability

Strengthens the Housing Accountability Act by strictly limiting local government's authority to reject or restrict housing development projects that comply with applicable objective general plan, zoning and subdivision standards. Where the zoning is inconsistent with the general plan, no rezoning is required as long as the project complies with the jurisdiction's objective general plan standards. Cities must apply zoning standards and criteria to facilitate and accommodate development at the density allowed on the site by the general plan.

AB 2162

Supportive Housing as Use by Right

Requires supportive housing to be considered a use "by right" in zones where multifamily and mixed uses are permitted, including nonresidential zones permitting multifamily uses, if the proposed housing development meets specified criteria. Qualifying criteria relates to affordability, long-term deed restrictions, and nonresidential floor use providing supportive services and must approve, within specified periods, supportive housing developments that comply with these requirements. The law prohibits any minimum parking requirement for units occupied by supportive housing residents if the development is located within a half-mile of a public transit stop.

1.4.1 State Laws Effective 2018

SB 828 and AB 1771

RHNA Analysis

A number of changes to the Regional Housing Needs Assessment process to use more data to more accurately and fairly reflect job growth and housing needs, with an emphasis on fair housing goals. This law added more opportunities for public comment and HCD adjustments to the council of governments' methodology for selecting RHNA targets. Additionally, the law prohibits a council of governments from using prior underproduction of housing, or stable population numbers, as justification for a determination or reduction in a local government's share of the RHNA.

AB 686

Affirmatively Further Fair Housing

Extends requirements for federal grantees and contractors to "affirmatively further fair housing," including requirements in the federal Fair Housing Act, to public agencies in California. Requires a public agency to administer its programs and activities relating to housing and community development in a manner to affirmatively further fair housing and not take any action that is inconsistent with this obligation. "Affirmatively furthering fair housing" means, among other things, "taking meaningful actions ... that overcome patterns of segregation and foster inclusive communities" and "address significant disparities in housing needs and in access to opportunity." Additionally, an assessment of fair housing practices must now be included in upcoming housing elements.

SB 1333

Applicability to Charter Cities

Makes charter cities (those governed by a city charter document rather than by general law) subject to a number of planning laws that previously only applied to general law cities. These include laws related to general plan amendment processing, accessory dwelling unit permitting and the preparation of housing elements. The law now requires a charter city's zoning ordinances to be consistent with its adopted general plan.

1.4.3 State Laws Effective 2020

AB 2753, AB 2372, SB 1227, AB 2797, AB 1763

Density Bonus & Incentives

Further incentivizes certain housing development projects under the State Density Bonus law by:

- Expediting the processing of density bonus applications;
- Granting floor area ratio bonus in lieu of a bonus on the basis of dwelling units per acre;
- Prohibiting cities and counties from imposing parking requirements in excess of specified ratios;
- Allows eligible developments to calculate impact fees based on square feet and not per unit;
- Require cities to provide determinations of amount of density bonus, all eligible reductions in parking requirements and whether adequate information has been submitted;
- Extending State Density Bonus Law to apply to student housing projects where at least 20 percent of the units are affordable for lower income students with priority to students experiencing homelessness and calculation of the density bonus based on the number of beds instead of units;
- Providing for an 80% density bonus to be granted to 100% affordable housing projects. Additionally, for these 100% affordable projects, limiting all local government limits on density, allowing a height increase of up to three stories or 33 feet and eliminating all local parking requirements for special needs projects offering paratransit service or located within ½ mile from an accessible bus route;
- Reconciling the State Density Bonus Law and the Coastal Act to increase affordable housing in the coastal zone while protecting coastal resources and access.

1.4.1 State Laws Effective 2018

AB 68, AB 587, AB 671, AB 881, and SB 13 *Accessory Dwelling Units*	Further incentivizes the development of accessory dwelling units, through streamlined permits, reduced setback requirements, increased allowable square footage, reduced parking requirements, reduced fees and for the Housing Element to include specific programs to incentivize production of ADUs.
AB 1763 *Density Bonus for 100% Affordable Housing*	Requires jurisdictions to provide a density bonus to development projects that restrict 100 percent of their units as affordable to lower- and moderate-income households.
AB 101 *Low Barrier Navigation Centers for Homeless*	Requires jurisdictions to allow "low barrier navigation centers" by-right in areas zoned for mixed uses and in nonresidential zones permitting multifamily uses, if the center meets specified requirements.
AB 1255 and AB 1486 *Surplus Lands for Affordable Housing*	Seek to identify and prioritize state and local surplus lands available for housing development affordable to lower-income households. Identified surplus lands will be reported annually through the Housing Element Annual Progress Reports.

1.4.1 State Laws Effective 2018

SB 330 *Housing Crisis*	Enacts changes to local development policies, permitting, and processes that will be in effect through January 1, 2025. SB 330 places new criteria on the application requirements and processing times for housing developments; prevents localities from decreasing the housing capacity of any site, such as through downzoning or increasing open space requirements, if such a decrease would preclude the jurisdiction from meeting its RHNA housing targets; prevents localities from establishing non-objective standards; and requires that any proposed demolition of housing units be accompanied by a project that would replace or exceed the total number of units demolished. Additionally, any demolished units that were occupied by lower-income households must be replaced with new units affordable to households with those same income levels.

1.5 State Law and Local Plans

1.5.1 Consistency with State Law

Table 1

STATE HOUSING ELEMENT REQUIREMENTS

Requirements	Statute	Reference
Public Participation (GC 65583 & 65585)		
▪ Diligent efforts to achieve public participation of all economic segments of the community in the development and adoption of the Housing Element.	§ 65583 (c)(9)	Appendix G
▪ Collect and compile the public comments received and provide these comments to the legislative body prior to adoption of the Housing Element.	§ 65585 (b)(2)	Appendix G
Review and Revision (GC 65588(a) & (b)) *Evaluation and revision of the previous element*		
▪ Review effectiveness of the element, progress in implementation and appropriateness of goals, objectives and policies	§ 65588(a) & (b)	Appendix F
Housing Needs Assessment (GC 65583(a)) *Conduct an assessment of housing needs and an inventory of resources and constraints relevant to the meeting of these needs*		
A. Population and Employment Trends Population Growth Age Race/Ethnicity Employment Commuting Patterns	§ 65583 (a)(1)	Appendix A
B. Household Characteristics Household Type & Size Household Income	§ 65583 (a)(2)	Appendix A
C. Special Housing Needs	§ 65583 (a)(7)	Appendix A

Table 1

STATE HOUSING ELEMENT REQUIREMENTS

Requirements	Statute	Reference
Elderly Persons with Disabilities Large Households Single-Parent Households Agricultural Workers Residents Living in Poverty Homeless		
D. Housing Problems Overcrowding Overpayment (Cost Burden)	§ 65583 (a)(2)	Appendix A
E. Housing Stock Characteristics Projected Housing Units Housing Type Housing Availability and Tenure Housing Age and Condition Housing Costs and Affordability Vacancy rates	§ 65583 (a)(2)	Appendix A
F. **Opportunities For Energy Conservation** in residential development [building envelope, heat and cooling and electrical].	§ 65583 (a)(8)	Appendix C
G. **Preservation of Existing Assisted Housing Projects At-Risk of Converting** Inventory of at-risk units Estimate of replacement vs. preservation costs Identify qualified entities Identify potential funding	§ 65583 (a)(9)	Appendix D
Sites Inventory and Analysis (GC Sections 65583.2) *Land suitable for residential development to accommodate RHNA for all income levels, to include vacant sites, sites capable of higher densities, and public owned sites*		
A. Sites Inventory Listing of properties by parcel number or unique reference	§ 65583.2 (b)(1) - (7)	Appendix C, Appendix H

Table 1

STATE HOUSING ELEMENT REQUIREMENTS

Requirements	Statute	Reference
Listing of properties by size Listing of properties by general plan designation and zoning For non-vacant sites, description of existing uses Map of sites included in the inventory		
B. Sites Inventory Analysis of Suitability and Availability "Realistic & demonstrated potential" development capacity *(e.g. by income category of each site and access to water, sewer, & dry utilities)* Units per site "realistically accommodated" Analysis of non-vacant and underutilized lands Sites suitable for lower income housing Replacement housing		Appendix C, Appendix H
Constraints on Housing (GC 65583(a)(5) and (6))		
A. Governmental Constraints Land-use controls (e.g., zoning-development standards, including parking, height limits; setbacks, lot coverages, minimum unit sizes, growth controls)	§ 65583 (a)(5)	Appendix B
B. Non-Governmental Constraints Economic Factors, cost of construction and land, financing	§ 65583 (a)(6)	Appendix B
C. Non-Governmental Constraints Economic Factors, cost of construction and land, financing	§ 65583 (a)(6)	Appendix B
D. Environmental and Infrastructure Constraints Environmental constraints Infrastructure including planned water, sewer, and other dry utilities supply	§ 65583.2(b)(4) & (5)	Appendix B
Regional Analysis of Impediments to Fair Housing Choice (GC 65583(b)(10))		

Table 1

STATE HOUSING ELEMENT REQUIREMENTS

Requirements	Statute	Reference
A. **Summary of fair housing issues** and an assessment of fair housing enforcement and fair housing outreach capacity		Appendix E, Regional AI
B. **Analysis of available federal, state, and local data** and knowledge to identify integration and segregation patterns and trends, racially or ethnically concentrated areas of poverty, disparities in access to opportunity, and disproportionate housing needs within the jurisdiction, including displacement risk.		Appendix E, Regional AI
C. An **assessment of the contributing factors** for the fair housing issues identified.		Appendix E, Regional AI
D. An identification of the jurisdiction's **fair housing priorities and goals**.		Appendix E, Regional AI
E. **Strategies and actions** to implement those priorities and goals		Appendix E
Goals, Quantified Objectives, and Policies (GC 65583(b)) *for the maintenance, preservation, improvement, and development of housing*		
A. Identify **adequate sites** which will be made available through appropriate action with required public services and facilities from a variety of housing types for all income levels		Appendix C, Appendix H
B. Programs to assist in the **development of adequate housing** to meet the needs of extremely low, very low, low and moderate-income households		Part I, Goal 3
C. Identify and, when appropriate and possible, **remove governmental constraints** to the maintenance, improvement, and development of housing in Chula Vista		Part I, Goal 2
D. **Conserve and improve the condition** of the existing and affordable housing stock in Chula Vista		Part I, Goal 1
E. **Promote housing opportunities** for all persons		Part I, Goal 2

Table 1

STATE HOUSING ELEMENT REQUIREMENTS

Requirements	Statute	Reference
F. Identify programs to address the **potential conversion of assisted housing development to market rate** housing.		Part I, Goal 1

1.5.2 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, therefore, must be consistent with the General Plan and is affected by policies contained in other elements of the General Plan. This means that any goals, policies, and programs included in the Housing Element must support and further General Plan policies and should not conflict with 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 eight years that directly address the housing needs of existing and future Chula Vista 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, the 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. As portions of the General Plan are amended in the future, this Housing Element will be reviewed to ensure that internal consistency is maintained.

1.5.3 Related Planning Documents

In addition to the General Plan, the Housing Element is also consistent with various local and regional plans. Key plans that the Housing Element references and supports include the following:

Chula Vista Municipal Code

The Chula Vista Municipal Code (CVMC) 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 California Government Code. The CVMC includes the City's Subdivision Ordinance and Zoning Ordinance.

Subdivision Ordinance

The Subdivision Ordinance, Title 18 of the CVMC, 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, Title 19 of the CVMC, 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.

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 seven approved Specific Plans, which are listed below.

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

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 for its master planned communities, which are listed below and 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.

- Sunbow
- Rancho del Rey
- Eastlake
- Rolling Hills Ranch
- San Miguel Ranch
- Otay Ranch

Sectional Planning Area Plans

A Sectional Planning Area (SPA) Plan is a comprehensive specific 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.

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.

Local Coastal Program

A Local Coastal Program (LCP) is the planning tool used to carry out the shared partnership between the California Coastal Commission's (CCC) mandate to protect coastal resources, and local government's 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 areas.

Climate Action Plan

Chula Vista has been implementing a "Climate Action Plan" to address the threat of climate change impacts to the local community. The most recent plan is the 2017 Climate Action Plan (CAP) which was adopted by City Council on September 26, 2017. It includes ambitious new goals and policies to strengthen the City's climate action efforts. Implementing the CAP facilitates achieving numerous community co-benefits such as utility savings, better air quality, reduced traffic congestion, local economic development, and improved quality of life. It brings together past City of Chula Vista climate plan efforts including the original Carbon Dioxide Reduction Plan (2000), the mitigation plan (2008) and the adaptation plan (2011).

1.6 Public Participation

Section 65583(c)(9) of the California Government Code states that, "The local government shall make a diligent effort to achieve public participation of all economic segments of the community in the development of the housing element, and the program shall describe this effort."

While the City began its efforts in engaging the community in a discussion of housing needs in 2019, much of its efforts continued through 2020. The historic corona virus disease (COVID-19) pandemic greatly shaped the City's efforts in communicating with its residents, community members and stakeholders. With a State of Emergency declared by the U.S President in February 2020 and locally, the Governor of California, County of San Diego Public Health and the City Council of Chula Vista following suit in March 2020, stay at home orders and prohibitions of any gatherings outside of households, changed the rules of engagement. From March 2020 through the present timeframe, all meetings and communications have shifted to electronic and digital means.

Meaningful community participation is also required in connection with the City's Assessment of Fair Housing (AFH) and the Five-Year Consolidated Plan that serves as a comprehensive housing affordability strategy, community development plan, and submission for funding under any of U.S. Department of Housing and Urban Development's (HUD) entitlement formula grant programs. These two strategic planning documents were concurrently updated along with the City's Housing Element and any public input received through these processes were also considered.

- **5-Year Consolidated Plan** - The 5-Year Consolidated Plan is a planning document that identifies needs within low-to moderate- income (LMI) communities and outlines how the City will address those needs. It guides investments and helps achieve HUD's mission of providing decent housing, suitable living environments, as well as expanded economic opportunities for LMI populations. During the development of the Consolidated Plan, public meetings with the Housing Advisory Commission (January 23. 2020) and City Council (March and June 2020) were held to identify the City's most pressing community needs. In addition, a community needs on-line survey was offered in English and Spanish which returned 260 responses.

- **Special Fair Housing Outreach** – In addition to the Housing Element workshops, community workshops, targeted stakeholder interviews to service providers and local

organizations, and a fair housing survey was conducted in Spanish and English as part of the development of the San Diego Regional Analysis of Impediments to Fair Housing (AI). Public notice and additional outreach for community workshops held in Chula Vista and National City and surveys were circulated through local service providers and made available on the City's Fair Housing webpage and at City Hall.

A discussion of citizen participation is provided in more detail in Appendix A. Appendix A contains a summary of all public comments regarding the Housing Element received by the City at scheduled public meetings. As required by California Government Code Section 65585(b)(2), all written comments regarding the Housing Element made by the public will be provided to each member of the City Council at such time as the Housing Element is presented to the Council. [Note: This section and Appendix A may need to be updated prior to adoption to include additional public meetings, outreach and comments received.]

"PUBLIC ENGAGEMENT:

Share your Voice, Shape your City"

1.7 Housing Element Organization

California Government Code Section 65583 requires a jurisdiction's Housing Element to include the following components:

- A review of the previous element's goals, policies, programs, and objectives to ascertain the effectiveness of each of these components, as well as the overall effectiveness of the Housing Element;
- An assessment of housing need and an inventory of resources and constraints related to meeting these needs;
- An analysis of programs for the preservation of assisted housing developments;
- A statement of community goals, quantified objectives and policies relative to the maintenance, preservation, improvement and development of housing; and,
- A policy program that provides a schedule of actions that the City is undertaking, or intends to undertake, in implementing the policy set forth in the Housing Element.

The Chula Vista Housing Element is comprised of the following sections:

1. Introduction	Explains the purpose, process and contents of the Housing Element.
2. Goals, Policies & Implementation Plan	Details specific policies and programs the City of Chula Vista will carry out over the five-year period to address the City's housing goals.
Appendix A	Provides the required demographic analysis and needs.
Appendix B	Provides an analysis of constraints and the City's zoning that may require amendment to facilitate the development and provision of housing to meet the various housing needs of the community.
Appendix C	Provides an adequate Sites Inventory which includes an inventory of sites to meet the estimated RHNA need throughout the planning period.

Appendix D	Provides an analysis of affordable housing that may be at risk of converting to market rate housing within the next 10 years and programs for the preservation of the identified housing.
Appendix E	The Affirmatively Furthering Fair Housing (AFFH) Assessment analyzes the conditions that may limit the range of housing choices or hamper a person's access to housing and develops solutions to mitigate or remove such impediments.
Appendix F	An evaluation of the previous Housing Element for the 2013-2021 planning period (5th cycle).
Appendix G	Provides a summary of the community engagement activities that occurred throughout the development of the Housing Element document.

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2.0 GOALS, POLICIES & PROGRAMS

Overview

This chapter describes the City's housing goals, policies and programs, which together form the blueprint for housing actions during the Housing Element's planning period for the 6th Cycle RHNA period (2021-2029). The following goals, policies and programs are based on an assessment of the City's existing and future housing needs, opportunities and constraints, an evaluation of its existing policies and programs and input received from the community through their participation in the development process of this document.

Regional Housing Needs Assessment

SANDAG has allocated the following RHNA to the City of Chula Vista for the 2021-2029 Housing Cycle. This RHNA represents the City's fair share of the housing needs for the San Diego region, including an equitable share of affordable housing. The ranges for each income category (as shown below) are based on percentages of the 2019 Area Median Income (AMI) for San Diego County, which is $86,300 for a hypothetical family of four. The City's 2021-2029 allocated RHNA new housing construction need is as follows:

Table 2

NEW HOUSING CONSTRUCTION OBJECTIVES
2021-2029

Income Category	RHNA Construction Need	
Very Low	2,750	25%
Low	1,777	16%
Moderate	1,911	17%
Above Moderate	4,667	42%
Total	11,105	100%

Credits toward RHNA

Since the RHNA uses June 30, 2020 as the baseline for growth projections for the Housing Element planning period of 2021-2029, jurisdictions may count towards the RHNA any new units built or issued certificates of occupancy since June 30, 2020. Table 3 summarizes the units that can be credited against the City's RHNA (248 units).

Table 3

RHNA Credits and Remaining Need
2021-2029

Income Category	RHNA	Issued	C of O	Remaining RHNA
Very Low	2,750	12	-	2,738
Low	1,777	0	-	1,777
Moderate	1,911	50	12	1,849
Above Moderate	4,667	132	42	4,493
Total	11,105	194	54	10,857

The following Housing Goals Section identifies the general approach the City will use to accommodate its share of regional housing needs for the 2021-2029 Housing Element planning period. The list of housing goals is followed by a more detailed description of the policies that will be considered and applied through the City's decision-making process when the housing programs are implemented in compliance with state law.

Goals, policies, and programs are listed in top-to-bottom order, with goals at the top and being the most general statements, working down to programs, the most specific statements of intent. Here are how the three policy levels differ:

- **Goals** are the desired results that the City will attempt to reach over the long term. They are general expressions of community values or preferred end states, and therefore, are abstract in nature. While it may not be possible to attain all goals during this Element's planning period, they will, nonetheless, be the basis for City policies and actions during this period.

- **Objectives and Policies** are specific statements that serve as the framework for decision-making and priority setting. Policies serve as the directives to developers, builders, design professionals, decision makers and others who will initiate or review

new development projects. Some policies stand alone as directives, but others require that additional actions be taken. These additional actions are listed under "programs" below. Most policies have a time frame that fits within this Element's planning period. In this context, "shall" means the policy is mandatory; "should" or "may" indicates the policy should be followed unless there are compelling or contradictory reasons to do otherwise.

- **Programs** are the core of the City's housing strategy. These include on-going programs, procedural changes, general plan changes, rezoning or other actions that help achieve housing goals. Programs translate goals, objectives and policies into actions.

Goal 1: Promote Housing that Helps to Create Safe, Livable, and Sustainable Neighborhoods

The City's existing housing stock plays an important role in providing a decent, safe and sanitary living environment for lower income households and in maintaining the quality and sustainability of residential neighborhoods. With almost half (48 percent) of existing housing citywide being 40 years or older – built prior to 1979, there is a potential loss in value and quality as a result of deterioration. A significant portion (20 percent) of the City's housing stock is 50 years old or older and is likely to require major repairs, with this housing located entirely within the area west of I 805 (Western Chula Vista and also known as the Northwest and Southwest planning areas). These areas are also considered vulnerable areas where housing costs are lower, housing stock is more diverse and consequently a higher concentration of lower income residents than the area east of I-805.

To create safe, livable and sustainable neighborhoods, housing policies and programs will focus on the following objectives:

- Enforce maintenance of safe and decent housing, enhance the quality of existing housing to maintain the integrity of residential neighborhoods.
- 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 City's Climate Action Plan, the most recent Energy Code including City-specific amendments, Green Building Standards, and other related City ordinances.

Programs to enforce building, health, and housing codes and the funding of minor repairs, rehabilitation of housing will encourage the provision of decent, safe and sanitary housing and preserve neighborhood quality. Of particular focus is repair, rehabilitation and improvement of housing and neighborhoods in the City's Northwest and Southwest Planning Areas.

In September 2017, the City adopted an update to its CAP to address the threat of climate change impacts to the local community. Implementation of the CAP's strategies and actions will improve the sustainability of housing stock, maximize energy and water efficiency potential, reduce occupant utility costs, increase home value, and preserve neighborhood quality. Additionally, California Title 24, Building Energy Efficiency Standards ("Title 24"), establishes energy budgets or maximum energy use levels. The standards of Title 24 supersede local regulations, and state requirements mandate Title 24 requirements through implementation by

local jurisdictions. The City will continue strict enforcement of local and state energy regulations for new residential construction and continue providing residents with information on energy efficiency.

Housing Policy 1.1	Prioritize the preservation and improvement of the City's existing housing stock.
Housing Policy 1.2	Facilitate the rehabilitation of the City's existing housing stock to correct housing deficiencies and increase the useful life and sustainability of existing housing stock.
Housing Policy 1.3	Eliminate, to the greatest extent feasible, overcrowded, unsafe, and unsanitary housing conditions through the enforcement of building, safety, and housing codes.
Housing Policy 1.4	Continue to develop and promote energy efficiency conservation measures consistent with the strategies outlined in the City's Climate Action Plan.
Housing Policy 1.5	Encourage neighborhood and local participation to enhance neighborhood preservation, maintenance and improvement.
Housing Policy 1.6	Employ place-based strategies in making neighborhood improvements.

Implementing Programs

1.1 Preserve Existing Housing for Long Term Housing Needs: Establish policies and programs that more effectively address regulations for short term vacation rentals in residential zones as a means to preserve the City's long-term housing stock to serve the long-term housing needs of residents.

Lead(s):	Development Services, Planning Division
Funding Sources:	Department Budget
Implementation Timeline:	Within 12 months of adoption of the 2021-2029 Housing Element

1.2 Rehabilitation of Owner Occupied Housing: Continue implementation of the City's Community Housing Improvement Program (CHIP), which provides favorable loans to low-income homeowners to fund improvements to correct unsafe, unsanitary, or illegal housing conditions, reduce barriers to accessibility, and improve energy efficiency, water conservation, 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 homeowners of very low-income, special needs and/or senior households. The City will also increase marketing and outreach efforts for the CHIP, particularly in lower-income neighborhoods and mobile home parks.

Quantified Objective:	30 low-income units
Lead(s):	Development Services, Housing
Funding Sources:	Existing CHIP Revolving Loan Fund
Implementation Timeline:	Ongoing/As funding resources are available

1.3 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 need households at affordable rents.

Quantified Objective:	15 housing units
Lead(s):	Development Services, Housing
Funding Source:	Low/Moderate Income Housing Asset Fund HOME
Implementation Timeline:	As opportunities and resources become available

1.4 Neighborhood Revitalization: Support a program focusing financial resources and collaborative 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, such as public infrastructure and facility improvements funded through Measure P, to ensure the improvements benefit the most in need. Funds available through the City's CDBG and HOME entitlement program prioritize public improvements to low resource residential areas.

Quantified Objective:	15 housing units
Lead(s):	Engineering & Capital Projects and/or Development Services Department based upon funding
Funding Source:	Federal and state programs.
Implementation Timeline:	As opportunities and resources become available

1.5 Multifamily Housing Inspection: Continue implementing the Multifamily Housing 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 to remedy substandard rental housing conditions and provide education and resource information to property owners.

Lead(s):	Development Services, Code Enforcement
Funding Source:	Department Budget
Implementation Timeline:	Ongoing/ Annual review of progress

1.6 Mobilehome Inspection Program: Continue implementing the 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. The City will follow up on all reports of violations to ensure the correction of any identified deficiencies to remedy substandard housing conditions and provide education and resource information to park and mobilehome owners.

Lead(s):	Code Enforcement Division
Funding Source:	Department Budget
Implementation Timeline:	Ongoing/ Annual review of progress

1.7 Code Enforcement Activities: Continue Code Enforcement activities monitoring housing and neighborhood conditions for adherence to minimum standards of habitability and appearance by responding to service requests from concerned citizens. Code Enforcement staff shall continue to provide property owners and tenants with information on how to rectify violations, who to contact in Code Enforcement for assistance, and other resources that may be pertinent to the citation, particularly available housing repair assistance and subsidy programs for lower-income, senior and disabled households.

Lead(s):	Development Services, Code Enforcement
Funding Source:	Department Budget
Implementation Timeline:	Ongoing

1.8 Implement Energy Conservation and Energy Efficiency Opportunities: Since 2000, Chula Vista has been implementing its adopted CAP to address the threat of climate change impacts to the local community. To further advance community energy and water conservation goals, the City is implementing the following actions listed in its CAP to achieve residential-focused greenhouse gas emission reductions.

- Formed San Diego Community Power to provide 100% clean electricity by 2035;
- Adopted Active Transportation Plan to facilitate future active transportation infrastructure;
- Launched Chula Vista Climate Action Challenge to encourage voluntary home improvements to reduce waste and pollution;
- Require installation of solar photovoltaic systems in new single-family housing;
- Require residential electric vehicle pre-wiring in new development; and,
- Evaluate residential organics collection pilot program.

Revised Program

Lead(s):	Development Services & Economic Development, (Conservation) Departments
Funding Source:	Department Budget & Grants
Implementation Timeline:	Ongoing/ Annual review of progress

Goal 2: Facilitate the Construction and Provision of Quality Housing to Meet the City's Diverse Needs (by Type, size, ownership level, and income levels)

Chula Vista is a community with a diverse population and housing stock, particularly in the western area of the City. The provision of a variety of housing types in terms of density, size, and more importantly tenure and providing these units in appropriate locations to minimize the creation of economic housing enclaves, will enable the City to accommodate the varied needs and desires of the community in order to achieve more balanced residential communities and to meet underserved housing needs of lower income households. Housing should be preserved and created to maximize housing opportunities for larger multi-generational households, a growing senior population, special needs groups, and very low-and low-income families.

The provision of new housing opportunities within mixed-use areas and at higher density levels, particularly in transit focus areas, identified town centers, and high opportunity areas, is encouraged. Mixed use and compact developments can improve access to goods and services; increase employment and business opportunities; and, support the creation of vibrant community places.

In its role, the City is responsible for enabling the production of housing by reducing regulatory barriers, providing incentives, and supporting programs that will create or preserve housing envisioned for the community, particularly for vulnerable populations.

To enable the construction of quality housing, the City has identified four objectives:

- Identify adequate sites available for development;
- Implement permitting process improvements;
- Provide programs that incentivize development; and,
- Support programs aimed at housing vulnerable and special needs populations.

"The term 'quality housing' typically refers to housing that is safe, comfortable, and well-maintained. Quality housing should provide access to clean air and natural light; proper plumbing and temperature controls (i.e., ventilation and heating / cooling); carbon monoxide and smoke detectors; and should not contain health or safety hazards (e.g., structural damage, allergens, or lead paint)."

Housing Policy 2.1	Monitor residential development to ensure there is an adequate level of remaining development capacity consistent with the City's obligation to affirmatively further fair housing through the comprehensive citywide and regional housing inventory.
Housing Policy 2.2	Require new development to meet applicable zone and land use designation density minimums to ensure efficient use of remaining land available for residential development and redevelopment.
Housing Policy 2.3	Promote the phased and orderly development of new residential development consistent with the provision of adequate infrastructure improvements.
Housing Policy 2.4	Encourage and support creative strategies for the rehabilitation and adaptation and reuse of residential, commercial, and industrial structures for housing.
Housing Policy 2.5	Propose zoning and code changes to reduce average permit processing times while improving the quality of design and development.
Housing Policy 2.6	Encourage streamlining of the environmental review process for development projects, when feasible.
Housing Policy 2.7	Identify opportunities to reduce administrative burdens during permitting by, for example, automating processes, creating reference guides, and streamlining reviews.
Housing Policy 2.8	Provide more certainty in the development review process by enabling "by-right" ministerial project approvals, specifically for housing development for lower income households, persons experiencing homelessness and persons with disabilities. This should include the preparation of Programmatic EIRs, which can complete certain environmental analyses for entire communities to facilitate project-specific review.
Housing Policy 2.9	Expand options for "self-certification" in certain aspects of the building permit application and building inspection

processes for qualifying projects.

Housing Policy 2.10

Monitor non-governmental constraints, such as interest rates, construction costs, and others through consultation with developers, lenders and other entities directly involved in the provision of housing. Should non-governmental constraints be identified that are related to City policies, the City may modify its policies and procedures if City actions would help to reduce those constraints.

Implementing Programs

2.1 Accommodate the City's Regional Housing Needs Assessment Allocation: In compliance with SB 166, all jurisdictions must ensure that its housing element inventory of identified sites can accommodate its share of the regional housing need throughout the planning period, also referred to as "No Net Loss." The City has been assigned a total Regional Housing Needs Allocation (RHNA) of 11,105 dwelling units, with 2,750 for Very Low-Income households and 1,777 for Low-Income for the 2021-2029 Planning Period. The City has identified adequate sites with appropriate zoning to accommodate the RHNA and to accommodate the need for groups of all income levels as required by State Housing Element Law and consistent with its obligation to affirmatively furthering fair housing (AFFH) in encouraging integrated and balanced living patterns. Appendix C lists sites suitable for meeting the City's RHNA for each income category without the need for rezoning, as shown in Appendix C. Sites that are identified for lower income housing and had been identified in the last two Housing Element cycles will be considered by right for the development of such housing and the zoning ordinance will be amended, as appropriate.

New Program

Lead(s):	Development Services, Planning Division
Funding Source:	Department Budget

Implementation Timeline:	Adoption of 6th cycle Housing Element by April 15, 2021; Required amendments to the zoning ordinance to allow for by right development of lower income housing on previously identified sites within 12 months of adoption of the 2021-2029 Housing Element

2.2 Adequate Sites Inventory: In compliance with SB 166 to ensure No Net Loss of sites available to meet the RHNA, the City will monitor the consumption of residential acreage to ensure an adequate inventory is available to meet the City's 2021-2029 RHNA obligations. The City will develop and implement a system to coordinate tracking units with Development Services staff, who process permitting, pursuant to California Government Code Section 65863, and will make the findings required by that code section if a site is proposed for development with fewer units or at a different income level than shown in the Housing Element. Should an approval of development result in a reduction of capacity below the residential capacity needed to accommodate the remaining need for lower income, moderate, or above moderate income households, the City will identify and, if necessary, rezone sufficient sites within 180 days to accommodate the shortfall and ensure "no net loss" in capacity to accommodate the RHNA. Any site rezoned will satisfy the adequate site requirements of Section 65583.2 and will be consistent with the City's obligation to affirmatively further fair housing.

New Program

Lead(s):	Development Services, Planning Division
Funding Source:	Department Budget
Implementation Timeline:	Within 12 months of adoption of the 2021-2029 Housing Element/Ongoing

2.3 "Housing Impact Statement" for Discretionary Land Use and Planning Decisions: In compliance with SB 166 to ensure No Net Loss of sites available to meet the RHNA, to support the required findings when development of any parcel with fewer units by income category than identified in the housing element for that parcel and to demonstrate progress towards the RHNA, a "Housing Impact Statement" will be included in all staff reports for discretionary land use and planning decisions. This statement will expressly state how proposed actions meet the City's housing goals and affirmatively furthers fair housing to encourage integrated and balanced living patterns. The statement will also describe any potential impacts that proposed actions may have on the City's housing supply and the provision or loss of affordable housing.

New Program

Lead(s):	Development Services, Planning Division
Funding Source:	Department Budget
Implementation Timeline:	Within 12 months of adoption of the 2021-2029 Housing Element

2.4 Annual Report on Housing: Continue gathering, tracking, and reporting data on development permits and construction in Chula Vista. Gather and analyze data on the City's existing housing stock, including naturally affordable housing (housing priced at affordable rents but not subject to a rent-restriction agreement). Such information is to be provided on an annual basis to State HCD.

Lead(s):	Development Services, Housing Division
Funding Source:	Department Budget
Implementation Timeline:	By March 30th each year

2.5 Enforce Density Minimums: In compliance with SB 166 to ensure No Net Loss of sites available to meet the RHNA, to support the required findings when development of any parcel with fewer units by income category than identified in the housing element for that parcel, and to demonstrate progress towards the RHNA, require discretionary projects to meet dwelling unit density minimums.

New Program

Lead(s):	Development Services, Planning Division
Funding Source:	Department Budget
Implementation Timeline:	Ongoing

2.6 Community Purpose Facilities Zoning Amendment (CVMC Chapter 19.48): The P-C zone, or any section thereof, must provide adequate land designated as "community purpose facilities (CPF)," as defined in CVMC 19.04.055, to serve the residents of the planned community. This zone currently allows services for the homeless, emergency shelters, and senior care but does not currently provide for other types of housing for special need population groups or lower income households. The City will explore amendments to applicable sections of the CVMC to allow residential development for lower income households as a by right use and as a public benefit in the context of CVMC 19.48.025.

An amendment to the Community Plan would not be necessary. A change in allowed uses would facilitate future projects in the CPF Zone as needed to meet the City's unmet RHNA.

New Program

Lead(s):	Development Services, Planning Division
Funding Source:	Department Budget & LEAP Grant
Implementation Timeline:	Within 36 months of adoption of the 2021-2029 Housing Element

27 Annual Municipal Code Updates: Continue to identify opportunities to modify Title 19 of the CVMC to provide more certainty and flexibility in the project application and permitting approval process. Each update may include all state legislative changes to ensure local consistency with state requirements and to minimize conflicts with and reduce redundancy between codes.

Revised Program

Lead(s):	Development Services, Planning Division
Funding Source:	Department Budget
Implementation Timeline:	Ongoing

2.8 Establish Parking Standards Appropriate for Different Kinds of Housing: Basic construction costs for residential developments have rapidly increased, and together with land prices, have increased the cost of housing. This has made homeownership and affordable rentals unattainable for many households. Parking is more expensive to supply in some places, so parking requirements add a cost to development, and a developer might build fewer housing units or may not develop at all if parking standards are excessive. Additionally, how people travel continues to change as more focus is being placed on alternative modes of transportation such as bikes and rideshares and on remote work. The City will review its development standards to reflect current and anticipated parking needs and, if appropriate, revise or adopt new parking standards for affordable, senior-aged, mixed-use, and transit-oriented housing projects.

New Program

Lead(s):	Development Services, Planning Division
Funding Source:	Department Budget & LEAP Grant
Implementation Timeline:	Within 36 months of adoption of the 2021-2029 Housing Element

2.9 Objective Design Standards: The Housing Accountability Act, SB 35, and SB 2162 require that the City review housing development projects based on objective standards. The City will review and where necessary, revise and develop design guidelines and development standards to adopt more clear and objective standards related to the architectural review of residential and mixed-use residential developments.

New Program

Lead(s):	Development Services, Planning Division
Funding Source:	Department Budget & LEAP Grant
Implementation Timeline:	Within 36 months of adoption of the 2021-2029 Housing Element

2.10 Improve Project Tracking and Reviews: Continue to improve the City's development project tracking system, which is used to coordinate and complete project reviews. Monitor average processing times for ministerial and discretionary development permits and use data on processing times and applications to track review times and trends in citywide development. Improving electronic plan reviews can also reduce approval times and costs.

Revised Program

Lead(s):	Development Services, Planning Division
Funding Source:	Department Budget & LEAP Grant
Implementation Timeline:	Within 24 months of adoption of the 2021-2029 Housing Element; Ongoing

2.11 Improve the Efficiency of the Development Review Process for Housing Projects: Continue to improve the efficiency of the development review process. In conformance with California Government Code Section 65940.1 (SB 1483), the City has posted on its web site a current schedule of fees, application forms, zoning ordinances, and other information, and updates the information within 30 days of any changes. The City will be undergoing a review and update of its current website with the goal of improving navigation of the site and making more information available on the City's website, along with review and development of other educational information to facilitate the permit process. The Development Services Department currently operates a one-stop front counter that combines building, fire, planning and engineering services to facilitate project review. The City offers an internet-based permit management system, through which, the public is able to access and track permit review and status. The City will continue to find opportunities to streamline the permitting process to remove unnecessary barriers, while implementing objective design standards, without compromising public health and safety.

Revised Program

Lead(s):	Development Services, Planning Division
Funding Source:	Department Budget
Implementation Timeline:	Within 36 months of adoption of the 2021-2029 Housing Element

2.12 Review Nongovernmental Constraints Impeding Residential Development: In instances where residential developments have been approved by the City but building permits or final maps have not been obtained, the City will make diligent efforts to contact applicants to discover why units have not been constructed within two years after approval. If due to nongovernmental constraints, such as rapid increases in construction costs, shortages of labor or materials, or rising interest rates, to the extent appropriate and legally possible, the City will seek to identify actions that may help to remove these constraints. Additionally, the City will proactively work with stakeholders to identify nongovernmental constraints or other considerations that may impede the construction of housing in Chula Vista and work collaboratively to find strategies and actions that can eliminate or reduce identified constraints.

Revised Program

Lead(s):	Development Services, Planning Division
Funding Source:	Department Budget
Implementation Timeline:	Within 24 months of adoption of the 2021-2029 Housing Element and every 24 months thereafter

2.13 Water and Sewer Service Providers: Pursuant to California Government Code Section 65589.7 (a) (Senate Bill 1087; 2005), the City is required to deliver its adopted Housing Element and any amendments to local water and sewer service providers. This legislation allows for coordination between the City and water and sewer providers when considering approval of new residential projects. Additionally, cooperation with local service providers will support the prioritization of water and sewer services for future residential development, including units affordable to lower-income households. The City will submit the adopted Housing Element to local water and sewer providers for their review and consideration when reviewing new residential projects.

Lead(s):	Development Services, Planning Division
Funding Source:	Department Budget
Implementation Timeline:	Within 3 months of adoption of the 2021-2029 Housing Element

ACCESSORY DWELLING UNITS

Housing Policy 2.11	Promote Accessory Dwelling Units (ADUs) and Junior Accessory Dwelling Units (JADUs) as a readily achievable method for creating affordable housing opportunities.
Housing Policy 2.12	Promote design and development standards for Accessory Dwelling Units that preserve and enhance neighborhood character while satisfying state law.
Housing Policy 2.13	Promote programs and policies that streamline and incentivize Accessory Dwelling Unit production.
Housing Policy 2.14	Create a program that allows property owners with existing unpermitted Accessory Dwelling Units to bring these units into compliance and add them to Chula Vista's housing stock.
Housing Policy 2.15	Promote the development of "Tiny Houses."

Implementing Programs

2.14 Promote Accessory Dwelling Unit Construction: In accordance with AB 671, local governments must include in their General Plan housing elements plans to incentivize and promote the creation of affordable ADUs. The City will continue to accommodate and promote the construction of affordable ADUs, particularly for special needs groups, seniors and persons with disabilities, by increasing the public awareness of the new provisions in state law expanding opportunities for ADU and JADU development and any future programs that may be adopted by the City. The City will develop multilingual outreach material for public dissemination, including updates to the City's website, information at City Hall and via other appropriate print and digital media, particularly directed to historically underrepresented communities and in collaboration with local agencies serving such communities.

New Program

Lead(s):	Development Services, Planning Division
Funding Source:	Department Budget

Implementation Timeline:	Upon adoption of the City's ADU ordinance in FY 2021 and Ongoing

2.15 Monitoring of Accessory Dwelling Units: Maintain an ADU monitoring program during the planning period that tracks ADU development, specifically for affordability levels and deed-restricted affordable units. By tracking ADUs, units can be accurately reflected in the Annual Housing Element report as providing more affordable housing opportunities.

New Program

Lead(s):	Development Services, Housing Division
Funding Source:	Department Budget
Implementation Timeline:	Ongoing; 2021-2029

2.16 Mid-Cycle Accessory Dwelling Unit Production Evaluation: Conduct a mid-cycle review of ADU development within the 2021-2029 planning period to evaluate if production estimates are being achieved. Depending on the finding of that review, amendments to the Housing Element may be necessary pursuant to California Government Code 65583.2.

New Program

Lead(s):	Development Services, Housing Division
Funding Source:	Department Budget
Implementation Timeline:	FY 2024-2025

2.17 Permit Ready ADUs: In accordance with AB 671, local governments must include in their General Plan housing elements plans to incentivize and promote the creation of affordable ADUs. The City will explore establishing a 'Permit Ready' program for ADUs. As a part of the program, the City may accept prepared packages of pre-approved designs allowed under the County of San Diego's program for ADUs that may be used by owners and that provide expedited processing and may result in overall reduced costs for applicants.

New Program

Lead(s):	Development Services, Building Division
Funding Source:	Department Budget
Implementation Timeline:	Within 12 months of adoption of the City's ADU ordinance in FY 2021 and Ongoing

2.18 Establish an Accessory Dwelling Unit Amnesty Program: In accordance with AB 671, local governments must include in their General Plan housing elements plans to incentivize and promote the creation of affordable ADUs. The City will analyze the demand for a program to allow owners with existing unpermitted ADUs to obtain permits to legalize the ADUs during the 2021-2029 planning period. The Amnesty Program would provide property owners the opportunity to formally legalize existing unpermitted ADUs of any size.

New Program

Lead(s):	Development Services, Housing Division
Funding Source:	Department Budget
Implementation Timeline:	Within 24 months of adoption of the 2021-2029 Housing Element

2.19 Tiny Houses as ADUs: "Tiny Houses" are small, independent dwelling units, often mobile, that typically range between 120 and 400 square feet in size. Due to the size and nature of typical tiny house development, they generally may fit the City's definition of an accessory dwelling unit (ADU). The City will explore the accommodation of movable tiny houses as a separate regulated residential use within the CVMC's ADU regulations to encourage housing supply, choices, and affordability.

New Program

Lead(s):	Development Services, Building & Housing Division
Funding Source:	Department Budget
Implementation Timeline:	Within 24 months of adoption of the 2021-2029 Housing Element

HOUSING VULNERABLE AND SPECIAL NEEDS POPULATIONS

Special needs groups often spend a disproportionate amount of their income to secure safe and decent housing and are sometimes subject to discrimination based on their specific circumstances. The development of affordable and accessible homes is critical to expand opportunities for persons with special needs. Many special needs persons, especially those in emergency shelters, transitional and supportive housing, may be extremely low-income individuals, and implementation of the policies and programs below expand housing opportunities to serve their needs.

Housing Policy 2.16	Encourage sufficient short and long-term supportive housing and facilities for people experiencing homelessness throughout the City, especially sites that are co-located with support services for health, mental health, and workforce development and that are located near transit
Housing Policy 2.17	Encourage the construction, preservation, rehabilitation or expansion of residential hotels, group homes, integrated community apartments, and single-room occupancy dwellings and other alternative housing options to meet the housing needs of special needs populations and extremely low-income households throughout the City.
Housing Policy 2.18	Coordinate with local social service providers to address the needs of the City's homeless population and to provide housing suitable for special needs populations, including seniors, large families, the disabled, and farmworkers/laborers

Implementing Programs

2.20 Emergency Shelters: California Government Code Section 65583(a)(4) requires local governments to identify one or more zoning categories that allow emergency shelters (year-round shelters for the homeless) without discretionary review. The statute permits the City to apply limited conditions to the approval of ministerial permits for emergency shelters. Pursuant to state law, emergency shelters are permitted within I-L industrial zone or an equivalent limited industrial zone within a City approved Sectional Planning Area plan or Specific Plan, as a use by right. Emergency shelters may also be allowed in the C-T thoroughfare commercial zone or an equivalent commercial zone or on land designated as "community purpose facilities" (CPF) within a City approved Sectional Planning Area plan or Specific Plan with an approved conditional use permit. State law provisions (AB 139), have recently been modified to require the assessment of shelter needs be based on the most recent Point-in-Time Count and the parking standards for shelters be based on staffing levels. The City will review and revise as necessary its zoning ordinance related to AB 139.

Lead(s):	Development Services, Planning Division
Funding Source:	Department Budget
Implementation Timeline:	As requested; Ongoing Within 24 months of adoption of the 2021-2029 Housing Element for the review and revision if necessary.

2.21 Transitional and Supportive Housing: State Housing law mandates that local jurisdictions allow for transitional and supportive housing in residential zones. The City adopted Ordinance 3442 in 2018 to amend the City of Chula Vista Municipal Code to identify transitional/supportive housing meeting California Government Code Section 65582 (g-j) definitions as a residential use of a property in a dwelling to be allowed under the same conditions as apply to other residential dwellings of the same type in the same zones, reference CVMC 19.58.315.

Lead(s):	Development Services, Planning Division
Funding Source:	Department Budget
Implementation Timeline:	As requested; Ongoing

2.22 Supportive Housing and Low Barrier Navigation Centers: State law provisions (AB 2162 and AB 101), have recently been modified to require approval "by right" of supportive housing with up to 50 units and low barrier navigation centers that meet the requirements of state law. Low barrier navigation centers are generally defined as service-enriched shelters focused on moving people into permanent housing. Low barrier navigation centers provide temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing. If the City receives applications for these uses, it will process them as required by state law. The City will adopt policies and procedures for processing these uses. The City will continue to annually monitor the effectiveness and appropriateness of existing adopted policies. Should any amendments be required to existing policies pursuant to state law, the City will modify its existing policies, as appropriate.

New Program

Lead(s):	Development Services, Housing Division
Funding Source:	Department Budget
Implementation Timeline:	Within 24 months of adoption of the 2021-2029 Housing Element

2.23 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 persons with disabilities, seniors, students, and single person households. The City can identify programs offered in the community and assist in program outreach efforts for shared living programs through advertisements on the City's website and placement of program brochures in key community locations, particularly where directed to historically underrepresented communities and in collaboration with local agencies serving such communities.

Lead(s):	Development Services, Housing Division
Funding Source:	CDBG
Implementation Timeline:	Ongoing/ Annual review of progress

2.24 Single Room Occupancy Residences: SRO units are typically one-room units intended for occupancy by a single individual. They are distinct from a studio or efficiency unit, in that a studio is a one-room unit that must contain a kitchen and bathroom. Although SRO units are not required to have a kitchen or bathroom, many SROs have one or the other and could be equivalent to an efficiency unit. State law requires that the City accommodate this housing type, and they provide smaller, less expensive housing units. The City has amended its Zoning Ordinance to permit SROs in its multifamily zones to encourage units that are cheaper by design, reference CVMC 19.58.265.

Lead(s):	Development Services, Planning Division
Funding Source:	Department Budget
Implementation Timeline:	As requested; Ongoing

2.25 Qualified Employee Housing: Pursuant to the State Employee Housing Act (Section 17000 *et seq*. of the Health and Safety Code), employee housing for agricultural workers consisting of no more than 36 beds in group quarters or 12 units or spaces designed for use by a single family or household is permitted by right in a zoning district that permits agricultural uses by right. Therefore, for properties that permit agricultural uses by right, a local jurisdiction may not treat employee housing that meets the above criteria any differently than an agricultural use. The Act also requires that any employee housing providing accommodations for six or fewer employees be treated as a single-family structure, with no conditional or special use permit or variance required. The City has amended the Zoning Code to include these provisions, reference CVMC 19.58.144.

Lead(s):	Development Services, Planning Division
Funding Source:	Department Budget
Implementation Timeline:	As requested; Ongoing

2.26 Large Residential Facilities: Residential facilities for seven or more persons are allowed in any zone as an unclassified use with a conditional use permit (CUP) approved by the City's Zoning Administrator without a requirement for a public hearing (CVMC 19.14.030 (A)). The minor CUP is subject to additional standards listed in CVMC 19.58.268. The City will review the provisions for large residential facilities for seven or more persons, analyze the demand and consider revisions to consider the use by right within appropriate zones throughout the City and other revisions as necessary to its zoning ordinance to mitigate the potential constraints on housing for persons with disabilities.

Lead(s):	Development Services, Planning Division
Funding Source:	Department Budget
Implementation Timeline:	Within 24 months of adoption of the 2021-2029 Housing Element

Goal 3: Create opportunities for affordable housing, particularly in vulnerable areas and in areas of opportunity

The disparities in household income, age and types of housing available between the eastern and western portions of the City demonstrates a need to promote greater diversity in housing choices related to pricing and housing type within each of these geographic areas. When areas of the City are predominated by one type of housing or tenure (owner versus renter occupied), it limits the housing choices of residents and perpetuates the established disparities and associated socials issues. The provision of a variety of housing types in terms of density, size, and more importantly tenure and providing these units in appropriate locations throughout the City to minimize the creation of economic housing enclaves and provide greater access to resources, amenities, and opportunity, will enable the City to accommodate the varied needs and desires of the community in order to achieve more balanced residential communities and to meet underserved housing needs of lower income households.

As areas in older more established neighborhoods within the western area of the City look to revitalize with newer mixed use and/or residential developments, housing with existing lower-income households should be preserved to meet their underserved housing needs and to minimize displacement impacts.

To create opportunities for housing for lower income households, housing policies and programs will focus on the following objectives:

- Preserve existing affordable housing opportunities, when feasible and practical, to maintain an adequate supply of affordable housing.
- Encourage the provision of a wide range of housing choices and equitable distribution by location, type of unit, and price level, in particular the establishment of permanent affordable housing for low-and moderate-income households.

PRESERVING AFFORDABLE HOUSING

Housing Policy 3.1	Preserve existing low-income housing to maintain an adequate supply of affordable housing.
Housing Policy 3.2	Monitor housing for lower-income households lost and replace housing to minimize displacement of lower-income households.

Implementing Programs

3.1 Expiring Affordability Restrictions: Proactively work with property owner(s) of "at-risk" assisted housing developments whose affordability restrictions are due to expire by 2029, as identified within Appendix D of this Element, 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. The City will implement the following actions on an ongoing basis to conserve its affordable housing stock:

- Annually monitor the status of identified "at-risk" assisted housing developments.
- If an opportunity arises due to the pending sale of the property, establish contact with public and non-profit agencies interested in purchasing and/or managing units at risk. Where feasible, provide technical assistance to these organizations with respect to financing.
- Should the property owner pursue conversion of the units to market rate, ensure that tenants are properly noticed and informed of their rights and that they are eligible to receive special Section 8 vouchers that would enable them to stay in their units. Provide tenants with multilingual information regarding Section 8 rent subsidies through the San Diego County Housing Authority, and other affordable housing opportunities in the City.

Lead(s):	Development Services, Housing Division
Funding Source:	Department Budget
Implementation Timeline:	Ongoing

3.2 Data Collection and Compliance with Coastal Zone Housing Element-Related Requirements: A small area south of Palomar Street along Stella, Ada and Elise Street along the Bayfront, with approximately 38 residential units, is located within the Coastal Zone. There has been no activity (new construction or demolition of existing housing) since 1982 and remains unchanged. Development along the Bayfront Coastal area has taken place north of Palomar Street. California Government Code Section 65588(d) requires that cities with areas within the Coastal Zone include within their Housing Element all of the following:

- A review of the number of housing units approved for construction within the Coastal Zone after January 1, 1982;
- The number of housing units for persons and families of low or moderate income provided in new housing developments either within the Coastal Zone or within three miles of the Coastal Zone;
- The number of existing residential units occupied by persons and families of low or moderate income that have been authorized to be demolished or converted since January 1, 1982 in the Coastal Zone; and
- The number of residential units for persons and families of low or moderate income required for replacement in compliance with Section 65590.

The City will continue to monitor and maintain records regarding the affordability of new construction, conversion, and demolition of residential units within the City limits in order to comply with Sections 65588(d) and 65590 of the California Government Code.

Lead(s):	Development Services, Planning and Housing Divisions
Funding Source:	Department Budget
Implementation Timeline:	As required; Ongoing

3.3 Data Collection and Compliance with SB 330 Housing Replacement Requirements: Senate Bill 330, effective January 1, 2020 through January 1, 2025, requires developers demolishing housing to replace any restricted affordable or rent-controlled units and comply with specified requirements, including the provision of relocation assistance and a right of first refusal in the new housing to displaced occupants. With the passage of Assembly Bill 1482 or the "Tenant Protection Act of 2019," effective January 1, 2020 until January 1, 2030, residential tenants are provided state-wide rent control. Any housing units covered under AB 1482-statewide rent control are therefore also subject to SB 330 and replacement of the housing. As permits are requested for the demolition of housing, the City will obtain information related to the following and require one-for-one replacement when required:

- The number of existing residential units proposed to be demolished or converted; and
- The number of these residential units by bedroom size occupied within the last five years by persons and families of low or moderate income and therefore required for replacement.

New Program

Lead(s):	Development Services
Funding Source:	Department Budget
Implementation Timeline:	As required; Ongoing

CREATE NEW OPPORTUNITIES

Housing Policy 3.3	Administer initiatives that prioritize affordable housing, especially units that are easier and faster to build.
Housing Policy 3.4	Provide opportunities for low and moderate-income housing in all five planning areas in the City and ensure that its location will not tend to cause racial segregation and will provide access to areas of high opportunity. Require that such housing should be high quality in terms of design and construction without sacrificing affordability.
Housing Policy 3.5	Encourage affordable housing on publicly owned sites suitable (in terms of geology, topography, proximity to commercial areas) for development and not needed for public use by re-designating such properties with mixed-use land use designations and zoning.
Housing Policy 3.6	Create programs which facilitate and incentivize the development of Accessory Dwelling Units with associated affordability deed-restrictions.

Implementing Programs

3.4 Balanced Communities – Affordable Housing: Continue to implement the Balanced Communities-Affordable Housing Policy first adopted by the City's Housing Element in 1981 and any implementing guidelines as adopted and updated. For all new residential projects consisting of 50 or more dwelling units, 10 percent of the residential units within the development shall be affordable to low- and moderate-income households (5 percent low-income and 5 percent moderate-income). The City may approve alternatives to the construction of new inclusionary units, such as provision at another location ("off-site") or payment of an in-lieu fee, where the proposed alternative provides a more effective and feasible means of satisfying the requirements and greater public benefit. For those developments proposed in areas of concentrated with low-income households, the requirement is waived to avoid further segregated living patterns.

Review the existing policy for its feasibility in making progress towards the low- and moderate-income RHNA allocations for the City, with a supportable increase in the affordable requirement, lower the threshold of applicability, adopt an Inclusionary Housing Ordinance and revision of the in-lieu housing fee, based upon findings and recommendations of the feasibility analysis. Possible alternatives to new construction of units may include off-site construction, land dedication, preservation of 'at risk' housing, and in-lieu fees (except on sites designated to accommodate housing for very low and low income households for RHNA).

Revised Program

Lead(s):	Development Services, Housing Division
Funding Source:	Department Budget/LEAP Grant
Implementation Timeline:	Ongoing; Within 36 months of adoption of the 2021-2029 Housing Element

3.5 Establish Streamlining and Incentives for Projects Proposing Affordable Units: This program will seek to reduce or eliminate potential constraints to the development of affordable housing. The City will identify and evaluate constraints to affordable housing development and propose specific methods and strategies to address and remove the identified regulatory constraints to facilitate production of affordable housing. Results of this program may include entitlement exemptions, streamlined review processes or allowing affordable housing as a by right use, fee subsidies and/or payment deferrals, or other methods deemed appropriate to support the accommodation of future affordable housing units. The program will also explore potential incentives for projects that provide a greater number of affordable housing units than the City's Balanced Communities Policy (aka "inclusionary housing") would otherwise require and in areas with greater access to resources, amenities, and opportunity.

Lead(s):	Development Services, Housing Division
Funding Source:	Department Budget & LEAP Grant
Implementation Timeline:	Within 36 months of adoption of the 2021-2029 Housing Element

3.6 Update Density Bonus Ordinance (CVMC 19.): California Government Code Section 65915 ("State Density Bonus Law") requires that a jurisdiction adopt a local Density Bonus Ordinance consistent with state law. Recent updates to State Density Bonus law, AB 1763 and AB 2345, particularly provide significant incentives for 100 percent affordable housing and those that are transit oriented.

State law imposes density bonus requirements on local jurisdictions. The Density Bonus law allows an increase in the total number of units permitted on a lot, above the baseline number of units permitted per the applicable zone, in exchange for the provision of more affordable housing units (units that are income restricted for lower income households) in the "bonus project" than would otherwise to increase the production of housing for a wide range of residential needs in the community, including housing for very-low, low- and moderate-income households, students, homeless, disabled veterans and for seniors.

Additionally, Density Bonus law provides for developers of eligible projects to request waivers, incentives and concessions as needed to make the project economically feasible. Waivers are modifications of volumetric requirements that can be requested to physically accommodate increased density (i.e. height and floor area ratio). The requested waiver cannot exceed what is necessary to accommodate the bonus. In addition, developers of a density bonus project can receive development incentives or concessions, up to four concessions, depending upon the percentage of affordable units the developer provides. Parking ratios are also dictated by State Density Bonus law and have been eliminated for those transit affordable housing developments. For those infill developments, replacement of any existing or prior housing units within the last five years on the project site will be required by bedroom size and affordability level. Full details of concession/incentive application requirements are detailed in Chapter 19.40 of the Chula Vista Municipal Code (CVMC) and State Density Bonus law.

The City will continue to review and approve requests under State Density Bonus law (including requests for incentives, concessions, waivers, and parking reductions) so that projects that qualify are not prevented from developing at the densities to which they are entitled The City is required to apply current state law regardless of when the local amendments are adopted. Chapter 19.40 of the Chula Vista Municipal Code (CVMC) will be revised for compliance with State Density Bonus law.

Revised Program

Lead(s):	Development Services, Housing Division
Funding Source:	Department Budget & Grants
Implementation Timeline:	Within 24 months of adoption of the 2021-2029 Housing Element

3.7 Promote Accessory Dwelling Unit Construction: Develop an incentive program that will facilitate the development of Accessory Dwelling Units (ADU) or Junior Accessory Dwelling Units (JADU) affordable to very low-income households, particularly for persons with disabilities or special needs, seniors, students, and single person households, for a period of 30 years. This program would specifically target the production of affordable units to accommodate RHNA growth need. The development of incentives will be based upon review and evaluation of current programs and policies, survey of programs from other agencies to determine the most feasible and effective alternatives. For instance, the City is exploring potential loan programs or other financial incentives to encourage the preservation and construction of ADUs that are affordable to lower and moderate-income households. The City is also reviewing other incentive programs that would encourage new ADU/JADU development at affordable rents, assistance for existing un-permitted ADU/JADU units to meet code compliance, and other forms of assistance. Programs such as the City of Los Angeles LA ADU Accelerator Program, Napa County Junior ADU Loan Program, and the Los Angeles County Second Dwelling Unit Pilot Program are being researched. The exploration and determination of incentives will be done in conjunction with other ADU policies and programs.

New Program

Lead(s):	Development Services, Planning Division
Funding Source:	Department Budget

Implementation Timeline:	Within 24 months of adoption of the 2021-2029 Housing Element

3.8 Track lower income housing units by Council District: Maintain a comprehensive, consolidated information resource of units reserved for low- and moderate- income households that includes the District with the units' location information to ensure a balanced and equitable distribution of affordable housing throughout the City.

New Program

Lead(s):	Development Services, Housing Division
Funding Source:	Department Budget
Implementation Timeline:	Within 12 months of adoption of the 2021-2029 Housing Element ; Ongoing

ATTAINABLE HOMEOWNERSHIP

Housing Policy 3.7

Increase homeownership rates, particularly in the Northwest and Southwest Planning areas, as a means to build individual wealth and stabilize existing residential neighborhoods.

Implementing Programs

3.9 First Time Homebuyer Assistance: Continue assistance to low-income households, specifically targeting participation by current residents in rent restricted affordable housing, to purchase their first home through the City's First Time Homebuyer Down Payment and Closing Cost Assistance Program. Consider amendments, as necessary, to the Program to adequately reflect real estate market conditions.

Lead(s):	Development Services, Housing Division
Funding Source:	Department Budget
Implementation Timeline:	Ongoing; Funding, review and revision of the Program with execution of a new administrator in FY 2021-2022

3.10 Support Homeownership Development and Financing: Support and encourage the development of homeownership, particularly self-help, development projects or permanent financing for mutual housing and cooperative developments

Lead(s):	Development Services, Housing Division
Funding Source:	CalHOME
Implementation Timeline:	As opportunities and resources become available. Apply for CalHOME in FY 2021-2022 and evaluate annually.

3.11 Condominium Conversion Ordinance: Review the feasibility of implementing a program to mitigate the displacement of residents, who may be required to move as a result of the conversion of residential rental units to ownership housing (e.g. condominium, stock cooperatives, or community apartment units). The intent of the program would be to allow the conversion of existing dwelling units to ownership housing should the project also provide the City with affordable housing units or dedicated housing fees that can be used for the development of affordable housing within the City. Possible alternatives to explore include:

- An Affordable Unit Set-aside,
- Donation of off-site affordable units, or
- Payment of an in-lieu Housing Mitigation Fee for each unit to be converted.

Lead(s):	Development Services, Housing Division
Funding Source:	Department Budget
Implementation Timeline:	Within 48 months of adoption of the 2021-2029 Housing Element

MOBILEHOME COMMUNITIES

Housing Policy 3.8 Support mobilehome parks as an alternative housing opportunity.

Implementing Programs

3.12 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.

Lead(s):	Development Services, Housing Division
Funding Source:	Department Budget; Mobilehome Administration Fee
Implementation Timeline:	Ongoing/ Annual review of progress

3.13 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. Over the past 25+ years, mobliehome residents have not expressed an interest in the purchase of their park. Due to current market conditions and high real estate costs, the financial feasibility to purchase, should an opportunity occur, is not anticipated.

Lead(s):	Development Services, Housing Division
Funding Source:	State MPROP
Implementation Timeline:	As opportunities and funding resources become available. Review on an annual basis MPROP funding and interest.

3.15 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.

Lead(s):	Development Services, Housing Division
Funding Source:	Department Budget
Implementation Timeline:	As required.

Goal 4: Promote equitable and accessible housing options and resources.

The City will work towards aligning crosscutting citywide actions and policies to support equitable and accessible housing options for Chula Vista residents along the housing continuum. Actions or policy decisions under this goal will enable housing strategies more broadly through community engagement, formal legislative or regulatory action, or new and creative finance mechanisms.

Many are aware that housing affordability is affecting individuals and households across the income spectrum and that the housing market has not kept pace with the needs of the population and economy. Despite this awareness, many residents do not know why housing production has not met needs, why more new types of housing are needed, why City infrastructure struggles to keep pace with community desires, or what the City is doing to facilitate more housing construction.

The cost of permitting, the decline in property tax revenue following the passage of Proposition 13 (in 1978), and individuals' opposition to denser, more efficient development, all contribute to the housing production slowdown and unmet infrastructure demand in the San Diego region. It is important for the City to proactively inform residents about why we need housing and where it makes the most economic, social, and environmental sense to build it. This outreach of housing needs, resources and ideas should be citywide and easily accessible.

Housing Policy 4.1	Collaborate and cooperate with state and federal agencies and local fair housing agencies to enforce fair housing laws addressing discrimination in the building, financing, selling or renting of housing based on race, religion, family status, national origin, disability, or other protected class.
Housing Policy 4.2	Collaborate and cooperate with local and regional agencies to provide multilingual fair housing education services and regional efforts to affirmatively further fair housing.
Housing Policy 4.3	Utilize available federal, state, and local financing sources and subsidies to assist in the preservation and creation of affordable housing to address the underserved financial needs of very low-and low-income households and housing serving special needs, such as farmworkers, persons with disabilities, and extremely low income persons throughout

	the City.
Housing Policy 4.4	Provide resources accessible to Chula Vista residents identifying available housing services, assistance and other resources, especially to economically vulnerable residents.
Housing Policy 4.5	Work collaboratively with federal, state, local and private entities to identify funding, financing and assistance programs throughout the planning period.
Housing Policy 4.6	Support and coordinate existing and new regional and local efforts to provide housing and services for the homeless through a continuum of care model.
Housing Policy 4.7	Promote and facilitate early, transparent public input and participation, particularly directed to those historically underrepresented communities, emphasizing community awareness of the City of Chula Vista's goals, tools, available resources and programs for lower income households.
Housing Policy 4.8	Encourage non-governmental agency participation in the identification and implementation of resource and assistance programs.

Implementing Programs

4.1 Affirmatively Further Fair Housing: Pursuant to AB 686, the City will affirmatively further fair housing by taking meaningful actions in addition to resisting discrimination, that overcomes patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected classes, as defined by state law.

Chula Vista is a recipient of Federal Department of Housing and Urban Development (HUD) Community Development Block Grant (CDBG) funds, which requires a Regional Analysis of Impediments to Fair Housing Choice. As a recipient of these funds, the City certifies that it will affirmatively further fair housing and utilizes these funds to further the efforts of affordable housing in the City and to affirmatively further fair housing. In accordance with Federal and State Fair Housing and Housing Element law, the City will affirmatively further fair housing choice and promote equal housing opportunity.

The City is a participant in the regional planning efforts to reduce impediments to fair

housing choice and to affirmatively further fair housing through education, testing and enforcement activities. To affirmatively further fair housing in Chula Vista, the City will work with regional and local partners to identify, address and eliminate housing discrimination as identified in the Regional Analysis of Impediments to Fair Housing Choice (AI). The City collaborates with other jurisdictions in San Diego County through the San Diego Regional Alliance for Fair Housing (SDRAFFH), to prepare the San Diego County AI every five years. The current AI for FY 2020-2025, adopted by the City Council in May 2020, identifies the following impediments to fair housing within jurisdictions in San Diego County:

- Fair housing information needs to be disseminated through many media forms to reach the targeted groups.
- Hispanics and Blacks continue to be under-represented in the homebuyer market and experience large disparities in loan approval rates.
- County Housing Choice Voucher holders tend to be concentrated in El Cajon and National City.
- Housing choices for special needs groups, especially persons with disabilities and seniors, are limited.
- Fair housing enforcement activities such as random testing are limited.
- Patterns of racial and ethnic concentration exist in the region, although there are no racially or ethnically concentrated areas of poverty in Chula Vista.
- Racial Segregation and Linguistic Isolation: The cities of National City, Chula Vista, El Cajon, and Escondido have the highest percentage of total residents who spoke English “less than very well”. Most of these residents were Spanish speakers.

Chula Vista will continue to support the San Diego Regional Alliance for Fair Housing in the development of and subsequent amendments to the Regional Analysis of Impediments to Fair Housing Choice in the County of San Diego and implement its recommended actions.

The City will continue to work with the community to address potential constraints to fair housing within Chula Vista. This may include actions such as an analysis of barriers to entry into homeownership or rental, review of historic policies or restrictions that may have prevented or may still prevent disadvantaged groups from locating in Chula Vista, or specific actions that contribute to Chula Vista being more inclusive to all racial, social and economic groups.

More specifically, the City will undertake the following actions to address limitations to fair housing choice or access to opportunity, or negatively impact fair housing or civil rights compliance:

Summary Matrix of Fair Housing Issues and Actions for Mitigation

AFH Identified Fair Housing Issue	Contributing Factors	City Actions
Fair Housing Enforcement and Outreach Housing Mobility	Insufficient and inaccessible outreach and enforcement: • Lack of variety of outreach to inform residents of their rights under the Fair Housing Act and State Fair Housing Laws.	• Continue to participate in the SDRAFFH to coordinate regional responses to housing discrimination issue. • Increase funding to the City's Fair Housing Services Provider to increase outreach efforts and to have a greater social media presence. • Leverage HUD's FHIP Grants with the City's CDBG funds to conduct random testing. Require the City's Fair Housing Provide to conduct random testing at least three of the next five years. • Continue to work with the City of Chula Vista's Office of Communications to ensure that the City of Chula Vista social media informs residents and landlords on where to seek help for Fair Housing related issues, including tenant/landlord disputes. • Update the City of Chula Vista website to include additional information on State source

		of income protections (SB329 and SB229). • Continue to promote the County of San Diego's Housing Choice Voucher Program to eligible residents who access the City's website, call the Housing Line at 619-691-5047 or visit the Housing Division offices in person. • Encourage subrecipients who receive CDBG funding to enroll/sign up their clients for the Housing Choice Voucher program and public housing units in Chula Vista.
New Housing Choices in Areas of High Opportunities Place-Based Strategies to Encourage Community Revitalization	Concentration of minorities and LMI households and special needs groups: • Lack of private investment • Location and type of affordable housing • Inaccessible sidewalks and pedestrian crossings, or other infrastructure	Encourage mixed income strategy in housing development by: • Promoting development of affordable housing in areas of high opportunity and near transit corridors; • Increasing the visibility of the City's Density Bonus incentives and concessions; • Continue to invest in aging infrastructure using Measure P funding and other grant funds such as Gas Tax funding and CDBG funding; • Continue to support the Annual Beautify Chula Vista Event to improve neighborhoods; • Encourage Developers to use LIHTC using a mixed income

		approach versus only providing units at 50% and 60% AMI. • Implement the City's Climate Action Plan to promote Climate Equity: • Update the Climate Equity Index every five years to identify census tracts for improvements in the following categories: environmental, socioeconomic, health, and mobility. • Increase outreach and engagement in high scoring census tracts. • Seek funding for high scoring census tracts.
	Substandard housing conditions: • Age of housing stock • Cost of repairs or rehabilitation	• Continue to promote the City's Community Housing Improvement Program to displacement risk areas (CDBG-Eligible Census Tracks) and to mobile home residents (Citywide).
Protecting Residents from Displacement (AB3)	Displacement risk of low income residents due to economic pressure: • Unaffordable rents • Concentration of poverty in some census tracts • Availability of affordable housing	• Continue to promote the City's rent review program for eligibility mobile home rents (Chapter 9.50 of the Chula Vista Municipal Code). • The City's Fair Housing provider shall conduct an Annual Fair Housing Event in coordination with the SDRAFF.

		• Continue to promote the City of Chula Vista's First Time Homebuyer Program. • Continue to work with Developers to build affordable housing in-line with their obligations under the City's Balanced Communities Policy (e.g. Inclusionary Housing). • Continue to invest HOME funds, Low Mod funds, and Inclusionary Housing funds to support affordable housing development for extremely low and very low-income households including but not limited to special needs and permanent supportive housing.

Lead(s):	Development Services, Housing Division
Funding Source:	CDBG and private sector programs
Implementation Timeline:	Ongoing as outlined above

4.2 Environmental Justice Element: Adopt an Environmental Justice Element as an additional Element of the City's General Plan. The Environmental Justice Element will include policies and programs to reduce community health risks including addressing air quality, access to public facilities, healthy food access, safe and sanitary homes and physical activity.

New Program

Lead(s):	Development Services, Planning Division
Funding Source:	Department Budget
Implementation Timeline:	Within 24 months of adoption of the 2021-2029 Housing Element

4.3 Issuance of Multifamily Housing Revenue Bonds: Facilitate the creation of new affordable housing opportunities for very low and low-income households through the issuance by the Chula Vista Housing Authority of Multifamily Mortgage Revenue Bonds providing below-market financing for developers willing to set aside a portion of their rental units as affordable housing.

Lead(s):	Development Services, Housing Division; Chula Vista Housing Authority
Funding Source:	Multifamily Housing Revenue Bond program
Implementation Timeline:	Ongoing

4.4 Housing Assistance Funds: Continue to make the funds accrued in the City's Housing Assistance funds available to increase, preserve, and enhance housing affordable to individuals or families of extremely low, very low or low-income levels. Funding comes from the City's available federal HOME funds, state Permanent Local Housing Allocation funds, Low and Moderate-Income Housing Asset fund, or any local Balanced Communities In Lieu fees. As funding permits, the City will provide gap financing to developers of affordable housing to leverage state, federal, and other public affordable funding sources. Gap financing will focus on multifamily rental housing units affordable to lower income households and households with special needs (such as seniors and disabled). To the extent feasible, the City will also ensure a portion of the affordable housing units created will be available to extremely low-income households. Funding can be used for acquisition of land, rehabilitation and construction of affordable units.

Lead(s):	Development Services, Housing Division
Funding Source:	Department Budget
Implementation Timeline:	As opportunities and resources become available. A Notice of Funding Availability to be released in Summer/Fall 2021 for permanent supportive housing, with NOFAs to be released every other year as funds are available.

4.5 Fee Waivers and Deferrals: The City currently offers certain waivers or deferral of development impact fees for projects with an affordable housing component. The City Council may waive or defer such fees for projects that include affordable housing units, as outlined within the City's Municipal Code. These waivers or deferrals may contribute to the reductions in construction costs and positively influences the affordability of the units for lower income households. The City will continue its fee waiver and deferral program and related policies that remove or reduce governmental constraints for those projects that include an affordable housing component.

Lead(s):	Development Services
Funding Source:	Department Budget
Implementation Timeline:	As requested; Ongoing

4.6 SB 35 and AB 2162: Develop materials and outreach methods that explain SB 35, effective January 1, 2018, and AB 2162, effective January 1, 2019, streamlining provisions and eligibility for certain housing units. SB 35 requires cities to streamline the approval of certain housing projects with at least 50% of the proposed residential units dedicated as affordable to households at 80% AMI and meeting other criteria by providing a ministerial approval process. AB 2162 requires cities to streamline the approval of housing projects containing a minimum amount of Supportive Housing by providing a ministerial approval process, removing the requirement for CEQA analysis and removing the requirement for Conditional Use Authorization or other similar discretionary entitlement.

New Program

Lead(s):	Development Services, Planning and Housing Divisions
Funding Source:	Department Budget
Implementation Timeline:	Within 24 months of adoption of the 2021-2029 Housing Element

4.7 Community Support for Housing at a Variety of Income Levels: Work with the community to achieve community support for housing at a variety of income levels. The City may pursue this through policy and regulatory strategies such as ensuring that higher density housing developments are of excellent design quality. If additional infrastructure improvements are required to accommodate increased housing development, the City will proactively amend its capital improvement program. The City will provide information to the Chula Vista community about local housing needs, state law requirements, and other topics related to housing for all income levels.

New Program

Lead(s):	Development Services, Planning and Housing Divisions
Funding Source:	Department Budget

Implementation Timeline:	Ongoing Within 12 months of adoption of the 2021-2029 Housing Element to coincide with work programs related to ADUs/JADUs, Balanced Communities Policy, construction of the Bridge Shelter and NOFA for permanent supportive housing.

4.8 Reasonably Accommodate Housing for Persons with Disabilities: To ensure full compliance with reasonable accommodation procedures of the Fair Housing Act, the City has adopted a Reasonable Accommodation Ordinance to establish procedures for the review and approval of requests to modify zoning and development standards to reasonably accommodate persons with disabilities, including persons with developmental disabilities. The procedures do not require any permit other than the reasonable accommodation request, involve no public notice unless the City's determination is appealed, and no fee is charged. To ensure continued compliance with reasonable accommodation procedures of the Fair Housing Act, the City will provide for annual review of requests for reasonable accommodations. Based upon this annual review, the City will update the Reasonable Accommodation Ordinance as appropriate.

To ensure the community is aware of reasonable accommodation policies and programs, the City will conduct specific actions to promote the Reasonable Accommodation Ordinance and disseminate this information to the general public, including underrepresented communities. The City will develop materials and outreach methods to increase public awareness and ease of access to policies, programs and processes addressing reasonable accommodation. These methods will be consistent with Policy 4.16 below to promote access to information and resources.

Revised Program

Lead(s):	Development Services
Funding Source:	Department Budget
Implementation Timeline:	As requested; Ongoing

4.9 Homebuyer Education & 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.

Lead(s):	Development Services, Housing Division
Funding Source:	Private Resources
Implementation Timeline:	As funds are available.

4.10 Interfaith Partnership Opportunities: Continue to encourage local faith-based organizations to work together to provide services and housing (e.g. participation in the Interfaith Shelter Network rotating shelter and St. Mark's Lutheran Church Helping Hands program).

Lead(s):	Development Services, Housing Division
Funding Source:	CDBG and private sector programs
Implementation Timeline:	As resources become available; Ongoing

4.11 Reduce Homeless: Continue to work with regional agencies to identify the annual and seasonal need for homeless in Chula Vista through the "We All Count" program conducted through the San Diego Regional Task Force on the Homeless. The City will support and advance programs and policies to address the identified annual and seasonal need in Chula Vista.

To the extent that funds are available, the City will continue to sponsor or assist emergency shelter facilities, inside City limits or outside within a reasonable proximity to the City, as well as encourage or support facilities by providing grants, or low cost loans, to operating agencies.

In 2020, City Council accepted a donation of a stress membraned structure manufactured by Sprung Structures and allocated federal funding to site improvements, infrastructure and equipment necessary to support the development and operation of a temporary Bridge Shelter program for the homeless to serve the Chula Vista community.

Lead(s):	Development Services, Housing Division
Funding Source:	CDBG, ESG, PHLA, and private sector programs
Implementation Timeline:	As resources become available; Ongoing

4.12 Housing Choice Voucher Program: The Housing Choice Voucher Program is a rent subsidy program that utilizes Section 8 funds for rental assistance to low income households to facilitate their rental of private units. The Housing Authority of the County of San Diego (HACSD) administers this housing assistance program for the City of Chula Vista. The Program extends rental assistance to low income and very low-income families, elderly, and disabled persons who spend more than 30 percent of their income on rent. The rental assistance represents the difference between 30 percent of the monthly income and the actual rent. The owner's asking price must be comparable to rent charged in the area for similar units. The City will continue to contract with HACSD to administer and allocate Housing Choice Vouchers and expand outreach and education on SB 329 and SB 229 on Source of Income Protection to promote the use and expand the locational choices for the Housing Choice Voucher Program.

Lead(s):	Development Services, Housing Division
Funding Source:	Department Budget

Implementation Timeline:	Ongoing

4.13 Information of Resources for Basic Needs: Continue to make available on the City's website, public/civic center public counters and by City personnel in regular contact with homeless or economically vulnerable households multilingual informational materials to provide contact information regarding basic needs, such as emergency food, shelter, and services for the homeless and economically vulnerable.

Lead(s):	Development Services, Housing Division
Funding Source:	CDBG and private sector programs
Implementation Timeline:	Ongoing

4.14 Student Housing Resources and Assistance: The San Diego region is home to several universities and colleges, all of which have students of varying income levels and housing needs. Located in Chula Vista, serving students in the South Bay region, Southwestern College generates a high demand for housing to accommodate students. Many students are of low income, independent and are not able to secure paid work due to the commitment required to focus on coursework, leaving them with less income available to afford housing. In order to help connect students with affordable housing options in Chula Vista, the City will develop informational materials on available affordable housing options and housing assistance and make these housing resources available to students of colleges and universities in proximity to Chula Vista. It is hoped that as the local production of ADUs increases, the City will be able to connect ADU property owners who are seeking renters with students, singles, and seniors who are seeking housing.

New Program

Lead(s):	Development Services, Housing Division
Funding Source:	Department Budget
Implementation Timeline:	Ongoing

4.15 Maintain a Database and Provide Information on Community Assistance Programs: Compile, maintain and publicize a list of federal, state, regional, and local community assistance programs that may be available to residents, dependent on certain qualification criteria. The City will periodically update this list to ensure information is up-to-date and promote and coordinate access to housing and community assistance programs, particularly to the City's elderly and other special needs populations (disabled/developmentally disabled, large households, female-headed households, homeless, and students) .

Lead(s):	Development Services, Housing Division
Funding Source:	Department Budget
Implementation Timeline:	Ongoing

4.16 Promote and Coordinate Access to Housing and Community Assistance Resources, Programs and Services: To ensure the community is aware of available resources, such as community assistance programs, student and senior housing resources, fair housing, landlord-tenant relations, and reasonable accommodations processes, the City will collaborate with service providers and other Agencies to promote and disseminate this information to the general public, including underrepresented communities and special needs population groups. A list of available housing assistance and community assistance programs and services will be made accessible to the public, both online and in hardcopy format at City Hall and other appropriate public facilities such as libraries and the Norman Park Senior Center.

The City will develop multilingual materials and outreach methods to increase public awareness and ease of access to resources policies, programs and processes addressing housing needs. These methods may include, but not be limited to:

- Publishing of multilingual materials
- Directed outreach to historically underrepresented communities
- Development of online materials for use on the City's website and with community partners and use of social media
- Partnerships with local and regional service agencies for information dissemination

Lead(s):	Development Services, Housing Division
Funding Source:	Department Budget
Implementation Timeline:	Ongoing

4.17 Limited English Proficiency Policy: Implement a City-wide policy to provide services to persons with limited English proficiency, particularly Spanish speakers, 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. Analyze the demographic composition of the community to determine if additional languages should be accommodated.

Lead(s):	Development Services, Housing Division
Funding Source:	Department Budget
Implementation Timeline:	Ongoing as educational materials and information is developed for outreach and marketing of housing programs and policies such as the work programs related to ADUs/JADUs, Balanced Communities Policy, construction of the Bridge Shelter and NOFA for permanent supportive housing. FY2021-2022 implementation of City Policy

4.18 Public Input & Participation: Continue to incorporate public input and participation in the design and development of City housing plans and policies.

Lead(s):	Development Services, Housing Division
Funding Source:	Department Budget
Implementation Timeline:	Ongoing

Summary of Quantified Objectives

Table 4
Quantified Objectives
(2021-2029)

Activity	Extremely-Low	Very-Low	Low	Moderate	Above Moderate	TOTAL
New Construction	50	100	400		3,000	3,550
Rehabilitation		35	30	200	-	265
Conservation and "At-Risk"	-	-	70	-	-	70
Rental Subsidy	10	10	10	-	-	30
TOTAL NEED	60	145	510	200	3,000	3,915
	2%	4%	13%	5%	77%	21

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HOUSING ELEMENT OF THE GENERAL PLAN

DRAFT as of July 1, 2021

CITY COUNCIL
Mayor Mary Casillas Salas
Andrea Cardenas (District 4)
Jill Galvez (District 2)
John McCann (District 1)
Stephen Padilla (District 3)

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Staff members throughout the entire City of Chula Vista organization assisted in the preparation of the General Plan Housing Element Update. Listed below are some of the core staff members who were most directly involved.

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VERONICA TAM AND ASSOCIATES, INC. – Affirmatively Furthering Fair Housing Assessment

Adopted on Date, 2021 by City Council Resolution No. 2021-0xx

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1.0 EXECUTIVE SUMMARY

The City of Chula Vista General Plan Housing Element details the City's eight-year strategy for the enhancement and preservation of the community, identifies strategies for expanding housing opportunities for the City's various economic segments and provides the official policy guidance for local decision-making related to housing. The Housing Element of the General Plan provides the implementation mechanisms for effectively addressing housing needs in Chula Vista throughout the 2021-2029 planning period.

The Housing Element provides in-depth analysis of the City's population, economic and housing stock characteristics as required by State law. The Element also provides a comprehensive evaluation of existing programs and policies of the 2013-2020 Housing Element to determined necessary revisions to meet current needs. Through this analysis, the City has identified goals, objectives, policies and program actions that directly address the current needs of Chula Vista's population.

The Housing Element is organized into two policy components and includes a number of Appendices to supplement the development of the Housing Element's Policy and Implementation Plan:

1. Introduction	Explains the purpose, process and contents of the Housing Element.
2. Goals, Policies & Implementation Plan	Details specific policies and programs the City of Chula Vista will carry out over the five-year period to address the City's housing goals.
Appendix A	Provides the required demographic analysis and needs.
Appendix B	Provides an analysis of constraints and the City's zoning that may require amendment to facilitate the development and provision of housing to meet the various housing needs of the community.

Appendix C	Provides an adequate Sites Inventory which includes an inventory of sites to meet the estimated RHNA need throughout the planning period.
Appendix D	Provides an analysis of affordable housing that may be at risk of converting to market rate housing within the next 10 years and programs for the preservation of the identified housing.
Appendix E	The Fair Housing Assessment analyzes the conditions that may limit the range of housing choices or hamper a person's access to housing and develops solutions to mitigate or remove such impediments.
Appendix F	An evaluation of the previous Housing Element for the 2013-2021 planning period (5th cycle).
Appendix G	Provides a summary of the community engagement activities that occurred throughout the development of the Housing Element document.

The State of California's historic actions and investments since the City's last Housing Element was adopted and certified in 2013, has had significant impact on the development of this Housing Element and the various policies and programs to address its obligations under the Regional Housing Needs Assessment (RHNA) and to ensure compliance with the various and significant State legislation. State legislation has focused on tackling the ongoing and critical housing affordability crisis by removing local barriers to housing construction, speeding up new development, incentivizing and funding for housing production, equity and accessibility of housing to overcome patterns of segregation and foster inclusive communities, and accountability of local jurisdictions to the State.

As the centerpiece of the Housing Element, the Policy and Implementation Plan provides focused attention to needs, challenges and opportunities particularly for those economically disadvantaged populations, given the City's obligations under various state laws and the limited financial resources available to the City. While the goals remain consistent with the 2013-2020 Housing Element, a number of new policies and programs are incorporated into this based upon new state legislation and are summarized below:

Goal 1 Promote Housing that Helps to Create Safe, Livable, and Sustainable Neighborhoods		
Programs/Policies	Continuing	Preservation and improvement of housing through rehabilitation, enforcement, energy efficiency and conservation measures, inspection programs and neighborhood revitalization.
	New	*Regulations for short term vacation rentals in residential zones as a means to preserve the City's long-term housing stock.*
Goal 2 Facilitate the Construction and Provision of Quality Housing to Meet the City's Diverse Needs (by Type, size, ownership level, and income levels)		
Programs/Policies	Continuing	Annual reporting to State HCD of housing production and progress.
		Adequate water and sewer services for future residential development.
		Emergency shelters in I-L and C-T zones and transitional and supportive housing in residential zones.
		Support private shared living arrangements.
		Permit Single Room Occupancy residences (SROs) in multifamily zones.
		Permit by right Qualified Employee Housing in a zoning district that permits agricultural uses by right.
	Revised	*Opportunities to modify Title 19 of the Chula Vista Municipal Code (Zoning Code) to provide more certainty and flexibility in the application and permitting process and for consistency with state law.*
		Improve project tracking system and electronic plan reviews and monitor processing times to reduce review times and costs.
		Improve the efficiency of the development review process and find opportunities to streamline the permitting process to remove unnecessary barriers.

		Review nongovernmental constraints impeding residential development and address where possible.
	New	*In compliance with Senate Bill (SB) 166, ensure that the housing element inventory of identified sites can accommodate its share of the regional housing need at any time in the planning period for each of the income categories, also referred to as "No Net Loss." Programs would include monitoring/tracking of all residential developments and acreage, required findings for projects developed at less than the capacity identified, housing impact statements for discretionary actions (meeting RHNA), and enforce housing density minimums.*
		Consider residential developments for lower income households as a by right use and as a public benefit within land designated as community purpose facilities (CPF).
		Review of parking standards and, if appropriate, revise or adopt new standards for affordable, senior-aged, mixed-use, and transit-oriented housing projects.
		Review and, if necessary, revise and develop design guidelines and development standards to adopt more clear and objective standards related to the architectural review of residential and mixed-use residential developments consistent with the Housing Accountability Act, SB 35, and SB 2162.
		In accordance with Assembly Bill (AB) 671, local governments must include in their General Plan housing elements plans to incentivize and promote the creation of affordable Accessory Dwelling Units (ADUs). Programs will include outreach, monitoring and mid-cycle review of ADUs and explore the acceptance of permit ready plans, an amnesty program for existing ADUS, and accommodation of movable Tiny Houses as a separate regulated use.
		In accordance with AB 2162 and AB 101, require approval "by right" of supportive housing with up to 50 units and low barrier navigation centers for the homeless.

Goal 3 Create opportunities for affordable housing, particularly in vulnerable areas AND in areas of opportunity		
Programs/Policies	Continuing	Work with owners of "at-risk" assisted housing developments whose restrictions are due to expire by 2029 with outreach to residents, information, and compliance with state noticing requirements.
		Monitoring of new housing and destroyed/converted housing units within the Coastal zone for replacement in compliance with state law.
		Seek to reduce or eliminate potential constraints to the development of affordable housing and implement feasible strategies.
		Provide first time homebuyer assistance and support homeownership development and financing.
		Review the feasibility of implementing a program to mitigate the displacement of residents as a result of the conversion of residential rental units to ownership housing.
		Implement mobile home space rent review, protect the rights of residents upon closure/conversion of mobilehome/trailer parks, and promote resident ownership of mobilehome parks, if feasible.
	Revised	*Review the Balanced Communities policy for its feasibility in making progress towards the very low and low-income RHNA allocations, specifically looking at a supportable increase in the affordable requirement, threshold of applicability, adoption of an Ordinance, and review of the in lieu housing fee.*
		Update the City's Density Bonus program to reflect various changes to state law (AB 1763 and AB 2345), particularly providing significant incentives for 100 percent affordable housing and those that are transit oriented (e.g. no density maximums and reduced/no parking).

New	*In compliance with SB 330, developers demolishing housing need to replace any restricted affordable or rent-controlled units (under State Rent Control) and comply with specified requirements, including the provision of relocation assistance and a right of first refusal in the new housing to displaced occupants.*
	Develop an incentive program that will facilitate the development of Accessory Dwelling Units (ADUs) or Junior Accessory Dwelling Units (JADUs) affordable to very low-income households.
	Track lower income housing units by Council District to ensure a balanced and equitable distribution of affordable housing throughout the City.

Goal 4 Promote equitable and accessible housing options and resources.		
Programs/Policies	Continuing	Work with regional and local partners to identify, address and eliminate housing discrimination as identified in the Regional Analysis of Impediments to Fair Housing Choice (AI).
		Issuance of Multifamily Housing Revenue Bonds for affordable housing to lower income households.
		Make available funds accrued in the City's Housing Assistance funds to increase, preserve, and enhance housing affordable to individuals or families.
		Offer certain waivers or deferral of development impact fees for affordable housing projects as allowed in the Chula Vista Municipal Code (CVMC).
		Support organizations to provide educational programs, loan counseling, and materials for potential homeowners on home maintenance, improvement, and financial management.
		Encourage local faith-based organizations to work together to provide services and housing (i.e. Participation in the interfaith shelter network rotating shelter).
		Work with regional agencies to identify the annual and seasonal need for homeless in Chula Vista.
	Continuing	The Housing Authority of the County of San Diego administers and allocates Housing Choice Vouchers for the residents of Chula Vista.
		Make available on the City's website, public/civic center public counters and by City personnel in regular contact with the community information and resources for basic needs.
		Compile, maintain and publicize a list of federal, state, regional, and local community assistance programs that may be available to residents.
		Collaborate with service providers and other Agencies to promote and disseminate information to the general public, including underrepresented communities and special needs population groups.

		Implement a City-wide policy to provide services to persons with limited English proficiency.
		Incorporate public input and participation in the design and development of City housing plans and policies.
	Revised	*Implement the City's Reasonable Accommodation Ordinance to review requests to modify zoning and development standards to reasonably accommodate persons with disabilities. Develop materials and outreach methods to increase public awareness and ease of access to policies, programs and processes addressing reasonable accommodation.*
	New	*Adopt an Environmental Justice Element as an additional Element of the City's General Plan.*
		Develop materials and outreach methods that explain SB 35 and AB 2162 related to streamlining the approval of housing projects with at least 50% of the units dedicated as affordable and supportive housing projects.
		Work with the community to achieve community support for housing at a variety of income levels.
		Connect students with affordable housing options in Chula Vista. The City will develop informational materials on available housing options, housing assistance, and make the housing resource information available.

Fiscal Considerations

While the City affirms its commitment towards meeting the community's housing needs, it is nevertheless incumbent on the City to acknowledge that the Housing Policy and Implementation Plan is but one of a large number of programs competing for the finite fiscal resources of the City. As such, it is not possible to subject this Housing Policy and Implementation Plan to strict budgetary scrutiny. In addition, there may be legal requirements affecting future encumbrances of funds, as well as demands in other areas requiring the City to make difficult decisions on budgetary priorities.

1.0 INTRODUCTION

1.1 Community Context

Home to more than 270,000 residents, Chula Vista is the second largest city in San Diego County. The City encompasses approximately 52 square miles of land area from the San Diego Bay eastward to Otay Lakes and includes most of the land between the Sweetwater River to the north and the Otay River to the south. The bayfront, rivers, and hills define the City's planning areas.

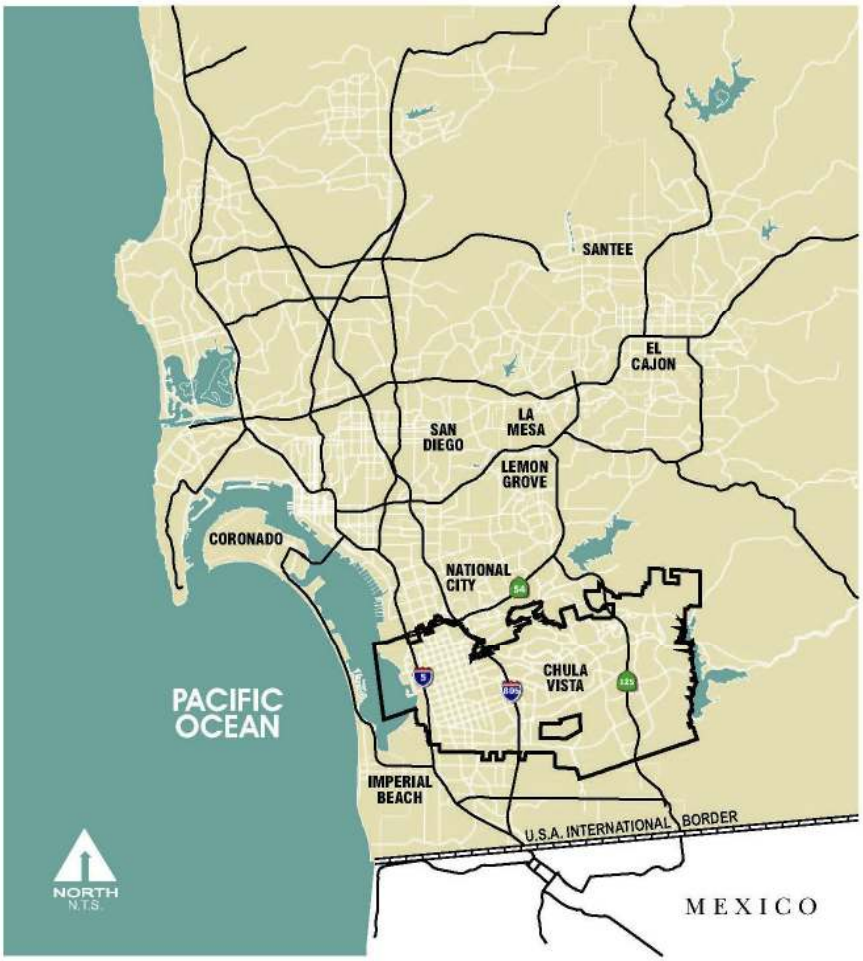


Over time, the City has evolved into varying and distinct neighborhoods and communities. Initially incorporated in 1911, much of the City's historical growth and development centered around the historic City center also known as the urban core. Therefore, the City's older and more established neighborhoods are generally located west of Interstate 805 ("I 805"). Over the next several decades, California's continued rate of population growth and housing production, coupled with Chula Vista's regional and waterfront location between the Mexican border and downtown San Diego, spurred the City's outward expansion and newer development to the east (east of I 805).

In 1985, the unincorporated Montgomery area (south of L Street and west of I 805), now known as the Southwest area of the City, was annexed into the City, adding approximately 23,000 new residents. Beginning in the late 1980's, development occurred east of I 805 of large expanses of green open land within the master planned communities of Eastlake, Rancho del Rey, Sunbow, Rolling Hills Ranch and San Miguel Ranch. In 1992, the City annexed 14 square miles of Otay Ranch that continues to be developed today as the master planned communities of Otay Ranch, Millenia and Escaya.

INTRODUCTION

Located minutes from downtown San Diego and the U.S.-Mexican border Chula Vista has convenient access to the region's cultural, recreational, educational and business opportunities and plays a significant role in the region's growth. As the hub of civic and cultural activity in South San Diego County with its picturesque backdrops and inviting climate, Chula Vista is a city whose growth is ripe with opportunities for both growing businesses and growing families.





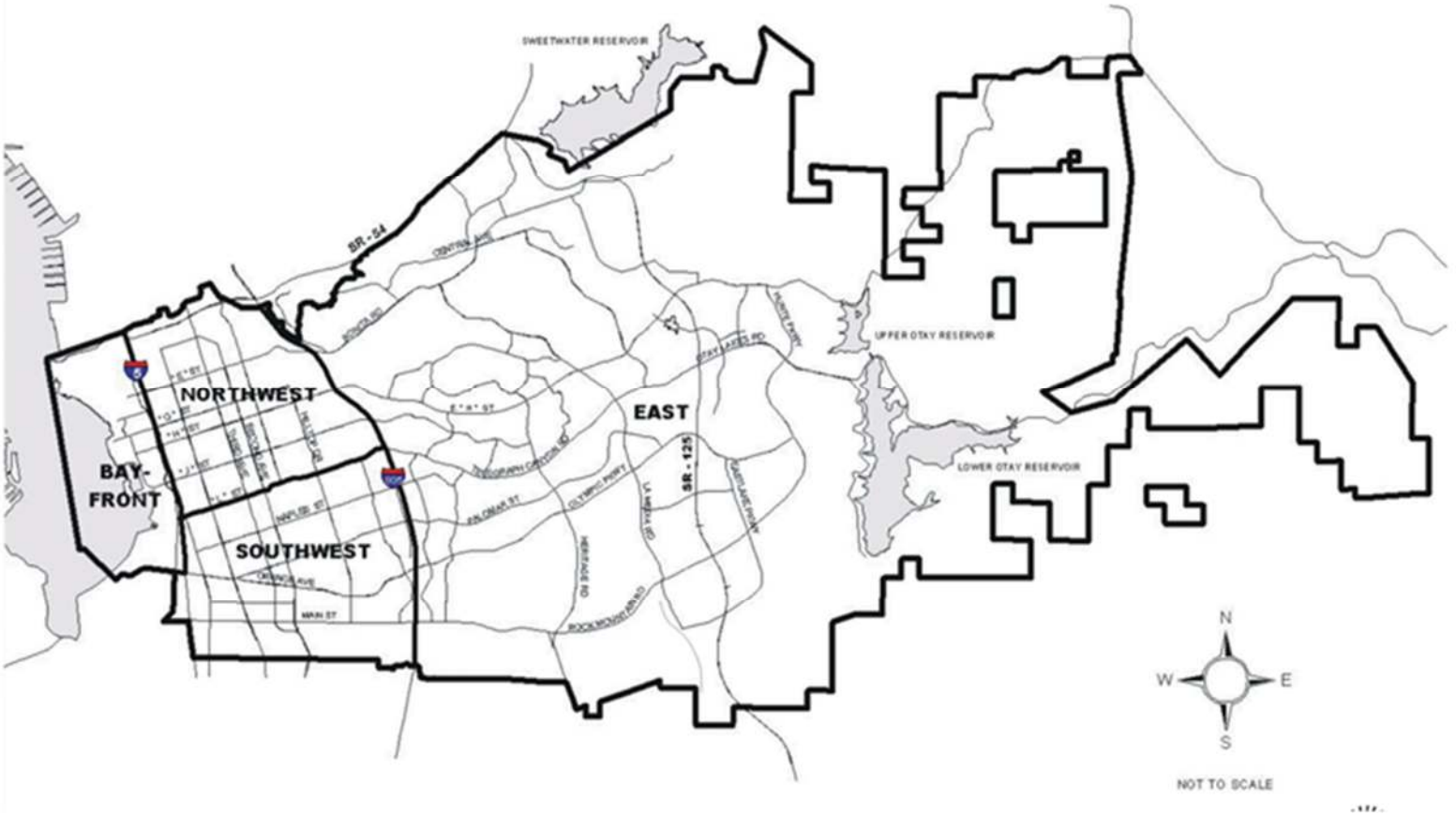




The City's communities can be further distinguished by geographic planning areas that follow the overall development patterns of the City as seen in Figure 1.

- Northwest – That area north of L Street and east of Interstate 5, also referred to as the City's historic urban core;
- Southwest – That area south of L Street, generally encompassing those neighborhoods included within the Montgomery annexation of 1985;
- East – That area east of I 805, generally encompassing master planned communities developed from the early 1990's and continuing to the present; and,
- Bayfront – That area west of Interstate-5 ("I 5") and north of L Street, currently underdeveloped with some development and large vacant waterfront properties and a master plan that was approved by the California Coastal Commission in August 2012.

Figure 1: City of Chula Vista Planning Areas



1.2 Purpose and Nature of the Housing Element

Meeting the housing needs of Chula Vista residents as well as the City's share of regional housing needs remains an important goal for the City of Chula Vista. As the population of the state continues to grow and pressure on resources increases, Chula Vista must ensure it provides adequate housing opportunities while maintaining a high standard of living for all citizens in the community.

Recognizing the importance of providing adequate housing, the State of California has mandated a Housing Element within every General Plan since 1969. Housing elements in the San Diego region are required to be completed, with a finding of compliance by the California Department of Housing and Community Development ("HCD"), by April 15, 2021. This document represents the 2021-2029 update required for jurisdictions within the San Diego Association of Governments ("SANDAG") region, responds to the issues that currently face the City and was created in compliance with State General Plan law.

What is a Housing Element and Why Do We Need One?

The California State Legislature has identified the attainment of a decent home and suitable living environment for every Californian as the State's main housing goal. Recognizing the important part that local planning programs play in pursuit of this goal, the Legislature has mandated that all cities and counties prepare a Housing Element as part of their comprehensive General Plans (California Government Code Section 65580 *et seq*.).

The Housing Element is one of the seven required elements of the General Plan and is the primary document that local jurisdictions in California use to plan for adequate housing opportunities for present and future residents. The Housing Element is the only General Plan Element that requires review and certification by the State of California.

"The vision for Chula Vista in the year 2030 is a community that preserves and enhances the unique features that shape its identity."

State Housing Element law, enacted in 1969, mandates that each local government in California create a Housing Element to adequately plan to meet the existing and projected housing needs of all segments of the population. The Housing Element must be consistent with all other elements of the General Plan and is updated on a regular basis. The law acknowledges that for

the private market to adequately address housing needs and demand, local governments must adopt plans and regulatory systems that support housing development. As a result, the successful growth of a community rests largely upon the implementation of local General Plans, and in particular, the Housing Element.

1.3 Regional Housing Needs Assessment

Each jurisdiction's projected housing need during the Housing Element planning period is determined through the Regional Housing Needs Allocation ("RHNA") process, as set forth in Section 65583 of the California Government Code. The RHNA is based on projected statewide growth in households as determined by HCD. Through the RHNA process, HCD distributes the statewide projected housing need among the regions in the state, where each regional council of government allocates the projected regional growth to local jurisdictions within the region as their "fair share" of regional housing needs. The total housing need for each jurisdiction is distributed among income categories, requiring each jurisdiction to plan to meet the needed housing for households at all income levels. The agency responsible for distributing the RHNA in San Diego County is SANDAG.

Each city and county in California is required to produce a Housing Element that demonstrates the jurisdiction's ability to accommodate the housing need identified in its RHNA during the Housing Element planning period. This Housing Element covers the 6th cycle Housing Element planning period and provides sites adequate to accommodate the City's fair share allocation.

The City of Chula Vista's Housing Element sets forth the City's policies and detailed programs for meeting existing and future housing needs as set forth in the RHNA, for preserving and enhancing neighborhoods, and for increasing affordable housing opportunities for extremely low, very-low, low and moderate income persons and households. It serves as the primary policy guide for local decision-making on all housing matters.

Create a balanced, sustainable community that offers a variety of housing choices throughout Chula Vista for all residents, present and future, through strategic policies and programs.

The Housing Element also provides a detailed analysis of Chula Vista's demographic, economic and housing characteristics as required by state law. A comprehensive evaluation of the City's progress in implementing the previous eight-year Housing Element's policy and action programs related to housing production, preservation and conservation is provided. The proposed policies and programs in the updated Housing Element are then adjusted based on this evaluation, as appropriate. Based upon the community's housing needs, available resources, constraints and opportunities for housing production and preservation, and past performance, the Housing Element establishes an eight-year strategy of priority goals, objectives and action programs that directly address the housing needs of present and future Chula Vista residents.



HOUSING VISION

What would our city look and feel like if we met all our housing goals?



HOUSING LANDSCAPE

What are our housing needs? Who is our housing serving? Who is not having their housing needs met.



CONSTRAINTS & RESOURCES

Have we planned to accommodate our needs? What is stopping us from meeting our goals and why?



ACTION PLAN

Goals policies and programs to shape future decision making. Programs that will help us realize our vision.

1.4 State Housing Legislation

During the 5th cycle, specifically in 2017 to the present, the state has passed numerous laws to address California's housing crisis. Many of the new programs outlined within this Housing Element for the 6th planning cycle, addresses the new legislation to facilitate and increase housing production for all economic levels. As the state passes new legislation in the remainder of the 5th cycle and during the 6th cycle, the City will continue to amend the Chula Vista Municipal Code; to monitor and evaluate policies and programs designed to meet state requirements; and to proactively implement new policies and programs to help increase housing production citywide.

In 2019, several bills were signed into law that include requirements for local density bonus programs, the Housing Element, surplus lands, Accessory Dwelling Unit (ADU) streamlining, and removing local barriers to housing production. The City will implement changes required by state law, likely through amendments to the Chula Vista Municipal Code. The following is a summary of recent legislation and proposed City activities that will further the City's efforts to increase housing production during the 6th cycle.

1.4.1 State Laws Effective 2018

SB 2 *Permanent Funding ($75 Recording Fee)*	Establishes a permanent, ongoing source of funding dedicated to affordable housing development. Imposes a fee of $75 to be paid at the time of the recording of every real estate instrument, paper, or notice required or permitted by law to be recorded, per each single transaction per single parcel of real property, not to exceed $225.

1.4.1 State Laws Effective 2018

Senate Bill (SB) 167, Assembly Bill (AB) 678, and AB 1515

Housing Accountability

Amends the Housing Accountability Act (HAA). The HAA significantly limits the ability of a jurisdiction to deny an affordable or market-rate housing project that is consistent with existing planning and zoning requirements. These measures amend the HAA as follows:

- Modifies the findings requirement to deny a housing development project to be supported by a preponderance of the evidence, rather than by substantial evidence in the record;
- Defines "lowering density" to mean "any conditions that have the same effect or impact on the ability of the project to provide housing";
- Requires an applicant to be notified, within 30 days of an application being deemed complete for a project with 150 or fewer housing units, and within 60 days for projects with more than 150 units, if the jurisdiction considers a proposed housing development project to be inconsistent, not in compliance, or not in conformity with an applicable plan, program, policy, ordinance, standard, requirement or other similar provision. If the jurisdiction fails to provide the required notice, the project is deemed consistent, compliant and in conformity with the applicable plan, program, policy ordinance, standard, requirement or other similar provision; and
- Deems a housing development project "consistent, compliant and in conformity with an applicable plan, program, policy, ordinance, standard, requirement or other similar provision if there is substantial evidence that would allow a reasonable person to conclude that the housing development project is consistent, compliant or in conformity."

1.4.1 State Laws Effective 2018

Additionally, these bills provide new remedies for a court to compel a jurisdiction to comply with the HAA:

- If a jurisdiction's findings are not supported by a preponderance of the evidence, the court must issue an order compelling compliance within 60 days.

SB 35

Streamlining for 10% Affordability

Streamlines affordable multifamily housing project approvals, at the request of a developer, in a city that fails to issue building permits for its share of the regional housing need by income category in accordance with California Government Code Section 65913.4. Chula Vista has not issued building permits consistent with its regional housing needs. Therefore, approval of a qualifying housing development meeting the City's objective planning standards and on a qualifying site is a ministerial act, without CEQA review or public hearings.

AB 1505

Inclusionary Housing

Allows a jurisdiction to adopt an ordinance that requires a housing development to include a certain percentage of residential rental units affordable to and occupied by households with incomes that do not exceed limits for households with extremely low, very low, low or moderate income (also known as "inclusionary housing"). The ordinance must provide alternative means of compliance such as in-lieu fees, off-site construction, etc. and may require review by HCD.

1.4.1 State Laws Effective 2018

AB 879

Annual Reporting to State HCD

Expands upon existing law that requires, by April 1 of each year, cities to send an annual report to their respective city councils, the state Office of Planning and Research (OPR) and HCD that includes the following new information:

- The number of housing development applications received in the prior year;
- The number of units included in all development applications in the prior year;
- The number of units approved and disapproved in the prior year;
- A listing of sites rezoned to accommodate that portion of the City's RHNA for each income level that could not be accommodated in its housing element inventory and any additional sites identified under the "no net loss" provisions;
- The net number of new units of housing that have been issued a "completed entitlement," building permit or certificate of occupancy (identified by the Assessor's Parcel Number) and the income category that each unit of housing satisfied (distinguishing between rental and for-sale units);
- The number of applications, including location and number of units, and building permits submitted under the new processing provided for by Section 65913.4 (enacted by SB 35),
- An analysis of governmental constraints that must include local ordinances that "directly impact the cost and supply of residential development"; and
- An analysis of nongovernmental constraints that must include requests to develop housing at densities below those anticipated in site inventory and the length of

1.4.1 State Laws Effective 2018

time between receiving approval for housing development and submittal of an application for building permit. The analysis must also include policies to remove nongovernmental constraints.

AB 1397

Housing Element Site Inventory Analysis

Numerous changes to how a jurisdiction establishes its housing element site inventory. These changes include the following:

- Sites must be "available" for residential development and have "realistic and demonstrated" potential for redevelopment;
- Parcels must have sufficient water, sewer and dry utilities or part of a mandatory program to provide such utilities;
- Places restrictions on using nonvacant sites as part of the housing element inventory;
- Places limitations on continuing identification of nonvacant sites and certain vacant sites that have not been approved for housing development; and
- Stipulates that lower-income sites must be between one-half acre and 10 acres in size unless evidence is provided that a smaller or larger site is adequate.

AB 72

State HCD Authority

Provides HCD broad authority to find a jurisdiction's housing element out of substantial compliance if it determines that the jurisdiction fails to act in compliance with its housing element, including any failure to implement any program actions included in the housing element, and allows HCD to refer violations of law to the attorney general. Additionally, HCD may notify the attorney general that the jurisdiction is in violation of the Housing Accountability Act, as codified in California Government Code Sections 65863, 65915 and 65008.

1.4.2 State Laws Effective 2019

AB 3194 *Housing Accountability*	Strengthens the Housing Accountability Act by strictly limiting local government's authority to reject or restrict housing development projects that comply with applicable objective general plan, zoning and subdivision standards. Where the zoning is inconsistent with the general plan, no rezoning is required as long as the project complies with the jurisdiction's objective general plan standards. Cities must apply zoning standards and criteria to facilitate and accommodate development at the density allowed on the site by the general plan.
AB 2162 *Supportive Housing as Use by Right*	Requires supportive housing to be considered a use "by right" in zones where multifamily and mixed uses are permitted, including nonresidential zones permitting multifamily uses, if the proposed housing development meets specified criteria. Qualifying criteria relates to affordability, long-term deed restrictions, and nonresidential floor use providing supportive services and must approve, within specified periods, supportive housing developments that comply with these requirements. The law prohibits any minimum parking requirement for units occupied by supportive housing residents if the development is located within a half-mile of a public transit stop.

1.4.1 State Laws Effective 2018

SB 828 and AB 1771

RHNA Analysis

A number of changes to the Regional Housing Needs Assessment process to use more data to more accurately and fairly reflect job growth and housing needs, with an emphasis on fair housing goals. This law added more opportunities for public comment and HCD adjustments to the council of governments' methodology for selecting RHNA targets. Additionally, the law prohibits a council of governments from using prior underproduction of housing, or stable population numbers, as justification for a determination or reduction in a local government's share of the RHNA.

AB 686

Affirmatively Further Fair Housing

Extends requirements for federal grantees and contractors to "affirmatively further fair housing," including requirements in the federal Fair Housing Act, to public agencies in California. Requires a public agency to administer its programs and activities relating to housing and community development in a manner to affirmatively further fair housing and not take any action that is inconsistent with this obligation. "Affirmatively furthering fair housing" means, among other things, "taking meaningful actions ... that overcome patterns of segregation and foster inclusive communities" and "address significant disparities in housing needs and in access to opportunity." Additionally, an assessment of fair housing practices must now be included in upcoming housing elements.

SB 1333

Applicability to Charter Cities

Makes charter cities (those governed by a city charter document rather than by general law) subject to a number of planning laws that previously only applied to general law cities. These include laws related to general plan amendment processing, accessory dwelling unit permitting and the preparation of housing elements. The law now requires a charter city's zoning ordinances to be consistent with its adopted general plan.

1.4.3 State Laws Effective 2020

AB 2753, AB 2372, SB 1227, AB 2797, AB 1763

Density Bonus & Incentives

Further incentivizes certain housing development projects under the State Density Bonus law by:

- Expediting the processing of density bonus applications;
- Granting floor area ratio bonus in lieu of a bonus on the basis of dwelling units per acre;
- Prohibiting cities and counties from imposing parking requirements in excess of specified ratios;
- Allows eligible developments to calculate impact fees based on square feet and not per unit;
- Require cities to provide determinations of amount of density bonus, all eligible reductions in parking requirements and whether adequate information has been submitted;
- Extending State Density Bonus Law to apply to student housing projects where at least 20 percent of the units are affordable for lower income students with priority to students experiencing homelessness and calculation of the density bonus based on the number of beds instead of units;
- Providing for an 80% density bonus to be granted to 100% affordable housing projects. Additionally, for these 100% affordable projects, limiting all local government limits on density, allowing a height increase of up to three stories or 33 feet and eliminating all local parking requirements for special needs projects offering paratransit service or located within ½ mile from an accessible bus route;
- Reconciling the State Density Bonus Law and the Coastal Act to increase affordable housing in the coastal zone while protecting coastal resources and access.

1.4.1 State Laws Effective 2018

AB 68, AB 587, AB 671, AB 881, and SB 13 *Accessory Dwelling Units*	Further incentivizes the development of accessory dwelling units, through streamlined permits, reduced setback requirements, increased allowable square footage, reduced parking requirements, reduced fees and for the Housing Element to include specific programs to incentivize production of ADUs.
AB 1763 *Density Bonus for 100% Affordable Housing*	Requires jurisdictions to provide a density bonus to development projects that restrict 100 percent of their units as affordable to lower- and moderate-income households.
AB 101 *Low Barrier Navigation Centers for Homeless*	Requires jurisdictions to allow "low barrier navigation centers" by-right in areas zoned for mixed uses and in nonresidential zones permitting multifamily uses, if the center meets specified requirements.
AB 1255 and AB 1486 *Surplus Lands for Affordable Housing*	Seek to identify and prioritize state and local surplus lands available for housing development affordable to lower-income households. Identified surplus lands will be reported annually through the Housing Element Annual Progress Reports.

1.4.1 State Laws Effective 2018

SB 330 *Housing Crisis*	Enacts changes to local development policies, permitting, and processes that will be in effect through January 1, 2025. SB 330 places new criteria on the application requirements and processing times for housing developments; prevents localities from decreasing the housing capacity of any site, such as through downzoning or increasing open space requirements, if such a decrease would preclude the jurisdiction from meeting its RHNA housing targets; prevents localities from establishing non-objective standards; and requires that any proposed demolition of housing units be accompanied by a project that would replace or exceed the total number of units demolished. Additionally, any demolished units that were occupied by lower-income households must be replaced with new units affordable to households with those same income levels.

1.5 State Law and Local Plans

1.5.1 Consistency with State Law

Table 1

STATE HOUSING ELEMENT REQUIREMENTS

Requirements	Statute	Reference
Public Participation (GC 65583 & 65585)		
▪ Diligent efforts to achieve public participation of all economic segments of the community in the development and adoption of the Housing Element.	§ 65583 (c)(9)	Appendix G
▪ Collect and compile the public comments received and provide these comments to the legislative body prior to adoption of the Housing Element.	§ 65585 (b)(2)	Appendix G
Review and Revision (GC 65588(a) & (b)) *Evaluation and revision of the previous element*		
▪ Review effectiveness of the element, progress in implementation and appropriateness of goals, objectives and policies	§ 65588(a) & (b)	Appendix F
Housing Needs Assessment (GC 65583(a)) *Conduct an assessment of housing needs and an inventory of resources and constraints relevant to the meeting of these needs*		
A. Population and Employment Trends Population Growth Age Race/Ethnicity Employment Commuting Patterns	§ 65583 (a)(1)	Appendix A
B. Household Characteristics Household Type & Size Household Income	§ 65583 (a)(2)	Appendix A
C. Special Housing Needs	§ 65583 (a)(7)	Appendix A

Table 1

STATE HOUSING ELEMENT REQUIREMENTS

Requirements	Statute	Reference
Elderly Persons with Disabilities Large Households Single-Parent Households Agricultural Workers Residents Living in Poverty Homeless		
D. Housing Problems Overcrowding Overpayment (Cost Burden)	§ 65583 (a)(2)	Appendix A
E. Housing Stock Characteristics Projected Housing Units Housing Type Housing Availability and Tenure Housing Age and Condition Housing Costs and Affordability Vacancy rates	§ 65583 (a)(2)	Appendix A
F. **Opportunities For Energy Conservation** in residential development [building envelope, heat and cooling and electrical].	§ 65583 (a)(8)	Appendix C
G. **Preservation of Existing Assisted Housing Projects At-Risk of Converting** Inventory of at-risk units Estimate of replacement vs. preservation costs Identify qualified entities Identify potential funding	§ 65583 (a)(9)	Appendix D
Sites Inventory and Analysis (GC Sections 65583.2) *Land suitable for residential development to accommodate RHNA for all income levels, to include vacant sites, sites capable of higher densities, and public owned sites*		
A. Sites Inventory Listing of properties by parcel number or unique reference	§ 65583.2 (b)(1) - (7)	Appendix C, Appendix H

Table 1

STATE HOUSING ELEMENT REQUIREMENTS

Requirements	Statute	Reference
Listing of properties by size Listing of properties by general plan designation and zoning For non-vacant sites, description of existing uses Map of sites included in the inventory		
B. Sites Inventory Analysis of Suitability and Availability "Realistic & demonstrated potential" development capacity *(e.g. by income category of each site and access to water, sewer, & dry utilities)* Units per site "realistically accommodated" Analysis of non-vacant and underutilized lands Sites suitable for lower income housing Replacement housing		Appendix C, Appendix H
Constraints on Housing (GC 65583(a)(5) and (6))		
A. Governmental Constraints Land-use controls (e.g., zoning-development standards, including parking, height limits; setbacks, lot coverages, minimum unit sizes, growth controls)	§ 65583 (a)(5)	Appendix B
B. Non-Governmental Constraints Economic Factors, cost of construction and land, financing	§ 65583 (a)(6)	Appendix B
C. Non-Governmental Constraints Economic Factors, cost of construction and land, financing	§ 65583 (a)(6)	Appendix B
D. Environmental and Infrastructure Constraints Environmental constraints Infrastructure including planned water, sewer, and other dry utilities supply	§ 65583.2(b)(4) & (5)	Appendix B
Regional Analysis of Impediments to Fair Housing Choice (GC 65583(b)(10))		

Table 1

STATE HOUSING ELEMENT REQUIREMENTS

Requirements	Statute	Reference
A. **Summary of fair housing issues** and an assessment of fair housing enforcement and fair housing outreach capacity		Appendix E, Regional AI
B. **Analysis of available federal, state, and local data** and knowledge to identify integration and segregation patterns and trends, racially or ethnically concentrated areas of poverty, disparities in access to opportunity, and disproportionate housing needs within the jurisdiction, including displacement risk.		Appendix E, Regional AI
C. An **assessment of the contributing factors** for the fair housing issues identified.		Appendix E, Regional AI
D. An identification of the jurisdiction's **fair housing priorities and goals**.		Appendix E, Regional AI
E. **Strategies and actions** to implement those priorities and goals		Appendix E
Goals, Quantified Objectives, and Policies (GC 65583(b)) *for the maintenance, preservation, improvement, and development of housing*		
A. Identify **adequate sites** which will be made available through appropriate action with required public services and facilities from a variety of housing types for all income levels		Appendix C, Appendix H
B. Programs to assist in the **development of adequate housing** to meet the needs of extremely low, very low, low and moderate-income households		Part I, Goal 3
C. Identify and, when appropriate and possible, **remove governmental constraints** to the maintenance, improvement, and development of housing in Chula Vista		Part I, Goal 2
D. **Conserve and improve the condition** of the existing and affordable housing stock in Chula Vista		Part I, Goal 1
E. **Promote housing opportunities** for all persons		Part I, Goal 2

Table 1

STATE HOUSING ELEMENT REQUIREMENTS

Requirements	Statute	Reference
F. Identify programs to address the **potential conversion of assisted housing development to market rate** housing.		Part I, Goal 1

1.5.2 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, therefore, must be consistent with the General Plan and is affected by policies contained in other elements of the General Plan. This means that any goals, policies, and programs included in the Housing Element must support and further General Plan policies and should not conflict with 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 eight years that directly address the housing needs of existing and future Chula Vista 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, the 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. As portions of the General Plan are amended in the future, this Housing Element will be reviewed to ensure that internal consistency is maintained.

1.5.3 Related Planning Documents

In addition to the General Plan, the Housing Element is also consistent with various local and regional plans. Key plans that the Housing Element references and supports include the following:

Chula Vista Municipal Code

The Chula Vista Municipal Code (CVMC) 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 California Government Code. The CVMC includes the City's Subdivision Ordinance and Zoning Ordinance.

Subdivision Ordinance

The Subdivision Ordinance, Title 18 of the CVMC, 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, Title 19 of the CVMC, 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.

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 seven approved Specific Plans, which are listed below.

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

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 for its master planned communities, which are listed below and 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.

- Sunbow
- Rancho del Rey
- Eastlake
- Rolling Hills Ranch
- San Miguel Ranch
- Otay Ranch

Sectional Planning Area Plans

A Sectional Planning Area (SPA) Plan is a comprehensive specific 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.

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.

Local Coastal Program

A Local Coastal Program (LCP) is the planning tool used to carry out the shared partnership between the California Coastal Commission's (CCC) mandate to protect coastal resources, and local government's 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 areas.

Climate Action Plan

Chula Vista has been implementing a "Climate Action Plan" to address the threat of climate change impacts to the local community. The most recent plan is the 2017 Climate Action Plan (CAP) which was adopted by City Council on September 26, 2017. It includes ambitious new goals and policies to strengthen the City's climate action efforts. Implementing the CAP facilitates achieving numerous community co-benefits such as utility savings, better air quality, reduced traffic congestion, local economic development, and improved quality of life. It brings together past City of Chula Vista climate plan efforts including the original Carbon Dioxide Reduction Plan (2000), the mitigation plan (2008) and the adaptation plan (2011).

1.6 Public Participation

Section 65583(c)(9) of the California Government Code states that, "The local government shall make a diligent effort to achieve public participation of all economic segments of the community in the development of the housing element, and the program shall describe this effort."

While the City began its efforts in engaging the community in a discussion of housing needs in 2019, much of its efforts continued through 2020. The historic corona virus disease (COVID-19) pandemic greatly shaped the City's efforts in communicating with its residents, community members and stakeholders. With a State of Emergency declared by the U.S President in February 2020 and locally, the Governor of California, County of San Diego Public Health and the City Council of Chula Vista following suit in March 2020, stay at home orders and prohibitions of any gatherings outside of households, changed the rules of engagement. From March 2020 through the present timeframe, all meetings and communications have shifted to electronic and digital means.

Meaningful community participation is also required in connection with the City's Assessment of Fair Housing (AFH) and the Five-Year Consolidated Plan that serves as a comprehensive housing affordability strategy, community development plan, and submission for funding under any of U.S. Department of Housing and Urban Development's (HUD) entitlement formula grant programs. These two strategic planning documents were concurrently updated along with the City's Housing Element and any public input received through these processes were also considered.

- **5-Year Consolidated Plan** - The 5-Year Consolidated Plan is a planning document that identifies needs within low-to moderate- income (LMI) communities and outlines how the City will address those needs. It guides investments and helps achieve HUD's mission of providing decent housing, suitable living environments, as well as expanded economic opportunities for LMI populations. During the development of the Consolidated Plan, public meetings with the Housing Advisory Commission (January 23. 2020) and City Council (March and June 2020) were held to identify the City's most pressing community needs. In addition, a community needs on-line survey was offered in English and Spanish which returned 260 responses.

- **Special Fair Housing Outreach** – In addition to the Housing Element workshops, community workshops, targeted stakeholder interviews to service providers and local

organizations, and a fair housing survey was conducted in Spanish and English as part of the development of the San Diego Regional Analysis of Impediments to Fair Housing (AI). Public notice and additional outreach for community workshops held in Chula Vista and National City and surveys were circulated through local service providers and made available on the City's Fair Housing webpage and at City Hall.

A discussion of citizen participation is provided in more detail in Appendix A. Appendix A contains a summary of all public comments regarding the Housing Element received by the City at scheduled public meetings. As required by California Government Code Section 65585(b)(2), all written comments regarding the Housing Element made by the public will be provided to each member of the City Council at such time as the Housing Element is presented to the Council. [Note: This section and Appendix A may need to be updated prior to adoption to include additional public meetings, outreach and comments received.]

"PUBLIC ENGAGEMENT:

Share your Voice, Shape your City"

1.7 Housing Element Organization

California Government Code Section 65583 requires a jurisdiction's Housing Element to include the following components:

- A review of the previous element's goals, policies, programs, and objectives to ascertain the effectiveness of each of these components, as well as the overall effectiveness of the Housing Element;
- An assessment of housing need and an inventory of resources and constraints related to meeting these needs;
- An analysis of programs for the preservation of assisted housing developments;
- A statement of community goals, quantified objectives and policies relative to the maintenance, preservation, improvement and development of housing; and,
- A policy program that provides a schedule of actions that the City is undertaking, or intends to undertake, in implementing the policy set forth in the Housing Element.

The Chula Vista Housing Element is comprised of the following sections:

1. Introduction	Explains the purpose, process and contents of the Housing Element.
2. Goals, Policies & Implementation Plan	Details specific policies and programs the City of Chula Vista will carry out over the five-year period to address the City's housing goals.
Appendix A	Provides the required demographic analysis and needs.
Appendix B	Provides an analysis of constraints and the City's zoning that may require amendment to facilitate the development and provision of housing to meet the various housing needs of the community.
Appendix C	Provides an adequate Sites Inventory which includes an inventory of sites to meet the estimated RHNA need throughout the planning period.

Appendix D	Provides an analysis of affordable housing that may be at risk of converting to market rate housing within the next 10 years and programs for the preservation of the identified housing.
Appendix E	The Affirmatively Furthering Fair Housing (AFFH) Assessment analyzes the conditions that may limit the range of housing choices or hamper a person's access to housing and develops solutions to mitigate or remove such impediments.
Appendix F	An evaluation of the previous Housing Element for the 2013-2021 planning period (5th cycle).
Appendix G	Provides a summary of the community engagement activities that occurred throughout the development of the Housing Element document.

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2.0 GOALS, POLICIES & PROGRAMS

Overview

This chapter describes the City's housing goals, policies and programs, which together form the blueprint for housing actions during the Housing Element's planning period for the 6th Cycle RHNA period (2021-2029). The following goals, policies and programs are based on an assessment of the City's existing and future housing needs, opportunities and constraints, an evaluation of its existing policies and programs and input received from the community through their participation in the development process of this document.

Regional Housing Needs Assessment

SANDAG has allocated the following RHNA to the City of Chula Vista for the 2021-2029 Housing Cycle. This RHNA represents the City's fair share of the housing needs for the San Diego region, including an equitable share of affordable housing. The ranges for each income category (as shown below) are based on percentages of the 2019 Area Median Income (AMI) for San Diego County, which is $86,300 for a hypothetical family of four. The City's 2021-2029 allocated RHNA new housing construction need is as follows:

Table 2

NEW HOUSING CONSTRUCTION OBJECTIVES
2021-2029

Income Category	RHNA Construction Need	
Very Low	2,750	25%
Low	1,777	16%
Moderate	1,911	17%
Above Moderate	4,667	42%
Total	11,105	100%

Credits toward RHNA

Since the RHNA uses June 30, 2020 as the baseline for growth projections for the Housing Element planning period of 2021-2029, jurisdictions may count towards the RHNA any new units built or issued certificates of occupancy since June 30, 2020. Table 3 summarizes the units that can be credited against the City's RHNA (248 units).

Table 3

RHNA Credits and Remaining Need
2021-2029

Income Category	RHNA	Issued	C of O	Remaining RHNA
Very Low	2,750	12	-	2,738
Low	1,777	0	-	1,777
Moderate	1,911	50	12	1,849
Above Moderate	4,667	132	42	4,493
Total	11,105	194	54	10,857

The following Housing Goals Section identifies the general approach the City will use to accommodate its share of regional housing needs for the 2021-2029 Housing Element planning period. The list of housing goals is followed by a more detailed description of the policies that will be considered and applied through the City's decision-making process when the housing programs are implemented in compliance with state law.

Goals, policies, and programs are listed in top-to-bottom order, with goals at the top and being the most general statements, working down to programs, the most specific statements of intent. Here are how the three policy levels differ:

- **Goals** are the desired results that the City will attempt to reach over the long term. They are general expressions of community values or preferred end states, and therefore, are abstract in nature. While it may not be possible to attain all goals during this Element's planning period, they will, nonetheless, be the basis for City policies and actions during this period.

- **Objectives and Policies** are specific statements that serve as the framework for decision-making and priority setting. Policies serve as the directives to developers, builders, design professionals, decision makers and others who will initiate or review

new development projects. Some policies stand alone as directives, but others require that additional actions be taken. These additional actions are listed under "programs" below. Most policies have a time frame that fits within this Element's planning period. In this context, "shall" means the policy is mandatory; "should" or "may" indicates the policy should be followed unless there are compelling or contradictory reasons to do otherwise.

- **Programs** are the core of the City's housing strategy. These include on-going programs, procedural changes, general plan changes, rezoning or other actions that help achieve housing goals. Programs translate goals, objectives and policies into actions.

Goal 1: Promote Housing that Helps to Create Safe, Livable, and Sustainable Neighborhoods

The City's existing housing stock plays an important role in providing a decent, safe and sanitary living environment for lower income households and in maintaining the quality and sustainability of residential neighborhoods. With almost half (48 percent) of existing housing citywide being 40 years or older – built prior to 1979, there is a potential loss in value and quality as a result of deterioration. A significant portion (20 percent) of the City's housing stock is 50 years old or older and is likely to require major repairs, with this housing located entirely within the area west of I 805 (Western Chula Vista and also known as the Northwest and Southwest planning areas). These areas are also considered vulnerable areas where housing costs are lower, housing stock is more diverse and consequently a higher concentration of lower income residents than the area east of I-805.

To create safe, livable and sustainable neighborhoods, housing policies and programs will focus on the following objectives:

- Enforce maintenance of safe and decent housing, enhance the quality of existing housing to maintain the integrity of residential neighborhoods.
- 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 City's Climate Action Plan, the most recent Energy Code including City-specific amendments, Green Building Standards, and other related City ordinances.

Programs to enforce building, health, and housing codes and the funding of minor repairs, rehabilitation of housing will encourage the provision of decent, safe and sanitary housing and preserve neighborhood quality. Of particular focus is repair, rehabilitation and improvement of housing and neighborhoods in the City's Northwest and Southwest Planning Areas.

In September 2017, the City adopted an update to its CAP to address the threat of climate change impacts to the local community. Implementation of the CAP's strategies and actions will improve the sustainability of housing stock, maximize energy and water efficiency potential, reduce occupant utility costs, increase home value, and preserve neighborhood quality. Additionally, California Title 24, Building Energy Efficiency Standards ("Title 24"), establishes energy budgets or maximum energy use levels. The standards of Title 24 supersede local regulations, and state requirements mandate Title 24 requirements through implementation by

local jurisdictions. The City will continue strict enforcement of local and state energy regulations for new residential construction and continue providing residents with information on energy efficiency.

Housing Policy 1.1	Prioritize the preservation and improvement of the City's existing housing stock.
Housing Policy 1.2	Facilitate the rehabilitation of the City's existing housing stock to correct housing deficiencies and increase the useful life and sustainability of existing housing stock.
Housing Policy 1.3	Eliminate, to the greatest extent feasible, overcrowded, unsafe, and unsanitary housing conditions through the enforcement of building, safety, and housing codes.
Housing Policy 1.4	Continue to develop and promote energy efficiency conservation measures consistent with the strategies outlined in the City's Climate Action Plan.
Housing Policy 1.5	Encourage neighborhood and local participation to enhance neighborhood preservation, maintenance and improvement.
Housing Policy 1.6	Employ place-based strategies in making neighborhood improvements.

Implementing Programs

1.1 Preserve Existing Housing for Long Term Housing Needs: Establish policies and programs that more effectively address regulations for short term vacation rentals in residential zones as a means to preserve the City's long-term housing stock to serve the long-term housing needs of residents.

Lead(s):	Development Services, Planning Division
Funding Sources:	Department Budget
Implementation Timeline:	Within 12 months of adoption of the 2021-2029 Housing Element

1.2 Rehabilitation of Owner Occupied Housing: Continue implementation of the City's Community Housing Improvement Program (CHIP), which provides favorable loans to low-income homeowners to fund improvements to correct unsafe, unsanitary, or illegal housing conditions, reduce barriers to accessibility, and improve energy efficiency, water conservation, 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 homeowners of very low-income, special needs and/or senior households. The City will also increase marketing and outreach efforts for the CHIP, particularly in lower-income neighborhoods and mobile home parks.

Quantified Objective:	30 low-income units
Lead(s):	Development Services, Housing
Funding Sources:	Existing CHIP Revolving Loan Fund
Implementation Timeline:	Ongoing/As funding resources are available

1.3 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 need households at affordable rents.

Quantified Objective:	15 housing units
Lead(s):	Development Services, Housing
Funding Source:	Low/Moderate Income Housing Asset Fund HOME
Implementation Timeline:	As opportunities and resources become available

1.4 Neighborhood Revitalization: Support a program focusing financial resources and collaborative 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, such as public infrastructure and facility improvements funded through Measure P, to ensure the improvements benefit the most in need. Funds available through the City's CDBG and HOME entitlement program prioritize public improvements to low resource residential areas.

Quantified Objective:	15 housing units
Lead(s):	Engineering & Capital Projects and/or Development Services Department based upon funding
Funding Source:	Federal and state programs.
Implementation Timeline:	As opportunities and resources become available

1.5 Multifamily Housing Inspection: Continue implementing the Multifamily Housing 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 to remedy substandard rental housing conditions and provide education and resource information to property owners.

Lead(s):	Development Services, Code Enforcement
Funding Source:	Department Budget
Implementation Timeline:	Ongoing/ Annual review of progress

1.6 Mobilehome Inspection Program: Continue implementing the 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. The City will follow up on all reports of violations to ensure the correction of any identified deficiencies to remedy substandard housing conditions and provide education and resource information to park and mobilehome owners.

Lead(s):	Code Enforcement Division
Funding Source:	Department Budget
Implementation Timeline:	Ongoing/ Annual review of progress

1.7 Code Enforcement Activities: Continue Code Enforcement activities monitoring housing and neighborhood conditions for adherence to minimum standards of habitability and appearance by responding to service requests from concerned citizens. Code Enforcement staff shall continue to provide property owners and tenants with information on how to rectify violations, who to contact in Code Enforcement for assistance, and other resources that may be pertinent to the citation, particularly available housing repair assistance and subsidy programs for lower-income, senior and disabled households.

Lead(s):	Development Services, Code Enforcement
Funding Source:	Department Budget
Implementation Timeline:	Ongoing

1.8 Implement Energy Conservation and Energy Efficiency Opportunities: Since 2000, Chula Vista has been implementing its adopted CAP to address the threat of climate change impacts to the local community. To further advance community energy and water conservation goals, the City is implementing the following actions listed in its CAP to achieve residential-focused greenhouse gas emission reductions.

- Formed San Diego Community Power to provide 100% clean electricity by 2035;
- Adopted Active Transportation Plan to facilitate future active transportation infrastructure;
- Launched Chula Vista Climate Action Challenge to encourage voluntary home improvements to reduce waste and pollution;
- Require installation of solar photovoltaic systems in new single-family housing;
- Require residential electric vehicle pre-wiring in new development; and,
- Evaluate residential organics collection pilot program.

Revised Program

Lead(s):	Development Services & Economic Development, (Conservation) Departments
Funding Source:	Department Budget & Grants
Implementation Timeline:	Ongoing/ Annual review of progress

Goal 2: Facilitate the Construction and Provision of Quality Housing to Meet the City's Diverse Needs (by Type, size, ownership level, and income levels)

Chula Vista is a community with a diverse population and housing stock, particularly in the western area of the City. The provision of a variety of housing types in terms of density, size, and more importantly tenure and providing these units in appropriate locations to minimize the creation of economic housing enclaves, will enable the City to accommodate the varied needs and desires of the community in order to achieve more balanced residential communities and to meet underserved housing needs of lower income households. Housing should be preserved and created to maximize housing opportunities for larger multi-generational households, a growing senior population, special needs groups, and very low-and low-income families.

The provision of new housing opportunities within mixed-use areas and at higher density levels, particularly in transit focus areas, identified town centers, and high opportunity areas, is encouraged. Mixed use and compact developments can improve access to goods and services; increase employment and business opportunities; and, support the creation of vibrant community places.

In its role, the City is responsible for enabling the production of housing by reducing regulatory barriers, providing incentives, and supporting programs that will create or preserve housing envisioned for the community, particularly for vulnerable populations.

To enable the construction of quality housing, the City has identified four objectives:

- Identify adequate sites available for development;
- Implement permitting process improvements;
- Provide programs that incentivize development; and,
- Support programs aimed at housing vulnerable and special needs populations.

"The term 'quality housing' typically refers to housing that is safe, comfortable, and well-maintained. Quality housing should provide access to clean air and natural light; proper plumbing and temperature controls (i.e., ventilation and heating / cooling); carbon monoxide and smoke detectors; and should not contain health or safety hazards (e.g., structural damage, allergens, or lead paint)."

Housing Policy 2.1	Monitor residential development to ensure there is an adequate level of remaining development capacity consistent with the City's obligation to affirmatively further fair housing through the comprehensive citywide and regional housing inventory.
Housing Policy 2.2	Require new development to meet applicable zone and land use designation density minimums to ensure efficient use of remaining land available for residential development and redevelopment.
Housing Policy 2.3	Promote the phased and orderly development of new residential development consistent with the provision of adequate infrastructure improvements.
Housing Policy 2.4	Encourage and support creative strategies for the rehabilitation and adaptation and reuse of residential, commercial, and industrial structures for housing.
Housing Policy 2.5	Propose zoning and code changes to reduce average permit processing times while improving the quality of design and development.
Housing Policy 2.6	Encourage streamlining of the environmental review process for development projects, when feasible.
Housing Policy 2.7	Identify opportunities to reduce administrative burdens during permitting by, for example, automating processes, creating reference guides, and streamlining reviews.
Housing Policy 2.8	Provide more certainty in the development review process by enabling "by-right" ministerial project approvals, specifically for housing development for lower income households, persons experiencing homelessness and persons with disabilities. This should include the preparation of Programmatic EIRs, which can complete certain environmental analyses for entire communities to facilitate project-specific review.
Housing Policy 2.9	Expand options for "self-certification" in certain aspects of the building permit application and building inspection

processes for qualifying projects.

Housing Policy 2.10

Monitor non-governmental constraints, such as interest rates, construction costs, and others through consultation with developers, lenders and other entities directly involved in the provision of housing. Should non-governmental constraints be identified that are related to City policies, the City may modify its policies and procedures if City actions would help to reduce those constraints.

Implementing Programs

2.1 Accommodate the City's Regional Housing Needs Assessment Allocation: In compliance with SB 166, all jurisdictions must ensure that its housing element inventory of identified sites can accommodate its share of the regional housing need throughout the planning period, also referred to as "No Net Loss." The City has been assigned a total Regional Housing Needs Allocation (RHNA) of 11,105 dwelling units, with 2,750 for Very Low-Income households and 1,777 for Low-Income for the 2021-2029 Planning Period. The City has identified adequate sites with appropriate zoning to accommodate the RHNA and to accommodate the need for groups of all income levels as required by State Housing Element Law and consistent with its obligation to affirmatively furthering fair housing (AFFH) in encouraging integrated and balanced living patterns. Appendix C lists sites suitable for meeting the City's RHNA for each income category without the need for rezoning, as shown in Appendix C. Sites that are identified for lower income housing and had been identified in the last two Housing Element cycles will be considered by right for the development of such housing and the zoning ordinance will be amended, as appropriate.

New Program

Lead(s):	Development Services, Planning Division
Funding Source:	Department Budget

Implementation Timeline:	Adoption of 6th cycle Housing Element by April 15, 2021; Required amendments to the zoning ordinance to allow for by right development of lower income housing on previously identified sites within 12 months of adoption of the 2021-2029 Housing Element

2.2 Adequate Sites Inventory: In compliance with SB 166 to ensure No Net Loss of sites available to meet the RHNA, the City will monitor the consumption of residential acreage to ensure an adequate inventory is available to meet the City's 2021-2029 RHNA obligations. The City will develop and implement a system to coordinate tracking units with Development Services staff, who process permitting, pursuant to California Government Code Section 65863, and will make the findings required by that code section if a site is proposed for development with fewer units or at a different income level than shown in the Housing Element. Should an approval of development result in a reduction of capacity below the residential capacity needed to accommodate the remaining need for lower income, moderate, or above moderate income households, the City will identify and, if necessary, rezone sufficient sites within 180 days to accommodate the shortfall and ensure "no net loss" in capacity to accommodate the RHNA. Any site rezoned will satisfy the adequate site requirements of Section 65583.2 and will be consistent with the City's obligation to affirmatively further fair housing.

New Program

Lead(s):	Development Services, Planning Division
Funding Source:	Department Budget
Implementation Timeline:	Within 12 months of adoption of the 2021-2029 Housing Element/Ongoing

2.3 "Housing Impact Statement" for Discretionary Land Use and Planning Decisions: In compliance with SB 166 to ensure No Net Loss of sites available to meet the RHNA, to support the required findings when development of any parcel with fewer units by income category than identified in the housing element for that parcel and to demonstrate progress towards the RHNA, a "Housing Impact Statement" will be included in all staff reports for discretionary land use and planning decisions. This statement will expressly state how proposed actions meet the City's housing goals and affirmatively furthers fair housing to encourage integrated and balanced living patterns. The statement will also describe any potential impacts that proposed actions may have on the City's housing supply and the provision or loss of affordable housing.

New Program

Lead(s):	Development Services, Planning Division
Funding Source:	Department Budget
Implementation Timeline:	Within 12 months of adoption of the 2021-2029 Housing Element

2.4 Annual Report on Housing: Continue gathering, tracking, and reporting data on development permits and construction in Chula Vista. Gather and analyze data on the City's existing housing stock, including naturally affordable housing (housing priced at affordable rents but not subject to a rent-restriction agreement). Such information is to be provided on an annual basis to State HCD.

Lead(s):	Development Services, Housing Division
Funding Source:	Department Budget
Implementation Timeline:	By March 30th each year

2.5 Enforce Density Minimums: In compliance with SB 166 to ensure No Net Loss of sites available to meet the RHNA, to support the required findings when development of any parcel with fewer units by income category than identified in the housing element for that parcel, and to demonstrate progress towards the RHNA, require discretionary projects to meet dwelling unit density minimums.

New Program

Lead(s):	Development Services, Planning Division
Funding Source:	Department Budget
Implementation Timeline:	Ongoing

2.6 Community Purpose Facilities Zoning Amendment (CVMC Chapter 19.48): The P-C zone, or any section thereof, must provide adequate land designated as "community purpose facilities (CPF)," as defined in CVMC 19.04.055, to serve the residents of the planned community. This zone currently allows services for the homeless, emergency shelters, and senior care but does not currently provide for other types of housing for special need population groups or lower income households. The City will explore amendments to applicable sections of the CVMC to allow residential development for lower income households as a by right use and as a public benefit in the context of CVMC 19.48.025.

An amendment to the Community Plan would not be necessary. A change in allowed uses would facilitate future projects in the CPF Zone as needed to meet the City's unmet RHNA.

New Program

Lead(s):	Development Services, Planning Division
Funding Source:	Department Budget & LEAP Grant
Implementation Timeline:	Within 36 months of adoption of the 2021-2029 Housing Element

27 Annual Municipal Code Updates: Continue to identify opportunities to modify Title 19 of the CVMC to provide more certainty and flexibility in the project application and permitting approval process. Each update may include all state legislative changes to ensure local consistency with state requirements and to minimize conflicts with and reduce redundancy between codes.

Revised Program

Lead(s):	Development Services, Planning Division
Funding Source:	Department Budget
Implementation Timeline:	Ongoing

2.8 Establish Parking Standards Appropriate for Different Kinds of Housing: Basic construction costs for residential developments have rapidly increased, and together with land prices, have increased the cost of housing. This has made homeownership and affordable rentals unattainable for many households. Parking is more expensive to supply in some places, so parking requirements add a cost to development, and a developer might build fewer housing units or may not develop at all if parking standards are excessive. Additionally, how people travel continues to change as more focus is being placed on alternative modes of transportation such as bikes and rideshares and on remote work. The City will review its development standards to reflect current and anticipated parking needs and, if appropriate, revise or adopt new parking standards for affordable, senior-aged, mixed-use, and transit-oriented housing projects.

New Program

Lead(s):	Development Services, Planning Division
Funding Source:	Department Budget & LEAP Grant
Implementation Timeline:	Within 36 months of adoption of the 2021-2029 Housing Element

2.9 Objective Design Standards: The Housing Accountability Act, SB 35, and SB 2162 require that the City review housing development projects based on objective standards. The City will review and where necessary, revise and develop design guidelines and development standards to adopt more clear and objective standards related to the architectural review of residential and mixed-use residential developments.

New Program

Lead(s):	Development Services, Planning Division
Funding Source:	Department Budget & LEAP Grant
Implementation Timeline:	Within 36 months of adoption of the 2021-2029 Housing Element

2.10 Improve Project Tracking and Reviews: Continue to improve the City's development project tracking system, which is used to coordinate and complete project reviews. Monitor average processing times for ministerial and discretionary development permits and use data on processing times and applications to track review times and trends in citywide development. Improving electronic plan reviews can also reduce approval times and costs.

Revised Program

Lead(s):	Development Services, Planning Division
Funding Source:	Department Budget & LEAP Grant
Implementation Timeline:	Within 24 months of adoption of the 2021-2029 Housing Element; Ongoing

2.11 Improve the Efficiency of the Development Review Process for Housing Projects: Continue to improve the efficiency of the development review process. In conformance with California Government Code Section 65940.1 (SB 1483), the City has posted on its web site a current schedule of fees, application forms, zoning ordinances, and other information, and updates the information within 30 days of any changes. The City will be undergoing a review and update of its current website with the goal of improving navigation of the site and making more information available on the City's website, along with review and development of other educational information to facilitate the permit process. The Development Services Department currently operates a one-stop front counter that combines building, fire, planning and engineering services to facilitate project review. The City offers an internet-based permit management system, through which, the public is able to access and track permit review and status. The City will continue to find opportunities to streamline the permitting process to remove unnecessary barriers, while implementing objective design standards, without compromising public health and safety.

Revised Program

Lead(s):	Development Services, Planning Division
Funding Source:	Department Budget
Implementation Timeline:	Within 36 months of adoption of the 2021-2029 Housing Element

2.12 Review Nongovernmental Constraints Impeding Residential Development: In instances where residential developments have been approved by the City but building permits or final maps have not been obtained, the City will make diligent efforts to contact applicants to discover why units have not been constructed within two years after approval. If due to nongovernmental constraints, such as rapid increases in construction costs, shortages of labor or materials, or rising interest rates, to the extent appropriate and legally possible, the City will seek to identify actions that may help to remove these constraints. Additionally, the City will proactively work with stakeholders to identify nongovernmental constraints or other considerations that may impede the construction of housing in Chula Vista and work collaboratively to find strategies and actions that can eliminate or reduce identified constraints.

Revised Program

Lead(s):	Development Services, Planning Division
Funding Source:	Department Budget
Implementation Timeline:	Within 24 months of adoption of the 2021-2029 Housing Element and every 24 months thereafter

2.13 Water and Sewer Service Providers: Pursuant to California Government Code Section 65589.7 (a) (Senate Bill 1087; 2005), the City is required to deliver its adopted Housing Element and any amendments to local water and sewer service providers. This legislation allows for coordination between the City and water and sewer providers when considering approval of new residential projects. Additionally, cooperation with local service providers will support the prioritization of water and sewer services for future residential development, including units affordable to lower-income households. The City will submit the adopted Housing Element to local water and sewer providers for their review and consideration when reviewing new residential projects.

Lead(s):	Development Services, Planning Division
Funding Source:	Department Budget
Implementation Timeline:	Within 3 months of adoption of the 2021-2029 Housing Element

ACCESSORY DWELLING UNITS

Housing Policy 2.11	Promote Accessory Dwelling Units (ADUs) and Junior Accessory Dwelling Units (JADUs) as a readily achievable method for creating affordable housing opportunities.
Housing Policy 2.12	Promote design and development standards for Accessory Dwelling Units that preserve and enhance neighborhood character while satisfying state law.
Housing Policy 2.13	Promote programs and policies that streamline and incentivize Accessory Dwelling Unit production.
Housing Policy 2.14	Create a program that allows property owners with existing unpermitted Accessory Dwelling Units to bring these units into compliance and add them to Chula Vista's housing stock.
Housing Policy 2.15	Promote the development of "Tiny Houses."

Implementing Programs

2.14 Promote Accessory Dwelling Unit Construction: In accordance with AB 671, local governments must include in their General Plan housing elements plans to incentivize and promote the creation of affordable ADUs. The City will continue to accommodate and promote the construction of affordable ADUs, particularly for special needs groups, seniors and persons with disabilities, by increasing the public awareness of the new provisions in state law expanding opportunities for ADU and JADU development and any future programs that may be adopted by the City. The City will develop multilingual outreach material for public dissemination, including updates to the City's website, information at City Hall and via other appropriate print and digital media, particularly directed to historically underrepresented communities and in collaboration with local agencies serving such communities.

New Program

Lead(s):	Development Services, Planning Division
Funding Source:	Department Budget

Implementation Timeline:	Upon adoption of the City's ADU ordinance in FY 2021 and Ongoing

2.15 Monitoring of Accessory Dwelling Units: Maintain an ADU monitoring program during the planning period that tracks ADU development, specifically for affordability levels and deed-restricted affordable units. By tracking ADUs, units can be accurately reflected in the Annual Housing Element report as providing more affordable housing opportunities.

New Program

Lead(s):	Development Services, Housing Division
Funding Source:	Department Budget
Implementation Timeline:	Ongoing; 2021-2029

2.16 Mid-Cycle Accessory Dwelling Unit Production Evaluation: Conduct a mid-cycle review of ADU development within the 2021-2029 planning period to evaluate if production estimates are being achieved. Depending on the finding of that review, amendments to the Housing Element may be necessary pursuant to California Government Code 65583.2.

New Program

Lead(s):	Development Services, Housing Division
Funding Source:	Department Budget
Implementation Timeline:	FY 2024-2025

2.17 Permit Ready ADUs: In accordance with AB 671, local governments must include in their General Plan housing elements plans to incentivize and promote the creation of affordable ADUs. The City will explore establishing a 'Permit Ready' program for ADUs. As a part of the program, the City may accept prepared packages of pre-approved designs allowed under the County of San Diego's program for ADUs that may be used by owners and that provide expedited processing and may result in overall reduced costs for applicants.

New Program

Lead(s):	Development Services, Building Division
Funding Source:	Department Budget
Implementation Timeline:	Within 12 months of adoption of the City's ADU ordinance in FY 2021 and Ongoing

2.18 Establish an Accessory Dwelling Unit Amnesty Program: In accordance with AB 671, local governments must include in their General Plan housing elements plans to incentivize and promote the creation of affordable ADUs. The City will analyze the demand for a program to allow owners with existing unpermitted ADUs to obtain permits to legalize the ADUs during the 2021-2029 planning period. The Amnesty Program would provide property owners the opportunity to formally legalize existing unpermitted ADUs of any size.

New Program

Lead(s):	Development Services, Housing Division
Funding Source:	Department Budget
Implementation Timeline:	Within 24 months of adoption of the 2021-2029 Housing Element

2.19 Tiny Houses as ADUs: "Tiny Houses" are small, independent dwelling units, often mobile, that typically range between 120 and 400 square feet in size. Due to the size and nature of typical tiny house development, they generally may fit the City's definition of an accessory dwelling unit (ADU). The City will explore the accommodation of movable tiny houses as a separate regulated residential use within the CVMC's ADU regulations to encourage housing supply, choices, and affordability.

New Program

Lead(s):	Development Services, Building & Housing Division
Funding Source:	Department Budget
Implementation Timeline:	Within 24 months of adoption of the 2021-2029 Housing Element

HOUSING VULNERABLE AND SPECIAL NEEDS POPULATIONS

Special needs groups often spend a disproportionate amount of their income to secure safe and decent housing and are sometimes subject to discrimination based on their specific circumstances. The development of affordable and accessible homes is critical to expand opportunities for persons with special needs. Many special needs persons, especially those in emergency shelters, transitional and supportive housing, may be extremely low-income individuals, and implementation of the policies and programs below expand housing opportunities to serve their needs.

Housing Policy 2.16	Encourage sufficient short and long-term supportive housing and facilities for people experiencing homelessness throughout the City, especially sites that are co-located with support services for health, mental health, and workforce development and that are located near transit
Housing Policy 2.17	Encourage the construction, preservation, rehabilitation or expansion of residential hotels, group homes, integrated community apartments, and single-room occupancy dwellings and other alternative housing options to meet the housing needs of special needs populations and extremely low-income households throughout the City.
Housing Policy 2.18	Coordinate with local social service providers to address the needs of the City's homeless population and to provide housing suitable for special needs populations, including seniors, large families, the disabled, and farmworkers/laborers

Implementing Programs

2.20 Emergency Shelters: California Government Code Section 65583(a)(4) requires local governments to identify one or more zoning categories that allow emergency shelters (year-round shelters for the homeless) without discretionary review. The statute permits the City to apply limited conditions to the approval of ministerial permits for emergency shelters. Pursuant to state law, emergency shelters are permitted within I-L industrial zone or an equivalent limited industrial zone within a City approved Sectional Planning Area plan or Specific Plan, as a use by right. Emergency shelters may also be allowed in the C-T thoroughfare commercial zone or an equivalent commercial zone or on land designated as "community purpose facilities" (CPF) within a City approved Sectional Planning Area plan or Specific Plan with an approved conditional use permit. State law provisions (AB 139), have recently been modified to require the assessment of shelter needs be based on the most recent Point-in-Time Count and the parking standards for shelters be based on staffing levels. The City will review and revise as necessary its zoning ordinance related to AB 139.

Lead(s):	Development Services, Planning Division
Funding Source:	Department Budget
Implementation Timeline:	As requested; Ongoing Within 24 months of adoption of the 2021-2029 Housing Element for the review and revision if necessary.

2.21 Transitional and Supportive Housing: State Housing law mandates that local jurisdictions allow for transitional and supportive housing in residential zones. The City adopted Ordinance 3442 in 2018 to amend the City of Chula Vista Municipal Code to identify transitional/supportive housing meeting California Government Code Section 65582 (g-j) definitions as a residential use of a property in a dwelling to be allowed under the same conditions as apply to other residential dwellings of the same type in the same zones, reference CVMC 19.58.315.

Lead(s):	Development Services, Planning Division
Funding Source:	Department Budget
Implementation Timeline:	As requested; Ongoing

2.22 Supportive Housing and Low Barrier Navigation Centers: State law provisions (AB 2162 and AB 101), have recently been modified to require approval "by right" of supportive housing with up to 50 units and low barrier navigation centers that meet the requirements of state law. Low barrier navigation centers are generally defined as service-enriched shelters focused on moving people into permanent housing. Low barrier navigation centers provide temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing. If the City receives applications for these uses, it will process them as required by state law. The City will adopt policies and procedures for processing these uses. The City will continue to annually monitor the effectiveness and appropriateness of existing adopted policies. Should any amendments be required to existing policies pursuant to state law, the City will modify its existing policies, as appropriate.

New Program

Lead(s):	Development Services, Housing Division
Funding Source:	Department Budget
Implementation Timeline:	Within 24 months of adoption of the 2021-2029 Housing Element

2.23 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 persons with disabilities, seniors, students, and single person households. The City can identify programs offered in the community and assist in program outreach efforts for shared living programs through advertisements on the City's website and placement of program brochures in key community locations, particularly where directed to historically underrepresented communities and in collaboration with local agencies serving such communities.

Lead(s):	Development Services, Housing Division
Funding Source:	CDBG
Implementation Timeline:	Ongoing/ Annual review of progress

2.24 Single Room Occupancy Residences: SRO units are typically one-room units intended for occupancy by a single individual. They are distinct from a studio or efficiency unit, in that a studio is a one-room unit that must contain a kitchen and bathroom. Although SRO units are not required to have a kitchen or bathroom, many SROs have one or the other and could be equivalent to an efficiency unit. State law requires that the City accommodate this housing type, and they provide smaller, less expensive housing units. The City has amended its Zoning Ordinance to permit SROs in its multifamily zones to encourage units that are cheaper by design, reference CVMC 19.58.265.

Lead(s):	Development Services, Planning Division
Funding Source:	Department Budget
Implementation Timeline:	As requested; Ongoing

2.25 Qualified Employee Housing: Pursuant to the State Employee Housing Act (Section 17000 *et seq*. of the Health and Safety Code), employee housing for agricultural workers consisting of no more than 36 beds in group quarters or 12 units or spaces designed for use by a single family or household is permitted by right in a zoning district that permits agricultural uses by right. Therefore, for properties that permit agricultural uses by right, a local jurisdiction may not treat employee housing that meets the above criteria any differently than an agricultural use. The Act also requires that any employee housing providing accommodations for six or fewer employees be treated as a single-family structure, with no conditional or special use permit or variance required. The City has amended the Zoning Code to include these provisions, reference CVMC 19.58.144.

Lead(s):	Development Services, Planning Division
Funding Source:	Department Budget
Implementation Timeline:	As requested; Ongoing

2.26 Large Residential Facilities: Residential facilities for seven or more persons are allowed in any zone as an unclassified use with a conditional use permit (CUP) approved by the City's Zoning Administrator without a requirement for a public hearing (CVMC 19.14.030 (A)). The minor CUP is subject to additional standards listed in CVMC 19.58.268. The City will review the provisions for large residential facilities for seven or more persons, analyze the demand and consider revisions to consider the use by right within appropriate zones throughout the City and other revisions as necessary to its zoning ordinance to mitigate the potential constraints on housing for persons with disabilities.

Lead(s):	Development Services, Planning Division
Funding Source:	Department Budget
Implementation Timeline:	Within 24 months of adoption of the 2021-2029 Housing Element

Goal 3: Create opportunities for affordable housing, particularly in vulnerable areas and in areas of opportunity

The disparities in household income, age and types of housing available between the eastern and western portions of the City demonstrates a need to promote greater diversity in housing choices related to pricing and housing type within each of these geographic areas. When areas of the City are predominated by one type of housing or tenure (owner versus renter occupied), it limits the housing choices of residents and perpetuates the established disparities and associated socials issues. The provision of a variety of housing types in terms of density, size, and more importantly tenure and providing these units in appropriate locations throughout the City to minimize the creation of economic housing enclaves and provide greater access to resources, amenities, and opportunity, will enable the City to accommodate the varied needs and desires of the community in order to achieve more balanced residential communities and to meet underserved housing needs of lower income households.

As areas in older more established neighborhoods within the western area of the City look to revitalize with newer mixed use and/or residential developments, housing with existing lower-income households should be preserved to meet their underserved housing needs and to minimize displacement impacts.

To create opportunities for housing for lower income households, housing policies and programs will focus on the following objectives:

- Preserve existing affordable housing opportunities, when feasible and practical, to maintain an adequate supply of affordable housing.
- Encourage the provision of a wide range of housing choices and equitable distribution by location, type of unit, and price level, in particular the establishment of permanent affordable housing for low-and moderate-income households.

PRESERVING AFFORDABLE HOUSING

Housing Policy 3.1	Preserve existing low-income housing to maintain an adequate supply of affordable housing.
Housing Policy 3.2	Monitor housing for lower-income households lost and replace housing to minimize displacement of lower-income households.

Implementing Programs

3.1 Expiring Affordability Restrictions: Proactively work with property owner(s) of "at-risk" assisted housing developments whose affordability restrictions are due to expire by 2029, as identified within Appendix D of this Element, 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. The City will implement the following actions on an ongoing basis to conserve its affordable housing stock:

- Annually monitor the status of identified "at-risk" assisted housing developments.
- If an opportunity arises due to the pending sale of the property, establish contact with public and non-profit agencies interested in purchasing and/or managing units at risk. Where feasible, provide technical assistance to these organizations with respect to financing.
- Should the property owner pursue conversion of the units to market rate, ensure that tenants are properly noticed and informed of their rights and that they are eligible to receive special Section 8 vouchers that would enable them to stay in their units. Provide tenants with multilingual information regarding Section 8 rent subsidies through the San Diego County Housing Authority, and other affordable housing opportunities in the City.

Lead(s):	Development Services, Housing Division
Funding Source:	Department Budget
Implementation Timeline:	Ongoing

3.2 Data Collection and Compliance with Coastal Zone Housing Element-Related Requirements: A small area south of Palomar Street along Stella, Ada and Elise Street along the Bayfront, with approximately 38 residential units, is located within the Coastal Zone. There has been no activity (new construction or demolition of existing housing) since 1982 and remains unchanged. Development along the Bayfront Coastal area has taken place north of Palomar Street. California Government Code Section 65588(d) requires that cities with areas within the Coastal Zone include within their Housing Element all of the following:

- A review of the number of housing units approved for construction within the Coastal Zone after January 1, 1982;
- The number of housing units for persons and families of low or moderate income provided in new housing developments either within the Coastal Zone or within three miles of the Coastal Zone;
- The number of existing residential units occupied by persons and families of low or moderate income that have been authorized to be demolished or converted since January 1, 1982 in the Coastal Zone; and
- The number of residential units for persons and families of low or moderate income required for replacement in compliance with Section 65590.

The City will continue to monitor and maintain records regarding the affordability of new construction, conversion, and demolition of residential units within the City limits in order to comply with Sections 65588(d) and 65590 of the California Government Code.

Lead(s):	Development Services, Planning and Housing Divisions
Funding Source:	Department Budget
Implementation Timeline:	As required; Ongoing

3.3 Data Collection and Compliance with SB 330 Housing Replacement Requirements: Senate Bill 330, effective January 1, 2020 through January 1, 2025, requires developers demolishing housing to replace any restricted affordable or rent-controlled units and comply with specified requirements, including the provision of relocation assistance and a right of first refusal in the new housing to displaced occupants. With the passage of Assembly Bill 1482 or the "Tenant Protection Act of 2019," effective January 1, 2020 until January 1, 2030, residential tenants are provided state-wide rent control. Any housing units covered under AB 1482-statewide rent control are therefore also subject to SB 330 and replacement of the housing. As permits are requested for the demolition of housing, the City will obtain information related to the following and require one-for-one replacement when required:

- The number of existing residential units proposed to be demolished or converted; and
- The number of these residential units by bedroom size occupied within the last five years by persons and families of low or moderate income and therefore required for replacement.

New Program

Lead(s):	Development Services
Funding Source:	Department Budget
Implementation Timeline:	As required; Ongoing

CREATE NEW OPPORTUNITIES

Housing Policy 3.3	Administer initiatives that prioritize affordable housing, especially units that are easier and faster to build.
Housing Policy 3.4	Provide opportunities for low and moderate-income housing in all five planning areas in the City and ensure that its location will not tend to cause racial segregation and will provide access to areas of high opportunity. Require that such housing should be high quality in terms of design and construction without sacrificing affordability.
Housing Policy 3.5	Encourage affordable housing on publicly owned sites suitable (in terms of geology, topography, proximity to commercial areas) for development and not needed for public use by re-designating such properties with mixed-use land use designations and zoning.
Housing Policy 3.6	Create programs which facilitate and incentivize the development of Accessory Dwelling Units with associated affordability deed-restrictions.

Implementing Programs

3.4 Balanced Communities – Affordable Housing: Continue to implement the Balanced Communities-Affordable Housing Policy first adopted by the City's Housing Element in 1981 and any implementing guidelines as adopted and updated. For all new residential projects consisting of 50 or more dwelling units, 10 percent of the residential units within the development shall be affordable to low- and moderate-income households (5 percent low-income and 5 percent moderate-income). The City may approve alternatives to the construction of new inclusionary units, such as provision at another location ("off-site") or payment of an in-lieu fee, where the proposed alternative provides a more effective and feasible means of satisfying the requirements and greater public benefit. For those developments proposed in areas of concentrated with low-income households, the requirement is waived to avoid further segregated living patterns.

Review the existing policy for its feasibility in making progress towards the low- and moderate-income RHNA allocations for the City, with a supportable increase in the affordable requirement, lower the threshold of applicability, adopt an Inclusionary Housing Ordinance and revision of the in-lieu housing fee, based upon findings and recommendations of the feasibility analysis. Possible alternatives to new construction of units may include off-site construction, land dedication, preservation of 'at risk' housing, and in-lieu fees (except on sites designated to accommodate housing for very low and low income households for RHNA).

Revised Program

Lead(s):	Development Services, Housing Division
Funding Source:	Department Budget/LEAP Grant
Implementation Timeline:	Ongoing; Within 36 months of adoption of the 2021-2029 Housing Element

3.5 Establish Streamlining and Incentives for Projects Proposing Affordable Units: This program will seek to reduce or eliminate potential constraints to the development of affordable housing. The City will identify and evaluate constraints to affordable housing development and propose specific methods and strategies to address and remove the identified regulatory constraints to facilitate production of affordable housing. Results of this program may include entitlement exemptions, streamlined review processes or allowing affordable housing as a by right use, fee subsidies and/or payment deferrals, or other methods deemed appropriate to support the accommodation of future affordable housing units. The program will also explore potential incentives for projects that provide a greater number of affordable housing units than the City's Balanced Communities Policy (aka "inclusionary housing") would otherwise require and in areas with greater access to resources, amenities, and opportunity.

Lead(s):	Development Services, Housing Division
Funding Source:	Department Budget & LEAP Grant
Implementation Timeline:	Within 36 months of adoption of the 2021-2029 Housing Element

3.6 Update Density Bonus Ordinance (CVMC 19.): California Government Code Section 65915 ("State Density Bonus Law") requires that a jurisdiction adopt a local Density Bonus Ordinance consistent with state law. Recent updates to State Density Bonus law, AB 1763 and AB 2345, particularly provide significant incentives for 100 percent affordable housing and those that are transit oriented.

State law imposes density bonus requirements on local jurisdictions. The Density Bonus law allows an increase in the total number of units permitted on a lot, above the baseline number of units permitted per the applicable zone, in exchange for the provision of more affordable housing units (units that are income restricted for lower income households) in the "bonus project" than would otherwise to increase the production of housing for a wide range of residential needs in the community, including housing for very-low, low- and moderate-income households, students, homeless, disabled veterans and for seniors.

Additionally, Density Bonus law provides for developers of eligible projects to request waivers, incentives and concessions as needed to make the project economically feasible. Waivers are modifications of volumetric requirements that can be requested to physically accommodate increased density (i.e. height and floor area ratio). The requested waiver cannot exceed what is necessary to accommodate the bonus. In addition, developers of a density bonus project can receive development incentives or concessions, up to four concessions, depending upon the percentage of affordable units the developer provides. Parking ratios are also dictated by State Density Bonus law and have been eliminated for those transit affordable housing developments. For those infill developments, replacement of any existing or prior housing units within the last five years on the project site will be required by bedroom size and affordability level. Full details of concession/incentive application requirements are detailed in Chapter 19.40 of the Chula Vista Municipal Code (CVMC) and State Density Bonus law.

The City will continue to review and approve requests under State Density Bonus law (including requests for incentives, concessions, waivers, and parking reductions) so that projects that qualify are not prevented from developing at the densities to which they are entitled The City is required to apply current state law regardless of when the local amendments are adopted. Chapter 19.40 of the Chula Vista Municipal Code (CVMC) will be revised for compliance with State Density Bonus law.

Revised Program

Lead(s):	Development Services, Housing Division
Funding Source:	Department Budget & Grants
Implementation Timeline:	Within 24 months of adoption of the 2021-2029 Housing Element

3.7 Promote Accessory Dwelling Unit Construction: Develop an incentive program that will facilitate the development of Accessory Dwelling Units (ADU) or Junior Accessory Dwelling Units (JADU) affordable to very low-income households, particularly for persons with disabilities or special needs, seniors, students, and single person households, for a period of 30 years. This program would specifically target the production of affordable units to accommodate RHNA growth need. The development of incentives will be based upon review and evaluation of current programs and policies, survey of programs from other agencies to determine the most feasible and effective alternatives. For instance, the City is exploring potential loan programs or other financial incentives to encourage the preservation and construction of ADUs that are affordable to lower and moderate-income households. The City is also reviewing other incentive programs that would encourage new ADU/JADU development at affordable rents, assistance for existing un-permitted ADU/JADU units to meet code compliance, and other forms of assistance. Programs such as the City of Los Angeles LA ADU Accelerator Program, Napa County Junior ADU Loan Program, and the Los Angeles County Second Dwelling Unit Pilot Program are being researched. The exploration and determination of incentives will be done in conjunction with other ADU policies and programs.

New Program

Lead(s):	Development Services, Planning Division
Funding Source:	Department Budget

Implementation Timeline:	Within 24 months of adoption of the 2021-2029 Housing Element

3.8 Track lower income housing units by Council District: Maintain a comprehensive, consolidated information resource of units reserved for low- and moderate- income households that includes the District with the units' location information to ensure a balanced and equitable distribution of affordable housing throughout the City.

New Program

Lead(s):	Development Services, Housing Division
Funding Source:	Department Budget
Implementation Timeline:	Within 12 months of adoption of the 2021-2029 Housing Element ; Ongoing

ATTAINABLE HOMEOWNERSHIP

Housing Policy 3.7

Increase homeownership rates, particularly in the Northwest and Southwest Planning areas, as a means to build individual wealth and stabilize existing residential neighborhoods.

Implementing Programs

3.9 First Time Homebuyer Assistance: Continue assistance to low-income households, specifically targeting participation by current residents in rent restricted affordable housing, to purchase their first home through the City's First Time Homebuyer Down Payment and Closing Cost Assistance Program. Consider amendments, as necessary, to the Program to adequately reflect real estate market conditions.

Lead(s):	Development Services, Housing Division
Funding Source:	Department Budget
Implementation Timeline:	Ongoing; Funding, review and revision of the Program with execution of a new administrator in FY 2021-2022

3.10 Support Homeownership Development and Financing: Support and encourage the development of homeownership, particularly self-help, development projects or permanent financing for mutual housing and cooperative developments

Lead(s):	Development Services, Housing Division
Funding Source:	CalHOME
Implementation Timeline:	As opportunities and resources become available. Apply for CalHOME in FY 2021-2022 and evaluate annually.

3.11 Condominium Conversion Ordinance: Review the feasibility of implementing a program to mitigate the displacement of residents, who may be required to move as a result of the conversion of residential rental units to ownership housing (e.g. condominium, stock cooperatives, or community apartment units). The intent of the program would be to allow the conversion of existing dwelling units to ownership housing should the project also provide the City with affordable housing units or dedicated housing fees that can be used for the development of affordable housing within the City. Possible alternatives to explore include:

- An Affordable Unit Set-aside,
- Donation of off-site affordable units, or
- Payment of an in-lieu Housing Mitigation Fee for each unit to be converted.

Lead(s):	Development Services, Housing Division
Funding Source:	Department Budget
Implementation Timeline:	Within 48 months of adoption of the 2021-2029 Housing Element

MOBILEHOME COMMUNITIES

Housing Policy 3.8 Support mobilehome parks as an alternative housing opportunity.

Implementing Programs

3.12 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.

Lead(s):	Development Services, Housing Division
Funding Source:	Department Budget; Mobilehome Administration Fee
Implementation Timeline:	Ongoing/ Annual review of progress

3.13 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. Over the past 25+ years, mobliehome residents have not expressed an interest in the purchase of their park. Due to current market conditions and high real estate costs, the financial feasibility to purchase, should an opportunity occur, is not anticipated.

Lead(s):	Development Services, Housing Division
Funding Source:	State MPROP
Implementation Timeline:	As opportunities and funding resources become available. Review on an annual basis MPROP funding and interest.

3.15 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.

Lead(s):	Development Services, Housing Division
Funding Source:	Department Budget
Implementation Timeline:	As required.

Goal 4: Promote equitable and accessible housing options and resources.

The City will work towards aligning crosscutting citywide actions and policies to support equitable and accessible housing options for Chula Vista residents along the housing continuum. Actions or policy decisions under this goal will enable housing strategies more broadly through community engagement, formal legislative or regulatory action, or new and creative finance mechanisms.

Many are aware that housing affordability is affecting individuals and households across the income spectrum and that the housing market has not kept pace with the needs of the population and economy. Despite this awareness, many residents do not know why housing production has not met needs, why more new types of housing are needed, why City infrastructure struggles to keep pace with community desires, or what the City is doing to facilitate more housing construction.

The cost of permitting, the decline in property tax revenue following the passage of Proposition 13 (in 1978), and individuals' opposition to denser, more efficient development, all contribute to the housing production slowdown and unmet infrastructure demand in the San Diego region. It is important for the City to proactively inform residents about why we need housing and where it makes the most economic, social, and environmental sense to build it. This outreach of housing needs, resources and ideas should be citywide and easily accessible.

Housing Policy 4.1	Collaborate and cooperate with state and federal agencies and local fair housing agencies to enforce fair housing laws addressing discrimination in the building, financing, selling or renting of housing based on race, religion, family status, national origin, disability, or other protected class.
Housing Policy 4.2	Collaborate and cooperate with local and regional agencies to provide multilingual fair housing education services and regional efforts to affirmatively further fair housing.
Housing Policy 4.3	Utilize available federal, state, and local financing sources and subsidies to assist in the preservation and creation of affordable housing to address the underserved financial needs of very low-and low-income households and housing serving special needs, such as farmworkers, persons with disabilities, and extremely low income persons throughout

	the City.
Housing Policy 4.4	Provide resources accessible to Chula Vista residents identifying available housing services, assistance and other resources, especially to economically vulnerable residents.
Housing Policy 4.5	Work collaboratively with federal, state, local and private entities to identify funding, financing and assistance programs throughout the planning period.
Housing Policy 4.6	Support and coordinate existing and new regional and local efforts to provide housing and services for the homeless through a continuum of care model.
Housing Policy 4.7	Promote and facilitate early, transparent public input and participation, particularly directed to those historically underrepresented communities, emphasizing community awareness of the City of Chula Vista's goals, tools, available resources and programs for lower income households.
Housing Policy 4.8	Encourage non-governmental agency participation in the identification and implementation of resource and assistance programs.

Implementing Programs

4.1 Affirmatively Further Fair Housing: Pursuant to AB 686, the City will affirmatively further fair housing by taking meaningful actions in addition to resisting discrimination, that overcomes patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected classes, as defined by state law.

Chula Vista is a recipient of Federal Department of Housing and Urban Development (HUD) Community Development Block Grant (CDBG) funds, which requires a Regional Analysis of Impediments to Fair Housing Choice. As a recipient of these funds, the City certifies that it will affirmatively further fair housing and utilizes these funds to further the efforts of affordable housing in the City and to affirmatively further fair housing. In accordance with Federal and State Fair Housing and Housing Element law, the City will affirmatively further fair housing choice and promote equal housing opportunity.

The City is a participant in the regional planning efforts to reduce impediments to fair

housing choice and to affirmatively further fair housing through education, testing and enforcement activities. To affirmatively further fair housing in Chula Vista, the City will work with regional and local partners to identify, address and eliminate housing discrimination as identified in the Regional Analysis of Impediments to Fair Housing Choice (AI). The City collaborates with other jurisdictions in San Diego County through the San Diego Regional Alliance for Fair Housing (SDRAFFH), to prepare the San Diego County AI every five years. The current AI for FY 2020-2025, adopted by the City Council in May 2020, identifies the following impediments to fair housing within jurisdictions in San Diego County:

- Fair housing information needs to be disseminated through many media forms to reach the targeted groups.
- Hispanics and Blacks continue to be under-represented in the homebuyer market and experience large disparities in loan approval rates.
- County Housing Choice Voucher holders tend to be concentrated in El Cajon and National City.
- Housing choices for special needs groups, especially persons with disabilities and seniors, are limited.
- Fair housing enforcement activities such as random testing are limited.
- Patterns of racial and ethnic concentration exist in the region, although there are no racially or ethnically concentrated areas of poverty in Chula Vista.
- Racial Segregation and Linguistic Isolation: The cities of National City, Chula Vista, El Cajon, and Escondido have the highest percentage of total residents who spoke English “less than very well”. Most of these residents were Spanish speakers.

Chula Vista will continue to support the San Diego Regional Alliance for Fair Housing in the development of and subsequent amendments to the Regional Analysis of Impediments to Fair Housing Choice in the County of San Diego and implement its recommended actions.

The City will continue to work with the community to address potential constraints to fair housing within Chula Vista. This may include actions such as an analysis of barriers to entry into homeownership or rental, review of historic policies or restrictions that may have prevented or may still prevent disadvantaged groups from locating in Chula Vista, or specific actions that contribute to Chula Vista being more inclusive to all racial, social and economic groups.

More specifically, the City will undertake the following actions to address limitations to fair housing choice or access to opportunity, or negatively impact fair housing or civil rights compliance:

Summary Matrix of Fair Housing Issues and Actions for Mitigation		
AFH Identified Fair Housing Issue	**Contributing Factors**	**City Actions**
Fair Housing Enforcement and Outreach Housing Mobility	Insufficient and inaccessible outreach and enforcement: • Lack of variety of outreach to inform residents of their rights under the Fair Housing Act and State Fair Housing Laws.	• Continue to participate in the SDRAFFH to coordinate regional responses to housing discrimination issue. • Increase funding to the City's Fair Housing Services Provider to increase outreach efforts and to have a greater social media presence. • Leverage HUD's FHIP Grants with the City's CDBG funds to conduct random testing. Require the City's Fair Housing Provide to conduct random testing at least three of the next five years. • Continue to work with the City of Chula Vista's Office of Communications to ensure that the City of Chula Vista social media informs residents and landlords on where to seek help for Fair Housing related issues, including tenant/landlord disputes. • Update the City of Chula Vista website to include additional information on State source

		of income protections (SB329 and SB229). • Continue to promote the County of San Diego's Housing Choice Voucher Program to eligible residents who access the City's website, call the Housing Line at 619-691-5047 or visit the Housing Division offices in person. • Encourage subrecipients who receive CDBG funding to enroll/sign up their clients for the Housing Choice Voucher program and public housing units in Chula Vista.
New Housing Choices in Areas of High Opportunities Place-Based Strategies to Encourage Community Revitalization	Concentration of minorities and LMI households and special needs groups: • Lack of private investment • Location and type of affordable housing • Inaccessible sidewalks and pedestrian crossings, or other infrastructure	Encourage mixed income strategy in housing development by: • Promoting development of affordable housing in areas of high opportunity and near transit corridors; • Increasing the visibility of the City's Density Bonus incentives and concessions; • Continue to invest in aging infrastructure using Measure P funding and other grant funds such as Gas Tax funding and CDBG funding; • Continue to support the Annual Beautify Chula Vista Event to improve neighborhoods; • Encourage Developers to use LIHTC using a mixed income

		approach versus only providing units at 50% and 60% AMI. • Implement the City's Climate Action Plan to promote Climate Equity: • Update the Climate Equity Index every five years to identify census tracts for improvements in the following categories: environmental, socioeconomic, health, and mobility. • Increase outreach and engagement in high scoring census tracts. • Seek funding for high scoring census tracts.
	Substandard housing conditions: • Age of housing stock • Cost of repairs or rehabilitation	• Continue to promote the City's Community Housing Improvement Program to displacement risk areas (CDBG-Eligible Census Tracks) and to mobile home residents (Citywide).
Protecting Residents from Displacement (AB3)	Displacement risk of low income residents due to economic pressure: • Unaffordable rents • Concentration of poverty in some census tracts • Availability of affordable housing	• Continue to promote the City's rent review program for eligibility mobile home rents (Chapter 9.50 of the Chula Vista Municipal Code). • The City's Fair Housing provider shall conduct an Annual Fair Housing Event in coordination with the SDRAFF.

		• Continue to promote the City of Chula Vista's First Time Homebuyer Program. • Continue to work with Developers to build affordable housing in-line with their obligations under the City's Balanced Communities Policy (e.g. Inclusionary Housing). • Continue to invest HOME funds, Low Mod funds, and Inclusionary Housing funds to support affordable housing development for extremely low and very low-income households including but not limited to special needs and permanent supportive housing.

Lead(s):	Development Services, Housing Division
Funding Source:	CDBG and private sector programs
Implementation Timeline:	Ongoing as outlined above

4.2 Environmental Justice Element: Adopt an Environmental Justice Element as an additional Element of the City's General Plan. The Environmental Justice Element will include policies and programs to reduce community health risks including addressing air quality, access to public facilities, healthy food access, safe and sanitary homes and physical activity.

New Program

Lead(s):	Development Services, Planning Division
Funding Source:	Department Budget
Implementation Timeline:	Within 24 months of adoption of the 2021-2029 Housing Element

4.3 Issuance of Multifamily Housing Revenue Bonds: Facilitate the creation of new affordable housing opportunities for very low and low-income households through the issuance by the Chula Vista Housing Authority of Multifamily Mortgage Revenue Bonds providing below-market financing for developers willing to set aside a portion of their rental units as affordable housing.

Lead(s):	Development Services, Housing Division; Chula Vista Housing Authority
Funding Source:	Multifamily Housing Revenue Bond program
Implementation Timeline:	Ongoing

4.4 Housing Assistance Funds: Continue to make the funds accrued in the City's Housing Assistance funds available to increase, preserve, and enhance housing affordable to individuals or families of extremely low, very low or low-income levels. Funding comes from the City's available federal HOME funds, state Permanent Local Housing Allocation funds, Low and Moderate-Income Housing Asset fund, or any local Balanced Communities In Lieu fees. As funding permits, the City will provide gap financing to developers of affordable housing to leverage state, federal, and other public affordable funding sources. Gap financing will focus on multifamily rental housing units affordable to lower income households and households with special needs (such as seniors and disabled). To the extent feasible, the City will also ensure a portion of the affordable housing units created will be available to extremely low-income households. Funding can be used for acquisition of land, rehabilitation and construction of affordable units.

Lead(s):	Development Services, Housing Division
Funding Source:	Department Budget
Implementation Timeline:	As opportunities and resources become available. A Notice of Funding Availability to be released in Summer/Fall 2021 for permanent supportive housing, with NOFAs to be released every other year as funds are available.

4.5 Fee Waivers and Deferrals: The City currently offers certain waivers or deferral of development impact fees for projects with an affordable housing component. The City Council may waive or defer such fees for projects that include affordable housing units, as outlined within the City's Municipal Code. These waivers or deferrals may contribute to the reductions in construction costs and positively influences the affordability of the units for lower income households. The City will continue its fee waiver and deferral program and related policies that remove or reduce governmental constraints for those projects that include an affordable housing component.

Lead(s):	Development Services
Funding Source:	Department Budget
Implementation Timeline:	As requested; Ongoing

4.6 SB 35 and AB 2162: Develop materials and outreach methods that explain SB 35, effective January 1, 2018, and AB 2162, effective January 1, 2019, streamlining provisions and eligibility for certain housing units. SB 35 requires cities to streamline the approval of certain housing projects with at least 50% of the proposed residential units dedicated as affordable to households at 80% AMI and meeting other criteria by providing a ministerial approval process. AB 2162 requires cities to streamline the approval of housing projects containing a minimum amount of Supportive Housing by providing a ministerial approval process, removing the requirement for CEQA analysis and removing the requirement for Conditional Use Authorization or other similar discretionary entitlement.

New Program

Lead(s):	Development Services, Planning and Housing Divisions
Funding Source:	Department Budget
Implementation Timeline:	Within 24 months of adoption of the 2021-2029 Housing Element

4.7 Community Support for Housing at a Variety of Income Levels: Work with the community to achieve community support for housing at a variety of income levels. The City may pursue this through policy and regulatory strategies such as ensuring that higher density housing developments are of excellent design quality. If additional infrastructure improvements are required to accommodate increased housing development, the City will proactively amend its capital improvement program. The City will provide information to the Chula Vista community about local housing needs, state law requirements, and other topics related to housing for all income levels.

New Program

Lead(s):	Development Services, Planning and Housing Divisions
Funding Source:	Department Budget

Implementation Timeline:	Ongoing Within 12 months of adoption of the 2021-2029 Housing Element to coincide with work programs related to ADUs/JADUs, Balanced Communities Policy, construction of the Bridge Shelter and NOFA for permanent supportive housing.

4.8 Reasonably Accommodate Housing for Persons with Disabilities: To ensure full compliance with reasonable accommodation procedures of the Fair Housing Act, the City has adopted a Reasonable Accommodation Ordinance to establish procedures for the review and approval of requests to modify zoning and development standards to reasonably accommodate persons with disabilities, including persons with developmental disabilities. The procedures do not require any permit other than the reasonable accommodation request, involve no public notice unless the City's determination is appealed, and no fee is charged. To ensure continued compliance with reasonable accommodation procedures of the Fair Housing Act, the City will provide for annual review of requests for reasonable accommodations. Based upon this annual review, the City will update the Reasonable Accommodation Ordinance as appropriate.

To ensure the community is aware of reasonable accommodation policies and programs, the City will conduct specific actions to promote the Reasonable Accommodation Ordinance and disseminate this information to the general public, including underrepresented communities. The City will develop materials and outreach methods to increase public awareness and ease of access to policies, programs and processes addressing reasonable accommodation. These methods will be consistent with Policy 4.16 below to promote access to information and resources.

Revised Program

Lead(s):	Development Services
Funding Source:	Department Budget
Implementation Timeline:	As requested; Ongoing

4.9 Homebuyer Education & 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.

Lead(s):	Development Services, Housing Division
Funding Source:	Private Resources
Implementation Timeline:	As funds are available.

4.10 Interfaith Partnership Opportunities: Continue to encourage local faith-based organizations to work together to provide services and housing (e.g. participation in the Interfaith Shelter Network rotating shelter and St. Mark's Lutheran Church Helping Hands program).

Lead(s):	Development Services, Housing Division
Funding Source:	CDBG and private sector programs
Implementation Timeline:	As resources become available; Ongoing

4.11 Reduce Homeless: Continue to work with regional agencies to identify the annual and seasonal need for homeless in Chula Vista through the "We All Count" program conducted through the San Diego Regional Task Force on the Homeless. The City will support and advance programs and policies to address the identified annual and seasonal need in Chula Vista.

To the extent that funds are available, the City will continue to sponsor or assist emergency shelter facilities, inside City limits or outside within a reasonable proximity to the City, as well as encourage or support facilities by providing grants, or low cost loans, to operating agencies.

In 2020, City Council accepted a donation of a stress membraned structure manufactured by Sprung Structures and allocated federal funding to site improvements, infrastructure and equipment necessary to support the development and operation of a temporary Bridge Shelter program for the homeless to serve the Chula Vista community.

Lead(s):	Development Services, Housing Division
Funding Source:	CDBG, ESG, PHLA, and private sector programs
Implementation Timeline:	As resources become available; Ongoing

4.12 Housing Choice Voucher Program: The Housing Choice Voucher Program is a rent subsidy program that utilizes Section 8 funds for rental assistance to low income households to facilitate their rental of private units. The Housing Authority of the County of San Diego (HACSD) administers this housing assistance program for the City of Chula Vista. The Program extends rental assistance to low income and very low-income families, elderly, and disabled persons who spend more than 30 percent of their income on rent. The rental assistance represents the difference between 30 percent of the monthly income and the actual rent. The owner's asking price must be comparable to rent charged in the area for similar units. The City will continue to contract with HACSD to administer and allocate Housing Choice Vouchers and expand outreach and education on SB 329 and SB 229 on Source of Income Protection to promote the use and expand the locational choices for the Housing Choice Voucher Program.

Lead(s):	Development Services, Housing Division
Funding Source:	Department Budget

Implementation Timeline:	Ongoing

4.13 Information of Resources for Basic Needs: Continue to make available on the City's website, public/civic center public counters and by City personnel in regular contact with homeless or economically vulnerable households multilingual informational materials to provide contact information regarding basic needs, such as emergency food, shelter, and services for the homeless and economically vulnerable.

Lead(s):	Development Services, Housing Division
Funding Source:	CDBG and private sector programs
Implementation Timeline:	Ongoing

4.14 Student Housing Resources and Assistance: The San Diego region is home to several universities and colleges, all of which have students of varying income levels and housing needs. Located in Chula Vista, serving students in the South Bay region, Southwestern College generates a high demand for housing to accommodate students. Many students are of low income, independent and are not able to secure paid work due to the commitment required to focus on coursework, leaving them with less income available to afford housing. In order to help connect students with affordable housing options in Chula Vista, the City will develop informational materials on available affordable housing options and housing assistance and make these housing resources available to students of colleges and universities in proximity to Chula Vista. It is hoped that as the local production of ADUs increases, the City will be able to connect ADU property owners who are seeking renters with students, singles, and seniors who are seeking housing.

New Program

Lead(s):	Development Services, Housing Division
Funding Source:	Department Budget
Implementation Timeline:	Ongoing

4.15 Maintain a Database and Provide Information on Community Assistance Programs: Compile, maintain and publicize a list of federal, state, regional, and local community assistance programs that may be available to residents, dependent on certain qualification criteria. The City will periodically update this list to ensure information is up-to-date and promote and coordinate access to housing and community assistance programs, particularly to the City's elderly and other special needs populations (disabled/developmentally disabled, large households, female-headed households, homeless, and students) .

Lead(s):	Development Services, Housing Division
Funding Source:	Department Budget
Implementation Timeline:	Ongoing

4.16 Promote and Coordinate Access to Housing and Community Assistance Resources, Programs and Services: To ensure the community is aware of available resources, such as community assistance programs, student and senior housing resources, fair housing, landlord-tenant relations, and reasonable accommodations processes, the City will collaborate with service providers and other Agencies to promote and disseminate this information to the general public, including underrepresented communities and special needs population groups. A list of available housing assistance and community assistance programs and services will be made accessible to the public, both online and in hardcopy format at City Hall and other appropriate public facilities such as libraries and the Norman Park Senior Center.

The City will develop multilingual materials and outreach methods to increase public awareness and ease of access to resources policies, programs and processes addressing housing needs. These methods may include, but not be limited to:

- Publishing of multilingual materials
- Directed outreach to historically underrepresented communities
- Development of online materials for use on the City's website and with community partners and use of social media
- Partnerships with local and regional service agencies for information dissemination

Lead(s):	Development Services, Housing Division
Funding Source:	Department Budget
Implementation Timeline:	Ongoing

4.17 Limited English Proficiency Policy: Implement a City-wide policy to provide services to persons with limited English proficiency, particularly Spanish speakers, 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. Analyze the demographic composition of the community to determine if additional languages should be accommodated.

Lead(s):	Development Services, Housing Division
Funding Source:	Department Budget
Implementation Timeline:	Ongoing as educational materials and information is developed for outreach and marketing of housing programs and policies such as the work programs related to ADUs/JADUs, Balanced Communities Policy, construction of the Bridge Shelter and NOFA for permanent supportive housing. FY2021-2022 implementation of City Policy

4.18 Public Input & Participation: Continue to incorporate public input and participation in the design and development of City housing plans and policies.

Lead(s):	Development Services, Housing Division
Funding Source:	Department Budget
Implementation Timeline:	Ongoing

Summary of Quantified Objectives

Table 4
Quantified Objectives
(2021-2029)

Activity	Extremely-Low	Very-Low	Low	Moderate	Above Moderate	TOTAL
New Construction	50	100	400		3,000	3,550
Rehabilitation		35	30	200	-	265
Conservation and "At-Risk"	-	-	70	-	-	70
Rental Subsidy	10	10	10	-	-	30
TOTAL NEED	60	145	510	200	3,000	3,915
	2%	4%	13%	5%	77%	21

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1.0 OVERVIEW: COMMUNITY PROFILE & HOUSING NEEDS

The City of Chula Vista used data that are the most reliable for assessing existing conditions. The Housing Element requires such information in order to implement future goals and meet the city's needs. Furthermore, such standard sources provide a basis for consistent comparison with older data and provide the best basis for forecasts.

Primary Data Sources

American Community Survey (ACS)
The American Community Survey (ACS) is an ongoing survey that provides vital information yearly about our nation and its people. The yearly report goes further into the livelihoods of people in the US, providing more specific information than the census.

California Department of Finance
The State provides up-to-date numbers on population and housing. For housing, the State estimates total and occupied housing units, household size, household population, and group quarters population. ACS data are used to distribute 2010 census housing units into standard housing types (single detached units, single attached units, two to four units, five plus or apartment units, and mobile homes). Housing units are estimated by adding new construction and annexations and subtracting demolitions and adjusting for units lost or gained by conversions.

California Employment Development Department (EDD)
The EDD Data Library provides access to view and download data and information related to California industries, occupations, employment projections, wages, and labor force. The data can be used to better understand California's economy, to make informed labor market decisions, as a tool to direct efforts to promote the state's overall economic health, support workforce development, and much more.

Comprehensive Housing Affordability Strategy (CHAS)
Each year, HUD receives custom tabulations of ACS data from the U.S. Census Bureau. These data, known as the "CHAS" data, demonstrate the extent of housing problems and housing needs, particularly for low income households. On August 25, 2020 HUD released updated CHAS data for the 2013-2017 period, which is used in this Element.

SANDAG

SANDAG 2030 and 2050 Regional Growth Forecast, Series 13. SANDAG produces growth forecasts of population, housing, employment, income, and land use for jurisdictions in San Diego County. These forecasts were used in the Housing Element to discuss future trends and needs.

U.S. Census

The Census data is information provided by the US population every ten years. It consists on information such as social, economic, housing and demographic information. Unfortunately, the Census was last updated in 2010, with data from the 2020 Census not available at this time. Because of this, 2010 Census data is typically used for historic context.

2.0 COMMUNITY PROFILE

2.1 Population Trends and Characteristics

Understanding the characteristics of a population is vital in the process of planning for the future needs of a community. Population characteristics affect the type and amount of housing need in a community. Issues such as population growth, race/ethnicity, age, and employment trends are factors that combine to influence the type of housing needed and the ability to afford housing. The following section describes and analyzes the various population characteristics and trends that affect housing need.

2.1.1 Historical, Existing & Forecasted Growth

In 2019, the City of Chula Vista is the second largest city in San Diego County and 14th largest in California by population. The San Diego Association of Governments (SANDAG) has forecasted that the City of Chula Vista's population will increase by approximately 40 percent between 2010 and 2050 as shown in Table A-1. With this knowledge, the City of Chula Vista can begin to plan and act with the certainty that there is a need for more housing. Additionally, analyzing where future housing product is planned or currently in development as it compares to areas of population growth (Figure A-1) aids in better planning practices.

Table A-1
San Diego Region and City of Chula Vista Population Forecast

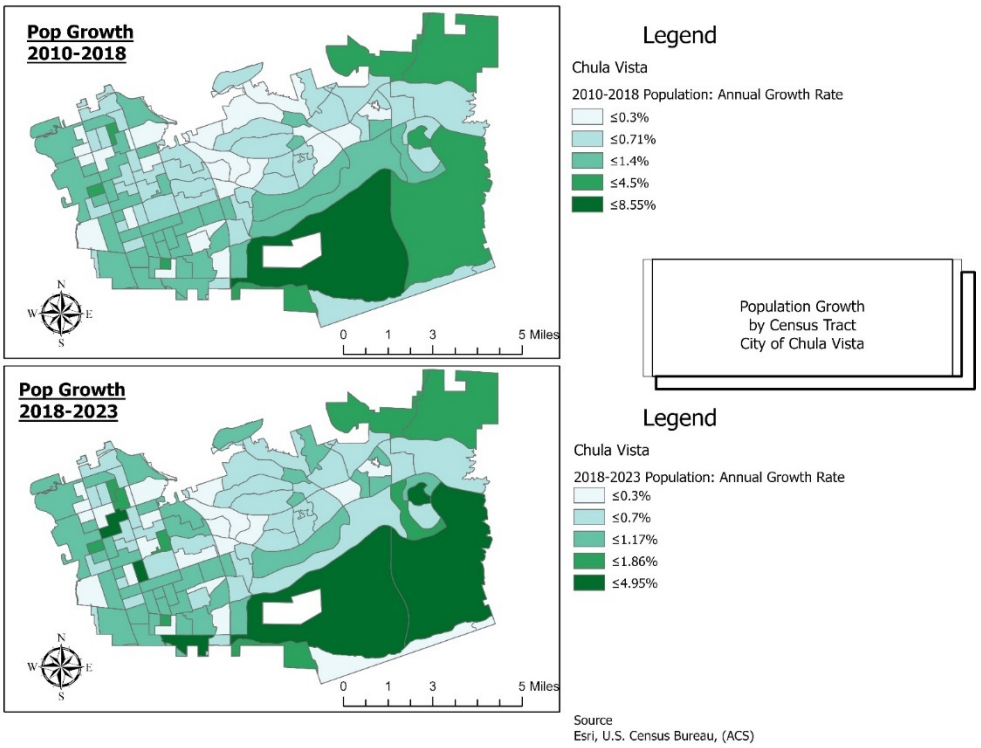
Location	2010	2020	2035	2050	2010-2020	2020-2035	2035-2050	2010-2050
Chula Vista	243,916	286,744	320,297	343,752	42,828	33,553	23,455	99,836 40.9%*
% of the county	13%	12%	12%	12%	8%	12%	9%	9%*
San Diego	1,321,315	1,453,267	1,665,609	1,777,936	152,53	210,53	102,01	465,083 35.7%*

Table A-1
San Diego Region and City of Chula Vista Population Forecast

Location	2010	2020	2035	2050	2010-2020	2020-2035	2035-2050	2010-2050
San Diego County	3,143,429	3,435,713	3,853,698	4,068,759	340,400	417,985	215,061	973,446 31.4%*

Notes: *Percent change from 2010 to 2050
Source: SANDAG. "2050 Regional Growth Forecast." Series 13: 2050 Regional Growth Forecast, 2013.

Figure A- 1
Chula Vista Population Growth 2010-2018 and Projected Growth 2018-2023



2.1.2 Age Composition

Age is an important demographic factor for analyzing future housing needs and crafting policies to help meet the specific demands of different age groups. Traditionally, both the young adult population (20 to 34 years of age) and the elderly population tend to favor apartments, low- to moderate-cost condominiums, and smaller single-family units. Persons between 35- and 65-years old often provide the major market for moderate to high-cost apartments and condominiums and larger single-family units because they tend to have higher incomes and larger sized households.

With a median age of 35 years of age, Chula Vista residents are generally comparable in age to those in the San Diego County region at 35.9 years of age. Table A-2 displays the age distribution in Chua Vista and San Diego County using American Community Survey data from 2018. This table shows that in 2018 the largest portion of the population was children aged zero to 14 years of age accounting for 21.2% of the population, then followed by those aged 45 to 59 (18.8%), younger persons aged 25 to 34 (14.5%), and then persons aged 35 to 44 (14.1%). Chula Vista's population can, therefore, be characterized predominately as being composed of families with children. The age distribution in Chula Vista is similar to the region's, showing larger population groups of children and persons between 45 and 59 years of age.

Table A-2
Age Distribution Comparison (2018)

Area	0-14	15-19	20-24	25-34	35-44	45-59	60-64	65+
Chula Vista	21.2%	7.1%	7.3%	14.5%	14.1%	18.8%	4.9%	12.1%
San Diego County	19.3%	7.3%	8.7%	15.2%	13.6%	19.7%	4.8%	11.4%

Source: Bureau of the Census (2018)

2.1.3 Race and Ethnicity

Chula Vista is diverse community, predominately Hispanic, with differing cultures and preferences. Figure A-2 shows that the largest portion of the population in Chula Vista is Hispanic at 60%, then White (non-Hispanic) at 17%, Asian 15.2%, Black 4%, and Multiple/Other 3%. "2019 Race and Hispanic Origin ." GIS Mapping Software, Location Intelligence & Spatial Analytics, 2019.

Figure A-2
Race/Ethnicity Distribution (2018)

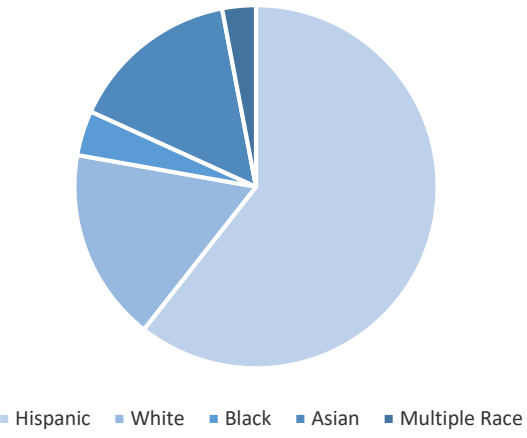


Table A-3
Race/Ethnicity in Chula Vista and San Diego County

Area	White Only	Black	Asian	Native American	Pacific Islander	Other	Two or More	Hispanic/ Latino
% Chula Vista Population	17.8%	4.0%	15.5%	0.1%	0.5%	0.3%	3.0%	58.8%
% San Diego County Population	13.2%	20.1%	10.7%	20.2%	15.6%	23.1%	14.3%	19.6%

Source: ACS 5-year estimates (2018)

Table A-3 shows that the ethnic distribution of the Chula Vista population was predominantly Hispanic or Latino with San Diego County exhibiting more ethnic diversity, with "some other race" being the largest race/ethnicity followed closely by Native American, Black and Hispanic/Latino. The race/ethnic composition of City residents has remained stable in Chula Vista from 2018 compared to the 2010 Census.

The racial and ethnic composition of a population may affect housing needs because of cultural preferences associated with different racial/ethnic groups. Cultural influences may reflect preference for a specific type of housing. For example, research has shown that some cultures (e.g. Hispanic and Asian) tend to maintain extended families within a single household. This tendency can lead to overcrowding or an increased demand for larger housing units. Ethnicity also tends to correlate with other characteristics such as location choices, mobility, and income.

2.2 Employment Trends

Housing needs are affected by employment trends. Significant employment opportunities within the City can lead to growth in demand for housing in proximity to jobs. The quality or pay of available employment can determine the need for various housing types and prices.

In 2018, the City's top industries included: Professional and Business Services, Government, Education and Healthcare, Retail Trade, and Arts and Entertainment. These are expected to continue to employ the highest proportions of the civilian population in 2035. Meanwhile, agricultural and mining jobs continue to decline in the City.

Employment has a large impact on housing needs and the demand for different types of housing. As shown in Table A-4, the City is projected to add a little over 31,000 jobs between 2020-2050. These will likely include low- and high-skill jobs, so housing in the City will need to accommodate a range of housing types at prices affordable to the range of household incomes. ("Economic Characteristics." Data.census.gov, 2018.)

Table A-4
Employment Growth (2010-2050)

Jurisdiction	2010	2020	2050	% change 2010-50	Numeric change 2010-50
Chula Vista	64,035	82,966	114,435	78.7%	50,400
Imperial Beach	3,592	4,556	4,830	34.5%	1,238
National City	26,826	30,293	39,785	48.3%	12,959
San Diego	764,671	867,567	1,009,177	32.0%	244,506
San Diego County	1,421,941	1,624,124	1,911,405	34.4%	489,464

Source: SANDAG Series 13 Subregional Growth Forecast (2013)

In addition to preference, households are limited on housing choices based on income and resources. Incomes associated with different jobs and the number of individuals employed in a household determines the type and size of housing a household can afford. Table A-5 shows that the largest employers in Chula Vista are similar to those around the County, with the largest employment sector being Education Services, Health Care and Social Assistance followed by Professional, Scientific Management and Waste Management Services. This table is also an example of the differences in income by industry with Information being one of the highest

paying employers but not a major industry in Chula Vista. In some cases, the types of jobs themselves can affect housing needs and demand. For example, specific types of housing units are preferred in communities with military installations, college campuses, and/or large amounts of seasonal agriculture.

Table A-5
Number of Workers by Industry (2018)

Industry	Chula Vista	San Diego County	Mean Annual Wage in the Region (San Diego MSA)
Agriculture, Forestry, Fishing, Hunting and Mining	0.2%	0.9%	$29,798-$33,243
Construction	6.1%	5.9%	$53,760-$60,047
Manufacturing	8.3%	9.2%	$39,500-$94,969
Wholesale Trade	2.7%	2.4%	$65,599-$94,969
Retail Trade	11.0%	10.5%	$37,650-$45,974
Transportation, Warehousing and Utilities	5.4%	4.1%	$31,976-$54,945
Information	1.8%	2.2%	$79,899-$104,627
Finance and Insurance, Real Estate, Rental and Leasing	5.6%	6.2%	$45,974-$70,103
Professional, Scientific, Management and Waste Management Services	11.3%	15.1%	$72,840-$136,531
Education Services, Health Care and Social Assistance	23.4%	21.3%	$30,481-$102,053
Arts, Entertainment and Recreation, Accommodations and Food Service	10.7%	11.9%	$61,614
Other Services, Except Public Administration	4.7%	5.4%	$26,030-$47,927
Public Administration	8.6%	5.0%	$94,926
Total Mean Annual Wage	100%	100%	$64,461

Source: Census 2018 American Community Survey (2018) and California Employment Development Department (2010). Department, Employment Development. "Occupational Employment (May 2019) & Wage (2020 - 1st Quarter) Data." OES Employment and Wages.

Table A-6
Labor Force and Unemployment

Jurisdiction	Population 16+	Employed Civilians	Armed Forces	Unemployed	% Unemployed
Chula Vista	**92,430**	**49,806**	**494**	**6,850**	**12.0%**
National City	48,150	23,993	4,192	2,284	7.5%
San Diego (Central)	419,725	250,176	11,626	22,210	7.8%
North Central	537,127	332,286	16,008	20,193	5.5%
North Coastal	428,717	240,944	25,393	14,620	5.2%
North Inland	472,043	279,950	2,953	16,902	5.6%
East	388,512	222,113	3,099	20,151	8.2%
San Diego County	2,636,785	1,536,073	72,524	116,758	6.8%

Source: U.S. Census Bureau; 2013-2017 American Community Survey 5-Year Estimates, Table D03

SANDAG's Series 13 shows a region wide average of 1.2 workers per dwelling unit. In Chula Vista this would result in 105,840 workers (1.2 x 88,200 dus) available for 83,000 jobs, a 1.27 worker-to-jobs ratio. Employment growth typically leads to strong housing demand, and the reverse is true when employment declines. The rate of unemployment has an effect on household income and what is considered affordable. In accordance with the ACS 5-year estimates, as shown in Table A-6, Chula Vista has the highest unemployment rates for all persons in the civilian workforce at 12% likely giving residents less of a choice in location, quality, or type of housing. In the San Diego County region, the unemployment rate is 6.8%, with rates in other areas ranging from 5.5% in northern regions and 7.8% in the Central San Diego region and 8.2% in the east.

As shown in Table A-7, the Sweetwater Union High School District is the top single employer in Chula Vista. In aggregate, the education industry employs 12 percent of the employees on the Top Ten Employer list. The health industry and retail and service industry are also very significant employers. Retail and Service companies employ about 6 percent of employees in Chula Vista. Hospitals that employ 5 percent of the total employees on the City's major employers list. The top ten employers have a total of 18,747 employees, which make up approximately 28.8 percent of the City's total employees.

Table A-7
Top Ten Employers in Chula Vista (2019)

Business	Business Type	Employees	Percent of Employees
Sweetwater Union High School District	Education	4,133	6.36%
Chula Vista Elementary School District	Education	3,680	5.66%
Sharp Chula Vista Medical Center	Medical	2,287	3.52%
Rohr Inc./Goodrich Aerospace	Aerospace Manufacturing	1,928	2.97%
Southwestern Community College	Education	1,743	2.68%
Wal-Mart	Retail	1,323	2.03%
City of Chula Vista	Government	1,208	1.86%
Scripps Mercy Hospital	Medical	1,073	1.65%
Aquatica	Entertainment	698	1.07%
Costco	Retail	674	1.04%
Target	Retail	-	-
Vons	Retail	-	-
Total	-	18,747	28.84%

"Total Employment" as used above represents the total employment of all employers located within City limits.
Source: State Employment Development Department
City Finance Department
Sweetwater Union High School District
Chula Vista Elementary School District
Southwestern Community College
EDD

Employment rates are an indicator of economic trends in the City. Chula Vista's labor force grew from 119,700 in 2012 to 123,600 in 2019. Unemployment rates decreased from 11 to 3 percent from 2012 to 2019. This pattern of decreasing unemployment is representative of the effect that the economic is improving in the San Diego region, State, and Nation.

Table A-8
Labor Force Trends

Year	Labor Force	Employment	Unemployment	Unemployment Rate
2012	119,700	106,100	13,600	11.4%
2013	120,200	108,500	11,800	9.8%
2014	119,600	110,000	9,600	8.1%
2015	120,700	112,800	7,900	6.5%
2016	120,600	114,400	6,200	5.2%
2017	122,000	116,700	5,400	4.4%
2018	122,900	118,400	4,500	3.7%
2019	123,600	119,300	4,300	3.5%

Notes: Data cited are for the Chula Vista population, and does not represent the number of jobs in Chula Vista.

Source: State of California Employment Development Department (EDD) 2020

2.3 Education Characteristics

The ACS 5-year estimates, as shown in Table A-9, shows that the educational level of Chula Vista residents is typically not as high as other regions within San Diego County. Approximately 29% of Chula Vista residents have not graduated from high school. This is a significant portion of the population when compared to the County average at 13%. Additionally, as seen in Table A-9, Chula Vista ranks as having the lowest percentage of residents who have obtained a bachelor's degree with only 10.9%, and only 4.2% go on to complete a graduate degree. Once again, Chula Vista ranks lower in educational achievement when compared to County averages of 23% completing a bachelor's degree and 14.4% obtaining a graduate degree.

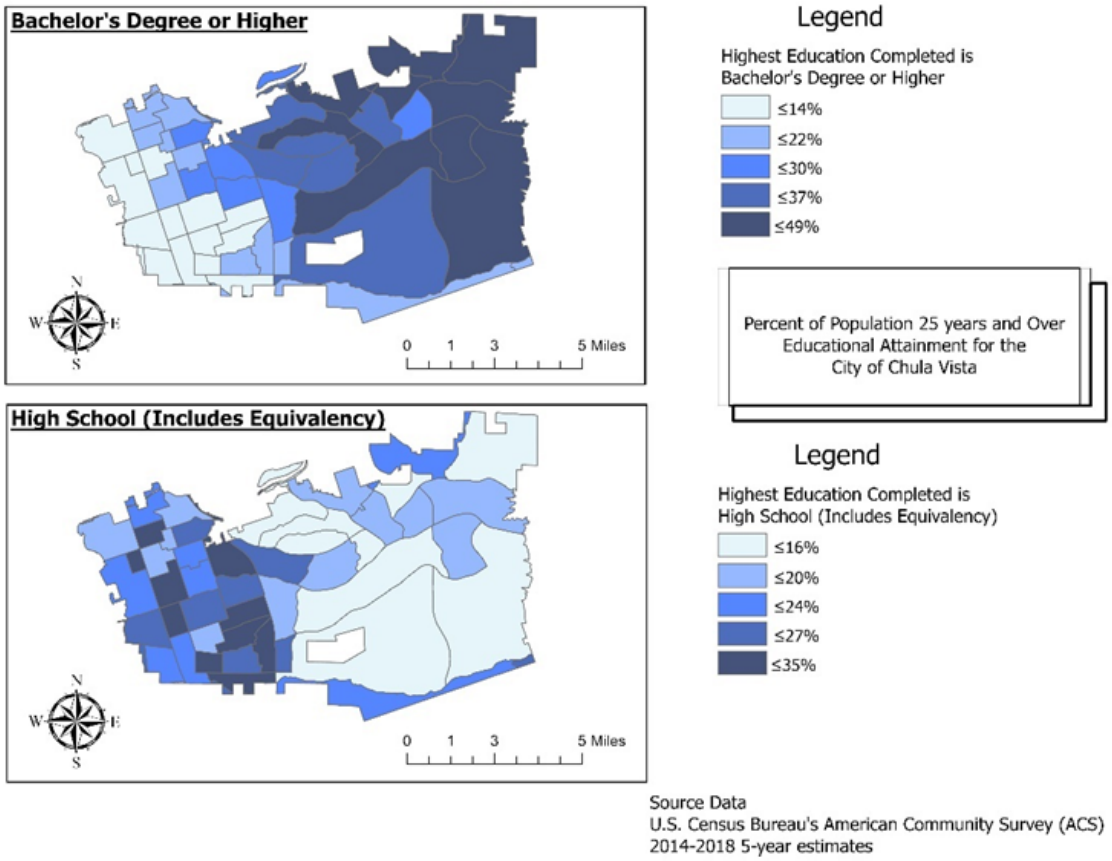
Table A- 9
Educational Attainment Among Population 25+ Years of Age

Jurisdiction	Population 25+	Did NOT Graduate HS	High School Graduate	Some College or AA	Bachelor's Degree	Graduate Degree
Chula Vista	76,245	29.5%	25.2%	30.2%	10.9%	4.2%
National City	37,765	27.2%	26.2%	32.3%	11.3%	2.9%
San Diego (Central)	343,499	19.8%	19.4%	29.1%	20.4%	11.3%
North Central	446,752	5.2%	12.4%	27.0%	31.2%	24.2%
North Coastal	352,761	10.7%	17.5%	31.1%	24.8%	15.8%
North Inland	403,926	13.0%	18.0%	29.9%	24.4%	14.7%
East	330,507	12.2%	25.0%	36.9%	17.2%	8.8%
San Diego County	2,197,045	13.3%	18.6%	30.7%	23.0%	14.4%

Source: U.S. Census Bureau; 2013-2017 American Community Survey 5-Year Estimates, Table DP02

Not only is there an overall lower educational achievement for residents of Chula Vista, the level of education is also related to geographic location within the City. Figure A-3 shows the education levels of residents over the age of 25 and there is an obvious divide between the west and east halves of Chula Vista. A significant majority of residents in areas west of I-805 achieved a high school diploma or equivalent while the majority of residents east of the I-805 have achieved a bachelor's degree or higher. The educational attainment by Chula Vista residents is consistent with the number of residents who are employed in low skill/wage industries.

Figure A- 1
Chula Vista Educational Level



Source Data
U.S. Census Bureau's American Community Survey (ACS)
2014-2018 5-year estimates

2.4 Household Characteristics

This section provides an overview of the characteristics of Chula Vista's households. The U.S. Census Bureau defines a household as all persons living in a single housing unit. One person living alone is considered a household as is a group of unrelated people living in a single housing unit. A family is defined as related persons living within a single housing unit.

The Census defines a household as all persons who occupy a housing unit, which may include single persons living alone, families related through marriage or blood and unrelated individuals living together. Other group living situations, such as skilled nursing facilities, dormitories, etc. are not considered households. The household characteristics described in this section are size and income, and these contribute to the diverse need for housing. According to the 2010 Census, there were 1,086,865 households (equal to occupied housing units) in all of San Diego County.

2.4.1 Household Formation & Composition

Chula Vista has experienced a rapid increase in the number of households. As shown in the Series 13 Growth Forecasts by SANDAG, from 2010 to 2035, the City will see an increase of 26 percent of households, greater than growth seen for the San Diego County region.

Table A-10
Total Households Percentage of Increase 2010-2018

Area	2010	2020	2035	% Increase 2010 - 2035
Chula Vista	78,384	89,063	98,924	26%
San Diego	515,426	559,197	640,194	24%
San Diego County	1,158,076	1,249,654	1,394,688	20%

Source: SANDAG SERIES 13 REGIONAL GROWTH FORECAST

Different household types generally have different housing needs. Seniors or young adults usually comprise the majority of the single-person households and tend to reside in apartments, condominiums or smaller single-family homes. Families with children likely prefer single-family homes. Household size is a significant factor in housing demand.

Often, household size can be used to predict the unit size that a household will select. For example, small households (one and two persons per household) traditionally can find suitable

housing in units with zero to two bedrooms while larger households (three or more persons per household) can usually find suitable housing in units with two to four bedrooms. However, individual choice also reflects preference and economics.

According to the U.S. Census, Chula Vista's population grew by 41% from 2000 to 2010, while the San Diego County population grew by 10%. Similarly, the number of Chula Vista households increased 40%, whereas, San Diego County households increased by 10%. Chula Vista's population growth is due to the rapid growth and continued development of master planned communities in the developing areas east of I-805. As of 2018, as reported by the ACS 5-year Estimates, the total number of households for Chula Vista is 78,940.

Table A-11
Changes in Household Types

Household Types	2010		2018		Change
	#	%	#	%	%
Families	59,408	44%	62,537	40%	5.3%
Married with Children	42,153	31%	44,913	29%	6.5%
Other Family (No Spouse)	17,255	13%	17,624	11%	2.1%
Non-Families	16,107	12%	16,403	11%	1.8%
Single			13,064	8%	
Total Households	**75,515**		**78,940**		**4.5%**

Source: Bureau of the Census (2000 and2010). US Census Bureau 2018 ACS Housing Characteristics

For 2020, Chula Vista's averaged 3.3 persons per household. The average number of persons per household in the South County San Diego region ranged from 3.47 in National City to 2.88 in Imperial Beach, with a region-wide average of 2.82 persons per household. SANDAG estimates that average household size in the region will remain stable through 2050, as shown in Table A-12.

Table A-12
Average Persons per Household (2018)

Jurisdiction	Average Household Size (2020)	Projected Average Household Size (2050)
Chula Vista	3.3	3.28
National City	3.47	3.41

Table A-12
Average Persons per Household (2018)

Jurisdiction	Average Household Size (2020)	Projected Average Household Size (2050)
Imperial Beach	2.88	2.89
San Diego	2.66	2.64
San Diego County	2.82	2.81

Source: SANDAG Series 13 Regional Growth Forecast

2.4.2 Jobs to Housing Balance

There often is a mismatch between the location of housing and jobs in Southern California. One way of determining if Chula Vista's households commute out of the City to work is by looking at the jobs-to-housing balance. The jobs-to-housing balance is the number of jobs in Chula Vista divided by the number of housing units in Chula Vista. In 2010, Chula Vista had 0.8 jobs to household ratio, slightly up in 2020 at 0.9. Although there was a slight increase in the jobs-to-housing ratio from 2010 to 2020, the growing number of households, coupled with high unemployment rates in previous years in the City, indicates that many households have to commute out of the City for their work.

Table A-13
Jobs-Household Ratios

Description	2010	2020
Employment	64,035	82,966
Housing Units	78,384	89,063
Jobs/Household Ratio	0.8	0.9

Source: SANDAG, 2013 & U.S. Census 2018 American Community Survey 5-Year Estimates

2.4.3 Commuting Patterns

Commuting patterns give an insight into the relationship of housing to employment opportunities and are a component in the allocation resources and development opportunities.

The City of Chula Vista has a moderately higher travel time (29.7 minutes) compared to the rest of San Diego County residents. As seen in Table A-8, there are approximately 119,112 employed residents in Chula Vista and 79% of them drove alone to work compared to almost 10% who carpooled, and about 6% either walked, biked to work, or used public transportation. These numbers are close to the San Diego Region average, the most notable differences being the number of people working from home – 4% in Chula Vista and 7% in the region as a whole – and the number of people who drive alone to work.

Table A-14
Means of Transportation to Work (2018)

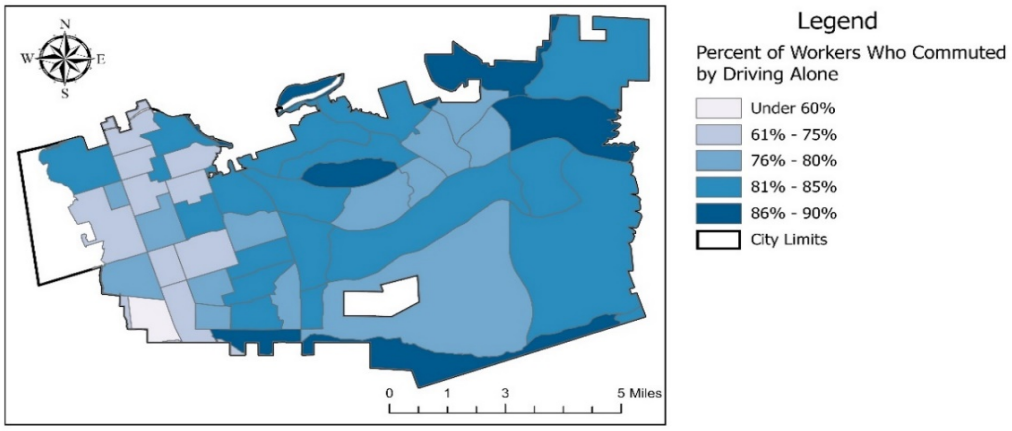
Industry	Chula Vista		San Diego Region	
	#of Workers 16+	% of Total	#of Workers 16+	% of Total
Car, Truck, or Van – Drove Alone	94,669	79.5%	1,223,159	76.3%
Car, Truck, or Van – Carpooled	11,319	9.5%	138,748	8.7%
Public Transportation	3,602	3.0%	46,506	2.9%
Walked	1,493	1.3%	46,313	2.9%
Other means	2,452	2%	36,799	2.3%
Worked at home	5,577	4.7%	111,961	7.0%
TOTAL	119,112	100%	1,603,486	100%

Source: US Census Bureau, 2013-2017 American Community Survey 5-Year Estimates, Table DP03

As with other demographic contributors in Chula Vista, commuting behaviors differ between those living east and west of I-805. Figures A-4 and A-5 show more than 76% of residents living east of I-805 are commuting to work by driving alone. Comparatively, less than 75% of residents who live west of I-805 are driving alone to work. On commonality is that on either side of the I-805, very few residents choose to commute by carpooling.

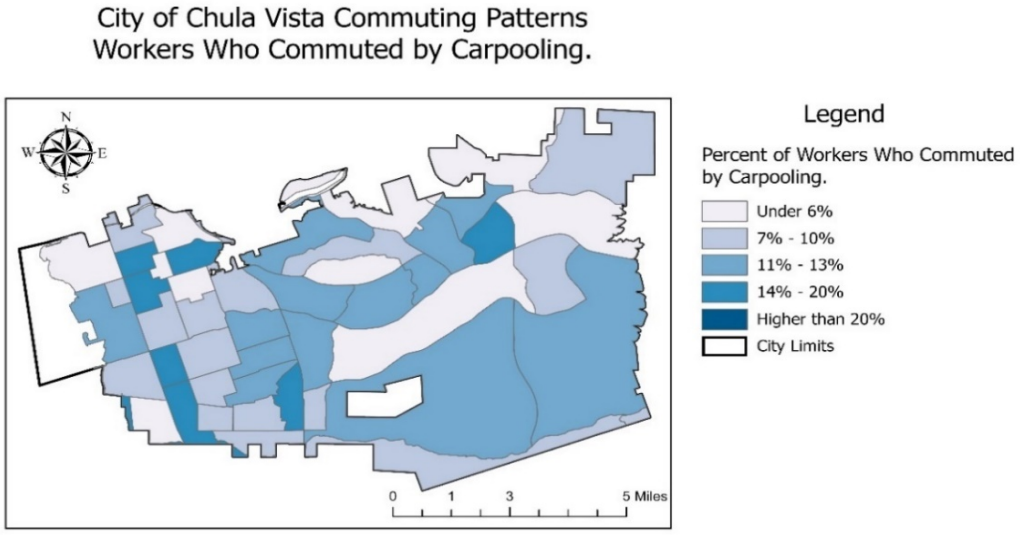
Figure A- 2

City of Chula Vista Commuting Patterns
Workers Who Commuted by Driving Alone



U.S. Census Bureau's American Community Survey (ACS) 2014-2018 5-year estimates

Figure A- 3



U.S. Census Bureau's American Community Survey (ACS) 2014-2018 5-year estimates

In addition, the residents choosing public transportation as their mode of transportation is higher west of I-805 (generally over 6%, and in some census tracts over 13%). However, east of I-805, less than 3.4% of residents are utilizing public transportation for their work commute.

2.4.4 Household Income

The Federal Department of Housing and Urban Development (HUD) generates an annual median income for the purpose of determining program eligibility. The San Diego County Metropolitan Statistical Area (MSA), for which HUD set the 2020 median family income (MFI) at $92,700 for a four-person household.

The State of California uses four income categories to determine housing affordability. These categories are as follows:

- Extremely Low-income – Less than 31% of the median income;
- Very Low-income – 31 to 50% of the median income;
- Low-income – 51% to 80% of the median income;
- Moderate-income – 81% to 120 % of the median income; and,
- Above Moderate-income – Greater than 120% of the median income.

Table A-15 shows the income ranges for each income category based on the 2020 HUD MFI for Chula Vista.

Income directly affects the range of housing costs and influences housing affordability, as well as type and whether housing is owner or renter occupied. As household income increases, it is more likely that the household is a homeowner. As household income decreases, households tend to pay a disproportionate amount of their income for housing and the number of persons occupying overcrowded housing increases.

The state and federal government classify household income into several groupings based upon the relationship to the San Diego Region Area Median Income (AMI), adjusted for household size. The State of California utilizes the following income groups:

Table A-15
San Diego County Income Limits

Income Category	Annual Income (Family of 4)
Extremely Low: 0-30% AMI	< $34,650

Table A-15
San Diego County Income Limits

Income Category	Annual Income (Family of 4)
Extremely Low: 0-30% AMI	< $34,651
Very Low: 31-50% AMI	$34,651 - $57,750
Low: 51-80% AMI	$57,751 - $92,400
Moderate: 81-120% AMI	$92,401 - $111,250
Above Moderate: 120%+ AMI	> $111,250
Median Income	$92,700

Source U.S. Department of Housing and Urban Development 2020

Household income in Chula Vista is varied and consistent with the San Diego region average. In 2017, the median household income in Chula Vista was approximately $76,354 and approximately 12.3% households were considered to be in the Extremely Low-Income category, earning 30% or less of the AMI, as shown in Table A-16.

Table A-16
Median Household Income Estimates (2017)

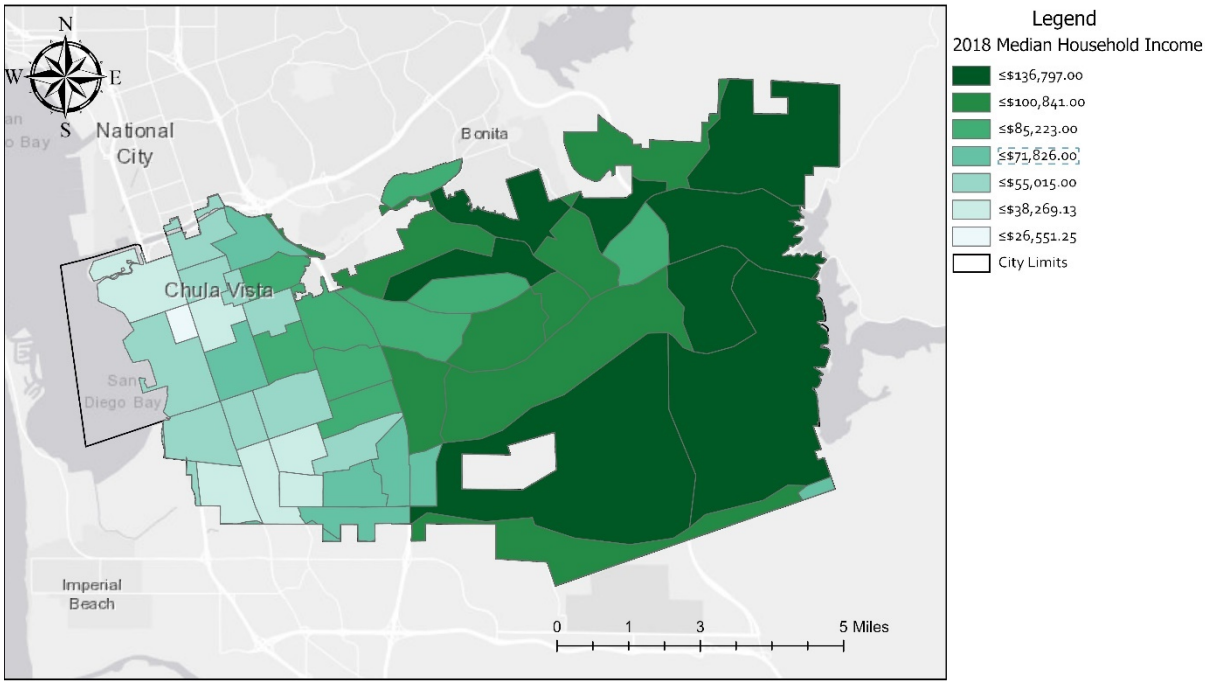
Jurisdiction	Median Household Income	% Above/Below Regional Median
Chula Vista	$76,354	2%
Coronado	$101,520	26%
National City	$46,032	-63%
Imperial Beach	$51,838	-44%
San Diego	$75,456	1%
San Diego Region	$74,855	

Source: US Census Bureau, 2018 American Community Survey 5-Year Estimates, Table DP03

Those households with incomes less than the San Diego County median of $74,855 reside primarily in the western area of Chula Vista in zip codes 91910 and 91911, where housing is older and lower in cost. Higher income households are residing in those areas east of I-805 in the City's newer master planned communities, as shown in Figure A-6.

Figure A-6

Chula Vista
Median Household Income



Source
Esri, U.S. Census Bureau, American Community Survey,
ACS 1 Year Estimates

The median income for Chula Vista residents more drastically demonstrates the difference in income by tenure and by ethnicity. As shown in Table A-17, Chula Vista's median income of $76,354 in 2017 was slightly higher than that of San Diego County as a whole at $74,855. When comparing income by tenure, a large difference is seen between owner-occupied households and renter occupied households.

Table A-17
Household Income Levels

Income Level	Renter-Households	Owner-Households	Total Household	Percent of Household
Extremely Low-income (0-30% AMI)	7,855	3,880	11,735	15.0%
Very Low-income (31-50% AMI)	6,585	3,635	10,220	13.0%
Low-income (51-80% AMI)	7,735	6,085	13,820	17.6%
Moderate and Above Moderate (>80% AMI)1	3,190	4,940	8,130	10.4%
100 % AMI	7,560	27,000	34,560	44.0%
Total	**32,925**	**45,540**	**78,465**	**100.0%**

Source: U.S. Dept HUD CHAS, based on 2013-2017 ACS (5-year estimates).
Note 1: HUD programs are available only to households with incomes at or below 80% AMI. Therefore, the CHAS data groups all households above that income threshold (both moderate and above moderate-income) into one income group. HUD CHAS 2012-2016

Extremely Low income Households

Extremely low income (ELI) households are defined as those earning up to 30% of the area median household income. For San Diego County, the area median household income in 2020 was $92,700. For ELI households in San Diego County (including those in the City of Chula Vista), this results in an income of $34,650 or less for a four-person household or $24,300 for a one-person household. ELI households have a variety of housing situations and needs. For example, most families and individuals receiving only public assistance, such as social security insurance or disability insurance, are considered ELI households.

As shown in Table A-17, approximately 11,735 (15%) of the City's households are in the extremely low income group, including 9% of homeowners and 24% of households that rent. Pursuant to Government Code Section 65583(a)(1), 50% of the City's very low income regional housing needs assigned by HCD are extremely low income households. As a result, from the very low income need of 2,750 units, Chula Vista has a projected need of 1,375 units for extremely low income households.

Based on current figures, extremely low income households will most likely be facing an overpayment, overcrowding, or substandard housing conditions. Some extremely low income households could include individuals with mental or other disabilities and special needs. The housing needs of extremely low-income households will be meet through implementation of programs as outlined within the Housing Element Policy Document including facilitating the construction and provision of affordable housing, the City's Balanced Communities Policy, and the provision of senior housing/assisted living units, transitional housing/homeless shelters and permanent supportive housing.

2.5 Housing Inventory and Market Conditions

A City's housing stock is the collection of all housing units located within that jurisdiction. The characteristics of these including growth, type, age and condition, tenure, vacancy rates, housing costs, and affordability. These are all important factors in determining the housing needs of a community. This section details the housing stock characteristics of the City of Chula Vista to identify how the current housing stock meets the needs of residents.

2.5.1 Housing Stock Profile

Table A-18 shows that, between 2008 and 2050, Chula Vista is expected to grow by 38% in housing stock which is 29,515 more units. This growth is slightly higher than the San Diego County region's expected growth.

Table A-18
Projected Housing Units

Location	2008	2020	2035	2050	2010-50
Chula Vista	77,484	88,186	98,262	106,999	29,515 (38%)
San Diego County	1,140,654	1,262,488	1,417,520	1,529,090	388,436 (34%)

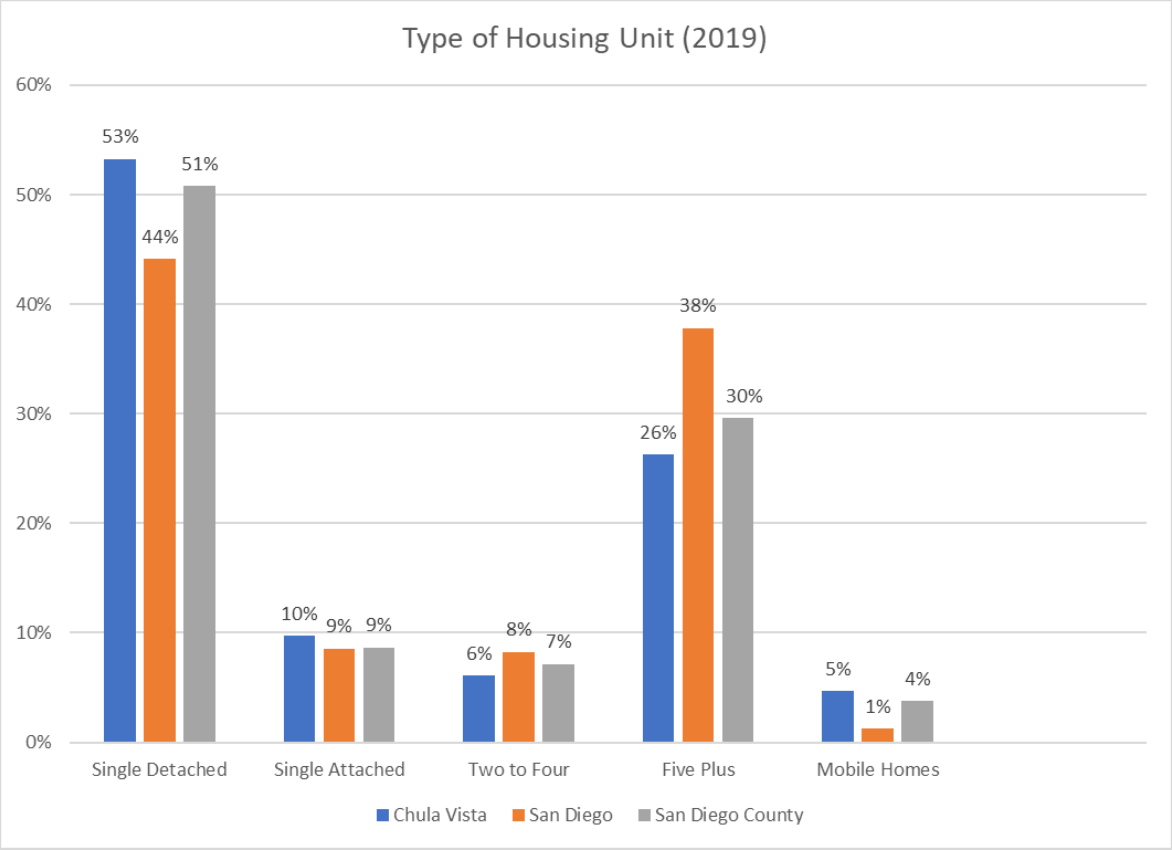
Source: SANDAG, 2013 & U.S. Census 2018 American Community Survey 5-Year Estimates

Unit Type

Household size is a significant factor in housing demand. Different household types generally have different housing needs. Seniors or young adults usually comprise the majority of the single-person households and tend to reside in apartments, condominiums or smaller single-family homes. While families with children often prefer single-family homes.

Figure A-7 shows that in 2019, the largest percentage (53%) of housing units in Chula Vista was single-family detached units. Approximately 10% were single-family attached units, 6% were small multi-family developments with two to four units, 26% were large multi-family developments with five or more units, and 5% were mobile homes/trailers. Housing types in Chula Vista are comparable to those within the San Diego County region.

Figure A-7



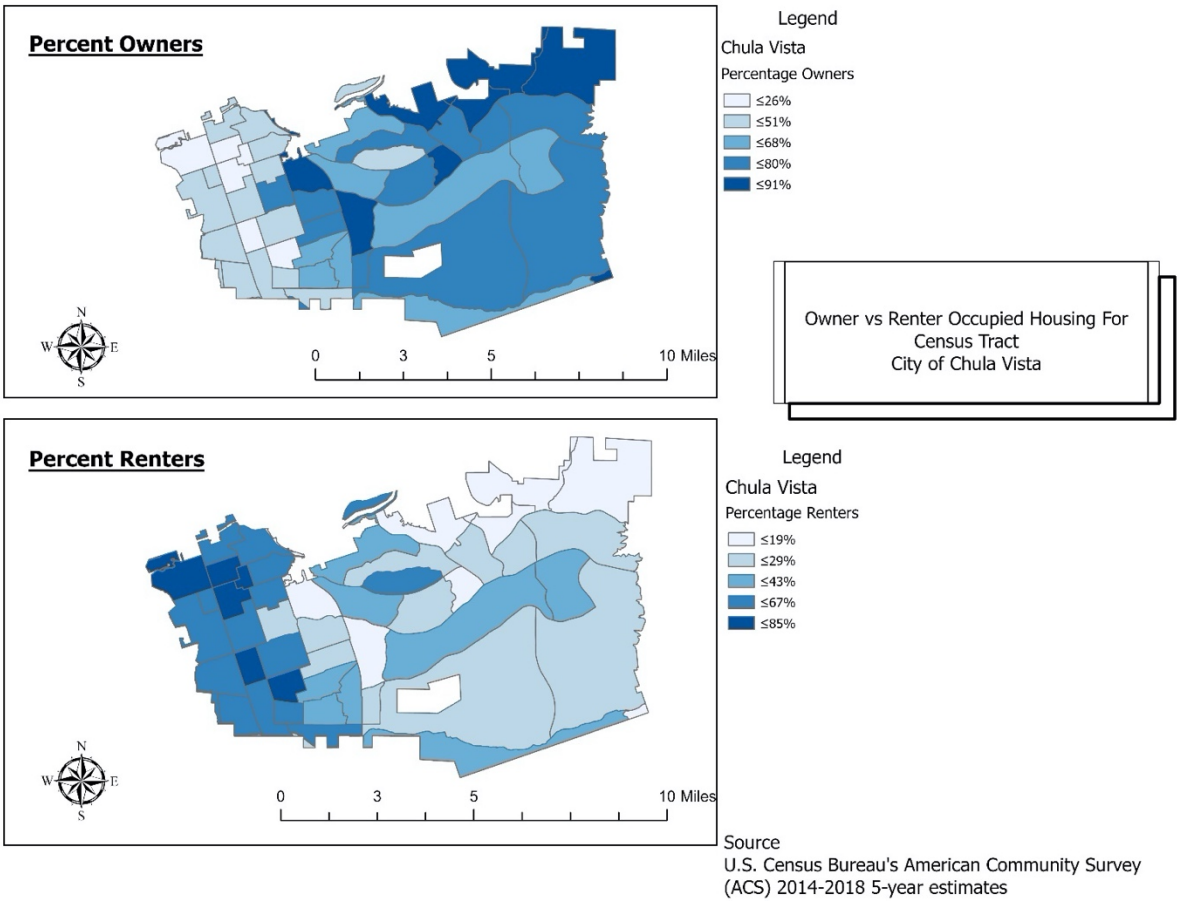
2.5.2 Tenure

Housing tenure and vacancy rates are indicators of the supply and cost of housing. Housing tenure refers to whether a housing unit is owned or rented. Vacancy rates are indicative of whether or not there is a sufficient supply of available housing at a given point in time. A healthy vacancy rate is considered to be at around 5%, which demonstrates that there are desirable housing options available.

The ratio of owner-occupied units vs. renter-occupied units is an indicator of financial stability. In the City of Chula Vista, there are a total of 78,940 occupied housing units. Owner-occupied dwellings account for 46,060 units (58.3%), renter-occupied dwellings account for 32,880 units (41.7%), and the average household size is 3.2-4. *US Census Bureau 2018 ACS Housing Characteristics*

With single family product dominating the landscape of master planned communities located east of I-805, most of those units are owner-occupied. However, areas west of I-805 are predominately renter-occupied.

Figure A-8


Percent Owners
N
W
E
S
0
3
5
10 Miles
Legend
Chula Vista
Percentage Owners
≤26%
≤51%
≤68%
≤80%
≤91%
Owner vs Renter Occupied Housing For
Census Tract
City of Chula Vista
Percent Renters
N
W
E
S
0
3
5
10 Miles
Legend
Chula Vista
Percentage Renters
≤19%
≤29%
≤43%
≤67%
≤85%
Source
U.S. Census Bureau's American Community Survey
(ACS) 2014-2018 5-year estimates

2.5.3 Vacancy Rates

Vacancy rates are an indicator of supply and demand. Low vacancy rates suggest households may have trouble finding housing with an affordable monthly payment. A high number of vacant units indicate an over-supply of housing units. A four to six percent vacancy rate is considered "healthy". A balanced vacancy rate for a community is typically around 5%. Vacancy rates lower than 5% favor landlords and can signal a shortage of choice for renters, while vacancy rates above 5% favor renters. As seen in Table A-19, Chula Vista has lower than typically healthy vacancy rates.

Table A-19
Chula Vista Vacancy Rates and Property Age

Zip Codes	91907,09,10,11,12,13,14,15	
	Percent Vacant	3.10%
All Units	Total Units	3333
	Number Vacant	104
	Percent Vacant	4.10%
Over 25 Years	Total Units	684
	Number Vacant	28
	Percent Vacant	2.80%
6 to 25 Years	Total Units	356
	Number Vacant	10
	Percent Vacant	2.80%
Less Than 6 Years	Total Units	177
	Number Vacant	5
	Percent Vacant	3.00%
Property Age Undefined	Total Units	1685
	Number Vacant	51

Source: "San Diego 2019 Vacancy & Rental Rate Survey." Socalrha.org, 2019."

Table A-20 shows the vacancy rate by household types in Chula Vista.

Table A-20
Chula Vista Vacancy Rate by Housing Type

Description	Total Housing Units	Households	Vacancy Rate
Single Family – Detached	40,954	39,589	3.3%
Single Family – Attached	9,656	9,235	4.4%
Multi-Family	28,499	27,755	2.6%
Mobile home or Other	3,685	3,635	1.4%
Total Housing Units	**82,794**	**80,214**	**3.1%**

Source: SANDAG Demographic and Socioeconomic Estimates Chula Vista

2.5.4 HOUSING PROBLEM CHARACTERISTICS

The Comprehensive Housing Affordability Strategy (CHAS) provides detailed information on housing needs by income level for different types of households in Chula Vista. Detailed CHAS data based on the 2012-2016 ACS is displayed in Table A-21. Housing problems considered by the CHAS include:

- Units with physical defects (lacking complete kitchen or bathroom);
- Overcrowded conditions (housing units with more than one person per room);
- Housing cost burden, including utilities, exceeding 30 percent of gross income; or
- Severe housing cost burden, including utilities, exceeding 50 percent of gross income.

63% of Chula Vista renters are experiencing at least one housing problem, with 43% experiencing at least one severe housing problem.

Table A- 21

	Owner		Renter		Total	
Housing Problems	**No.**	**%**	**No.**	**%**	**No.**	**%**
Household has at least 1 of 4 Housing Problems	17,685	39%	20,545	63%	38,230	49%
Household has NONE of 4 Housing Problems	27,210	60%	11,660	36%	38,870	50%
Cost burden not available - no other problems	325	1%	380	1%	705	1%
Total Households	45,220		32,585		77,805	
Severe Housing Problems	**Owner**		**Renter**		**Total**	
Household has at least 1 of 4 Severe Housing Problems	8,310	18%	14,055	43%	22,365	29%
Household has NONE of 4 Severe Housing Problems	36,585	81%	18,150	56%	54,735	70%
Cost burden not available - no other problems	325	1%	380	1%	705	1%
Total Households	45,220		32,585		77,805	

Source: CHAS, based on 2012-2016 ACS (5-year estimates).

1. The four housing problems are: incomplete kitchen facilities, incomplete plumbing facilities, more than 1 person per room, and cost burden greater than 30%.
2. The four severe housing problems are: incomplete kitchen facilities, incomplete plumbing facilities, more than 1.5 persons per room, and cost burden greater than 50%.

2.5.5 Age of Housing Stock and Condition

The age of housing is often an indicator of housing conditions. In general, housing that is 30 years or older may need minor repair. Moreover, many federal and state programs also use the age of housing as one factor in determining housing rehabilitation needs. Typically, housing over 30 years of age is more likely to have rehabilitation needs that may include plumbing, roof repairs, electrical repairs, foundation rehabilitation, or other significant improvements. Housing over 50 years old is considered aged and more likely to generate major repairs such as significant rehabilitation to the structure, foundation, electrical, and plumbing systems. Units built after 1990 may require aesthetic and maintenance repairs such as new roofs and windows and paint improvements,

Approximately, 48% of the housing stock is over 40 years old, and 20% of the housing stock is approaching 50 years of age or older and more likely to require major rehabilitation. Housing that is not maintained can discourage investment, reduce neighboring property values, and negatively impact the quality of life in a neighborhood. The age of the City's housing stock indicates a potential need for continued code enforcement, property maintenance and housing rehabilitation programs. *US Census Bureau 2018 ACS Housing Characteristics*

Table A-22
Age of Housing

Year Built	No. of DUs
2014-2017	2,819
2010-2013	1,198
2000-2009	18,204
1980-1999	22,371
1960-1979	23,758
1940-1959	15,832
1939 or earlier	926
TOTAL	85,108

Source: US Census Bureau, 2018 American Community Survey 5-Year Estimates

A high estimate of the number of units in need of rehabilitation, based solely on the age of the housing stock is approximately 40,516 units. The low estimate for the number of housing units in the City in need of rehabilitation is approximately 17,000 units; this low estimate considers unit age, overcrowding, financial resources of homeowners, and plumbing facilities.

PRE-1940 HOUSING

The U.S. Department of Housing and Urban Development (HUD) may consider units substandard if they were built before 1940. There are 926 units in Chula Vista that were built before 1940, approximately 1.1% of the total housing in the City. Regionwide, 5% of units were built before 1940. US Census Bureau 2018 ACS Housing Characteristics

2.5.6 Housing Conditions

Housing is considered substandard when it is below the minimum standard of living conditions defined in the Uniform Housing Code, Section 1001.

In addition to structural deficiencies and standards, the lack of infrastructure and utilities often serves as an indicator for substandard conditions. Another measure of the City's housing condition is the number of substandard housing units. Housing is considered substandard when conditions are below the minimum standards of living as defined by Section 1001 of the Uniform Housing Code. Households living in substandard housing may be exposed to health or safety threats, which, in turn, could adversely affect the safety and quality of life of neighborhoods. Such households are considered in need of housing assistance to correct any serious health or building safety issues such as structural, plumbing, mechanical or electrical problems, and presence of unhealthy conditions or materials, (e.g. asbestos and lead-based paint). In addition to structural problems (sagging roofs, walls or porches, lack of or failing building foundation, termite infestation, etc.), the lack of certain basic facilities may also indicate substandard conditions. The United States Department of Housing and Urban Development (HUD) includes the lack of kitchen facilities and lack of plumbing facilities as two out of four housing problems in their Comprehensive Housing Affordability Strategy (CHAS) data.

According to the 2018 American Community Survey (ACS) 5-Year Estimates, there were 84 (0.1%) units in the City that lacked complete plumbing facilities. For Census purposes, complete plumbing facilities included: (1) hot and cold piped water; (2) a flush toilet; and (3) a bathtub or shower. All three must be located inside a unit to be recognized as having full plumbing facilities.

According to the 2018 ACS data, 147 (0.2%) units lacked complete kitchen facilities. The U.S. Census defines a complete kitchen as a unit with a sink & faucet, a stove, and a refrigerator. There were 2,038 units with no heating source, and 383 units that relied on heating oil, kerosene, coal, wood, or other heating fuel.

Addressing substandard conditions in the City's current housing stock is primarily the task of the City's Code Enforcement Division, which enforces compliance with current building and safety standards as well as state and local laws intended to alleviate public nuisances. The Code Enforcement Division seeks to maintain a high quality of life for residents and visitors by addressing health and safety hazards, visual blight and other deficiencies in the current housing stock. Most code enforcement activities are either complaint-driven or the result of observations of City staff.

Based on City staff's observations of typical enforcement activities and age of the City's housing stock, a number of housing units in Chula Vista are beginning to show a need for rehabilitation. The scope of rehabilitation needed ranges from minor to substantial. The majority of these substandard units (units in need of repair or replacement) are located within the southwest area of the City west of I-805 and south of L Street that also has the highest concentration of lower-income households. This area was annexed into the Chula Vista in the 1980's, known as the Montgomery Annexation. Many of these areas also lack sidewalks, curbs and gutters. However, pockets of substandard and/or deteriorating housing stock can also be found in the northwest area of the City which represents the City's historic urban core and has the oldest housing stock within the City. Where it is not financially feasible to rehabilitate the units, replacement housing may be required. The City will continue to implement its Community Housing Improvement Program (CHIP) to help qualified homeowners to rehabilitate substandard housing.

Table A-23
Substandard Housing

Condition	No.	%
Lacking complete plumbing facilities	84	0.11%
Lacking complete kitchen facilities	147	0.19%
Total Occupied Substandard Units	231	0.29%
Total Occupied Units	78,940	
Pre 1940 (HUD Potential Substandard)	926	

Source: US Census Bureau, 2018 American Community Survey 5-Year Estimates DP04

2.5.7 Housing Costs & Rents

This section discusses the price of new and existing housing as well as average costs of rental housing in Chula Vista.

Housing costs are indicative of housing accessibility to all economic levels of a community. Typically, if housing supply exceeds housing demand, housing costs fall. Inversely, if housing demand exceeds housing supply, housing costs will rise. Housing affordability is dependent upon income and housing costs. The Federal standard of rental affordability is that a household should spend no more than 30% of its gross monthly income on monthly housing costs and utilities. In Chula Vista, housing costs tend to be a little lower when compared to the San Diego County. The high cost of housing can be attributed to factors such as higher land costs and suburban community. This section summarizes the cost and affordability of the housing stock to Chula Vista residents.

New and Resale Housing

The median household value in 2010 was $337,000. The median household value increased by 59% to $565,000 by 2020 and housing values are expected to continue to grow. Shown in Table A-23, the median sales price in 2019 for a single-family home in Chula Vista was approximately $614,000, lower than the San Diego County median sales price. Zillow, Inc. "Chula Vista CA Home Prices & Home Values."

Table A-24
Median Sales Price of Homes Sold in 2019

Zip	Market Area	Detached (Single-Family)		Attached (Condo/Townhome)	
		Sold Listings	Median Price	Sold Listings	Median Price
91910	Chula Vista North	366	$561,000	134	$370,000
91911	Chula Vista South	325	$516,000	144	$350,000
91913	Chula Vista Eastlake	445	$614,000	317	$410,000
91914	Chula Vista NE	179	$755,000	54	$418,250
91915	Chula Vista SE	267	$615,000	253	$440,000
	TOTAL	**1582**	**$614,000**	**902**	**$410,000**

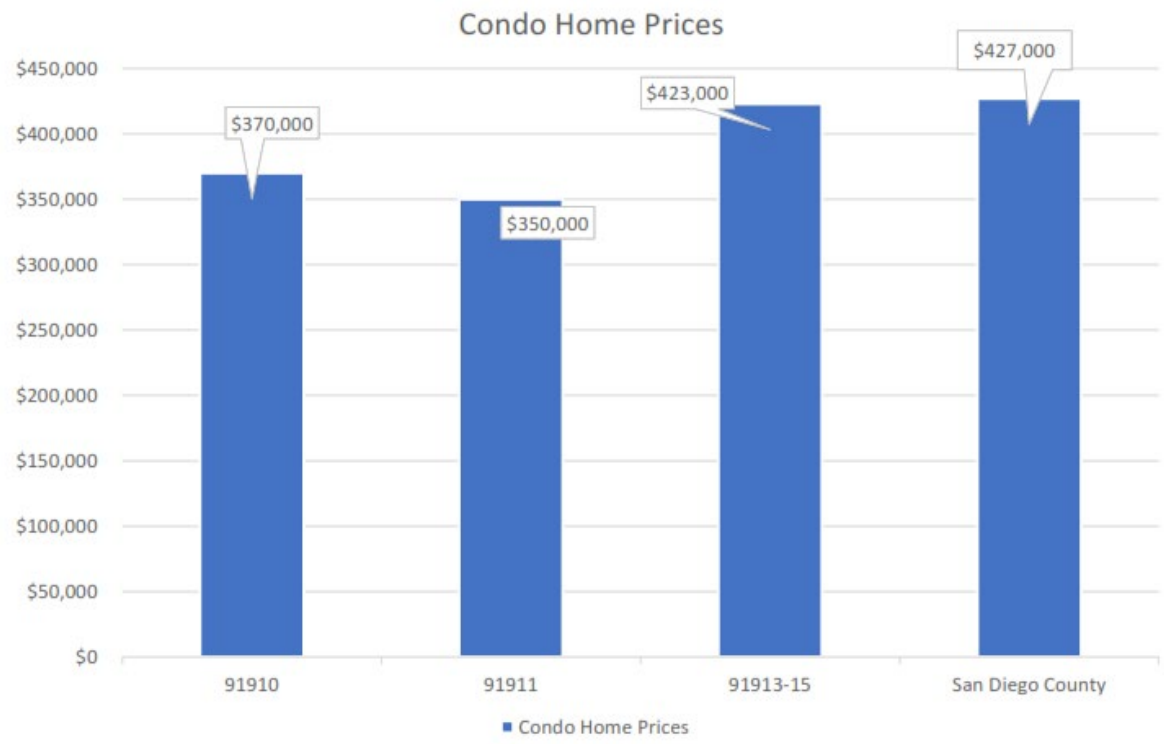
Table A-24
Median Sales Price of Homes Sold in 2019

Zip	Market Area	Detached (Single-Family)		Attached (Condo/Townhome)	
		Sold Listings	Median Price	Sold Listings	Median Price
San Diego County			$649,000		$427,000

Source: San Diego Association of Realtors 2019 San Diego County Summary Statistics

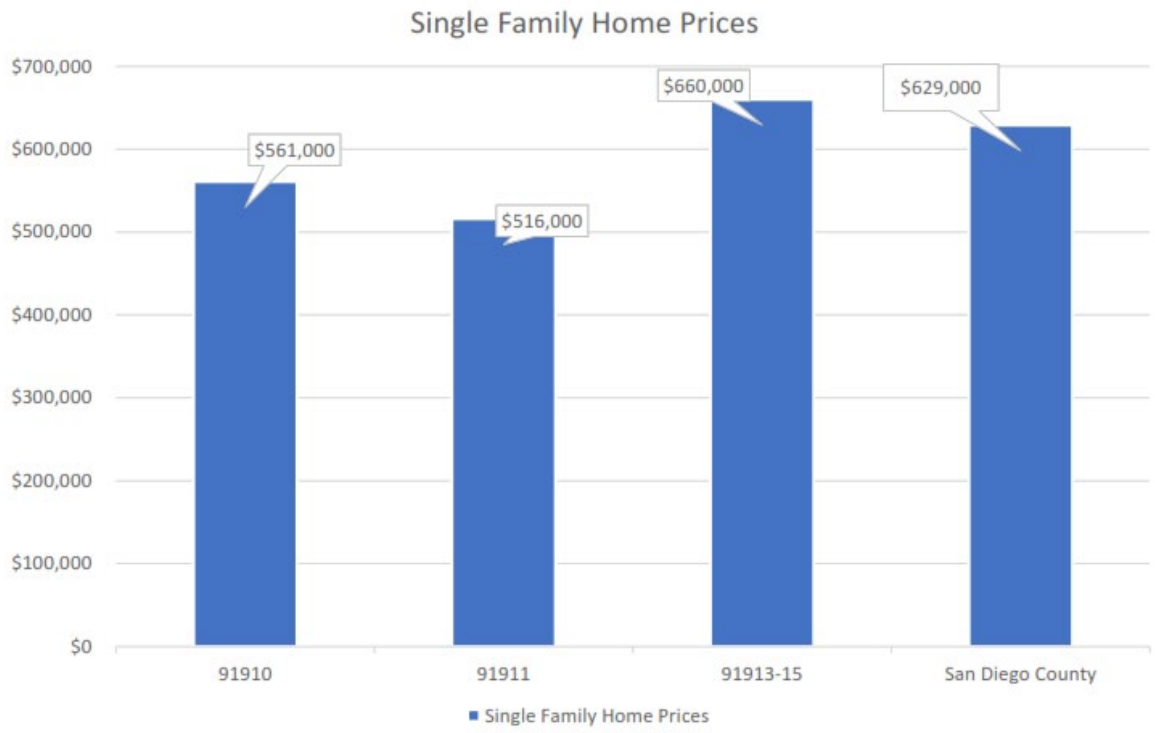
Both, the total price of a home and monthly payment amounts are important indicators of affordability. Lenders typically require homebuyers to demonstrate that the total monthly loan payment will not exceed 30% of gross monthly household income. With a median household income in Chula Vista at approximately $76,354 annually and a calculated affordability of a home at $250,200, homeownership is not affordable to most residents.

Figure A-9



Source: San Diego Association of Realtors 2019 San Diego County Summary Statistics

Figure A-10



Source: San Diego Association of Realtors 2019 San Diego County Summary Statistics

Rental Prices

Table A-25 shows that in the Spring of 2019 average monthly rents in Chula Vista ranged from $1,134 for a studio apartment to $1,820 for a two-bedroom apartment and $2,213+ for three-bedroom apartments. To be able to afford the average two-bedroom apartment, a household would need to earn $6,070 a month or over $35.00 an hour.

Table A-25
Rental Prices by Unit Type

Zip Codes	City/Area	Unit Type	Spring 2019 Units/Properties Surveyed	Spring 2019 Average Monthly Rent	Fall 2018 Average Monthly Rent	Spring 2018 Average Monthly Rate
91907, 09,10,11, 13,14,15	Chula Vista	Studio	12/6	$1,134	$1,210	$1,157
		1Bedroom	1314/32	$1,487	$1,539	$1,425
		2Bedroom	1728/38	$1,820	$1,850	$1,685
		3+Bedroom	279/12	$2,213	$2,299	$2,000

Source: "San Diego 2019 Vacancy & Rental Rate Survey." Socalrha.org, 2019."

Affordability Gap Analysis

Housing affordability can be calculated by comparing the cost of renting or owning a home in a community with the maximum affordable housing costs for households at different income levels. Together, this information generally shows what types of households can afford what types of units. This is also an indication of the type of households most likely to experience overcrowding and overpayment.

The federal Department of Housing and Urban Development (HUD) conducts annual household income surveys nationwide to determine a household's eligibility for federal housing assistance. Based on this survey, the California Department of Housing and Community Development (HCD) developed income limits that can be used to determine the maximum price that could be affordable to households in the upper range of their respective income category. The maximum affordable home and rental prices for residents in San Diego County are shown in Table A-26.

Table A-26 shows the maximum amount that a household at each income level can afford for housing each month without overpaying. This amount can be compared to current housing prices and market rental rates to determine what types of housing opportunities a household can afford in a community. Based upon the housing sales prices in Chula Vista as seen in Table A-23 and A-24, there are no homes (rental or for-sale) in Chula Vista's market that are considered affordable to lower-income households.

For a condo priced at $370,000 in the 91910 zip code as shown in Figure A-9, a household would need to earn $54/hour or $112,350/year to afford this condo. Similarly, a household would need to earn $81/hour or $168,250/year to afford a single family home priced at $561,000 in the 91910 zip code. The dream of owning a home and building equity is unattainable to most without some sacrifice such as incurring a housing cost burden, making a significant cash down payment, or multi-generational living.

Lower-income renters must also make difficult choices related to the condition of housing, overcrowding, or overpaying in order to maintain housing. The affordable rental rate for a 2-bedroom unit to house a low income family is $1,029/month far exceeding the average $1,820/month rent in Chula Vista, a gap of approximately $800/month. Larger households face a more difficult time finding appropriately sized housing that is affordable. With a low income family only able to afford to pay $1,154/month and an average 3-bedroom unit renting for $2,213/month, the affordability gap is even greater at $1,059/month.

Table A-26
Affordable Housing Costs (2020) San Diego County

Income Group	Bedroom(s)	Affordable Monthly Cost		Utility Allowance		Taxes/ Insurance	Affordable	
		Rent	Sale	Rent	Sale	Sale	Rent	Purchase Price
Extremely Low Income HH	0 (Studio)	$486.68	Same	$119	$180	$91	$368	$46,532
	1 Bedroom	$556.20	Same	$152	$220	$104	$404	$50,096
	2 Bedrooms	$625.73	Same	$222	$261	$117	$404	$53,447
	3 Bedrooms	$695.25	Same	$237	$323	$130	$458	$52,264
	4 Bedrooms	$750.87	Same	$271	$364	$140	$480	$53,261
Very Low Income HH	0 (Studio)	$811.13	Same	$119	$180	$152	$692	$103,370
	1 Bedroom	$927.00	Same	$152	$220	$173	$775	$115,208
	2 Bedrooms	$1,042.88	Same	$222	$261	$195	$821	$126,616
	3 Bedrooms	$1,158.75	Same	$237	$323	$217	$922	$133,492
	4 Bedrooms	$1,251.45	Same	$271	$364	$234	$980	$140,979
Low Income HH	0 (Studio)	$973.35	$1,135.58	$119	$180	$243	$854	$118,735
	1 Bedroom	$1,112.40	$1,297.80	$152	$220	$277	$960	$132,770
	2 Bedrooms	$1,251.45	$1,460.03	$222	$261	$312	$1,029	$146,372
	3 Bedrooms	$1,390.50	$1,622.25	$237	$323	$347	$1,154	$155,444
	4 Bedrooms	$1,505.74	$1,752.03	$271	$364	$374	$1,231	$164,773
Moderate Income HH	0 (Studio)	$1,784.48	$2,081.89	$119	$180	$292	$1,665	$283,161
	1 Bedroom	$2,039.40	$2,379.30	$152	$220	$334	$1,887	$320,468
	2 Bedrooms	$2,294.33	$2,676.71	$222	$261	$376	$2,072	$357,561
	3 Bedrooms	$2,549.25	$2,974.13	$237	$323	$417	$2,312	$390,337
	4 Bedrooms	$2,753.19	$3,212.06	$271	$364	$451	$2,482	$418,155

Source: Source: California Department of Housing and Community Development, 2020 Income limits; and Assumptions: 2020 HCD income limits; 30% gross household income as affordable housing cost; 15% of monthly affordable cost for taxes and insurance; 3% down payment; and 3% interest rate for a 30year fixed-rate mortgage loan.

Utilities based on San Diego County Utility Allowance. *Utilities Allowances and Taxes and Insurance costs are included in Affordable Monthly Housing Costs

Chula Vista has a median income slightly higher than the average for the County of San Diego. However, the growing number of households, increase in household size, and income disparity between renter-occupied households and owner-occupied households has provided further challenges to Chula Vista households seeking affordable housing options. Data indicates that lower-income families and large households have limited options in finding affordable rental housing. In addition, the median price of resale housing in Chula Vista exceeds the affordability

range for all income categories except above-moderate income households. Very low-, low-, and moderate-income households may have trouble finding affordable housing that they can afford to purchase.

3.0 HOUSING NEEDS

This section provides an overview of existing housing needs in the City of Chula Vista. Housing need can be described in four categories:

- Housing need resulting from households overpaying for housing;
- Housing need resulting in overcrowding;
- Housing need resulting from population growth and demolition of the existing housing stock; and,
- Housing need of "special needs groups" such as elderly persons, large households, female-headed households, disabled persons, homeless persons, and farm workers.

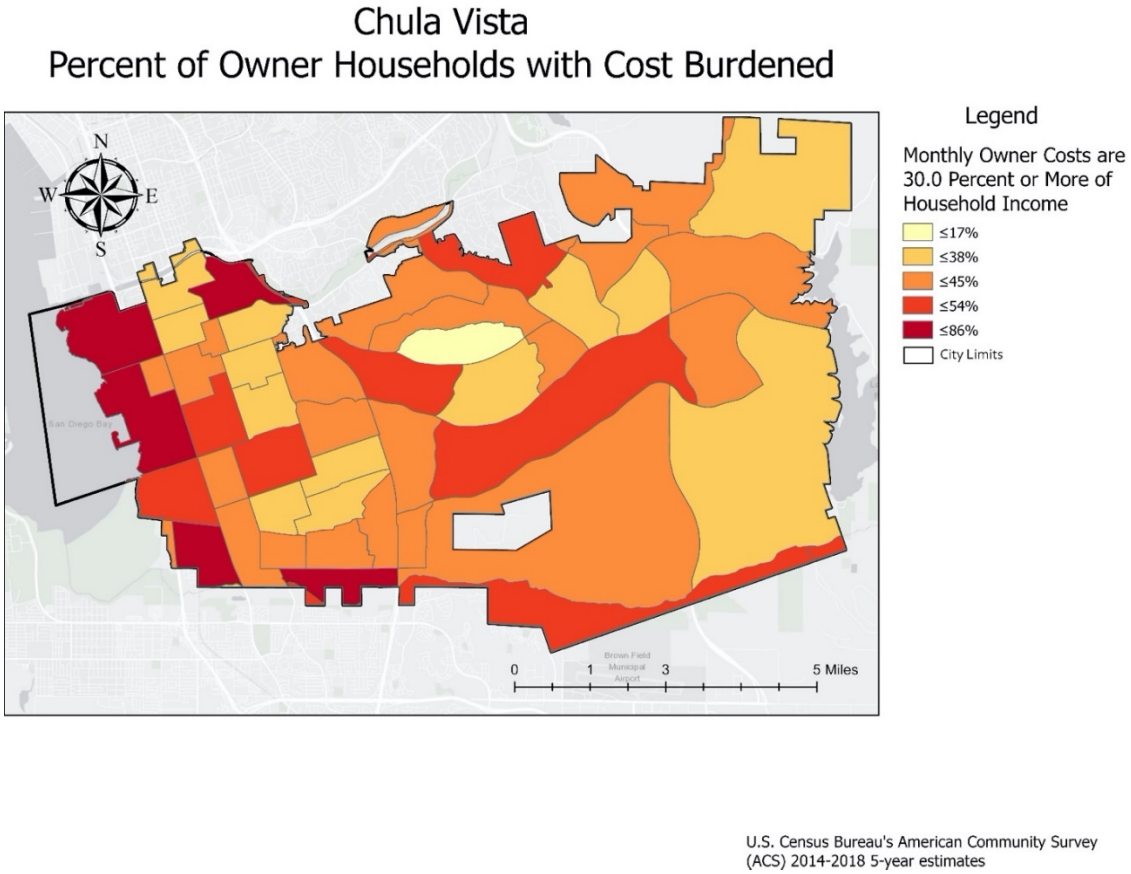
3.1 Households Overpaying for Housing

The term "over payers" refers to households paying an excessive amount of their income for housing. Generally, households that overpay for their housing have less disposable income available for other needs. Calculating overpayments for housing is important as it measures local housing conditions and reflects affordability of housing in a community.

State and federal programs typically define over payers as those lower-income households that pay over 30% of household income for housing costs. A household is considered to experience a severe cost burden if it spends more than 50% of its gross income on housing.

A significant number of households living west of I-805 are paying more than 30% of their income towards housing costs in comparison to households east of I-805, as shown in Figure A-11. This is consistent with lower-income households living primarily in the western area of the City, with older housing stock and more multifamily housing.

Figure A-11



Approximately, 46% of households in the San Diego region were paying over 30% of their income toward monthly owner housing costs. Table A-27 & A-28 summarizes the 2013-2017 American Community Survey 5-Year Estimates and shows that renters were more likely to overpay than owners. In the region, 57% of renters overpaid; and similarly, 57% of renters in Chula Vista. In addition, 47% of Chula Vista households were overpaying monthly homeownership costs.

Table A-27
Cost Burden by Income Levels-Renters

Income Level	>30%	>50%	TOTAL
Extremely Low-income (0-30% AMI)	6,525	5,750	7,855
Very Low-income (31-50% AMI)	5,690	3,385	6,585
Low-income (51-80% AMI)	4,455	1,150	7,735
Moderate and Above Moderate (>80% AMI)1	1,070	115	3,190
100 % AMI	930	-	7,560
TOTAL	**18,670**	**10,400**	**32,925**

Source: U.S. Dept HUD CHAS, based on 2013-2017 ACS (5-year estimates)

Table A-28
Cost Burden by Income Levels - Owners

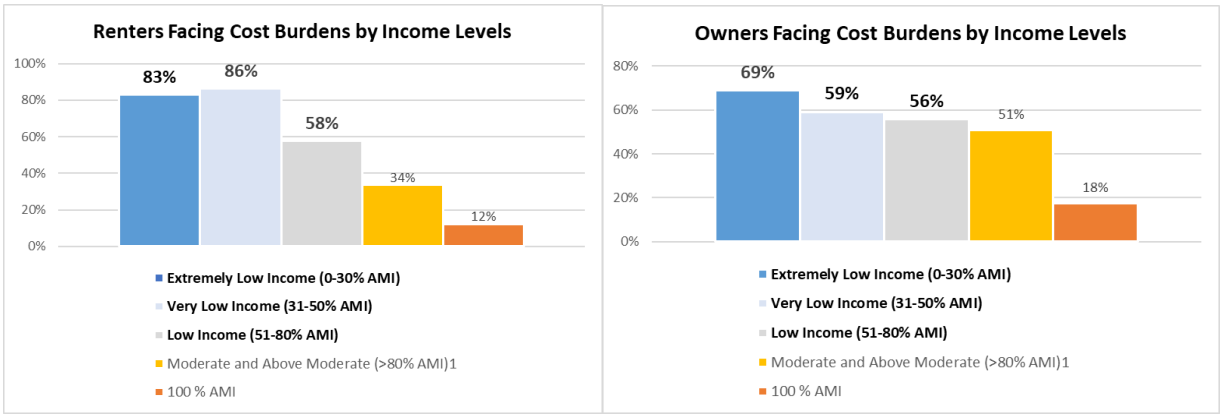
Income Level	>30%	>50%	TOTAL
Extremely Low-income (0-30% AMI)	2,675	2,345	3,880
Very Low-income (31-50% AMI)	2,150	1,530	3,635
Low-income (51-80% AMI)	3,395	1,700	6,085
Moderate and Above Moderate (>80% AMI)	2,515	645	4,940
100 % AMI	4,735	250	27,000
TOTAL	**15,470**	**6,470**	**45,540**

Source: U.S. Dept HUD CHAS, based on 2013-2017 ACS (5-year estimates).

Figure A-12 provides more overpayment detail by income group for Chula Vista. Over 58% of the lower-income renter households are paying more than 30% of their income towards housing, with 26% of those households paying over 50% of their income. For those very low and low-income households, a significant number of these households are paying more than 30%. For those households with higher incomes, only 34% of moderate and above moderate-income households are cost burdened.

In the case of homeownership, the opposite is true, with 79% of moderate and above moderate households paying more than 30% of their income towards housing costs while 34% of very low-income households and 44% of lower-income households are facing a cost burden. The availability of affordable housing for ownership is likely the cause of the cost burden discussed in the Housing Affordability section.

Figure A-12


Renters Facing Cost Burdens by Income Levels
100%
80%
60%
40%
20%
0%
83%
86%
58%
34%
12%
Extremely Low Income (0-30% AMI)
Very Low Income (31-50% AMI)
Low Income (51-80% AMI)
Moderate and Above Moderate (>80% AMI)1
100 % AMI
Owners Facing Cost Burdens by Income Levels
80%
60%
40%
20%
0%
69%
59%
56%
51%
18%
Extremely Low Income (0-30% AMI)
Very Low Income (31-50% AMI)
Low Income (51-80% AMI)
Moderate and Above Moderate (>80% AMI)1
100 % AMI

3.2 Overcrowding

A combination of low-incomes and high housing costs has forced many households to live in overcrowded housing conditions. "Overcrowding" is generally defined as a housing unit occupied by more than one person per room in house (including living room and dining rooms). Overcrowding can be an indication of an inadequate supply of affordable housing, especially for large families and households whose incomes fall below AMI.

As seen in Table A-29, 6% of households had more than one occupant per room and only 3% had more than 1.5 occupants per room.

Table A-29
Overcrowded Households

Description	No.	%
Overcrowded *(1.01 to 1.50/room)*	**5,072**	6%
Severe Overcrowding *(1.51 or more/room)*	**2,468**	3%
TOTAL Occupied housing units	78,940	

Source: US Census Bureau, 2018 American Community Survey 5-Year Estimates, Table DP04

The data in Table A-30 shows that overcrowding affects lower-income renter households disproportionately, with 15% low-income renters experiencing overcrowding and approximately 39% of very low and extremely-low-income renters.

Table A-30
Overcrowding by Housing Type and Income Levels

Description	Renter			Owner		
	0-30% AMI	>30-50% AMI	>50-80% AMI	0-30% AMI	>30-50% AMI	>50-80% AMI
Single-family households	1,355	1,125	860	254	255	220
Multiple, unrelated-family households	160	170	260	40	80	220

Table A-30
Overcrowding by Housing Type and Income Levels

Description	Renter			Owner		
	0-30% AMI	>30-50% AMI	>50-80% AMI	0-30% AMI	>30-50% AMI	>50-80% AMI
Other, non-family households	-	-	14	-	10	-
Total need by income	**1,515**	**1,295**	**1,134**	**294**	**345**	**440**
	19%	**20%**	**15%**	**8%**	**9%**	**7%**
TOTAL HOUSEHOLDS	7,855	6,585	7,735	3,880	3,635	6,085

Source: U.S. Dept HUD CHAS, based on 2013-2017 ACS (5-year estimates).

3.3 2010-2020 Growth Needs

The State Department of Finance (DOF) is responsible for projecting the total statewide housing demand, with the State Department of Housing and Community Development (HCD) apportioning this demand to each of the state's regions. This demand represents the number of additional units needed to accommodate the anticipated growth in the number of households, to replace expected demolitions and conversions of housing units to non-housing uses, and to achieve a future vacancy rate that allows for healthy functioning of the housing market.

The San Diego Association of Governments (SANDAG), the Council of Governments (COG) representing the region, in cooperation with the local jurisdictions, is tasked with the responsibility of allocating the region's projected new housing demand to each jurisdiction. The allocation is further divided into four income categories:

- Very Low-Income – 0% to 50% of the median income;
- Low-Income – 51% to 80% of the median income;
- Moderate-Income – 81% to 120% of the median income; and,
- Above Moderate-Income – more than 120% of the median income.

This process is known as the Regional Housing Needs Assessment (RHNA), and the goals are referred to as either the RHNA goals or the "regional share" goals for new housing construction. The allocation considers factors such as market demand for housing, employment opportunities, the availability of suitable sites and public facilities, commuting patterns, type and tenure of housing need, and others. In determining a jurisdiction's share of new housing needs by income category, the allocation is adjusted to avoid an over-concentration of lower income households in any one jurisdiction.

A Regional Housing Needs Assessment (RHNA) prepared by SANDAG for the years of 2010 identifies Chula Vista's housing production goals. The following table shows the City's housing goals for each income category, based on HUD's median family income (MFI) for San Diego County.

3.4 Special Needs Groups

Groups with special needs can face increased challenges in housing. Individuals experiencing homelessness and in need of emergency shelter, the elderly, persons with disabilities, large families, farmworkers, and families with a female head of household often have difficulty finding housing to meet their needs. This section provides an analysis of special needs groups in the City of Chula Vista. Policies and programs to address these needs are incorporated throughout the Housing Element.

3.4.1 Elderly Persons

The population over 65 years of age is considered elderly and shares four common characteristics:

- Income: People over 65 are usually retired and living on a fixed income.
- Healthcare: Accounts for an increasing proportion of the elderly's expenses.
- Transportation: Many of the elderly require assistance with transportation.
- Housing: Many live alone.

These characteristics indicate a need for smaller, lower-cost housing with easy access to transit, healthcare facilities, accessibility accommodations, and other services. In 2018, 20% percent of the total households had a resident aged 65 years or older. It is expected that there will be significant increase in this age group as compared to overall expected population growth.

Table A-31
Elderly Households by Tenure

Householder Age	Renters		Owners	
	No.	%	No.	%
Under 65 years	28,625	87%	34,559	75%
65 to 74 years	2,444	7%	6,653	14%
75 to 84 years	1,351	4%	3,329	7%
85 and over	460	1%	1,519	3%
Total Households	32,880	42%	46,060	58%

Source: U.S. Census Bureau 2014-2018 American Community Survey 5-Year Estimates B25007

Persons with disabilities

In addition to affordability, design and location can be a barrier for persons with disabilities. The added challenge of finding a unit that accommodates their needs oftentimes forces individuals to live in undesirable housing conditions.

According to *2013-2017 ACS data*, 312,565 persons living in San Diego County had a range of disabilities, accounting for 9.8% of the population. The largest age group of persons with disabilities were seniors, which were 45.9% of the population with disabilities, followed by adults (ages 18 to 64) which comprised 47.1% of the population. Children under the age of 18 made up approximately 7% of the population with disabilities.

The primary housing concerns regarding the elderly persons living in the City of Chula Vista are summarized as follows:

- **Income** – The elderly population is generally on a fixed income;
- **Household Composition** – The elderly, especially women, often live alone;
- **Transportation** – The elderly population are more likely to utilize public transportation; and,
- **Health Care** – The elderly have a significantly greater need for health care.

3.4.2 Large Households

Large households have special housing needs because they tend to have lower household income and fewer options or access to adequately sized, affordable housing. Large households are defined as those with five or more members. According to the *2019 ACS data*, approximately 18% of the households in Chula Vista were large households.

Table A-32
Household Size by Tenure

Household Size	Renters		Owners	
	No.	%	No.	%
1 person	6,782	21%	6,253	13%
2 person	7,895	24%	12,743	27%
3 person	6,244	19%	9,263	20%
4 person	5,942	18%	9,989	21%
5 person	3,746	11%	5,501	12%
6 person	1,380	4%	1,925	4%
7+ person	606	2%	1,402	3%
Total Households	32,595	41%	47,076	59%

Source: U.S. Census Bureau 2015-2019 American Community Survey 5-Year Estimates B25009

3.4.3 Female-Headed Households

Single parents with dependent children represent another important group of those with special housing needs. Single-parent households often require special consideration and assistance because they tend to have lower-incomes and a greater need for daycare, and related facilities. Single-parent households made up 22.3% percent of all Chula Vista households; with 6% of those headed by men and the remaining 16.3% headed by women.

US Census Bureau 2018 ACS Social Characteristics

3.4.4 Persons with Disabilities

According to the 2017 American Community Survey (ACS) /Census estimates, 10.2 percent of the Southern Region in San Diego's population was affected by one or more disabilities (non-institutionalized population). Ages 65-74 (2,276 / 27.2%) and 75+ (4,270/56.0%) reported having a disability. Among persons living with disabilities in the City, Independent living (6,636 / 7.6%) and ambulatory disabilities (7,623 / 6.7%) were most prevalent. Persons with disabilities often have limited incomes, but extensive needs for a variety of services.

Table A-33
Persons with Disability

Any Disability		Hearing Difficulty		Vision Difficulty		Cognitive Difficulty		Ambulatory Difficulty		Self-care Difficulty		Independent Living Difficulty	
#	%	#	%	#	%	#	%	#	%	#	%	#	%
13,662	11.8%	2,869	2.5%	2,322	2.0%	6,536	6.1%	7,263	6.7%	3,909	3.6%	6,636	7.6%

Source: 2017 Demographic Profiles San Diego County

Persons with Developmental Disabilities

Senate Bill 812 (Chapter 507, Statutes of 2010) amended state housing element law (California Government Code Section 65583) to require the analysis of the disabled to include an evaluation of the special housing needs of persons with developmental disabilities. A developmental disability is defined as a disability that originates before an individual becomes 18 years old, continues, or can be expected to continue, indefinitely, and constitutes a substantial disability. This definition includes intellectual disability, cerebral palsy, epilepsy, and autism. According to Department of Developmental Services data, 3,166 persons with developmental disabilities live within Chula Vista.

The California Department of Developmental Services contracts with nonprofit regional centers to provide or coordinate services and support for individuals with developmental disabilities. In the San Diego region, the San Diego Regional Center, with a satellite office in National City, provides a variety of services to persons with developmental disabilities and advocates for opportunities to maximize potential and to experience full inclusion in all areas of community life. As of March 2019, the San Diego Regional Center served approximately 29,206 clients with developmental disabilities who live in San Diego County, with the National City satellite office serving 20 percent of these clients. This includes 151 clients who live in Chula Vista with 67 of these individuals being children under the age of 18 who live with their parents. The remaining 84 clients are adults over the age of 18; over half (57 percent) of these individuals live with their parents, while 23 live in their own apartments with "come-in support" and assistance and 13 live in licensed group homes. Additional persons with developmental disabilities may reside in Chula Vista but are not seeking assistance from the San Diego Regional Center.

While some developmentally disabled individuals can live and work independently within a conventional housing environment, more severely disabled individuals will require a group living environment with supervision. In general, the San Diego Regional Center (and its clients) prefer to house persons with developmental disabilities with family members. When that is not feasible, come-in support and licensed group apartments housing four to six persons (with individual bedrooms, but shared bathroom and kitchen facilities) are preferred. This type of housing may be designed to look like a big house and is compatible with and appropriate for existing residential neighborhoods with good access to transit and services.

Incorporating 'barrier-free' design in all new multifamily housing (as required by California and Federal Fair Housing laws) is especially important to provide the widest range of choices for disabled residents. In 2012, the City adopted a reasonable accommodation ordinance to provide flexibility in development standards for housing for persons with disabilities. Three requests for reasonable accommodation have been received since such time.

3.4.5 Residents Living in Poverty

Nearly 11% of Chula Vista residents are living below the U.S. Federal Poverty Level of $25,100 for a family of 4 for 2018, with all residing west of I-805 (see Figure A-6).

Table A-34
Households Living
Below Federal Poverty Rate

Jurisdiction	Poverty Rate
Chula Vista	**10.8%**
Coronado	5.7%
National City	19.9%
Imperial Beach	20.0%
San Diego	13.8%
San Diego Region	12.5%
California	11.8%
U.S.	12.3%

Source: US Census Bureau, 2018 American Community Survey 5-Year Estimates, Table DP03

3.4.5 Homeless Population and Transitional Housing Needs

The San Diego region has a large homeless population, and there are unique needs to be addressed in order to assist in finding and securing housing. Homelessness is quickly becoming an issue in communities throughout Chula Vista and further exposes the need for affordable housing. The homeless population continues to increase as a result of reductions in public subsidies, a lack of housing that is affordable to low and very low-income persons, and the daily life challenges that can lead a person to becoming homeless.

It is the responsibility of individual municipalities to address the needs of individuals living in homelessness within their jurisdictional boundaries. "Homelessness" as defined by the U.S.

Department of Housing and Urban Development, describes an individual (not imprisoned or otherwise detained) who:

- Lacks a fixed, regular, and adequate nighttime residence; and
- Has a primary nighttime residence that is:
- A supervised publicly, or privately-operated shelter designed to provide temporary living accommodations (including welfare hotels, congregate shelters, and transitional housing for the mentally ill);
- An institution that provides a temporary residence for individuals intended to be institutionalized; or
- A public or private place not designed for, or ordinarily used as, a regular sleeping accommodation for human beings.

The Regional Task Force on the Homeless (RTFH) was established in 1985 and has grown significantly in function and services provided to local jurisdictions. The RTFH promotes a regional approach to end homelessness in San Diego County and works with local municipalities to provide funding opportunities, data collection, and integration of services. According to the Task Force, the San Diego region's homeless population can be divided into two general groups: (1) urban homeless, and (2) rural homeless.

In addition to the RTFH's efforts to address and end homelessness, there have been other subregional efforts to implement outreach best practices and leverage funding to provide opportunities to those who need a hand-up instead of a hand-down. Local cities, Chula Vista included, have formed Homeless Outreach Teams through their police departments to better address all of the issues that homelessness brings to a community.

The Chula Vista Police Department's Homeless Outreach Team (HOT) partners with other local organizations to provide outreach, mental health, substance use, employment, housing, and social service resources. These multidisciplinary partnerships are instrumental in addressing core issues that may have led a person to become homeless, as well as give them the opportunity to become re-housed.

Chula Vista's HOT works, at times for years, to build relationships within the homeless community and help people take steps towards reintegrating in society. The housing needs of the homeless are unique from other demographic groups because they encompass a wide range of needs and supportive services, not only a lack of affordable housing.



Since the homeless population is very difficult to quantify, Census information on homeless populations is often unreliable. The annual Point-in-Time (PIT) Count is facilitated in San Diego County by the RTFH and data is analyzed and released every year. The PIT count of sheltered (emergency and transitional) and street homeless persons is conducted in January of each calendar year and includes a physical count as well as survey questions to further assist the County's homeless population. Table A-35 shows that the total number of homeless individuals counted for the San Diego Region decreased to 7,619 people from the previously observed 8,102 (2019), 8,576 (2018) and 9,116 (2017). The PIT count has shown a similar decline in Chula Vista each year for the past 5 years. In the 2020 count, there were 212 unsheltered and 101 sheltered individuals observed and surveyed within Chula Vista and the Sweetwater (County area), a 42% decrease since the 2015 count.

Table A-35
We All Count PIT Count Jan 2020

Jurisdiction	Year	Sheltered					Unsheltered					TOTAL	%
		ES	SH	TH	Total	% of Pop	Indiv	V	H	Total	% of Pop		
CHULA VISTA	2020	36	65	0	101	32%	212			212	68%	313.00	4%
	2019				79	25%				242	75%	321.00	4%
	2018	34	74	0	108	32%	76	87	66	229	68%	337.00	3%
	2017	43	9	62	114	30%	58	174	30	262	70%	376.00	3%
	2016	27	0	131	158	29%	103	251	26	380	71%	538.00	6%
	Difference (5 yrs)				*(57)*	*-36%*				*(168)*	*-44%*	*(225.00)*	*-42%*
South Bay	2020	36	68	0	104	23%	353	0	0	353	77%	457.00	6%
	2019	21	11	0	111	19%	58	69	94	463	81%	574.00	8%
	2018	55	85	0	140	24%	134	156	160	450	76%	590.00	7%
	2017	43	9	80	132	19%	164	254	142	560	81%	692.00	8%
	2016	27	0	164	191	22%	140	458	93	691	78%	882.00	10%
	Difference (5 yrs)				*(36)*	*0%*				*(97)*	*-17%*	*(102.00)*	*-15%*
San Diego	2020	1,759	809	36	2,604	53%	2,283			2,283	47%	4,887.00	64%
	2019				2,482	49%				2,601	51%	5,083.00	67%
	2018	1,467	759	56	2,282	32%	505	651	2,630	4,912	68%	7,194.00	89%
	2017	1,240	30	1,118	2,388	42%	1,234	817	1,180	3,231	58%	5,619.00	62%
	2016	885	14	1,419	2,318	46%	1,224	814	707	2,745	54%	5,063.00	58%
	Difference (5 yrs)	*227*	*729*	*(1,062)*	*(106)*	*0%*	*(729)*	*(166)*	*1,450*	*1,681*	*52%*	*1,575.00*	*28%*
Unincorporated Areas *(County)*	2020				0		193			193		193.00	3%
	2019				0					0		0.00	0%
	2018				6	1%	184	145	116	445	99%	451.00	6%
	2017				6	2%				320	98%	326.00	4%
	2016				8	2%				336	98%	344.00	4%
	Difference	*0*	*0*	*0*	*0*	*0%*	*184*	*145*	*116*	*125*	*39%*	*125.00*	*38%*
TOTAL SD County	2020	2,221	1,380	47	3,648	48%	3,971			3,971	52%	7,619.00	
	2019				3,626	45%				4,477	55%	8,103.00	
	2018	1,942	1,574	64	3,580	44%				4,545	56%	8,125.00	
	2017	1,559	42	1,888	3,495	38%				5,621	62%	9,116.00	
	2016				3,752	43%				4,940	57%	8,692.00	
	Difference (5 yrs)				*(104)*	*-3%*				*(969.00)*	*-20%*	*(1,073.00)*	*-12%*

Table A- 36

2019 Point in Time Data

Source: Regional Taskforce on the Homeless 2019 Annual Report on the Homeless

Emergency Shelter	Safe Haven	Transitional Housing	Unsheltered	Total
30	0	49	242	321

Housing Inventory	Beds	Utilization
Emergency Shelter	32	94%
Safe Haven	0	0
Transitional Housing	71	69%
Permanent Supportive Housing	0	0
Rapid Re-Housing	26	100%
Other Permanent Housing	0	0

Homeless Profile	% of Unsheltered	Total Homeless Persons
Chronically Homeless	18%	44
Veteran	5%	12
Female	26%	64
Families	6%	15
Youth	16%	38

Homelessness in the San Diego region

While the Point-in-Time Count does provide city-specific profiles on that experiencing homelessness, much of the more detailed data available is for the San Diego region. To capture the demographics of this population, the following statistics are for the entire San Diego region, through the 2018 Point-in-Time Count.

- 74 percent of those experiencing homelessness that are unsheltered became homeless in the San Diego region.
- 14 percent of the unsheltered population of those experiencing homelessness suffer from
- substance abuse and nine percent suffer from alcohol abuse.
- 25 percent of the unsheltered portion of those experiencing homelessness live in a vehicle.

- 35 percent of those who are experiencing homeless and are unsheltered are 55 years of age or older.

Housing options for homeless persons

The San Diego region's Continuum of Care programs for homeless persons consist of a network of emergency and transitional shelters. In addition, permanent supportive housing programs for previously homeless persons are also major components of the region's network of care.

- Emergency Shelters. Provide a place to sleep for the night. By providing a short-term crisis option, these shelters are often the first step to finding a permanent housing solution.
- Transitional Housing. Provides longer-term shelter solutions through temporary housing options that can last up to 24 months and includes supportive services, such as case management.
- Permanent Supportive Housing (PSH). Provides long-term housing with wraparound services that are meant to support the stability and health of individuals experiencing homelessness.
- Hotel/Motel Vouchers. Voucher Programs shelter eligible families, disabled and elderly persons in participating motels throughout the County. Eligibility requirements vary from year-to-year; typically, the voucher programs require that clients present evidence that they are not able to stay in a traditional homeless shelter; and, they will be able to obtain permanent housing within a short time frame (3-4 weeks).

- Homeless Prevention and Rapid Re-Housing. San Diego's key strategy for preventing homelessness is through increased affordable housing options, which has been difficult to provide due to economic trends and an overall shortage of housing. Rapid Re-Housing reconnects families and individuals to a housing option as quickly as possible using housing vouchers and rental assistance. It is a more stable and cost-effective way to house people than using Emergency Shelters.

Table A-35 identifies shelters for the homeless in the San Diego/South Bay region. The region provides 434 beds in a number of facilities with specialties varying from general homeless shelters, victims of domestic violence, substance abuse, and at-risk with disability. A total of 320 of these beds are located in the City of Chula Vista.

South Bay Community Services (SBCS) is the primary social service agency that provides homeless shelters within the City of Chula Vista. SBCS operates ten facilities in and around Chula Vista.

The Ecumenical Council of San Diego County and MAAC Project operate other facilities in the area.

TABLE A-37

HOMELESS AND TRANSITIONAL HOUSING SAN DIEGO – SOUTH BAY

Agency	Program Name	Target Population	Special Needs	# of Beds	Location
Emergency Shelters					
Ecumenical Council of SD County	ISN Rot'l Shelter South Bay (mid-October – March)	General Population	General Homeless	12	Regional
SBCS	Casa Nueva Vida I	Families w/children	General Homeless	54	Chula Vista
SBCS	Casa Seguras	Families w/children	General Homeless	35	Chula Vista
SBCS	La Nueva Aurora	Families w/children	Victims of Domestic Violence	3	Chula Vista
SBCS	Casa Nuestra Shelter	Homeless Youth	General Homeless	5	Chula Vista
Transitional Shelters					
MAAC Project	Nostros	Adult Men	Substance Abuse	13	Chula Vista
M.I.T.E.	Options South Bay Women's Recovery Center	Women with Children	Substance Abuse	Out-patient	Chula Vista
SBCS	Casas de Transition	Families w/Children	General Homeless & Domestic Violence	73	Chula Vista
SBCS	Casas	Families w/Children	General Homeless	7	Chula Vista
SBCS	Trolley Trestle	Youth & Parenting Youth	General Homeless	10	Chula Vista

TABLE A-37

HOMELESS AND TRANSITIONAL HOUSING SAN DIEGO – SOUTH BAY

Agency	Program Name	Target Population	Special Needs	# of Beds	Location
SBCS	Casa Nuestra Shelter	Homeless Youth (12-17)	General Homeless	8	Chula Vista
SBCS	Casa Nueva Vida I	Families w/children	General Homeless	54	Chula Vista
SBCS	Casa Segura II	Families w/Children	Victims of Domestic Violence	45	Chula Vista
SBCS	Victorian Heights	Women w/Children	Victims of Domestic Violence	38	National City
Hotel/Motel Vouchers					
SBCS	Hotel/Motel Vouchers	Families with Children, Elderly, and Disabled	General Homeless	N/A	Chula Vista
Permanent Supportive Housing					
SBCS-SD Housing Commission	La Posada	Families with Children	HIV/AIDS	28	San Ysidro
SBCS-SD Housing Commission	La Posada- Shelter Plus	Families with Children	HIV/AIDS	36	San Ysidro
Total Beds				**421**	

Source: Regional Task Force on the Homeless 2015

The number of beds available in Chula Vista is generally consistent with the number of homeless. However, the majority of these beds serve targeted and special needs populations.

3.4.6 Farm Workers

Due to the high cost of housing and low wages, a significant number of migrant farm workers have difficulty finding affordable, safe and sanitary housing. According to the State Employment Development Department, the average farm worker earned between $22,000 and $35,000 annually. This limited income combined with the issues of seasonal employment give agricultural workers added challenges when obtaining housing.

It is estimated that there are between 100 and 150 farm worker camps located throughout the San Diego region, primarily in rural areas. According to the 2014-2018 ACS, 217 persons in the City of Chula Vista were employed in the agriculture, forestry, fishing, hunting, and mining industry. This population group accounts for 2 percent of the County's 13,471 population employed in these industries. Farmworkers needs can be difficult to quantify due to fear of job loss and fear of authority. Therefore, farm workers are given low priority when addressing housing needs, and often receive the least hospitable housing. The San Diego County Regional Task Force on the Homeless estimates that there are at least 2,300 farm workers and migrant day laborers who currently experience homelessness in the San Diego region.

The Farm Bureau reports that San Diego County surpasses other urbanized counties in terms of average dollar value per acre. Additionally, San Diego County is the 19th largest far4m economy amount 3,000 counties in the nation. According to the Farmland Mapping and Monitoring Program of the California Department of Conservation, farmland is concentrated in the northern portion of San Diego County.[1] While there are parcels of land still zoned for agricultural use within Chula Vista, there are no active farms in Chula Vista. Therefore, agricultural jobs continue to decline in the City. With no active farms within Chula Vista or within close proximity, there is a lower need for farmworker housing in the City. The housing needs of this group are addressed the City's affordable housing strategies for lower-income households.

[1] https://maps.conservation.ca.gov/DLRP/CIFF/

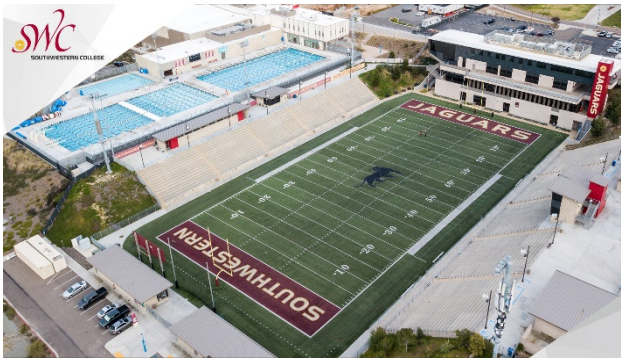
3.4.7 Migrant Day Laborers

In Chula Vista and other South County areas, numerous Hispanic immigrants seek work as day laborers. Because of the City's proximity to the Mexican border and its location along a major transportation route, Chula Vista provides a convenient temporary place to seek work before moving on to industrial or agricultural jobs further north. The availability of jobs, including temporary day-jobs, and the number of open spaces which can be utilized as transient campsites, make Chula Vista attractive to migrant laborers.

U.S. Department of Housing and Urban and Development (HUD) funds cannot be used to assist persons who are not legally in the United States therefore, other resources must be identified to provide housing assistance to these households. While state law does not allow landlords to question renters regarding their legal status, federal programs, including Section 8, require legal residency.

3.4.8 Students

Over the past decade, college enrollment has increased, and today's college students are more diverse and have new needs as a result of the differing demographics. Not only has the profile of a typical student changed, but on-campus housing construction has not kept up with demand and tends to be less affordable than existing housing options in the surrounding communities.



Approximately 86,000 students were surveyed in 2018 by The Hope Center for College, Community and Justice and results showed that homelessness affected 18% of respondents attending two-year colleges. The number who said they had experienced housing insecurity, such as difficulty paying rent, was much higher, at 60%, among those attending two-year

schools[2]. Types of housing instability include sleeping in garage, car, closet, outdoors and on-campus, as well as between family or friends' homes.

It may seem that students only produce a temporary housing need, however the need is ongoing as long as the educational institution is in session. The impact upon housing demand is critical in areas that surround universities and colleges, especially since students are oftentimes low-income. It is easier for them to seek shared housing to decrease expenses, and benefit from roommate referrals on and off campus. In addition to the difficulties of finding and securing affordable housing while in school, this shortage can lead college graduates to leave and negatively impact the region's economy.

There are approximately 28,000 students attending Southwestern College and it is the only public institution of higher education in southern San Diego County. Founded in 1961, Southwestern College is located in east Chula Vista surrounded predominately by single family homes and minimal multifamily housing. Community colleges typically do not provide housing because they are institutions that serve the educational needs of students already residing in the local community. With its significant student population and lack of affordable housing in close proximity to the campus, many students face housing insecurity.

With a University and Innovation District planned for 375-acres of city-owned land in Eastern Chula Vista, the City's future consideration for the surrounding community is integration of commercial, retail and residential functions that will appropriately serve its student population.

[2] College and University Basic Needs Insecurity: A National #RealCollege Survey Report. The Hope Center for College Community and Justice, April 2019.

1.0 OVERVIEW: COMMUNITY PROFILE & HOUSING NEEDS

The City of Chula Vista used data that are the most reliable for assessing existing conditions. The Housing Element requires such information in order to implement future goals and meet the city's needs. Furthermore, such standard sources provide a basis for consistent comparison with older data and provide the best basis for forecasts.

Primary Data Sources

American Community Survey (ACS)
The American Community Survey (ACS) is an ongoing survey that provides vital information yearly about our nation and its people. The yearly report goes further into the livelihoods of people in the US, providing more specific information than the census.

California Department of Finance
The State provides up-to-date numbers on population and housing. For housing, the State estimates total and occupied housing units, household size, household population, and group quarters population. ACS data are used to distribute 2010 census housing units into standard housing types (single detached units, single attached units, two to four units, five plus or apartment units, and mobile homes). Housing units are estimated by adding new construction and annexations and subtracting demolitions and adjusting for units lost or gained by conversions.

California Employment Development Department (EDD)
The EDD Data Library provides access to view and download data and information related to California industries, occupations, employment projections, wages, and labor force. The data can be used to better understand California's economy, to make informed labor market decisions, as a tool to direct efforts to promote the state's overall economic health, support workforce development, and much more.

Comprehensive Housing Affordability Strategy (CHAS)
Each year, HUD receives custom tabulations of ACS data from the U.S. Census Bureau. These data, known as the "CHAS" data, demonstrate the extent of housing problems and housing needs, particularly for low income households. On August 25, 2020 HUD released updated CHAS data for the 2013-2017 period, which is used in this Element.

SANDAG

SANDAG 2030 and 2050 Regional Growth Forecast, Series 13. SANDAG produces growth forecasts of population, housing, employment, income, and land use for jurisdictions in San Diego County. These forecasts were used in the Housing Element to discuss future trends and needs.

U.S. Census

The Census data is information provided by the US population every ten years. It consists on information such as social, economic, housing and demographic information. Unfortunately, the Census was last updated in 2010, with data from the 2020 Census not available at this time. Because of this, 2010 Census data is typically used for historic context.

2.0 COMMUNITY PROFILE

2.1 Population Trends and Characteristics

Understanding the characteristics of a population is vital in the process of planning for the future needs of a community. Population characteristics affect the type and amount of housing need in a community. Issues such as population growth, race/ethnicity, age, and employment trends are factors that combine to influence the type of housing needed and the ability to afford housing. The following section describes and analyzes the various population characteristics and trends that affect housing need.

2.1.1 Historical, Existing & Forecasted Growth

In 2019, the City of Chula Vista is the second largest city in San Diego County and 14th largest in California by population. The San Diego Association of Governments (SANDAG) has forecasted that the City of Chula Vista's population will increase by approximately 40 percent between 2010 and 2050 as shown in Table A-1. With this knowledge, the City of Chula Vista can begin to plan and act with the certainty that there is a need for more housing. Additionally, analyzing where future housing product is planned or currently in development as it compares to areas of population growth (Figure A-1) aids in better planning practices.

Table A-1
San Diego Region and City of Chula Vista Population Forecast

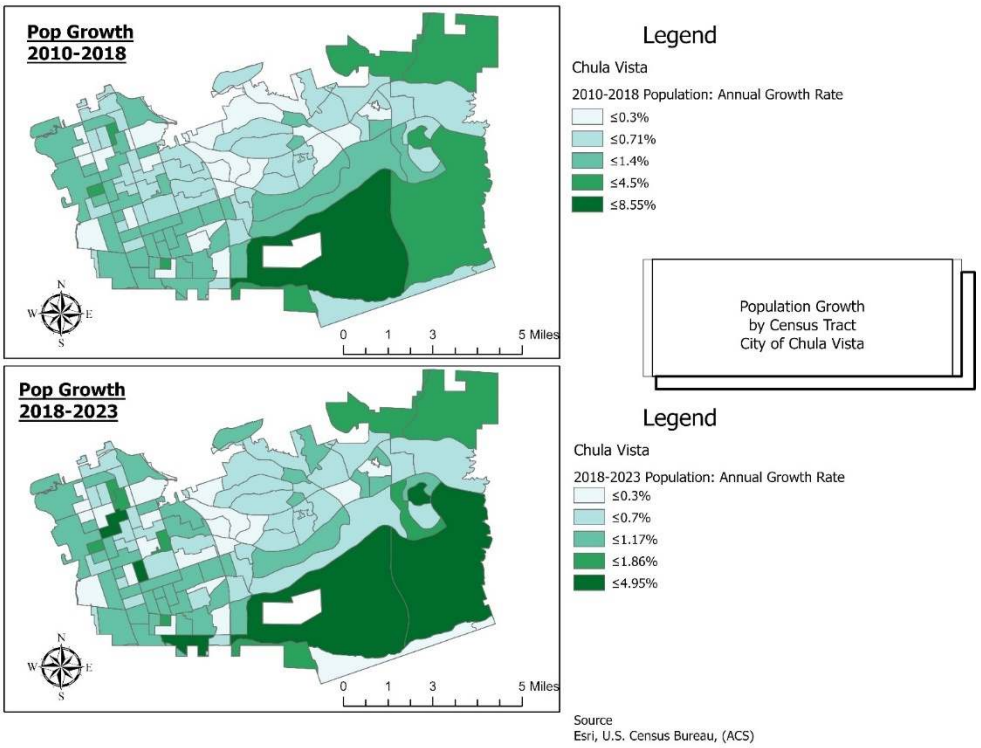
Location	2010	2020	2035	2050	2010-2020	2020-2035	2035-2050	2010-2050
Chula Vista	243,916	286,744	320,297	343,752	42,828	33,553	23,455	99,836 40.9%*
% of the county	13%	**12%**	**12%**	**12%**	**8%**	**12%**	**9%**	**9%***
San Diego	1,321,315	1,453,267	1,665,609	1,777,936	152,53	210,53	102,01	465,083 35.7%*

Table A-1
San Diego Region and City of Chula Vista Population Forecast

Location	2010	2020	2035	2050	2010-2020	2020-2035	2035-2050	2010-2050
San Diego County	3,143,429	3,435,713	3,853,698	4,068,759	340,400	417,985	215,061	973,446 31.4%*

Notes: *Percent change from 2010 to 2050
Source: SANDAG. "2050 Regional Growth Forecast." Series 13: 2050 Regional Growth Forecast, 2013.

Figure A- 1
Chula Vista Population Growth 2010-2018 and Projected Growth 2018-2023



2.1.2 Age Composition

Age is an important demographic factor for analyzing future housing needs and crafting policies to help meet the specific demands of different age groups. Traditionally, both the young adult population (20 to 34 years of age) and the elderly population tend to favor apartments, low- to moderate-cost condominiums, and smaller single-family units. Persons between 35- and 65-years old often provide the major market for moderate to high-cost apartments and condominiums and larger single-family units because they tend to have higher incomes and larger sized households.

With a median age of 35 years of age, Chula Vista residents are generally comparable in age to those in the San Diego County region at 35.9 years of age. Table A-2 displays the age distribution in Chua Vista and San Diego County using American Community Survey data from 2018. This table shows that in 2018 the largest portion of the population was children aged zero to 14 years of age accounting for 21.2% of the population, then followed by those aged 45 to 59 (18.8%), younger persons aged 25 to 34 (14.5%), and then persons aged 35 to 44 (14.1%). Chula Vista's population can, therefore, be characterized predominately as being composed of families with children. The age distribution in Chula Vista is similar to the region's, showing larger population groups of children and persons between 45 and 59 years of age.

Table A-2
Age Distribution Comparison (2018)

Area	0-14	15-19	20-24	25-34	35-44	45-59	60-64	65+
Chula Vista	21.2%	7.1%	7.3%	14.5%	14.1%	18.8%	4.9%	12.1%
San Diego County	19.3%	7.3%	8.7%	15.2%	13.6%	19.7%	4.8%	11.4%

Source: Bureau of the Census (2018)

2.1.3 Race and Ethnicity

Chula Vista is diverse community, predominately Hispanic, with differing cultures and preferences. Figure A-2 shows that the largest portion of the population in Chula Vista is Hispanic at 60%, then White (non-Hispanic) at 17%, Asian 15.2%, Black 4%, and Multiple/Other 3%. "2019 Race and Hispanic Origin ." GIS Mapping Software, Location Intelligence & Spatial Analytics, 2019.

Figure A-2
Race/Ethnicity Distribution (2018)

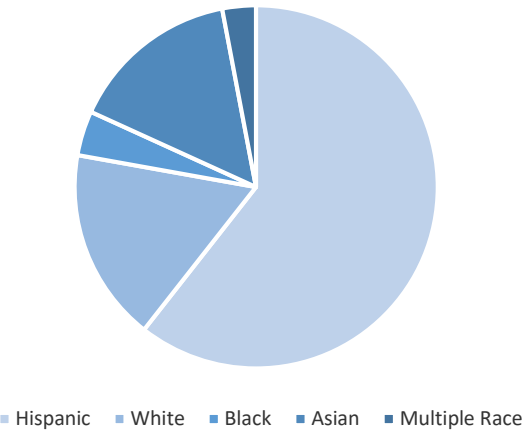


Table A-3
Race/Ethnicity in Chula Vista and San Diego County

Area	White Only	Black	Asian	Native American	Pacific Islander	Other	Two or More	Hispanic/ Latino
% Chula Vista Population	17.8%	4.0%	15.5%	0.1%	0.5%	0.3%	3.0%	58.8%
% San Diego County Population	13.2%	20.1%	10.7%	20.2%	15.6%	23.1%	14.3%	19.6%

Source: ACS 5-year estimates (2018)

Table A-3 shows that the ethnic distribution of the Chula Vista population was predominantly Hispanic or Latino with San Diego County exhibiting more ethnic diversity, with "some other race" being the largest race/ethnicity followed closely by Native American, Black and Hispanic/Latino. The race/ethnic composition of City residents has remained stable in Chula Vista from 2018 compared to the 2010 Census.

The racial and ethnic composition of a population may affect housing needs because of cultural preferences associated with different racial/ethnic groups. Cultural influences may reflect preference for a specific type of housing. For example, research has shown that some cultures (e.g. Hispanic and Asian) tend to maintain extended families within a single household. This tendency can lead to overcrowding or an increased demand for larger housing units. Ethnicity also tends to correlate with other characteristics such as location choices, mobility, and income.

2.2 Employment Trends

Housing needs are affected by employment trends. Significant employment opportunities within the City can lead to growth in demand for housing in proximity to jobs. The quality or pay of available employment can determine the need for various housing types and prices.

In 2018, the City's top industries included: Professional and Business Services, Government, Education and Healthcare, Retail Trade, and Arts and Entertainment. These are expected to continue to employ the highest proportions of the civilian population in 2035. Meanwhile, agricultural and mining jobs continue to decline in the City.

Employment has a large impact on housing needs and the demand for different types of housing. As shown in Table A-4, the City is projected to add a little over 31,000 jobs between 2020-2050. These will likely include low- and high-skill jobs, so housing in the City will need to accommodate a range of housing types at prices affordable to the range of household incomes. ("Economic Characteristics." Data.census.gov, 2018.)

Table A-4
Employment Growth (2010-2050)

Jurisdiction	2010	2020	2050	% change 2010-50	Numeric change 2010-50
Chula Vista	64,035	82,966	114,435	78.7%	50,400
Imperial Beach	3,592	4,556	4,830	34.5%	1,238
National City	26,826	30,293	39,785	48.3%	12,959
San Diego	764,671	867,567	1,009,177	32.0%	244,506
San Diego County	1,421,941	1,624,124	1,911,405	34.4%	489,464

Source: SANDAG Series 13 Subregional Growth Forecast (2013)

In addition to preference, households are limited on housing choices based on income and resources. Incomes associated with different jobs and the number of individuals employed in a household determines the type and size of housing a household can afford. Table A-5 shows that the largest employers in Chula Vista are similar to those around the County, with the largest employment sector being Education Services, Health Care and Social Assistance followed by Professional, Scientific Management and Waste Management Services. This table is also an example of the differences in income by industry with Information being one of the highest

paying employers but not a major industry in Chula Vista. In some cases, the types of jobs themselves can affect housing needs and demand. For example, specific types of housing units are preferred in communities with military installations, college campuses, and/or large amounts of seasonal agriculture.

Table A-5
Number of Workers by Industry (2018)

Industry	Chula Vista	San Diego County	Mean Annual Wage in the Region (San Diego MSA)
Agriculture, Forestry, Fishing, Hunting and Mining	0.2%	0.9%	$29,798-$33,243
Construction	6.1%	5.9%	$53,760-$60,047
Manufacturing	8.3%	9.2%	$39,500-$94,969
Wholesale Trade	2.7%	2.4%	$65,599-$94,969
Retail Trade	11.0%	10.5%	$37,650-$45,974
Transportation, Warehousing and Utilities	5.4%	4.1%	$31,976-$54,945
Information	1.8%	2.2%	$79,899-$104,627
Finance and Insurance, Real Estate, Rental and Leasing	5.6%	6.2%	$45,974-$70,103
Professional, Scientific, Management and Waste Management Services	11.3%	15.1%	$72,840-$136,531
Education Services, Health Care and Social Assistance	23.4%	21.3%	$30,481-$102,053
Arts, Entertainment and Recreation, Accommodations and Food Service	10.7%	11.9%	$61,614
Other Services, Except Public Administration	4.7%	5.4%	$26,030-$47,927
Public Administration	8.6%	5.0%	$94,926
Total Mean Annual Wage	100%	100%	$64,461

Source: Census 2018 American Community Survey (2018) and California Employment Development Department (2010). Department, Employment Development. "Occupational Employment (May 2019) & Wage (2020 - 1st Quarter) Data." OES Employment and Wages.

Table A-6
Labor Force and Unemployment

Jurisdiction	Population 16+	Employed Civilians	Armed Forces	Unemployed	% Unemployed
Chula Vista	**92,430**	**49,806**	**494**	**6,850**	**12.0%**
National City	48,150	23,993	4,192	2,284	7.5%
San Diego (Central)	419,725	250,176	11,626	22,210	7.8%
North Central	537,127	332,286	16,008	20,193	5.5%
North Coastal	428,717	240,944	25,393	14,620	5.2%
North Inland	472,043	279,950	2,953	16,902	5.6%
East	388,512	222,113	3,099	20,151	8.2%
San Diego County	2,636,785	1,536,073	72,524	116,758	6.8%

Source: U.S. Census Bureau; 2013-2017 American Community Survey 5-Year Estimates, Table D03

SANDAG's Series 13 shows a region wide average of 1.2 workers per dwelling unit. In Chula Vista this would result in 105,840 workers (1.2 x 88,200 dus) available for 83,000 jobs, a 1.27 worker-to-jobs ratio. Employment growth typically leads to strong housing demand, and the reverse is true when employment declines. The rate of unemployment has an effect on household income and what is considered affordable. In accordance with the ACS 5-year estimates, as shown in Table A-6, Chula Vista has the highest unemployment rates for all persons in the civilian workforce at 12% likely giving residents less of a choice in location, quality, or type of housing. In the San Diego County region, the unemployment rate is 6.8%, with rates in other areas ranging from 5.5% in northern regions and 7.8% in the Central San Diego region and 8.2% in the east.

As shown in Table A-7, the Sweetwater Union High School District is the top single employer in Chula Vista. In aggregate, the education industry employs 12 percent of the employees on the Top Ten Employer list. The health industry and retail and service industry are also very significant employers. Retail and Service companies employ about 6 percent of employees in Chula Vista. Hospitals that employ 5 percent of the total employees on the City's major employers list. The top ten employers have a total of 18,747 employees, which make up approximately 28.8 percent of the City's total employees.

Table A-7
Top Ten Employers in Chula Vista (2019)

Business	Business Type	Employees	Percent of Employees
Sweetwater Union High School District	Education	4,133	6.36%
Chula Vista Elementary School District	Education	3,680	5.66%
Sharp Chula Vista Medical Center	Medical	2,287	3.52%
Rohr Inc./Goodrich Aerospace	Aerospace Manufacturing	1,928	2.97%
Southwestern Community College	Education	1,743	2.68%
Wal-Mart	Retail	1,323	2.03%
City of Chula Vista	Government	1,208	1.86%
Scripps Mercy Hospital	Medical	1,073	1.65%
Aquatica	Entertainment	698	1.07%
Costco	Retail	674	1.04%
Target	Retail	-	-
Vons	Retail	-	-
Total	-	18,747	28.84%

"Total Employment" as used above represents the total employment of all employers located within City limits.
Source: State Employment Development Department
City Finance Department
Sweetwater Union High School District
Chula Vista Elementary School District
Southwestern Community College
EDD

Employment rates are an indicator of economic trends in the City. Chula Vista's labor force grew from 119,700 in 2012 to 123,600 in 2019. Unemployment rates decreased from 11 to 3 percent from 2012 to 2019. This pattern of decreasing unemployment is representative of the effect that the economic is improving in the San Diego region, State, and Nation.

Table A-8
Labor Force Trends

Year	Labor Force	Employment	Unemployment	Unemployment Rate
2012	119,700	106,100	13,600	11.4%
2013	120,200	108,500	11,800	9.8%
2014	119,600	110,000	9,600	8.1%
2015	120,700	112,800	7,900	6.5%
2016	120,600	114,400	6,200	5.2%
2017	122,000	116,700	5,400	4.4%
2018	122,900	118,400	4,500	3.7%
2019	123,600	119,300	4,300	3.5%

Notes: Data cited are for the Chula Vista population, and does not represent the number of jobs in Chula Vista.

Source: State of California Employment Development Department (EDD) 2020

2.3 Education Characteristics

The ACS 5-year estimates, as shown in Table A-9, shows that the educational level of Chula Vista residents is typically not as high as other regions within San Diego County. Approximately 29% of Chula Vista residents have not graduated from high school. This is a significant portion of the population when compared to the County average at 13%. Additionally, as seen in Table A-9, Chula Vista ranks as having the lowest percentage of residents who have obtained a bachelor's degree with only 10.9%, and only 4.2% go on to complete a graduate degree. Once again, Chula Vista ranks lower in educational achievement when compared to County averages of 23% completing a bachelor's degree and 14.4% obtaining a graduate degree.

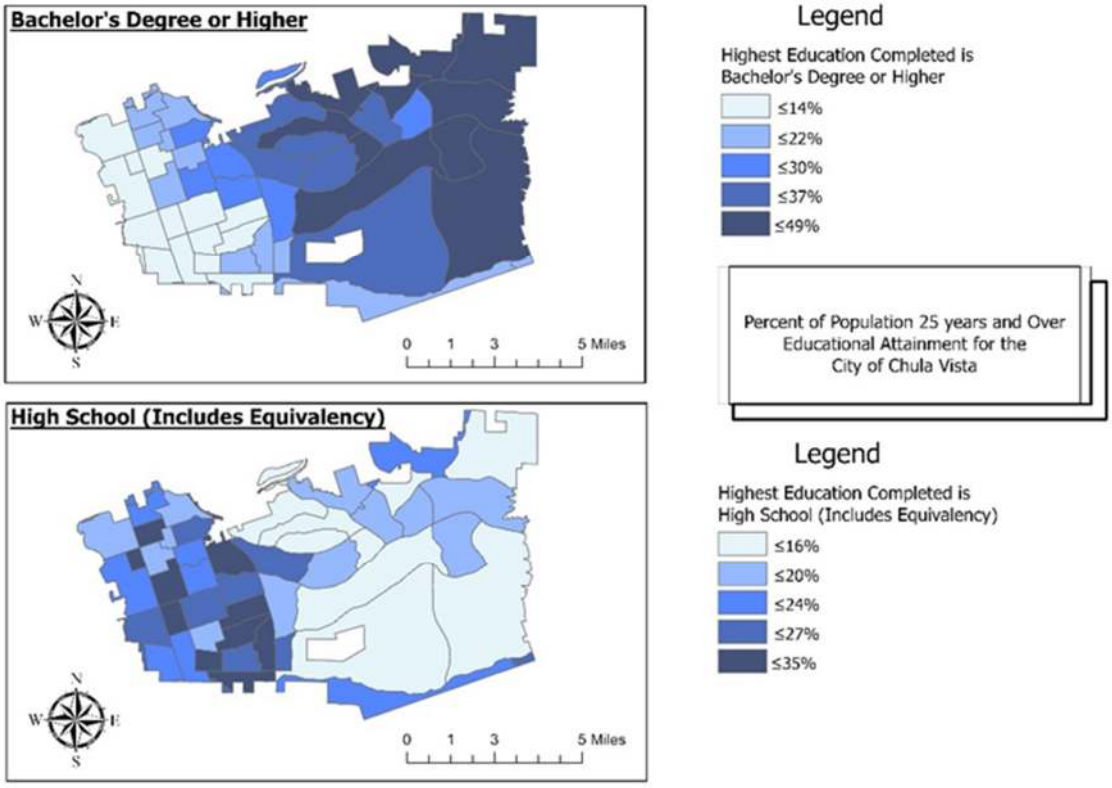
Table A- 9
Educational Attainment Among Population 25+ Years of Age

Jurisdiction	Population 25+	Did NOT Graduate HS	High School Graduate	Some College or AA	Bachelor's Degree	Graduate Degree
Chula Vista	76,245	29.5%	25.2%	30.2%	10.9%	4.2%
National City	37,765	27.2%	26.2%	32.3%	11.3%	2.9%
San Diego (Central)	343,499	19.8%	19.4%	29.1%	20.4%	11.3%
North Central	446,752	5.2%	12.4%	27.0%	31.2%	24.2%
North Coastal	352,761	10.7%	17.5%	31.1%	24.8%	15.8%
North Inland	403,926	13.0%	18.0%	29.9%	24.4%	14.7%
East	330,507	12.2%	25.0%	36.9%	17.2%	8.8%
San Diego County	2,197,045	13.3%	18.6%	30.7%	23.0%	14.4%

Source: U.S. Census Bureau; 2013-2017 American Community Survey 5-Year Estimates, Table DP02

Not only is there an overall lower educational achievement for residents of Chula Vista, the level of education is also related to geographic location within the City. Figure A-3 shows the education levels of residents over the age of 25 and there is an obvious divide between the west and east halves of Chula Vista. A significant majority of residents in areas west of I-805 achieved a high school diploma or equivalent while the majority of residents east of the I-805 have achieved a bachelor's degree or higher. The educational attainment by Chula Vista residents is consistent with the number of residents who are employed in low skill/wage industries.

Figure A- 1
Chula Vista Educational Level



Source Data
U.S. Census Bureau's American Community Survey (ACS)
2014-2018 5-year estimates

2.4 Household Characteristics

This section provides an overview of the characteristics of Chula Vista's households. The U.S. Census Bureau defines a household as all persons living in a single housing unit. One person living alone is considered a household as is a group of unrelated people living in a single housing unit. A family is defined as related persons living within a single housing unit.

The Census defines a household as all persons who occupy a housing unit, which may include single persons living alone, families related through marriage or blood and unrelated individuals living together. Other group living situations, such as skilled nursing facilities, dormitories, etc. are not considered households. The household characteristics described in this section are size and income, and these contribute to the diverse need for housing. According to the 2010 Census, there were 1,086,865 households (equal to occupied housing units) in all of San Diego County.

2.4.1 Household Formation & Composition

Chula Vista has experienced a rapid increase in the number of households. As shown in the Series 13 Growth Forecasts by SANDAG, from 2010 to 2035, the City will see an increase of 26 percent of households, greater than growth seen for the San Diego County region.

Table A-10
Total Households Percentage of Increase 2010-2018

Area	2010	2020	2035	% Increase 2010 - 2035
Chula Vista	78,384	89,063	98,924	26%
San Diego	515,426	559,197	640,194	24%
San Diego County	1,158,076	1,249,654	1,394,688	20%

Source: SANDAG SERIES 13 REGIONAL GROWTH FORECAST

Different household types generally have different housing needs. Seniors or young adults usually comprise the majority of the single-person households and tend to reside in apartments, condominiums or smaller single-family homes. Families with children likely prefer single-family homes. Household size is a significant factor in housing demand.

Often, household size can be used to predict the unit size that a household will select. For example, small households (one and two persons per household) traditionally can find suitable

housing in units with zero to two bedrooms while larger households (three or more persons per household) can usually find suitable housing in units with two to four bedrooms. However, individual choice also reflects preference and economics.

According to the U.S. Census, Chula Vista's population grew by 41% from 2000 to 2010, while the San Diego County population grew by 10%. Similarly, the number of Chula Vista households increased 40%, whereas, San Diego County households increased by 10%. Chula Vista's population growth is due to the rapid growth and continued development of master planned communities in the developing areas east of I-805. As of 2018, as reported by the ACS 5-year Estimates, the total number of households for Chula Vista is 78,940.

Table A-11
Changes in Household Types

Household Types	2010		2018		Change
	#	%	#	%	%
Families	59,408	44%	62,537	40%	5.3%
Married with Children	42,153	31%	44,913	29%	6.5%
Other Family (No Spouse)	17,255	13%	17,624	11%	2.1%
Non-Families	16,107	12%	16,403	11%	1.8%
Single			13,064	8%	
Total Households	**75,515**		**78,940**		**4.5%**

Source: Bureau of the Census (2000 and2010). US Census Bureau 2018 ACS Housing Characteristics

For 2020, Chula Vista's averaged 3.3 persons per household. The average number of persons per household in the South County San Diego region ranged from 3.47 in National City to 2.88 in Imperial Beach, with a region-wide average of 2.82 persons per household. SANDAG estimates that average household size in the region will remain stable through 2050, as shown in Table A-12.

Table A-12
Average Persons per Household (2018)

Jurisdiction	Average Household Size (2020)	Projected Average Household Size (2050)
Chula Vista	3.3	3.28
National City	3.47	3.41

Table A-12
Average Persons per Household (2018)

Jurisdiction	Average Household Size (2020)	Projected Average Household Size (2050)
Imperial Beach	2.88	2.89
San Diego	2.66	2.64
San Diego County	2.82	2.81

Source: SANDAG Series 13 Regional Growth Forecast

2.4.2 Jobs to Housing Balance

There often is a mismatch between the location of housing and jobs in Southern California. One way of determining if Chula Vista's households commute out of the City to work is by looking at the jobs-to-housing balance. The jobs-to-housing balance is the number of jobs in Chula Vista divided by the number of housing units in Chula Vista. In 2010, Chula Vista had 0.8 jobs to household ratio, slightly up in 2020 at 0.9. Although there was a slight increase in the jobs-to-housing ratio from 2010 to 2020, the growing number of households, coupled with high unemployment rates in previous years in the City, indicates that many households have to commute out of the City for their work.

Table A-13
Jobs-Household Ratios

Description	2010	2020
Employment	64,035	82,966
Housing Units	78,384	89,063
Jobs/Household Ratio	0.8	0.9

Source: SANDAG, 2013 & U.S. Census 2018 American Community Survey 5-Year Estimates

2.4.3 Commuting Patterns

Commuting patterns give an insight into the relationship of housing to employment opportunities and are a component in the allocation resources and development opportunities.

The City of Chula Vista has a moderately higher travel time (29.7 minutes) compared to the rest of San Diego County residents. As seen in Table A-8, there are approximately 119,112 employed residents in Chula Vista and 79% of them drove alone to work compared to almost 10% who carpooled, and about 6% either walked, biked to work, or used public transportation. These numbers are close to the San Diego Region average, the most notable differences being the number of people working from home – 4% in Chula Vista and 7% in the region as a whole – and the number of people who drive alone to work.

Table A-14
Means of Transportation to Work (2018)

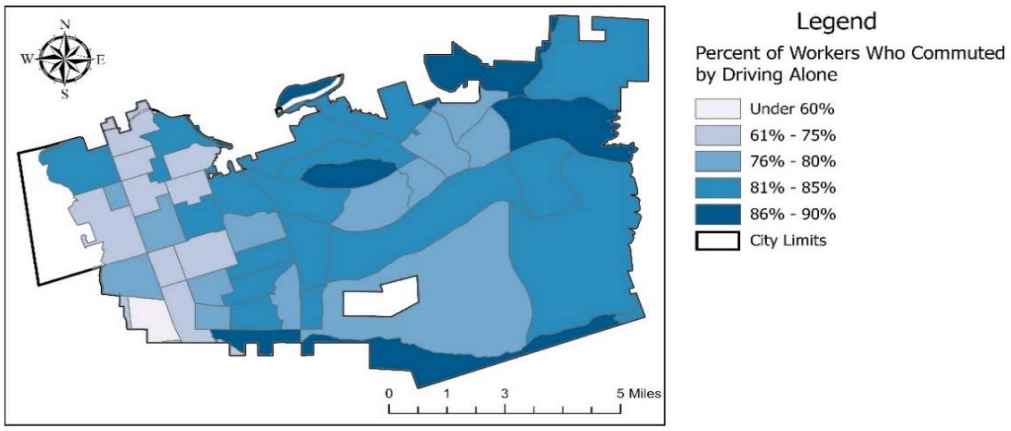
Industry	Chula Vista		San Diego Region	
	#of Workers 16+	% of Total	#of Workers 16+	% of Total
Car, Truck, or Van – Drove Alone	94,669	79.5%	1,223,159	76.3%
Car, Truck, or Van – Carpooled	11,319	9.5%	138,748	8.7%
Public Transportation	3,602	3.0%	46,506	2.9%
Walked	1,493	1.3%	46,313	2.9%
Other means	2,452	2%	36,799	2.3%
Worked at home	5,577	4.7%	111,961	7.0%
TOTAL	119,112	100%	1,603,486	100%

Source: US Census Bureau, 2013-2017 American Community Survey 5-Year Estimates, Table DP03

As with other demographic contributors in Chula Vista, commuting behaviors differ between those living east and west of I-805. Figures A-4 and A-5 show more than 76% of residents living east of I-805 are commuting to work by driving alone. Comparatively, less than 75% of residents who live west of I-805 are driving alone to work. On commonality is that on either side of the I-805, very few residents choose to commute by carpooling.

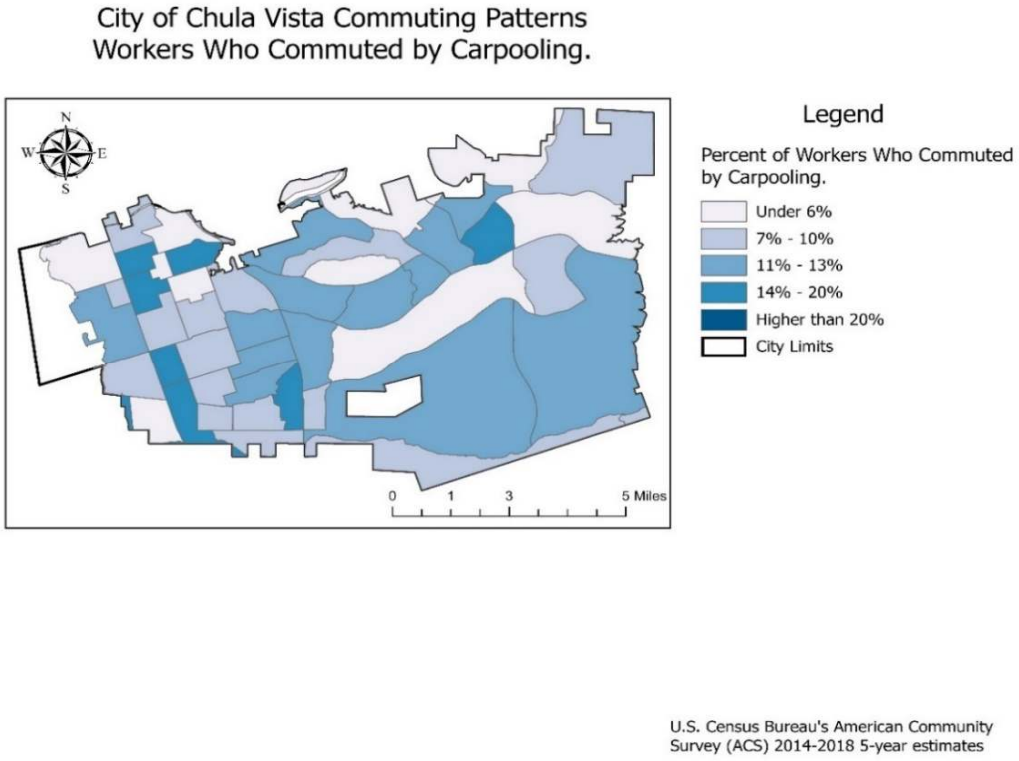
Figure A- 2

City of Chula Vista Commuting Patterns
Workers Who Commuted by Driving Alone



U.S. Census Bureau's American Community Survey (ACS) 2014-2018 5-year estimates

Figure A- 3



In addition, the residents choosing public transportation as their mode of transportation is higher west of I-805 (generally over 6%, and in some census tracts over 13%). However, east of I-805, less than 3.4% of residents are utilizing public transportation for their work commute.

2.4.4 Household Income

The Federal Department of Housing and Urban Development (HUD) generates an annual median income for the purpose of determining program eligibility. The San Diego County Metropolitan Statistical Area (MSA), for which HUD set the 2020 median family income (MFI) at $92,700 for a four-person household.

The State of California uses four income categories to determine housing affordability. These categories are as follows:

- Extremely Low-income – Less than 31% of the median income;
- Very Low-income – 31 to 50% of the median income;
- Low-income – 51% to 80% of the median income;
- Moderate-income – 81% to 120 % of the median income; and,
- Above Moderate-income – Greater than 120% of the median income.

Table A-15 shows the income ranges for each income category based on the 2020 HUD MFI for Chula Vista.

Income directly affects the range of housing costs and influences housing affordability, as well as type and whether housing is owner or renter occupied. As household income increases, it is more likely that the household is a homeowner. As household income decreases, households tend to pay a disproportionate amount of their income for housing and the number of persons occupying overcrowded housing increases.

The state and federal government classify household income into several groupings based upon the relationship to the San Diego Region Area Median Income (AMI), adjusted for household size. The State of California utilizes the following income groups:

Table A-15
San Diego County Income Limits

Income Category	Annual Income (Family of 4)
Extremely Low: 0-30% AMI	< $34,650

Table A-15
San Diego County Income Limits

Income Category	Annual Income (Family of 4)
Extremely Low: 0-30% AMI	< $34,651
Very Low: 31-50% AMI	$34,651 - $57,750
Low: 51-80% AMI	$57,751 - $92,400
Moderate: 81-120% AMI	$92,401 - $111,250
Above Moderate: 120%+ AMI	> $111,250
Median Income	$92,700

Source U.S. Department of Housing and Urban Development 2020

Household income in Chula Vista is varied and consistent with the San Diego region average. In 2017, the median household income in Chula Vista was approximately $76,354 and approximately 12.3% households were considered to be in the Extremely Low-Income category, earning 30% or less of the AMI, as shown in Table A-16.

Table A-16
Median Household Income Estimates (2017)

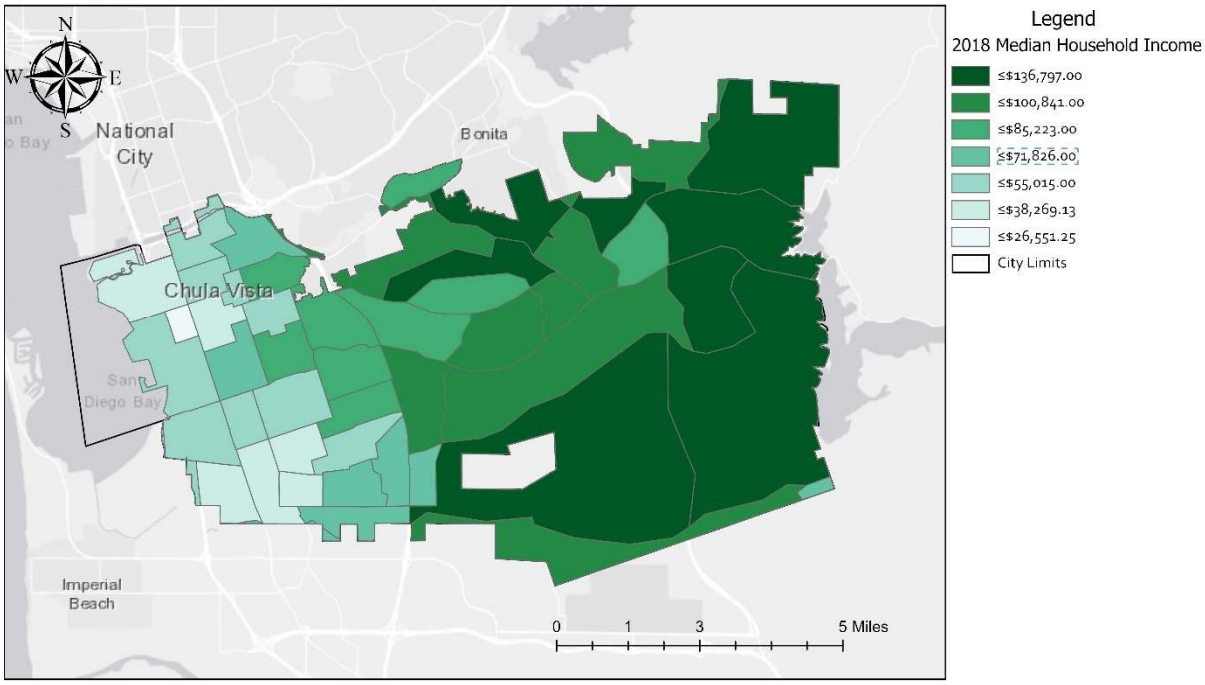
Jurisdiction	Median Household Income	% Above/Below Regional Median
Chula Vista	$76,354	2%
Coronado	$101,520	26%
National City	$46,032	-63%
Imperial Beach	$51,838	-44%
San Diego	$75,456	1%
San Diego Region	$74,855	

Source: US Census Bureau, 2018 American Community Survey 5-Year Estimates, Table DP03

Those households with incomes less than the San Diego County median of $74,855 reside primarily in the western area of Chula Vista in zip codes 91910 and 91911, where housing is older and lower in cost. Higher income households are residing in those areas east of I-805 in the City's newer master planned communities, as shown in Figure A-6.

Figure A-6

Chula Vista
Median Household Income



Source
Esri, U.S. Census Bureau, American Community Survey,
ACS 1 Year Estimates

The median income for Chula Vista residents more drastically demonstrates the difference in income by tenure and by ethnicity. As shown in Table A-17, Chula Vista's median income of $76,354 in 2017 was slightly higher than that of San Diego County as a whole at $74,855. When comparing income by tenure, a large difference is seen between owner-occupied households and renter occupied households.

Table A-17
Household Income Levels

Income Level	Renter-Households	Owner-Households	Total Household	Percent of Household
Extremely Low-income (0-30% AMI)	7,855	3,880	11,735	15.0%
Very Low-income (31-50% AMI)	6,585	3,635	10,220	13.0%
Low-income (51-80% AMI)	7,735	6,085	13,820	17.6%
Moderate and Above Moderate (>80% AMI)1	3,190	4,940	8,130	10.4%
100 % AMI	7,560	27,000	34,560	44.0%
Total	**32,925**	**45,540**	**78,465**	**100.0%**

Source: U.S. Dept HUD CHAS, based on 2013-2017 ACS (5-year estimates).
Note 1: HUD programs are available only to households with incomes at or below 80% AMI. Therefore, the CHAS data groups all households above that income threshold (both moderate and above moderate-income) into one income group. HUD CHAS 2012-2016

Extremely Low income Households

Extremely low income (ELI) households are defined as those earning up to 30% of the area median household income. For San Diego County, the area median household income in 2020 was $92,700. For ELI households in San Diego County (including those in the City of Chula Vista), this results in an income of $34,650 or less for a four-person household or $24,300 for a one-person household. ELI households have a variety of housing situations and needs. For example, most families and individuals receiving only public assistance, such as social security insurance or disability insurance, are considered ELI households.

As shown in Table A-17, approximately 11,735 (15%) of the City's households are in the extremely low income group, including 9% of homeowners and 24% of households that rent. Pursuant to Government Code Section 65583(a)(1), 50% of the City's very low income regional housing needs assigned by HCD are extremely low income households. As a result, from the very low income need of 2,750 units, Chula Vista has a projected need of 1,375 units for extremely low income households.

Based on current figures, extremely low income households will most likely be facing an overpayment, overcrowding, or substandard housing conditions. Some extremely low income households could include individuals with mental or other disabilities and special needs. The housing needs of extremely low-income households will be meet through implementation of programs as outlined within the Housing Element Policy Document including facilitating the construction and provision of affordable housing, the City's Balanced Communities Policy, and the provision of senior housing/assisted living units, transitional housing/homeless shelters and permanent supportive housing.

2.5 Housing Inventory and Market Conditions

A City's housing stock is the collection of all housing units located within that jurisdiction. The characteristics of these including growth, type, age and condition, tenure, vacancy rates, housing costs, and affordability. These are all important factors in determining the housing needs of a community. This section details the housing stock characteristics of the City of Chula Vista to identify how the current housing stock meets the needs of residents.

2.5.1 Housing Stock Profile

Table A-18 shows that, between 2008 and 2050, Chula Vista is expected to grow by 38% in housing stock which is 29,515 more units. This growth is slightly higher than the San Diego County region's expected growth.

Table A-18
Projected Housing Units

Location	2008	2020	2035	2050	2010-50
Chula Vista	77,484	88,186	98,262	106,999	29,515 (38%)
San Diego County	1,140,654	1,262,488	1,417,520	1,529,090	388,436 (34%)

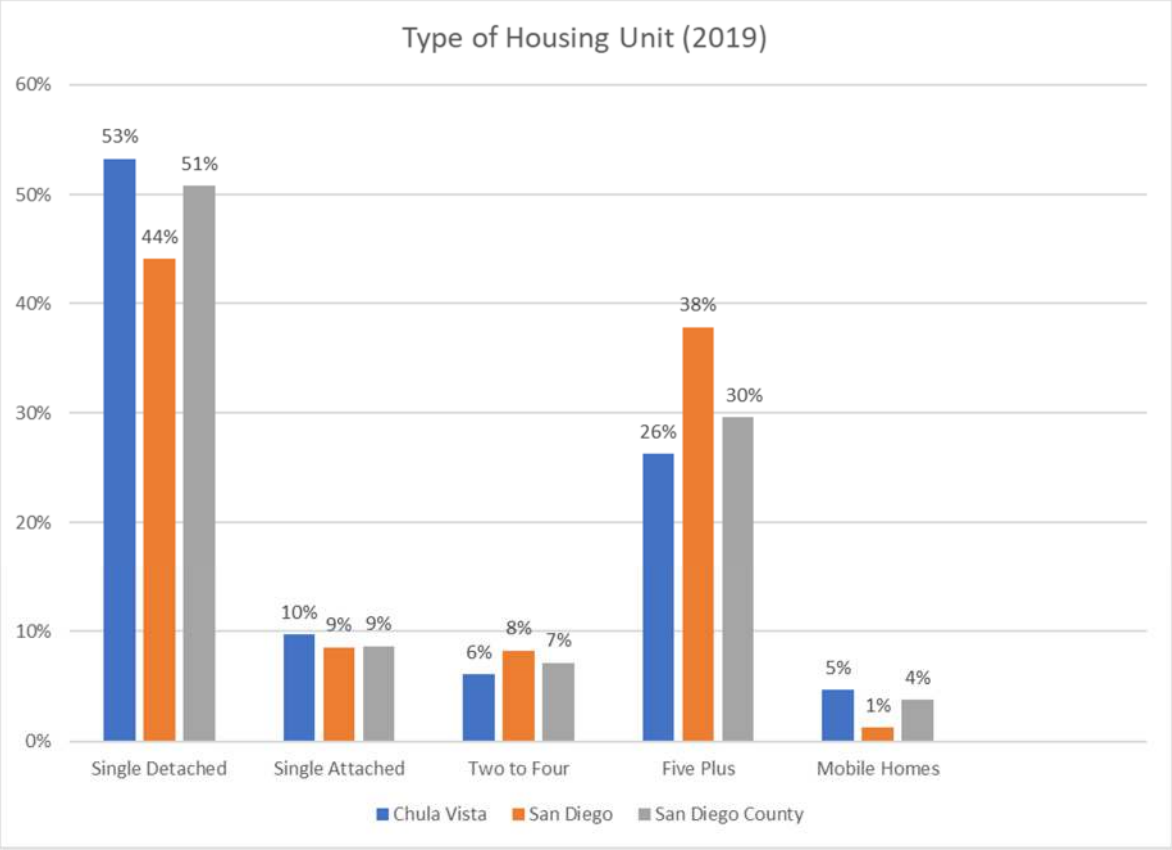
Source: SANDAG, 2013 & U.S. Census 2018 American Community Survey 5-Year Estimates

Unit Type

Household size is a significant factor in housing demand. Different household types generally have different housing needs. Seniors or young adults usually comprise the majority of the single-person households and tend to reside in apartments, condominiums or smaller single-family homes. While families with children often prefer single-family homes.

Figure A-7 shows that in 2019, the largest percentage (53%) of housing units in Chula Vista was single-family detached units. Approximately 10% were single-family attached units, 6% were small multi-family developments with two to four units, 26% were large multi-family developments with five or more units, and 5% were mobile homes/trailers. Housing types in Chula Vista are comparable to those within the San Diego County region.

Figure A-7



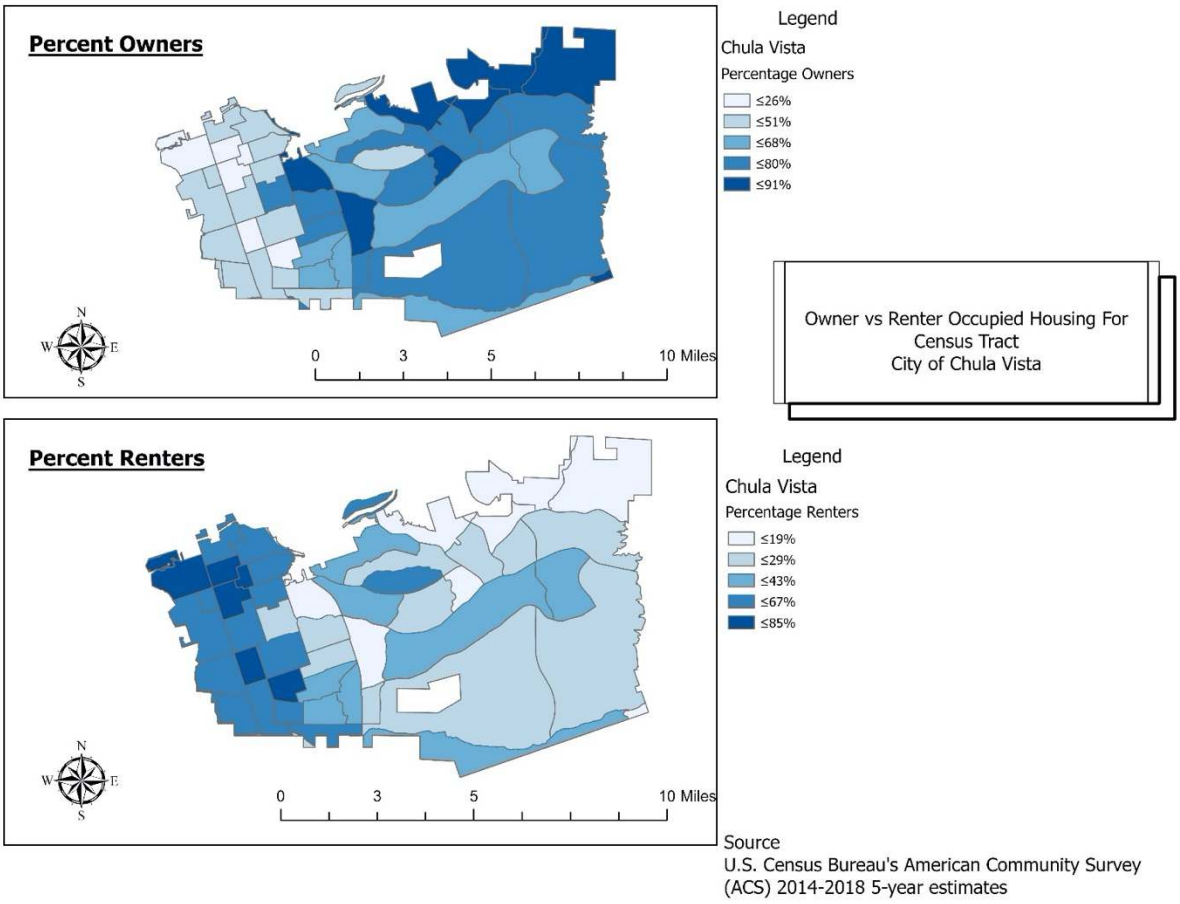
2.5.2 Tenure

Housing tenure and vacancy rates are indicators of the supply and cost of housing. Housing tenure refers to whether a housing unit is owned or rented. Vacancy rates are indicative of whether or not there is a sufficient supply of available housing at a given point in time. A healthy vacancy rate is considered to be at around 5%, which demonstrates that there are desirable housing options available.

The ratio of owner-occupied units vs. renter-occupied units is an indicator of financial stability. In the City of Chula Vista, there are a total of 78,940 occupied housing units. Owner-occupied dwellings account for 46,060 units (58.3%), renter-occupied dwellings account for 32,880 units (41.7%), and the average household size is 3.2-4. *US Census Bureau 2018 ACS Housing Characteristics*

With single family product dominating the landscape of master planned communities located east of I-805, most of those units are owner-occupied. However, areas west of I-805 are predominately renter-occupied.

Figure A-8


Percent Owners
Legend
Chula Vista
Percentage Owners
≤26%
≤51%
≤68%
≤80%
≤91%
N
W
E
S
0
3
5
10 Miles
Owner vs Renter Occupied Housing For
Census Tract
City of Chula Vista
Percent Renters
Legend
Chula Vista
Percentage Renters
≤19%
≤29%
≤43%
≤67%
≤85%
N
W
E
S
0
3
5
10 Miles
Source
U.S. Census Bureau's American Community Survey
(ACS) 2014-2018 5-year estimates

2.5.3 Vacancy Rates

Vacancy rates are an indicator of supply and demand. Low vacancy rates suggest households may have trouble finding housing with an affordable monthly payment. A high number of vacant units indicate an over-supply of housing units. A four to six percent vacancy rate is considered "healthy". A balanced vacancy rate for a community is typically around 5%. Vacancy rates lower than 5% favor landlords and can signal a shortage of choice for renters, while vacancy rates above 5% favor renters. As seen in Table A-19, Chula Vista has lower than typically healthy vacancy rates.

Table A-19
Chula Vista Vacancy Rates and Property Age

Zip Codes	91907,09,10,11,12,13,14,15	
	Percent Vacant	3.10%
All Units	Total Units	3333
	Number Vacant	104
	Percent Vacant	4.10%
Over 25 Years	Total Units	684
	Number Vacant	28
	Percent Vacant	2.80%
6 to 25 Years	Total Units	356
	Number Vacant	10
	Percent Vacant	2.80%
Less Than 6 Years	Total Units	177
	Number Vacant	5
	Percent Vacant	3.00%
Property Age Undefined	Total Units	1685
	Number Vacant	51

Source: "San Diego 2019 Vacancy & Rental Rate Survey." Socalrha.org, 2019."

Table A-20 shows the vacancy rate by household types in Chula Vista.

Table A-20
Chula Vista Vacancy Rate by Housing Type

Description	Total Housing Units	Households	Vacancy Rate
Single Family – Detached	40,954	39,589	3.3%
Single Family – Attached	9,656	9,235	4.4%
Multi-Family	28,499	27,755	2.6%
Mobile home or Other	3,685	3,635	1.4%
Total Housing Units	**82,794**	**80,214**	**3.1%**

Source: SANDAG Demographic and Socioeconomic Estimates Chula Vista

2.5.4 HOUSING PROBLEM CHARACTERISTICS

The Comprehensive Housing Affordability Strategy (CHAS) provides detailed information on housing needs by income level for different types of households in Chula Vista. Detailed CHAS data based on the 2012-2016 ACS is displayed in Table A-21. Housing problems considered by the CHAS include:

- Units with physical defects (lacking complete kitchen or bathroom);
- Overcrowded conditions (housing units with more than one person per room);
- Housing cost burden, including utilities, exceeding 30 percent of gross income; or
- Severe housing cost burden, including utilities, exceeding 50 percent of gross income.

63% of Chula Vista renters are experiencing at least one housing problem, with 43% experiencing at least one severe housing problem.

Table A- 21

	Owner		Renter		Total	
Housing Problems	**No.**	**%**	**No.**	**%**	**No.**	**%**
Household has at least 1 of 4 Housing Problems	17,685	39%	20,545	63%	38,230	49%
Household has NONE of 4 Housing Problems	27,210	60%	11,660	36%	38,870	50%
Cost burden not available - no other problems	325	1%	380	1%	705	1%
Total Households	45,220		32,585		77,805	
Severe Housing Problems	**Owner**		**Renter**		**Total**	
Household has at least 1 of 4 Severe Housing Problems	8,310	18%	14,055	43%	22,365	29%
Household has NONE of 4 Severe Housing Problems	36,585	81%	18,150	56%	54,735	70%
Cost burden not available - no other problems	325	1%	380	1%	705	1%
Total Households	45,220		32,585		77,805	

Source: CHAS, based on 2012-2016 ACS (5-year estimates).

1. The four housing problems are: incomplete kitchen facilities, incomplete plumbing facilities, more than 1 person per room, and cost burden greater than 30%.
2. The four severe housing problems are: incomplete kitchen facilities, incomplete plumbing facilities, more than 1.5 persons per room, and cost burden greater than 50%.

2.5.5 Age of Housing Stock and Condition

The age of housing is often an indicator of housing conditions. In general, housing that is 30 years or older may need minor repair. Moreover, many federal and state programs also use the age of housing as one factor in determining housing rehabilitation needs. Typically, housing over 30 years of age is more likely to have rehabilitation needs that may include plumbing, roof repairs, electrical repairs, foundation rehabilitation, or other significant improvements. Housing over 50 years old is considered aged and more likely to generate major repairs such as significant rehabilitation to the structure, foundation, electrical, and plumbing systems. Units built after 1990 may require aesthetic and maintenance repairs such as new roofs and windows and paint improvements,

Approximately, 48% of the housing stock is over 40 years old, and 20% of the housing stock is approaching 50 years of age or older and more likely to require major rehabilitation. Housing that is not maintained can discourage investment, reduce neighboring property values, and negatively impact the quality of life in a neighborhood. The age of the City's housing stock indicates a potential need for continued code enforcement, property maintenance and housing rehabilitation programs. *US Census Bureau 2018 ACS Housing Characteristics*

Table A-22
Age of Housing

Year Built	No. of DUs
2014-2017	2,819
2010-2013	1,198
2000-2009	18,204
1980-1999	22,371
1960-1979	23,758
1940-1959	15,832
1939 or earlier	926
TOTAL	85,108

Source: US Census Bureau, 2018 American Community Survey 5-Year Estimates

A high estimate of the number of units in need of rehabilitation, based solely on the age of the housing stock is approximately 40,516 units. The low estimate for the number of housing units in the City in need of rehabilitation is approximately 17,000 units; this low estimate considers unit age, overcrowding, financial resources of homeowners, and plumbing facilities.

PRE-1940 HOUSING

The U.S. Department of Housing and Urban Development (HUD) may consider units substandard if they were built before 1940. There are 926 units in Chula Vista that were built before 1940, approximately 1.1% of the total housing in the City. Regionwide, 5% of units were built before 1940. US Census Bureau 2018 ACS Housing Characteristics

2.5.6 Housing Conditions

Housing is considered substandard when it is below the minimum standard of living conditions defined in the Uniform Housing Code, Section 1001.

In addition to structural deficiencies and standards, the lack of infrastructure and utilities often serves as an indicator for substandard conditions. Another measure of the City's housing condition is the number of substandard housing units. Housing is considered substandard when conditions are below the minimum standards of living as defined by Section 1001 of the Uniform Housing Code. Households living in substandard housing may be exposed to health or safety threats, which, in turn, could adversely affect the safety and quality of life of neighborhoods. Such households are considered in need of housing assistance to correct any serious health or building safety issues such as structural, plumbing, mechanical or electrical problems, and presence of unhealthy conditions or materials, (e.g. asbestos and lead-based paint). In addition to structural problems (sagging roofs, walls or porches, lack of or failing building foundation, termite infestation, etc.), the lack of certain basic facilities may also indicate substandard conditions. The United States Department of Housing and Urban Development (HUD) includes the lack of kitchen facilities and lack of plumbing facilities as two out of four housing problems in their Comprehensive Housing Affordability Strategy (CHAS) data.

According to the 2018 American Community Survey (ACS) 5-Year Estimates, there were 84 (0.1%) units in the City that lacked complete plumbing facilities. For Census purposes, complete plumbing facilities included: (1) hot and cold piped water; (2) a flush toilet; and (3) a bathtub or shower. All three must be located inside a unit to be recognized as having full plumbing facilities.

According to the 2018 ACS data, 147 (0.2%) units lacked complete kitchen facilities. The U.S. Census defines a complete kitchen as a unit with a sink & faucet, a stove, and a refrigerator. There were 2,038 units with no heating source, and 383 units that relied on heating oil, kerosene, coal, wood, or other heating fuel.

Addressing substandard conditions in the City's current housing stock is primarily the task of the City's Code Enforcement Division, which enforces compliance with current building and safety standards as well as state and local laws intended to alleviate public nuisances. The Code Enforcement Division seeks to maintain a high quality of life for residents and visitors by addressing health and safety hazards, visual blight and other deficiencies in the current housing stock. Most code enforcement activities are either complaint-driven or the result of observations of City staff.

Based on City staff's observations of typical enforcement activities and age of the City's housing stock, a number of housing units in Chula Vista are beginning to show a need for rehabilitation. The scope of rehabilitation needed ranges from minor to substantial. The majority of these substandard units (units in need of repair or replacement) are located within the southwest area of the City west of I-805 and south of L Street that also has the highest concentration of lower-income households. This area was annexed into the Chula Vista in the 1980's, known as the Montgomery Annexation. Many of these areas also lack sidewalks, curbs and gutters. However, pockets of substandard and/or deteriorating housing stock can also be found in the northwest area of the City which represents the City's historic urban core and has the oldest housing stock within the City. Where it is not financially feasible to rehabilitate the units, replacement housing may be required. The City will continue to implement its Community Housing Improvement Program (CHIP) to help qualified homeowners to rehabilitate substandard housing.

Table A-23
Substandard Housing

Condition	No.	%
Lacking complete plumbing facilities	84	0.11%
Lacking complete kitchen facilities	147	0.19%
Total Occupied Substandard Units	231	0.29%
Total Occupied Units	78,940	
Pre 1940 (HUD Potential Substandard)	926	

Source: US Census Bureau, 2018 American Community Survey 5-Year Estimates DP04

2.5.7 Housing Costs & Rents

This section discusses the price of new and existing housing as well as average costs of rental housing in Chula Vista.

Housing costs are indicative of housing accessibility to all economic levels of a community. Typically, if housing supply exceeds housing demand, housing costs fall. Inversely, if housing demand exceeds housing supply, housing costs will rise. Housing affordability is dependent upon income and housing costs. The Federal standard of rental affordability is that a household should spend no more than 30% of its gross monthly income on monthly housing costs and utilities. In Chula Vista, housing costs tend to be a little lower when compared to the San Diego County. The high cost of housing can be attributed to factors such as higher land costs and suburban community. This section summarizes the cost and affordability of the housing stock to Chula Vista residents.

New and Resale Housing

The median household value in 2010 was $337,000. The median household value increased by 59% to $565,000 by 2020 and housing values are expected to continue to grow. Shown in Table A-23, the median sales price in 2019 for a single-family home in Chula Vista was approximately $614,000, lower than the San Diego County median sales price. Zillow, Inc. "Chula Vista CA Home Prices & Home Values."

Table A-24
Median Sales Price of Homes Sold in 2019

Zip	Market Area	Detached (Single-Family)		Attached (Condo/Townhome)	
		Sold Listings	Median Price	Sold Listings	Median Price
91910	Chula Vista North	366	$561,000	134	$370,000
91911	Chula Vista South	325	$516,000	144	$350,000
91913	Chula Vista Eastlake	445	$614,000	317	$410,000
91914	Chula Vista NE	179	$755,000	54	$418,250
91915	Chula Vista SE	267	$615,000	253	$440,000
	TOTAL	**1582**	**$614,000**	**902**	**$410,000**

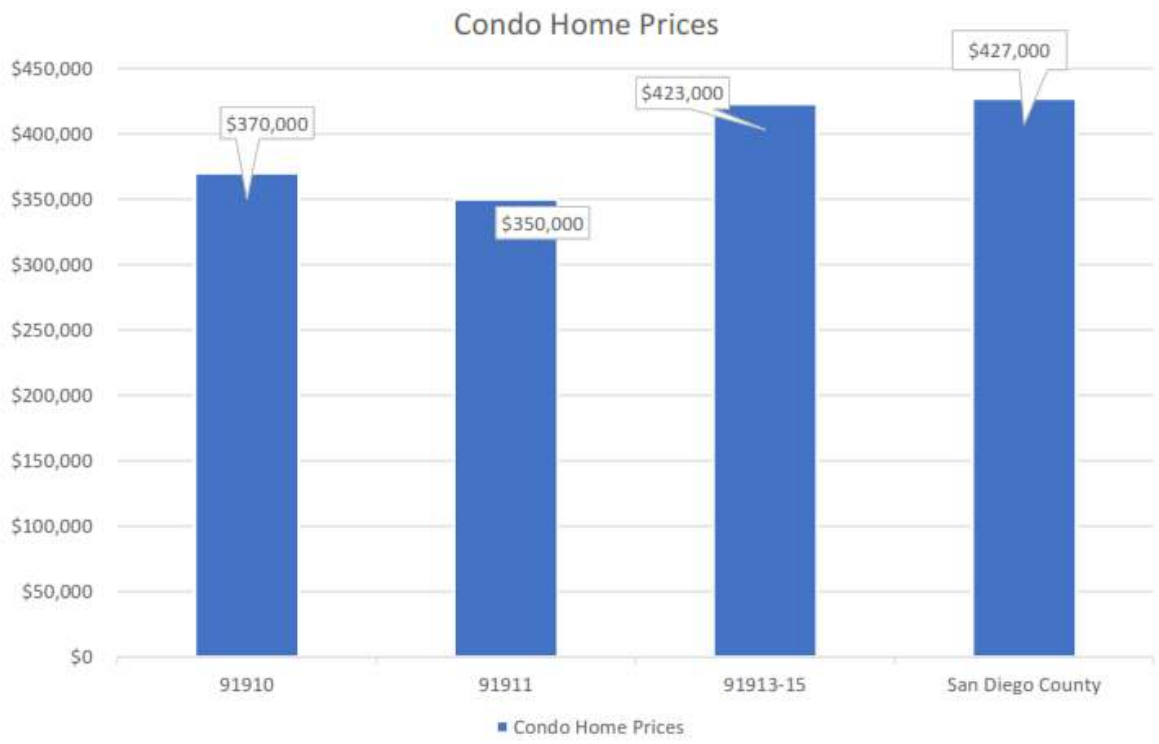
Table A-24
Median Sales Price of Homes Sold in 2019

Zip	Market Area	Detached (Single-Family)		Attached (Condo/Townhome)	
		Sold Listings	Median Price	Sold Listings	Median Price
San Diego County			$649,000		$427,000

Source: San Diego Association of Realtors 2019 San Diego County Summary Statistics

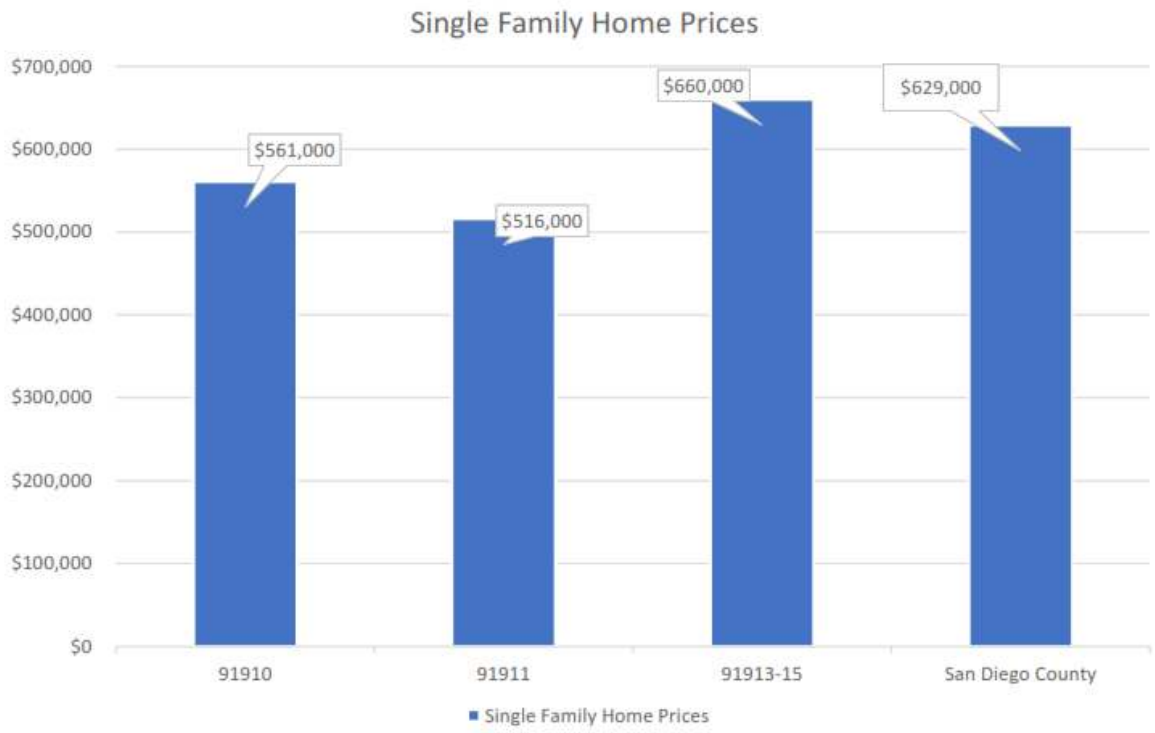
Both, the total price of a home and monthly payment amounts are important indicators of affordability. Lenders typically require homebuyers to demonstrate that the total monthly loan payment will not exceed 30% of gross monthly household income. With a median household income in Chula Vista at approximately $76,354 annually and a calculated affordability of a home at $250,200, homeownership is not affordable to most residents.

Figure A-9



Source: San Diego Association of Realtors 2019 San Diego County Summary Statistics

Figure A-10



Source: San Diego Association of Realtors 2019 San Diego County Summary Statistics

Rental Prices

Table A-25 shows that in the Spring of 2019 average monthly rents in Chula Vista ranged from $1,134 for a studio apartment to $1,820 for a two-bedroom apartment and $2,213+ for three-bedroom apartments. To be able to afford the average two-bedroom apartment, a household would need to earn $6,070 a month or over $35.00 an hour.

Table A-25
Rental Prices by Unit Type

Zip Codes	City/Area	Unit Type	Spring 2019 Units/Properties Surveyed	Spring 2019 Average Monthly Rent	Fall 2018 Average Monthly Rent	Spring 2018 Average Monthly Rate
91907, 09,10,11, 13,14,15	Chula Vista	Studio	12/6	$1,134	$1,210	$1,157
		1Bedroom	1314/32	$1,487	$1,539	$1,425
		2Bedroom	1728/38	$1,820	$1,850	$1,685
		3+Bedroom	279/12	$2,213	$2,299	$2,000

Source: "San Diego 2019 Vacancy & Rental Rate Survey." Socalrha.org, 2019."

Affordability Gap Analysis

Housing affordability can be calculated by comparing the cost of renting or owning a home in a community with the maximum affordable housing costs for households at different income levels. Together, this information generally shows what types of households can afford what types of units. This is also an indication of the type of households most likely to experience overcrowding and overpayment.

The federal Department of Housing and Urban Development (HUD) conducts annual household income surveys nationwide to determine a household's eligibility for federal housing assistance. Based on this survey, the California Department of Housing and Community Development (HCD) developed income limits that can be used to determine the maximum price that could be affordable to households in the upper range of their respective income category. The maximum affordable home and rental prices for residents in San Diego County are shown in Table A-26.

Table A-26 shows the maximum amount that a household at each income level can afford for housing each month without overpaying. This amount can be compared to current housing prices and market rental rates to determine what types of housing opportunities a household can afford in a community. Based upon the housing sales prices in Chula Vista as seen in Table A-23 and A-24, there are no homes (rental or for-sale) in Chula Vista's market that are considered affordable to lower-income households.

For a condo priced at $370,000 in the 91910 zip code as shown in Figure A-9, a household would need to earn $54/hour or $112,350/year to afford this condo. Similarly, a household would need to earn $81/hour or $168,250/year to afford a single family home priced at $561,000 in the 91910 zip code. The dream of owning a home and building equity is unattainable to most without some sacrifice such as incurring a housing cost burden, making a significant cash down payment, or multi-generational living.

Lower-income renters must also make difficult choices related to the condition of housing, overcrowding, or overpaying in order to maintain housing. The affordable rental rate for a 2-bedroom unit to house a low income family is $1,029/month far exceeding the average $1,820/month rent in Chula Vista, a gap of approximately $800/month. Larger households face a more difficult time finding appropriately sized housing that is affordable. With a low income family only able to afford to pay $1,154/month and an average 3-bedroom unit renting for $2,213/month, the affordability gap is even greater at $1,059/month.

Table A-26
Affordable Housing Costs (2020) San Diego County

Income Group	Bedroom(s)	Affordable Monthly Cost		Utility Allowance		Taxes/ Insurance	Affordable	
		Rent	Sale	Rent	Sale	Sale	Rent	Purchase Price
Extremely Low Income HH	0 (Studio)	$486.68	Same	$119	$180	$91	$368	$46,532
	1 Bedroom	$556.20	Same	$152	$220	$104	$404	$50,096
	2 Bedrooms	$625.73	Same	$222	$261	$117	$404	$53,447
	3 Bedrooms	$695.25	Same	$237	$323	$130	$458	$52,264
	4 Bedrooms	$750.87	Same	$271	$364	$140	$480	$53,261
Very Low Income HH	0 (Studio)	$811.13	Same	$119	$180	$152	$692	$103,370
	1 Bedroom	$927.00	Same	$152	$220	$173	$775	$115,208
	2 Bedrooms	$1,042.88	Same	$222	$261	$195	$821	$126,616
	3 Bedrooms	$1,158.75	Same	$237	$323	$217	$922	$133,492
	4 Bedrooms	$1,251.45	Same	$271	$364	$234	$980	$140,979
Low Income HH	0 (Studio)	$973.35	$1,135.58	$119	$180	$243	$854	$118,735
	1 Bedroom	$1,112.40	$1,297.80	$152	$220	$277	$960	$132,770
	2 Bedrooms	$1,251.45	$1,460.03	$222	$261	$312	$1,029	$146,372
	3 Bedrooms	$1,390.50	$1,622.25	$237	$323	$347	$1,154	$155,444
	4 Bedrooms	$1,505.74	$1,752.03	$271	$364	$374	$1,231	$164,773
Moderate Income HH	0 (Studio)	$1,784.48	$2,081.89	$119	$180	$292	$1,665	$283,161
	1 Bedroom	$2,039.40	$2,379.30	$152	$220	$334	$1,887	$320,468
	2 Bedrooms	$2,294.33	$2,676.71	$222	$261	$376	$2,072	$357,561
	3 Bedrooms	$2,549.25	$2,974.13	$237	$323	$417	$2,312	$390,337
	4 Bedrooms	$2,753.19	$3,212.06	$271	$364	$451	$2,482	$418,155

Source: Source: California Department of Housing and Community Development, 2020 Income limits; and Assumptions: 2020 HCD income limits; 30% gross household income as affordable housing cost; 15% of monthly affordable cost for taxes and insurance; 3% down payment; and 3% interest rate for a 30year fixed-rate mortgage loan.

Utilities based on San Diego County Utility Allowance. *Utilities Allowances and Taxes and Insurance costs are included in Affordable Monthly Housing Costs

Chula Vista has a median income slightly higher than the average for the County of San Diego. However, the growing number of households, increase in household size, and income disparity between renter-occupied households and owner-occupied households has provided further challenges to Chula Vista households seeking affordable housing options. Data indicates that lower-income families and large households have limited options in finding affordable rental housing. In addition, the median price of resale housing in Chula Vista exceeds the affordability

range for all income categories except above-moderate income households. Very low-, low-, and moderate-income households may have trouble finding affordable housing that they can afford to purchase.

3.0 HOUSING NEEDS

This section provides an overview of existing housing needs in the City of Chula Vista. Housing need can be described in four categories:

- Housing need resulting from households overpaying for housing;
- Housing need resulting in overcrowding;
- Housing need resulting from population growth and demolition of the existing housing stock; and,
- Housing need of "special needs groups" such as elderly persons, large households, female-headed households, disabled persons, homeless persons, and farm workers.

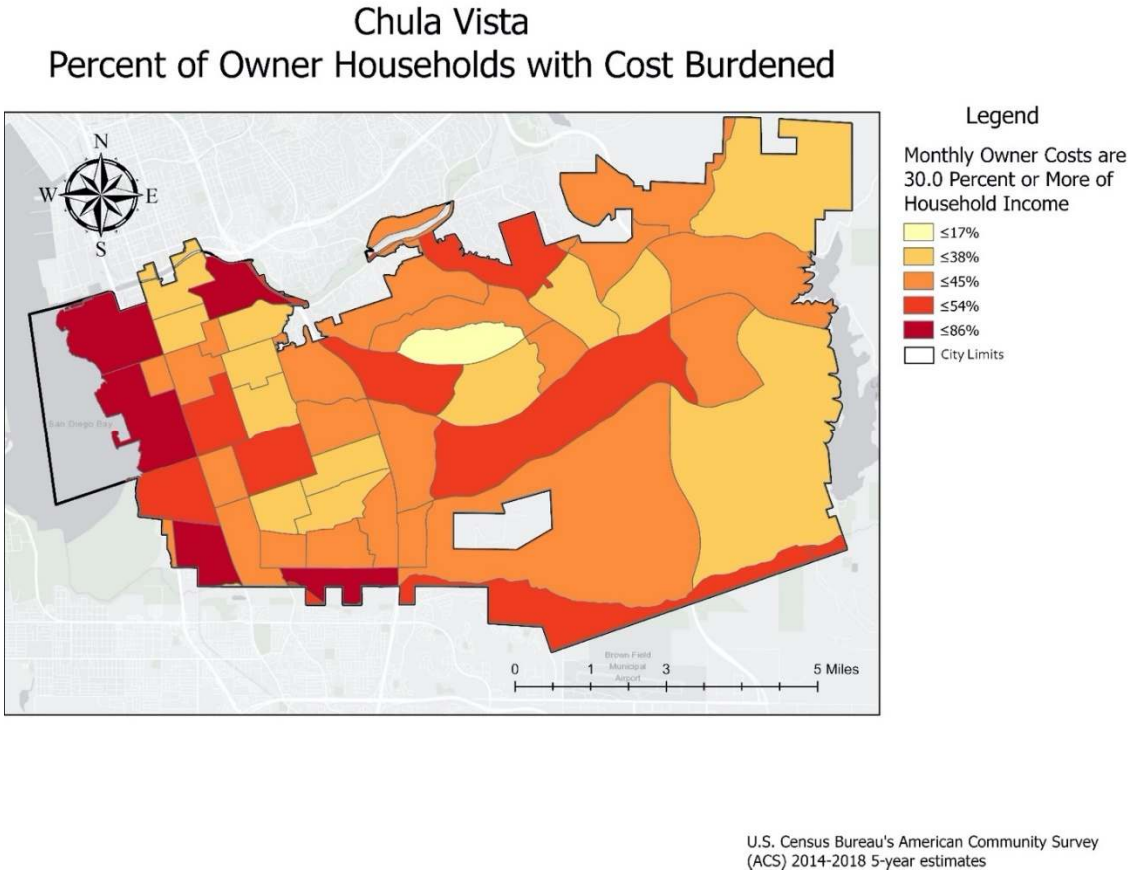
3.1 Households Overpaying for Housing

The term "over payers" refers to households paying an excessive amount of their income for housing. Generally, households that overpay for their housing have less disposable income available for other needs. Calculating overpayments for housing is important as it measures local housing conditions and reflects affordability of housing in a community.

State and federal programs typically define over payers as those lower-income households that pay over 30% of household income for housing costs. A household is considered to experience a severe cost burden if it spends more than 50% of its gross income on housing.

A significant number of households living west of I-805 are paying more than 30% of their income towards housing costs in comparison to households east of I-805, as shown in Figure A-11. This is consistent with lower-income households living primarily in the western area of the City, with older housing stock and more multifamily housing.

Figure A-11



U.S. Census Bureau's American Community Survey (ACS) 2014-2018 5-year estimates

Approximately, 46% of households in the San Diego region were paying over 30% of their income toward monthly owner housing costs. Table A-27 & A-28 summarizes the 2013-2017 American Community Survey 5-Year Estimates and shows that renters were more likely to overpay than owners. In the region, 57% of renters overpaid; and similarly, 57% of renters in Chula Vista. In addition, 47% of Chula Vista households were overpaying monthly homeownership costs.

Table A-27
Cost Burden by Income Levels-Renters

Income Level	>30%	>50%	TOTAL
Extremely Low-income (0-30% AMI)	6,525	5,750	7,855
Very Low-income (31-50% AMI)	5,690	3,385	6,585
Low-income (51-80% AMI)	4,455	1,150	7,735
Moderate and Above Moderate (>80% AMI)1	1,070	115	3,190
100 % AMI	930	-	7,560
TOTAL	**18,670**	**10,400**	**32,925**

Source: U.S. Dept HUD CHAS, based on 2013-2017 ACS (5-year estimates)

Table A-28
Cost Burden by Income Levels - Owners

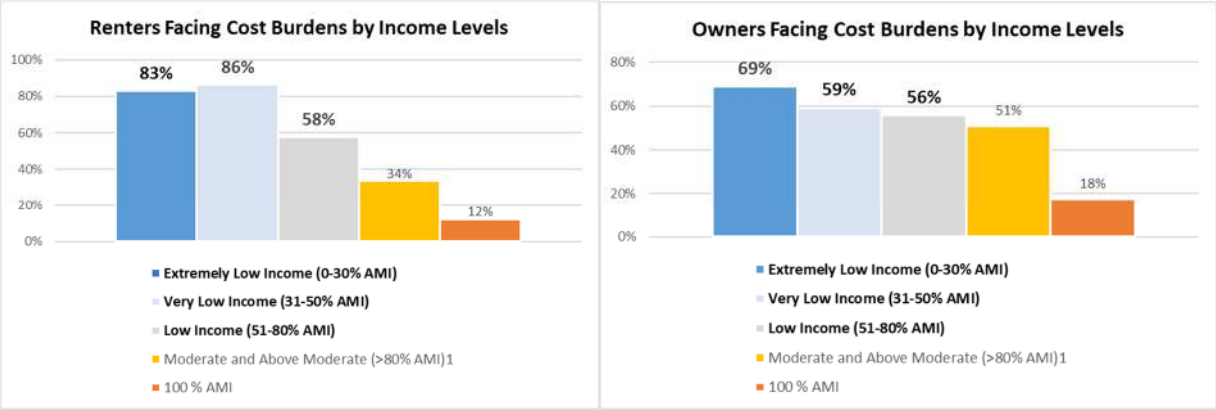
Income Level	>30%	>50%	TOTAL
Extremely Low-income (0-30% AMI)	2,675	2,345	3,880
Very Low-income (31-50% AMI)	2,150	1,530	3,635
Low-income (51-80% AMI)	3,395	1,700	6,085
Moderate and Above Moderate (>80% AMI)	2,515	645	4,940
100 % AMI	4,735	250	27,000
TOTAL	**15,470**	**6,470**	**45,540**

Source: U.S. Dept HUD CHAS, based on 2013-2017 ACS (5-year estimates).

Figure A-12 provides more overpayment detail by income group for Chula Vista. Over 58% of the lower-income renter households are paying more than 30% of their income towards housing, with 26% of those households paying over 50% of their income. For those very low and low-income households, a significant number of these households are paying more than 30%. For those households with higher incomes, only 34% of moderate and above moderate-income households are cost burdened.

In the case of homeownership, the opposite is true, with 79% of moderate and above moderate households paying more than 30% of their income towards housing costs while 34% of very low-income households and 44% of lower-income households are facing a cost burden. The availability of affordable housing for ownership is likely the cause of the cost burden discussed in the Housing Affordability section.

Figure A-12


Renters Facing Cost Burdens by Income Levels
100%
80%
60%
40%
20%
0%
83%
86%
58%
34%
12%
Extremely Low Income (0-30% AMI)
Very Low Income (31-50% AMI)
Low Income (51-80% AMI)
Moderate and Above Moderate (>80% AMI)1
100 % AMI
Owners Facing Cost Burdens by Income Levels
80%
60%
40%
20%
0%
69%
59%
56%
51%
18%
Extremely Low Income (0-30% AMI)
Very Low Income (31-50% AMI)
Low Income (51-80% AMI)
Moderate and Above Moderate (>80% AMI)1
100 % AMI

3.2 Overcrowding

A combination of low-incomes and high housing costs has forced many households to live in overcrowded housing conditions. "Overcrowding" is generally defined as a housing unit occupied by more than one person per room in house (including living room and dining rooms). Overcrowding can be an indication of an inadequate supply of affordable housing, especially for large families and households whose incomes fall below AMI.

As seen in Table A-29, 6% of households had more than one occupant per room and only 3% had more than 1.5 occupants per room.

Table A-29
Overcrowded Households

Description	No.	%
Overcrowded *(1.01 to 1.50/room)*	**5,072**	6%
Severe Overcrowding *(1.51 or more/room)*	**2,468**	3%
TOTAL Occupied housing units	78,940	

Source: US Census Bureau, 2018 American Community Survey 5-Year Estimates, Table DP04

The data in Table A-30 shows that overcrowding affects lower-income renter households disproportionately, with 15% low-income renters experiencing overcrowding and approximately 39% of very low and extremely-low-income renters.

Table A-30
Overcrowding by Housing Type and Income Levels

Description	Renter			Owner		
	0-30% AMI	>30-50% AMI	>50-80% AMI	0-30% AMI	>30-50% AMI	>50-80% AMI
Single-family households	1,355	1,125	860	254	255	220
Multiple, unrelated-family households	160	170	260	40	80	220

Table A-30
Overcrowding by Housing Type and Income Levels

Description	Renter			Owner		
	0-30% AMI	>30-50% AMI	>50-80% AMI	0-30% AMI	>30-50% AMI	>50-80% AMI
Other, non-family households	-	-	14	-	10	-
Total need by income	**1,515**	**1,295**	**1,134**	**294**	**345**	**440**
	19%	**20%**	**15%**	**8%**	**9%**	**7%**
TOTAL HOUSEHOLDS	7,855	6,585	7,735	3,880	3,635	6,085

Source: U.S. Dept HUD CHAS, based on 2013-2017 ACS (5-year estimates).

3.3 2010-2020 Growth Needs

The State Department of Finance (DOF) is responsible for projecting the total statewide housing demand, with the State Department of Housing and Community Development (HCD) apportioning this demand to each of the state's regions. This demand represents the number of additional units needed to accommodate the anticipated growth in the number of households, to replace expected demolitions and conversions of housing units to non-housing uses, and to achieve a future vacancy rate that allows for healthy functioning of the housing market.

The San Diego Association of Governments (SANDAG), the Council of Governments (COG) representing the region, in cooperation with the local jurisdictions, is tasked with the responsibility of allocating the region's projected new housing demand to each jurisdiction. The allocation is further divided into four income categories:

- Very Low-Income – 0% to 50% of the median income;
- Low-Income – 51% to 80% of the median income;
- Moderate-Income – 81% to 120% of the median income; and,
- Above Moderate-Income – more than 120% of the median income.

This process is known as the Regional Housing Needs Assessment (RHNA), and the goals are referred to as either the RHNA goals or the "regional share" goals for new housing construction. The allocation considers factors such as market demand for housing, employment opportunities, the availability of suitable sites and public facilities, commuting patterns, type and tenure of housing need, and others. In determining a jurisdiction's share of new housing needs by income category, the allocation is adjusted to avoid an over-concentration of lower income households in any one jurisdiction.

A Regional Housing Needs Assessment (RHNA) prepared by SANDAG for the years of 2010 identifies Chula Vista's housing production goals. The following table shows the City's housing goals for each income category, based on HUD's median family income (MFI) for San Diego County.

3.4 Special Needs Groups

Groups with special needs can face increased challenges in housing. Individuals experiencing homelessness and in need of emergency shelter, the elderly, persons with disabilities, large families, farmworkers, and families with a female head of household often have difficulty finding housing to meet their needs. This section provides an analysis of special needs groups in the City of Chula Vista. Policies and programs to address these needs are incorporated throughout the Housing Element.

3.4.1 Elderly Persons

The population over 65 years of age is considered elderly and shares four common characteristics:

- Income: People over 65 are usually retired and living on a fixed income.
- Healthcare: Accounts for an increasing proportion of the elderly's expenses.
- Transportation: Many of the elderly require assistance with transportation.
- Housing: Many live alone.

These characteristics indicate a need for smaller, lower-cost housing with easy access to transit, healthcare facilities, accessibility accommodations, and other services. In 2018, 20% percent of the total households had a resident aged 65 years or older. It is expected that there will be significant increase in this age group as compared to overall expected population growth.

Table A-31
Elderly Households by Tenure

Householder Age	Renters		Owners	
	No.	%	No.	%
Under 65 years	28,625	87%	34,559	75%
65 to 74 years	2,444	7%	6,653	14%
75 to 84 years	1,351	4%	3,329	7%
85 and over	460	1%	1,519	3%
Total Households	32,880	42%	46,060	58%

Source: U.S. Census Bureau 2014-2018 American Community Survey 5-Year Estimates B25007

Persons with disabilities

In addition to affordability, design and location can be a barrier for persons with disabilities. The added challenge of finding a unit that accommodates their needs oftentimes forces individuals to live in undesirable housing conditions.

According to *2013-2017 ACS data*, 312,565 persons living in San Diego County had a range of disabilities, accounting for 9.8% of the population. The largest age group of persons with disabilities were seniors, which were 45.9% of the population with disabilities, followed by adults (ages 18 to 64) which comprised 47.1% of the population. Children under the age of 18 made up approximately 7% of the population with disabilities.

The primary housing concerns regarding the elderly persons living in the City of Chula Vista are summarized as follows:

- **Income** – The elderly population is generally on a fixed income;
- **Household Composition** – The elderly, especially women, often live alone;
- **Transportation** – The elderly population are more likely to utilize public transportation; and,
- **Health Care** – The elderly have a significantly greater need for health care.

3.4.2 Large Households

Large households have special housing needs because they tend to have lower household income and fewer options or access to adequately sized, affordable housing. Large households are defined as those with five or more members. According to the *2019 ACS data*, approximately 18% of the households in Chula Vista were large households.

Table A-32
Household Size by Tenure

Household Size	Renters		Owners	
	No.	%	No.	%
1 person	6,782	21%	6,253	13%
2 person	7,895	24%	12,743	27%
3 person	6,244	19%	9,263	20%
4 person	5,942	18%	9,989	21%
5 person	3,746	11%	5,501	12%
6 person	1,380	4%	1,925	4%
7+ person	606	2%	1,402	3%
Total Households	32,595	41%	47,076	59%

Source: U.S. Census Bureau 2015-2019 American Community Survey 5-Year Estimates B25009

3.4.3 Female-Headed Households

Single parents with dependent children represent another important group of those with special housing needs. Single-parent households often require special consideration and assistance because they tend to have lower-incomes and a greater need for daycare, and related facilities. Single-parent households made up 22.3% percent of all Chula Vista households; with 6% of those headed by men and the remaining 16.3% headed by women.

US Census Bureau 2018 ACS Social Characteristics

3.4.4 Persons with Disabilities

According to the 2017 American Community Survey (ACS) /Census estimates, 10.2 percent of the Southern Region in San Diego's population was affected by one or more disabilities (non-institutionalized population). Ages 65-74 (2,276 / 27.2%) and 75+ (4,270/56.0%) reported having a disability. Among persons living with disabilities in the City, Independent living (6,636 / 7.6%) and ambulatory disabilities (7,623 / 6.7%) were most prevalent. Persons with disabilities often have limited incomes, but extensive needs for a variety of services.

Table A-33
Persons with Disability

Any Disability		Hearing Difficulty		Vision Difficulty		Cognitive Difficulty		Ambulatory Difficulty		Self-care Difficulty		Independent Living Difficulty	
#	%	#	%	#	%	#	%	#	%	#	%	#	%
13,662	11.8%	2,869	2.5%	2,322	2.0%	6,536	6.1%	7,263	6.7%	3,909	3.6%	6,636	7.6%

Source: 2017 Demographic Profiles San Diego County

Persons with Developmental Disabilities

Senate Bill 812 (Chapter 507, Statutes of 2010) amended state housing element law (California Government Code Section 65583) to require the analysis of the disabled to include an evaluation of the special housing needs of persons with developmental disabilities. A developmental disability is defined as a disability that originates before an individual becomes 18 years old, continues, or can be expected to continue, indefinitely, and constitutes a substantial disability. This definition includes intellectual disability, cerebral palsy, epilepsy, and autism. According to Department of Developmental Services data, 3,166 persons with developmental disabilities live within Chula Vista.

The California Department of Developmental Services contracts with nonprofit regional centers to provide or coordinate services and support for individuals with developmental disabilities. In the San Diego region, the San Diego Regional Center, with a satellite office in National City, provides a variety of services to persons with developmental disabilities and advocates for opportunities to maximize potential and to experience full inclusion in all areas of community life. As of March 2019, the San Diego Regional Center served approximately 29,206 clients with developmental disabilities who live in San Diego County, with the National City satellite office serving 20 percent of these clients. This includes 151 clients who live in Chula Vista with 67 of these individuals being children under the age of 18 who live with their parents. The remaining 84 clients are adults over the age of 18; over half (57 percent) of these individuals live with their parents, while 23 live in their own apartments with "come-in support" and assistance and 13 live in licensed group homes. Additional persons with developmental disabilities may reside in Chula Vista but are not seeking assistance from the San Diego Regional Center.

While some developmentally disabled individuals can live and work independently within a conventional housing environment, more severely disabled individuals will require a group living environment with supervision. In general, the San Diego Regional Center (and its clients) prefer to house persons with developmental disabilities with family members. When that is not feasible, come-in support and licensed group apartments housing four to six persons (with individual bedrooms, but shared bathroom and kitchen facilities) are preferred. This type of housing may be designed to look like a big house and is compatible with and appropriate for existing residential neighborhoods with good access to transit and services.

Incorporating 'barrier-free' design in all new multifamily housing (as required by California and Federal Fair Housing laws) is especially important to provide the widest range of choices for disabled residents. In 2012, the City adopted a reasonable accommodation ordinance to provide flexibility in development standards for housing for persons with disabilities. Three requests for reasonable accommodation have been received since such time.

3.4.5 Residents Living in Poverty

Nearly 11% of Chula Vista residents are living below the U.S. Federal Poverty Level of $25,100 for a family of 4 for 2018, with all residing west of I-805 (see Figure A-6).

Table A-34
Households Living
Below Federal Poverty Rate

Jurisdiction	Poverty Rate
Chula Vista	**10.8%**
Coronado	5.7%
National City	19.9%
Imperial Beach	20.0%
San Diego	13.8%
San Diego Region	12.5%
California	11.8%
U.S.	12.3%

Source: US Census Bureau, 2018 American Community Survey 5-Year Estimates, Table DP03

3.4.5 Homeless Population and Transitional Housing Needs

The San Diego region has a large homeless population, and there are unique needs to be addressed in order to assist in finding and securing housing. Homelessness is quickly becoming an issue in communities throughout Chula Vista and further exposes the need for affordable housing. The homeless population continues to increase as a result of reductions in public subsidies, a lack of housing that is affordable to low and very low-income persons, and the daily life challenges that can lead a person to becoming homeless.

It is the responsibility of individual municipalities to address the needs of individuals living in homelessness within their jurisdictional boundaries. "Homelessness" as defined by the U.S.

Department of Housing and Urban Development, describes an individual (not imprisoned or otherwise detained) who:

- Lacks a fixed, regular, and adequate nighttime residence; and
- Has a primary nighttime residence that is:
- A supervised publicly, or privately-operated shelter designed to provide temporary living accommodations (including welfare hotels, congregate shelters, and transitional housing for the mentally ill);
- An institution that provides a temporary residence for individuals intended to be institutionalized; or
- A public or private place not designed for, or ordinarily used as, a regular sleeping accommodation for human beings.

The Regional Task Force on the Homeless (RTFH) was established in 1985 and has grown significantly in function and services provided to local jurisdictions. The RTFH promotes a regional approach to end homelessness in San Diego County and works with local municipalities to provide funding opportunities, data collection, and integration of services. According to the Task Force, the San Diego region's homeless population can be divided into two general groups: (1) urban homeless, and (2) rural homeless.

In addition to the RTFH's efforts to address and end homelessness, there have been other subregional efforts to implement outreach best practices and leverage funding to provide opportunities to those who need a hand-up instead of a hand-down. Local cities, Chula Vista included, have formed Homeless Outreach Teams through their police departments to better address all of the issues that homelessness brings to a community.

The Chula Vista Police Department's Homeless Outreach Team (HOT) partners with other local organizations to provide outreach, mental health, substance use, employment, housing, and social service resources. These multidisciplinary partnerships are instrumental in addressing core issues that may have led a person to become homeless, as well as give them the opportunity to become re-housed.

Chula Vista's HOT works, at times for years, to build relationships within the homeless community and help people take steps towards reintegrating in society. The housing needs of the homeless are unique from other demographic groups because they encompass a wide range of needs and supportive services, not only a lack of affordable housing.



Since the homeless population is very difficult to quantify, Census information on homeless populations is often unreliable. The annual Point-in-Time (PIT) Count is facilitated in San Diego County by the RTFH and data is analyzed and released every year. The PIT count of sheltered (emergency and transitional) and street homeless persons is conducted in January of each calendar year and includes a physical count as well as survey questions to further assist the County's homeless population. Table A-35 shows that the total number of homeless individuals counted for the San Diego Region decreased to 7,619 people from the previously observed 8,102 (2019), 8,576 (2018) and 9,116 (2017). The PIT count has shown a similar decline in Chula Vista each year for the past 5 years. In the 2020 count, there were 212 unsheltered and 101 sheltered individuals observed and surveyed within Chula Vista and the Sweetwater (County area), a 42% decrease since the 2015 count.

Table A-35
We All Count PIT Count Jan 2020

Jurisdiction	Year	Sheltered					Unsheltered					TOTAL	%
		ES	SH	TH	Total	% of Pop	Indiv	V	H	Total	% of Pop		
CHULA VISTA	2020	36	65	0	101	32%	212			212	68%	313.00	4%
	2019				79	25%				242	75%	321.00	4%
	2018	34	74	0	108	32%	76	87	66	229	68%	337.00	3%
	2017	43	9	62	114	30%	58	174	30	262	70%	376.00	3%
	2016	27	0	131	158	29%	103	251	26	380	71%	538.00	6%
	Difference (5 yrs)				*(57)*	*-36%*				*(168)*	*-44%*	*(225.00)*	*-42%*
South Bay	2020	36	68	0	104	23%	353	0	0	353	77%	457.00	6%
	2019	21	11	0	111	19%	58	69	94	463	81%	574.00	8%
	2018	55	85	0	140	24%	134	156	160	450	76%	590.00	7%
	2017	43	9	80	132	19%	164	254	142	560	81%	692.00	8%
	2016	27	0	164	191	22%	140	458	93	691	78%	882.00	10%
	Difference (5 yrs)				*(36)*	*0%*				*(97)*	*-17%*	*(102.00)*	*-15%*
San Diego	2020	1,759	809	36	2,604	53%	2,283			2,283	47%	4,887.00	64%
	2019				2,482	49%				2,601	51%	5,083.00	67%
	2018	1,467	759	56	2,282	32%	505	651	2,630	4,912	68%	7,194.00	89%
	2017	1,240	30	1,118	2,388	42%	1,234	817	1,180	3,231	58%	5,619.00	62%
	2016	885	14	1,419	2,318	46%	1,224	814	707	2,745	54%	5,063.00	58%
	Difference (5 yrs)	*227*	*729*	*(1,062)*	*(106)*	*0%*	*(729)*	*(166)*	*1,450*	*1,681*	*52%*	*1,575.00*	*28%*
Unincorporated Areas *(County)*	2020				0		193			193		193.00	3%
	2019				0					0		0.00	0%
	2018				6	1%	184	145	116	445	99%	451.00	6%
	2017				6	2%				320	98%	326.00	4%
	2016				8	2%				336	98%	344.00	4%
	Difference	*0*	*0*	*0*	*0*	*0%*	*184*	*145*	*116*	*125*	*39%*	*125.00*	*38%*
TOTAL SD County	2020	2,221	1,380	47	3,648	48%	3,971			3,971	52%	7,619.00	
	2019				3,626	45%				4,477	55%	8,103.00	
	2018	1,942	1,574	64	3,580	44%				4,545	56%	8,125.00	
	2017	1,559	42	1,888	3,495	38%				5,621	62%	9,116.00	
	2016				3,752	43%				4,940	57%	8,692.00	
	Difference (5 yrs)				*(104)*	*-3%*				*(969.00)*	*-20%*	*(1,073.00)*	*-12%*

Table A- 36

2019 Point in Time Data

Source: Regional Taskforce on the Homeless 2019 Annual Report on the Homeless

Emergency Shelter	Safe Haven	Transitional Housing	Unsheltered	Total
30	0	49	242	321

Housing Inventory	Beds	Utilization
Emergency Shelter	32	94%
Safe Haven	0	0
Transitional Housing	71	69%
Permanent Supportive Housing	0	0
Rapid Re-Housing	26	100%
Other Permanent Housing	0	0

Homeless Profile	% of Unsheltered	Total Homeless Persons
Chronically Homeless	18%	44
Veteran	5%	12
Female	26%	64
Families	6%	15
Youth	16%	38

Homelessness in the San Diego region

While the Point-in-Time Count does provide city-specific profiles on that experiencing homelessness, much of the more detailed data available is for the San Diego region. To capture the demographics of this population, the following statistics are for the entire San Diego region, through the 2018 Point-in-Time Count.

- 74 percent of those experiencing homelessness that are unsheltered became homeless in the San Diego region.
- 14 percent of the unsheltered population of those experiencing homelessness suffer from
- substance abuse and nine percent suffer from alcohol abuse.
- 25 percent of the unsheltered portion of those experiencing homelessness live in a vehicle.

- 35 percent of those who are experiencing homeless and are unsheltered are 55 years of age or older.

Housing options for homeless persons

The San Diego region's Continuum of Care programs for homeless persons consist of a network of emergency and transitional shelters. In addition, permanent supportive housing programs for previously homeless persons are also major components of the region's network of care.

- Emergency Shelters. Provide a place to sleep for the night. By providing a short-term crisis option, these shelters are often the first step to finding a permanent housing solution.
- Transitional Housing. Provides longer-term shelter solutions through temporary housing options that can last up to 24 months and includes supportive services, such as case management.
- Permanent Supportive Housing (PSH). Provides long-term housing with wraparound services that are meant to support the stability and health of individuals experiencing homelessness.
- Hotel/Motel Vouchers. Voucher Programs shelter eligible families, disabled and elderly persons in participating motels throughout the County. Eligibility requirements vary from year-to-year; typically, the voucher programs require that clients present evidence that they are not able to stay in a traditional homeless shelter; and, they will be able to obtain permanent housing within a short time frame (3-4 weeks).

- Homeless Prevention and Rapid Re-Housing. San Diego's key strategy for preventing homelessness is through increased affordable housing options, which has been difficult to provide due to economic trends and an overall shortage of housing. Rapid Re-Housing reconnects families and individuals to a housing option as quickly as possible using housing vouchers and rental assistance. It is a more stable and cost-effective way to house people than using Emergency Shelters.

Table A-35 identifies shelters for the homeless in the San Diego/South Bay region. The region provides 434 beds in a number of facilities with specialties varying from general homeless shelters, victims of domestic violence, substance abuse, and at-risk with disability. A total of 320 of these beds are located in the City of Chula Vista.

South Bay Community Services (SBCS) is the primary social service agency that provides homeless shelters within the City of Chula Vista. SBCS operates ten facilities in and around Chula Vista.

The Ecumenical Council of San Diego County and MAAC Project operate other facilities in the area.

TABLE A-37

HOMELESS AND TRANSITIONAL HOUSING SAN DIEGO – SOUTH BAY

Agency	Program Name	Target Population	Special Needs	# of Beds	Location
Emergency Shelters					
Ecumenical Council of SD County	ISN Rot'l Shelter South Bay (mid-October – March)	General Population	General Homeless	12	Regional
SBCS	Casa Nueva Vida I	Families w/children	General Homeless	54	Chula Vista
SBCS	Casa Seguras	Families w/children	General Homeless	35	Chula Vista
SBCS	La Nueva Aurora	Families w/children	Victims of Domestic Violence	3	Chula Vista
SBCS	Casa Nuestra Shelter	Homeless Youth	General Homeless	5	Chula Vista
Transitional Shelters					
MAAC Project	Nostros	Adult Men	Substance Abuse	13	Chula Vista
M.I.T.E.	Options South Bay Women's Recovery Center	Women with Children	Substance Abuse	Out-patient	Chula Vista
SBCS	Casas de Transition	Families w/Children	General Homeless & Domestic Violence	73	Chula Vista
SBCS	Casas	Families w/Children	General Homeless	7	Chula Vista
SBCS	Trolley Trestle	Youth & Parenting Youth	General Homeless	10	Chula Vista

TABLE A-37

HOMELESS AND TRANSITIONAL HOUSING SAN DIEGO – SOUTH BAY

Agency	Program Name	Target Population	Special Needs	# of Beds	Location
SBCS	Casa Nuestra Shelter	Homeless Youth (12-17)	General Homeless	8	Chula Vista
SBCS	Casa Nueva Vida I	Families w/children	General Homeless	54	Chula Vista
SBCS	Casa Segura II	Families w/Children	Victims of Domestic Violence	45	Chula Vista
SBCS	Victorian Heights	Women w/Children	Victims of Domestic Violence	38	National City
Hotel/Motel Vouchers					
SBCS	Hotel/Motel Vouchers	Families with Children, Elderly, and Disabled	General Homeless	N/A	Chula Vista
Permanent Supportive Housing					
SBCS-SD Housing Commission	La Posada	Families with Children	HIV/AIDS	28	San Ysidro
SBCS-SD Housing Commission	La Posada- Shelter Plus	Families with Children	HIV/AIDS	36	San Ysidro
Total Beds				**421**	

Source: Regional Task Force on the Homeless 2015

The number of beds available in Chula Vista is generally consistent with the number of homeless. However, the majority of these beds serve targeted and special needs populations.

3.4.6 Farm Workers

Due to the high cost of housing and low wages, a significant number of migrant farm workers have difficulty finding affordable, safe and sanitary housing. According to the State Employment Development Department, the average farm worker earned between $22,000 and $35,000 annually. This limited income combined with the issues of seasonal employment give agricultural workers added challenges when obtaining housing.

It is estimated that there are between 100 and 150 farm worker camps located throughout the San Diego region, primarily in rural areas. According to the 2014-2018 ACS, 217 persons in the City of Chula Vista were employed in the agriculture, forestry, fishing, hunting, and mining industry. This population group accounts for 2 percent of the County's 13,471 population employed in these industries. Farmworkers needs can be difficult to quantify due to fear of job loss and fear of authority. Therefore, farm workers are given low priority when addressing housing needs, and often receive the least hospitable housing. The San Diego County Regional Task Force on the Homeless estimates that there are at least 2,300 farm workers and migrant day laborers who currently experience homelessness in the San Diego region.

The Farm Bureau reports that San Diego County surpasses other urbanized counties in terms of average dollar value per acre. Additionally, San Diego County is the 19th largest far4m economy amount 3,000 counties in the nation. According to the Farmland Mapping and Monitoring Program of the California Department of Conservation, farmland is concentrated in the northern portion of San Diego County.[1] While there are parcels of land still zoned for agricultural use within Chula Vista, there are no active farms in Chula Vista. Therefore, agricultural jobs continue to decline in the City. With no active farms within Chula Vista or within close proximity, there is a lower need for farmworker housing in the City. The housing needs of this group are addressed the City's affordable housing strategies for lower-income households.

[1] https://maps.conservation.ca.gov/DLRP/CIFF/

3.4.7 Migrant Day Laborers

In Chula Vista and other South County areas, numerous Hispanic immigrants seek work as day laborers. Because of the City's proximity to the Mexican border and its location along a major transportation route, Chula Vista provides a convenient temporary place to seek work before moving on to industrial or agricultural jobs further north. The availability of jobs, including temporary day-jobs, and the number of open spaces which can be utilized as transient campsites, make Chula Vista attractive to migrant laborers.

U.S. Department of Housing and Urban and Development (HUD) funds cannot be used to assist persons who are not legally in the United States therefore, other resources must be identified to provide housing assistance to these households. While state law does not allow landlords to question renters regarding their legal status, federal programs, including Section 8, require legal residency.

3.4.8 Students

Over the past decade, college enrollment has increased, and today's college students are more diverse and have new needs as a result of the differing demographics. Not only has the profile of a typical student changed, but on-campus housing construction has not kept up with demand and tends to be less affordable than existing housing options in the surrounding communities.



Approximately 86,000 students were surveyed in 2018 by The Hope Center for College, Community and Justice and results showed that homelessness affected 18% of respondents attending two-year colleges. The number who said they had experienced housing insecurity, such as difficulty paying rent, was much higher, at 60%, among those attending two-year

schools[2]. Types of housing instability include sleeping in garage, car, closet, outdoors and on-campus, as well as between family or friends' homes.

It may seem that students only produce a temporary housing need, however the need is ongoing as long as the educational institution is in session. The impact upon housing demand is critical in areas that surround universities and colleges, especially since students are oftentimes low-income. It is easier for them to seek shared housing to decrease expenses, and benefit from roommate referrals on and off campus. In addition to the difficulties of finding and securing affordable housing while in school, this shortage can lead college graduates to leave and negatively impact the region's economy.

There are approximately 28,000 students attending Southwestern College and it is the only public institution of higher education in southern San Diego County. Founded in 1961, Southwestern College is located in east Chula Vista surrounded predominately by single family homes and minimal multifamily housing. Community colleges typically do not provide housing because they are institutions that serve the educational needs of students already residing in the local community. With its significant student population and lack of affordable housing in close proximity to the campus, many students face housing insecurity.

With a University and Innovation District planned for 375-acres of city-owned land in Eastern Chula Vista, the City's future consideration for the surrounding community is integration of commercial, retail and residential functions that will appropriately serve its student population.

[2] College and University Basic Needs Insecurity: A National #RealCollege Survey Report. The Hope Center for College Community and Justice, April 2019.

1.0 OVERVIEW: CONSTRAINTS TO THE PROVISION OF HOUSING

The provision of adequate and affordable housing is an important goal of the City. As a result, the City has made strides to reduce constraints to development that are within the City's purview since the Housing Element was last updated in 2013. Reductions to constraints during the 5th Housing Element Cycle include:

One of the most significant and difficult constraints to housing in Chula Vista, and elsewhere in the San Diego region, is the high cost of land.

- Defined emergency shelter in the Chula Vista Municipal Code (CVMC) and allowed emergency shelters by-right within the Limited Industrial (I-L) zone and as a conditional use within the Thoroughfare Commercial (CT) zone and as a community purpose facility; and

- Defined transitional and supportive housing in the CVMC and subject them only to those restrictions that apply to other residential dwellings of the same type in the same zone; and

- Defined qualified employee housing (primarily for agricultural employees) in the CVMC and permit as an agriculture use subject only to those restrictions that apply to agricultural uses in the same zone, and permit qualified employee housing for six or fewer employees in all residential zones, subject only to those standards generally applicable to single-family dwellings; and

- Defined single-room occupancy residences and permit them within the R-3 Apartment Residential zone; and

- Defined licensed residential facilities, permit facilities for six or fewer people in all residential zones, and permit facilities for seven or more people as an unclassified use subject to a conditional use permit; and

- Adopted Affordable Housing Incentives in the CVMC to encourage the production of Affordable Housing for very low-income, low-income or senior households; and

- Added Accessory Dwelling Unit and Junior Accessory Dwelling Unit regulations to encourage the development, maintenance, and improvement of affordable housing.

Despite these municipal code amendments to encourage the development of affordable housing, a variety of factors including environmental, market mechanisms, and government regulations influence and occasionally constrain the development of housing.

Actual or potential constraints on the provision of housing, and the cost of housing, affect the development of new housing and the maintenance of existing units at all income levels. Governmental and non-governmental constraints in Chula Vista are similar to other jurisdictions in the region and are discussed below. One of the most significant and difficult constraints to housing in Chula Vista, and elsewhere in the San Diego region, is the high cost of land.

2.0 GOVERNMENT CONSTRAINTS

Governmental constraints can limit the operations of the public, private and nonprofit sectors making it difficult to meet the demand for affordable housing and limiting supply in the region. Governmental constraints are policies, development standards, requirements and actions imposed by the various levels of government upon land and housing ownership and development. These constraints may include land use controls, growth management measures, zoning and building codes, fees, processing and permit procedures, and site improvement costs. The City has the authority to re-evaluate these constraints and potentially remove or alter the constraints to encourage and facilitate housing development to the extent State law allows.

2.1 Land Use Controls

Land use controls take a number of forms that affect the development of residential units. These controls include General Plan policies, zoning designations (and the resulting use restrictions, development standards, and permit processing requirements), development fees and local growth management programs.

2.1.1 General Plan

Each city and county are required by California Law to create a General Plan, which establishes policy guidelines for development. The General Plan is the foundation of all land use controls in a jurisdiction. The Land Use Element of the General Plan identifies the location, distribution and density of the land uses within the City. General Plan densities are expressed as dwelling units per acre. The Chula Vista General Plan identifies twelve residential land use designations, as shown in Table B-1.

Table B-1
GENERAL PLAN
RESIDENTIAL LAND USE DESIGNATIONS

Designation	Description	Acreage	Density Range
Low Residential	Single-family detached dwellings on large rural, estate type lots	6,977	0 to 3 units per acre
Low-Medium Residential	Single-family detached dwelling units on medium sized lots	8,010	3.1 to 6 units per acre
Medium Residential	Single-family detached homes on smaller lots, zero-lot-line homes, patio homes, and attached units, such as duplexes, townhomes, and mobile homes	1,604	6.1 to 11 units per acre
Medium High Residential	Multi-family units such as townhomes, garden apartments and mobile homes	665	11.1 to 18 units per acre
High Residential	Multi-family units such as apartments and condominium-type dwellings in multi-story buildings	525	18.1 to 27 units per acre
Urban Core Residential (UCSP)	Multi-family dwelling units in an urban environment	84	27.1 to 60 units per acre
Bayfront High	Multi-family units such as apartment and condominium-type dwellings in multiple-story buildings	14	60 to 115 units per acre
Mixed-Use Residential[1]	Multi-family residential, retail shops, financial, business and personal services, restaurants, entertainment and office opportunities	933	27 to 40 units per acre
Mixed Use Transit Focus Area (UCSP)[1]	High intensity mixed residential, office and retail uses	122	27 to 40 units per acre
Eastern Urban Center	Medium-High to Urban Core residential, and a variety of integrated mixed use, commercial, cultural, public and office uses	266	27 to 40 units per acre
Resort	May include hotels, resort-oriented commercial services, restaurants and retail shops, cultural and recreational uses, conference centers and permanent residences	230	27 to 40 units per acre
Town Center	May include a mix of multi-family residential; retail shops; restaurants; professional office; or other commercial use opportunities	85	18 to 45 units per acre

Notes:
[1] Mix of uses is allowed as horizontal and vertical development that may result in developments dedicated to residential uses only.

Source: Chula Vista General Plan Land Use and Transportation Element

According to the General Plan's Land Use and Transportation Element, a total of 124,958 dwelling units are anticipated within the City's planning areas. The Department of Finance (DOF) reports that 84,210 units have been developed as of January 2018.

2.1.2 Zoning Code

WESTERN CHULA VISTA

The Zoning Code is the primary tool for implementing the General Plan in Western Chula Vista. It is designed to protect and promote the public health, safety, and welfare of residents. Discretionary and by-right land uses are reviewed against zoning regulations that include, but are not limited to, lot coverage, setbacks, height limits, floor area ratio (FAR), and parking.

Located west of the I-805 freeway are the older, long established communities; other than infill development, the City does not expect substantial changes in these communities. Maximum residential densities determine the number of units that can be built per acre and can be a constraint for residential development. Additionally, zoning regulations including setbacks, floor area ratio (FAR), lot coverage, design requirements, common and private open space requirements, parking requirements and building and fire codes can constrain residential densities, thereby limiting the number of additional units per acre. To facilitate more residential development, the City has amended the zoning code in 2010 to allow mixed commercial-residential development in commercial and industrial zones by increasing opportunities, particularly for infill development.

The Urban Core Specific Plan (UCSP) and Palomar Gateway Specific Plan, which are also west of the I-805 freeway, established land use regulations that reduce or minimize the traditional constraints, stated above, as these are form-based codes that allow more development flexibility. Transit-focus areas along major commercial corridors contain land use districts in the UCSP that allow for higher residential densities and mixed-use commercial residential development with zero setbacks, higher FARs, taller buildings, and flexible parking standards.

Chula Vista's residential zoning designations, as shown in Table B-2, control both the use and development standards of a specific site and influences the housing to be developed.

Table B-2

WESTERN CHULA VISTA RESIDENTIAL DEVELOPMENT REGULATIONS

Zone	Building Height	Lot Width	Min. Setbacks			Min. Lot Area	Lot Coverage / FAR	Min. Open Space/DU	Parking / DU
			Front	Side	Rear				
Agricultural Zone[1]									
A-8	35	300	50	20	50	8 acres	N/A	N/A	X[2]
A-X	As designated on Zoning Map, but not less than 8 acres								
Residential Estate Zone									
R-E 4A	28	200	25	15	25	4 acres	40%	N/A	2-car garage[2]
R-E 2A		200	25	15	25	2 acres			
R-E 40,000		150	25	15	25	40,000			
R-E 20,000		100	25	10	25	20,000			
Single-Family Residential Zone									
R-1-15	28	85	25	10	20	15,000	40%	N/A	2-car garage[2]
R-1-10		70	20	10	20	10,000			
R-1-7		60	15	10	20	7,000/6,000			
R-1-5		50	15	10	15	5,000			
One- and Two-Family Residential Zone									
R-2	28	60	15	5	20	7,000	50%	N/A	X[2]
R-2-T		30[3]	15	0	15	3,500			X[6]
R-2-X		60	15	5	20	7,000			X[2]
Exclusive Mobile Home									
MHP	By plan								
Apartment Residential Zone									
R-3	28[4]	65	15	5	15	7,000	50%	400	1-2[7]
R-3-M		65	15	5	15	7,000		500	
R-3-T		22	15	0	20	2,000		300	
R-3-G		65	15	5	15	7,000		600	
R-3-H	46[5]	80	15	10	20	10,000	25%	200	
R-3-L	28	65	15	5	15	7,000	50%	600	
SPECIFIC PLANS									
Urban Core Specific Plan									
V-1	18-45	N/A	0	N/A	N/A	N/A	2.0	200	1.5[8]
V-2, V-2a	18-45						2.0	200	1.5[9]
V-3	18-84						4.5	200	1.5[8]

V-4	18-60		15				1.0	100	1.5[8]
UC-1	30-84		0				4.0	100	1.0[10]
UC-2	45-84		8				2.5-5.0	100	1.0[10]
UC-3	18-60		15				3.0	200	X[7]
UC-6	18-60		15				2.0	200	X[7]
UC-10	18-72		0				2.0	N/A	1.5
UC-12	45-210		16				4.0-6.0	100	1.0
UC-13	18-60		0				2.0	200	X[7]
UC-14	30-84		15				3.0	200	X[7]
UC-15	45-210		11				4.0-6.0	100	1.0
C-1	18-60		10						
C-2	18-45		10				1.0	N/A	X[7]
C-3	18-46								
Palomar Gateway									
By Subdistrict									
Bayfront Master Plan									
By Subdistrict									

Notes:

1 To be consistent with the General Plan Update, the agriculture zone will be revised.
2 Two-car garage requirement applies in the R-E Zone (see CVMC 19.62.170- 19.62.190
3 Minimum lot width shall be 30 feet for all lots developed with single-car garages and 40 feet for lots developed with two-car garages.

4 A maximum of 45' may be approved by the Design Review Board.

5 No building can be less than 46' feet or 5-stories
6 Shall provide parking at a ratio of two spaces per unit with a minimum of 75 percent of the parking to be provided in garages; the remaining 25 percent may be accommodated by parking bays or garages.
7 One per unit for each efficiency living unit or single room occupancy residence. One and one-half per unit for each one-bedroom dwelling unit. Two per unit for each two-bedroom dwelling unit. Two per unit for each three-bedroom dwelling unit. One additional for each bedroom over four bedrooms.

8 Min: 1.5 space/du, Guest: 1 space/10 du, On-site Min: 50%

9 Min: 1.5 space/du, Guest: 1 space/10 du, On-site Min: 0%

10 1.0 space/du, Guest: 1 space/10 du, On-site Min: 50%

Source: City of Chula Vista

The R-E (Residential Estate), R-1 (Single-Family), R-2 (One- and Two-Family), and R-3 (Apartment Residential) zones are the primarily residential zones. Single-family dwelling, accessory dwelling unit, and junior accessory dwelling unit uses are permitted by right in the R-E, R-1 and R-2 zones and in residential districts within the UCSP (Urban Core Specific Plan) and the Palomar Gateway Specific Plan. Additionally, supportive and transitional housing are by right uses where residential uses are permitted. Duplexes, multi-family developments, and accessory dwelling units are permitted by right in the R-2 and R-3 zones and single room occupancy units are permitted by right in the R-3 zones as well.

Accessory dwelling units are also permitted by right in the A (Agricultural) zone with a primary residence, in the C-O (Administrative and Professional Office) and C-C (Central Commercial) zones with existing multi-family dwellings, and Single room occupancy (SROs) units are allowed in the C-O zone with a Conditional Use Permit. Additionally, Emergency Shelters are a by-right use in the I-L (Limited Industrial) zone and allowed in the C-T (Thoroughfare Commercial) zone with a Conditional Use Permit.

EASTERN CHULA VISTA

Sectional Planning Area (SPA) Plans are the primary tool for implementing the General Plan in Eastern Chula Vista. They are designed to protect and promote the public health, safety, and welfare. Discretionary and by-right land uses are reviewed against zoning regulations that include, but are not limited to lot coverage, setbacks, height limits, floor area ratio (FAR), and parking.

Located east of the I-805 freeway are newer built-out communities, neighborhoods under construction and large vacant parcels of land where the City expects to experience significant growth. Maximum residential densities determine the number of units that can be built per acre and can be a constraint to providing residential development. Additionally, zoning regulations including setbacks, floor area ratio (FAR), lot coverage, design requirements, common and private open space requirements, parking requirements and building and fire codes can constrain residential densities, thereby limiting the number of additional units per acre.

Much of Eastern Chula Vista's residential land is built-out (Rancho Del Rey, Sunbow, Eastlake, Rolling Hills Ranch, portions of Otay Ranch, etc.) and will likely see infill development in the form of accessory and junior dwelling units in the foreseeable future. The remainder of Eastern Chula Vista's residential designations, as shown in Table B-3, control both the use and development standards of a specific site and influences the housing to be developed.

Table B-3
EASTERN CHULA VISTA RESIDENTIAL DEVELOPMENT REGULATIONS

Zone	Building Height	Lot Width	Min. Setbacks			Min. Lot Area	Lot Coverage / FAR	Min. Open Space/DU	Parking / DU
			Front	Side	Rear				
EASTLAKE									
Eastlake II (Greens and Vistas)									
RE	28[15]	70	20	5	20	8,000	50%	N/A	2
RS	28[15]	50	20	5	15	5,000	50%	N/A	2
RP-8	28[15]	25	SP[1]	SP[1]	SP[1]	3,000[1]	55%	N/A	2
RP-13	28[15]	25	SP[1]	SP[1]	SP[1]	3,000[1]	55%	N/A	2

Table B-3
EASTERN CHULA VISTA RESIDENTIAL DEVELOPMENT REGULATIONS

Zone	Building Height	Lot Width	Min. Setbacks			Min. Lot Area	Lot Coverage / FAR	Min. Open Space/DU	Parking / DU
			Front	Side	Rear				
RP-SL	28[15]	50	20	5	SP[1]	2,500	55%	N/A	2
RC	45	SP[1]	SP[1]	SP[1]	SP[1]	SP[1]	N/A	N/A	2
RM	45	SP[1]	SP[1]	SP[1]	SP[1]	SP[1]	N/A	N/A	2
OTAY RANCH									
Villages 1 and 5									
SF3	N/A	45	15	5	15	4000	50%	N/A	2
SF4	N/A	25	15	5	10	2800	50%	N/A	2
RM1	N/A	SP[1]	SP[1]	SP[1]	SP[1]	SP[1]	55%	300	2[5]
RM2	N/A	SP[1]	SP[1]	SP[1]	SP[1]	SP[1]	SP[1]	200	By no. of bedrooms[6]
Village 2									
SF2	35	50	15	5	20	7500	0.65	N/A	2
SF3	35	45	15	5	15	4000	0.65	N/A	2
SF4	35	40	15	5	10	3000	0.65	N/A	2
RM1	45[3]	DR[2]	DR[2]	DR[2]	DR[2]	DR[2]	DR[2]	300	DR[2]
RM2	60[4]	DR[2]	DR[2]	DR[2]	DR[2]	DR[2]	DR[2]	200	By no. of bedrooms[6]
Village 3									
SF4	35	40	7	3.25	5/15[7]	2,400	69-71.5%[8]	200-400[8]	2
RM1	45	DR[2]	DR[2]	DR[2]	DR[2]	DR[2]	69-71.5%[8]	200-400[8]	2[5]
RM2	60	DR[2]	DR[2]	DR[2]	DR[2]	DR[2]	DR[2]	DR[2]	By no. of bedrooms[6]
MU-1	DR[2]	DR[2]	DR[2]	DR[2]	DR[2]	DR[2]	DR[2]	DR[2]	By use
Village 4									
SF1	35	50	18	5	5	4,000	0.5	N/A	2
RM1	35	60	18	5	5	7,000	0.55	120-240[8]	2
RM2	45	65	18	10	15	7,000	DR[2]	120-240[8]	By no. of bedrooms[6]
Village 6									
SF3	28	45	19.5	5	15	5,000	0.65	N/A	2
SF4	28	40	19.5	5	10	4,000	0.65	N/A	2
RM1	45	DR[2]	DR[2]	DR[2]	DR[2]	DR[2]	DR[2]	300	By no. of bedrooms[6]
RM2	45	DR[2]	DR[2]	DR[2]	DR[2]	DR[2]	DR[2]	200	By no. of bedrooms[6]
Village 7									
SF3	28	45	19.5	5	15	4,000	.65	N/A	2
SF4	35	40	19.5	5	15	3,000	.65	N/A	2

Table B-3
EASTERN CHULA VISTA RESIDENTIAL DEVELOPMENT REGULATIONS

Zone	Building Height	Lot Width	Min. Setbacks			Min. Lot Area	Lot Coverage / FAR	Min. Open Space/DU	Parking / DU
			Front	Side	Rear				
RM1	45	DR[2]	DR[2]	DR[2]	DR[2]	DR[2]	DR[2]	300	By no. of bedrooms[6]
RM2	45	DR[2]	DR[2]	DR[2]	DR[2]	DR[2]	DR[2]	200	By no. of bedrooms[6]
Village 8 East									
SF4	35	40	7/17	3.25	5	2,400	DR[2]	0-400[8]	2
RM1	45	DR[2]	DR[2]	DR[2]	DR[2]	DR[2]	DR[2]	300	2
RM2	60	DR[2]	DR[2]	DR[2]	DR[2]	DR[2]	DR[2]	200	By no. of bedrooms[6]
Village 8 West									
NE	35	40	7	5	15	3,480	70%	0-400[9]	2[9]
NG	35-4510	20	7	5	10	2,700	80%	0-400[9]	2[9]
NC	45	20	N/A	5	10	2,000	90%	0-400[9]	2[9]
TC	60	DR[2]	N/A	N/A	N/A	DR[2]	N/A	0-400[9]	2[9]
Village 9									
NE	35	40	18	5	5-20[9]	4,000	70%	2[9]	2[9]
NG	35-45[10]	20	13	5	5-10[9]	2,700	80%	2[9]	2[9]
NC	45	20	5-18[11]	5	5-10[9]	2,000	90%	2[9]	2[9]
UN	60	DR[2]	5-18[11]	N/A	N/A	N/A	N/A	2[9]	2[9]
TC	60	DR[2]	5-18[11]	N/A	N/A	N/A	N/A	2[9]	2[9]
UC	21[5]	N/A	5-18[11]	N/A	N/A	N/A	N/A	2[9]	2[9]
Village 10									
SF4	35	40	10	3.25	5	2,400	DR[2]	0-400[8]	2
RM1	45	DR[2]	DR[2]	DR[2]	DR[2]	DR[2]	DR[2]	0-400[9]	2
RM2	60	DR[2]	DR[2]	DR[2]	DR[2]	DR[2]	DR[2]	200	By no. of bedrooms[6]
Village 11									
SF3	28	45	19.5	5	15	4,000	0.65	N/A	22
SF4	28	40	19.5	5	10	3,000	0.65	N/A	
RM1	28	DR[2]	DR[2]	DR[2]	DR[2]	DR[2]	DR[2]	300	By no. of bedrooms[6]
RM2	60	DR[2]	DR[2]	DR[2]	DR[2]	DR[2]	DR[2]	200	By no. of bedrooms[6]
MU	48	DR[2]	15	10	10	DR[2]	DR[2]	DR[2]	DR[2]
Eastern Urban Center									
EUC1	25-40[13]	N/A	0-10[12]	N/A	N/A	N/A	N/A	200	1.65-1.85[14]
EUC2	25-40[13]	N/A	0-10[12]	N/A	N/A	N/A	N/A	200	1.65-1.85[14]
EUC3	35-50[13]	N/A	0-10[12]	N/A	N/A	N/A	N/A	200	1.65-1.85[14]

Table B-3
EASTERN CHULA VISTA RESIDENTIAL DEVELOPMENT REGULATIONS

Zone	Building Height	Lot Width	Min. Setbacks			Min. Lot Area	Lot Coverage / FAR	Min. Open Space/DU	Parking / DU
			Front	Side	Rear				
EUC4	35-70[13]	N/A	0-15[12]	N/A	N/A	N/A	N/A	200	1.65-1.85[14]
EUC5	35-70[13]	N/A	0-10[12]	N/A	N/A	N/A	N/A	200	1.65-1.85[14]
EUC6	25-40[13]	N/A	0-15[12]	N/A	N/A	N/A	N/A	200	1.65-1.85[14]
EUC7	35-45[13]	N/A	0-15[12]	N/A	N/A	N/A	N/A	200	1.65-1.85[14]
EUC8	25-40[13]	N/A	0-10[12]	N/A	N/A	N/A	N/A	200	1.65-1.85[14]
EUC9	25-50[13]	N/A	0-15[12]	N/A	N/A	N/A	N/A	200	1.65-1.85[14]
EUC10	25-50[13]	N/A	0-15[12]	N/A	N/A	N/A	N/A	200	1.65-1.85[14]
Freeway Commercial									
RM	50[2]	DR[2]	DR[2]	DR[2]	DR[2]	DR[2]	N/A	200	2
R/MU	75[2]	DR[2]	DR[2]	DR[2]	DR[2]	DR[2]	N/A	200	By no. of bedrooms[6]
C/MU	75[2]	DR[2]	DR[2]	DR[2]	DR[2]	DR[2]	N/A	N/A	4/1,000 sf
Rancho Del Rey									
RS	28	50	15	5	15	5,000	45%		2
RP	28	40	15	3	15	3,500	50%		2
RC	SP[1]	SP[1]	SP[1]	SP[1]	SP[1]	SP[1]	SP[1]		1.5-2.5[9]
Rolling Hills Ranch									
SFE	28[16]	90	20	5	25	15,000	40%	N/A	2
SF1	28[16]	60	20	5	20	7,000	45%	N/A	2
SF2	28[16]	60	15	5	15	6,000	45%	N/A	2
SF3	28[16]	50	15	5	15	5,000	50%	N/A	2
SF4	28[16]	45	15	5	10	4,500	50%	N/A	2
SFA	35	SP[1]	SP[1]	SP[1]	10	SP[1]	SP[1]	N/A	2
MF	28[17]	SP[1]	SP[1]	SP[1]	SP[1]	SP[1]	SP[1]	N/A	1.5-2.5[9]
Sunbow									
RS	28	50	15	5	15	5,000	0.45	N/A	2
RP	28	40	15	5	15	3,500	0.50	N/A	2
RM	SP[1]	SP[1]	SP[1]	SP[1]	SP[1]	SP[1]	SP[1]	SP[1]	1-2.25[6]
RC	SP[1]	SP[1]	SP[1]	SP[1]	SP[1]	SP[1]	SP[1]	SP[1]	1-2.25[6]
VC	SP[1]	SP[1]	SP[1]	SP[1]	SP[1]	SP[1]	SP[1]	SP[1]	1-2.25[6]

Notes:
[1] Determined by discretionary Site Plan review
[2] Determined by Discretionary Review
[3] Maximum of 3 stories
[4] Maximum of 4 stories
[5] If multi-family see RM2 standards
[6] 1 space per studio, 1,5 spaces per 1-bedroom unit, 2 spaces per 2 bedroom unit, 2.25 spaces for 3 bedroom unit or larger
[7] Five-foot setback may only apply to 50% of the lot. Minimum 15-foot setback applies to 50% of the lot. Second story (and above) may project 3 feet into rear yard setback where Rear Yard setback is a minimum of 10'

Table B-3
EASTERN CHULA VISTA RESIDENTIAL DEVELOPMENT REGULATIONS

Zone	Building Height	Lot Width	Min. Setbacks			Min. Lot Area	Lot Coverage / FAR	Min. Open Space/DU	Parking / DU
			Front	Side	Rear				

[8] Sliding scale depending on lot size
[9] Depends on building configuration
[10] 2 story or nested 3rd story maximum; 35 feet. Up to 40% of units along each street frontage may be 3 story; 45 feet maximum
[11] Depending on Corridor Standard
[12] Depending on street frontage
[13] Depending on District
[14] Depending on unit size or parking study
[15] May be increased to 35 feet with Site Plan approval
[16] Maximum height is 35 feet for two-story homes, if approved by the Zoning Administrator
[17] Maximum height is 45' for three-story multi-family structures

Source: City of Chula Vista

Each SPA Plan has an Affordable Housing Plan addressing the General Plan's Housing Element, which includes identifying compliance with the City's inclusionary housing ordinance that requires every development over 50 units to provide 5% of the units for low income households and 5% of the units for moderate income households.

The Development and Parking Regulations established by the City are not seen as an impediment to development, as the standards are minimum requirements to ensure health and safety standards are met. Additionally, reasonable parking standards are acceptable to accommodate lifestyle choices of California residents for marketability of housing and perceived qualify of life of surrounding neighborhoods that may be impacted by a lack of available parking.

While parking requirements are not viewed as a strain for the development of housing directly, with parking, generally, required to be located on the same lot or property, parking may reduce the amount of available lot area for residential development. The Zoning Code allows off-site parking with an agreement between the property owner and developer, and shared parking provisions have been implemented with process improvements in 2010. The City also provides consideration of an alternative option to use private streets for on-street parking within subdivisions.

In accordance with recent State legislation related to affordable housing provided under State Density Bonus and accessory dwelling units, parking standards are flexible and requirements significantly reduced where such housing is located within close proximity to transit. The City will also look to examine differing parking standards for affordable, senior-aged, mixed-use, and transit-oriented housing projects, if appropriate, to reflect current and anticipated parking needs.

2.1.3 Site Improvements

Site improvements required to develop specific sites will vary depending on the location and existing infrastructure. Possible improvements can include, but are not limited to, upgraded sewer and water lines to accommodate increased density; right-of-way dedication of the development site for arterials that do not meet current level-of-service standards; and grading if there is excessive on-site slope. For new developments, all improvements would have to be installed prior to occupancy or in-lieu fees paid. In Western Chula Vista, all major infrastructure such as water/sewer is already in place; sidewalks/curbs are provided via individual project developments and/or annual CIP projects for all streets in SW CV that were annexed from SD County without curb/sidewalk.

Additionally, the City of Chula Vista has established standard street cross-sections and a variety of other design standards related to public facilities, such as roadways and infrastructure facilities. As part of the standard development review process, the City adopted the Street Design Standards Policy in October of 1989 (updated in 2012). This policy provides specific guidance and minimum street standards for the development of site improvement as they relate to residential development. The standards established by the City are not seen as an impediment to development, as these are minimum requirements to ensure health and safety standards are met.

The City does have more specific standards relative to the Master Planned Communities, which utilize the City's Subdivision Manual, in addition to design standards provided in the City's Street Design Standards Policy. Table B-4 shows residential street design standards as depicted in the Street Design Standards Policy and the City's Subdivision Manual last revised in 2012. To date, no project applicant has indicated that these standards impose constraints to development feasibility.

Table B-4
STREET DESIGN STANDARDS

Type of Street	Right-of-way	Curb to Curb	Minimum Design Speed	Maximum Grade	Design ADT
Residential Street	56 feet	36 feet	25 mph	15%	1,200
Residential Street (Non-contiguous Sidewalk)	62 feet	36 feet	25 mph	15%	1,200
Single Loaded Residential Street	50 feet	34 feet	25 mph	15%	1,200

Table B-4
STREET DESIGN STANDARDS

Type of Street	Right-of-way	Curb to Curb	Minimum Design Speed	Maximum Grade	Design ADT
Single Loaded Residential Street (Non-contiguous Sidewalk)	52 feet	34 feet	25 mph	15%	1,200

Notes
1. Minimum distance between centerline intersections shall be 150 feet.
2. Grade segments in excess of 12% shall not exceed 300 feet.
3. Minimum radius for cul-de-sacs with a maximum length for 500 feet may be 100 feet and a maximum central angle of 45 degrees subject to the approval of the City Engineer. The maximum tangent length between horizontal curves of radius 100 feet shall be 150 feet.
4. Average grade over any 1,000-foor segment shall not exceed 10%.
5. Portland cement concrete pavement shall be required for grades in excess of 12%.

Source: City of Chula Vista Subdivision Manual

2.2 Growth Management

The following programs and plans have been adopted to guide future development of Chula Vista:

Growth Management Element: The Growth Management Element of the General Plan is designed to guide the demands for growth and development, revitalization and environmental protection to improve the quality for current and future residents of Chula Vista.

Growth Management Program: The Growth Management Program was adopted in 1991 and serves as the primary mechanism for the Growth Management Element of the General Plan. The program sets the foundation for carrying out City development policies by directing and coordinating future growth to ensure timely provision of public facilities and services. The program establishes thresholds for eleven areas affecting Chula Vista, including traffic, police, fire and emergency services, schools, libraries, parks and recreation, water, sewer, drainage, air quality, and economics. The City's Controlled Residential Development Ordinance (CVMC 19.80) was adopted in 1991 to manage the rapid growth of residential development, particularly in the eastern part of the City. The concerns were for impacts to traffic, public safety services, schools, libraries, and infrastructure. The ordinance is intended to control and manage impacts associated with residential development to protect and sustain the quality of life. However, the State is experiencing a severe housing shortage, as such, several laws have been enacted recently in an effort to create more residential dwelling units, in particular, affordable housing; as a consequence, growth management measures could be affected. The City needs to evaluate CVMC 19.80 in an effort to meet housing demand, and minimize the impact on growth management efforts, by implementing policies that create a balance between meeting housing needs and controlling rapid residential development.

Chula Vista citizens recently voted to pass Measure A and Measure P. These measures provide funding for public safety and infrastructure to meet the needs of increased demand for public safety and improve existing facilities and infrastructure, which can satisfy growth management efforts and facilitate residential development.

The City recently adopted Accessory Dwelling Unit and Junior Accessory Dwelling Unit Ordinances that provide affordable housing on lots with existing or proposed dwellings in zones where residential development is allowed including multifamily and commercial zones. These units generally do not significantly impact public service and infrastructure capacity while increasing the number of available housing. As of January 2020, the State enacted laws that promote accessory dwelling development by mandating municipalities to reduce or eliminate zoning regulations and fees.

Growth Management Ordinance: This ordinance was adopted in 1991 and codifies Growth Management intents, standards, requirements, and procedures related to the review and approval of development projects. The City will review the Growth Management Ordinance for potential amendments to be considered.

2.3 Density Bonus

State law allows a developer willing to provide a percentage of the housing units for targeted populations an increase in the density of a residential development, implementation of prescribed parking standards, and for certain developments, waivers of developments standards and additional incentives or financial equivalent (such as modified development standards or reduction/waiver of application or development impact fees).

% of DUs to be Restricted	Targeted Populations
5%	Very Low-Income households (incomes 50% and less of median)
10%	Lower-Income households (incomes 80% or less of median)
10%	Moderate-Income households (120% of median income) but only if project is common interest for sale development
10%	Transitional Foster Youth, Disabled Vets or Homeless Persons and restricted to Very-Low-Income rents (AB 2442; 09/28/2016)
100%	Lower-Income households, but may include a max of 20% for Moderate Income (AB 1763; 10/09/2019)
20%	Low-Income student housing (SB 1227; 09/29/2018)
100%	Senior citizen housing development

With recent State legislation passed since the 2013 Housing Element, the City will need to revise Chapter 19.40 of the Chula Vista Municipal Code (CVMC) for compliance with State Density Bonus law at California Government Code Section 65915.

2.4 Variety of Housing Types

Housing Element law specifies that jurisdictions must identify adequate sites to be made available through appropriate zoning and development standards to encourage the development of various types of housing for all economic segments of the population and for special housing types to meet various needs.

Citywide zoning, Specific Plan and Sectional Planning Area (SPA) Plan regulations accommodate a diversity of housing types to meet the varying needs of Chula Vista's residents. In addition to the City's residential zones, many types of residential uses are also permitted in commercial zones, mixed use zones, and some industrial zones. The City's land use and zoning regulations are found in Title 19 of the Chula Vista Municipal Code (CVMC). The CVMC accommodates a variety of housing types to serve the varying needs of Chula Vista residents, as shown in Table B-5 below.

Table B-5
ZONING FOR A VARIETY OF HOUSING TYPES

Housing Type	CVMC Use Category	Zones Permitting Use By-Right	Zones Permitting Use with CUP
Accessory Dwelling Unit / Junior Accessory Dwelling Unit	Accessory Dwelling Unit / Junior Accessory Dwelling Unit	Permitted by-right in all zones that allow residential (citywide zones, Specific Plans and SPA Plans)	--
Caretaker Houses (accessory use)	Caretaker Houses (accessory use)	I-R, I-L, I, P-Q	--
Dwelling Groups	Dwelling Groups	R-E, R-1, R-2	--
Farmworker Housing	Qualified Employee Housing (6 or fewer residents)	Permitted by-right in all zones that allow residential (citywide zones, Specific Plans and SPA Plans)	--
	Qualified Employee Housing (7 or more residents)	Permitted by-right in all (Agricultural) Zones or similar agricultural zones in Specific Plans and SPA Plans	--
Homeless Emergency Shelters	Emergency Shelters	I-L or equivalent limited industrial zone within a Specific Plan or SPA Plan and accessory to a church	C-T or similar commercial zone or CPF within a SPA Plan

Table B-5
ZONING FOR A VARIETY OF HOUSING TYPES

Housing Type	CVMC Use Category	Zones Permitting Use By-Right	Zones Permitting Use with CUP
Manufactured Housing	Factory-Built Home / Mobilehome	A Zones, R-1 and similar multi-family zones within Specific Plans and SPA Plans	--
Mixed-Use Housing	Mixed-Use Commercial / Residential	C-C and similar zones within Specific Plans and SPA Plans	--
Multi-Family Housing	Dwellings, Multiple	R-3, C-O and similar multi-family zones within Specific Plans and SPA Plans	--
	Duplex	R-2, R-3 and similar multi-family zones within Specific Plans and SPA Plans	--
Permanent Supportive Housing	Supportive and Transitional Housing	All residential zones (citywide and within Specific Plans and SPA Plans)	--
Residential Facility	Residential Facility (6 or fewer)	Permitted by-right in all zones that allow residential (citywide zones, Specific Plans and SPA Plans)	Permitted as an Unclassified Use in all zones.
	Residential Facility (7 or more)	--	Permitted as an Unclassified Use in all zones.
Single-Family Housing	Single-Family	A Zones, R-E, R-1, R-2 and similar residential zones within Specific Plans and SPA Plans	--
	Attached Single-Family	R-2 and similar residential zones within Specific Plans and SPA Plans	--
Single Room Occupancy	Residence, Single Room Occupancy	R-3 (Apartment Residential) and similar multi-family zones within Specific Plans and SPA Plans	--

Table B-5
ZONING FOR A VARIETY OF HOUSING TYPES

Housing Type	CVMC Use Category	Zones Permitting Use By-Right	Zones Permitting Use with CUP
	Boarding or Lodging Houses	R-3	--
Student Housing	Student Housing	UID	--
Transitional Housing	Supportive and Transitional Housing	All residential zones and similar residential zones in Specific Plans and SPA Plans	--
Unclassified Uses (including senior housing, nursing and disabled housing, residential facilities	Unclassified Uses	--	Permitted by CUP in all zones (citywide zones, Specific Plans and SPA Plans)

Source: City of Chula Vista

2.4.1 Accessory Dwelling Units and Junior Accessory Dwelling Units

In response to state mandate, an accessory dwelling unit ordinance was originally adopted in 2003 to allow accessory dwelling units (ADUs) in A, R-E, R-1 and P-C zones designated for single family residential development. In 2007, the ordinance was amended to modify a variety of development standards such as unit size. In 2017 and 2018 new State laws for ADUs and junior accessory dwelling units (JADUs) were enacted. The ADU ordinance was amended and a JADU ordinance was adopted by City Council to incorporate the new laws. The laws added provisions to reduce local government regulations including reduced parking, building above detached accessory structures, and conversion of existing accessory structures to facilitate the development of more units. In January 2020, the State enacted another set of ADU laws, which require additional provisions including a reduction in setbacks, exemption from lot coverage, allowing ADUs in multi-family and in zones that permit mixed uses, and removal of the owner-occupancy requirement for five years to encourage ADU and JADU development. The ADU and JADU ordinances have been amended to incorporate these new provisions.

ADUs and JADUs are a potential source of affordable housing. ADUs are self-contained housing units that are secondary to primary residential dwellings on the same lot. It is the City's intent to allow

ADUs and JADUs as a source providing a range of affordable housing through a ministerial process provided certain conditions are met.

2.4.2 Qualified Employee Housing

In 2018, the City of Chula Vista amended the CVMC to define qualified employee housing as "accommodations for employees as defined in Section 17008 of the California Health and Safety Code, as may be amended, which has qualified or where the owner intends to qualify for a permit to operate under the Employee Housing Act (Health and Safety Code Section 17000 et seq.)." CVMC Section 19.58.144 permits qualified employee housing providing accommodations for six or fewer employees by-right in residential zones and for seven or more employees by-right in agricultural zones or an equivalent zone within a City approved Sectional Planning Area plan or Specific Plan.

2.4.3 Emergency Shelters and Low Barrier Navigation Centers

Senate Bill 2, enacted in October 2007, requires local governments to identify one or more zoning categories that allow emergency shelters (year-round shelters for the homeless) without discretionary review. The statute permits the City to apply limited conditions to the approval of ministerial permits for emergency shelters. The identified zone must have sufficient capacity to accommodate at least one year-round shelter and accommodate the City's share of regional unsheltered homeless population. Chula Vista's unsheltered homeless population is estimated to be 212 individuals in 2020 in accordance with the We All Count Point in Time Count for San Diego County.

CVMC Section 19.04.089.2 was amended in 2018 to define emergency shelters as "housing with minimal supportive services for homeless persons, with occupancy limited to a six-month term or less by homeless persons. Emergency shelter shall have the same meaning as defined in Section 50801(c) of the California Health and Safety Code." CVMC 19.48.153 permits emergency shelters by right in the I-L zone or an equivalent zone of a SPA or Specific Plan. There are currently 144 zoned properties at 301 acres within the City, which is adequate to accommodate the unsheltered within Chula Vista. The I-L Zone is primarily located along Main Street; the C-T Zone is primarily located on Broadway. As major thoroughfares within Chula Vista, both Main & Broadway have direct and high frequency public transit. In addition, emergency shelters are permitted with a conditional use permit in the C-T zone as well as CPF zones within the City's SPA and Specific Plans.

The City looks at objective performance standards for emergency shelters consistent with SB 2, including requiring a facility management plan to include staffing, security and sanitation and location restrictions limited to 300 feet from another emergency shelter. Off-street parking and parking spaces for employees and loading is required. Currently, 1.5 parking spaces are required for employees and one loading space for deliveries. Such parking requirements for employees and loading is consistent with standards provided for other uses within the I-L zone (e.g. wholesale establishments, warehouses, service and maintenance centers, communication equipment buildings, manufacturing plants, research or testing laboratories, and bottling plants). AB 139 requires the assessment of shelter needs be based on the most recent Point-in-Time Count and the parking standards for shelters be based on staffing levels. The City will review and revise as necessary its zoning ordinance related to AB 139.

In 2020, the City acquired a Sprung Structure and companion laundry, restroom and shower facilities and completed the design and infrastructure plans to provide a bridge shelter. Located along Broadway and south of Main Street, it is less than one mile away from the County of San Diego's South Region Live Well Center. The bridge shelter is anticipated to have a minimum capacity of 75 unsheltered persons to a maximum of 200. Construction is expected to begin in summer 2021. Operations of the bridge shelter will be funded through the City's Emergency Solutions Grant (ESG) and its Permanent Local Housing Allocation (PLHA).

AB 101 requires cities to allow a Low Barrier Navigation Center development by right in areas zoned for mixed uses and nonresidential zones permitting multifamily uses if it meets specified requirements. A "Low Barrier Navigations Center" is defined as a "Housing First, low-barrier, service-enriched shelter focused on moving people into permanent housing that provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and Housing" Low Barrier shelters may include options such as allowing pets, permitting partners to share living space, and providing storage for resident's possession. AB 101 also sets a timeline for jurisdictions to act on applications for Low Barrier Navigation Center developments. The requirements of this bill are effective through the end of 2026, at which point they are repealed. A program in the Housing Plan of this Housing Element includes amendments to the zoning ordinance allow Low Barrier Navigation Centers by right in areas zoned for mixed use and nonresidential zones permitting multi-family uses.

2.4.4 Supportive and Transitional Housing

In 2018, the City of Chula Vista updated the CVMC with regard to supportive and transitional housing. CVMC Section 19.04.290.1 defines supportive housing as "housing with no limit on length of stay, that is occupied by the target population, and that is linked to an on-site or off-site service that assists the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community" (Section 65582(g) of the State Government Code). Target population means persons with low incomes who have one or more disabilities as described in Section 65582(i) of the State Government Code."

CVMC Section 19.04.299 defines transitional housing as "buildings configured as rental housing developments, but operated under program requirements that require the termination of assistance and recirculating of the assisted unit to another eligible program recipient at a predetermined future point in time that shall be no less than six months from the beginning of the assistance (Section 65582(j) of the State Government Code)."

CVMC Section 19.58.315 permits supportive and transitional housing in residential zones or an equivalent residential zone within a City approved Sectional Planning Area plan or Specific Plan pursuant to Government Code Section 65583(a)(5), and subject to all municipal codes, regulations and other standards applicable to other residential dwellings of the same type in the same zone.

2.4.5 Residential Facilities

Both federal and State fair housing laws, along with State Planning and Zoning laws (Government Code Section 65008), provide protection for residential facilities serving persons with disabilities. The Lanterman Developmental Disabilities Services Act also declares disabled persons are entitled to live productive and independent lives in the communities in which they live.

In accordance with State law, licensed residential facilities for six or fewer persons are a permitted use in all residential zones and must be treated like other residential uses occurring within the same zone. The following State statutes require that small (serving six or fewer persons) licensed group homes be treated like other residential uses and include: facilities for persons with disabilities and other facilities (Welfare & Inst. Code 5116), residential health care facilities (Health & Safety Code 1267.8, 1267.9, & 1267.16), residential care facilities for the elderly (Health & Safety Code 1568.083 - 1568.0831, 1569.82 – 1569.87), community care facilities (Health & Safety Code 1518, 1520.5, 1566

- 1566.8, 1567.1), pediatric day health facilities (Health & Safety Code 1267.9;1760 – 1761.8), and facilities for alcohol and drug treatment (Health & Safety Code 11834.23).

As such, in 2018 the City of Chula Vista amended CVMC Section 19.04.198.1 to define residential facilities as "any family home, group care facility, or similar facility, licensed by the state of California, for 24-hour nonmedical care of persons in need of personal services, supervision or assistance essential for sustaining the activities of daily living or for the protection of the individual."

CVMC Section 19.58.268 permits residential facilities for by-right for six or fewer residents in residential zones or an equivalent residential zone within a City approved Sectional Planning Area plan or Specific Plan. Residential facilities for seven or more persons are allowed in any zone as an unclassified use with a conditional use permit approved by the City's Zoning Administrator without a requirement for a public hearing, as authorized in accordance with the provisions of CVMC 19.14.030 (A), subject to additional standards listed in CVMC 19.58.268 for residential facilities. In general, such standards include:

1. If the residential facility consists of individual units, the maximum density shall be consistent with the maximum permitted of the zone.
2. One residential facility per lot/premises.
3. Cannot be located within 300 feet from a licensed residential facility.
4. Provide off-street parking.
5. Units designed for persons with disabilities to comply with Title 24 of the California Code of Regulations and any applicable federal or state accessibility standards.
6. Congregate dining and accessory retail and personal services may be provided.
7. Approval and license by applicable agencies, as required.
8. Active business license.

2.4.6 Single Room Occupancy (SRO)

In addition to the other housing updates to the CVMC in 2018, the City of Chula Vista added a definition of Single Room Occupancy to Section 19.04.194.1. The CVMC now defines a Residence, single room occupancy (SRO) as "a rooming unit or efficiency living unit located in a building containing six or more such dwellings that are offered for occupancy by residential tenants for at least thirty consecutive days. Kitchen and bathroom facilities may be wholly or partially included in each living space or may be fully shared." The CVMC was also amended to allow SROs as a by-right use in the R-3 (Apartment Residential) and similar multi-family zones within Specific Plans and SPA Plans.

2.4.7 Unclassified Uses

Chapter 19.54 of the CVMC defines Unclassified Uses as "uses possessing characteristics of such unique and special form as to make impractical their being included automatically in any classes of use as set forth in the various zones herein defined, and the authority for the location and operation thereof shall be subject to review and the issuance of a conditional use permit…" Unclassified Uses are permitted in most zones with the approval of a Conditional Use Permit and include senior housing, nursing homes, disabled housing and residential facilities.

Senior Housing may be allowed in any zone, as an Unclassified Use, [CVMC 19.54.020(P)] except the R-1, R-2, C-V, C-T and industrial zones. Because the residents of such development have dwelling characteristics which differ from those of families and younger persons, it is not appropriate to apply all of the normal zoning standards thereto. Accordingly, pursuant to the processing of a conditional use permit for such developments, the Planning Commission may make exceptions to the density, off-street parking, minimum unit size, open space, and such other requirements as may be appropriate. The Planning Commission may also adjust required setback, building height, and yard areas as appropriate to provide an adequate living environment both within the development and on nearby properties. Any exceptions and adjustments shall be subject to the condition that the development will be available for occupancy by seniors only.

Convalescent hospitals, rest homes, and nursing homes (for the aged, physically disabled, or mentally disabled of all ages) may be considered for location in any zone, as Unclassified Uses, subject to a Conditional Use Permit. The purpose of this review is to determine that the characteristics of these uses are not incompatible with the type of uses permitted in surrounding areas.

Specific site requirements for convalescent hospitals and nursing homes include location criteria and parking standards. Specifically, section 19.58.110 of the Municipal Code, requires convalescent hospitals to be located on a collector or thoroughfare with a minimum parcel size of one acre in any residential zone. Requirements for nursing homes include approval and license from proper agencies concerning health and safety and an off-street loading area, in addition to specific requirements if an unenclosed incinerator is provided. The City of Chula Vista regulates parking standard by designated use. One space for every three beds is required for both a convalescent hospital and nursing home.

Further, the following findings must be made for homes for mentally disabled children pursuant to CVMC 19.54.020(H):

- The size of the parcel shall provide adequate light and air in proportion to the number of residents,
- The location of windows and open play areas shall be situated as to not adversely impact adjoining uses, and
- Spacing between facilities shall not affect that character of the surrounding neighborhood.

2.4.8 Reasonable Accommodations

The City of Chula Vista, as a matter of federal and state law, complies with the requirements of the Federal Fair Housing Act and the California Fair Employment and Housing Act to provide for reasonable accommodation in the zoning code and other land use regulations when accommodations provide for equal opportunity for access to dwelling units. The City does not require special building codes or burdensome project review to construct, improve, or convert housing for persons with disabilities. Per Chula Vista Municipal Code Chapter 1.50, persons with disabilities can make an application requesting reasonable accommodations in the application of zoning, land use, or building laws, rules, policies and procedures of the City to allow for equal access to housing under the federal Fair Housing Act and the California Fair Employment and Housing. A Reasonable Accommodation Request Form and an Application for Unreasonable Hardship for Accessibility Issues based on Title 24 are available on the City's website at https://www.chulavistaca.gov/departments/development-services/forms-specifications.

The City of Chula Vista currently has an application procedure for unreasonable hardship exceptions for accessibility issues through Application Form 4607. The application provides a formalized process for the granting of exceptions from the requirements of State of California Title 24 accessibility. The application is available at the public counter and via the City's website.

For group living arrangements for persons with disabilities, the City may consider reasonable accommodations to its zoning, permitting and building requirements. For example, such as parking standards for facilities for persons with disabilities may be waived provided the need for reduced or modified standards can be justified, based on Title 24. Modifications to standards include new construction and remodel of existing residential development.

There is no established standard for the location requirements of facilities tailored for persons with disabilities. The Municipal Code states that facilities shall be sited in a manner that does not negatively impact the character of a neighborhood. The City of Chula Vista believes this general

requirement does not have a demonstrable negative impact on the development or cost of providing facilities for the disabled.

Previously, in 2018, the definition of "Family" was by repealed by Ordinance 3442 § 2(B), as part of the City's revisions to the Chula Vista Municipal Code to provide for transitional housing, supportive housing, emergency shelters, single-room occupancy and employee housing. Therefore, the definition of "family" is not seen as a barrier to group living accommodations. The City has previously prepared in 2018 and published a law summary related to group living accomodations available on its website at https://www.chulavistaca.gov/departments/city-attorney.

Building Codes

The City enforces Title 24 of the California Code of Regulations that regulates the access and adaptability of buildings to accommodate persons with disabilities. The Plan Review and Inspection Sections of the Development Services Department conduct thorough reviews of all new construction projects to confirm the work meets the appropriate State of California accessibility standards. In the case of residential construction, there are very few accessibility requirements for single-family dwellings and the requirements for multi-family structures only apply when the building is newly constructed. However, the City does have a program to encourage the implementation of enhanced accessibility and energy efficient features in residential construction. The City has adopted a program to conduct comprehensive field investigations in response to inquiries about the potential lack of accessibility features that should have been included during original construction. A formal enforcement process is in place to ensure any detected violations are corrected in a timely manner.

2.5 Building Codes and Enforcement

Building and safety codes are adopted to preserve public health and safety and ensure the construction of safe and decent housing. They also have the potential to increase the cost of housing construction or maintenance.

Building Codes: The City of Chula Vista has adopted the 2019 edition of the California Building Code, which establishes certain construction standards for all residential buildings. These codes are designed to protect the public health, safety, and welfare of Chula Vista's residents. Code enforcement in the City is performed on a complaint basis through the Code Enforcement Section of the Development Services Department. The City has made local amendments to the California Building Code, as contained in Chapter 15.08 of the City's Municipal Code for the purpose of further defining administrative procedures and addressing health and safety concerns. No local amendments are perceived as creating a demonstrable constraint to housing development.

Americans with Disabilities Act: The Federal Fair Housing Act of 1998 (FHA) and the Americans with Disabilities Act (ADA) are federal laws that are intended to assist in providing safe and accessible housing. The City of Chula Vista has the authority to enforce laws and regulations (California Code of Regulations (CCR) Title 24) when evaluating construction projects. Compliance with these codes may increase the cost of housing construction as well as the cost of rehabilitating older units, which may be required to comply with current codes.

Uniform Housing Code: The Uniform Housing Code provides complete requirements affecting conservation and rehabilitation of housing. It is compatible with the Uniform Building Code. Implementation of the requirements contained in the Uniform Housing Code may influence the feasibility of conservation and rehabilitation efforts of existing housing units in the City.

2.6 Development Fees

Various development and permit fees are charged by the City and other agencies to cover administrative processing costs associated with development. These fees ensure quality development and the provision of adequate public services. However, often times these fees are passed down to renters and homeowners in the rent/purchase price of the unit and therefore, affect the affordability of housing.

Table B-6 summarizes the findings of the development fees for the City of Chula Vista and three other cities in San Diego County.

Table B-6
DEVELOPMENT FEES[1]

Type of Fee	Chula Vista	El Cajon	Carlsbad	San Diego, City
Planning				
General Plan Amendment	$20,000[2*]	$3,680	$6,747	$12,000[2]
Rezone Application	$10,000[2*]	$2,800	$7,279	$12,000[2]
Design Review w/ Public Hearing	$20,000[2*]	----	----	----
Specific Plan	$20,000[2*]	$6,260	$38,247[8]	$12,000[2]
Conditional Use Permit w/ Public Hearing	$10,000[2*]	$5,525	$4,913	$8,000[2]
Variance w/ Public Hearing	$9,000[2*]	$1,075	$3,098	$8,000[2]
Environmental				
Initial Study	$10,000[2*]	$5,355 +$263/ report	$1,042	$1,244
EIR Processing	$20,000[2*]	$10,000[2]	$21,982[8]	----
Engineering and Subdivision				
Tentative Tract Map	$10,000[2*]	$6,355 + $74/lot	$9,028[11]	$10,000[2]
Final Tract Map	$7,500[2]	$7,325[5]	$8,193 + $5/ac	$3,986.64 + $624.00/page for every page over 3
Grading Plan Check	$20,000[2]	$1,000[10]	$464-$10,469[12]	$5,335.84[14]
Grading Permit	$20,000[3]	----	$464-$19,532[12]	$5,335.84[14]
Improvement Plan Check	$20,000[4]	$1,000[6]	$1,483-$14,973 +	$5,220.37[15]

Table B-6
DEVELOPMENT FEES[1]

Type of Fee	Chula Vista	El Cajon	Carlsbad	San Diego, City
			% of value of improvement[13]	
Improvement Inspection	$20,000[2]	$3.5% of est. cost[7]	$375-$17,701 + $105-$250 per each $10,000 of improvement	$1,500 - $6,000 depending on construction cost estimate[2]
Other Fees[9]	----	----	----	----
School Fees[9]				
Chula Vista Elementary School District	$1.67/sf or $3,340 for 2,000 sf home*			
Sweetwater Union High School District	$3.60/sf or $7,200 for 2,000 sf home			

Notes:
[1] Based on 50 lots on 10 acres, 100,000cy-grading quantity, $1,500,000 total improvement costs.
[2] Deposit based fee. Additional fees may be charged if project costs exceed the initial deposit.
[3] Full cost recovery. $14,000 grading inspection
[4] included with final map deposit
[5] $7,325 + $2000 each additional lot > 5
[6] minimum $1,000 or 6.5% of 1st $50K, 4% of value between $50K and $1000K, 1.5% of value between $100K and $250K and 1% of value over $250K
[7] of construction with a minimum of $500
[8] Base fee + fully burdened hourly after specific thresholds
[9] Other fees vary considerably by jurisdiction and are not included in this analysis
[10] minimum $1000 or 5% of first $50,000 of estimated site improvement costs + 3% of costs between $50,000 and $100,000, 2% of costs between $100,000 and $250,000 and 1% of costs greater than $250,000
[11] - 5 - 49 units/lots - base fee + $110/unit or lot over 5, whichever is greater; Tentative Tract Map - 50 + units/lots - base fee + $15/unit or lot over 49, whichever is greater
[12] depending on amount of earth moved
[13] between .75% and 5% depending on the estimated cost of improvements
[14] for up to 5 sheets, + $407.36 per sheet between 6-10, +$278.91 per sheet between 11-20 and +$263.36 per sheet over 20
[15] for up to 5 sheets, +$752.43 per sheet between 6-10, + $356.75 per sheet between 11-20 and +$351.57over 20

Sources: Cities of El Cajon, Carlsbad and San Diego
Building Industry Association of San Diego County, *2020 Fee Survey.*
* City of Chula Vista 2017 Master Fee Schedule

An evaluation of fees indicated that the City of Chula Vista charges development fees comparable to the surrounding jurisdictions. Many of Chula Vista's development fees require an initial deposit. Any additional fees over the deposit may then be charged to the applicant. Any fees remaining are returned to the applicant.

Table B-7 below summarizes the fee estimates for a typical single-family unit and a typical small multi-family development, in both the western and eastern areas of the City.

Table B-7
Fee Estimate for Single- and Multi-Family Housing (2020)

Fee	**Single Family** (Detached Unit-West)	**Single Family** (Detached Unit-East)	**Multi-Family** (11-Unit Condos with Garages - West)	**Multi-Family** (11-Unit Condos with Garages - East)
Habitable Area	1,690 sq. ft.	3,500 sq. ft	16,666 sq. ft.	16,666 sq. ft.
Total Valuation	$230,135.00	$478,635.00	$2,353,943.26	$2,353,943.26
Building Plan Check Fees	$2,364.92	$2,890.56	$8,757.32	$8,757.32
Building Permit Fees	$3,577.60	$4,237.91	$10,436.06	$10,436.06
Electrical Permit Fees				
Plumbing Permit Fees				
Mechanical Permit Fees				
SMIP(Strong Motion Instrumentation Program) Fee	$29.92	$62.22	$306.01	$306.01
CBSC SB 143 Admin Fee	$10.00	$20.00	$95.00	$95.00
CBSC SB 143 Admin Fund				
Sewer Capacity Charge & Admin	$3,937.00	$3,937.00	$33,866.48	$33,866.48
Traffic Signal Fee	$405.60	$405.60	$3,569.28	$3,569.28
Residential Construction Tax				
Planning Acct				
Engineering Acct				
Fire Prevention Acct				
DIF Transportation	$4,474.70	$14,705.10	$39,377.36	$129,404.88
DIF Public Facilities	$11,175.00	$11,175.00	$116,259.00	$116,259.00

Table B-7
Fee Estimate for Single- and Multi-Family Housing (2020)

Fee	Single Family (Detached Unit-West)	Single Family (Detached Unit-East)	Multi-Family (11-Unit Condos with Garages - West)	Multi-Family (11-Unit Condos with Garages - East)
DIF Sewer1	-	$1,500.00	$-	$12,375.00
Total City Fees	$25,974.74	$38,933.39	$212,666.51	$315,069.03
School Impact Fees				
Total City & School District Fees	$25,974.74	$38,933.39	$212,666.51	$315,069.03
Per Unit Fee	12,704.69	46,558.92	30,111.99	30,111.99
% of Fees/Value	6%	10%	14%	14%
Note: Sewer for East locations are assumed to be in the Salt Creek Sewer DIF Boundary				
Source: City of Chula Vista				

Overall, planning and development impact fees in the City represent 6-14 percent of the overall value. The City has waived and deferred impact fees for affordable housing projects and will review the appropriateness of reducing, waiving, and/or deferring impact and/or processing fees for units affordable to very low- and low-income households. These include senior housing, apartment units, and housing for special needs groups, including agricultural employees, emergency /transitional housing, and housing for persons with disabilities.

2.7 Local Processing and Permit Procedures

Considerable holding costs are associated with delays in processing development applications and plans. The City of Chula Vista's development process is designed to accommodate applicants.

In 2009, the Development Services Department launched a comprehensive review of the City's development review process to determine improvements that could streamline processes, make them more predictable by increased transparency, improve public access and reduce processing costs. The Department worked with an Oversight Committee comprised of developers, business owners, community organizations, engineers, architects, contractors, and citizens to develop process improvement recommendations.

In 2010, the City implemented the improvements, which include modifications to the administrative procedures for planning entitlements including changes to the development permit intake process, delegating permit decision levels, consolidating hearings for projects with multiple permits, streamlining the appeal process, modifying regulations to parking regulations, reducing review authority redundancies between the Planning Commission and the Chula Vista Redevelopment Corporation, and improving public participation.

Additionally, amendments were made to various sections of the Chula Vista Municipal Code related to development review administration procedures, parking regulations, nonconforming uses/structures, administrative procedures for the subdivision of land, and a new comprehensive city-wide approach for public participation.

The City has three levels of decision-making bodies that govern the review process in Chula Vista: the City Council, Planning Commission for major projects, and the Zoning Administrator for smaller, less complex projects that do not require a public hearing.

All new or redesigned multi-family development is subject to the design review process, either as a public hearing by the Planning Commission, or through an administrative process with no public hearing by the Zoning Administrator.

Before a project appears before the Planning Commission, or Zoning Administrator, the applicant has been apprised of all on- and off-site improvements and conditions, which will be listed in the resolution of approval. The Planning Commission, or Zoning Administrator base their objective decision on the documents available to them such as the Zoning Ordinance, Design Manual or Sectional Area Planning (SPA) Plans, and approved Specific Plans, where appropriate. The Planning

Commission, or Zoning Administrator do not consider land use as part of their review. Therefore, findings are not required to allow multi-family projects in multi-family zones.

Design Review permits for multi-family projects in Western Chula Vista per the Zoning Code are approved at the staff level (Zoning Administrator) for 10-units or less; and for 200-units or less in ECV Specific Planned Communities. Major Design Reviews are approved by the Planning Commission. Findings by the Zoning Administrator or Planning Commission are based on project compliance with applicable development standards and required amenities which may be modified by discretionary action but not denied because of the proposed density.

Table B-8
CITY OF CHULA VISTA PERMITTING PROCESSES

Permit Type	Permits	Approving Authority	Timeframe
Ministerial (Building permits)	Building permits for projects that meet building, zoning, and development regulations	Building Official	< 6 months
Discretionary (Administrative)	Conditional Use Permits (exempt from CEQA): determination of similar uses; no new building or substantial structural improvements; use of an existing building with no substantial remodeling; minor Variances; Site Plan & Architectural Approvals Large family daycare homes; and minor Certificate of Appropriateness; reasonable accommodations; parcel maps; and lot line adjustments; minor coastal development permits (public hearing required) Design Reviews: up to 10 residential units; <20,000sf of new construction or	Zoning Administrator	3-6 months

Table B-8
CITY OF CHULA VISTA PERMITTING PROCESSES

Permit Type	Permits	Approving Authority	Timeframe
	additions to commercial, industrial, or institutional project		
Discretionary (Public hearing))	Major conditional use permits, tentative maps, condominium conversion maps, rezonings, and land use plan and code amendments	Planning Commission	Up to 1 year

As shown in Table B-8, processing times vary considerably depending on the complexity of the project. Other more complex projects, like subdivisions, rezoning applications, and other discretionary projects necessitate a higher level of review and thus have a longer processing timeline. Single-family homes and tenant improvements are reviewed by a ministerial process.

Transparency in the Development Process

To increase transparency and certainty in the development application process as required by law, the City has a variety of tools available for developers. The City's Development Services Department website has links to the City's zoning ordinance, zoning map, planning zoning service forms, guides, and fee schedules at https://www.chulavistaca.gov/departments/development-services.

- Applying for a Permit: Guides at https://www.chulavistaca.gov/departments/development-services/apply-for-a-permit
- Zoning Information at https://www.chulavistaca.gov/departments/development-services/zoning-information
- Forms and Specifications at https://www.chulavistaca.gov/departments/development-services/forms-specifications
- Fee Schedules at https://www.chulavistaca.gov/departments/development-services/how-much-will-your-permit-cost#Fee_Information

2.8 Environmental and Infrastructure Constraints

Due to Chula Vista's natural resources, sensitive habitats and coastal location, there are areas within the City that may be exposed to a variety of environmental hazards and resources which constrain development. Additionally, with many lands east of I-805 vacant and undeveloped and proposed increased densities in the older western Chula Vista, providing adequate levels of service for the infrastructure needs of the community can pose a challenge.

2.8.1 Environmental Constraints

The City of Chula Vista has identified areas where land development should be carefully controlled. The following hazards may impact future development of residential units in Chula Vista.

Seismic Hazards: No known Alquist-Priolo Earthquake Fault Zones, or active faults traverse Chula Vista. Traces of the potentially active La Nacion fault zone cross the City in a generally north-south direction through the central portion of the Chula Vista. The nearest active fault is located 14 miles northwest of the City. Seismic activity within the region can cause strong ground motion, seismically induced liquefaction, ground surface rupture, landslides, and seismically induced settlement.

Flooding: The floodplains of the Sweetwater and Otay Rivers and several of their tributaries have the potential to flood during a 100-year storm. Portions of the City are also subject to flood inundation in the event of failure of the Sweetwater, Upper Otay, or Savage (Lower Otay) dams. The potential for significant wave damage (i.e., tsunamis) is considered low due to the City's relatively protected part of the San Diego Bay.

Fire Hazards: A large portion of the City of Chula Vista is located within a High and Very High hazard area for wildfires. Implementing appropriate techniques, consistent with the Chula Vista MSCP Subarea Plan and the City's UWIC can reduce such hazards.

Hazardous Materials and Waste: Hazardous materials are used, transported, produced, and stored for a variety of purposes in Chula Vista. Federal, state, and county agencies closely regulate hazardous materials to protect health and the environment. In addition, the City uses zoning regulations, environmental review of proposed projects in accordance with the California Environmental Quality Act, and the issuance of business licenses to regulate facilities that use, store, and handle hazardous materials and waste.

Contaminated sites are also identified as an environmental hazard. The majority of the known and potentially contaminated sites in Chula Vista are located in older industrial and commercial areas west of Interstate 805 and along Main Street east of Interstate 805.

Noise: Residential land uses are considered the most sensitive to loud noise. In Chula Vista the most prevalent source of noise is from the transportation system, including the freeways, the San Diego Trolley, and freight service.

Environmental constraints have been reviewed as part of the Multiple Species Conservation Program (MSCP). The development sites within master planned communities in eastern Chula Vista have been determined by the MSCP as developable. Those areas with environmental constraints have been designated as Open Space-Preserve.

Development in Western Chula Vista, specifically within the Urban Core Specific Plan has been evaluated for potential environmental constraints. Through the Urban Core Specific Plan's Environmental Impact Report, all potential environmentally sensitive sites have been identified, mapped and the specific actions to mitigate these sites are a component to the Environmental Impact Report's Mitigation Program. No site may be developed without prior clearance from local, state, and/or federal agencies and specific mitigations completed. These constraints were a factor in evaluating future development potential of infill and vacant sites, as discussed in Appendix C of this document.

Western Chula Vista sites are all located in existing historic urban areas with no new or additional seismic, flood, or fire hazard sites. In addition, if a site had any prior industrial use they will be analyzed for hazardous materials and waste will be removed if necessary. In Eastern Chula Vista typically "greenfield" sites in Planned Communities have some development areas adjacent to fire hazards that are covered by their Specific Plan Fire Protection Plans; however, none of the planned multi-family sites will be located adjacent to these fire hazard zones.

2.8.2 Infrastructure Constraints

Chula Vista strives to maintain existing infrastructure and meet future demands. Challenges posed by new development include extending service to unserved areas, keeping pace with construction, and adjusting for changes in designated density. Challenges posed by density increases in older parts of the City. These challenges include repairing existing deficiencies and maintaining and possible upsizing older infrastructure.

Water: The majority of the region's water supply must be imported in order to meet demands. Chula Vista has historically received the majority of its water supply from the San Diego Water Authority (CWA). The CWA generally imports from 75 to 95 percent of its water from the Metropolitan Water District (MWD) of Southern California. Imported water comes from the Colorado River and the State Water Project. Chula Vista's primary water agencies are the Otay Water District and the Sweetwater Authority. A third water agency, the California American Water Company, also provides water to a small portion of Chula Vista. The Sweetwater Authority provides water service to the western Chula Vista area. Future demand for capital improvements is addressed by the Sweetwater Authority and paid through its development impact fee structure. Based upon this analysis, future water demands can be met through existing and planned water facilities to accommodate the City's regional housing need of 12,861 units.

Senate Bill 1087 (enacted in 2006) requires that water providers develop written policies that grant priority to proposed development that includes housing affordable to lower income households. The legislation also prohibits water providers from denying or conditioning the approval of development that includes housing affordable to lower-income households, unless specific written findings are made. The City 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 to coordinate with the District to ensure affordable housing developments receive priority water service provision.

Sewer: The City maintains and operates sewer facilities that feed into a larger regional City of San Diego Metropolitan Sewage System for treatment and disposal. Chula Vista currently operates and maintains approximately 400 miles of sewer pipelines. In addition, the City must also address system upgrades and expansion to accommodate new sewer connections, especially in the Eastern Chula Vista. The City has purchased 19.8 million gallons per day of capacity rights from the Metropolitan Sewage System. This capacity is sufficient to accommodate existing housing and the City's share of the regional housing need for 12,861 housing units. To evaluate future demand beyond the Housing Element's planning period, the City is currently working on acquiring additional treatment capacity to meet future demands based on 2030 estimates.

Drainage: Chula Vista is part of the San Diego watershed area. The City maintains a system of storm water pipelines, box culverts, lined and natural channels, and water detention facilities. Current facilities have adequate capacity for projected short and mid-term development, although drainage infrastructure may need to be constructed or modified to meet the San Diego watershed area's National Pollutant Discharge Elimination System (NPDES) permit requirements. Long-term build-out

includes major development in the eastern portion of the City that will add significant amounts of storm water to the existing system.

3.0 NON-GOVERNMENT CONSTRAINTS

A number of private sector factors contribute to the cost of housing. The primary market constraints to the development of new housing are the costs of constructing and purchasing new housing. The following is a discussion of the primary factors that impact affordable housing development.

3.1 Economy

Market forces on the economy and the trickle-down effects on the construction industry can act as a barrier to housing construction and especially to affordable housing construction. California's housing market peaked in the summer of 2005 when a dramatic increase in the State's housing supply was coupled with low interest rates. The period between 2006 and 2009, however, reflected a time of significant change as the lending market collapsed. Double-digit decreases in median sale prices were recorded throughout the State. These lower-than-normal home prices allowed for a large increase in the number of homes sold initially until the availability of credit became increasingly limited.

After the post-peak trough of 2011, building activity and sales for residential structures have been steadily increasing. Housing values in Chula Vista were the lowest in midyear 2011. The number of homes in California that were bought and sold in the first half of 2013 was the highest since 2005. While housing affordability hovered near historic highs post-recession, housing has become increasingly unaffordable, with demand far outpacing supply and construction lagging far behind need.

While the economic impact of the 2020 COVID-19 pandemic is wide range, specific economic sectors are more heavily impacted than others. Currently, the impact on the real estate market is unknown. Based on data gathered during the pandemic, it is estimated that housing price growth will continue in the City and the region for the foreseeable future. September 2020 data from Zillow indicates the median cost of a home in Chula Vista is $564,961, an increase of 11.4 percent from 2018 to 2020 ($500,000 to $564,961). The current median list price per square foot in Chula Vista is $335, which is lower than the San Diego-Carlsbad Metro average of $390. There is a Countywide shortage of housing supply due to both governmental and nongovernmental factors. Production Countywide has fallen in recent years from 10,000 units per year to 7,000 units per year. SANDAG currently estimates

that 21,000 units per year must be constructed to meet the demand for housing. The purpose of this Housing Element is to assist in increasing housing supply.

Timing and Density:
The timing between project approval and request for building permits is also another non-governmental constraint. This may be due to the developers' inability to secure financing for construction. The average time between project approval and request for building permits can extend to 12 months and beyond. The City has a process to accept plans for construction permits prior to entitlement approval, which can reduce the time from entitlement to permit issuance by several months.

Table B-9 provides a summary of Issued Building Permits for Residential Units from 2013 to 2019:

Table B-9
ISSUED BUILDING PERMITS FOR RESIDENTIAL UNITS

Year	Single Family	Multi-Family	Total Res. Units
2013	225	387	612
2014	107	755	862
2015	57	420	477
2016	71	950	1,021
2017	563	510	1,073
2018	564	1,213	1,777
2019	283	557	840

Source: City of Chula Vista

3.2 Vacant and Underutilized Land

West of the I-805 freeway are the older, long established Chula Vista communities; other than infill development, the City does not expect substantial changes in these communities. East of the I-805 are the planned communities of Eastlake, Rolling Hills Ranch, and Otay Ranch. Eastlake and Rolling Hills Ranch are largely built out, but Otay Ranch continues to build with approximately 15,000 units already entitled. Villages Two, Three, Eight West, Freeway Commercial (housing) and the Eastern Urban Center (Millenia) are currently being developed, while Villages Four, Eight East, Nine and Ten have been entitled and only require issuance of grading and building permits to begin development. This will be an opportunity for the City and developers to plan for affordable and market-rate

housing. A thorough analysis of vacant and underutilized land is conducted in Appendix C of this Housing Element.

Developments in Mixed Use Districts

Trends in commercial or office uses to convert to residential are seen already on Western Chula Vista sites, primarily sites covered by the Urban Core Specific Plan, which allows increased unit density via increased Floor Area Ratio (FAR) incentives. Many of these sites have resulted in a significant number of entitlements and there are now specific projects under construction where commercial uses have been razed and will be replaced by high density multi-family units including senior and affordable housing density bonuses.

While its possible for projects to be 100 percent commercial in sites covered by the Urban Core Specific Plan, all the projects recently approved provide a high percentage of the project site as residential. Furthermore, with the declining trend of retail and potential impacts of COVID-19 on office use, the prospect of 100 percent commercial projects is not likely to increase in the future. In addition, the trend in recently approved Urban Core Specific Plan development is for residential capacity higher than General Plan residential land use ranges due to the use of FAR and affordable housing density bonuses. The sites inventory provides conservative estimates where significantly increased residential capacity can be provided on existing commercial development sites.

3.3 Housing Costs and Land Prices

The cost of land directly influences the cost of housing. Land prices are determined by a number of factors, most important of which are land availability and permitted development density. As land becomes scarcer, the price of land increases. In terms of development, land prices have a positive correlation with the number of units permitted on each lot. In recent years, land prices have increased due to the success of the housing market in Southern California.

Housing prices in the San Diego region experienced expansive growth in the early 2000's. With the relatively low employment rate and job creation trends in the region at that time, demand for housing was high. Since much of the region has not been able to keep up with the rate of demand for housing, available supply has been limited. This limited supply has had a direct influence on the cost of housing.

Housings prices have appreciated significantly between 2010 and 2020 and according to Zillow this trend is predicted to continue. Tables B-10 through B-12 provide a summary of housing price trends in Chula Vista.

Table B-10
RESALE SINGLE-FAMILY HOME PRICE TRENDS
CHULA VISTA 2010-2020

Location	ZIP Code	Median Price 2010 ($)	Median Price 2020 ($)	Percentage Change (%)
Chula Vista (north)	91910	$325,000	$610,000	87%
Chula Vista (south)	91911	$270,000	$569,000	110%
East Lake-Otay Ranch	91913	$380,000	$623,000	64%
Chula Vista (northeast)	91914	$500,000	$807,000	61%
Chula Vista (southeast)	91915	$390,000	$699,000	79%

Source: CoreLogic

Table B-11
RESALE CONDOMINIUM HOME PRICE TRENDS
CHULA VISTA 2010-2020

Location	ZIP Code	Median Price 2010 ($)	Median Price 2020 ($)	Percentage Change (%) 04-05
Chula Vista (north)	91910	$165,000	$354,000	114%
Chula Vista (south)	91911	$135,000	$365,000	170%
East Lake-Otay Ranch	91913	$210,000	$440,000	109%
Chula Vista (northeast)	91914	$217,000	$450,000	107%
Chula Vista (southeast)	91915	$235,000	$500,000	112%

Source: CoreLogic

Table B-12
NEW SINGLE-FAMILY/CONDOMINIUM HOME PRICE TRENDS
CHULA VISTA 2010-2020

Location	ZIP Code	Median Price 2010 ($)	Median Price 2020 ($)	Percentage Change (%) 04-05
Chula Vista (north)	91910	$305,000	N/A	N/A
Chula Vista (south)	91911	$257,000	$600,000 / $500,000	133% / 94%
East Lake-Otay Ranch	91913	$360,000	$640,000 / $485,000	77% / 34%
Chula Vista (northeast)	91914	$598,000	N/A	N/A
Chula Vista (southeast)	91915	$350,000	$610,000 / $460,000	74% / 31%

Note: price trends do not indicate product type, which may influence the cost of housing units.

Source: DataQuick Information Systems/Union Tribune
Source: Redfin

New State law requires all new residential development to install solar panel systems with the average cost of $10,000. These costs will be passed on to the home buyer, thereby making the affordable housing less affordable. According to the University of California Riverside Center for Economic Forecasting and Development, “higher land costs drive up the cost of other components.” (Source: City of San Diego Housing Element). The City should explore affordable residential development incentive programs for developers to consider when planning for residential development.

3.4 Construction and Land Costs

Construction costs are primarily determined by the cost of materials and labor but are also influenced by market demands and market-based changes in the cost of materials. Materials costs have increased faster than inflation in recent years. In the past three years (2017-2020), the cost of raw materials (i.e., concrete, lumber, and steel) increased by 20 percent. This has been a particular problem for higher-density residential development, which can require more costly building materials, such as concrete and steel, per the construction type standards in the California Building Code.

Availability of skilled labor has become a challenge to the development of housing in Chula Vista and the San Diego County region. Labor costs have risen, especially in expensive, unionized metro areas in California, since the Great Recession in 2008. During the recession and the recovery period that followed, there was a lower demand for new housing construction. Many in the construction labor force exited the industry during the time of the recession. This continues to impact the availability of workers today. San Diego County builders have reported construction labor shortages as a barrier to home construction.

The International Code Council (ICC) provides estimates for the average cost of labor and materials for typical Type VA wood-frame housing. Estimates are based on "good-quality" construction, providing for materials and fixtures well above the minimum required by state and local building codes. In August 2019, the ICC estimated that the average per square-foot cost for good-quality housing in the San Diego region was approximately $117 for multi-family housing and $129 for single-family homes, exclusive of land acquisition costs. With market demand and competitiveness of new housing developments, the inclusion of amenities, such as gyms, pools, and community rooms, can also increase the costs of construction and ultimately the costs passed onto customers (i.e., in rents or home prices).

Increasing labor costs—due to the shortage of qualified workers—and increasing materials costs are leading developers to build projects below permitted densities because building larger or taller buildings cannot currently offset the costs to construct such projects. Although construction costs of labor and materials are a significant portion of the overall development cost (about 30% of total costs in San Diego County), they are consistent throughout the region.

Land costs in the region are high and they fluctuate between coastal and inland costs per square foot, due to scarcity, the desirability of the region, and topographical constraints. High land prices are a leading contributor to high housing prices, which make it difficult for developers to build housing for the lower- and middle-income households. Land values vary by community because of

how much money a developer and its lender believe a project can recoup in rent prices. If a project cannot sustain a minimum return on investment, the low land values will not make up the cost of building a project in a low demand neighborhood. Land in high-demand neighborhoods goes for a higher price, but with the ability to charge a higher rent the construction costs are acceptable. This value-cost ratio cannot address middle- and low-income housing, since high land values, high construction costs, and therefore high rents only provide for housing construction that meets the needs of above-moderate households. High land costs have a demonstrable effect on the cost of housing, as the price of housing is directly related to the costs of acquiring land.

3.5 Financing

The availability of financing affects a person's ability to purchase or improve a home. Under the Home Mortgage Disclosure Act (HMDA), lending institutions are required to disclose information on the disposition of loan applications by the income, gender, and race of the applicants. This applies to all loan applications for home purchases, improvements and refinancing, whether financed at market rate or with government assistance. The data for Chula Vista was compiled by census tract and aggregated to the area that generally approximates the City's boundaries. Table B-13 summarizes the disposition of loan applications submitted to financial institutions in 2017 for home purchase or refinance of loans in Chula Vista. With lower housing prices and low interest rates, homeownership is still attainable for some. As shown in Table B-13, Chula Vista home loan approval percentage (61.6 percent) was on par with the County (63.9 percent).

Table B-2
DISPOSITION OF HOME LOANS
CHULA VISTA

Loan Type	No. of Applications Chula Vista	Approved		Denied	Withdrawn/ Incomplete
		Chula Vista	County	Chula Vista	Chula Vista
Mortgages – FHA, VA	2,320	78.1%	77.1%	7.1%	14.9%
Mortgages – Conventional	2,590	70.2%	72%	10.2%	19.6%
Refinancing	8,693	55.3%	58%	18.9%	25.8%
Home Improvement	1,121	56.7%	59.7%	26.8%	16.5%

Table B-2
DISPOSITION OF HOME LOANS
CHULA VISTA

Loan Type	No. of Applications Chula Vista	Approved		Denied	Withdrawn/ Incomplete
		Chula Vista	County	Chula Vista	Chula Vista
TOTAL APPLICATIONS	**14,724**	**61.6%**	**63.9%**	**16.1%**	**22.3%**

Source: Source: www.lendingpatterns.com, 2020 (2017)
Note: "Other": Withdrawn/Incomplete

Table B-13
DISPOSITION OF HOME LOANS
CHULA VISTA

Loan Type	No. of Applications Chula Vista	Approved		Denied	Withdrawn/ Incomplete
		Chula Vista	County	Chula Vista	Chula Vista
Mortgages – FHA, VA	2,320	78.1%	77.1%	7.1%	14.9%
Mortgages – Conventional	2,590	70.2%	72%	10.2%	19.6%
Refinancing	8,693	55.3%	58%	18.9%	25.8%
Home Improvement	1,121	56.7%	59.7%	26.8%	16.5%
TOTAL APPLICATIONS	**14,724**	**61.6%**	**63.9%**	**16.1%**	**22.3%**

Source: www.lendingpatterns.com, 2020 (2017)
Note: "Other": Withdrawn/Incomplete

3.6 Local Efforts to Remove Nongovernmental Constraints

Nongovernmental constraints are defined as constraints on housing development that are not under the control of the City or another governmental agency. Nongovernmental constraints are generally market-driven and outside the control of local government.

The City has taken into consideration the market constraints in the development of the sites inventory. The City selected sites with characteristics similar to those that have been developed recently. In addition to the increased residential densities that are allowed by the Urban Core Specific Plan through the higher yields allowed by building FAR's as noted above, the City offers density bonuses, incentives and concessions to developers who provide affordable housing as part of their projects. Density bonuses together with the incentives and/or concessions result in a lower than average cost of land per dwelling unit thereby making the provision of affordable housing more feasible.

In a mid 2000s effort to improve the City's development entitlement process, the City met with developers and entities doing business in the City. Stakeholders cited two major components that directly relate to the feasibility of development. Those are time and uncertainty. The faster a project applicant can process a project, the lower the holding costs. Therefore, reducing the approval timeline can be a significant contributor to accessing capital and reducing investor risk. Secondly, reducing the uncertainty of the development approval process can influence access to capital and the risk profile for investors. As discussed above, local actions to reduce the timeline for project approval and to increase the level of certainty in entitlement decisions have been identified as methods to influence nongovernmental behavior and contribute to housing development. Many of these were completed in the 2010 effort, but the City continues to meet with its development stakeholders to discuss its entitlement processes and to identify barriers and solutions to improve its processes. Through its public engagement programs and efforts, staff works towards building public support and understanding for housing, particularly for lower income households.

1.0 OVERVIEW: CONSTRAINTS TO THE PROVISION OF HOUSING

The provision of adequate and affordable housing is an important goal of the City. As a result, the City has made strides to reduce constraints to development that are within the City's purview since the Housing Element was last updated in 2013. Reductions to constraints during the 5th Housing Element Cycle include:

One of the most significant and difficult constraints to housing in Chula Vista, and elsewhere in the San Diego region, is the high cost of land.

- Defined emergency shelter in the Chula Vista Municipal Code (CVMC) and allowed emergency shelters by-right within the Limited Industrial (I-L) zone and as a conditional use within the Thoroughfare Commercial (CT) zone and as a community purpose facility; and

- Defined transitional and supportive housing in the CVMC and subject them only to those restrictions that apply to other residential dwellings of the same type in the same zone; and

- Defined qualified employee housing (primarily for agricultural employees) in the CVMC and permit as an agriculture use subject only to those restrictions that apply to agricultural uses in the same zone, and permit qualified employee housing for six or fewer employees in all residential zones, subject only to those standards generally applicable to single-family dwellings; and

- Defined single-room occupancy residences and permit them within the R-3 Apartment Residential zone; and

- Defined licensed residential facilities, permit facilities for six or fewer people in all residential zones, and permit facilities for seven or more people as an unclassified use subject to a conditional use permit; and

- Adopted Affordable Housing Incentives in the CVMC to encourage the production of Affordable Housing for very low-income, low-income or senior households; and

- Added Accessory Dwelling Unit and Junior Accessory Dwelling Unit regulations to encourage the development, maintenance, and improvement of affordable housing.

Despite these municipal code amendments to encourage the development of affordable housing, a variety of factors including environmental, market mechanisms, and government regulations influence and occasionally constrain the development of housing.

Actual or potential constraints on the provision of housing, and the cost of housing, affect the development of new housing and the maintenance of existing units at all income levels. Governmental and non-governmental constraints in Chula Vista are similar to other jurisdictions in the region and are discussed below. One of the most significant and difficult constraints to housing in Chula Vista, and elsewhere in the San Diego region, is the high cost of land.

2.0 GOVERNMENT CONSTRAINTS

Governmental constraints can limit the operations of the public, private and nonprofit sectors making it difficult to meet the demand for affordable housing and limiting supply in the region. Governmental constraints are policies, development standards, requirements and actions imposed by the various levels of government upon land and housing ownership and development. These constraints may include land use controls, growth management measures, zoning and building codes, fees, processing and permit procedures, and site improvement costs. The City has the authority to re-evaluate these constraints and potentially remove or alter the constraints to encourage and facilitate housing development to the extent State law allows.

2.1 Land Use Controls

Land use controls take a number of forms that affect the development of residential units. These controls include General Plan policies, zoning designations (and the resulting use restrictions, development standards, and permit processing requirements), development fees and local growth management programs.

2.1.1 General Plan

Each city and county are required by California Law to create a General Plan, which establishes policy guidelines for development. The General Plan is the foundation of all land use controls in a jurisdiction. The Land Use Element of the General Plan identifies the location, distribution and density of the land uses within the City. General Plan densities are expressed as dwelling units per acre. The Chula Vista General Plan identifies twelve residential land use designations, as shown in Table B-1.

Table B-1
GENERAL PLAN
RESIDENTIAL LAND USE DESIGNATIONS

Designation	Description	Acreage	Density Range
Low Residential	Single-family detached dwellings on large rural, estate type lots	6,977	0 to 3 units per acre
Low-Medium Residential	Single-family detached dwelling units on medium sized lots	8,010	3.1 to 6 units per acre
Medium Residential	Single-family detached homes on smaller lots, zero-lot-line homes, patio homes, and attached units, such as duplexes, townhomes, and mobile homes	1,604	6.1 to 11 units per acre
Medium High Residential	Multi-family units such as townhomes, garden apartments and mobile homes	665	11.1 to 18 units per acre
High Residential	Multi-family units such as apartments and condominium-type dwellings in multi-story buildings	525	18.1 to 27 units per acre
Urban Core Residential (UCSP)	Multi-family dwelling units in an urban environment	84	27.1 to 60 units per acre
Bayfront High	Multi-family units such as apartment and condominium-type dwellings in multiple-story buildings	14	60 to 115 units per acre
Mixed-Use Residential[1]	Multi-family residential, retail shops, financial, business and personal services, restaurants, entertainment and office opportunities	933	27 to 40 units per acre
Mixed Use Transit Focus Area (UCSP)[1]	High intensity mixed residential, office and retail uses	122	27 to 40 units per acre
Eastern Urban Center	Medium-High to Urban Core residential, and a variety of integrated mixed use, commercial, cultural, public and office uses	266	27 to 40 units per acre
Resort	May include hotels, resort-oriented commercial services, restaurants and retail shops, cultural and recreational uses, conference centers and permanent residences	230	27 to 40 units per acre
Town Center	May include a mix of multi-family residential; retail shops; restaurants; professional office; or other commercial use opportunities	85	18 to 45 units per acre

Notes:
[1] Mix of uses is allowed as horizontal and vertical development that may result in developments dedicated to residential uses only.

Source: Chula Vista General Plan Land Use and Transportation Element

According to the General Plan's Land Use and Transportation Element, a total of 124,958 dwelling units are anticipated within the City's planning areas. The Department of Finance (DOF) reports that 84,210 units have been developed as of January 2018.

2.1.2 Zoning Code

WESTERN CHULA VISTA

The Zoning Code is the primary tool for implementing the General Plan in Western Chula Vista. It is designed to protect and promote the public health, safety, and welfare of residents. Discretionary and by-right land uses are reviewed against zoning regulations that include, but are not limited to, lot coverage, setbacks, height limits, floor area ratio (FAR), and parking.

Located west of the I-805 freeway are the older, long established communities; other than infill development, the City does not expect substantial changes in these communities. Maximum residential densities determine the number of units that can be built per acre and can be a constraint for residential development. Additionally, zoning regulations including setbacks, floor area ratio (FAR), lot coverage, design requirements, common and private open space requirements, parking requirements and building and fire codes can constrain residential densities, thereby limiting the number of additional units per acre. To facilitate more residential development, the City has amended the zoning code in 2010 to allow mixed commercial-residential development in commercial and industrial zones by increasing opportunities, particularly for infill development.

The Urban Core Specific Plan (UCSP) and Palomar Gateway Specific Plan, which are also west of the I-805 freeway, established land use regulations that reduce or minimize the traditional constraints, stated above, as these are form-based codes that allow more development flexibility. Transit-focus areas along major commercial corridors contain land use districts in the UCSP that allow for higher residential densities and mixed-use commercial residential development with zero setbacks, higher FARs, taller buildings, and flexible parking standards.

Chula Vista's residential zoning designations, as shown in Table B-2, control both the use and development standards of a specific site and influences the housing to be developed.

Table B-2

WESTERN CHULA VISTA RESIDENTIAL DEVELOPMENT REGULATIONS

Zone	Building Height	Lot Width	Min. Setbacks			Min. Lot Area	Lot Coverage / FAR	Min. Open Space/DU	Parking / DU
			Front	Side	Rear				
Agricultural Zone[1]									
A-8	35	300	50	20	50	8 acres	N/A	N/A	X[2]
A-X	As designated on Zoning Map, but not less than 8 acres								
Residential Estate Zone									
R-E 4A	28	200	25	15	25	4 acres	40%	N/A	2-car garage[2]
R-E 2A		200	25	15	25	2 acres			
R-E 40,000		150	25	15	25	40,000			
R-E 20,000		100	25	10	25	20,000			
Single-Family Residential Zone									
R-1-15	28	85	25	10	20	15,000	40%	N/A	2-car garage[2]
R-1-10		70	20	10	20	10,000			
R-1-7		60	15	10	20	7,000/6,000			
R-1-5		50	15	10	15	5,000			
One- and Two-Family Residential Zone									
R-2	28	60	15	5	20	7,000	50%	N/A	X[2]
R-2-T		30[3]	15	0	15	3,500			X[6]
R-2-X		60	15	5	20	7,000			X[2]
Exclusive Mobile Home									
MHP	By plan								
Apartment Residential Zone									
R-3	28[4]	65	15	5	15	7,000	50%	400	1-2[7]
R-3-M		65	15	5	15	7,000		500	
R-3-T		22	15	0	20	2,000		300	
R-3-G		65	15	5	15	7,000		600	
R-3-H	46[5]	80	15	10	20	10,000	25%	200	
R-3-L	28	65	15	5	15	7,000	50%	600	
SPECIFIC PLANS									
Urban Core Specific Plan									
V-1	18-45	N/A	0	N/A	N/A	N/A	2.0	200	1.5[8]
V-2, V-2a	18-45						2.0	200	1.5[9]
V-3	18-84						4.5	200	1.5[8]

V-4	18-60		15				1.0	100	1.5[8]
UC-1	30-84		0				4.0	100	1.0[10]
UC-2	45-84		8				2.5-5.0	100	1.0[10]
UC-3	18-60		15				3.0	200	X[7]
UC-6	18-60		15				2.0	200	X[7]
UC-10	18-72		0				2.0	N/A	1.5
UC-12	45-210		16				4.0-6.0	100	1.0
UC-13	18-60		0				2.0	200	X[7]
UC-14	30-84		15				3.0	200	X[7]
UC-15	45-210		11				4.0-6.0	100	1.0
C-1	18-60		10						
C-2	18-45		10				1.0	N/A	X[7]
C-3	18-46								
Palomar Gateway									
By Subdistrict									
Bayfront Master Plan									
By Subdistrict									

Notes:

1 To be consistent with the General Plan Update, the agriculture zone will be revised.
2 Two-car garage requirement applies in the R-E Zone (see CVMC 19.62.170- 19.62.190
3 Minimum lot width shall be 30 feet for all lots developed with single-car garages and 40 feet for lots developed with two-car garages.

4 A maximum of 45' may be approved by the Design Review Board.

5 No building can be less than 46' feet or 5-stories
6 Shall provide parking at a ratio of two spaces per unit with a minimum of 75 percent of the parking to be provided in garages; the remaining 25 percent may be accommodated by parking bays or garages.
7 One per unit for each efficiency living unit or single room occupancy residence. One and one-half per unit for each one-bedroom dwelling unit. Two per unit for each two-bedroom dwelling unit. Two per unit for each three-bedroom dwelling unit. One additional for each bedroom over four bedrooms.

8 Min: 1.5 space/du, Guest: 1 space/10 du, On-site Min: 50%

9 Min: 1.5 space/du, Guest: 1 space/10 du, On-site Min: 0%

10 1.0 space/du, Guest: 1 space/10 du, On-site Min: 50%

Source: City of Chula Vista

The R-E (Residential Estate), R-1 (Single-Family), R-2 (One- and Two-Family), and R-3 (Apartment Residential) zones are the primarily residential zones. Single-family dwelling, accessory dwelling unit, and junior accessory dwelling unit uses are permitted by right in the R-E, R-1 and R-2 zones and in residential districts within the UCSP (Urban Core Specific Plan) and the Palomar Gateway Specific Plan. Additionally, supportive and transitional housing are by right uses where residential uses are permitted. Duplexes, multi-family developments, and accessory dwelling units are permitted by right in the R-2 and R-3 zones and single room occupancy units are permitted by right in the R-3 zones as well.

Accessory dwelling units are also permitted by right in the A (Agricultural) zone with a primary residence, in the C-O (Administrative and Professional Office) and C-C (Central Commercial) zones with existing multi-family dwellings, and Single room occupancy (SROs) units are allowed in the C-O zone with a Conditional Use Permit. Additionally, Emergency Shelters are a by-right use in the I-L (Limited Industrial) zone and allowed in the C-T (Thoroughfare Commercial) zone with a Conditional Use Permit.

EASTERN CHULA VISTA

Sectional Planning Area (SPA) Plans are the primary tool for implementing the General Plan in Eastern Chula Vista. They are designed to protect and promote the public health, safety, and welfare. Discretionary and by-right land uses are reviewed against zoning regulations that include, but are not limited to lot coverage, setbacks, height limits, floor area ratio (FAR), and parking.

Located east of the I-805 freeway are newer built-out communities, neighborhoods under construction and large vacant parcels of land where the City expects to experience significant growth. Maximum residential densities determine the number of units that can be built per acre and can be a constraint to providing residential development. Additionally, zoning regulations including setbacks, floor area ratio (FAR), lot coverage, design requirements, common and private open space requirements, parking requirements and building and fire codes can constrain residential densities, thereby limiting the number of additional units per acre.

Much of Eastern Chula Vista's residential land is built-out (Rancho Del Rey, Sunbow, Eastlake, Rolling Hills Ranch, portions of Otay Ranch, etc.) and will likely see infill development in the form of accessory and junior dwelling units in the foreseeable future. The remainder of Eastern Chula Vista's residential designations, as shown in Table B-3, control both the use and development standards of a specific site and influences the housing to be developed.

Table B-3
EASTERN CHULA VISTA RESIDENTIAL DEVELOPMENT REGULATIONS

Zone	Building Height	Lot Width	Min. Setbacks			Min. Lot Area	Lot Coverage / FAR	Min. Open Space/DU	Parking / DU
			Front	Side	Rear				
EASTLAKE									
Eastlake II (Greens and Vistas)									
RE	28[15]	70	20	5	20	8,000	50%	N/A	2
RS	28[15]	50	20	5	15	5,000	50%	N/A	2
RP-8	28[15]	25	SP[1]	SP[1]	SP[1]	3,000[1]	55%	N/A	2
RP-13	28[15]	25	SP[1]	SP[1]	SP[1]	3,000[1]	55%	N/A	2

Table B-3
EASTERN CHULA VISTA RESIDENTIAL DEVELOPMENT REGULATIONS

Zone	Building Height	Lot Width	Min. Setbacks			Min. Lot Area	Lot Coverage / FAR	Min. Open Space/DU	Parking / DU
			Front	Side	Rear				
RP-SL	28[15]	50	20	5	SP[1]	2,500	55%	N/A	2
RC	45	SP[1]	SP[1]	SP[1]	SP[1]	SP[1]	N/A	N/A	2
RM	45	SP[1]	SP[1]	SP[1]	SP[1]	SP[1]	N/A	N/A	2
OTAY RANCH									
Villages 1 and 5									
SF3	N/A	45	15	5	15	4000	50%	N/A	2
SF4	N/A	25	15	5	10	2800	50%	N/A	2
RM1	N/A	SP[1]	SP[1]	SP[1]	SP[1]	SP[1]	55%	300	2[5]
RM2	N/A	SP[1]	SP[1]	SP[1]	SP[1]	SP[1]	SP[1]	200	By no. of bedrooms[6]
Village 2									
SF2	35	50	15	5	20	7500	0.65	N/A	2
SF3	35	45	15	5	15	4000	0.65	N/A	2
SF4	35	40	15	5	10	3000	0.65	N/A	2
RM1	45[3]	DR[2]	DR[2]	DR[2]	DR[2]	DR[2]	DR[2]	300	DR[2]
RM2	60[4]	DR[2]	DR[2]	DR[2]	DR[2]	DR[2]	DR[2]	200	By no. of bedrooms[6]
Village 3									
SF4	35	40	7	3.25	5/15[7]	2,400	69-71.5%[8]	200-400[8]	2
RM1	45	DR[2]	DR[2]	DR[2]	DR[2]	DR[2]	69-71.5%[8]	200-400[8]	2[5]
RM2	60	DR[2]	DR[2]	DR[2]	DR[2]	DR[2]	DR[2]	DR[2]	By no. of bedrooms[6]
MU-1	DR[2]	DR[2]	DR[2]	DR[2]	DR[2]	DR[2]	DR[2]	DR[2]	By use
Village 4									
SF1	35	50	18	5	5	4,000	0.5	N/A	2
RM1	35	60	18	5	5	7,000	0.55	120-240[8]	2
RM2	45	65	18	10	15	7,000	DR[2]	120-240[8]	By no. of bedrooms[6]
Village 6									
SF3	28	45	19.5	5	15	5,000	0.65	N/A	2
SF4	28	40	19.5	5	10	4,000	0.65	N/A	2
RM1	45	DR[2]	DR[2]	DR[2]	DR[2]	DR[2]	DR[2]	300	By no. of bedrooms[6]
RM2	45	DR[2]	DR[2]	DR[2]	DR[2]	DR[2]	DR[2]	200	By no. of bedrooms[6]
Village 7									
SF3	28	45	19.5	5	15	4,000	.65	N/A	2
SF4	35	40	19.5	5	15	3,000	.65	N/A	2

Table B-3
EASTERN CHULA VISTA RESIDENTIAL DEVELOPMENT REGULATIONS

Zone	Building Height	Lot Width	Min. Setbacks			Min. Lot Area	Lot Coverage / FAR	Min. Open Space/DU	Parking / DU
			Front	Side	Rear				
RM1	45	DR[2]	DR[2]	DR[2]	DR[2]	DR[2]	DR[2]	300	By no. of bedrooms[6]
RM2	45	DR[2]	DR[2]	DR[2]	DR[2]	DR[2]	DR[2]	200	By no. of bedrooms[6]
Village 8 East									
SF4	35	40	7/17	3.25	5	2,400	DR[2]	0-400[8]	2
RM1	45	DR[2]	DR[2]	DR[2]	DR[2]	DR[2]	DR[2]	300	2
RM2	60	DR[2]	DR[2]	DR[2]	DR[2]	DR[2]	DR[2]	200	By no. of bedrooms[6]
Village 8 West									
NE	35	40	7	5	15	3,480	70%	0-400[9]	2[9]
NG	35-4510	20	7	5	10	2,700	80%	0-400[9]	2[9]
NC	45	20	N/A	5	10	2,000	90%	0-400[9]	2[9]
TC	60	DR[2]	N/A	N/A	N/A	DR[2]	N/A	0-400[9]	2[9]
Village 9									
NE	35	40	18	5	5-20[9]	4,000	70%	2[9]	2[9]
NG	35-45[10]	20	13	5	5-10[9]	2,700	80%	2[9]	2[9]
NC	45	20	5-18[11]	5	5-10[9]	2,000	90%	2[9]	2[9]
UN	60	DR[2]	5-18[11]	N/A	N/A	N/A	N/A	2[9]	2[9]
TC	60	DR[2]	5-18[11]	N/A	N/A	N/A	N/A	2[9]	2[9]
UC	21[5]	N/A	5-18[11]	N/A	N/A	N/A	N/A	2[9]	2[9]
Village 10									
SF4	35	40	10	3.25	5	2,400	DR[2]	0-400[8]	2
RM1	45	DR[2]	DR[2]	DR[2]	DR[2]	DR[2]	DR[2]	0-400[9]	2
RM2	60	DR[2]	DR[2]	DR[2]	DR[2]	DR[2]	DR[2]	200	By no. of bedrooms[6]
Village 11									
SF3	28	45	19.5	5	15	4,000	0.65	N/A	22
SF4	28	40	19.5	5	10	3,000	0.65	N/A	
RM1	28	DR[2]	DR[2]	DR[2]	DR[2]	DR[2]	DR[2]	300	By no. of bedrooms[6]
RM2	60	DR[2]	DR[2]	DR[2]	DR[2]	DR[2]	DR[2]	200	By no. of bedrooms[6]
MU	48	DR[2]	15	10	10	DR[2]	DR[2]	DR[2]	DR[2]
Eastern Urban Center									
EUC1	25-40[13]	N/A	0-10[12]	N/A	N/A	N/A	N/A	200	1.65-1.85[14]
EUC2	25-40[13]	N/A	0-10[12]	N/A	N/A	N/A	N/A	200	1.65-1.85[14]
EUC3	35-50[13]	N/A	0-10[12]	N/A	N/A	N/A	N/A	200	1.65-1.85[14]

Table B-3
EASTERN CHULA VISTA RESIDENTIAL DEVELOPMENT REGULATIONS

Zone	Building Height	Lot Width	Min. Setbacks			Min. Lot Area	Lot Coverage / FAR	Min. Open Space/DU	Parking / DU
			Front	Side	Rear				
EUC4	35-70[13]	N/A	0-15[12]	N/A	N/A	N/A	N/A	200	1.65-1.85[14]
EUC5	35-70[13]	N/A	0-10[12]	N/A	N/A	N/A	N/A	200	1.65-1.85[14]
EUC6	25-40[13]	N/A	0-15[12]	N/A	N/A	N/A	N/A	200	1.65-1.85[14]
EUC7	35-45[13]	N/A	0-15[12]	N/A	N/A	N/A	N/A	200	1.65-1.85[14]
EUC8	25-40[13]	N/A	0-10[12]	N/A	N/A	N/A	N/A	200	1.65-1.85[14]
EUC9	25-50[13]	N/A	0-15[12]	N/A	N/A	N/A	N/A	200	1.65-1.85[14]
EUC10	25-50[13]	N/A	0-15[12]	N/A	N/A	N/A	N/A	200	1.65-1.85[14]
Freeway Commercial									
RM	50[2]	DR[2]	DR[2]	DR[2]	DR[2]	DR[2]	N/A	200	2
R/MU	75[2]	DR[2]	DR[2]	DR[2]	DR[2]	DR[2]	N/A	200	By no. of bedrooms[6]
C/MU	75[2]	DR[2]	DR[2]	DR[2]	DR[2]	DR[2]	N/A	N/A	4/1,000 sf
Rancho Del Rey									
RS	28	50	15	5	15	5,000	45%		2
RP	28	40	15	3	15	3,500	50%		2
RC	SP[1]	SP[1]	SP[1]	SP[1]	SP[1]	SP[1]	SP[1]		1.5-2.5[9]
Rolling Hills Ranch									
SFE	28[16]	90	20	5	25	15,000	40%	N/A	2
SF1	28[16]	60	20	5	20	7,000	45%	N/A	2
SF2	28[16]	60	15	5	15	6,000	45%	N/A	2
SF3	28[16]	50	15	5	15	5,000	50%	N/A	2
SF4	28[16]	45	15	5	10	4,500	50%	N/A	2
SFA	35	SP[1]	SP[1]	SP[1]	10	SP[1]	SP[1]	N/A	2
MF	28[17]	SP[1]	SP[1]	SP[1]	SP[1]	SP[1]	SP[1]	N/A	1.5-2.5[9]
Sunbow									
RS	28	50	15	5	15	5,000	0.45	N/A	2
RP	28	40	15	5	15	3,500	0.50	N/A	2
RM	SP[1]	SP[1]	SP[1]	SP[1]	SP[1]	SP[1]	SP[1]	SP[1]	1-2.25[6]
RC	SP[1]	SP[1]	SP[1]	SP[1]	SP[1]	SP[1]	SP[1]	SP[1]	1-2.25[6]
VC	SP[1]	SP[1]	SP[1]	SP[1]	SP[1]	SP[1]	SP[1]	SP[1]	1-2.25[6]

Notes:
[1] Determined by discretionary Site Plan review
[2] Determined by Discretionary Review
[3] Maximum of 3 stories
[4] Maximum of 4 stories
[5] If multi-family see RM2 standards
[6] 1 space per studio, 1,5 spaces per 1-bedroom unit, 2 spaces per 2 bedroom unit, 2.25 spaces for 3 bedroom unit or larger
[7] Five-foot setback may only apply to 50% of the lot. Minimum 15-foot setback applies to 50% of the lot. Second story (and above) may project 3 feet into rear yard setback where Rear Yard setback is a minimum of 10'

Table B-3
EASTERN CHULA VISTA RESIDENTIAL DEVELOPMENT REGULATIONS

Zone	Building Height	Lot Width	Min. Setbacks			Min. Lot Area	Lot Coverage / FAR	Min. Open Space/DU	Parking / DU
			Front	Side	Rear				

[8] Sliding scale depending on lot size
[9] Depends on building configuration
[10] 2 story or nested 3rd story maximum; 35 feet. Up to 40% of units along each street frontage may be 3 story; 45 feet maximum
[11] Depending on Corridor Standard
[12] Depending on street frontage
[13] Depending on District
[14] Depending on unit size or parking study
[15] May be increased to 35 feet with Site Plan approval
[16] Maximum height is 35 feet for two-story homes, if approved by the Zoning Administrator
[17] Maximum height is 45' for three-story multi-family structures

Source: City of Chula Vista

Each SPA Plan has an Affordable Housing Plan addressing the General Plan's Housing Element, which includes identifying compliance with the City's inclusionary housing ordinance that requires every development over 50 units to provide 5% of the units for low income households and 5% of the units for moderate income households.

The Development and Parking Regulations established by the City are not seen as an impediment to development, as the standards are minimum requirements to ensure health and safety standards are met. Additionally, reasonable parking standards are acceptable to accommodate lifestyle choices of California residents for marketability of housing and perceived qualify of life of surrounding neighborhoods that may be impacted by a lack of available parking.

While parking requirements are not viewed as a strain for the development of housing directly, with parking, generally, required to be located on the same lot or property, parking may reduce the amount of available lot area for residential development. The Zoning Code allows off-site parking with an agreement between the property owner and developer, and shared parking provisions have been implemented with process improvements in 2010. The City also provides consideration of an alternative option to use private streets for on-street parking within subdivisions.

In accordance with recent State legislation related to affordable housing provided under State Density Bonus and accessory dwelling units, parking standards are flexible and requirements significantly reduced where such housing is located within close proximity to transit. The City will also look to examine differing parking standards for affordable, senior-aged, mixed-use, and transit-oriented housing projects, if appropriate, to reflect current and anticipated parking needs.

2.1.3 Site Improvements

Site improvements required to develop specific sites will vary depending on the location and existing infrastructure. Possible improvements can include, but are not limited to, upgraded sewer and water lines to accommodate increased density; right-of-way dedication of the development site for arterials that do not meet current level-of-service standards; and grading if there is excessive on-site slope. For new developments, all improvements would have to be installed prior to occupancy or in-lieu fees paid. In Western Chula Vista, all major infrastructure such as water/sewer is already in place; sidewalks/curbs are provided via individual project developments and/or annual CIP projects for all streets in SW CV that were annexed from SD County without curb/sidewalk.

Additionally, the City of Chula Vista has established standard street cross-sections and a variety of other design standards related to public facilities, such as roadways and infrastructure facilities. As part of the standard development review process, the City adopted the Street Design Standards Policy in October of 1989 (updated in 2012). This policy provides specific guidance and minimum street standards for the development of site improvement as they relate to residential development. The standards established by the City are not seen as an impediment to development, as these are minimum requirements to ensure health and safety standards are met.

The City does have more specific standards relative to the Master Planned Communities, which utilize the City's Subdivision Manual, in addition to design standards provided in the City's Street Design Standards Policy. Table B-4 shows residential street design standards as depicted in the Street Design Standards Policy and the City's Subdivision Manual last revised in 2012. To date, no project applicant has indicated that these standards impose constraints to development feasibility.

Table B-4
STREET DESIGN STANDARDS

Type of Street	Right-of-way	Curb to Curb	Minimum Design Speed	Maximum Grade	Design ADT
Residential Street	56 feet	36 feet	25 mph	15%	1,200
Residential Street (Non-contiguous Sidewalk)	62 feet	36 feet	25 mph	15%	1,200
Single Loaded Residential Street	50 feet	34 feet	25 mph	15%	1,200

Table B-4
STREET DESIGN STANDARDS

Type of Street	Right-of-way	Curb to Curb	Minimum Design Speed	Maximum Grade	Design ADT
Single Loaded Residential Street (Non-contiguous Sidewalk)	52 feet	34 feet	25 mph	15%	1,200

Notes
1. Minimum distance between centerline intersections shall be 150 feet.
2. Grade segments in excess of 12% shall not exceed 300 feet.
3. Minimum radius for cul-de-sacs with a maximum length for 500 feet may be 100 feet and a maximum central angle of 45 degrees subject to the approval of the City Engineer. The maximum tangent length between horizontal curves of radius 100 feet shall be 150 feet.
4. Average grade over any 1,000-foor segment shall not exceed 10%.
5. Portland cement concrete pavement shall be required for grades in excess of 12%.

Source: City of Chula Vista Subdivision Manual

2.2 Growth Management

The following programs and plans have been adopted to guide future development of Chula Vista:

Growth Management Element: The Growth Management Element of the General Plan is designed to guide the demands for growth and development, revitalization and environmental protection to improve the quality for current and future residents of Chula Vista.

Growth Management Program: The Growth Management Program was adopted in 1991 and serves as the primary mechanism for the Growth Management Element of the General Plan. The program sets the foundation for carrying out City development policies by directing and coordinating future growth to ensure timely provision of public facilities and services. The program establishes thresholds for eleven areas affecting Chula Vista, including traffic, police, fire and emergency services, schools, libraries, parks and recreation, water, sewer, drainage, air quality, and economics. The City's Controlled Residential Development Ordinance (CVMC 19.80) was adopted in 1991 to manage the rapid growth of residential development, particularly in the eastern part of the City. The concerns were for impacts to traffic, public safety services, schools, libraries, and infrastructure. The ordinance is intended to control and manage impacts associated with residential development to protect and sustain the quality of life. However, the State is experiencing a severe housing shortage, as such, several laws have been enacted recently in an effort to create more residential dwelling units, in particular, affordable housing; as a consequence, growth management measures could be affected. The City needs to evaluate CVMC 19.80 in an effort to meet housing demand, and minimize the impact on growth management efforts, by implementing policies that create a balance between meeting housing needs and controlling rapid residential development.

Chula Vista citizens recently voted to pass Measure A and Measure P. These measures provide funding for public safety and infrastructure to meet the needs of increased demand for public safety and improve existing facilities and infrastructure, which can satisfy growth management efforts and facilitate residential development.

The City recently adopted Accessory Dwelling Unit and Junior Accessory Dwelling Unit Ordinances that provide affordable housing on lots with existing or proposed dwellings in zones where residential development is allowed including multifamily and commercial zones. These units generally do not significantly impact public service and infrastructure capacity while increasing the number of available housing. As of January 2020, the State enacted laws that promote accessory dwelling development by mandating municipalities to reduce or eliminate zoning regulations and fees.

Growth Management Ordinance: This ordinance was adopted in 1991 and codifies Growth Management intents, standards, requirements, and procedures related to the review and approval of development projects. The City will review the Growth Management Ordinance for potential amendments to be considered.

2.3 Density Bonus

State law allows a developer willing to provide a percentage of the housing units for targeted populations an increase in the density of a residential development, implementation of prescribed parking standards, and for certain developments, waivers of developments standards and additional incentives or financial equivalent (such as modified development standards or reduction/waiver of application or development impact fees).

% of DUs to be Restricted	Targeted Populations
5%	Very Low-Income households (incomes 50% and less of median)
10%	Lower-Income households (incomes 80% or less of median)
10%	Moderate-Income households (120% of median income) but only if project is common interest for sale development
10%	Transitional Foster Youth, Disabled Vets or Homeless Persons and restricted to Very-Low-Income rents (AB 2442; 09/28/2016)
100%	Lower-Income households, but may include a max of 20% for Moderate Income (AB 1763; 10/09/2019)
20%	Low-Income student housing (SB 1227; 09/29/2018)
100%	Senior citizen housing development

With recent State legislation passed since the 2013 Housing Element, the City will need to revise Chapter 19.40 of the Chula Vista Municipal Code (CVMC) for compliance with State Density Bonus law at California Government Code Section 65915.

2.4 Variety of Housing Types

Housing Element law specifies that jurisdictions must identify adequate sites to be made available through appropriate zoning and development standards to encourage the development of various types of housing for all economic segments of the population and for special housing types to meet various needs.

Citywide zoning, Specific Plan and Sectional Planning Area (SPA) Plan regulations accommodate a diversity of housing types to meet the varying needs of Chula Vista's residents. In addition to the City's residential zones, many types of residential uses are also permitted in commercial zones, mixed use zones, and some industrial zones. The City's land use and zoning regulations are found in Title 19 of the Chula Vista Municipal Code (CVMC). The CVMC accommodates a variety of housing types to serve the varying needs of Chula Vista residents, as shown in Table B-5 below.

Table B-5
ZONING FOR A VARIETY OF HOUSING TYPES

Housing Type	CVMC Use Category	Zones Permitting Use By-Right	Zones Permitting Use with CUP
Accessory Dwelling Unit / Junior Accessory Dwelling Unit	Accessory Dwelling Unit / Junior Accessory Dwelling Unit	Permitted by-right in all zones that allow residential (citywide zones, Specific Plans and SPA Plans)	--
Caretaker Houses (accessory use)	Caretaker Houses (accessory use)	I-R, I-L, I, P-Q	--
Dwelling Groups	Dwelling Groups	R-E, R-1, R-2	--
Farmworker Housing	Qualified Employee Housing (6 or fewer residents)	Permitted by-right in all zones that allow residential (citywide zones, Specific Plans and SPA Plans)	--
	Qualified Employee Housing (7 or more residents)	Permitted by-right in all (Agricultural) Zones or similar agricultural zones in Specific Plans and SPA Plans	--
Homeless Emergency Shelters	Emergency Shelters	I-L or equivalent limited industrial zone within a Specific Plan or SPA Plan and accessory to a church	C-T or similar commercial zone or CPF within a SPA Plan

Table B-5
ZONING FOR A VARIETY OF HOUSING TYPES

Housing Type	CVMC Use Category	Zones Permitting Use By-Right	Zones Permitting Use with CUP
Manufactured Housing	Factory-Built Home / Mobilehome	A Zones, R-1 and similar multi-family zones within Specific Plans and SPA Plans	--
Mixed-Use Housing	Mixed-Use Commercial / Residential	C-C and similar zones within Specific Plans and SPA Plans	--
Multi-Family Housing	Dwellings, Multiple	R-3, C-O and similar multi-family zones within Specific Plans and SPA Plans	--
	Duplex	R-2, R-3 and similar multi-family zones within Specific Plans and SPA Plans	--
Permanent Supportive Housing	Supportive and Transitional Housing	All residential zones (citywide and within Specific Plans and SPA Plans)	--
Residential Facility	Residential Facility (6 or fewer)	Permitted by-right in all zones that allow residential (citywide zones, Specific Plans and SPA Plans)	Permitted as an Unclassified Use in all zones.
	Residential Facility (7 or more)	--	Permitted as an Unclassified Use in all zones.
Single-Family Housing	Single-Family	A Zones, R-E, R-1, R-2 and similar residential zones within Specific Plans and SPA Plans	--
	Attached Single-Family	R-2 and similar residential zones within Specific Plans and SPA Plans	--
Single Room Occupancy	Residence, Single Room Occupancy	R-3 (Apartment Residential) and similar multi-family zones within Specific Plans and SPA Plans	--

Table B-5
ZONING FOR A VARIETY OF HOUSING TYPES

Housing Type	CVMC Use Category	Zones Permitting Use By-Right	Zones Permitting Use with CUP
	Boarding or Lodging Houses	R-3	--
Student Housing	Student Housing	UID	--
Transitional Housing	Supportive and Transitional Housing	All residential zones and similar residential zones in Specific Plans and SPA Plans	--
Unclassified Uses (including senior housing, nursing and disabled housing, residential facilities	Unclassified Uses	--	Permitted by CUP in all zones (citywide zones, Specific Plans and SPA Plans)

Source: City of Chula Vista

2.4.1 Accessory Dwelling Units and Junior Accessory Dwelling Units

In response to state mandate, an accessory dwelling unit ordinance was originally adopted in 2003 to allow accessory dwelling units (ADUs) in A, R-E, R-1 and P-C zones designated for single family residential development. In 2007, the ordinance was amended to modify a variety of development standards such as unit size. In 2017 and 2018 new State laws for ADUs and junior accessory dwelling units (JADUs) were enacted. The ADU ordinance was amended and a JADU ordinance was adopted by City Council to incorporate the new laws. The laws added provisions to reduce local government regulations including reduced parking, building above detached accessory structures, and conversion of existing accessory structures to facilitate the development of more units. In January 2020, the State enacted another set of ADU laws, which require additional provisions including a reduction in setbacks, exemption from lot coverage, allowing ADUs in multi-family and in zones that permit mixed uses, and removal of the owner-occupancy requirement for five years to encourage ADU and JADU development. The ADU and JADU ordinances have been amended to incorporate these new provisions.

ADUs and JADUs are a potential source of affordable housing. ADUs are self-contained housing units that are secondary to primary residential dwellings on the same lot. It is the City's intent to allow

ADUs and JADUs as a source providing a range of affordable housing through a ministerial process provided certain conditions are met.

2.4.2 Qualified Employee Housing

In 2018, the City of Chula Vista amended the CVMC to define qualified employee housing as "accommodations for employees as defined in Section 17008 of the California Health and Safety Code, as may be amended, which has qualified or where the owner intends to qualify for a permit to operate under the Employee Housing Act (Health and Safety Code Section 17000 et seq.)." CVMC Section 19.58.144 permits qualified employee housing providing accommodations for six or fewer employees by-right in residential zones and for seven or more employees by-right in agricultural zones or an equivalent zone within a City approved Sectional Planning Area plan or Specific Plan.

2.4.3 Emergency Shelters and Low Barrier Navigation Centers

Senate Bill 2, enacted in October 2007, requires local governments to identify one or more zoning categories that allow emergency shelters (year-round shelters for the homeless) without discretionary review. The statute permits the City to apply limited conditions to the approval of ministerial permits for emergency shelters. The identified zone must have sufficient capacity to accommodate at least one year-round shelter and accommodate the City's share of regional unsheltered homeless population. Chula Vista's unsheltered homeless population is estimated to be 212 individuals in 2020 in accordance with the We All Count Point in Time Count for San Diego County.

CVMC Section 19.04.089.2 was amended in 2018 to define emergency shelters as "housing with minimal supportive services for homeless persons, with occupancy limited to a six-month term or less by homeless persons. Emergency shelter shall have the same meaning as defined in Section 50801(c) of the California Health and Safety Code." CVMC 19.48.153 permits emergency shelters by right in the I-L zone or an equivalent zone of a SPA or Specific Plan. There are currently 144 zoned properties at 301 acres within the City, which is adequate to accommodate the unsheltered within Chula Vista. The I-L Zone is primarily located along Main Street; the C-T Zone is primarily located on Broadway. As major thoroughfares within Chula Vista, both Main & Broadway have direct and high frequency public transit. In addition, emergency shelters are permitted with a conditional use permit in the C-T zone as well as CPF zones within the City's SPA and Specific Plans.

The City looks at objective performance standards for emergency shelters consistent with SB 2, including requiring a facility management plan to include staffing, security and sanitation and location restrictions limited to 300 feet from another emergency shelter. Off-street parking and parking spaces for employees and loading is required. Currently, 1.5 parking spaces are required for employees and one loading space for deliveries. Such parking requirements for employees and loading is consistent with standards provided for other uses within the I-L zone (e.g. wholesale establishments, warehouses, service and maintenance centers, communication equipment buildings, manufacturing plants, research or testing laboratories, and bottling plants). AB 139 requires the assessment of shelter needs be based on the most recent Point-in-Time Count and the parking standards for shelters be based on staffing levels. The City will review and revise as necessary its zoning ordinance related to AB 139.

In 2020, the City acquired a Sprung Structure and companion laundry, restroom and shower facilities and completed the design and infrastructure plans to provide a bridge shelter. Located along Broadway and south of Main Street, it is less than one mile away from the County of San Diego's South Region Live Well Center. The bridge shelter is anticipated to have a minimum capacity of 75 unsheltered persons to a maximum of 200. Construction is expected to begin in summer 2021. Operations of the bridge shelter will be funded through the City's Emergency Solutions Grant (ESG) and its Permanent Local Housing Allocation (PLHA).

AB 101 requires cities to allow a Low Barrier Navigation Center development by right in areas zoned for mixed uses and nonresidential zones permitting multifamily uses if it meets specified requirements. A "Low Barrier Navigations Center" is defined as a "Housing First, low-barrier, service-enriched shelter focused on moving people into permanent housing that provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and Housing" Low Barrier shelters may include options such as allowing pets, permitting partners to share living space, and providing storage for resident's possession. AB 101 also sets a timeline for jurisdictions to act on applications for Low Barrier Navigation Center developments. The requirements of this bill are effective through the end of 2026, at which point they are repealed. A program in the Housing Plan of this Housing Element includes amendments to the zoning ordinance allow Low Barrier Navigation Centers by right in areas zoned for mixed use and nonresidential zones permitting multi-family uses.

2.4.4 Supportive and Transitional Housing

In 2018, the City of Chula Vista updated the CVMC with regard to supportive and transitional housing. CVMC Section 19.04.290.1 defines supportive housing as "housing with no limit on length of stay, that is occupied by the target population, and that is linked to an on-site or off-site service that assists the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community" (Section 65582(g) of the State Government Code). Target population means persons with low incomes who have one or more disabilities as described in Section 65582(i) of the State Government Code."

CVMC Section 19.04.299 defines transitional housing as "buildings configured as rental housing developments, but operated under program requirements that require the termination of assistance and recirculating of the assisted unit to another eligible program recipient at a predetermined future point in time that shall be no less than six months from the beginning of the assistance (Section 65582(j) of the State Government Code)."

CVMC Section 19.58.315 permits supportive and transitional housing in residential zones or an equivalent residential zone within a City approved Sectional Planning Area plan or Specific Plan pursuant to Government Code Section 65583(a)(5), and subject to all municipal codes, regulations and other standards applicable to other residential dwellings of the same type in the same zone.

2.4.5 Residential Facilities

Both federal and State fair housing laws, along with State Planning and Zoning laws (Government Code Section 65008), provide protection for residential facilities serving persons with disabilities. The Lanterman Developmental Disabilities Services Act also declares disabled persons are entitled to live productive and independent lives in the communities in which they live.

In accordance with State law, licensed residential facilities for six or fewer persons are a permitted use in all residential zones and must be treated like other residential uses occurring within the same zone. The following State statutes require that small (serving six or fewer persons) licensed group homes be treated like other residential uses and include: facilities for persons with disabilities and other facilities (Welfare & Inst. Code 5116), residential health care facilities (Health & Safety Code 1267.8, 1267.9, & 1267.16), residential care facilities for the elderly (Health & Safety Code 1568.083 - 1568.0831, 1569.82 – 1569.87), community care facilities (Health & Safety Code 1518, 1520.5, 1566

- 1566.8, 1567.1), pediatric day health facilities (Health & Safety Code 1267.9;1760 – 1761.8), and facilities for alcohol and drug treatment (Health & Safety Code 11834.23).

As such, in 2018 the City of Chula Vista amended CVMC Section 19.04.198.1 to define residential facilities as "any family home, group care facility, or similar facility, licensed by the state of California, for 24-hour nonmedical care of persons in need of personal services, supervision or assistance essential for sustaining the activities of daily living or for the protection of the individual."

CVMC Section 19.58.268 permits residential facilities for by-right for six or fewer residents in residential zones or an equivalent residential zone within a City approved Sectional Planning Area plan or Specific Plan. Residential facilities for seven or more persons are allowed in any zone as an unclassified use with a conditional use permit approved by the City's Zoning Administrator without a requirement for a public hearing, as authorized in accordance with the provisions of CVMC 19.14.030 (A), subject to additional standards listed in CVMC 19.58.268 for residential facilities. In general, such standards include:

1. If the residential facility consists of individual units, the maximum density shall be consistent with the maximum permitted of the zone.
2. One residential facility per lot/premises.
3. Cannot be located within 300 feet from a licensed residential facility.
4. Provide off-street parking.
5. Units designed for persons with disabilities to comply with Title 24 of the California Code of Regulations and any applicable federal or state accessibility standards.
6. Congregate dining and accessory retail and personal services may be provided.
7. Approval and license by applicable agencies, as required.
8. Active business license.

2.4.6 Single Room Occupancy (SRO)

In addition to the other housing updates to the CVMC in 2018, the City of Chula Vista added a definition of Single Room Occupancy to Section 19.04.194.1. The CVMC now defines a Residence, single room occupancy (SRO) as "a rooming unit or efficiency living unit located in a building containing six or more such dwellings that are offered for occupancy by residential tenants for at least thirty consecutive days. Kitchen and bathroom facilities may be wholly or partially included in each living space or may be fully shared." The CVMC was also amended to allow SROs as a by-right use in the R-3 (Apartment Residential) and similar multi-family zones within Specific Plans and SPA Plans.

2.4.7 Unclassified Uses

Chapter 19.54 of the CVMC defines Unclassified Uses as "uses possessing characteristics of such unique and special form as to make impractical their being included automatically in any classes of use as set forth in the various zones herein defined, and the authority for the location and operation thereof shall be subject to review and the issuance of a conditional use permit…" Unclassified Uses are permitted in most zones with the approval of a Conditional Use Permit and include senior housing, nursing homes, disabled housing and residential facilities.

Senior Housing may be allowed in any zone, as an Unclassified Use, [CVMC 19.54.020(P)] except the R-1, R-2, C-V, C-T and industrial zones. Because the residents of such development have dwelling characteristics which differ from those of families and younger persons, it is not appropriate to apply all of the normal zoning standards thereto. Accordingly, pursuant to the processing of a conditional use permit for such developments, the Planning Commission may make exceptions to the density, off-street parking, minimum unit size, open space, and such other requirements as may be appropriate. The Planning Commission may also adjust required setback, building height, and yard areas as appropriate to provide an adequate living environment both within the development and on nearby properties. Any exceptions and adjustments shall be subject to the condition that the development will be available for occupancy by seniors only.

Convalescent hospitals, rest homes, and nursing homes (for the aged, physically disabled, or mentally disabled of all ages) may be considered for location in any zone, as Unclassified Uses, subject to a Conditional Use Permit. The purpose of this review is to determine that the characteristics of these uses are not incompatible with the type of uses permitted in surrounding areas.

Specific site requirements for convalescent hospitals and nursing homes include location criteria and parking standards. Specifically, section 19.58.110 of the Municipal Code, requires convalescent hospitals to be located on a collector or thoroughfare with a minimum parcel size of one acre in any residential zone. Requirements for nursing homes include approval and license from proper agencies concerning health and safety and an off-street loading area, in addition to specific requirements if an unenclosed incinerator is provided. The City of Chula Vista regulates parking standard by designated use. One space for every three beds is required for both a convalescent hospital and nursing home.

Further, the following findings must be made for homes for mentally disabled children pursuant to CVMC 19.54.020(H):

- The size of the parcel shall provide adequate light and air in proportion to the number of residents,
- The location of windows and open play areas shall be situated as to not adversely impact adjoining uses, and
- Spacing between facilities shall not affect that character of the surrounding neighborhood.

2.4.8 Reasonable Accommodations

The City of Chula Vista, as a matter of federal and state law, complies with the requirements of the Federal Fair Housing Act and the California Fair Employment and Housing Act to provide for reasonable accommodation in the zoning code and other land use regulations when accommodations provide for equal opportunity for access to dwelling units. The City does not require special building codes or burdensome project review to construct, improve, or convert housing for persons with disabilities. Per Chula Vista Municipal Code Chapter 1.50, persons with disabilities can make an application requesting reasonable accommodations in the application of zoning, land use, or building laws, rules, policies and procedures of the City to allow for equal access to housing under the federal Fair Housing Act and the California Fair Employment and Housing. A Reasonable Accommodation Request Form and an Application for Unreasonable Hardship for Accessibility Issues based on Title 24 are available on the City's website at https://www.chulavistaca.gov/departments/development-services/forms-specifications.

The City of Chula Vista currently has an application procedure for unreasonable hardship exceptions for accessibility issues through Application Form 4607. The application provides a formalized process for the granting of exceptions from the requirements of State of California Title 24 accessibility. The application is available at the public counter and via the City's website.

For group living arrangements for persons with disabilities, the City may consider reasonable accommodations to its zoning, permitting and building requirements. For example, such as parking standards for facilities for persons with disabilities may be waived provided the need for reduced or modified standards can be justified, based on Title 24. Modifications to standards include new construction and remodel of existing residential development.

There is no established standard for the location requirements of facilities tailored for persons with disabilities. The Municipal Code states that facilities shall be sited in a manner that does not negatively impact the character of a neighborhood. The City of Chula Vista believes this general

requirement does not have a demonstrable negative impact on the development or cost of providing facilities for the disabled.

Previously, in 2018, the definition of "Family" was by repealed by Ordinance 3442 § 2(B), as part of the City's revisions to the Chula Vista Municipal Code to provide for transitional housing, supportive housing, emergency shelters, single-room occupancy and employee housing. Therefore, the definition of "family" is not seen as a barrier to group living accommodations. The City has previously prepared in 2018 and published a law summary related to group living accomodations available on its website at https://www.chulavistaca.gov/departments/city-attorney.

Building Codes

The City enforces Title 24 of the California Code of Regulations that regulates the access and adaptability of buildings to accommodate persons with disabilities. The Plan Review and Inspection Sections of the Development Services Department conduct thorough reviews of all new construction projects to confirm the work meets the appropriate State of California accessibility standards. In the case of residential construction, there are very few accessibility requirements for single-family dwellings and the requirements for multi-family structures only apply when the building is newly constructed. However, the City does have a program to encourage the implementation of enhanced accessibility and energy efficient features in residential construction. The City has adopted a program to conduct comprehensive field investigations in response to inquiries about the potential lack of accessibility features that should have been included during original construction. A formal enforcement process is in place to ensure any detected violations are corrected in a timely manner.

2.5 Building Codes and Enforcement

Building and safety codes are adopted to preserve public health and safety and ensure the construction of safe and decent housing. They also have the potential to increase the cost of housing construction or maintenance.

Building Codes: The City of Chula Vista has adopted the 2019 edition of the California Building Code, which establishes certain construction standards for all residential buildings. These codes are designed to protect the public health, safety, and welfare of Chula Vista's residents. Code enforcement in the City is performed on a complaint basis through the Code Enforcement Section of the Development Services Department. The City has made local amendments to the California Building Code, as contained in Chapter 15.08 of the City's Municipal Code for the purpose of further defining administrative procedures and addressing health and safety concerns. No local amendments are perceived as creating a demonstrable constraint to housing development.

Americans with Disabilities Act: The Federal Fair Housing Act of 1998 (FHA) and the Americans with Disabilities Act (ADA) are federal laws that are intended to assist in providing safe and accessible housing. The City of Chula Vista has the authority to enforce laws and regulations (California Code of Regulations (CCR) Title 24) when evaluating construction projects. Compliance with these codes may increase the cost of housing construction as well as the cost of rehabilitating older units, which may be required to comply with current codes.

Uniform Housing Code: The Uniform Housing Code provides complete requirements affecting conservation and rehabilitation of housing. It is compatible with the Uniform Building Code. Implementation of the requirements contained in the Uniform Housing Code may influence the feasibility of conservation and rehabilitation efforts of existing housing units in the City.

2.6 Development Fees

Various development and permit fees are charged by the City and other agencies to cover administrative processing costs associated with development. These fees ensure quality development and the provision of adequate public services. However, often times these fees are passed down to renters and homeowners in the rent/purchase price of the unit and therefore, affect the affordability of housing.

Table B-6 summarizes the findings of the development fees for the City of Chula Vista and three other cities in San Diego County.

Table B-6
DEVELOPMENT FEES[1]

Type of Fee	Chula Vista	El Cajon	Carlsbad	San Diego, City
Planning				
General Plan Amendment	$20,000[2*]	$3,680	$6,747	$12,000[2]
Rezone Application	$10,000[2*]	$2,800	$7,279	$12,000[2]
Design Review w/ Public Hearing	$20,000[2*]	----	----	----
Specific Plan	$20,000[2*]	$6,260	$38,247[8]	$12,000[2]
Conditional Use Permit w/ Public Hearing	$10,000[2*]	$5,525	$4,913	$8,000[2]
Variance w/ Public Hearing	$9,000[2*]	$1,075	$3,098	$8,000[2]
Environmental				
Initial Study	$10,000[2*]	$5,355 +$263/ report	$1,042	$1,244
EIR Processing	$20,000[2*]	$10,000[2]	$21,982[8]	----
Engineering and Subdivision				
Tentative Tract Map	$10,000[2*]	$6,355 + $74/lot	$9,028[11]	$10,000[2]
Final Tract Map	$7,500[2]	$7,325[5]	$8,193 + $5/ac	$3,986.64 + $624.00/page for every page over 3
Grading Plan Check	$20,000[2]	$1,000[10]	$464-$10,469[12]	$5,335.84[14]
Grading Permit	$20,000[3]	----	$464-$19,532[12]	$5,335.84[14]
Improvement Plan Check	$20,000[4]	$1,000[6]	$1,483-$14,973 +	$5,220.37[15]

Table B-6
DEVELOPMENT FEES[1]

Type of Fee	Chula Vista	El Cajon	Carlsbad	San Diego, City
			% of value of improvement[13]	
Improvement Inspection	$20,000[2]	$3.5% of est. cost[7]	$375-$17,701 + $105-$250 per each $10,000 of improvement	$1,500 - $6,000 depending on construction cost estimate[2]
Other Fees[9]	----	----	----	----
School Fees[9]				
Chula Vista Elementary School District	$1.67/sf or $3,340 for 2,000 sf home*			
Sweetwater Union High School District	$3.60/sf or $7,200 for 2,000 sf home			

Notes:
[1] Based on 50 lots on 10 acres, 100,000cy-grading quantity, $1,500,000 total improvement costs.
[2] Deposit based fee. Additional fees may be charged if project costs exceed the initial deposit.
[3] Full cost recovery. $14,000 grading inspection
[4] included with final map deposit
[5] $7,325 + $2000 each additional lot > 5
[6] minimum $1,000 or 6.5% of 1st $50K, 4% of value between $50K and $1000K, 1.5% of value between $100K and $250K and 1% of value over $250K
[7] of construction with a minimum of $500
[8] Base fee + fully burdened hourly after specific thresholds
[9] Other fees vary considerably by jurisdiction and are not included in this analysis
[10] minimum $1000 or 5% of first $50,000 of estimated site improvement costs + 3% of costs between $50,000 and $100,000, 2% of costs between $100,000 and $250,000 and 1% of costs greater than $250,000
[11] - 5 - 49 units/lots - base fee + $110/unit or lot over 5, whichever is greater; Tentative Tract Map - 50 + units/lots - base fee + $15/unit or lot over 49, whichever is greater
[12] depending on amount of earth moved
[13] between .75% and 5% depending on the estimated cost of improvements
[14] for up to 5 sheets, + $407.36 per sheet between 6-10, +$278.91 per sheet between 11-20 and +$263.36 per sheet over 20
[15] for up to 5 sheets, +$752.43 per sheet between 6-10, + $356.75 per sheet between 11-20 and +$351.57over 20

Sources: Cities of El Cajon, Carlsbad and San Diego
Building Industry Association of San Diego County, *2020 Fee Survey.*
* City of Chula Vista 2017 Master Fee Schedule

An evaluation of fees indicated that the City of Chula Vista charges development fees comparable to the surrounding jurisdictions. Many of Chula Vista's development fees require an initial deposit. Any additional fees over the deposit may then be charged to the applicant. Any fees remaining are returned to the applicant.

Table B-7 below summarizes the fee estimates for a typical single-family unit and a typical small multi-family development, in both the western and eastern areas of the City.

Table B-7
Fee Estimate for Single- and Multi-Family Housing (2020)

Fee	**Single Family** (Detached Unit-West)	**Single Family** (Detached Unit-East)	**Multi-Family** (11-Unit Condos with Garages - West)	**Multi-Family** (11-Unit Condos with Garages - East)
Habitable Area	1,690 sq. ft.	3,500 sq. ft	16,666 sq. ft.	16,666 sq. ft.
Total Valuation	$230,135.00	$478,635.00	$2,353,943.26	$2,353,943.26
Building Plan Check Fees	$2,364.92	$2,890.56	$8,757.32	$8,757.32
Building Permit Fees	$3,577.60	$4,237.91	$10,436.06	$10,436.06
Electrical Permit Fees				
Plumbing Permit Fees				
Mechanical Permit Fees				
SMIP(Strong Motion Instrumentation Program) Fee	$29.92	$62.22	$306.01	$306.01
CBSC SB 143 Admin Fee	$10.00	$20.00	$95.00	$95.00
CBSC SB 143 Admin Fund				
Sewer Capacity Charge & Admin	$3,937.00	$3,937.00	$33,866.48	$33,866.48
Traffic Signal Fee	$405.60	$405.60	$3,569.28	$3,569.28
Residential Construction Tax				
Planning Acct				
Engineering Acct				
Fire Prevention Acct				
DIF Transportation	$4,474.70	$14,705.10	$39,377.36	$129,404.88
DIF Public Facilities	$11,175.00	$11,175.00	$116,259.00	$116,259.00

Table B-7
Fee Estimate for Single- and Multi-Family Housing (2020)

Fee	Single Family (Detached Unit-West)	Single Family (Detached Unit-East)	Multi-Family (11-Unit Condos with Garages - West)	Multi-Family (11-Unit Condos with Garages - East)
DIF Sewer1	-	$1,500.00	$-	$12,375.00
Total City Fees	$25,974.74	$38,933.39	$212,666.51	$315,069.03
School Impact Fees				
Total City & School District Fees	$25,974.74	$38,933.39	$212,666.51	$315,069.03
Per Unit Fee	12,704.69	46,558.92	30,111.99	30,111.99
% of Fees/Value	6%	10%	14%	14%
Note: Sewer for East locations are assumed to be in the Salt Creek Sewer DIF Boundary				
Source: City of Chula Vista				

Overall, planning and development impact fees in the City represent 6-14 percent of the overall value. The City has waived and deferred impact fees for affordable housing projects and will review the appropriateness of reducing, waiving, and/or deferring impact and/or processing fees for units affordable to very low- and low-income households. These include senior housing, apartment units, and housing for special needs groups, including agricultural employees, emergency /transitional housing, and housing for persons with disabilities.

2.7 Local Processing and Permit Procedures

Considerable holding costs are associated with delays in processing development applications and plans. The City of Chula Vista's development process is designed to accommodate applicants.

In 2009, the Development Services Department launched a comprehensive review of the City's development review process to determine improvements that could streamline processes, make them more predictable by increased transparency, improve public access and reduce processing costs. The Department worked with an Oversight Committee comprised of developers, business owners, community organizations, engineers, architects, contractors, and citizens to develop process improvement recommendations.

In 2010, the City implemented the improvements, which include modifications to the administrative procedures for planning entitlements including changes to the development permit intake process, delegating permit decision levels, consolidating hearings for projects with multiple permits, streamlining the appeal process, modifying regulations to parking regulations, reducing review authority redundancies between the Planning Commission and the Chula Vista Redevelopment Corporation, and improving public participation.

Additionally, amendments were made to various sections of the Chula Vista Municipal Code related to development review administration procedures, parking regulations, nonconforming uses/structures, administrative procedures for the subdivision of land, and a new comprehensive city-wide approach for public participation.

The City has three levels of decision-making bodies that govern the review process in Chula Vista: the City Council, Planning Commission for major projects, and the Zoning Administrator for smaller, less complex projects that do not require a public hearing.

All new or redesigned multi-family development is subject to the design review process, either as a public hearing by the Planning Commission, or through an administrative process with no public hearing by the Zoning Administrator.

Before a project appears before the Planning Commission, or Zoning Administrator, the applicant has been apprised of all on- and off-site improvements and conditions, which will be listed in the resolution of approval. The Planning Commission, or Zoning Administrator base their objective decision on the documents available to them such as the Zoning Ordinance, Design Manual or Sectional Area Planning (SPA) Plans, and approved Specific Plans, where appropriate. The Planning

Commission, or Zoning Administrator do not consider land use as part of their review. Therefore, findings are not required to allow multi-family projects in multi-family zones.

Design Review permits for multi-family projects in Western Chula Vista per the Zoning Code are approved at the staff level (Zoning Administrator) for 10-units or less; and for 200-units or less in ECV Specific Planned Communities. Major Design Reviews are approved by the Planning Commission. Findings by the Zoning Administrator or Planning Commission are based on project compliance with applicable development standards and required amenities which may be modified by discretionary action but not denied because of the proposed density.

Table B-8
CITY OF CHULA VISTA PERMITTING PROCESSES

Permit Type	Permits	Approving Authority	Timeframe
Ministerial (Building permits)	Building permits for projects that meet building, zoning, and development regulations	Building Official	< 6 months
Discretionary (Administrative)	Conditional Use Permits (exempt from CEQA): determination of similar uses; no new building or substantial structural improvements; use of an existing building with no substantial remodeling; minor Variances; Site Plan & Architectural Approvals Large family daycare homes; and minor Certificate of Appropriateness; reasonable accommodations; parcel maps; and lot line adjustments; minor coastal development permits (public hearing required) Design Reviews: up to 10 residential units; <20,000sf of new construction or	Zoning Administrator	3-6 months

Table B-8
CITY OF CHULA VISTA PERMITTING PROCESSES

Permit Type	Permits	Approving Authority	Timeframe
	additions to commercial, industrial, or institutional project		
Discretionary (Public hearing))	Major conditional use permits, tentative maps, condominium conversion maps, rezonings, and land use plan and code amendments	Planning Commission	Up to 1 year

As shown in Table B-8, processing times vary considerably depending on the complexity of the project. Other more complex projects, like subdivisions, rezoning applications, and other discretionary projects necessitate a higher level of review and thus have a longer processing timeline. Single-family homes and tenant improvements are reviewed by a ministerial process.

Transparency in the Development Process

To increase transparency and certainty in the development application process as required by law, the City has a variety of tools available for developers. The City's Development Services Department website has links to the City's zoning ordinance, zoning map, planning zoning service forms, guides, and fee schedules at https://www.chulavistaca.gov/departments/development-services.

- Applying for a Permit: Guides at https://www.chulavistaca.gov/departments/development-services/apply-for-a-permit
- Zoning Information at https://www.chulavistaca.gov/departments/development-services/zoning-information
- Forms and Specifications at https://www.chulavistaca.gov/departments/development-services/forms-specifications
- Fee Schedules at https://www.chulavistaca.gov/departments/development-services/how-much-will-your-permit-cost#Fee_Information

2.8 Environmental and Infrastructure Constraints

Due to Chula Vista's natural resources, sensitive habitats and coastal location, there are areas within the City that may be exposed to a variety of environmental hazards and resources which constrain development. Additionally, with many lands east of I-805 vacant and undeveloped and proposed increased densities in the older western Chula Vista, providing adequate levels of service for the infrastructure needs of the community can pose a challenge.

2.8.1 Environmental Constraints

The City of Chula Vista has identified areas where land development should be carefully controlled. The following hazards may impact future development of residential units in Chula Vista.

Seismic Hazards: No known Alquist-Priolo Earthquake Fault Zones, or active faults traverse Chula Vista. Traces of the potentially active La Nacion fault zone cross the City in a generally north-south direction through the central portion of the Chula Vista. The nearest active fault is located 14 miles northwest of the City. Seismic activity within the region can cause strong ground motion, seismically induced liquefaction, ground surface rupture, landslides, and seismically induced settlement.

Flooding: The floodplains of the Sweetwater and Otay Rivers and several of their tributaries have the potential to flood during a 100-year storm. Portions of the City are also subject to flood inundation in the event of failure of the Sweetwater, Upper Otay, or Savage (Lower Otay) dams. The potential for significant wave damage (i.e., tsunamis) is considered low due to the City's relatively protected part of the San Diego Bay.

Fire Hazards: A large portion of the City of Chula Vista is located within a High and Very High hazard area for wildfires. Implementing appropriate techniques, consistent with the Chula Vista MSCP Subarea Plan and the City's UWIC can reduce such hazards.

Hazardous Materials and Waste: Hazardous materials are used, transported, produced, and stored for a variety of purposes in Chula Vista. Federal, state, and county agencies closely regulate hazardous materials to protect health and the environment. In addition, the City uses zoning regulations, environmental review of proposed projects in accordance with the California Environmental Quality Act, and the issuance of business licenses to regulate facilities that use, store, and handle hazardous materials and waste.

Contaminated sites are also identified as an environmental hazard. The majority of the known and potentially contaminated sites in Chula Vista are located in older industrial and commercial areas west of Interstate 805 and along Main Street east of Interstate 805.

Noise: Residential land uses are considered the most sensitive to loud noise. In Chula Vista the most prevalent source of noise is from the transportation system, including the freeways, the San Diego Trolley, and freight service.

Environmental constraints have been reviewed as part of the Multiple Species Conservation Program (MSCP). The development sites within master planned communities in eastern Chula Vista have been determined by the MSCP as developable. Those areas with environmental constraints have been designated as Open Space-Preserve.

Development in Western Chula Vista, specifically within the Urban Core Specific Plan has been evaluated for potential environmental constraints. Through the Urban Core Specific Plan's Environmental Impact Report, all potential environmentally sensitive sites have been identified, mapped and the specific actions to mitigate these sites are a component to the Environmental Impact Report's Mitigation Program. No site may be developed without prior clearance from local, state, and/or federal agencies and specific mitigations completed. These constraints were a factor in evaluating future development potential of infill and vacant sites, as discussed in Appendix C of this document.

Western Chula Vista sites are all located in existing historic urban areas with no new or additional seismic, flood, or fire hazard sites. In addition, if a site had any prior industrial use they will be analyzed for hazardous materials and waste will be removed if necessary. In Eastern Chula Vista typically "greenfield" sites in Planned Communities have some development areas adjacent to fire hazards that are covered by their Specific Plan Fire Protection Plans; however, none of the planned multi-family sites will be located adjacent to these fire hazard zones.

2.8.2 Infrastructure Constraints

Chula Vista strives to maintain existing infrastructure and meet future demands. Challenges posed by new development include extending service to unserved areas, keeping pace with construction, and adjusting for changes in designated density. Challenges posed by density increases in older parts of the City. These challenges include repairing existing deficiencies and maintaining and possible upsizing older infrastructure.

Water: The majority of the region's water supply must be imported in order to meet demands. Chula Vista has historically received the majority of its water supply from the San Diego Water Authority (CWA). The CWA generally imports from 75 to 95 percent of its water from the Metropolitan Water District (MWD) of Southern California. Imported water comes from the Colorado River and the State Water Project. Chula Vista's primary water agencies are the Otay Water District and the Sweetwater Authority. A third water agency, the California American Water Company, also provides water to a small portion of Chula Vista. The Sweetwater Authority provides water service to the western Chula Vista area. Future demand for capital improvements is addressed by the Sweetwater Authority and paid through its development impact fee structure. Based upon this analysis, future water demands can be met through existing and planned water facilities to accommodate the City's regional housing need of 12,861 units.

Senate Bill 1087 (enacted in 2006) requires that water providers develop written policies that grant priority to proposed development that includes housing affordable to lower income households. The legislation also prohibits water providers from denying or conditioning the approval of development that includes housing affordable to lower-income households, unless specific written findings are made. The City 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 to coordinate with the District to ensure affordable housing developments receive priority water service provision.

Sewer: The City maintains and operates sewer facilities that feed into a larger regional City of San Diego Metropolitan Sewage System for treatment and disposal. Chula Vista currently operates and maintains approximately 400 miles of sewer pipelines. In addition, the City must also address system upgrades and expansion to accommodate new sewer connections, especially in the Eastern Chula Vista. The City has purchased 19.8 million gallons per day of capacity rights from the Metropolitan Sewage System. This capacity is sufficient to accommodate existing housing and the City's share of the regional housing need for 12,861 housing units. To evaluate future demand beyond the Housing Element's planning period, the City is currently working on acquiring additional treatment capacity to meet future demands based on 2030 estimates.

Drainage: Chula Vista is part of the San Diego watershed area. The City maintains a system of storm water pipelines, box culverts, lined and natural channels, and water detention facilities. Current facilities have adequate capacity for projected short and mid-term development, although drainage infrastructure may need to be constructed or modified to meet the San Diego watershed area's National Pollutant Discharge Elimination System (NPDES) permit requirements. Long-term build-out

includes major development in the eastern portion of the City that will add significant amounts of storm water to the existing system.

3.0 NON-GOVERNMENT CONSTRAINTS

A number of private sector factors contribute to the cost of housing. The primary market constraints to the development of new housing are the costs of constructing and purchasing new housing. The following is a discussion of the primary factors that impact affordable housing development.

3.1 Economy

Market forces on the economy and the trickle-down effects on the construction industry can act as a barrier to housing construction and especially to affordable housing construction. California's housing market peaked in the summer of 2005 when a dramatic increase in the State's housing supply was coupled with low interest rates. The period between 2006 and 2009, however, reflected a time of significant change as the lending market collapsed. Double-digit decreases in median sale prices were recorded throughout the State. These lower-than-normal home prices allowed for a large increase in the number of homes sold initially until the availability of credit became increasingly limited.

After the post-peak trough of 2011, building activity and sales for residential structures have been steadily increasing. Housing values in Chula Vista were the lowest in midyear 2011. The number of homes in California that were bought and sold in the first half of 2013 was the highest since 2005. While housing affordability hovered near historic highs post-recession, housing has become increasingly unaffordable, with demand far outpacing supply and construction lagging far behind need.

While the economic impact of the 2020 COVID-19 pandemic is wide range, specific economic sectors are more heavily impacted than others. Currently, the impact on the real estate market is unknown. Based on data gathered during the pandemic, it is estimated that housing price growth will continue in the City and the region for the foreseeable future. September 2020 data from Zillow indicates the median cost of a home in Chula Vista is $564,961, an increase of 11.4 percent from 2018 to 2020 ($500,000 to $564,961). The current median list price per square foot in Chula Vista is $335, which is lower than the San Diego-Carlsbad Metro average of $390. There is a Countywide shortage of housing supply due to both governmental and nongovernmental factors. Production Countywide has fallen in recent years from 10,000 units per year to 7,000 units per year. SANDAG currently estimates

that 21,000 units per year must be constructed to meet the demand for housing. The purpose of this Housing Element is to assist in increasing housing supply.

Timing and Density:
The timing between project approval and request for building permits is also another non-governmental constraint. This may be due to the developers' inability to secure financing for construction. The average time between project approval and request for building permits can extend to 12 months and beyond. The City has a process to accept plans for construction permits prior to entitlement approval, which can reduce the time from entitlement to permit issuance by several months.

Table B-9 provides a summary of Issued Building Permits for Residential Units from 2013 to 2019:

Table B-9
ISSUED BUILDING PERMITS FOR RESIDENTIAL UNITS

Year	Single Family	Multi-Family	Total Res. Units
2013	225	387	612
2014	107	755	862
2015	57	420	477
2016	71	950	1,021
2017	563	510	1,073
2018	564	1,213	1,777
2019	283	557	840

Source: City of Chula Vista

3.2 Vacant and Underutilized Land

West of the I-805 freeway are the older, long established Chula Vista communities; other than infill development, the City does not expect substantial changes in these communities. East of the I-805 are the planned communities of Eastlake, Rolling Hills Ranch, and Otay Ranch. Eastlake and Rolling Hills Ranch are largely built out, but Otay Ranch continues to build with approximately 15,000 units already entitled. Villages Two, Three, Eight West, Freeway Commercial (housing) and the Eastern Urban Center (Millenia) are currently being developed, while Villages Four, Eight East, Nine and Ten have been entitled and only require issuance of grading and building permits to begin development. This will be an opportunity for the City and developers to plan for affordable and market-rate

housing. A thorough analysis of vacant and underutilized land is conducted in Appendix C of this Housing Element.

Developments in Mixed Use Districts

Trends in commercial or office uses to convert to residential are seen already on Western Chula Vista sites, primarily sites covered by the Urban Core Specific Plan, which allows increased unit density via increased Floor Area Ratio (FAR) incentives. Many of these sites have resulted in a significant number of entitlements and there are now specific projects under construction where commercial uses have been razed and will be replaced by high density multi-family units including senior and affordable housing density bonuses.

While its possible for projects to be 100 percent commercial in sites covered by the Urban Core Specific Plan, all the projects recently approved provide a high percentage of the project site as residential. Furthermore, with the declining trend of retail and potential impacts of COVID-19 on office use, the prospect of 100 percent commercial projects is not likely to increase in the future. In addition, the trend in recently approved Urban Core Specific Plan development is for residential capacity higher than General Plan residential land use ranges due to the use of FAR and affordable housing density bonuses. The sites inventory provides conservative estimates where significantly increased residential capacity can be provided on existing commercial development sites.

3.3 Housing Costs and Land Prices

The cost of land directly influences the cost of housing. Land prices are determined by a number of factors, most important of which are land availability and permitted development density. As land becomes scarcer, the price of land increases. In terms of development, land prices have a positive correlation with the number of units permitted on each lot. In recent years, land prices have increased due to the success of the housing market in Southern California.

Housing prices in the San Diego region experienced expansive growth in the early 2000's. With the relatively low employment rate and job creation trends in the region at that time, demand for housing was high. Since much of the region has not been able to keep up with the rate of demand for housing, available supply has been limited. This limited supply has had a direct influence on the cost of housing.

Housings prices have appreciated significantly between 2010 and 2020 and according to Zillow this trend is predicted to continue. Tables B-10 through B-12 provide a summary of housing price trends in Chula Vista.

Table B-10
RESALE SINGLE-FAMILY HOME PRICE TRENDS
CHULA VISTA 2010-2020

Location	ZIP Code	Median Price 2010 ($)	Median Price 2020 ($)	Percentage Change (%)
Chula Vista (north)	91910	$325,000	$610,000	87%
Chula Vista (south)	91911	$270,000	$569,000	110%
East Lake-Otay Ranch	91913	$380,000	$623,000	64%
Chula Vista (northeast)	91914	$500,000	$807,000	61%
Chula Vista (southeast)	91915	$390,000	$699,000	79%

Source: CoreLogic

Table B-11
RESALE CONDOMINIUM HOME PRICE TRENDS
CHULA VISTA 2010-2020

Location	ZIP Code	Median Price 2010 ($)	Median Price 2020 ($)	Percentage Change (%) 04-05
Chula Vista (north)	91910	$165,000	$354,000	114%
Chula Vista (south)	91911	$135,000	$365,000	170%
East Lake-Otay Ranch	91913	$210,000	$440,000	109%
Chula Vista (northeast)	91914	$217,000	$450,000	107%
Chula Vista (southeast)	91915	$235,000	$500,000	112%

Source: CoreLogic

Table B-12
NEW SINGLE-FAMILY/CONDOMINIUM HOME PRICE TRENDS
CHULA VISTA 2010-2020

Location	ZIP Code	Median Price 2010 ($)	Median Price 2020 ($)	Percentage Change (%) 04-05
Chula Vista (north)	91910	$305,000	N/A	N/A
Chula Vista (south)	91911	$257,000	$600,000 / $500,000	133% / 94%
East Lake-Otay Ranch	91913	$360,000	$640,000 / $485,000	77% / 34%
Chula Vista (northeast)	91914	$598,000	N/A	N/A
Chula Vista (southeast)	91915	$350,000	$610,000 / $460,000	74% / 31%

Note: price trends do not indicate product type, which may influence the cost of housing units.

Source: DataQuick Information Systems/Union Tribune
Source: Redfin

New State law requires all new residential development to install solar panel systems with the average cost of $10,000. These costs will be passed on to the home buyer, thereby making the affordable housing less affordable. According to the University of California Riverside Center for Economic Forecasting and Development, “higher land costs drive up the cost of other components.” (Source: City of San Diego Housing Element). The City should explore affordable residential development incentive programs for developers to consider when planning for residential development.

3.4 Construction and Land Costs

Construction costs are primarily determined by the cost of materials and labor but are also influenced by market demands and market-based changes in the cost of materials. Materials costs have increased faster than inflation in recent years. In the past three years (2017-2020), the cost of raw materials (i.e., concrete, lumber, and steel) increased by 20 percent. This has been a particular problem for higher-density residential development, which can require more costly building materials, such as concrete and steel, per the construction type standards in the California Building Code.

Availability of skilled labor has become a challenge to the development of housing in Chula Vista and the San Diego County region. Labor costs have risen, especially in expensive, unionized metro areas in California, since the Great Recession in 2008. During the recession and the recovery period that followed, there was a lower demand for new housing construction. Many in the construction labor force exited the industry during the time of the recession. This continues to impact the availability of workers today. San Diego County builders have reported construction labor shortages as a barrier to home construction.

The International Code Council (ICC) provides estimates for the average cost of labor and materials for typical Type VA wood-frame housing. Estimates are based on "good-quality" construction, providing for materials and fixtures well above the minimum required by state and local building codes. In August 2019, the ICC estimated that the average per square-foot cost for good-quality housing in the San Diego region was approximately $117 for multi-family housing and $129 for single-family homes, exclusive of land acquisition costs. With market demand and competitiveness of new housing developments, the inclusion of amenities, such as gyms, pools, and community rooms, can also increase the costs of construction and ultimately the costs passed onto customers (i.e., in rents or home prices).

Increasing labor costs—due to the shortage of qualified workers—and increasing materials costs are leading developers to build projects below permitted densities because building larger or taller buildings cannot currently offset the costs to construct such projects. Although construction costs of labor and materials are a significant portion of the overall development cost (about 30% of total costs in San Diego County), they are consistent throughout the region.

Land costs in the region are high and they fluctuate between coastal and inland costs per square foot, due to scarcity, the desirability of the region, and topographical constraints. High land prices are a leading contributor to high housing prices, which make it difficult for developers to build housing for the lower- and middle-income households. Land values vary by community because of

how much money a developer and its lender believe a project can recoup in rent prices. If a project cannot sustain a minimum return on investment, the low land values will not make up the cost of building a project in a low demand neighborhood. Land in high-demand neighborhoods goes for a higher price, but with the ability to charge a higher rent the construction costs are acceptable. This value-cost ratio cannot address middle- and low-income housing, since high land values, high construction costs, and therefore high rents only provide for housing construction that meets the needs of above-moderate households. High land costs have a demonstrable effect on the cost of housing, as the price of housing is directly related to the costs of acquiring land.

3.5 Financing

The availability of financing affects a person's ability to purchase or improve a home. Under the Home Mortgage Disclosure Act (HMDA), lending institutions are required to disclose information on the disposition of loan applications by the income, gender, and race of the applicants. This applies to all loan applications for home purchases, improvements and refinancing, whether financed at market rate or with government assistance. The data for Chula Vista was compiled by census tract and aggregated to the area that generally approximates the City's boundaries. Table B-13 summarizes the disposition of loan applications submitted to financial institutions in 2017 for home purchase or refinance of loans in Chula Vista. With lower housing prices and low interest rates, homeownership is still attainable for some. As shown in Table B-13, Chula Vista home loan approval percentage (61.6 percent) was on par with the County (63.9 percent).

Table B-2
DISPOSITION OF HOME LOANS
CHULA VISTA

Loan Type	No. of Applications Chula Vista	Approved		Denied	Withdrawn/ Incomplete
		Chula Vista	County	Chula Vista	Chula Vista
Mortgages – FHA, VA	2,320	78.1%	77.1%	7.1%	14.9%
Mortgages – Conventional	2,590	70.2%	72%	10.2%	19.6%
Refinancing	8,693	55.3%	58%	18.9%	25.8%
Home Improvement	1,121	56.7%	59.7%	26.8%	16.5%

Table B-2
DISPOSITION OF HOME LOANS
CHULA VISTA

Loan Type	No. of Applications Chula Vista	Approved		Denied	Withdrawn/ Incomplete
		Chula Vista	County	Chula Vista	Chula Vista
TOTAL APPLICATIONS	**14,724**	**61.6%**	**63.9%**	**16.1%**	**22.3%**

Source: Source: www.lendingpatterns.com, 2020 (2017)
Note: "Other": Withdrawn/Incomplete

Table B-13
DISPOSITION OF HOME LOANS
CHULA VISTA

Loan Type	No. of Applications Chula Vista	Approved		Denied	Withdrawn/ Incomplete
		Chula Vista	County	Chula Vista	Chula Vista
Mortgages – FHA, VA	2,320	78.1%	77.1%	7.1%	14.9%
Mortgages – Conventional	2,590	70.2%	72%	10.2%	19.6%
Refinancing	8,693	55.3%	58%	18.9%	25.8%
Home Improvement	1,121	56.7%	59.7%	26.8%	16.5%
TOTAL APPLICATIONS	**14,724**	**61.6%**	**63.9%**	**16.1%**	**22.3%**

Source: www.lendingpatterns.com, 2020 (2017)
Note: "Other": Withdrawn/Incomplete

3.6 Local Efforts to Remove Nongovernmental Constraints

Nongovernmental constraints are defined as constraints on housing development that are not under the control of the City or another governmental agency. Nongovernmental constraints are generally market-driven and outside the control of local government.

The City has taken into consideration the market constraints in the development of the sites inventory. The City selected sites with characteristics similar to those that have been developed recently. In addition to the increased residential densities that are allowed by the Urban Core Specific Plan through the higher yields allowed by building FAR's as noted above, the City offers density bonuses, incentives and concessions to developers who provide affordable housing as part of their projects. Density bonuses together with the incentives and/or concessions result in a lower than average cost of land per dwelling unit thereby making the provision of affordable housing more feasible.

In a mid 2000s effort to improve the City's development entitlement process, the City met with developers and entities doing business in the City. Stakeholders cited two major components that directly relate to the feasibility of development. Those are time and uncertainty. The faster a project applicant can process a project, the lower the holding costs. Therefore, reducing the approval timeline can be a significant contributor to accessing capital and reducing investor risk. Secondly, reducing the uncertainty of the development approval process can influence access to capital and the risk profile for investors. As discussed above, local actions to reduce the timeline for project approval and to increase the level of certainty in entitlement decisions have been identified as methods to influence nongovernmental behavior and contribute to housing development. Many of these were completed in the 2010 effort, but the City continues to meet with its development stakeholders to discuss its entitlement processes and to identify barriers and solutions to improve its processes. Through its public engagement programs and efforts, staff works towards building public support and understanding for housing, particularly for lower income households.

1.0 OVERVIEW: HOUSING RESOURCES

This section evaluates the potential opportunities for various types of residential development for all income levels and energy and water conservation within such developments. The analysis primarily looks at development that could occur based upon the Chula Vista General Plan and Zoning Ordinance.

Opportunities for development in the City include vacant and underutilized residential sites.

More specifically, this section discusses the following:

- An inventory of available vacant and underutilized land for residential development to accommodate the City's Regional Share Goals;
- Financial resources available to assist in providing housing opportunities; and,
- Opportunities for energy and water conservation.

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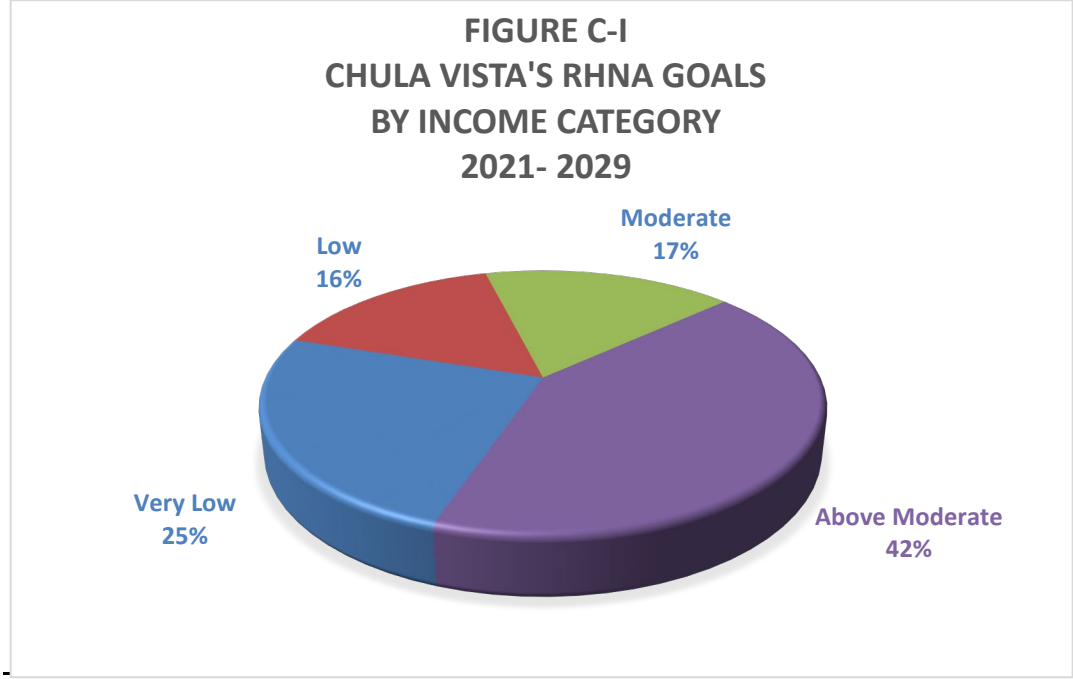
2.0 LAND AVAILABILTY

State Housing Element Law mandates that a jurisdiction must show that it has adequate sites that will be made available through appropriate zoning and development standards and with the required public services and facilities for a variety of housing types and incomes. This evaluation of adequate sites represents a planning goal and not a goal for the actual production of housing within the five-year period. The City must demonstrate that it has the capacity, or adequate sites, to accommodate the projected need for housing. The projected need for housing used for this evaluation is defined as the City's share of the region's housing needs for 2021-2029.

2.1 Regional Housing Needs Assessment 2021-2029

State Housing Element Law requires that each jurisdiction, in preparing its Housing Element, develop local housing programs designed to meet its share of existing and future regional housing needs for all income groups. This requirement ensures that each jurisdiction accepts responsibility for the housing needs of its current and anticipated future residents, particularly lower-income households, and plans for a variety of housing choices.

In March 2018 the State Housing and Community Development (HCD) Department prepared a draft Regional Housing Needs Assessment (RHNA) for the San Diego Region using population forecast from Department of Finance (DOF), projected number of new households formed, vacancy rate in existing housing stock, and percentage of renter households that are overcrowded, and housing replacement needs. HCD in consultation with SANDAG calculated the housing need for the region and determined that for the period beginning April 15, 2021 to April 15, 2029 (an 8-year period) Chula Vista's share of the region's housing needs is a total of 11,105 new housing units. Of the 11,105 housing units, 2,750 units are to be set-aside for very-low income households (25 percent), 1,777 units for low income households (16% percent), 1,911 moderate income households (17% percent), and 4,667 above moderate-income households (42 percent).



Source: Regional Housing Needs Assessment, SANDAG 2020

As required by State Housing Law, the City must plan for its share of the region's new housing needs in all income categories by identifying an adequate supply of land zoned at the appropriate density levels to accommodate each income category. The RHNA goals do not represent a requirement for actual housing production, but rather seek to ensure the City has, or plans to add, zoning capacity to accommodate new housing growth.

To address the City's needs for very low-and low-income housing, Chula Vista must demonstrate that it has an adequate supply of land for higher density housing (30 or more dwelling units per acre). Although zoning land for higher density development does not guarantee the construction of housing that is affordable to low- and moderate-income families, without such higher density zoning, the opportunity to use subsidies and implement affordable housing programs for such families is diminished.

2.2 Capacity to Meet Regional Share Goals

Due to the diverse nature of eastern and western Chula Vista, the analysis of available sites for housing has been customized to each area.

Most of the vacant land is in eastern Chula Vista, within Master Planned communities and will be developed under the approved Sectional Planning Area (SPA) Plans. These Master Planned communities have the capacity to accommodate 8,910 dwelling units as shown in Table C-3.

The City of Chula Vista General Plan Land Use and Transportation Element identifies six residential land use designations. The availability of land suited to accommodate the various income levels is based upon the allowed density.

Table C-1
GENERAL PLAN
RESIDENTIAL LAND USE DESIGNATIONS

Income Level	Land Use Designations	Density
Very Low & Low	Urban Core Residential	27.1 to 60 units per acre
Moderate & Above Moderate	High Residential	18.1 to 27 units per acre
	Medium High Residential	11.1 to 18 units per acre
	Medium Residential	6.1 to 11 units per acre
	Low-Medium Residential	3.1 to 6 units per acre
	Low Residential	0 to 3 units per acre

Opportunities outside of Master Planned Communities are primarily in western Chula Vista which encompasses the older, mostly developed portion of the City. While there is significant capacity throughout western Chula Vista, infill capacity is focused on areas of change within the Urban Core Specific Plan, Bayfront and Southwest.

Chula Vista has significant development capacity of residential land to meet the projected regional housing needs of the various income categories over the 2021-2029 planning period. Consistent with HCD's guidelines, appropriate densities based on RHNA affordability levels area as follows:

- Very Low and low-income: Minimum of 30 dwelling units/acre

- Moderate and Above moderate-income: 0 to 30 dwelling units/acre

Table C-2 provides a summary of development capacity, based on affordability levels.

Table C-2
ADJUSTED RHNA HOUSING NEED VS. DEVELOPMENT CAPACITY[1]

Affordability Level	Adjusted RHNA Units	Density Range	Estimated Development Capacity
Very Low and Low	4,527	30+ dwelling units/acre	4,527 units
Moderate and above	6,578	Up to 30 dwelling units/acre	7,301 units
Total	**11,105**		**11,828 units**

Notes:
[1] Development capacity includes all estimated units in listed Planning Areas for densities exceeding 30 dwelling units/acre.

Source: City of Chula Vista, 2020

2.2.1 Realistic Capacity

As identified in Appendix H, properties in Western Chula Vista that are, or will be, available for development or redevelopment are primarily within the Urban Core Specific Plan (V-1, V-2, V-3, V-4, UC-1, UC-2, UC-3, UC-4, UC-5, UC-6, UC-7, UC-8, UC-10, UC-12, UC-13, UC-14, UC-15, UC-16, UC-18, UC-19,C-1, C-2 and C-3 Zones) which permits maximum Floor Area Ratios (FARs) between 1.0 and 6.0. Given a typical unit size assumption of 1,350 square feet, this equates to between 32.3 to 193.6 units per acre. A sample of recent development and approved projects identified in Table C-3 shows that projects, without a density bonus, in western Chula Vista are developing within the middle reaches of these permitted densities, at an approximate average of 54% of the permitted density.

Table C-3
Recent Development and Approvals in Western Chula Vista

Address	Zone	Parcel Size	No. of Units	Units Permitted by Zone	Project Density	Max Permitted Density	Max FAR
201 Third Ave	V-3	0.23	23	33	100.0	145.2	4.5
9999 E Street	V-3	0.57	52	83	91.2	145.2	4.5
240 Landis	V-3	0.54	33	78	61.1	145.2	4.5
986 Broadway	CCP	2.48	83		33.5	80	1.0
288 Center Street	V-1	0.57	43	36	75.4	18.4	2.0
316 K Street	C-1	1.10	46	35	41.8	35.5	1.0

As shown in Appendix H, based on typical development of similar parcels in western Chula Vista the estimated potential units for each parcel has been dramatically reduced, by 50 to 75%, to create a healthy buffer and conservative capacity estimate.

In Eastern Chula Vista, most properties have been entitled and have specific unit counts permitted within each neighborhood within the applicable Sectional Planning Area (SPA) Plan. In addition, development of most properties is protected under Development Agreements that ensure the property owners right to develop at certain densities. In order to create a healthy buffer in eastern Chula Vista, parcels that have been entitled for densities greater than 30 dwelling units per acre (du/ac) have been reduced to 30 du/ac.

2.2.2 Nonvacant Site Analysis

Over the past cycle, the City has seen increased interest in higher density residential projects and mixed-use development within both the eastern and western portions of the City. The City

expects this trend to continue and has identified additional residential and mixed-use properties with potential for new development or redevelopment. The following criteria were used:

- Parcel is currently vacant (which is much of the land identified in eastern Chula Vista); or
- If the parcel is not vacant:
    - Estimated land value is greater than improvement value
    - Current structure on property was more than 30 years old
    - Redevelopment can at least double the number of units existing on site
    - Parcel has similar characteristics (such as parcel size, types of units and potential yield) as parcels where projects have been recently developed.

As identified in Appendix H, a total of approximately 330 parcels meet these criteria primarily in western Chula Vista, with a few vacant residential and mixed-use parcels. Parcels that cannot yield projects that are similar to recent redeveloped projects have been removed from this inventory. The approximately 330 parcels can yield approximately 2,918 units in western Chula Vista, assuming development at 25 to 50% of maximum densities. Most of the parcels identified are greater than 0.5 acres in size and are feasible to facilitate a mixture of low, moderate and above moderate housing.

2.2.3 Availability of Sites in Eastern Chula Vista

Table C-4 lists the currently remaining residential development capacity on available vacant land sites within eastern Chula Vista master planned communities in accordance with the associated General Plan gross density classifications. As can be seen, 3,031 units (34%) of the 8,910 total units will be high density (above 30 dwelling units per acre). As discussed below, since these areas have been subject to varying levels of subsequent planning, these gross densities have been refined, and actual development on individual sites is occurring at somewhat higher net density levels. **Figure C-1** presents a key map showing the location of each of the master planned communities listed on **Table C-4**, and **Figures C-1 through C-8** present the Site Utilization Plans from the associated SPA Plans that depict the specific residential development sites and their new densities.

Table C-3 has been divided into the following two subsets to reflect the level of entitlements and status of implementation:

- **Approved Sectional Planning Area (SPA) Plan** – The SPA Plan effectively serves as the tailored zoning document for a master planned project. It identifies specific development

sites, land use types and densities, and associated property development standards. Typically, a subdivision map and/or design review are necessary prior to building permits. Projects with approved SPA Plans will typically commence construction within an 18-month to 3-year window, and these projects will complete housing units within the timeframe of this Housing Element.

- **Developments Being Implemented** – This includes projects that have achieved SPA and subdivision map approvals and are actively under construction. Building permit activity changes daily, and these projects will be fully completed within the timeframe of this Housing Element.

Table C-4
MASTER PLANNED COMMUNITY
RESIDENTIAL CONSTRUCTION REMAINING CAPACITY
September 2020

Project				Below 30 du/ac	Above 30+ du/ac	Totals
APPROVED SPA PLANS						
OR Village 4				350		350
OR Village 8 West				1,501	591	2,092
OR Village 8 East				944	1,665	2,609
DEVELOPMENTS BEING IMPLEMENTED						
OR Village 2				2,101		2,101
OR Village 3				360		360
OR EUC Millenia				584	455	1,039
OR PA 12 FC-2					313	313
TOTALS:				**5,840**	**3,024**	**8,864**

Source: City of Chula Vista, Planning Department, 2020

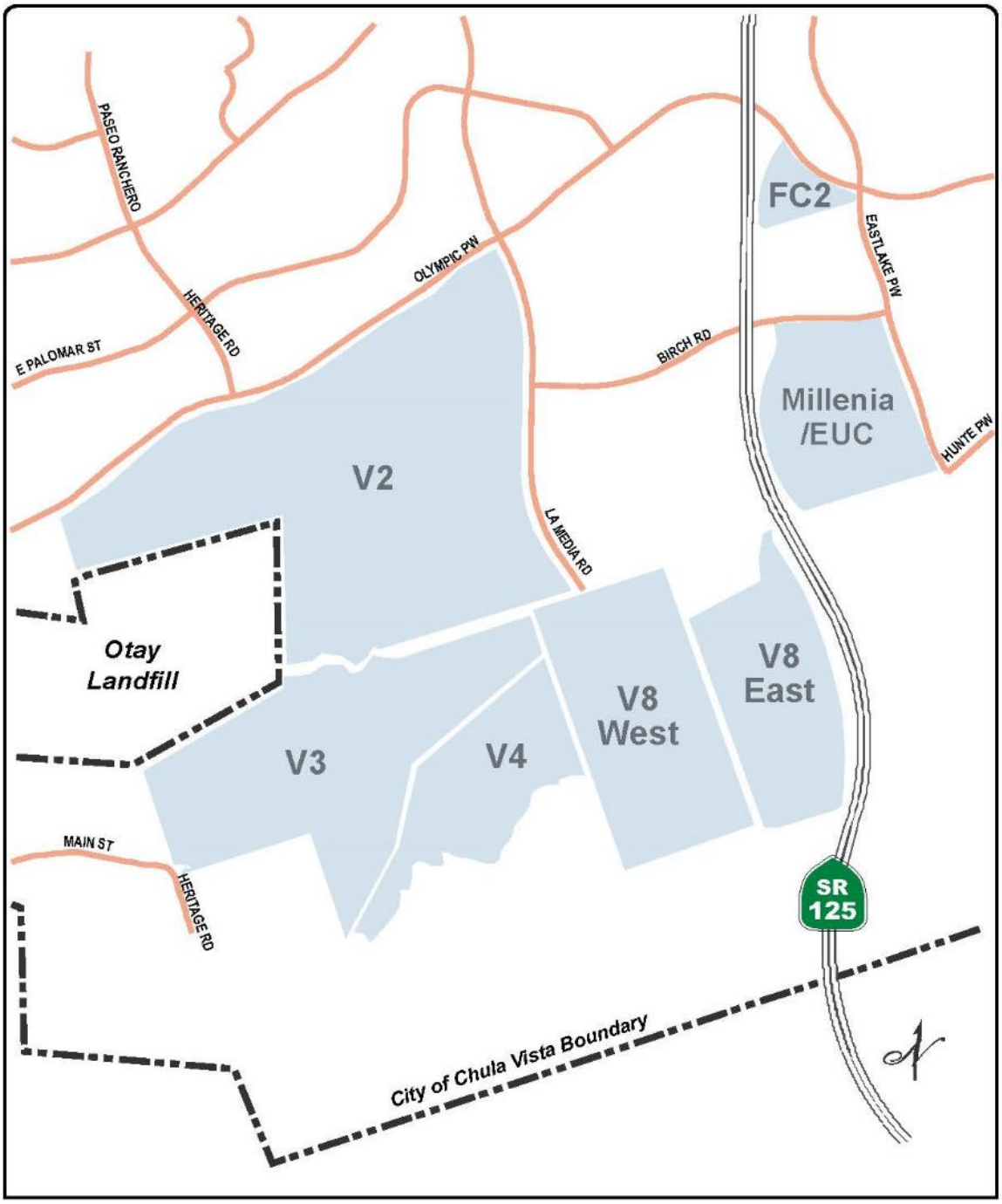


Figure C-1 – Otay Ranch GDP Villages



Figure C-2 Village Two

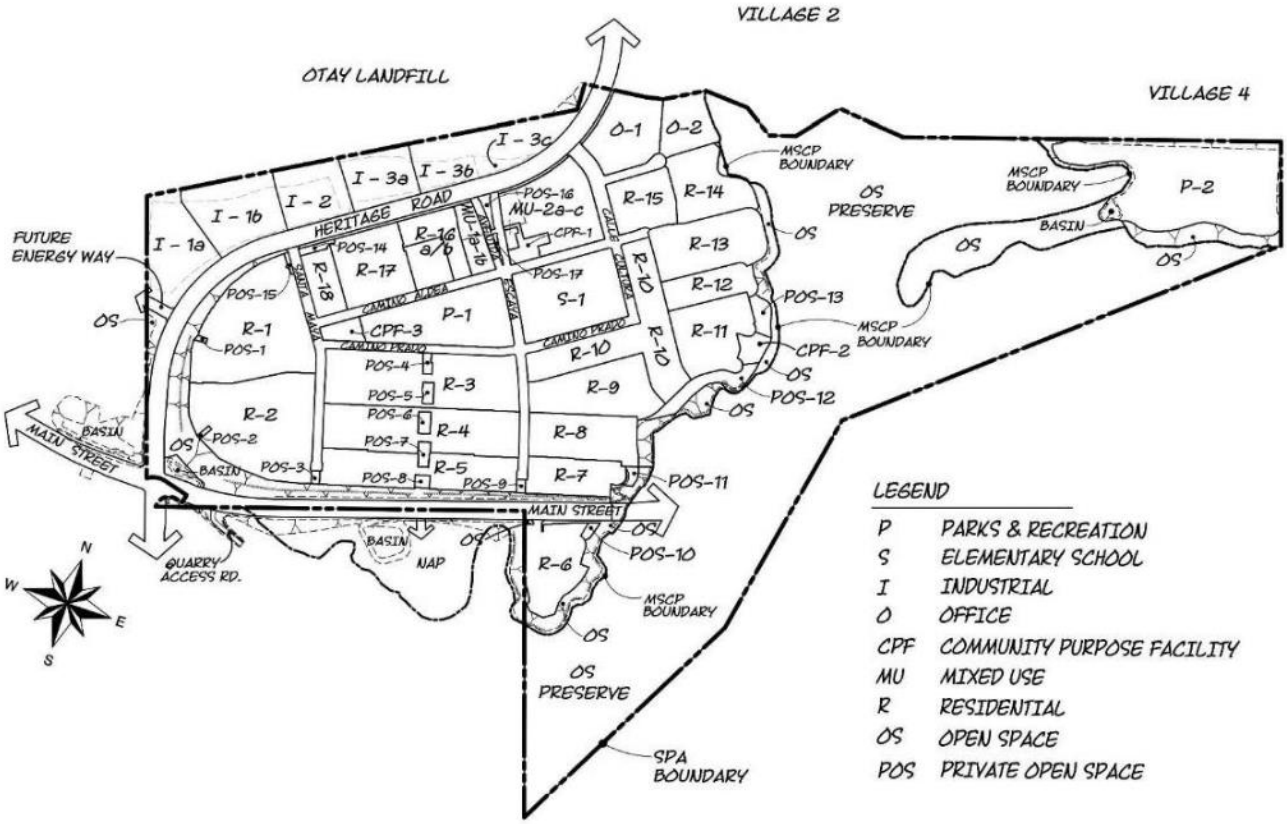


Figure C-3 - Village Three

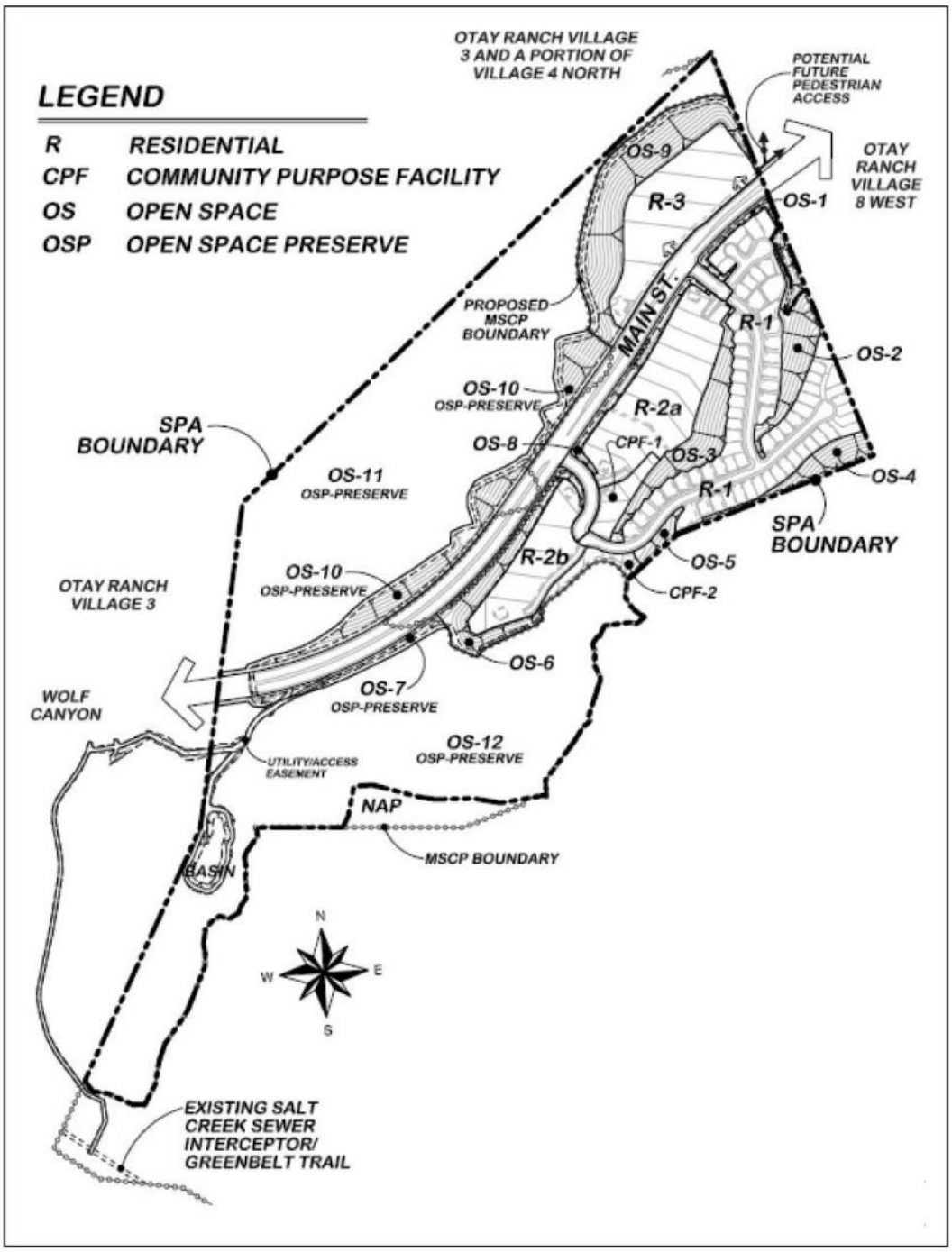


Figure C-4 - Village Four

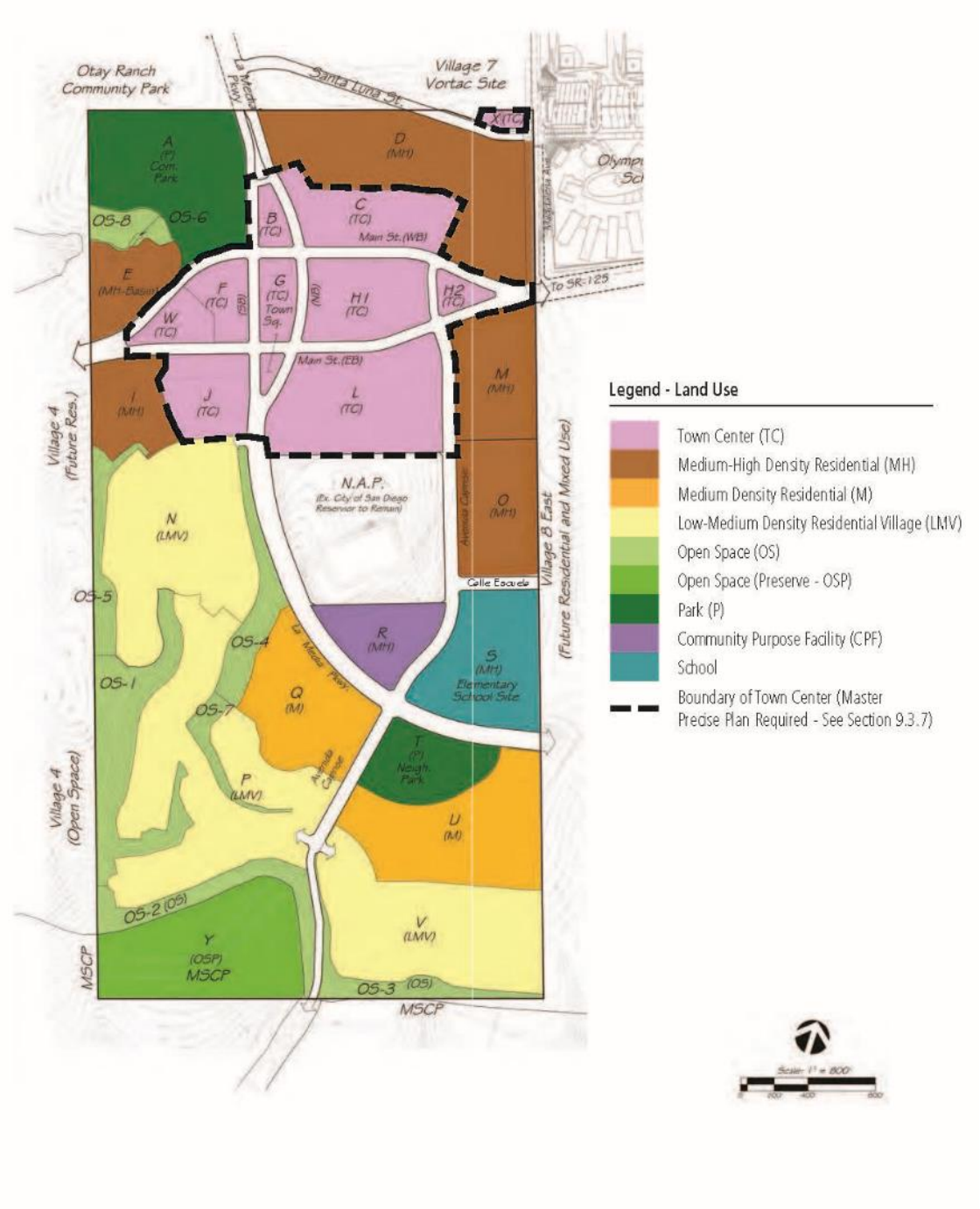
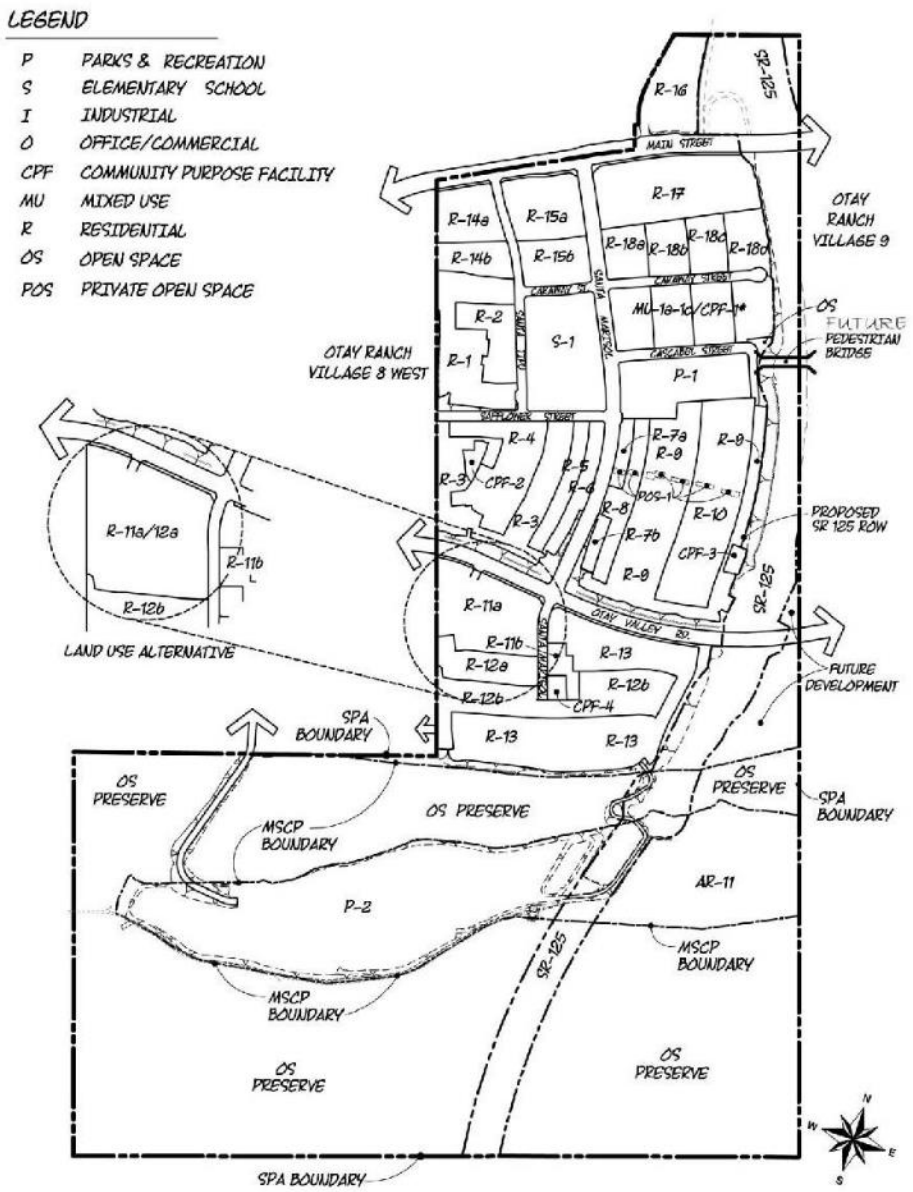
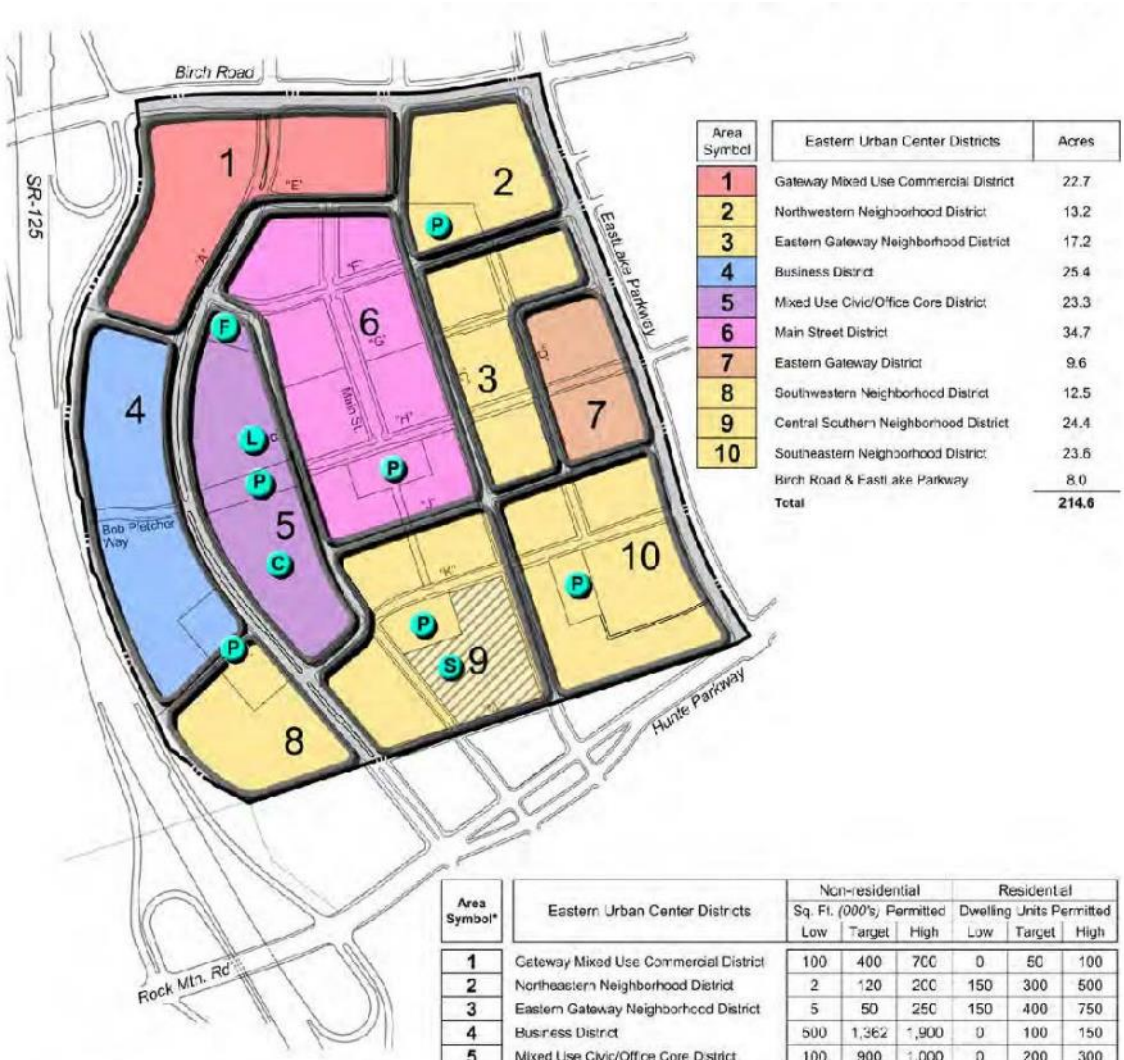


Figure C-5 - Village 8 West



*The CPF-1 Site may be located on any portion of the MU Parcel. The exact location shall be determined during the Design Review process or Final Map process, whichever occurs first.

Figure C-6 - Village 8 East

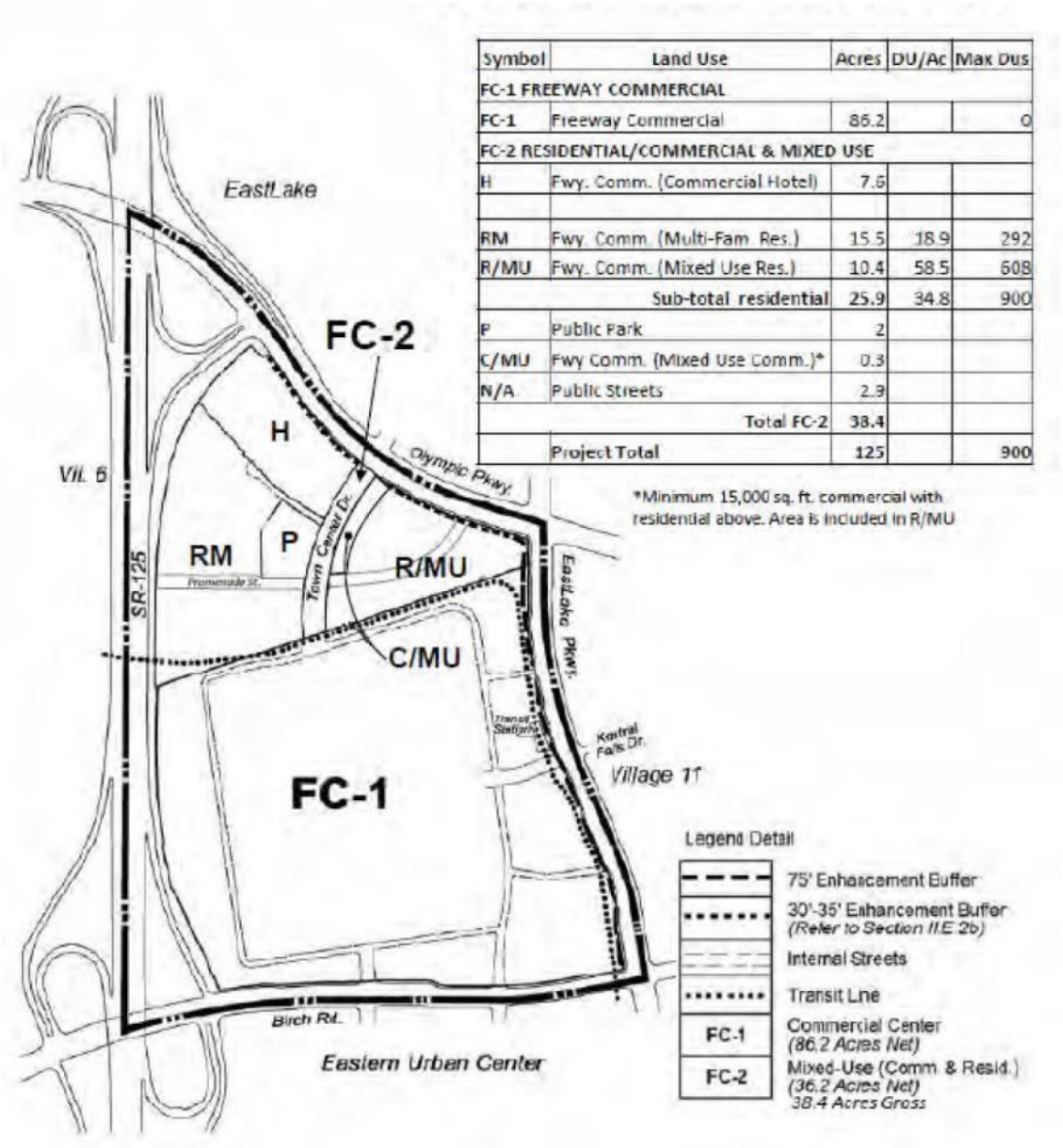


Area Symbol	Eastern Urban Center Districts	Acres
1	Gateway Mixed Use Commercial District	22.7
2	Northwestern Neighborhood District	13.2
3	Eastern Gateway Neighborhood District	17.2
4	Business District	25.4
5	Mixed Use Civic/Office Core District	23.3
6	Main Street District	34.7
7	Eastern Gateway District	9.6
8	Southwestern Neighborhood District	12.5
9	Central Southern Neighborhood District	24.4
10	Southeastern Neighborhood District	23.6
	Birch Road & Eastlake Parkway	8.0
	Total	**214.6**

Area Symbol*	Eastern Urban Center Districts	Non-residential Sq. Ft. (000's) Permitted			Residential Dwelling Units Permitted		
		Low	Target	High	Low	Target	High
1	Gateway Mixed Use Commercial District	100	400	700	0	50	100
2	Northeastern Neighborhood District	2	120	200	150	300	500
3	Eastern Gateway Neighborhood District	5	50	250	150	400	750
4	Business District	500	1,362	1,900	0	100	150
5	Mixed Use Civic/Office Core District	100	900	1,000	0	200	300
6	Main Street District	80	240	400	100	533	800
7	Eastern Gateway District	10	170	400	50	200	300
8	Southwestern Neighborhood District	2	50	200	300	500	700
9	Central Southern Neighborhood District	2	45	100	130	500	650
10	Southeastern Neighborhood District	2	150	200	200	200	450
Maximum, Not to Exceed, Totals		**3,487**			**2,983**		

Notes:
1. * Numeric Area Symbols do not represent phases.
2. The allocation of intensity in each district shall be based on the building height regulations in the EUC Form Based Code.

Figure C-7 - EUC Millenia



Symbol	Land Use	Acres	DU/Ac	Max Dus
FC-1 FREEWAY COMMERCIAL				
FC-1	Freeway Commercial	86.2		0
FC-2 RESIDENTIAL/COMMERCIAL & MIXED USE				
H	Fwy. Comm. (Commercial Hotel)	7.6		
RM	Fwy. Comm. (Multi-Fam. Res.)	15.5	18.9	292
R/MU	Fwy. Comm. (Mixed Use Res.)	10.4	58.5	608
	Sub-total residential	25.9	34.8	900
P	Public Park	2		
C/MU	Fwy Comm. (Mixed Use Comm.)*	0.3		
N/A	Public Streets	2.9		
	Total FC-2	38.4		
	Project Total	125		900

*Minimum 15,000 sq. ft. commercial with residential above. Area is included in R/MU

Figure C-8 - PA 12 FC-2

The eastern Chula Vista area provides for significant development potential for market rate units and a significant number of units above the 30 dwelling units per acre threshold, as indicated by the density standards indicated in Table C-4

Although a significant level of market rate units can be accommodated in the eastern area, the City of Chula Vista desires an equitable distribution of affordable housing throughout the City. To provide for this, the City initiated an inclusionary requirement for all development exceeding 50 dwelling units, Housing Element Policy H 5.1.

The City requires all projects of 50 or more units to provide ten percent of the housing for low- and moderate-income household, with five percent affordable to low-income households. It is the master planned communities, as shown in Table C-3, which are primarily affected by this requirement.

2.2.2 Availability of Sites Outside of Master Planned Communities

Future intensification opportunities are primarily in the eastern portion of the City within the Master Planned Communities. Opportunities outside of Master Planned Communities are primarily in western Chula Vista which encompasses the older, mostly developed portion of the City. When looking at Western Chula Vista, the discussion is segmented into two parts: infill/ intensification of developed properties under current zoning, and the "focused areas of change" whose development capacities were increased in the 2005 General Plan Update.

Infill/ Intensification Under Existing Zoning

There are a number of properties within the western Chula Vista that are zoned today for higher residential densities but are under-built, with an additional development capacity of up to 2,918 units. To determine the infill capacity of these units, each parcel was evaluated based on existing built units, compared to allowable zoning capacity per the Zoning Code. The net difference reflects the infill capacity potential based on existing land entitlements. A comprehensive summary of these potential infill/intensification units is provided in Appendix H.

Focused Areas of Change

The Land Use Element of the General Plan identifies the City's desire to increase urban vitality and pursue infill/redevelopment for the western Chula Vista Area to enhance its emergence as a dynamic hub of south San Diego County. To this end, the City has made significant revisions to the General Plan Land Use Element to allow for residential and mixed use development in the City's key corridor and activity centers, identified as "focused areas of change."

The Land Use Element distributes more intensive residential and mixed use development to these designated areas where higher density and higher intensity development will establish mixed use urban environments that are oriented to transit and pedestrian activity.

- **General Plan Update** – One of the major General Plan Land Use Element changes was to add new land use classifications including Mixed-Use Residential and Urban Core Residential, whose allowable gross densities range from 28-60 dwelling units/acre in order to promote compact development and aid future affordability.

Given the broad nature of General Plans, the identification and analysis of associated future residential and other development capacity was conducted at a "district" level. **Figures C-9 and C-10** show the names and locations of each of those districts (within the Northwest and Southwest Planning Areas respectively), along with the net additional residential capacities within each. **Table C-4** identifies the densities associated with that capacity.

Given that the street grid is already established in western Chula Vista, the capacities in Table C-7 were based largely on new land area, and multiplied by maximum densities of 28, 40 or 60 dwelling units per acre dependent upon the district. This approach also enabled better identification of cumulative potential public facility and service demands and environmental impacts. In the case of Mixed-Use areas, yields were calculated using only that portion of the area assumed for residential development. As General Plan level densities, these are assumed as an average across the district, and it is possible through subsequent zoning that individual projects on particular sites may exceed these.

- **Urban Core Specific Plan** (UCSP)– Consistent with the vision and densities of the 2005 General Plan, the City has adopted the Urban Core Specific Plan (UCSP) that establishes the zoning, development standards, and design guidelines necessary for development to proceed within the Urban Core area. **Figure C-11** shows the zoning districts affecting properties within the Urban Core. **Table C-5** summarizes the more intensive zoning standards what will allow the General Plan densities to be realized.

  Palomar Gateway Specific Plan (PGSP) –Currently the City is sponsoring the development of the Palomar Gateway Specific Plan (PGSP) (**Figure C-12** that includes a Mixed-Use Transit Focus Area (TFA) directly west of the Palomar Trolley Station, higher residential intensity, a neighborhood park and retail to the south of the TFA. The goal of the PGSP is to provide for additional housing and mixed-uses that take advantage of a major transit station within walking distance of residents.

  With regard to estimated housing production in western Chula Vista within this Element's timeframe, a thorough land use analysis was conducted as part of the General Plan Update process to evaluate the development potential for these focus areas of change. The methodology utilized to conduct this analysis included a detailed site analysis of the properties within the City's UCSP and PGSP. The UCSP and PGSP were identified as the areas within Chula Vista with the greatest potential for growth. The methodology

evaluated infrastructure availability, current market interest in high-density residential development, recent development applications and the existence of older commercial developments that currently are inconsistent with market demands.

Table C-5
WESTERN CHULA VISTA PLANNING AREAS
DEVELOPMENT CAPACITIES[1]

District/Focus Area	Density Range				Potential Units[2]
		Below 30 du/ac	Above 30 du/ac		
UCSP and PGSP Areas		1,257	906		2,163 units
Transit Focus Areas			489		489 units
Current Projects		165	101		266 units
Totals		1,422	1,496		2,918 units

Notes:
[1] Planning Areas are defined in the City of Chula Vista General Plan, Chula Vista Vision 2020, adopted December 2005, UCSP 2007, and PGSP 2013.
[2] Potential units represent development potential based upon land use designations and existing development with each Planning Area.

Source: City of Chula Vista, 2005, 2007 & 2013

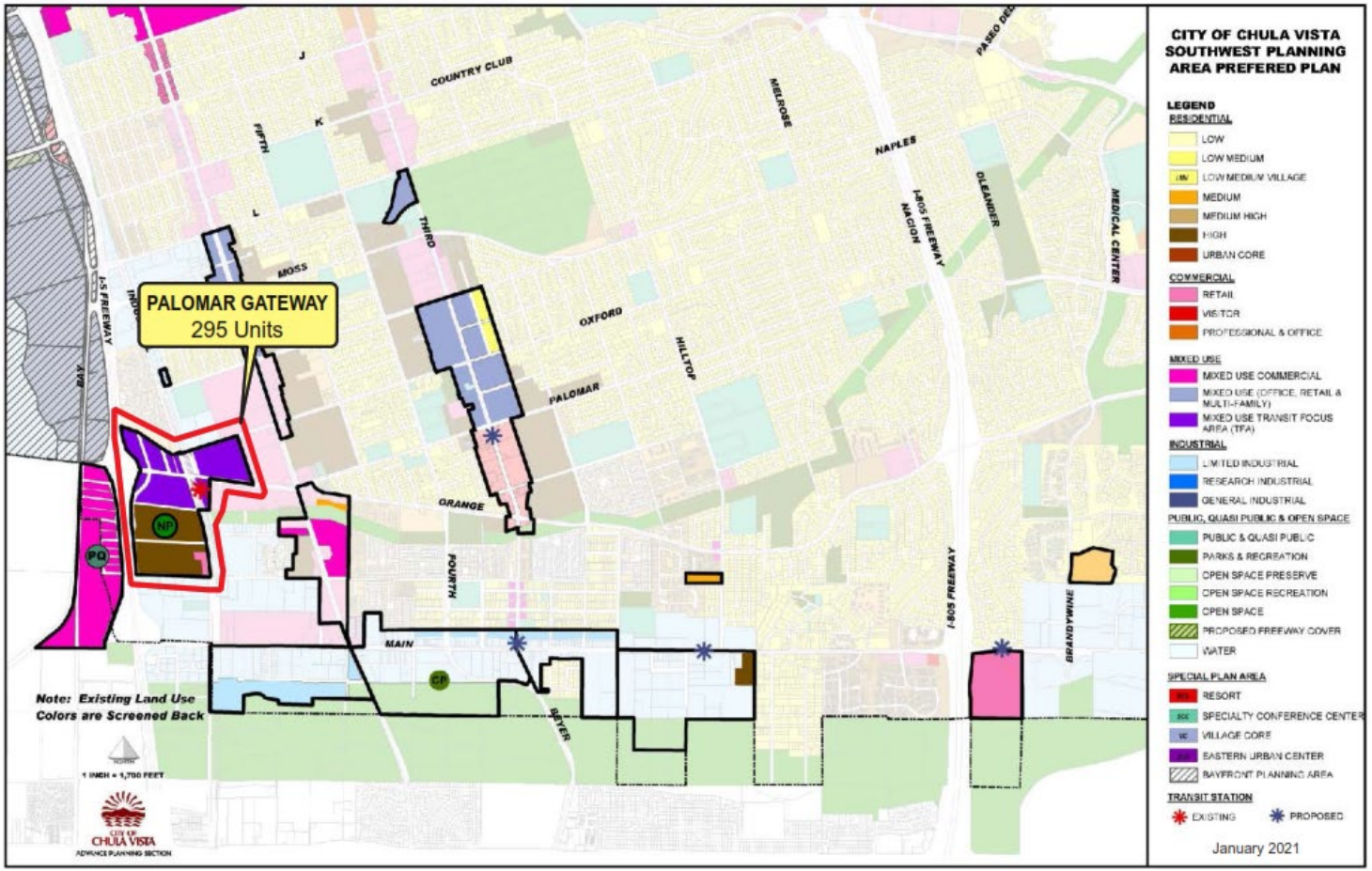

PALOMAR GATEWAY
295 Units
CITY OF CHULA VISTA
SOUTHWEST PLANNING
AREA PREFERED PLAN
LEGEND
RESIDENTIAL
LOW
LOW MEDIUM
LOW MEDIUM VILLAGE
MEDIUM
MEDIUM HIGH
HIGH
URBAN CORE
COMMERCIAL
RETAIL
VISITOR
PROFESSIONAL & OFFICE
MIXED USE
MIXED USE COMMERCIAL
MIXED USE (OFFICE, RETAIL & MULTI-FAMILY)
MIXED USE TRANSIT FOCUS AREA (TFA)
INDUSTRIAL
LIMITED INDUSTRIAL
RESEARCH INDUSTRIAL
GENERAL INDUSTRIAL
PUBLIC, QUASI PUBLIC & OPEN SPACE
PUBLIC & QUASI PUBLIC
PARKS & RECREATION
OPEN SPACE PRESERVE
OPEN SPACE RECREATION
OPEN SPACE
PROPOSED FREEWAY COVER
WATER
SPECIAL PLAN AREA
RESORT
SPECIALTY CONFERENCE CENTER
VILLAGE CORE
EASTERN URBAN CENTER
BAYFRONT PLANNING AREA
TRANSIT STATION
EXISTING
PROPOSED
January 2021
Note: Existing Land Use
Colors are Screened Back
1 INCH = 1,700 FEET
CITY OF CHULA VISTA
ADVANCE PLANNING SECTION
COUNTRY CLUB
FIFTH
THIRD
MOSS
OXFORD
PALOMAR
HILLTOP
ORANGE
FOURTH
MAIN
MELROSE
NAPLES
OLEANDER
MEDICAL CENTER
I-805 FREEWAY
I-5 FREEWAY
BAY
NP
PQ
CP

Figure C-9

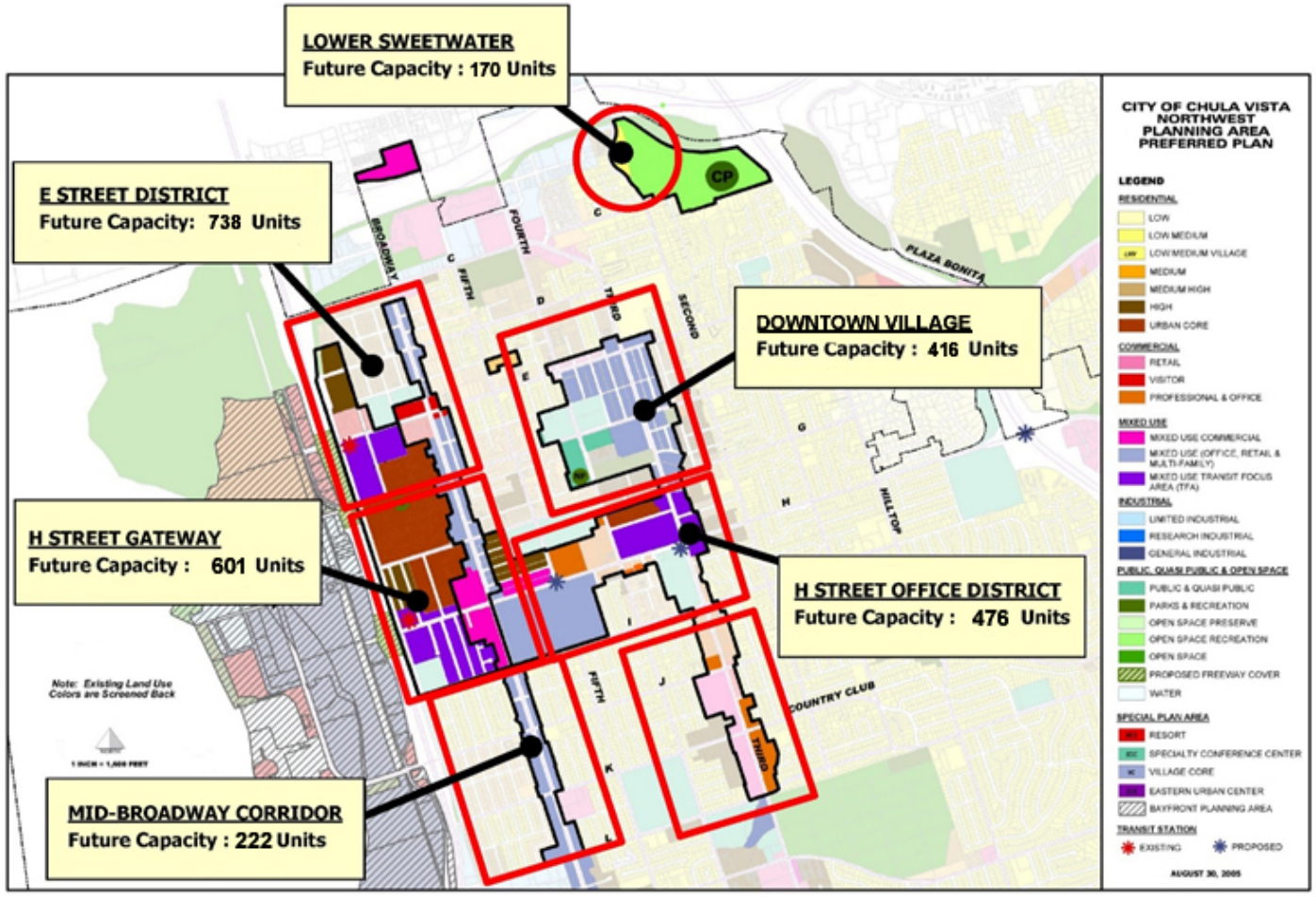

LOWER SWEETWATER
Future Capacity : 170 Units
E STREET DISTRICT
Future Capacity: 738 Units
DOWNTOWN VILLAGE
Future Capacity : 416 Units
H STREET GATEWAY
Future Capacity : 601 Units
H STREET OFFICE DISTRICT
Future Capacity : 476 Units
MID-BROADWAY CORRIDOR
Future Capacity : 222 Units
CITY OF CHULA VISTA
NORTHWEST
PLANNING AREA
PREFERRED PLAN
LEGEND
RESIDENTIAL
LOW
LOW MEDIUM
LOW MEDIUM VILLAGE
MEDIUM
MEDIUM HIGH
HIGH
URBAN CORE
COMMERCIAL
RETAIL
VISITOR
PROFESSIONAL & OFFICE
MIXED USE
MIXED USE COMMERCIAL
MIXED USE (OFFICE, RETAIL & MULTI-FAMILY)
MIXED USE TRANSIT FOCUS AREA (TFA)
INDUSTRIAL
LIMITED INDUSTRIAL
RESEARCH INDUSTRIAL
GENERAL INDUSTRIAL
PUBLIC, QUASI PUBLIC & OPEN SPACE
PUBLIC & QUASI PUBLIC
PARKS & RECREATION
OPEN SPACE PRESERVE
OPEN SPACE RECREATION
OPEN SPACE
PROPOSED FREEWAY COVER
WATER
SPECIAL PLAN AREA
RESORT
SPECIALTY CONFERENCE CENTER
VILLAGE CORE
EASTERN URBAN CENTER
BAYFRONT PLANNING AREA
TRANSIT STATION
EXISTING
PROPOSED
AUGUST 30, 2005
Note: Existing Land Use Colors are Screened Back
BROADWAY
FOURTH
FIFTH
THIRD
SECOND
PLAZA BONITA
HILLTOP
COUNTRY CLUB
CP

Figure C-10

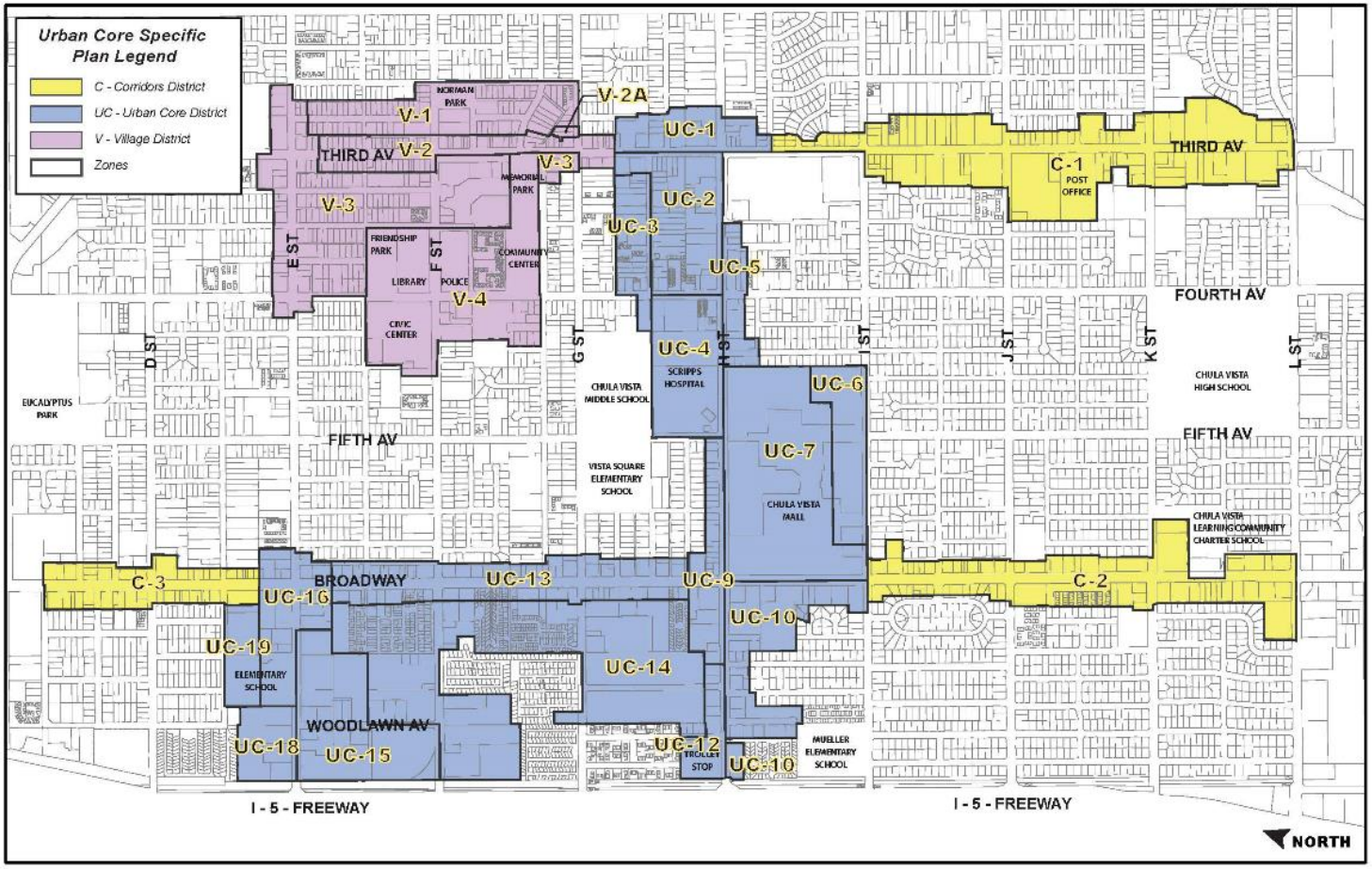


Figure C-11 Urban Core Specific Plan



Figure C-12 Palomar Gateway Specific Plan

2.3 Availability of Public Services and Facilities

At the core of the City of Chula Vista's Growth Management Program, lie Threshold Standards imposed to assure adequate infrastructure and services are in place as development occurs, and to control the rate of growth. Therefore, prior to the approval of future residential development, the provision of adequate infrastructure is a required finding. Chula Vista currently has adequate public services and facilities to serve all new residential development that may occur throughout the City. Additionally, fees are collected for new and infill development to maintain Threshold Standards.

2.4 Fair Housing & Adequate Sites

Potential sites for lower income housing have been identified throughout the City based predominantly on existing Sectional Planning Areas and zoning. The General Plan's strategy, which focuses growth in mixed-use activity centers that are pedestrian-friendly, centers of community, and linked to the regional transit system, master planned communities, and the Climate Action Plan (CAP) aimed at substantially reducing the City's greenhouse gas emissions, have guided and continue to guide updates to the City's planning documents.

Fair housing opportunities and fair access to opportunity and resources are also important planning considerations, in order to support the well-being of the citizens of Chula Vista and the City as a whole. The City has mapped its adequate sites inventory in comparison to the following fair housing-related information:

- Minority concentration areas;
- Poverty concentration areas;
- 2019 California Tax Credit Allocation Committee (CTCAC) high and highest resource areas; and,
- Deed-restricted affordable housing sites

The terms "minority concentration areas," "poverty concentration areas," and "racially and ethnically concentrated areas of poverty (R/ECAP)" are defined and discussed in detail in the San Diego County Regional Analysis of Impediments to Fair Housing Choice. In determining areas of R/ECAP, as defined, the highest rate of poverty for Chula Vista is 30.37%, which does not exceed a 40% poverty rate or three times the average poverty rate for the San Diego metro area (10.3%) at 30.9%. Therefore, there are no census tracts within Chula Vista that meet the criterion for R/ECAP.

The methodology used by CTCAC for its 2019 Opportunity Mapping, which is the source for the high and highest resource areas data, can be found here: https://www.treasurer.ca.gov/ctcac/opportunity/final-opportunity-mapping-methodology.pdf.

Table C-6 summarizes the data shown on the maps found in this section, comparing the adequate sites for lower income to fair housing-related information.

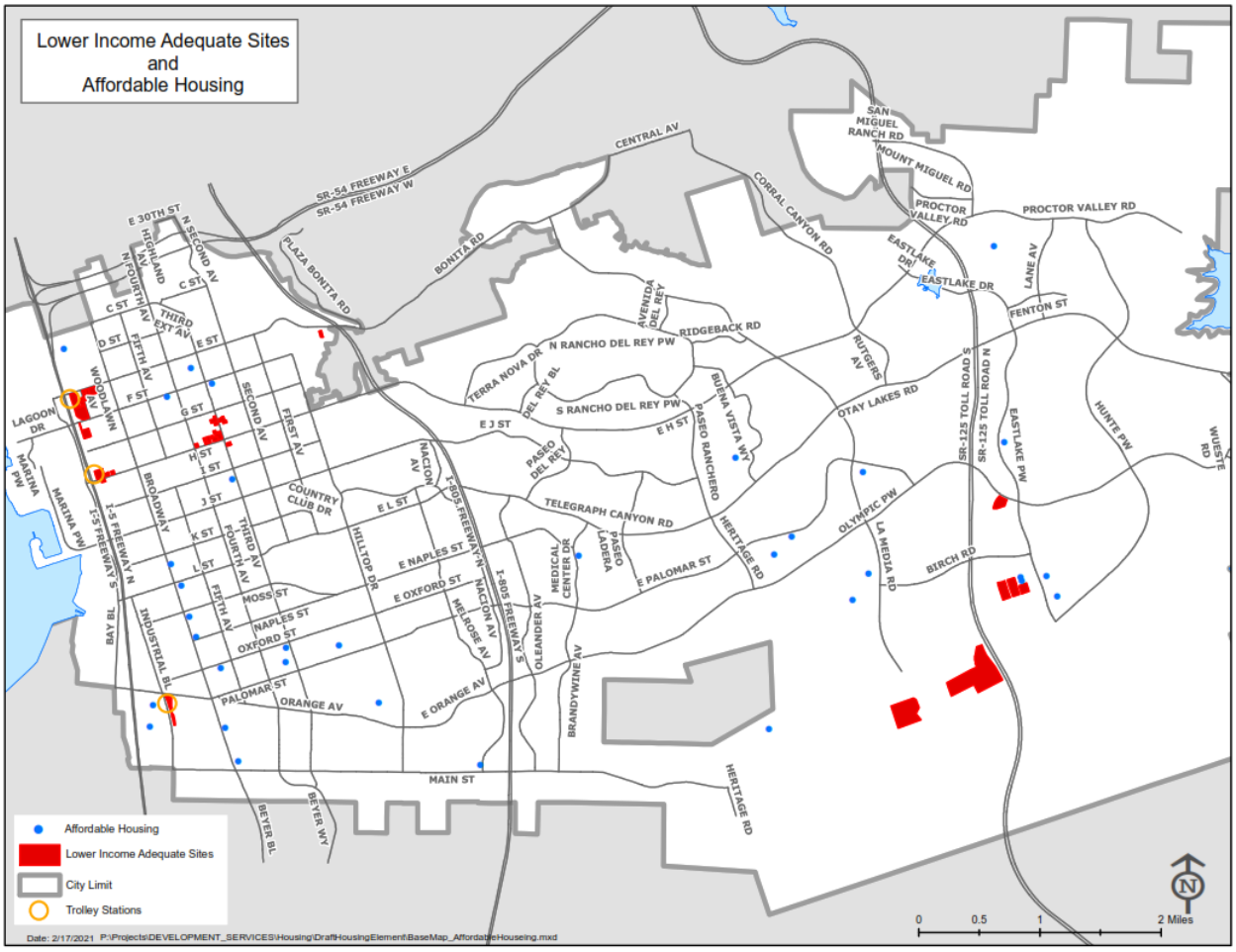
Table C-6
Adequate Sites & Fair Housing Considerations

	Total Units	Minority Concentration Areas	Poverty Concentration Areas	R/ECAP Areas	CTCAC High and Highest Resource Areas
Low Income Adequate Sites	4,527	1,496	1,320	N/A	3,031
Percentage	100%	33%	29%	N/A	67%

Source: City of Chula Vista Development Services

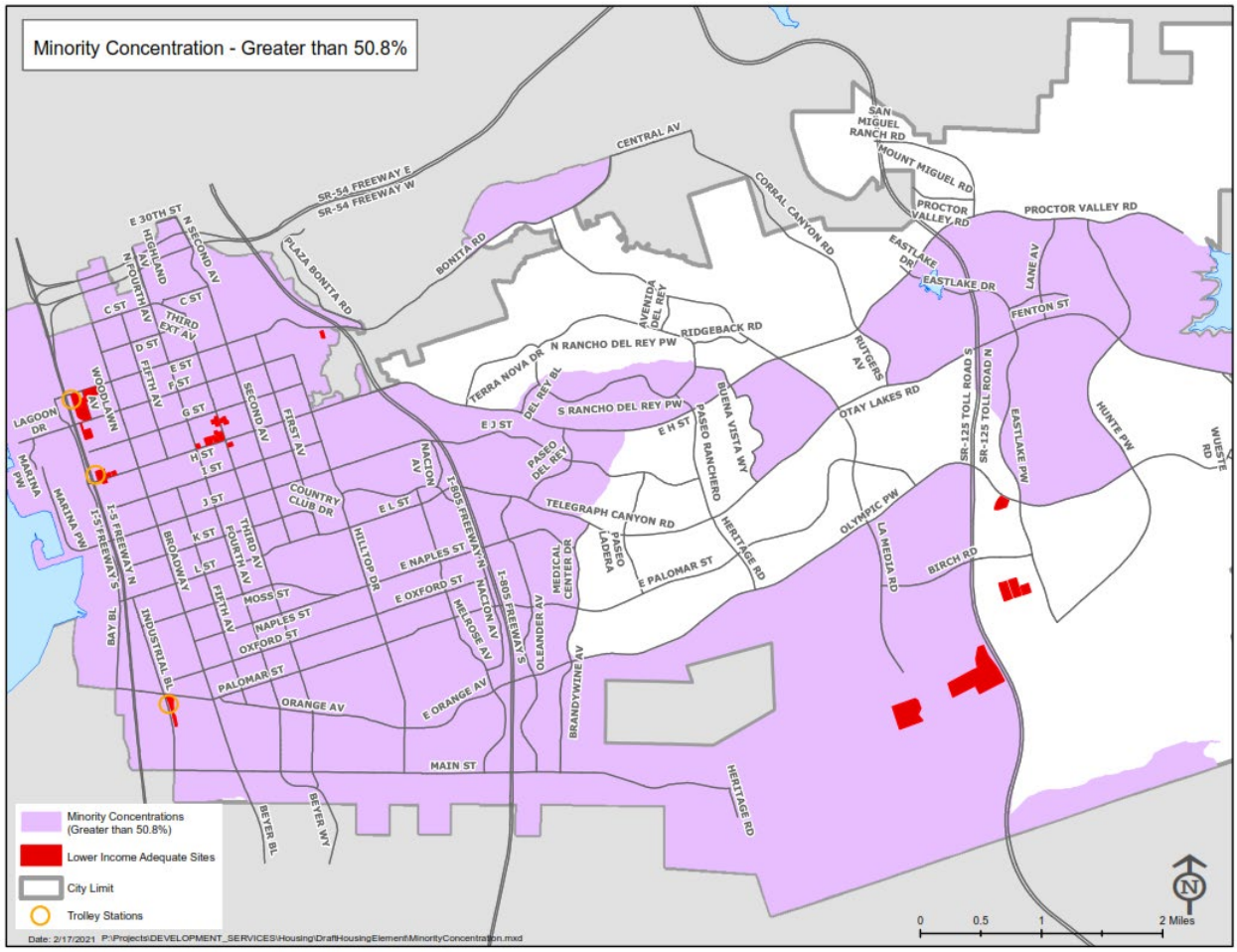
Housing that has been deed restricted for occupancy and affordability of lower income households are located throughout the City. Affordable housing developments have been and will continue to be built within the eastern areas of the City as a result of the City's Balanced Communities policy of the Housing Element, which seeks to incorporate a mix of housing for various economic groups within larger, new residential developments. The eastern area of the City is also identified as CTCAC High and Highest Resources Areas

Figure C-13: Lower Income Adequate Sites and Affordable Housing:



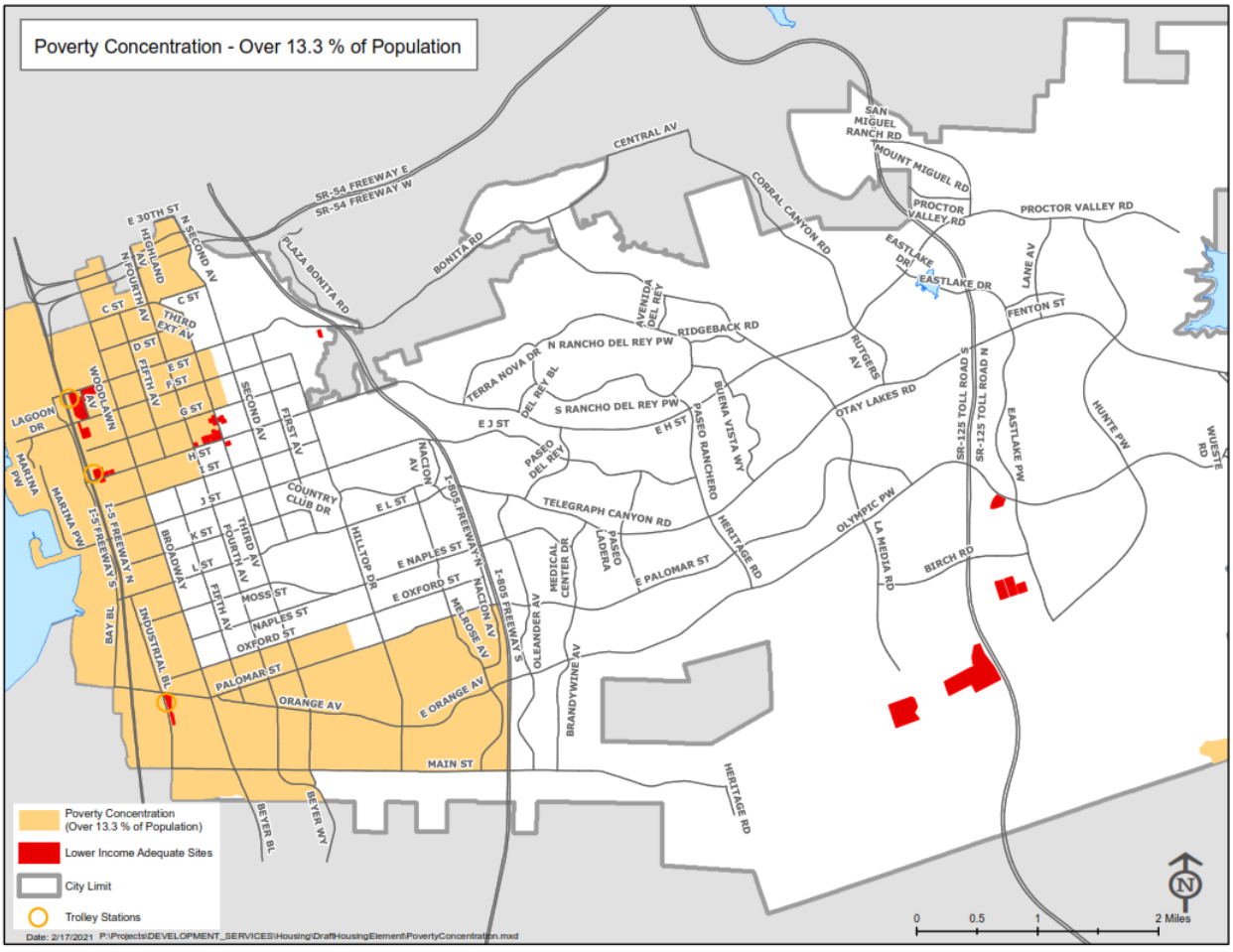
The City's Inventory for Low Income and Fair Housing located in Minority Concentration Areas are thirty-three percent of the total units. These concentrations are mostly located in the western side of Chula Vista where the majority of low-income families reside within the city.

Figure C-14: Minority Concentration Area and Lower Income Adequate Sites



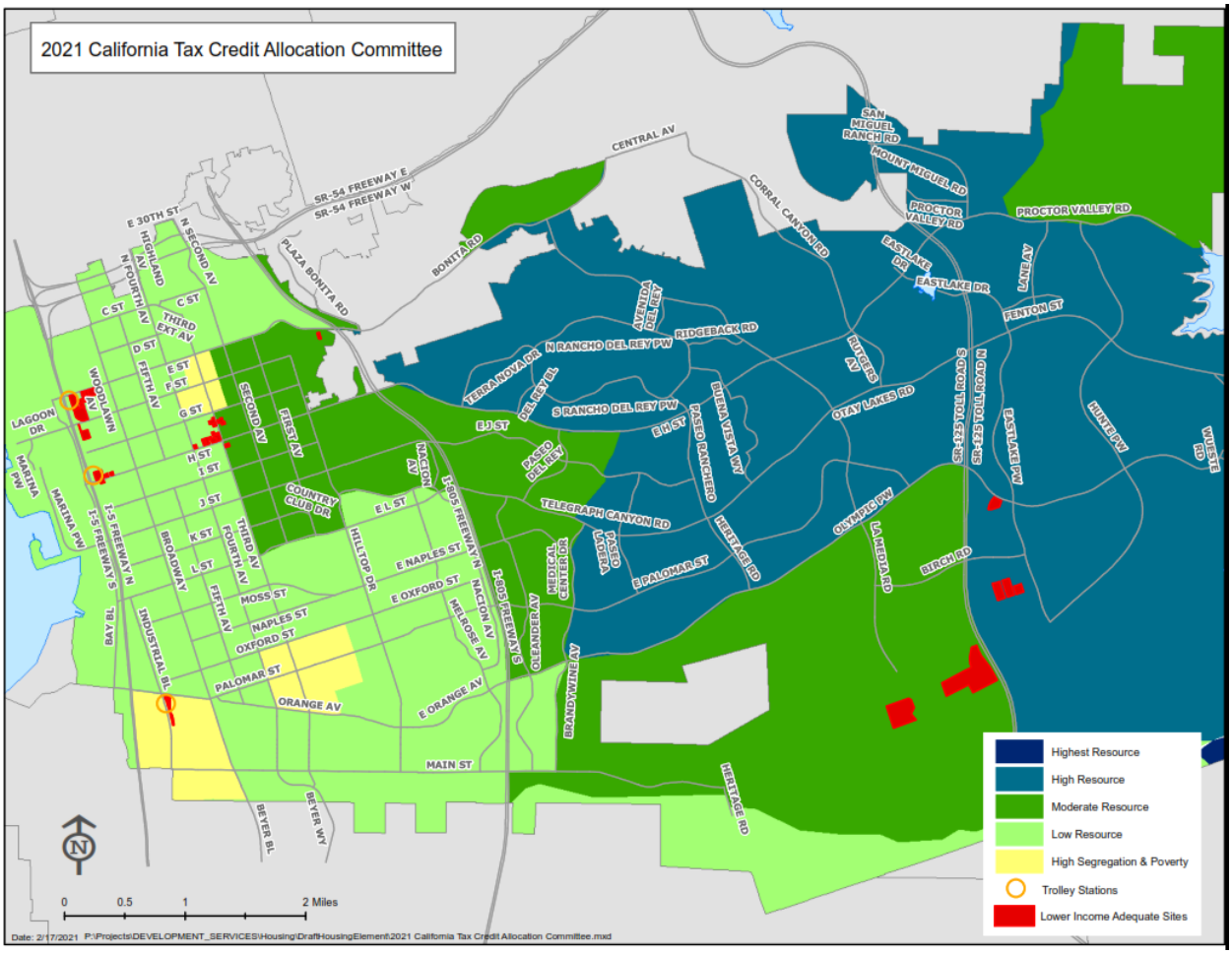
The City's inventory of adequate sites for lower income housing and located in Poverty Concentration Areas is twenty-nine percent of the total inventory of units. These concentrations are located in the western area of Chula Vista where housing is older and consequently more affordable.

Figure C-15: Poverty Concentration Areas and Lower Income Adequate Sites



The City's Inventory for Low Income and Fair Housing located in CTCAC High and Highest Resources Areas (East Chula Vista) are substantially high at sixty seven percent of the total units. These concentrations are due to resulting opportunities from the availability of vacant and large sized parcel.

Figure C-16: CTCAC High and Highest Resource Areas



3.0 FINANCIAL RESOURCES

Providing for an adequate supply of decent and affordable housing requires layering of funding from various sources. The City of Chula Vista has access to a variety of existing and potential funding sources available for affordable housing activities. The following section describes the key local, state, County and federal resources currently used in Chula Vista to fund affordable housing programs as well as social and community development activities within the city.

3.1 Federal Resources

Federal resources available to support development, rehabilitation, and subsidy of affordable housing in Chula Vista include:

Community Development Block Grant (CDBG) Funds

The CDBG program provides funds for community development activities. The program is flexible in that the funds can be used for a range of activities. The eligible activities include, but are not limited to, acquisition and/or disposition of real estate or property, public facilities and improvements, relocation, rehabilitation of housing, homeownership assistance, and clearance activities.

The City of Chula Vista is an entitlement jurisdiction for CDBG funding. Annually, the City receives approximately $2,000,000; however, appropriations for many domestic programs, such as CDBG, are subject to change each year. Typically, the City expends CDBG funds for public services, landlord tenant assistance, fair housing services, residential rehabilitation, capital improvement projects, and administration.

HOME Funds

The HOME Investment Partnerships Act (HOME) program is a flexible grant program, which is awarded to the City on a formula basis for housing activities and takes into account local market conditions, inadequate housing, poverty, and housing production costs. Its purpose is to expand the supply of decent, safe, sanitary, and affordable housing for very-low and low-income families

and households. Eligible activities include acquisition, construction, reconstruction and/or rehabilitation of affordable rental or for-sale housing. Tenant based rental assistance, property acquisition, site improvements, and other expenses relation to the provision of affordable housing and/or special needs housing may also qualify under the HOME program.

The City of Chula Vista is an entitlement jurisdiction for HOME funding. Annually, the City receives approximately $900,000; however, appropriations for many domestic programs, such as HOME, are subject to change each year. In the recent past, HOME funds have been used to fund the following services:

- New construction of rental housing;
- Down payment assistance; and,
- Tenant based rental assistance.

Emergency Solution Grants.

This federally funded program is for use by states, metropolitan cities, and urban counties for the rehabilitation or conversion of buildings for use as emergency shelters and for homeless prevention activities. The City of Chula Vista is an entitlement jurisdiction for ESG funding and receives approximately $90,000 annually. Appropriations for many domestic programs, such as ESG, are subject to change each year. The City provides funding to South Bay Community Services and its operation and services of emergency housing.

Section 8 Housing Choice Voucher

The Section 8 Housing Choice Voucher program is a Federal government program to assist very low-income families, the elderly, and the disabled with rent subsidy payments in privately owned rental housing units. Section 8 participants are able to choose any housing that meets the requirements of the program and are not limited to units located within subsidized housing projects. They typically pay 30 to 40 percent of their income for rent and utilities. The County of San Diego administers Section 8 Housing Choice vouchers within the City of Chula Vista.

3.2 State and Local Resources

There are a variety of state and local resources that have been used for housing development and rehabilitation for homeowners and renters as well as community development programs. With the dissolution of redevelopment in February 2012 and shrinking of governmental funds, fewer resources will be available in the future to accomplish the Housing goals, policies and programs set forth in this Housing Element. Two of those resources are described in more detail below.

Redevelopment Set-Aside Funds

In accordance with AB X1 26, as of February 1, 2012, redevelopments agencies in California are dissolved and revenues were returned to the State of California through successor agencies. Previously, Redevelopment Agencies were required to direct a minimum of 20 percent of all gross tax increment revenues generated within its Project Areas to a separate fund to be used exclusively for the preservation, improvement, and expansion of the low and moderate income housing supply within the community. Redevelopment Set-Aside funds represented the primary funding source for local jurisdictions to provide for affordable housing for low and moderate income households within their community. On an annual basis, approximately $3 million was deposited by Chula Vista's Redevelopment Agency into the Low-Moderate Income Housing Fund for eligible housing activities.

The Housing Authority, as a successor housing agency, receives repayment on any loans outstanding from the Low and Moderate Income Housing Set-Aside funds. Outstanding loan obligations total approximately $27 million. Loans provided for the development of the affordable housing developments will be repaid as stipulated within the associated loan agreements and are expected to be paid over the life of the loans, typically 55 years. Loan repayments will be used by the Housing Authority to enforce and monitor existing terms and conditions associated with the loan and to create new housing opportunities as funds allow.

Permanent Local Housing Allocation (PHLA) Program

In September 2017, the California Legislature approved Senate Bill 2 (SB 2), known as the Building Homes and Jobs Act (Act), which established a $75 recording fee on real estate documents to increase the supply of affordable housing, with priority for those households at or below 60 percent of the AMI. The Act establishes the Permanent Local Housing Allocation (PLHA) program administered by the California Department of Housing and Community Development (HCD). The

PLHA provides a permanent source of funding to cities and counties to help meet the unmet need for affordable housing and increase the supply of affordable housing units.

Under the PLHA, funding is provided through formula grants to entitlement jurisdictions based on the formula prescribed under federal law for the Community Development Block Grant (CDBG) program over a five-year funding period, as well as through a competitive grant program to non-entitlement jurisdictions. The City of Chula Vista is an entitlement jurisdiction and is eligible to receive an estimated $5,000,000 or approximately $1 million annually, over the five-year funding period beginning in FY 2019/2020. It is important to note that this is only an estimate since annual PLHA amounts are subject to change. This is because funding for the PLHA is generated through a fee on real estate transactions, which may fluctuate from year to year.

Affordable Housing Fund

The City has an Affordable Housing Fund using revenues primarily generated from the City's Balanced Communities Policy. The City's Balanced Communities Policy provides the opportunity to a developer to pay a fee in lieu of providing affordable units on site, as last resort option when units cannot be newly constructed and/or acquired. The per-unit in-lieu fee is calculated on a case-by-case basis, depending on the market conditions at the City. The affordable housing funds collected are then applied and/or leveraged with additional funding sources to create affordable housing in other locations. As of June 30, 2020, the City has a balance of approximately $1.1 million in the Affordable Housing Fund. However, this fund is inadequate to provide the "gap financing" required to subsidize an affordable housing project. The lack of a local funding source is probably the biggest obstacle to construction of affordable housing in Chula Vista.

Chula Vista Housing Authority

The Chula Vista Housing Authority (CVHA) was formed in 1993 to provide a vehicle for the City to finance the creation and maintenance of affordable housing for lower income households. The CVHA serves as the conduit bond issuer of tax-exempt Multifamily Housing Revenue Bonds/Notes on behalf of private developers of qualifying affordable rental apartment projects. The advantages of tax-exempt financing to developers include below-market interest rates, longer loan terms, and access to Low-income Housing Tax Credits (Tax Credits) – features that are not available with typical conventional multifamily housing mortgage loans.

Utilizing the CVHA's tax-exempt borrowing status, the lower tax-exempt interest rate financing (and making Federal four percent Tax Credits available) is passed on to developers of affordable rental housing. The CVHA's ability to issue tax-exempt bonds/notes is limited under the U.S. Internal Revenue Code.

Nonprofit and For-Profit Housing Developers

The City partners with a number of nonprofit and for-profit housing developers to provide permanent affordable housing in the community. These include:

- Chelsea Investment Corporation
- Wakeland Housing and Development Corporation
- Meta Housing
- South Bay Community Services (SBCS); and
- MAAC Project.

California Department of Housing and Community Development (HCD)

Grants and loans are available from HCD to create rental and homeownership opportunities for Californians from all walks of life, including veterans, seniors, young families starting out, people with disabilities, farmworkers, and individuals and families who are experiencing homelessness. For a listing of active programs offered through HCD, visit their website at:



https://www.hcd.ca.gov/grants-funding/active-funding/index.shtml.

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4.0 SUSTAINABILITY & CONSERVATION

The City of Chula Vista has been a nationally-recognized local government leader in promoting environmental sustainability within its municipal operations and throughout the community. The City's diverse sustainability initiatives include policies and programs focusing on energy and water conservation, materials management and recycling, storm water pollution prevention, alternative transportation, habitat preservation, environmental education, and "green" economic development. These sustainability initiatives, developed in partnership with other public agencies and local stakeholder groups, provide numerous community co-benefits such as utility savings, better air and water quality, reduced traffic congestion, local job creation, and improved quality of life. The City's Sustainability Commission provides a forum for ongoing public input and transparency for the sustainability initiatives' implementation as well.

Energy in its various forms (electricity, natural gas, transportations fuels, etc.) and water are necessary to maintain our quality of life. They are used for drinking, cooking, landscaping, transportation, lighting, water heating, appliances and space heating and cooling. But their costs and high impacts of use demand that efforts be taken to reduce or minimize the overall level of consumption while utilizing local renewable sources wherever possible. Conservation is an important step in reducing the use of non-renewable fuels and imported water to maximize local renewable resources. There are also several benefits associated with energy and water conservation including improved air quality, lower energy costs, and increased local economic development.

The City's sustainability goals, stated in the Environmental Element of the General Plan, make significant efforts to conserve resources in the City, thus reducing dependence on fossil fuels, minimizing costs of renewable energy, and reducing the use of imported water. The City's policies related to sustainability include encouragement of the use of carbon free energy systems, compact and complete urban design that minimizes the need for transportation trips, and promotion of energy and water conserving standards and requirements for new construction and significant remodels or additions. The City promotes energy efficiency, environmental stewardship, and sustainability by requiring graywater stub outs in new Single-Family Homes and streamlined permits (simplified the application or online submittal and reduced application turn-around time) for solar photovoltaic systems, solar water heating home systems, and electric vehicle supply equipment for home charging.

Climate Action Plan

In particular, Chula Vista has been successfully implementing a Climate Action Plan since 2000 to address the threat of climate change to the local community. The most recent Climate Action Plan was adopted by City Council in 2017 and includes 11 additional climate "mitigation" measures designed to reduce greenhouse gas emissions. This plan built off the progress of the 2000, 2011 and 2008 plans. The 11 climate actions, which are outlined below, include measures to improve energy and water efficiency, expand renewable energy systems, mitigate urban heat island effects, convert to more fuel efficient and alternative fuel vehicles, and design transit-friendly, walkable communities. These efforts also align with state legislation such as Assembly Bill 32 (Global Warming Solutions Act of 2006) and its companion bill, Senate Bill 375.

Climate Action Plan Strategies	
Water Education & Enforcement	Energy Efficiency Upgrades
Water Efficiency Upgrades	Robust Urban Forests
Water Reuse Plan & System Installations	Complete Streets & Neighborhoods
Zero Waste Plan	Transportation Demand Management
Energy Education & Enforcement	Alternative Fuel Vehicle Readiness
Clean Energy Sources	----------

Energy and water conservation are a core component to the City's Climate Action Plan. Both resources are vital to maintaining and improving the community's quality of life and economic development. As outlined within the Housing Element, the City promotes the efficient use of energy and water to reduce long term operational costs of housing. By reducing operational costs, housing becomes more affordable to the property owner and/or residents. Until more stringent Climate Action Plan actions/measures are adopted, the City will enforce Title 24 Building Energy Standards. The City will continue strict enforcement of local and state energy regulations for new residential construction and continue providing residents with information on energy and water efficiency.

The following programs are implemented by the City and/or its regional partners to support the Housing Element's sustainability goals:

Utility Programs

In an effort to increase the amount of local control and renewable energy, the City has joined a Community Choice Aggregator called San Diego Community Power (SDCP). SDCP is expected to begin serving customers in 2021 and has a goal to provide 100% clean electricity by 2035. Unless SDCP applies to administer CPUC energy efficiency programs, their customers will still be eligible for SDG&E programs.

SDG&E offers various energy focused programs to promote energy efficiency. One popular program is the Energy Savings Assistance Program that offers income-qualified households assistance to:

- Install improvements to help make the home more energy efficient;
- Help understand the best ways to save energy around the home; and
- Determine whether some of their appliances are eligible for free repairs or replacement.

Examples of free home improvements offered by SDG&E include attic insulation; door weather-stripping and caulking; low-flow showerheads and faucet aerators; water heater blankets; energy efficient lighting; and assistance in selecting energy-efficient appliances. Additionally, SDG&E also provides the SDG&E Marketplace where residents and businesses can learn about energy efficient appliances and applicable rebates.

The City helps publicize all utility programs, such as rebates and financing, on the City website, in newsletters, on social media and in other outreach such as the Chula Vista Climate Action Challenge. As SDG&E continues its process of transitioning the management of energy efficiency programs to third party implementers, the City looks forward to partnering with those program administrators in our community to ensure successful program roll out and implementation in Chula Vista.

SoCal WaterSmart Program

This program, administered by the Metropolitan Water District and supported by local water districts, provides rebates to residential and commercial properties that complete water efficiency upgrades. Eligible indoor and outdoor efficiency upgrades include, but are not limited to, high-efficiency clothes washers, rotating spray nozzles, and water-based irrigation controllers.

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1.0 OVERVIEW: HOUSING RESOURCES

This section evaluates the potential opportunities for various types of residential development for all income levels and energy and water conservation within such developments. The analysis primarily looks at development that could occur based upon the Chula Vista General Plan and Zoning Ordinance.

Opportunities for development in the City include vacant and underutilized residential sites.

More specifically, this section discusses the following:

- An inventory of available vacant and underutilized land for residential development to accommodate the City's Regional Share Goals;
- Financial resources available to assist in providing housing opportunities; and,
- Opportunities for energy and water conservation.

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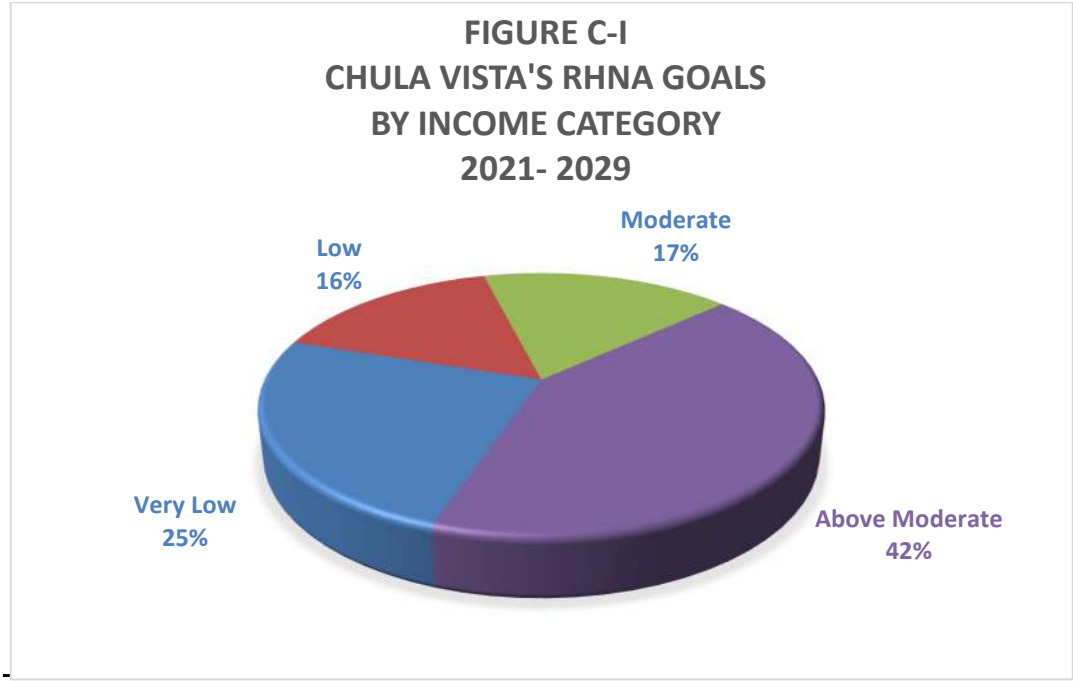
2.0 LAND AVAILABILTY

State Housing Element Law mandates that a jurisdiction must show that it has adequate sites that will be made available through appropriate zoning and development standards and with the required public services and facilities for a variety of housing types and incomes. This evaluation of adequate sites represents a planning goal and not a goal for the actual production of housing within the five-year period. The City must demonstrate that it has the capacity, or adequate sites, to accommodate the projected need for housing. The projected need for housing used for this evaluation is defined as the City's share of the region's housing needs for 2021-2029.

2.1 Regional Housing Needs Assessment 2021-2029

State Housing Element Law requires that each jurisdiction, in preparing its Housing Element, develop local housing programs designed to meet its share of existing and future regional housing needs for all income groups. This requirement ensures that each jurisdiction accepts responsibility for the housing needs of its current and anticipated future residents, particularly lower-income households, and plans for a variety of housing choices.

In March 2018 the State Housing and Community Development (HCD) Department prepared a draft Regional Housing Needs Assessment (RHNA) for the San Diego Region using population forecast from Department of Finance (DOF), projected number of new households formed, vacancy rate in existing housing stock, and percentage of renter households that are overcrowded, and housing replacement needs. HCD in consultation with SANDAG calculated the housing need for the region and determined that for the period beginning April 15, 2021 to April 15, 2029 (an 8-year period) Chula Vista's share of the region's housing needs is a total of 11,105 new housing units. Of the 11,105 housing units, 2,750 units are to be set-aside for very-low income households (25 percent), 1,777 units for low income households (16% percent), 1,911 moderate income households (17% percent), and 4,667 above moderate-income households (42 percent).



Source: Regional Housing Needs Assessment, SANDAG 2020

As required by State Housing Law, the City must plan for its share of the region's new housing needs in all income categories by identifying an adequate supply of land zoned at the appropriate density levels to accommodate each income category. The RHNA goals do not represent a requirement for actual housing production, but rather seek to ensure the City has, or plans to add, zoning capacity to accommodate new housing growth.

To address the City's needs for very low-and low-income housing, Chula Vista must demonstrate that it has an adequate supply of land for higher density housing (30 or more dwelling units per acre). Although zoning land for higher density development does not guarantee the construction of housing that is affordable to low- and moderate-income families, without such higher density zoning, the opportunity to use subsidies and implement affordable housing programs for such families is diminished.

2.2 Capacity to Meet Regional Share Goals

Due to the diverse nature of eastern and western Chula Vista, the analysis of available sites for housing has been customized to each area.

Most of the vacant land is in eastern Chula Vista, within Master Planned communities and will be developed under the approved Sectional Planning Area (SPA) Plans. These Master Planned communities have the capacity to accommodate 8,910 dwelling units as shown in Table C-3.

The City of Chula Vista General Plan Land Use and Transportation Element identifies six residential land use designations. The availability of land suited to accommodate the various income levels is based upon the allowed density.

Table C-1
GENERAL PLAN
RESIDENTIAL LAND USE DESIGNATIONS

Income Level	Land Use Designations	Density
Very Low & Low	Urban Core Residential	27.1 to 60 units per acre
Moderate & Above Moderate	High Residential	18.1 to 27 units per acre
	Medium High Residential	11.1 to 18 units per acre
	Medium Residential	6.1 to 11 units per acre
	Low-Medium Residential	3.1 to 6 units per acre
	Low Residential	0 to 3 units per acre

Opportunities outside of Master Planned Communities are primarily in western Chula Vista which encompasses the older, mostly developed portion of the City. While there is significant capacity throughout western Chula Vista, infill capacity is focused on areas of change within the Urban Core Specific Plan, Bayfront and Southwest.

Chula Vista has significant development capacity of residential land to meet the projected regional housing needs of the various income categories over the 2021-2029 planning period. Consistent with HCD's guidelines, appropriate densities based on RHNA affordability levels area as follows:

- Very Low and low-income: Minimum of 30 dwelling units/acre

- Moderate and Above moderate-income: 0 to 30 dwelling units/acre

Table C-2 provides a summary of development capacity, based on affordability levels.

Table C-2
ADJUSTED RHNA HOUSING NEED VS. DEVELOPMENT CAPACITY[1]

Affordability Level	Adjusted RHNA Units	Density Range	Estimated Development Capacity
Very Low and Low	4,527	30+ dwelling units/acre	4,527 units
Moderate and above	6,578	Up to 30 dwelling units/acre	7,301 units
Total	**11,105**		**11,828 units**

Notes:
[1] Development capacity includes all estimated units in listed Planning Areas for densities exceeding 30 dwelling units/acre.

Source: City of Chula Vista, 2020

2.2.1 Realistic Capacity

As identified in Appendix H, properties in Western Chula Vista that are, or will be, available for development or redevelopment are primarily within the Urban Core Specific Plan (V-1, V-2, V-3, V-4, UC-1, UC-2, UC-3, UC-4, UC-5, UC-6, UC-7, UC-8, UC-10, UC-12, UC-13, UC-14, UC-15, UC-16, UC-18, UC-19,C-1, C-2 and C-3 Zones) which permits maximum Floor Area Ratios (FARs) between 1.0 and 6.0. Given a typical unit size assumption of 1,350 square feet, this equates to between 32.3 to 193.6 units per acre. A sample of recent development and approved projects identified in Table C-3 shows that projects, without a density bonus, in western Chula Vista are developing within the middle reaches of these permitted densities, at an approximate average of 54% of the permitted density.

Table C-3
Recent Development and Approvals in Western Chula Vista

Address	Zone	Parcel Size	No. of Units	Units Permitted by Zone	Project Density	Max Permitted Density	Max FAR
201 Third Ave	V-3	0.23	23	33	100.0	145.2	4.5
9999 E Street	V-3	0.57	52	83	91.2	145.2	4.5
240 Landis	V-3	0.54	33	78	61.1	145.2	4.5
986 Broadway	CCP	2.48	83		33.5	80	1.0
288 Center Street	V-1	0.57	43	36	75.4	18.4	2.0
316 K Street	C-1	1.10	46	35	41.8	35.5	1.0

As shown in Appendix H, based on typical development of similar parcels in western Chula Vista the estimated potential units for each parcel has been dramatically reduced, by 50 to 75%, to create a healthy buffer and conservative capacity estimate.

In Eastern Chula Vista, most properties have been entitled and have specific unit counts permitted within each neighborhood within the applicable Sectional Planning Area (SPA) Plan. In addition, development of most properties is protected under Development Agreements that ensure the property owners right to develop at certain densities. In order to create a healthy buffer in eastern Chula Vista, parcels that have been entitled for densities greater than 30 dwelling units per acre (du/ac) have been reduced to 30 du/ac.

2.2.2 Nonvacant Site Analysis

Over the past cycle, the City has seen increased interest in higher density residential projects and mixed-use development within both the eastern and western portions of the City. The City

expects this trend to continue and has identified additional residential and mixed-use properties with potential for new development or redevelopment. The following criteria were used:

- Parcel is currently vacant (which is much of the land identified in eastern Chula Vista); or
- If the parcel is not vacant:
    - Estimated land value is greater than improvement value
    - Current structure on property was more than 30 years old
    - Redevelopment can at least double the number of units existing on site
    - Parcel has similar characteristics (such as parcel size, types of units and potential yield) as parcels where projects have been recently developed.

As identified in Appendix H, a total of approximately 330 parcels meet these criteria primarily in western Chula Vista, with a few vacant residential and mixed-use parcels. Parcels that cannot yield projects that are similar to recent redeveloped projects have been removed from this inventory. The approximately 330 parcels can yield approximately 2,918 units in western Chula Vista, assuming development at 25 to 50% of maximum densities. Most of the parcels identified are greater than 0.5 acres in size and are feasible to facilitate a mixture of low, moderate and above moderate housing.

2.2.3 Availability of Sites in Eastern Chula Vista

Table C-4 lists the currently remaining residential development capacity on available vacant land sites within eastern Chula Vista master planned communities in accordance with the associated General Plan gross density classifications. As can be seen, 3,031 units (34%) of the 8,910 total units will be high density (above 30 dwelling units per acre). As discussed below, since these areas have been subject to varying levels of subsequent planning, these gross densities have been refined, and actual development on individual sites is occurring at somewhat higher net density levels. **Figure C-1** presents a key map showing the location of each of the master planned communities listed on **Table C-4**, and **Figures C-1 through C-8** present the Site Utilization Plans from the associated SPA Plans that depict the specific residential development sites and their new densities.

Table C-3 has been divided into the following two subsets to reflect the level of entitlements and status of implementation:

- **Approved Sectional Planning Area (SPA) Plan** – The SPA Plan effectively serves as the tailored zoning document for a master planned project. It identifies specific development

sites, land use types and densities, and associated property development standards. Typically, a subdivision map and/or design review are necessary prior to building permits. Projects with approved SPA Plans will typically commence construction within an 18-month to 3-year window, and these projects will complete housing units within the timeframe of this Housing Element.

- **Developments Being Implemented** – This includes projects that have achieved SPA and subdivision map approvals and are actively under construction. Building permit activity changes daily, and these projects will be fully completed within the timeframe of this Housing Element.

Table C-4
MASTER PLANNED COMMUNITY
RESIDENTIAL CONSTRUCTION REMAINING CAPACITY
September 2020

Project				Below 30 du/ac	Above 30+ du/ac	Totals
APPROVED SPA PLANS						
OR Village 4				350		350
OR Village 8 West				1,501	591	2,092
OR Village 8 East				944	1,665	2,609
DEVELOPMENTS BEING IMPLEMENTED						
OR Village 2				2,101		2,101
OR Village 3				360		360
OR EUC Millenia				584	455	1,039
OR PA 12 FC-2					313	313
TOTALS:				**5,840**	**3,024**	**8,864**

Source: City of Chula Vista, Planning Department, 2020

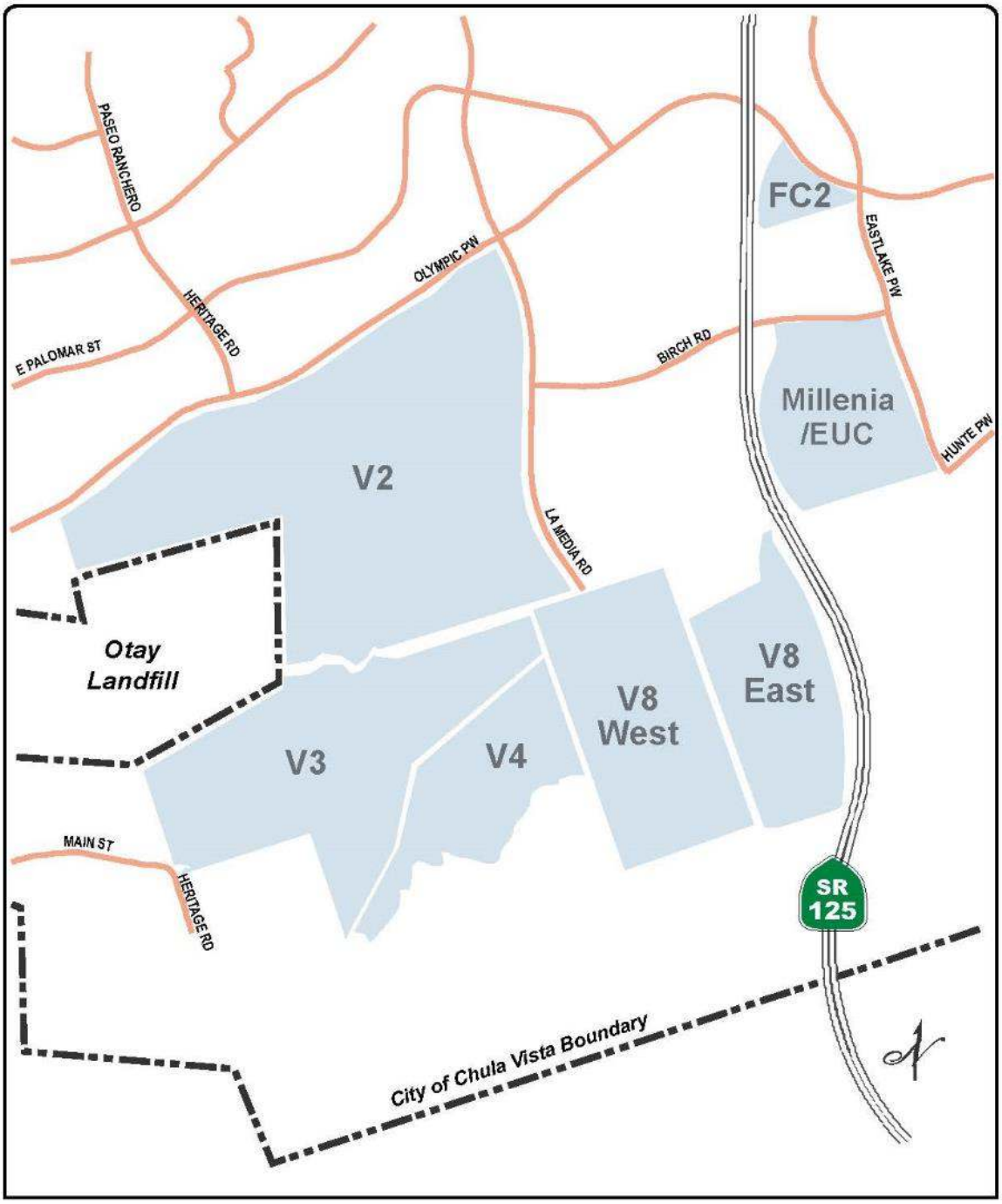


Figure C-1 – Otay Ranch GDP Villages

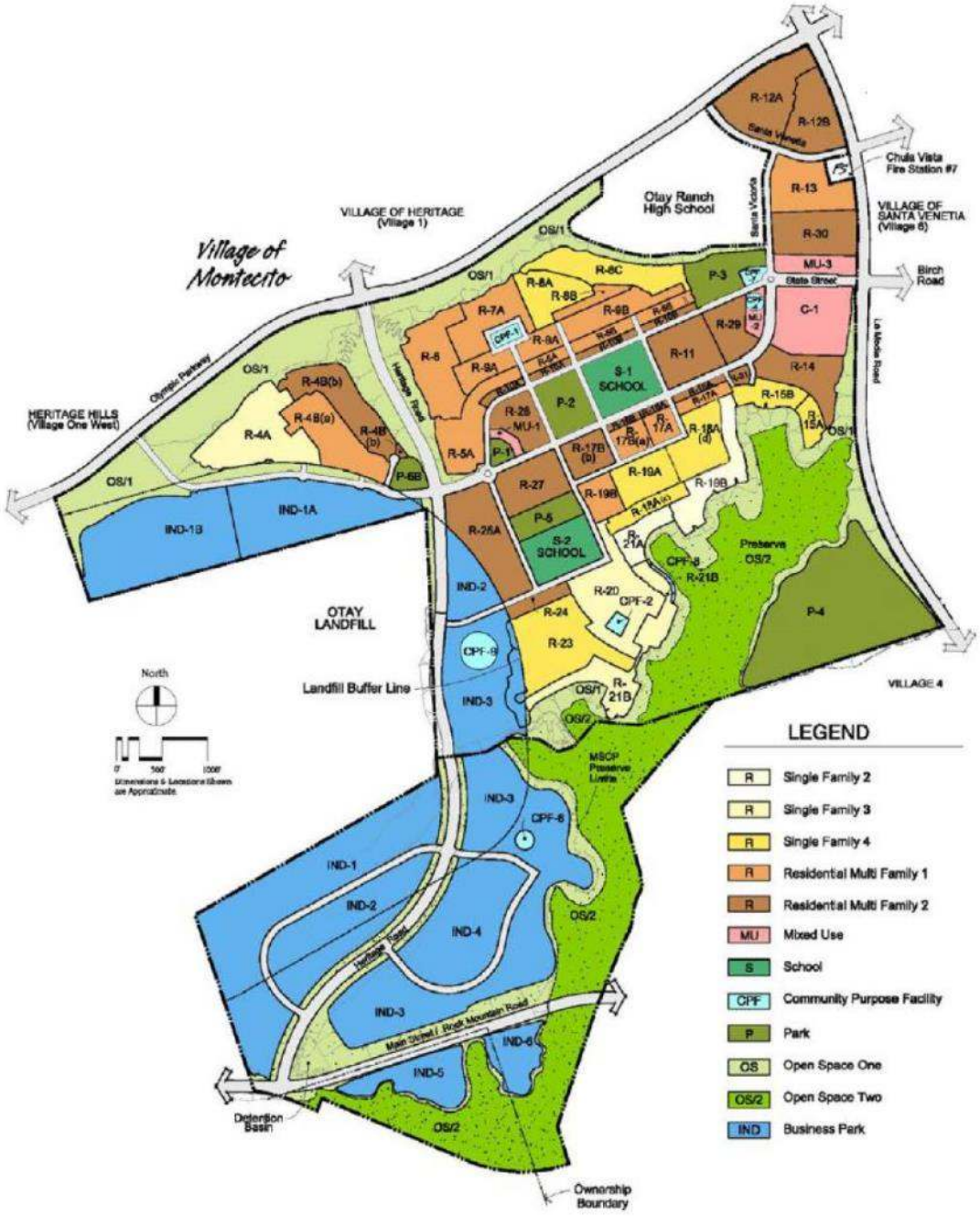


Figure C-2 Village Two

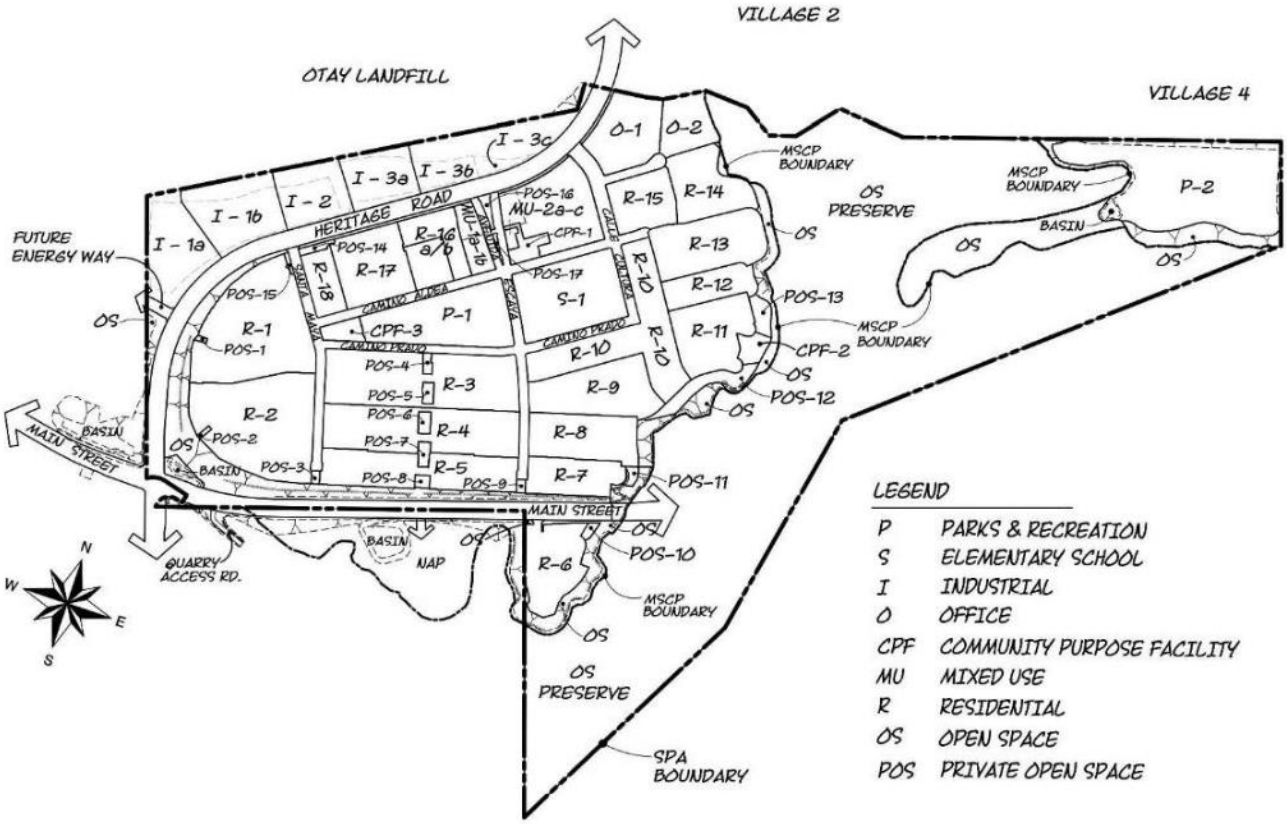


Figure C-3 - Village Three

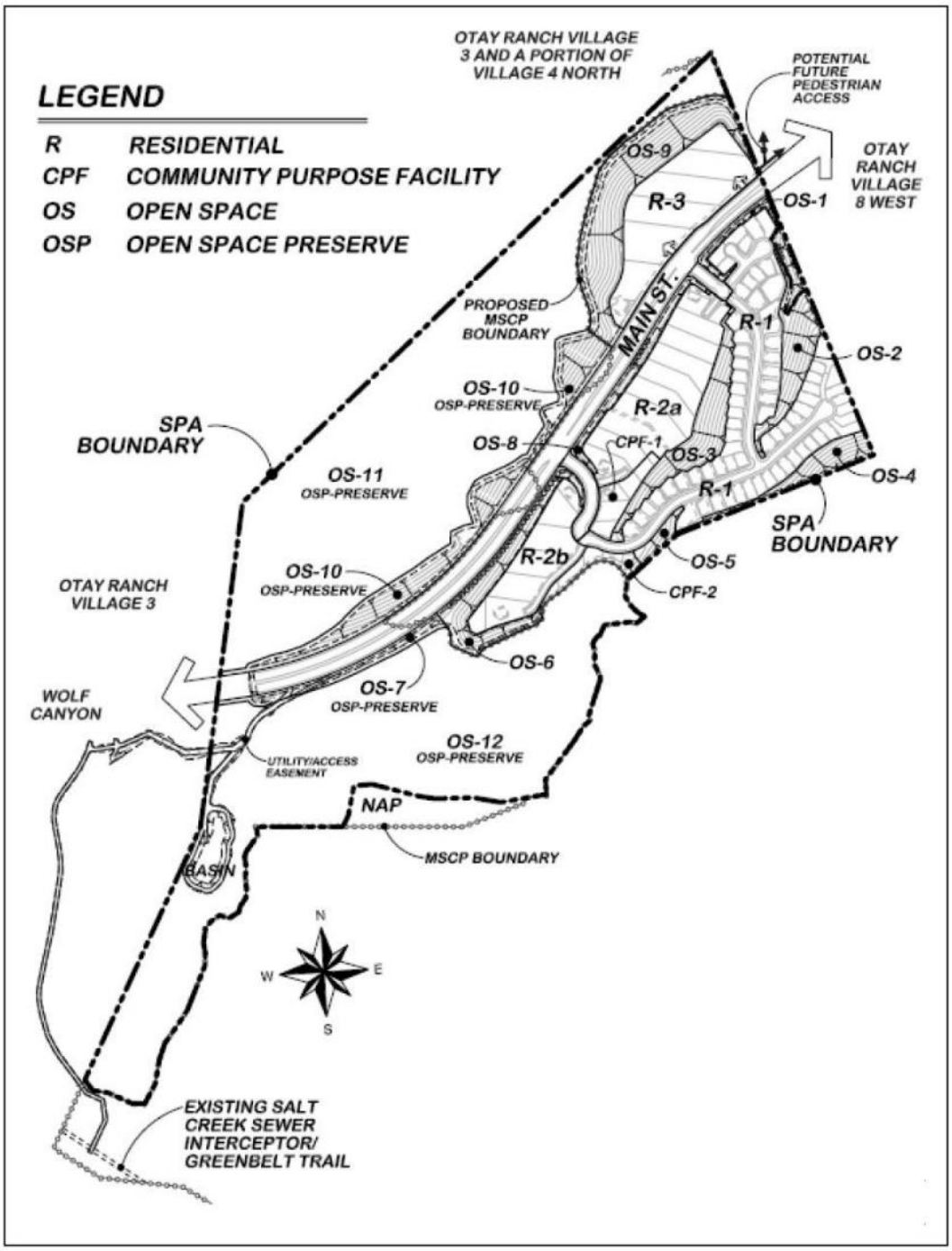


Figure C-4 - Village Four

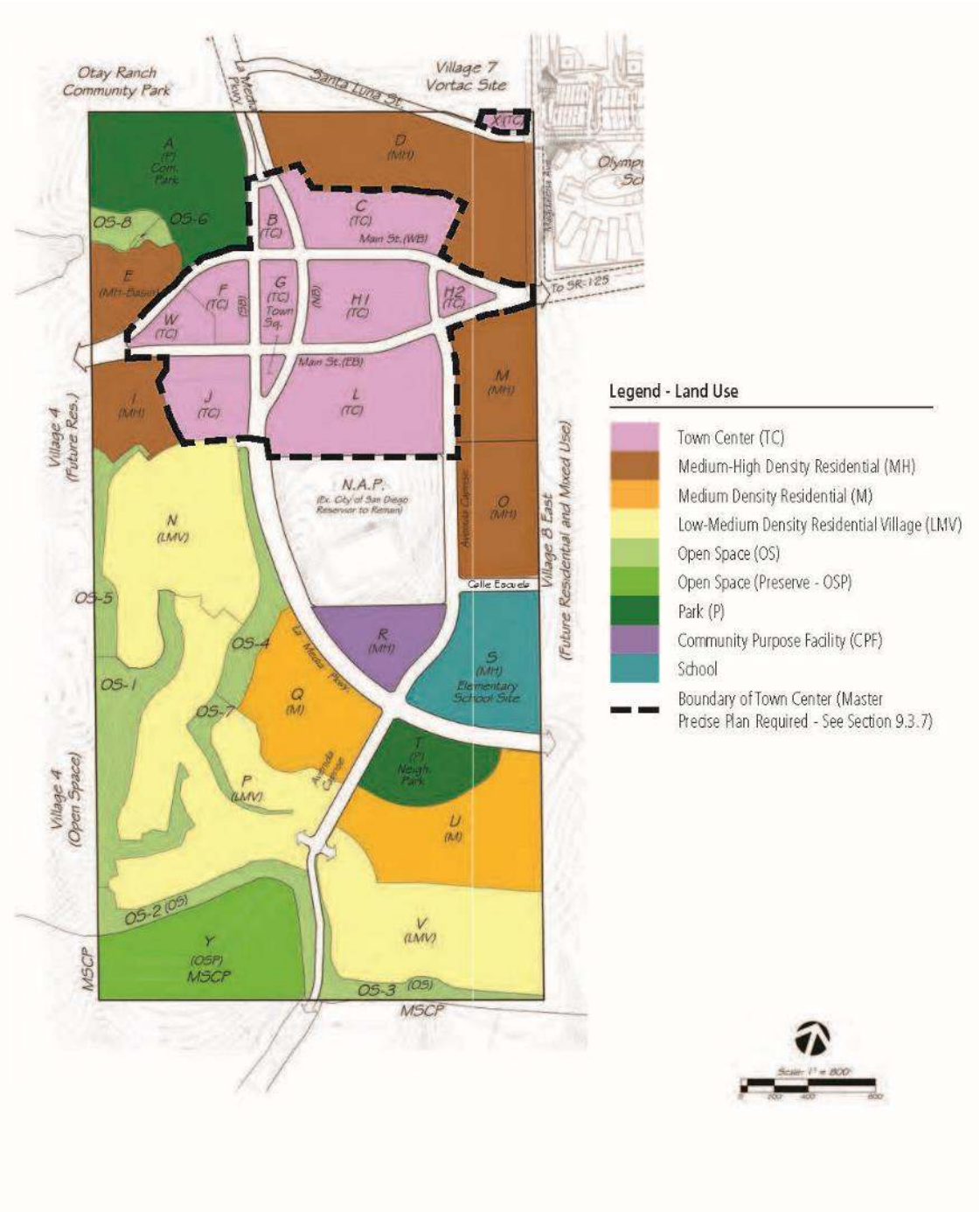
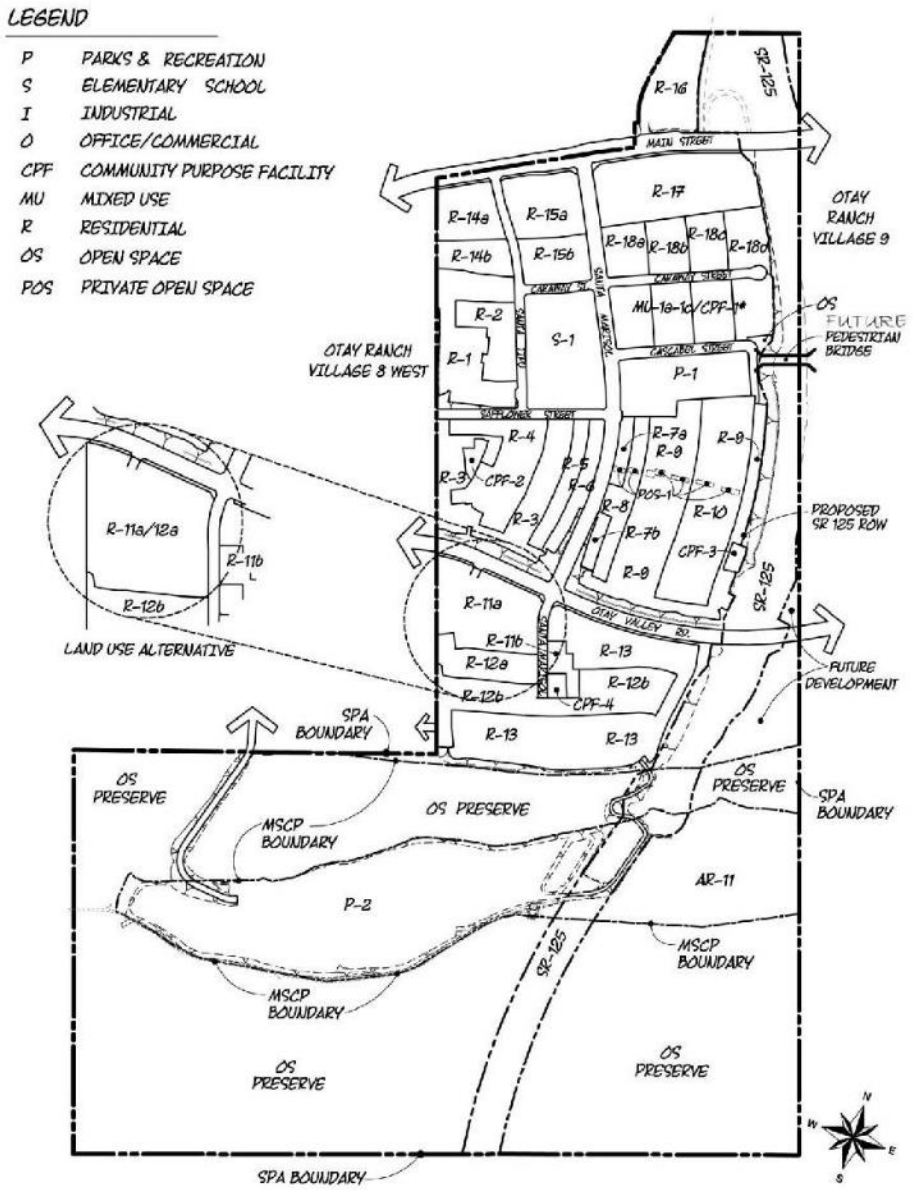
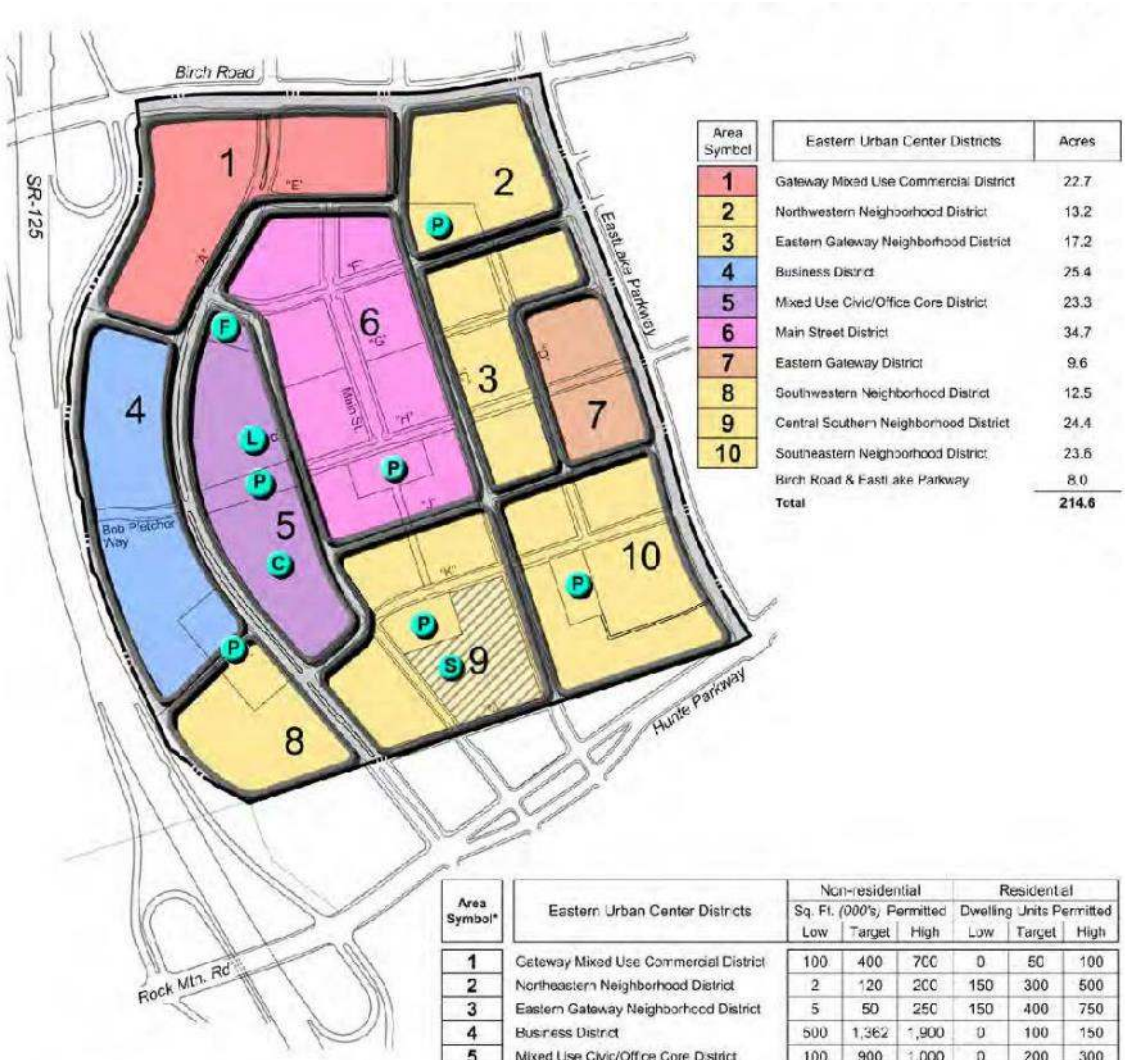


Figure C-5 - Village 8 West



*The CPF-1 Site may be located on any portion of the MU Parcel. The exact location shall be determined during the Design Review process or Final Map process, whichever occurs first.

Figure C-6 - Village 8 East

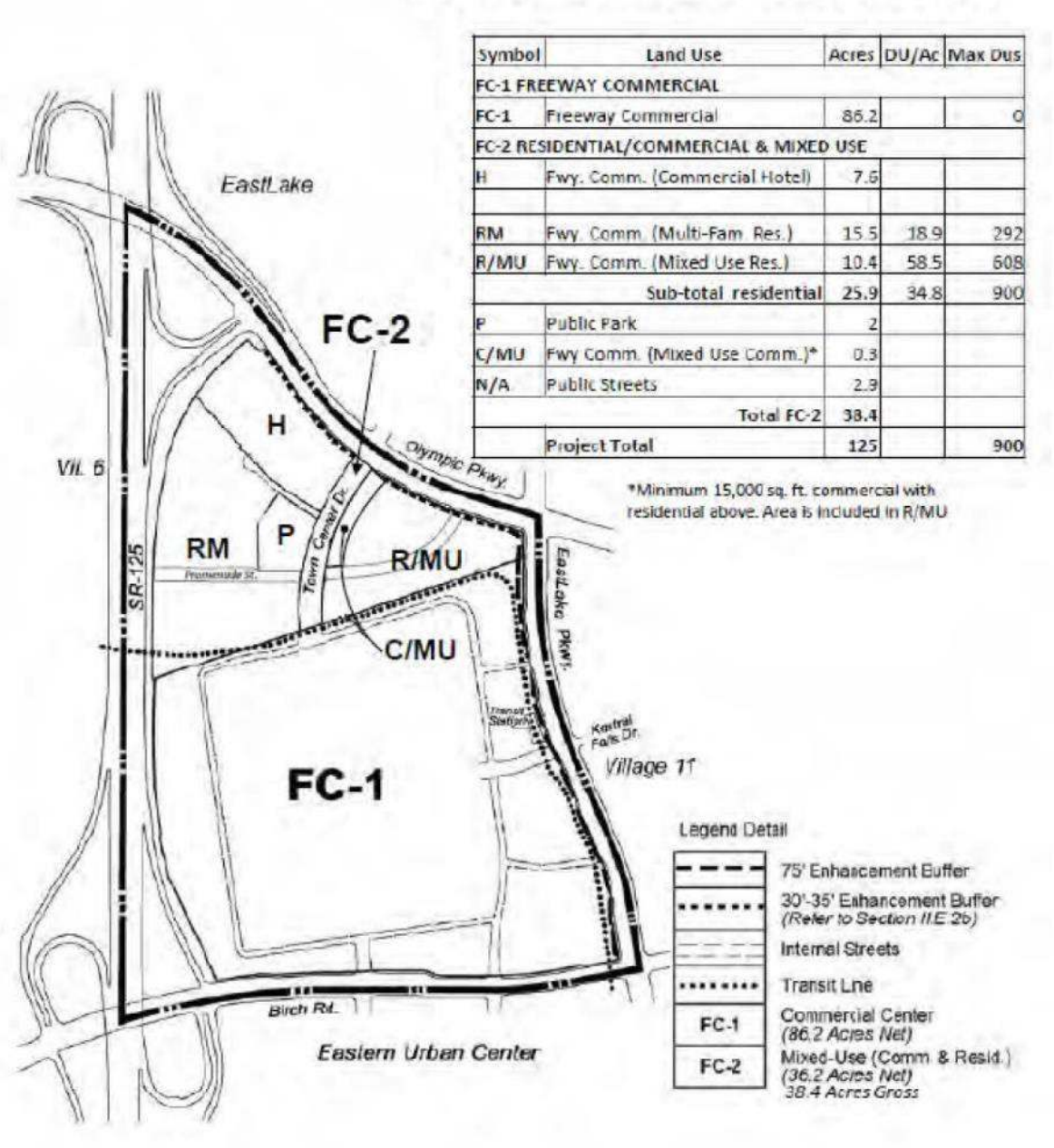


Area Symbol	Eastern Urban Center Districts	Acres
1	Gateway Mixed Use Commercial District	22.7
2	Northwestern Neighborhood District	13.2
3	Eastern Gateway Neighborhood District	17.2
4	Business District	25.4
5	Mixed Use Civic/Office Core District	23.3
6	Main Street District	34.7
7	Eastern Gateway District	9.6
8	Southwestern Neighborhood District	12.5
9	Central Southern Neighborhood District	24.4
10	Southeastern Neighborhood District	23.6
	Birch Road & East Lake Parkway	8.0
	Total	**214.6**

Area Symbol*	Eastern Urban Center Districts	Non-residential Sq. Ft. (000's) Permitted			Residential Dwelling Units Permitted		
		Low	Target	High	Low	Target	High
1	Gateway Mixed Use Commercial District	100	400	700	0	50	100
2	Northeastern Neighborhood District	2	120	200	150	300	500
3	Eastern Gateway Neighborhood District	5	50	250	150	400	750
4	Business District	500	1,362	1,900	0	100	150
5	Mixed Use Civic/Office Core District	100	900	1,000	0	200	300
6	Main Street District	80	240	400	100	533	800
7	Eastern Gateway District	10	170	400	50	200	300
8	Southwestern Neighborhood District	2	50	200	300	500	700
9	Central Southern Neighborhood District	2	45	100	130	500	650
10	Southeastern Neighborhood District	2	150	200	200	200	450
Maximum, Not to Exceed, Totals		**3,487**			**2,983**		

Notes:
1. * Numeric Area Symbols do not represent phases.
2. The allocation of intensity in each district shall be based on the building height regulations in the EUC Form Based Code.

Figure C-7 - EUC Millenia



Symbol	Land Use	Acres	DU/Ac	Max Dus
FC-1 FREEWAY COMMERCIAL				
FC-1	Freeway Commercial	86.2		0
FC-2 RESIDENTIAL/COMMERCIAL & MIXED USE				
H	Fwy. Comm. (Commercial Hotel)	7.6		
RM	Fwy. Comm. (Multi-Fam. Res.)	15.5	18.9	292
R/MU	Fwy. Comm. (Mixed Use Res.)	10.4	58.5	608
	Sub-total residential	25.9	34.8	900
P	Public Park	2		
C/MU	Fwy Comm. (Mixed Use Comm.)*	0.3		
N/A	Public Streets	2.9		
	Total FC-2	38.4		
	Project Total	125		900

*Minimum 15,000 sq. ft. commercial with residential above. Area is included in R/MU

Figure C-8 - PA 12 FC-2

The eastern Chula Vista area provides for significant development potential for market rate units and a significant number of units above the 30 dwelling units per acre threshold, as indicated by the density standards indicated in Table C-4

Although a significant level of market rate units can be accommodated in the eastern area, the City of Chula Vista desires an equitable distribution of affordable housing throughout the City. To provide for this, the City initiated an inclusionary requirement for all development exceeding 50 dwelling units, Housing Element Policy H 5.1.

The City requires all projects of 50 or more units to provide ten percent of the housing for low- and moderate-income household, with five percent affordable to low-income households. It is the master planned communities, as shown in Table C-3, which are primarily affected by this requirement.

2.2.2 Availability of Sites Outside of Master Planned Communities

Future intensification opportunities are primarily in the eastern portion of the City within the Master Planned Communities. Opportunities outside of Master Planned Communities are primarily in western Chula Vista which encompasses the older, mostly developed portion of the City. When looking at Western Chula Vista, the discussion is segmented into two parts: infill/ intensification of developed properties under current zoning, and the "focused areas of change" whose development capacities were increased in the 2005 General Plan Update.

Infill/ Intensification Under Existing Zoning

There are a number of properties within the western Chula Vista that are zoned today for higher residential densities but are under-built, with an additional development capacity of up to 2,918 units. To determine the infill capacity of these units, each parcel was evaluated based on existing built units, compared to allowable zoning capacity per the Zoning Code. The net difference reflects the infill capacity potential based on existing land entitlements. A comprehensive summary of these potential infill/intensification units is provided in Appendix H.

Focused Areas of Change

The Land Use Element of the General Plan identifies the City's desire to increase urban vitality and pursue infill/redevelopment for the western Chula Vista Area to enhance its emergence as a dynamic hub of south San Diego County. To this end, the City has made significant revisions to the General Plan Land Use Element to allow for residential and mixed use development in the City's key corridor and activity centers, identified as "focused areas of change."

The Land Use Element distributes more intensive residential and mixed use development to these designated areas where higher density and higher intensity development will establish mixed use urban environments that are oriented to transit and pedestrian activity.

- **General Plan Update** – One of the major General Plan Land Use Element changes was to add new land use classifications including Mixed-Use Residential and Urban Core Residential, whose allowable gross densities range from 28-60 dwelling units/acre in order to promote compact development and aid future affordability.

Given the broad nature of General Plans, the identification and analysis of associated future residential and other development capacity was conducted at a "district" level. **Figures C-9 and C-10** show the names and locations of each of those districts (within the Northwest and Southwest Planning Areas respectively), along with the net additional residential capacities within each. **Table C-4** identifies the densities associated with that capacity.

Given that the street grid is already established in western Chula Vista, the capacities in Table C-7 were based largely on new land area, and multiplied by maximum densities of 28, 40 or 60 dwelling units per acre dependent upon the district. This approach also enabled better identification of cumulative potential public facility and service demands and environmental impacts. In the case of Mixed-Use areas, yields were calculated using only that portion of the area assumed for residential development. As General Plan level densities, these are assumed as an average across the district, and it is possible through subsequent zoning that individual projects on particular sites may exceed these.

- **Urban Core Specific Plan** (UCSP)– Consistent with the vision and densities of the 2005 General Plan, the City has adopted the Urban Core Specific Plan (UCSP) that establishes the zoning, development standards, and design guidelines necessary for development to proceed within the Urban Core area. **Figure C-11** shows the zoning districts affecting properties within the Urban Core. **Table C-5** summarizes the more intensive zoning standards what will allow the General Plan densities to be realized.

  Palomar Gateway Specific Plan (PGSP) –Currently the City is sponsoring the development of the Palomar Gateway Specific Plan (PGSP) (**Figure C-12** that includes a Mixed-Use Transit Focus Area (TFA) directly west of the Palomar Trolley Station, higher residential intensity, a neighborhood park and retail to the south of the TFA. The goal of the PGSP is to provide for additional housing and mixed-uses that take advantage of a major transit station within walking distance of residents.

  With regard to estimated housing production in western Chula Vista within this Element's timeframe, a thorough land use analysis was conducted as part of the General Plan Update process to evaluate the development potential for these focus areas of change. The methodology utilized to conduct this analysis included a detailed site analysis of the properties within the City's UCSP and PGSP. The UCSP and PGSP were identified as the areas within Chula Vista with the greatest potential for growth. The methodology

evaluated infrastructure availability, current market interest in high-density residential development, recent development applications and the existence of older commercial developments that currently are inconsistent with market demands.

Table C-5
WESTERN CHULA VISTA PLANNING AREAS
DEVELOPMENT CAPACITIES[1]

District/Focus Area	Density Range				Potential Units[2]
		Below 30 du/ac	Above 30 du/ac		
UCSP and PGSP Areas		1,257	906		2,163 units
Transit Focus Areas			489		489 units
Current Projects		165	101		266 units
Totals		1,422	1,496		2,918 units

Notes:
[1] Planning Areas are defined in the City of Chula Vista General Plan, Chula Vista Vision 2020, adopted December 2005, UCSP 2007, and PGSP 2013.
[2] Potential units represent development potential based upon land use designations and existing development with each Planning Area.

Source: City of Chula Vista, 2005, 2007 & 2013

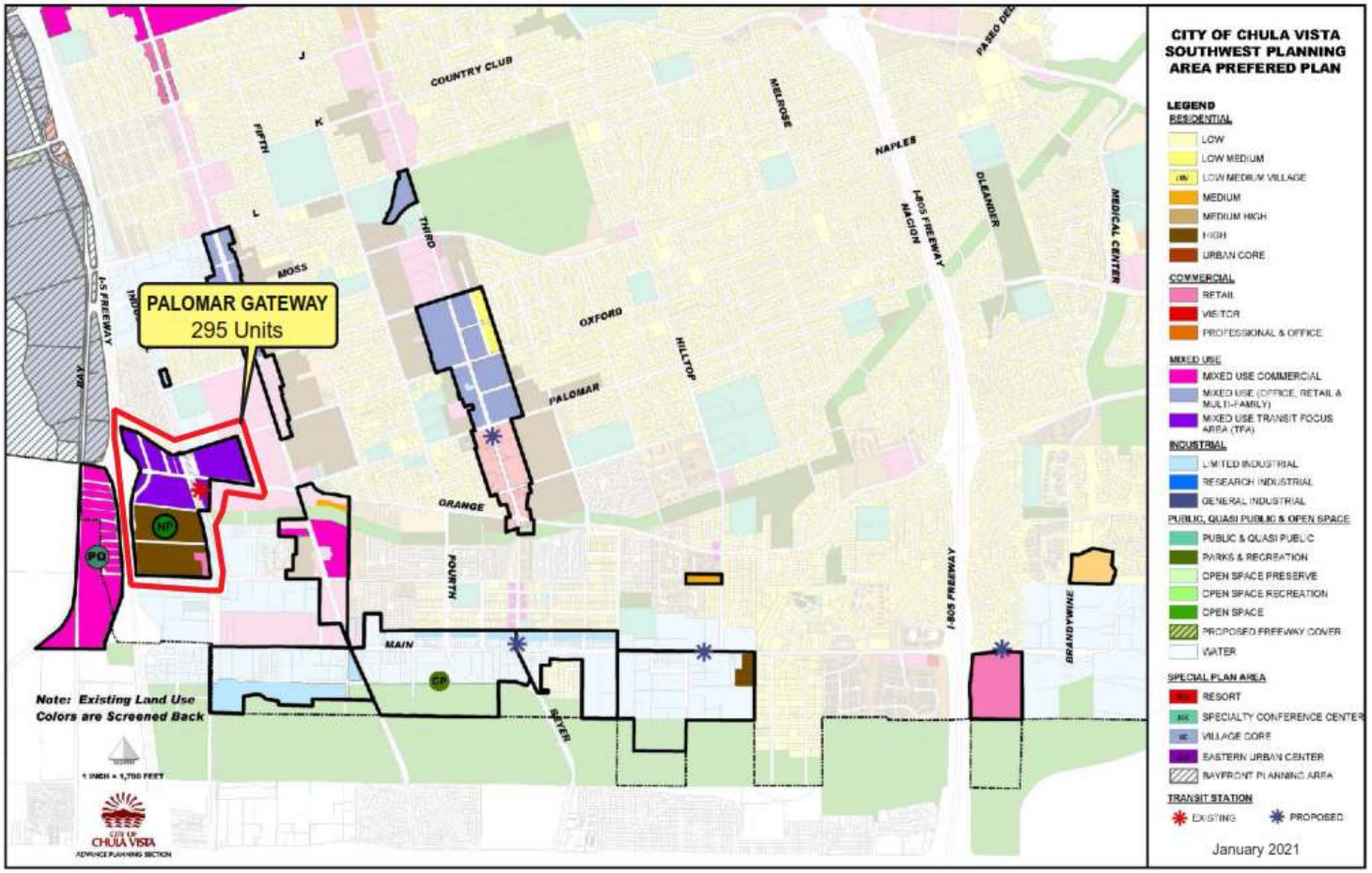

PALOMAR GATEWAY
295 Units
COUNTRY CLUB
FIFTH
MOSS
THIRD
OXFORD
PALOMAR
HILLTOP
ORANGE
FOURTH
MAIN
MELROSE
NAPLES
OLEANDER
MEDICAL CENTER
I-805 FREEWAY
I-5 FREEWAY
BROADWAY
Note: Existing Land Use Colors are Screened Back
CITY OF CHULA VISTA SOUTHWEST PLANNING AREA PREFERED PLAN
LEGEND
RESIDENTIAL
LOW
LOW MEDIUM
LOW MEDIUM VILLAGE
MEDIUM
MEDIUM HIGH
HIGH
URBAN CORE
COMMERCIAL
RETAIL
VISITOR
PROFESSIONAL & OFFICE
MIXED USE
MIXED USE COMMERCIAL
MIXED USE (OFFICE, RETAIL & MULTI-FAMILY)
MIXED USE TRANSIT FOCUS AREA (TFA)
INDUSTRIAL
LIMITED INDUSTRIAL
RESEARCH INDUSTRIAL
GENERAL INDUSTRIAL
PUBLIC, QUASI PUBLIC & OPEN SPACE
PUBLIC & QUASI PUBLIC
PARKS & RECREATION
OPEN SPACE PRESERVE
OPEN SPACE RECREATION
OPEN SPACE
PROPOSED FREEWAY COVER
WATER
SPECIAL PLAN AREA
RESORT
SPECIALTY CONFERENCE CENTER
VILLAGE CORE
EASTERN URBAN CENTER
BAYFRONT PLANNING AREA
TRANSIT STATION
EXISTING
PROPOSED
January 2021

Figure C-9

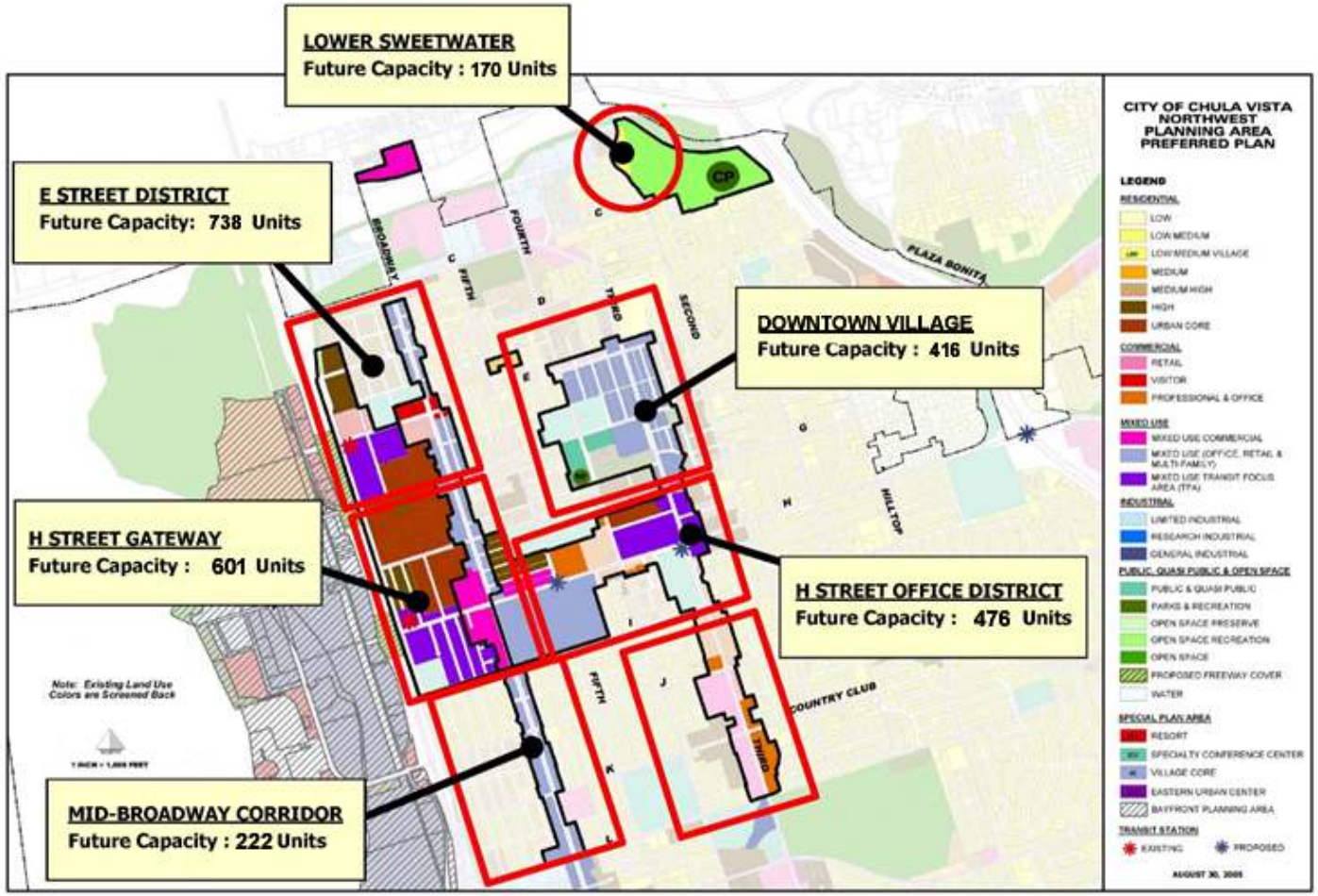

LOWER SWEETWATER
Future Capacity : 170 Units
E STREET DISTRICT
Future Capacity: 738 Units
DOWNTOWN VILLAGE
Future Capacity : 416 Units
H STREET GATEWAY
Future Capacity : 601 Units
H STREET OFFICE DISTRICT
Future Capacity : 476 Units
MID-BROADWAY CORRIDOR
Future Capacity : 222 Units
Note: Existing Land Use Colors are Screened Back
CITY OF CHULA VISTA NORTHWEST PLANNING AREA PREFERRED PLAN
LEGEND
RESIDENTIAL
LOW
LOW MEDIUM
LOW MEDIUM VILLAGE
MEDIUM
MEDIUM HIGH
HIGH
URBAN CORE
COMMERCIAL
RETAIL
VISITOR
PROFESSIONAL & OFFICE
MIXED USE
MIXED USE COMMERCIAL
MIXED USE (OFFICE, RETAIL & MULTI-FAMILY)
MIXED USE TRANSIT FOCUS AREA (TFA)
INDUSTRIAL
LIMITED INDUSTRIAL
RESEARCH INDUSTRIAL
GENERAL INDUSTRIAL
PUBLIC, QUASI PUBLIC & OPEN SPACE
PUBLIC & QUASI PUBLIC
PARKS & RECREATION
OPEN SPACE PRESERVE
OPEN SPACE RECREATION
OPEN SPACE
PROPOSED FREEWAY COVER
WATER
SPECIAL PLAN AREA
RESORT
SPECIALTY CONFERENCE CENTER
VILLAGE CORE
EASTERN URBAN CENTER
BAYFRONT PLANNING AREA
TRANSIT STATION
EXISTING
PROPOSED
AUGUST 30, 2005
BROADWAY
FIFTH
FOURTH
THIRD
SECOND
PLAZA BONITA
HILLTOP
COUNTRY CLUB
CP

Figure C-10

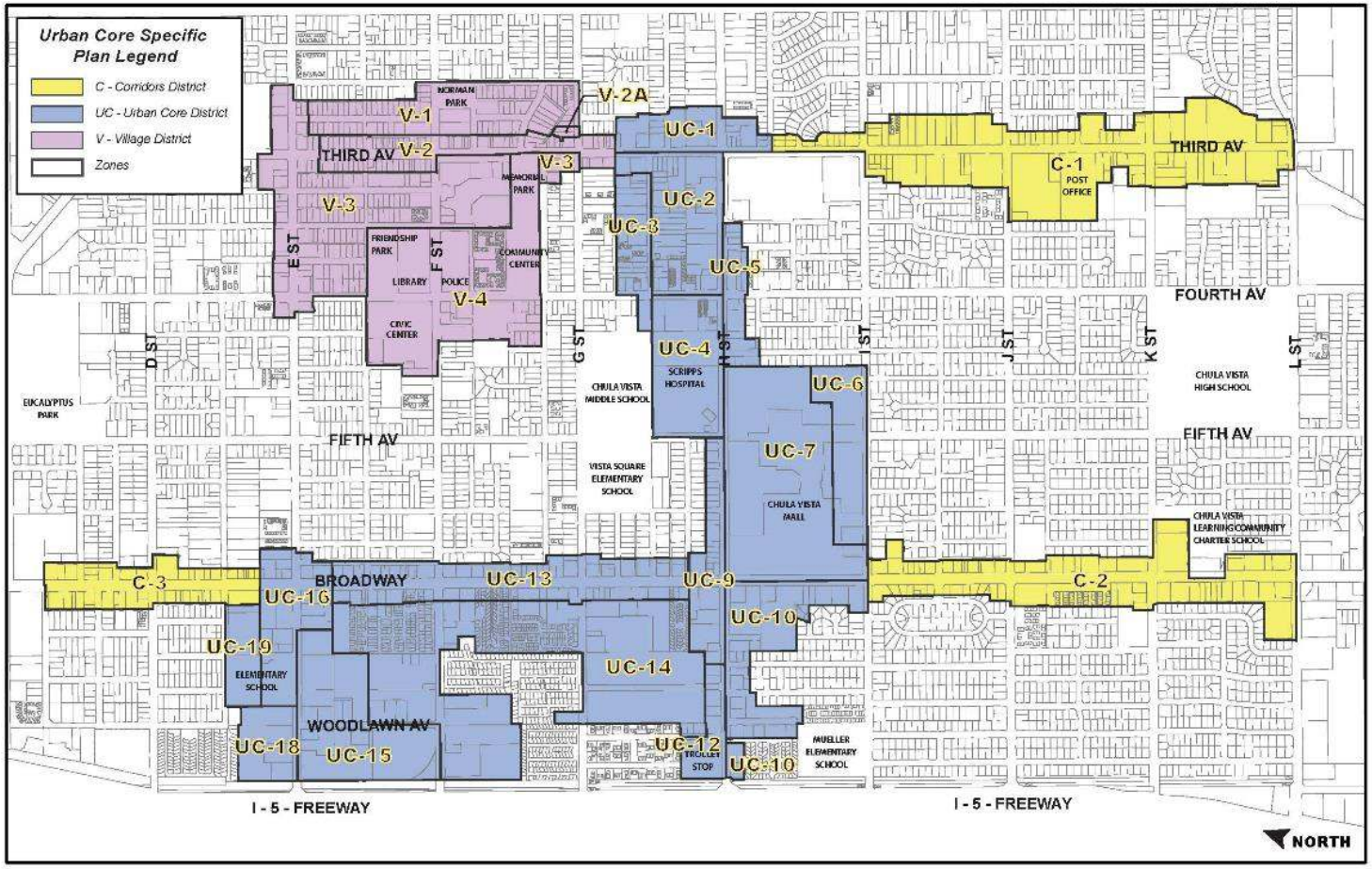


Figure C-11 Urban Core Specific Plan



Figure C-12 Palomar Gateway Specific Plan

2.3 Availability of Public Services and Facilities

At the core of the City of Chula Vista's Growth Management Program, lie Threshold Standards imposed to assure adequate infrastructure and services are in place as development occurs, and to control the rate of growth. Therefore, prior to the approval of future residential development, the provision of adequate infrastructure is a required finding. Chula Vista currently has adequate public services and facilities to serve all new residential development that may occur throughout the City. Additionally, fees are collected for new and infill development to maintain Threshold Standards.

2.4 Fair Housing & Adequate Sites

Potential sites for lower income housing have been identified throughout the City based predominantly on existing Sectional Planning Areas and zoning. The General Plan's strategy, which focuses growth in mixed-use activity centers that are pedestrian-friendly, centers of community, and linked to the regional transit system, master planned communities, and the Climate Action Plan (CAP) aimed at substantially reducing the City's greenhouse gas emissions, have guided and continue to guide updates to the City's planning documents.

Fair housing opportunities and fair access to opportunity and resources are also important planning considerations, in order to support the well-being of the citizens of Chula Vista and the City as a whole. The City has mapped its adequate sites inventory in comparison to the following fair housing-related information:

- Minority concentration areas;
- Poverty concentration areas;
- 2019 California Tax Credit Allocation Committee (CTCAC) high and highest resource areas; and,
- Deed-restricted affordable housing sites

The terms "minority concentration areas," "poverty concentration areas," and "racially and ethnically concentrated areas of poverty (R/ECAP)" are defined and discussed in detail in the San Diego County Regional Analysis of Impediments to Fair Housing Choice. In determining areas of R/ECAP, as defined, the highest rate of poverty for Chula Vista is 30.37%, which does not exceed a 40% poverty rate or three times the average poverty rate for the San Diego metro area (10.3%) at 30.9%. Therefore, there are no census tracts within Chula Vista that meet the criterion for R/ECAP.

The methodology used by CTCAC for its 2019 Opportunity Mapping, which is the source for the high and highest resource areas data, can be found here: https://www.treasurer.ca.gov/ctcac/opportunity/final-opportunity-mapping-methodology.pdf.

Table C-6 summarizes the data shown on the maps found in this section, comparing the adequate sites for lower income to fair housing-related information.

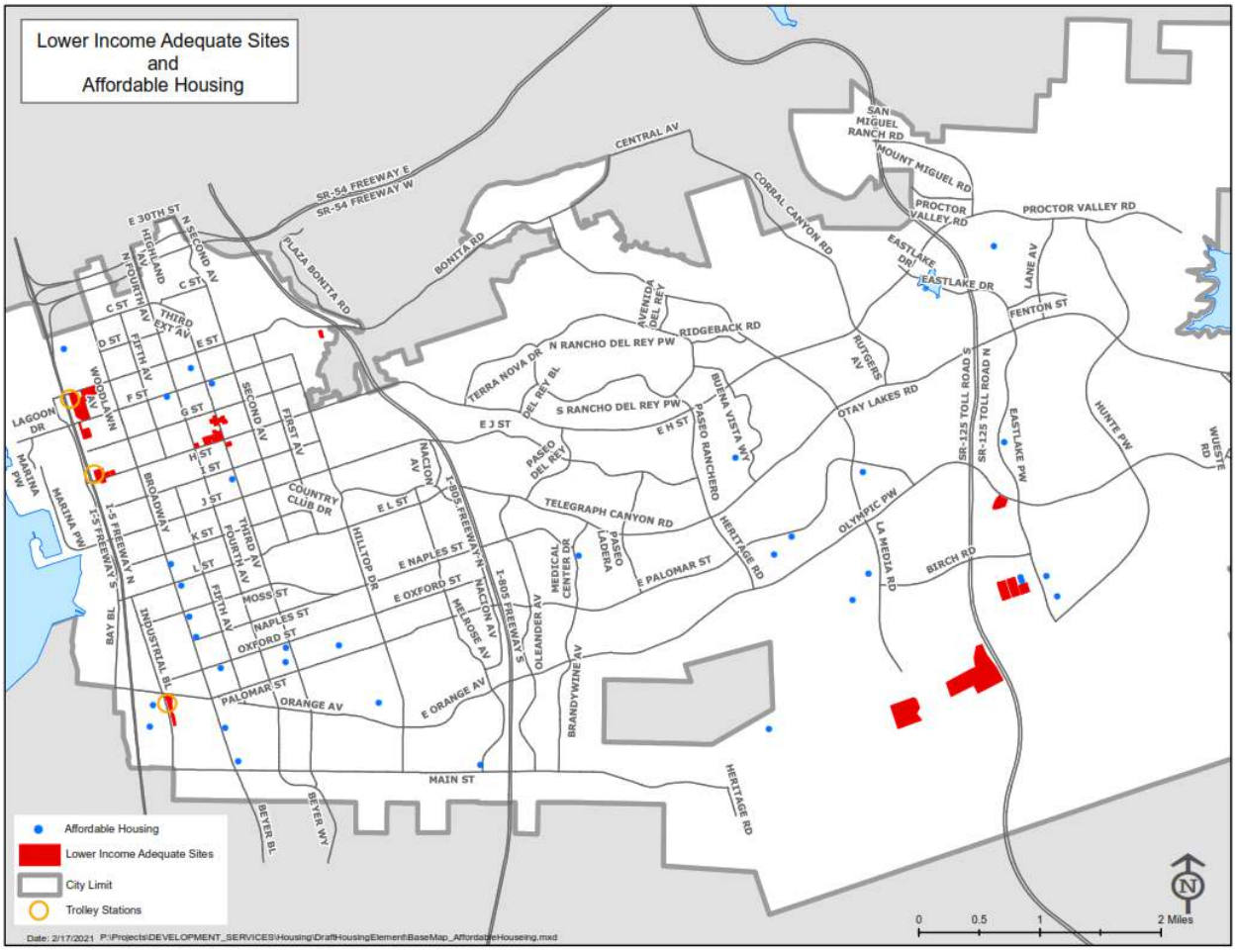
Table C-6
Adequate Sites & Fair Housing Considerations

	Total Units	Minority Concentration Areas	Poverty Concentration Areas	R/ECAP Areas	CTCAC High and Highest Resource Areas
Low Income Adequate Sites	4,527	1,496	1,320	N/A	3,031
Percentage	100%	33%	29%	N/A	67%

Source: City of Chula Vista Development Services

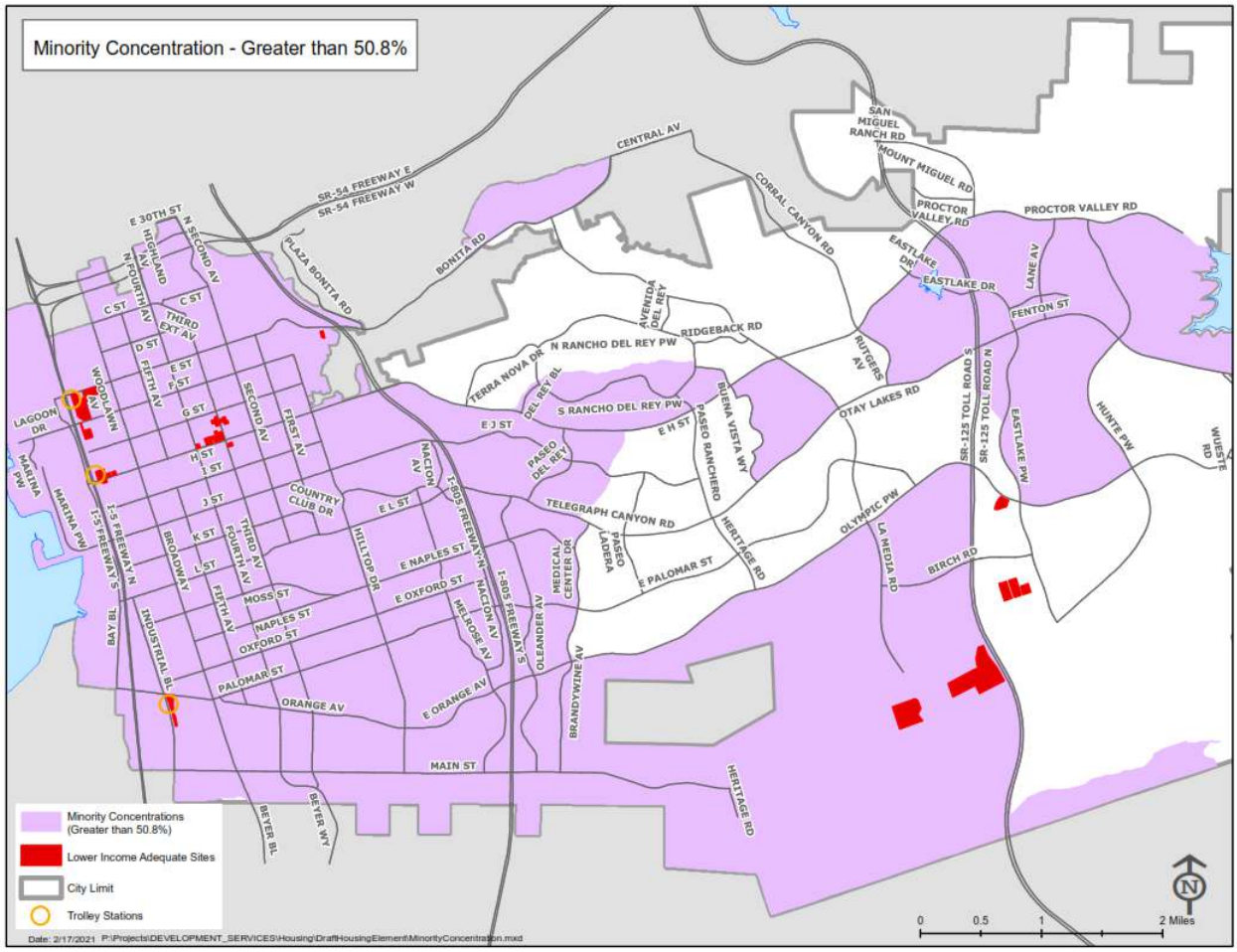
Housing that has been deed restricted for occupancy and affordability of lower income households are located throughout the City. Affordable housing developments have been and will continue to be built within the eastern areas of the City as a result of the City's Balanced Communities policy of the Housing Element, which seeks to incorporate a mix of housing for various economic groups within larger, new residential developments. The eastern area of the City is also identified as CTCAC High and Highest Resources Areas

Figure C-13: Lower Income Adequate Sites and Affordable Housing:



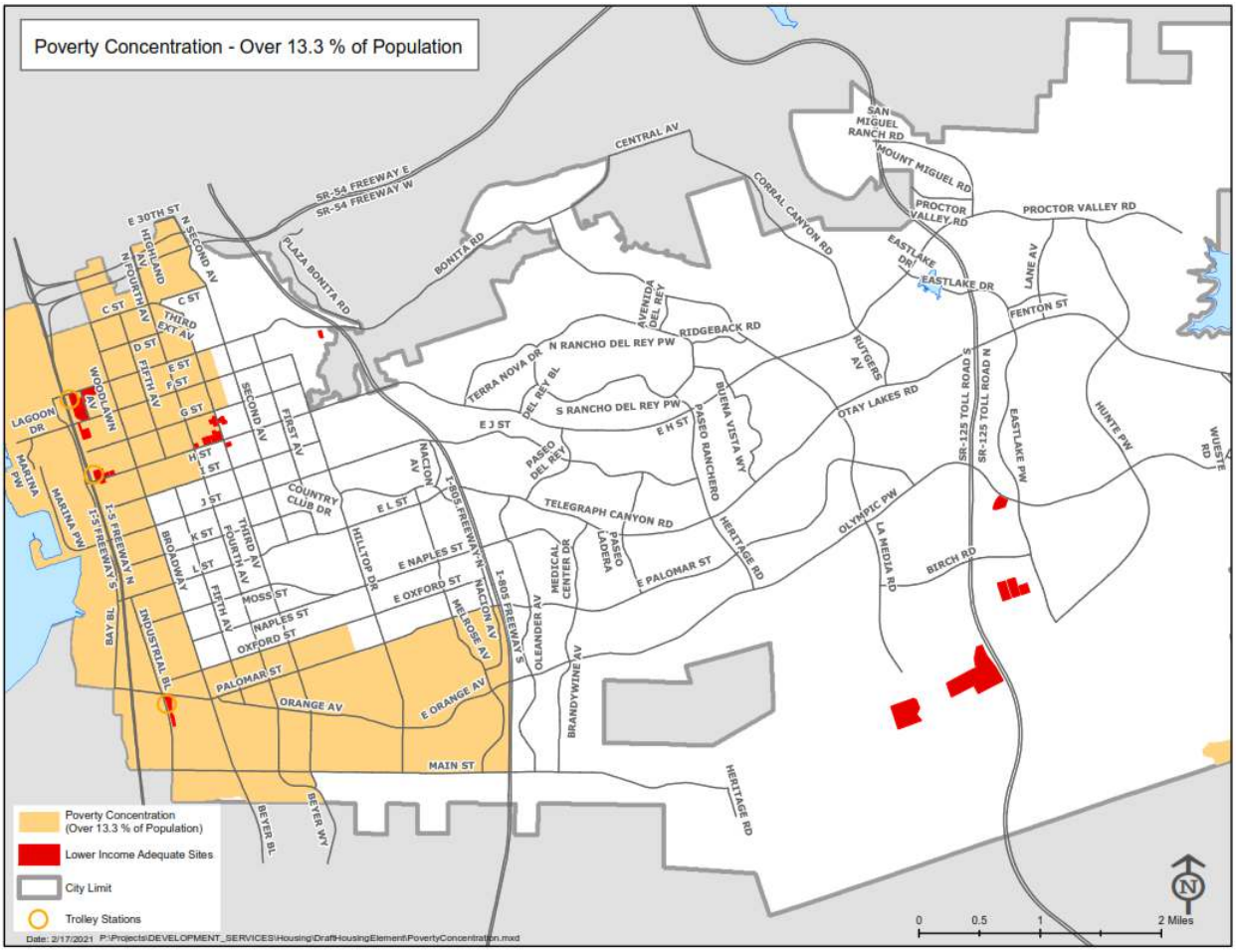
The City's Inventory for Low Income and Fair Housing located in Minority Concentration Areas are thirty-three percent of the total units. These concentrations are mostly located in the western side of Chula Vista where the majority of low-income families reside within the city.

Figure C-14: Minority Concentration Area and Lower Income Adequate Sites



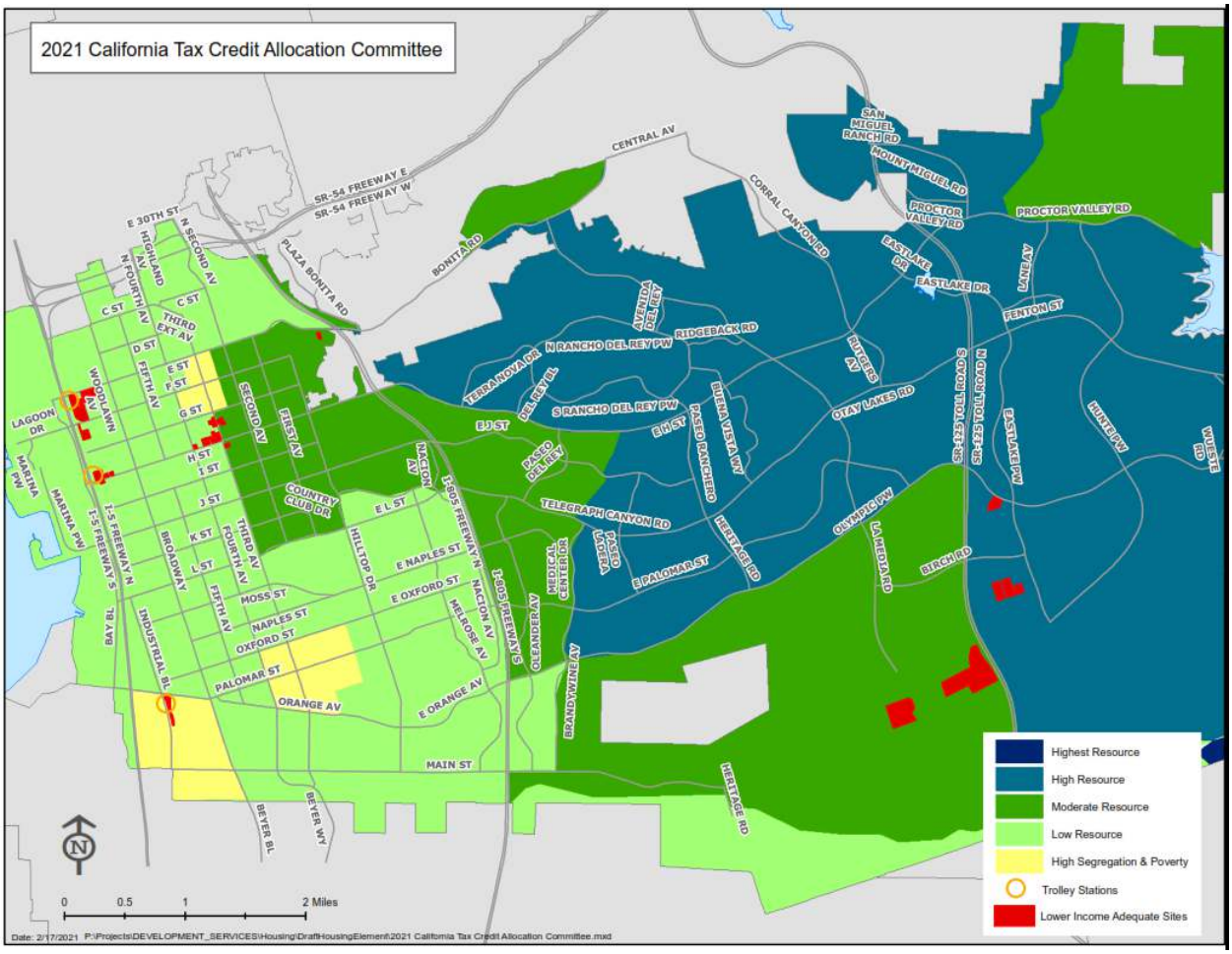
The City's inventory of adequate sites for lower income housing and located in Poverty Concentration Areas is twenty-nine percent of the total inventory of units. These concentrations are located in the western area of Chula Vista where housing is older and consequently more affordable.

Figure C-15: Poverty Concentration Areas and Lower Income Adequate Sites



The City's Inventory for Low Income and Fair Housing located in CTCAC High and Highest Resources Areas (East Chula Vista) are substantially high at sixty seven percent of the total units. These concentrations are due to resulting opportunities from the availability of vacant and large sized parcel.

Figure C-16: CTCAC High and Highest Resource Areas



3.0 FINANCIAL RESOURCES

Providing for an adequate supply of decent and affordable housing requires layering of funding from various sources. The City of Chula Vista has access to a variety of existing and potential funding sources available for affordable housing activities. The following section describes the key local, state, County and federal resources currently used in Chula Vista to fund affordable housing programs as well as social and community development activities within the city.

3.1 Federal Resources

Federal resources available to support development, rehabilitation, and subsidy of affordable housing in Chula Vista include:

Community Development Block Grant (CDBG) Funds

The CDBG program provides funds for community development activities. The program is flexible in that the funds can be used for a range of activities. The eligible activities include, but are not limited to, acquisition and/or disposition of real estate or property, public facilities and improvements, relocation, rehabilitation of housing, homeownership assistance, and clearance activities.

The City of Chula Vista is an entitlement jurisdiction for CDBG funding. Annually, the City receives approximately $2,000,000; however, appropriations for many domestic programs, such as CDBG, are subject to change each year. Typically, the City expends CDBG funds for public services, landlord tenant assistance, fair housing services, residential rehabilitation, capital improvement projects, and administration.

HOME Funds

The HOME Investment Partnerships Act (HOME) program is a flexible grant program, which is awarded to the City on a formula basis for housing activities and takes into account local market conditions, inadequate housing, poverty, and housing production costs. Its purpose is to expand the supply of decent, safe, sanitary, and affordable housing for very-low and low-income families

and households. Eligible activities include acquisition, construction, reconstruction and/or rehabilitation of affordable rental or for-sale housing. Tenant based rental assistance, property acquisition, site improvements, and other expenses relation to the provision of affordable housing and/or special needs housing may also qualify under the HOME program.

The City of Chula Vista is an entitlement jurisdiction for HOME funding. Annually, the City receives approximately $900,000; however, appropriations for many domestic programs, such as HOME, are subject to change each year. In the recent past, HOME funds have been used to fund the following services:

- New construction of rental housing;
- Down payment assistance; and,
- Tenant based rental assistance.

Emergency Solution Grants.

This federally funded program is for use by states, metropolitan cities, and urban counties for the rehabilitation or conversion of buildings for use as emergency shelters and for homeless prevention activities. The City of Chula Vista is an entitlement jurisdiction for ESG funding and receives approximately $90,000 annually. Appropriations for many domestic programs, such as ESG, are subject to change each year. The City provides funding to South Bay Community Services and its operation and services of emergency housing.

Section 8 Housing Choice Voucher

The Section 8 Housing Choice Voucher program is a Federal government program to assist very low-income families, the elderly, and the disabled with rent subsidy payments in privately owned rental housing units. Section 8 participants are able to choose any housing that meets the requirements of the program and are not limited to units located within subsidized housing projects. They typically pay 30 to 40 percent of their income for rent and utilities. The County of San Diego administers Section 8 Housing Choice vouchers within the City of Chula Vista.

3.2 State and Local Resources

There are a variety of state and local resources that have been used for housing development and rehabilitation for homeowners and renters as well as community development programs. With the dissolution of redevelopment in February 2012 and shrinking of governmental funds, fewer resources will be available in the future to accomplish the Housing goals, policies and programs set forth in this Housing Element. Two of those resources are described in more detail below.

Redevelopment Set-Aside Funds

In accordance with AB X1 26, as of February 1, 2012, redevelopments agencies in California are dissolved and revenues were returned to the State of California through successor agencies. Previously, Redevelopment Agencies were required to direct a minimum of 20 percent of all gross tax increment revenues generated within its Project Areas to a separate fund to be used exclusively for the preservation, improvement, and expansion of the low and moderate income housing supply within the community. Redevelopment Set-Aside funds represented the primary funding source for local jurisdictions to provide for affordable housing for low and moderate income households within their community. On an annual basis, approximately $3 million was deposited by Chula Vista's Redevelopment Agency into the Low-Moderate Income Housing Fund for eligible housing activities.

The Housing Authority, as a successor housing agency, receives repayment on any loans outstanding from the Low and Moderate Income Housing Set-Aside funds. Outstanding loan obligations total approximately $27 million. Loans provided for the development of the affordable housing developments will be repaid as stipulated within the associated loan agreements and are expected to be paid over the life of the loans, typically 55 years. Loan repayments will be used by the Housing Authority to enforce and monitor existing terms and conditions associated with the loan and to create new housing opportunities as funds allow.

Permanent Local Housing Allocation (PHLA) Program

In September 2017, the California Legislature approved Senate Bill 2 (SB 2), known as the Building Homes and Jobs Act (Act), which established a $75 recording fee on real estate documents to increase the supply of affordable housing, with priority for those households at or below 60 percent of the AMI. The Act establishes the Permanent Local Housing Allocation (PLHA) program administered by the California Department of Housing and Community Development (HCD). The

PLHA provides a permanent source of funding to cities and counties to help meet the unmet need for affordable housing and increase the supply of affordable housing units.

Under the PLHA, funding is provided through formula grants to entitlement jurisdictions based on the formula prescribed under federal law for the Community Development Block Grant (CDBG) program over a five-year funding period, as well as through a competitive grant program to non-entitlement jurisdictions. The City of Chula Vista is an entitlement jurisdiction and is eligible to receive an estimated $5,000,000 or approximately $1 million annually, over the five-year funding period beginning in FY 2019/2020. It is important to note that this is only an estimate since annual PLHA amounts are subject to change. This is because funding for the PLHA is generated through a fee on real estate transactions, which may fluctuate from year to year.

Affordable Housing Fund

The City has an Affordable Housing Fund using revenues primarily generated from the City's Balanced Communities Policy. The City's Balanced Communities Policy provides the opportunity to a developer to pay a fee in lieu of providing affordable units on site, as last resort option when units cannot be newly constructed and/or acquired. The per-unit in-lieu fee is calculated on a case-by-case basis, depending on the market conditions at the City. The affordable housing funds collected are then applied and/or leveraged with additional funding sources to create affordable housing in other locations. As of June 30, 2020, the City has a balance of approximately $1.1 million in the Affordable Housing Fund. However, this fund is inadequate to provide the "gap financing" required to subsidize an affordable housing project. The lack of a local funding source is probably the biggest obstacle to construction of affordable housing in Chula Vista.

Chula Vista Housing Authority

The Chula Vista Housing Authority (CVHA) was formed in 1993 to provide a vehicle for the City to finance the creation and maintenance of affordable housing for lower income households. The CVHA serves as the conduit bond issuer of tax-exempt Multifamily Housing Revenue Bonds/Notes on behalf of private developers of qualifying affordable rental apartment projects. The advantages of tax-exempt financing to developers include below-market interest rates, longer loan terms, and access to Low-income Housing Tax Credits (Tax Credits) – features that are not available with typical conventional multifamily housing mortgage loans.

Utilizing the CVHA's tax-exempt borrowing status, the lower tax-exempt interest rate financing (and making Federal four percent Tax Credits available) is passed on to developers of affordable rental housing. The CVHA's ability to issue tax-exempt bonds/notes is limited under the U.S. Internal Revenue Code.

Nonprofit and For-Profit Housing Developers

The City partners with a number of nonprofit and for-profit housing developers to provide permanent affordable housing in the community. These include:

- Chelsea Investment Corporation
- Wakeland Housing and Development Corporation
- Meta Housing
- South Bay Community Services (SBCS); and
- MAAC Project.

California Department of Housing and Community Development (HCD)

Grants and loans are available from HCD to create rental and homeownership opportunities for Californians from all walks of life, including veterans, seniors, young families starting out, people with disabilities, farmworkers, and individuals and families who are experiencing homelessness. For a listing of active programs offered through HCD, visit their website at:

https://www.hcd.ca.gov/grants-funding/active-funding/index.shtml.

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4.0 SUSTAINABILITY & CONSERVATION

The City of Chula Vista has been a nationally-recognized local government leader in promoting environmental sustainability within its municipal operations and throughout the community. The City's diverse sustainability initiatives include policies and programs focusing on energy and water conservation, materials management and recycling, storm water pollution prevention, alternative transportation, habitat preservation, environmental education, and "green" economic development. These sustainability initiatives, developed in partnership with other public agencies and local stakeholder groups, provide numerous community co-benefits such as utility savings, better air and water quality, reduced traffic congestion, local job creation, and improved quality of life. The City's Sustainability Commission provides a forum for ongoing public input and transparency for the sustainability initiatives' implementation as well.

Energy in its various forms (electricity, natural gas, transportations fuels, etc.) and water are necessary to maintain our quality of life. They are used for drinking, cooking, landscaping, transportation, lighting, water heating, appliances and space heating and cooling. But their costs and high impacts of use demand that efforts be taken to reduce or minimize the overall level of consumption while utilizing local renewable sources wherever possible. Conservation is an important step in reducing the use of non-renewable fuels and imported water to maximize local renewable resources. There are also several benefits associated with energy and water conservation including improved air quality, lower energy costs, and increased local economic development.

The City's sustainability goals, stated in the Environmental Element of the General Plan, make significant efforts to conserve resources in the City, thus reducing dependence on fossil fuels, minimizing costs of renewable energy, and reducing the use of imported water. The City's policies related to sustainability include encouragement of the use of carbon free energy systems, compact and complete urban design that minimizes the need for transportation trips, and promotion of energy and water conserving standards and requirements for new construction and significant remodels or additions. The City promotes energy efficiency, environmental stewardship, and sustainability by requiring graywater stub outs in new Single-Family Homes and streamlined permits (simplified the application or online submittal and reduced application turn-around time) for solar photovoltaic systems, solar water heating home systems, and electric vehicle supply equipment for home charging.

Climate Action Plan

In particular, Chula Vista has been successfully implementing a Climate Action Plan since 2000 to address the threat of climate change to the local community. The most recent Climate Action Plan was adopted by City Council in 2017 and includes 11 additional climate "mitigation" measures designed to reduce greenhouse gas emissions. This plan built off the progress of the 2000, 2011 and 2008 plans. The 11 climate actions, which are outlined below, include measures to improve energy and water efficiency, expand renewable energy systems, mitigate urban heat island effects, convert to more fuel efficient and alternative fuel vehicles, and design transit-friendly, walkable communities. These efforts also align with state legislation such as Assembly Bill 32 (Global Warming Solutions Act of 2006) and its companion bill, Senate Bill 375.

Climate Action Plan Strategies	
Water Education & Enforcement	Energy Efficiency Upgrades
Water Efficiency Upgrades	Robust Urban Forests
Water Reuse Plan & System Installations	Complete Streets & Neighborhoods
Zero Waste Plan	Transportation Demand Management
Energy Education & Enforcement	Alternative Fuel Vehicle Readiness
Clean Energy Sources	----------

Energy and water conservation are a core component to the City's Climate Action Plan. Both resources are vital to maintaining and improving the community's quality of life and economic development. As outlined within the Housing Element, the City promotes the efficient use of energy and water to reduce long term operational costs of housing. By reducing operational costs, housing becomes more affordable to the property owner and/or residents. Until more stringent Climate Action Plan actions/measures are adopted, the City will enforce Title 24 Building Energy Standards. The City will continue strict enforcement of local and state energy regulations for new residential construction and continue providing residents with information on energy and water efficiency.

The following programs are implemented by the City and/or its regional partners to support the Housing Element's sustainability goals:

Utility Programs

In an effort to increase the amount of local control and renewable energy, the City has joined a Community Choice Aggregator called San Diego Community Power (SDCP). SDCP is expected to begin serving customers in 2021 and has a goal to provide 100% clean electricity by 2035. Unless SDCP applies to administer CPUC energy efficiency programs, their customers will still be eligible for SDG&E programs.

SDG&E offers various energy focused programs to promote energy efficiency. One popular program is the Energy Savings Assistance Program that offers income-qualified households assistance to:

- Install improvements to help make the home more energy efficient;
- Help understand the best ways to save energy around the home; and
- Determine whether some of their appliances are eligible for free repairs or replacement.

Examples of free home improvements offered by SDG&E include attic insulation; door weather-stripping and caulking; low-flow showerheads and faucet aerators; water heater blankets; energy efficient lighting; and assistance in selecting energy-efficient appliances. Additionally, SDG&E also provides the SDG&E Marketplace where residents and businesses can learn about energy efficient appliances and applicable rebates.

The City helps publicize all utility programs, such as rebates and financing, on the City website, in newsletters, on social media and in other outreach such as the Chula Vista Climate Action Challenge. As SDG&E continues its process of transitioning the management of energy efficiency programs to third party implementers, the City looks forward to partnering with those program administrators in our community to ensure successful program roll out and implementation in Chula Vista.

SoCal WaterSmart Program

This program, administered by the Metropolitan Water District and supported by local water districts, provides rebates to residential and commercial properties that complete water efficiency upgrades. Eligible indoor and outdoor efficiency upgrades include, but are not limited to, high-efficiency clothes washers, rotating spray nozzles, and water-based irrigation controllers.

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1.0 AT RISK AFFORDABLE HOUSING

State law requires that the City identify, analyze, and propose programs to preserve existing multifamily rental units that are eligible to convert to non-low-income housing uses due to termination of subsidy contract, mortgage prepayment, or expiring use restrictions during the next ten years. Consistent with State law, this section identifies publicly assisted housing units in Chula Vista, analyzes their potential to convert to market rate housing uses, and analyzes the cost to preserve or replace those units.



1.1 Publicly Assisted Housing

The City maintains programs to provide quality housing affordable to different income groups for a healthy and sustainable community. Local affordable housing funds have been used to assist in providing affordable housing. Table D-1 lists those projects in Chula Vista that are required to be evaluated in the Housing Element. The Development Services Department Housing Division staff monitors tenant and landlord compliance with affordability requirements that stem from the City of Chula Vista's (City) Balanced Communities ("Inclusionary Housing") Policy, Affordable Housing Density Bonus program, and financial support, including bond financing, from the Chula Vista Housing Authority.

Two projects are eligible to convert to market-rate units due to expiring affordability restrictions within 10 years and are considered to be "at risk." Park Village Apartments for families and Rolling Hills Garden apartments for seniors will be expiring within the next ten years. At-risk units were developed under a State of California Housing and Community Development Family

Demonstration Program, with financial assistance from the City's former Redevelopment Agency, and another under the City's Balanced Communities Policy.

Table D-1

Summary of Affordable Housing Developments

Development Name	Type	Affordability Expiration Date	Funding Source	Restricted Units
Park Village Apts	Family	6/4/2021	LIHTC/RDA/HCD Family Demonstration Program	28
Rolling Hills Ranch Garden Apts	Senior 55+	3/22/2022	Inclusionary	104
Tavera	Family	3/11/2033	Inclusionary	10
Village of Escaya Residences	Family	9/25/2039	Inclusionary	30
Kingswood Manor	Family	9/12/2049	Density Bonus	10
Casa Nueva Vida II	Special Needs	11/14/2049	HOME and LOW MOD	12
Villa Serena Apts	Senior 55+	5/1/2051	LIHTC/Bond	131
Trolley Trestle	Special Needs	12/7/2054	HOME/RDA	17
Sunrose Apts	Family	12/1/2056	LIHTC/Bond	89
Harvest Ridge Apts	Senior 55+	12/1/2056	LIHTC/Bond	179
Brisa del Mar	Family	5/12/2058	LIHTC/Bond/RDA/HOME/Joe Serna	105
Rancho Buena Vista	Family	10/1/2058	LIHTC/BOND/Inclusionary	149
Teresina Apts	Family	4/1/2061	Bond	90
Oxford Terrace Apts.	Family	11/1/2062	LIHTC/Bond/Project Based Section 8 Vouchers	105
Seniors on Broadway	Senior 62+	1/15/2063	LIHTC/HOME	40
The Landings I	Family	10/1/2063	LIHTC/Bond/MHP/HOME/Inclusionary	91
Los Vecinos	Family	4/13/2064	LIHTC/RDA /Density Bonus	41
Colorado Apts	Special Needs	3/30/2065	NSP	2
Glover Apts	Special Needs	4/10/2065	NSP	4
Muncey Manor	Special Needs	7/28/2065	CDBG	7
Palomar Apts	Family	2/16/2066	LIHTC/Bond	0
The Landings II	Family	6/30/2066	LIHTC/Bond/HOME/RDA/Inclusionary	141
Congregational Tower	Senior 62+	3/13/2068	Bond/LIHTC	184
Garden Villas Apts	Senior 62+	6/1/2069	LIHTC/Bond	99
Lofts on Landis	Family	1/15/2071	HOME and NSP	31
Trolley Terrace Townhomes	Family	1/18/2074	LIHTC/Bond/HOME	17
Cordova Apts	Family	1/18/2074	LIHTC/Bond	39

Table D-1

Summary of Affordable Housing Developments

Development Name	Type	Affordability Expiration Date	Funding Source	Restricted Units
St. Regis Apartments	Family	6/27/2074	Bond/LIHTC/RDA	118
Duetta	Family	12/31/2087	LIHTC/BOND/Inclusionary/HOME/RDA	86
Volta	Senior 62+	12/31/2087	LIHTC/BOND/Inclusionary/RDA	121
Casa Nueva Vida I	Family	08/17/2023[1]		13
Regency	Special Needs	11/10/2028[1]	HOME	1
Concord	Special Needs	11/10/2028[1]	HOME and LOW MOD	1
Dorothy Street Manor	Family	Perpetuity	Public Housing	0
Town Center Manor	Senior 62+	Perpetuity	Public Housing	0
L Street Manor	Family	Perpetuity	Public Housing	0
Melrose Manor	Family	Perpetuity	Public Housing	0

Source: City of Chula Vista DSD Housing Division (2019)

1.2 Resources for Preserving Affordable Units

Available public and non-profit organizations with funds available to preserve assisted housing developments include San Diego County, the City of Chula Vista and its Housing Authority, and various non-profit developers, including Wakeland Housing and Development, Community Housing Works, and Habitat for Humanity. Financial resources available include bond financing, as well as CDBG and HOME funds, and Balanced Community funds. These options depend on the availability of resources at the time the development is eligible to convert to market-rate.



[1] Agreements provides for the extension of the restrictive covenants in additional 5 year increments.

Lastly, the State of California Housing and Community Development Department regulates the process that owners of assisted housing developments must follow when units are at risk of converting to market-rate. In accordance with State Law, if an owner of an assisted housing development decides to terminate a subsidy contract, dispose of the assisted housing development, or if the rental restrictions will expire, the owner must first contact an entity that is qualified to preserve at-risk housing and provide a notice of an opportunity for that qualified entity to offer purchase of the property, in an effort to preserve affordability of the property. The State maintains a list of Qualified Entities who are interested in purchasing assisted multifamily housing projects. The current list of Qualified Entities, HCD's current list of Qualified Entities, HPD 00-01 (XLS) , is periodically updated. For more information related to preservation of multifamily affordable housing stock, please visit the HCD's website at https://www.hcd.ca.gov/policy-research/preserving-existing-affordable-housing.shtml.

1.3 Preservation Strategies

The appropriate preservation options depend largely on the type of project at risk and the type of financing used to make the units affordable. Options to preserve units could involve providing financial incentives to the project owners to extend low-income use restrictions, purchasing affordable housing units by a non-profit or public agency, or providing local subsidies to offset the difference between affordable and market rate.

Local Rental Subsidy

An option for preserving the 130 units at-risk during the planning period is to provide a local rental subsidy to residents. This method would be utilized to retain the affordability of the units via the provision of assistance to residents when their affordable units convert to market rate. State or local rent subsidies can be utilized to maintain the affordability of these units. Such subsidies can be a in a form of a voucher or payment similar to the Section 8 program. To determine the need subsidy, Fair Market Rates were compared to "affordable rents", as defined by California Health and Safety Code Section 50053. Table D-2 provides an estimate of the required subsidy by unit type.

Table D-2
ESTIMATED MONTHLY SUBSIDY TO PRESERVE "AT-RISK" UNITS

Unit Size	FMR	Affordable Rent[2]	Difference	Number of Units	Monthly Subsidy	Annual Subsidy
Studio	$1,404	$973.00	$431.00	0	$0	$0
1-Bdrm	$1,566	$1,112.00	$454.00	96	$43,584	$523,008
2-Bdrms	$2,037	$1,251.00	$786.00	27	$21,222	$254,664
3-Bdrms	$2,894	$1,390.00	$1,504.00	9	$13,536	$162,432
TOTAL				132	$78,342	$940,104
					55 year subsidy	$51,705,720

Notes:
[2] **Units are assumed as occupied by low income households with affordable rent calculated at 30% of income.**

Source: HUD Income Limits and FMR (2020)

1.4 Replacement Cost Analysis

A general rule of thumb suggests that the cost of preserving existing units is more cost effective than replacing units through new construction. Replacement of these units with rehabilitated units may be cost effective in some instances.

Based upon information provided by the local development community, brokers and housing developers, replacement costs for multi-family units have been estimated. Construction cost estimates include all hard and soft cost associated with construction in addition to per unit land costs. The analysis assumes the replacement units are garden style apartments with parking provided on-site. Square footage has been estimated as the average unit size per the prevailing sales in the region. Land costs have been determined on a per unit basis. Table D-3 provides a summary of estimated replacement costs per unit.



Table D-3
REPLACEMENT COSTS BY UNIT TYPE

Unit Size	Cost per Square Foot ($)[3]	Avg Sq Ft/Unit	Replacement Cost per Unit[2]	Number of Units	Total Replacement Cost
Studio	$385	500	$192,500	0	$0
1-Bdrm	$385	700	$269,500	96	$25,872,000
2-Bdrms	$385	900	$346,500	27	$9,355,500
3-Bdrms	$385	1,100	$423,500	9	$3,811,500
				132	**$39,039,000**

Notes:
[3] Cost Analysis based on average total development cost per unit for projects financed by the Chula Vista Housing Authority during 2019-2020.

Source: City of Chula Vista DSD Housing Division (2020)

1.0 AT RISK AFFORDABLE HOUSING

State law requires that the City identify, analyze, and propose programs to preserve existing multifamily rental units that are eligible to convert to non-low-income housing uses due to termination of subsidy contract, mortgage prepayment, or expiring use restrictions during the next ten years. Consistent with State law, this section identifies publicly assisted housing units in Chula Vista, analyzes their potential to convert to market rate housing uses, and analyzes the cost to preserve or replace those units.



1.1 Publicly Assisted Housing

The City maintains programs to provide quality housing affordable to different income groups for a healthy and sustainable community. Local affordable housing funds have been used to assist in providing affordable housing. Table D-1 lists those projects in Chula Vista that are required to be evaluated in the Housing Element. The Development Services Department Housing Division staff monitors tenant and landlord compliance with affordability requirements that stem from the City of Chula Vista's (City) Balanced Communities ("Inclusionary Housing") Policy, Affordable Housing Density Bonus program, and financial support, including bond financing, from the Chula Vista Housing Authority.

Two projects are eligible to convert to market-rate units due to expiring affordability restrictions within 10 years and are considered to be "at risk." Park Village Apartments for families and Rolling Hills Garden apartments for seniors will be expiring within the next ten years. At-risk units were developed under a State of California Housing and Community Development Family

Demonstration Program, with financial assistance from the City's former Redevelopment Agency, and another under the City's Balanced Communities Policy.

Table D-1

Summary of Affordable Housing Developments

Development Name	Type	Affordability Expiration Date	Funding Source	Restricted Units
Park Village Apts	Family	6/4/2021	LIHTC/RDA/HCD Family Demonstration Program	28
Rolling Hills Ranch Garden Apts	Senior 55+	3/22/2022	Inclusionary	104
Tavera	Family	3/11/2033	Inclusionary	10
Village of Escaya Residences	Family	9/25/2039	Inclusionary	30
Kingswood Manor	Family	9/12/2049	Density Bonus	10
Casa Nueva Vida II	Special Needs	11/14/2049	HOME and LOW MOD	12
Villa Serena Apts	Senior 55+	5/1/2051	LIHTC/Bond	131
Trolley Trestle	Special Needs	12/7/2054	HOME/RDA	17
Sunrose Apts	Family	12/1/2056	LIHTC/Bond	89
Harvest Ridge Apts	Senior 55+	12/1/2056	LIHTC/Bond	179
Brisa del Mar	Family	5/12/2058	LIHTC/Bond/RDA/HOME/Joe Serna	105
Rancho Buena Vista	Family	10/1/2058	LIHTC/BOND/Inclusionary	149
Teresina Apts	Family	4/1/2061	Bond	90
Oxford Terrace Apts.	Family	11/1/2062	LIHTC/Bond/Project Based Section 8 Vouchers	105
Seniors on Broadway	Senior 62+	1/15/2063	LIHTC/HOME	40
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Source: City of Chula Vista DSD Housing Division (2020)

APPENDIX E. AFFIRMATIVELY FURTHERING FAIR HOUSING (AFFH) ASSESSMENT

A. Introduction and Overview of AB 686

In 2017, Assembly Bill 686 (AB 686) introduced an obligation to affirmatively further fair housing (AFFH) into California state law. AB 686 defined "affirmatively further fair housing" to mean "taking meaningful actions, in addition to combat discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity" for persons of color, persons with disabilities, and other protected classes. The Bill added an assessment of fair housing to the Housing Element which includes the following components:

- A summary of fair housing issues and assessment of the jurisdiction's fair housing enforcement and outreach capacity;
- An analysis of segregation patterns and disparities in access to opportunities,
- An assessment of contributing factors; and
- An identification of fair housing goals and actions.

B. Assessment of Fair Housing Issues

1. Fair Housing Enforcement and Outreach

San Diego County jurisdictions are served by two fair housing service providers, CSA San Diego (CSA) and Legal Aid Society of San Diego (LASSD), that investigate and resolve discrimination complaints, conduct discrimination auditing and testing, and education and outreach, including the dissemination of fair housing information such as written material, workshops, and seminars. These service providers also provide landlord/tenant counseling, which is another fair housing service that involves informing landlords and tenants of their rights and responsibilities under fair housing law and other consumer protection regulations, as well as mediating disputes between tenants and landlords. As shown on the City's website and the 2020 AI, the City of Chula Vista has committed to enforcing federal and State fair housing laws including the federal Fair Housing Act and California Fair Employment and Housing Act of 1959 which protects individuals from discrimination on the basis of ancestry, age, sexual orientation, gender identity, marital status, familial status, and source of income.

Chula Vista is served by CSA for fair housing services, including outreach and education. Between 2014 and 2019, CSA served 6,279 San Diego County residents, including 1,329 Chula Vista residents. Of the clients CSA served in San Diego County, 83% were extremely low income (earning less than 30% of the area median income), and 12% were low income (earning between 30% and 50% of the area median income).

In 2018, CSA received a $300,000 Fair Housing Initiatives Program (FHIP) grant from HUD to carry out investigations and other enforcement activities to prevent or eliminate discriminatory housing practices. CSA's efforts during the last year included the following cases that were specific to the City of Chula Vista:

- Assisted a disabled female who was denied rental of a unit on the grounds of her disability and having an emotional support animal. CSA advocated her Fair Housing rights through Reasonable Accommodation. In addition, CSA reported the violation to DFEH.
- Assisted a single mother with a disabled daughter who was refused rental at a mobile home park due to 55+ age occupancy rules. CSA started advocating for this case.
- Assisted an elderly Asian-American male discriminated against on religion and national origin. CSA referred this violation of Fair Housing Rights violations to HUD.
- Assisted a male head of household refused tenancy in a low-income housing development based on familial Status. CSA advocated mediation and a resolution with management.

The City of Chula Vista's Housing Division continues to support CSA by allocating $60,000 in annual CDBG funding. This is an increase over previous allocations. The City will continue to fund CSA efforts with CDBG funding on an annual basis through the eight years of this housing element. This additional funding source will support the activities and efforts identified in the City's 2021-2019 Housing Element.

HUD maintains a record of all housing discrimination complaints filed in local jurisdictions. These grievances can be filed on the basis of race, color, national origin, sex, disability, religion, familial status and retaliation. From October 1, 2014 to September 30, 2019, 414 fair housing complaints in San Diego County were filed with HUD. Only 7% (29 cases) were filed by Chula Vista residents. In the County and City of Chula Vista, disability-related discrimination was the most commonly reported—comprising 53% of all cases in the County and 51.4% of Chula Vista cases. In Chula Vista, five discrimination cases were filed on the basis of familial status (14.3%), four on the basis of retaliation (11.4%), three on the basis of national origin (8.6%), and two on the basis of race (5.7%).

The 2020 Regional Analysis of Impediments to Fair Housing Choice (Regional AI) cited that between FY 2015 and FY 2020, eight sites in Chula Vista tested for discrimination based on race, familial status, disability, and gender. Of the eight sites tested, one showed differential treatment based on race, four were inconclusive, and three showed no differential treatment.

The 2020 Regional AI found that outreach services were also inadequate in the region as residents may find it hard to navigate the service system and identify the appropriate agency to contact. The City of Chula Vista advertises fair housing services through placement of a fair housing services brochure at public counters and includes a link to CSA on its website. The Chula Vista City website also includes a description on how to file a discrimination complaint.

2. Integration and Segregation

Race and Ethnicity

Ethnic and racial composition of a region is useful in analyzing housing demand and any related fair housing concerns, as it tends to demonstrate a relationship with other characteristics such as household size, locational preferences, and mobility. According to the 2015-2019 American Community Survey (ACS), approximately 83.2% of the Chula Vista population belongs to a racial or ethnic minority group, an increase from 77.8% during the 2006-2010 ACS. Chula Vista has a much larger racial/ethnic minority population compared to the County, where only 54.4% of residents belong to a racial/ethnic minority group.

HUD tracks racial or ethnic dissimilarity trends for Chula Vista and the San Diego County region. Dissimilarity indices show the extent of distribution between two groups, in this case racial/ethnic groups, across census tracts. The following shows how HUD views various levels of the index:

- <40: Low Segregation
- 40-54: Moderate Segregation
- >55: High Segregation

The indices for Chula Vista and San Diego County from 1990 to 2020 are shown in **Table E-1**. Dissimilarity between non-White and White communities in Chula Vista and throughout the San Diego County region has worsened since 1990. However, segregation is significantly lower for all racial/ethnic groups in Chula Vista compared to the County. Based on HUD's definition of the various levels of the index, segregation between all racial/ethnic groups is low. Countywide, segregation is considered moderate for all racial/ethnic groups.

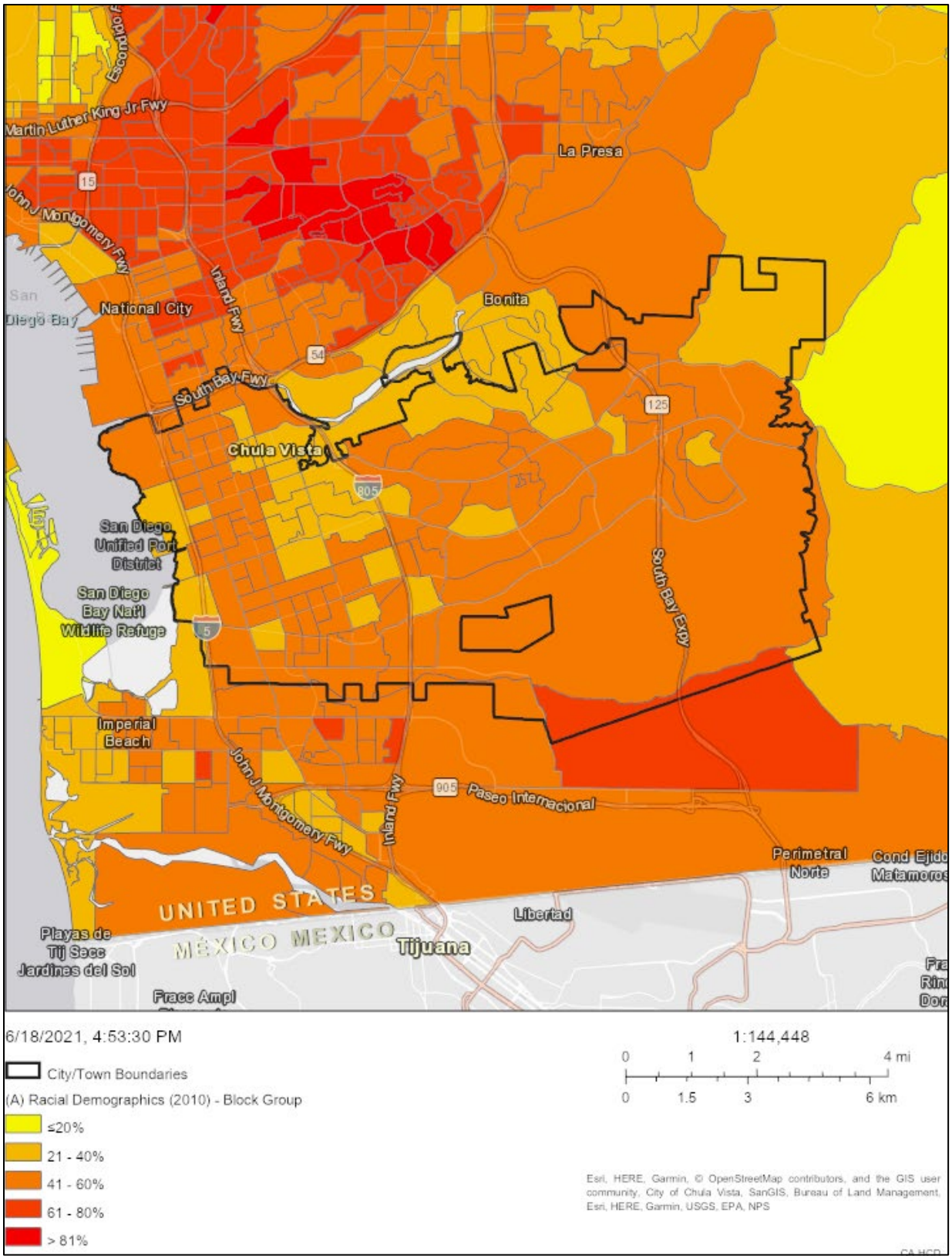
Ethnic and racial composition of a region is useful in analyzing housing demand and any related fair housing concerns, as it tends to demonstrate a relationship with other characteristics such as household size, locational preferences, and mobility. **Figure E-1** compares racial or ethnic minority concentrations in Chula Vista in 2010 and 2018. Chula Vista has seen an increase in racial/ethnic minority populations Citywide. Currently, nearly all block groups in the City have minority populations over 81%. In 2010, racial/ethnic minority concentrations ranged from 21 to 60% in most block groups. There is currently only one block group in the City with a minority concentration below 61%, located in the northwestern section of the City.

Table E-1: Racial/Ethnic Dissimilarity Index

	1990	2000	2010	2020
Chula Vista				
Non-White/White	17.81	20.12	20.26	21.39

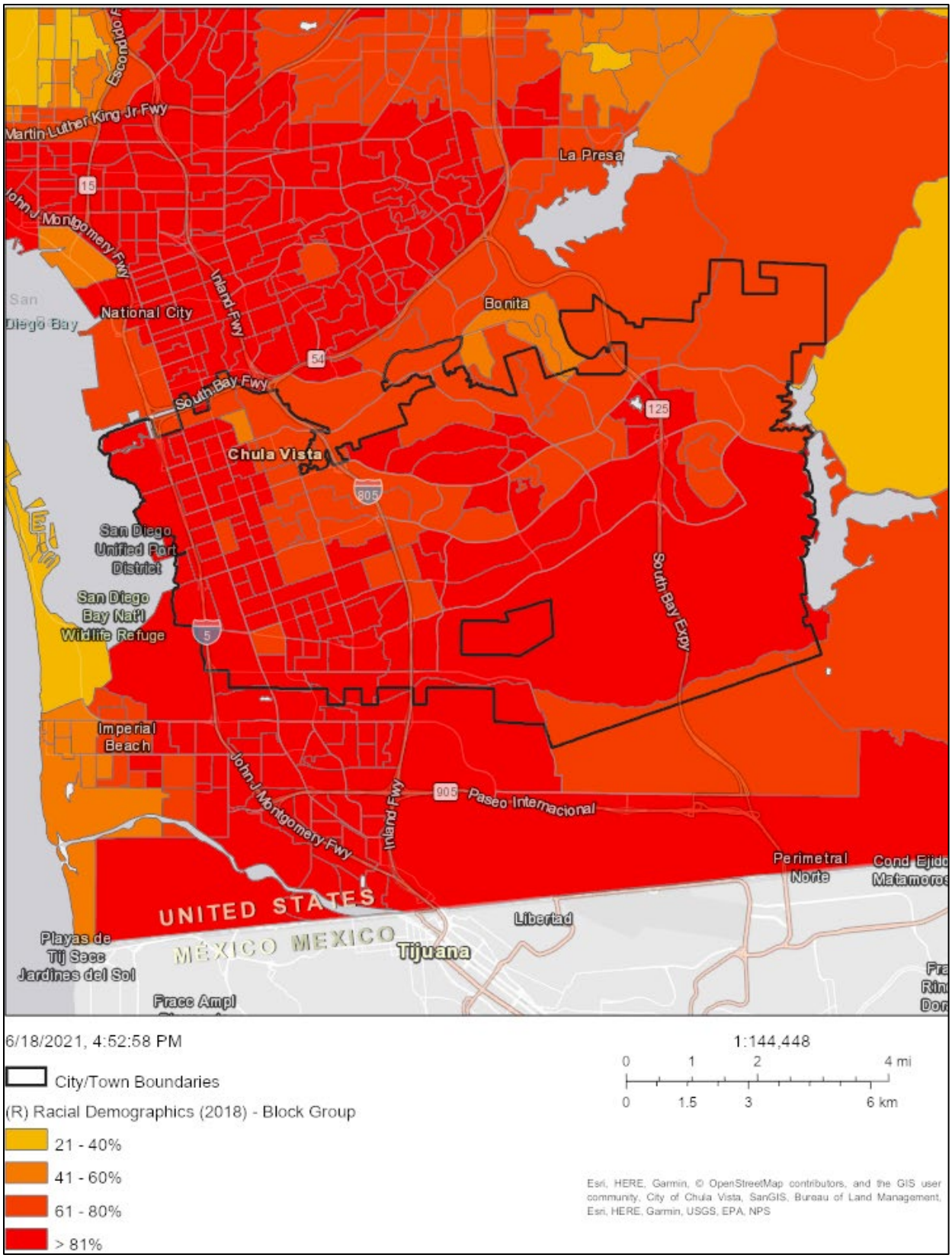
Black/White	27.83	24.60	23.36	26.86
Hispanic/White	20.08	25.05	22.97	23.91
Asian or Pacific Islander/White	23.26	29.21	31.03	34.79
San Diego County				
Non-White/White	43.40	45.18	42.85	46.42
Black/White	58.00	53.80	48.37	54.08
Hispanic/White	45.22	50.59	49.61	51.74
Asian or Pacific Islander/White	48.06	46.83	44.38	49.75
Source: HUD AFFH Database, 2020.				

Figure E-1: (A) Racial/Ethnic Minority Concentrations (2010)



CITY OF CHULA VISTA

(B) Racial/Ethnic Minority Concentrations (2018)



Source: HCD Data Viewer, 2021.

Disability

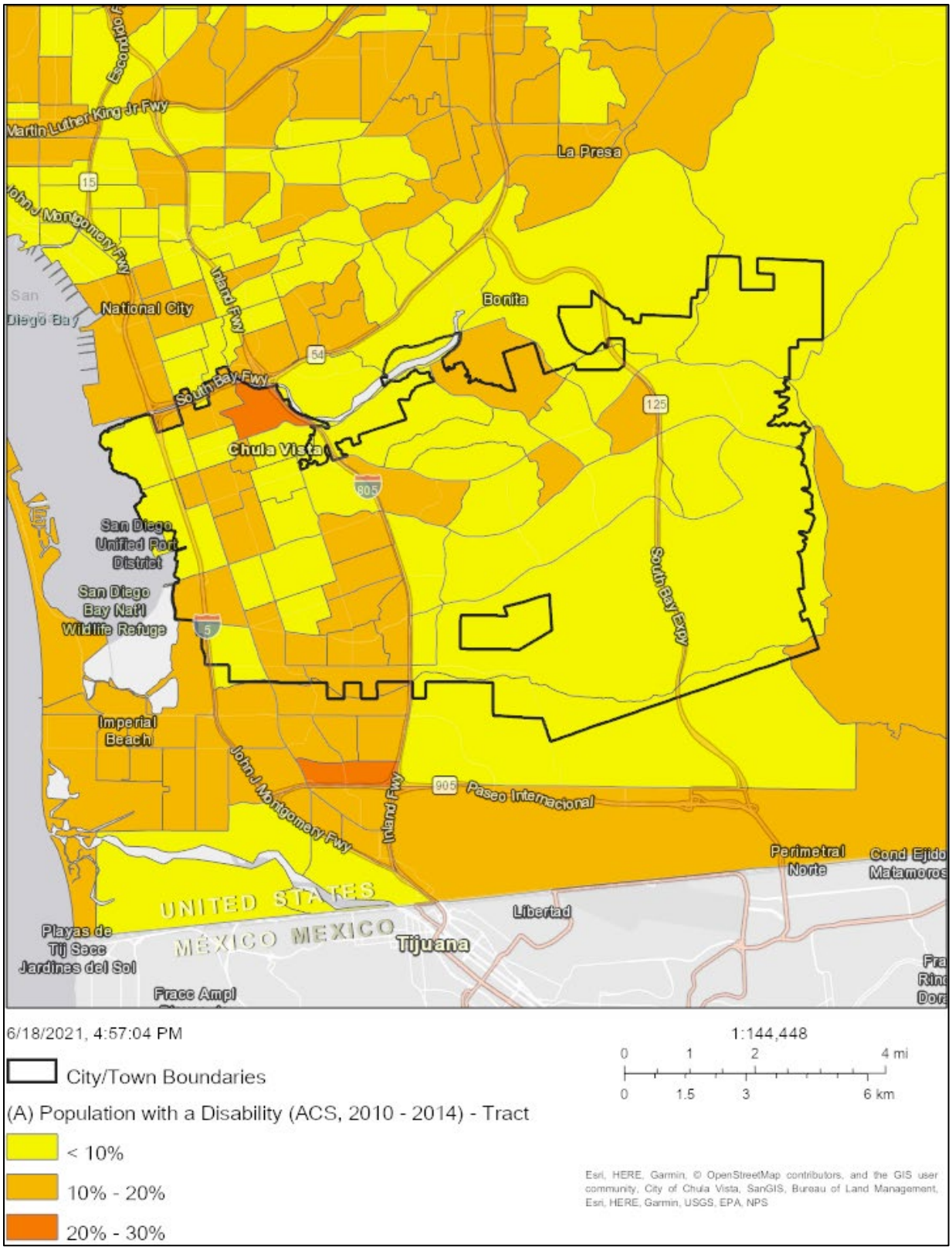
According to the 2015-2019 ACS, approximately 9.7% of Chula Vista residents experience a disability, compared to 9.9% Countywide. Since the 2008-2012 ACS, the disabled population in Chula Vista and the County has increased slightly from 8.9% and 9.3%, respectively. As shown in **Figure E-2** Census tracts with a higher percentage of persons with disabilities are more concentrated in the northern and western sections of the City. Since the 2010-2014 ACS, concentrations of persons with disabilities have decreased in the northwestern section of the City, but increased tracts along the northern City boundary and in some tracts in the central western areas of the City.

Familial Status

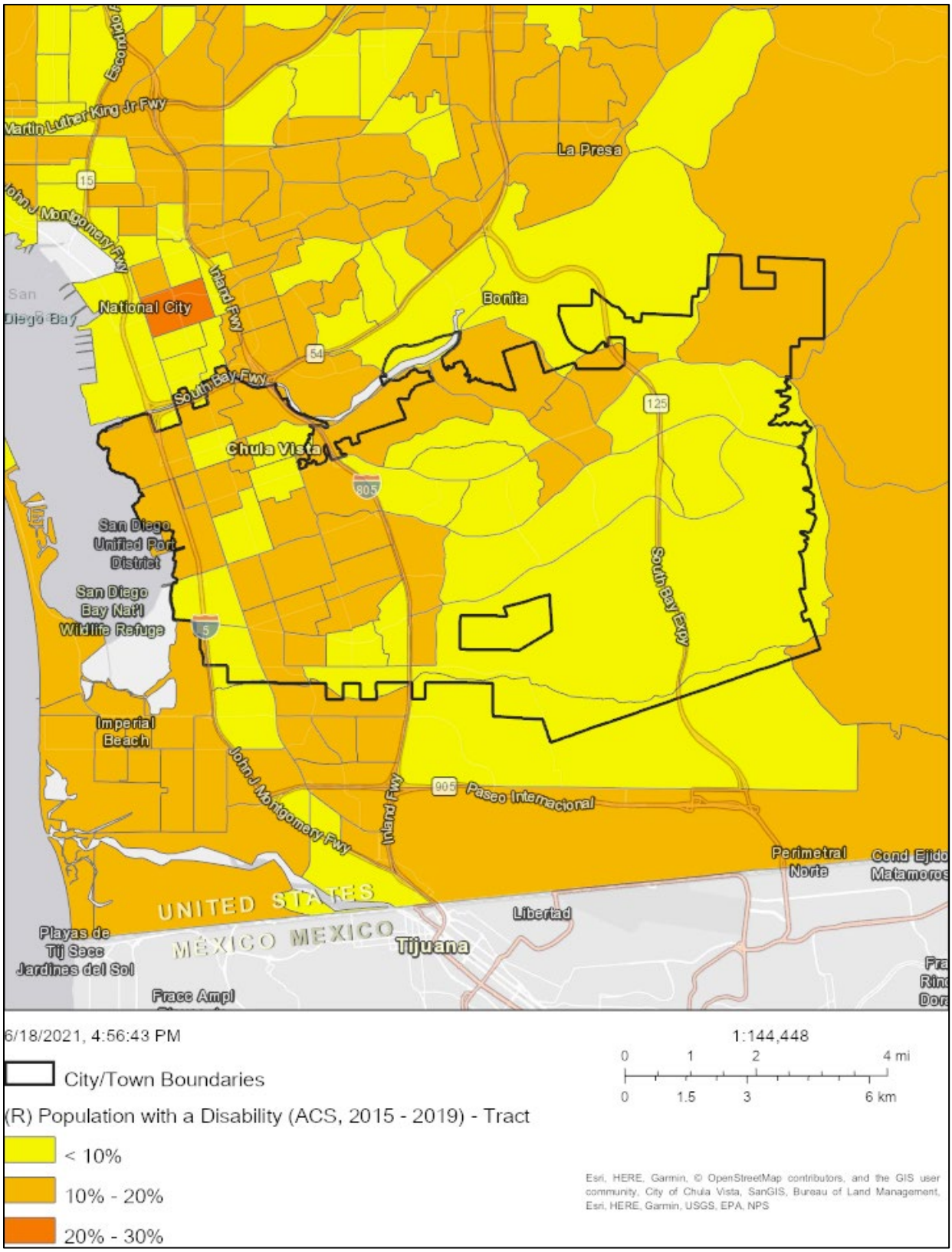
Familial status refers to the presence of children under the age of 18, whether the child is biologically related to the head of household, and the martial status of the head of households. Families with children may face housing discrimination by landlords who fear that children will cause property damage. Some landlords may have cultural biases against children of the opposite sex sharing a bedroom. Differential treatments such as limiting the number of children in a complex or confining children to a specific location are also fair housing concerns. Approximately 40.1% of Chula Vista households have one or more children under the age of 18. The City's share of households with children is higher than the County (29.7%), and the neighboring cities of El Cajon (35.7%), Imperial Beach (29.7%), La Mesa (26%), National City (30.7%), and the City of San Diego (26.5%).

Single parent households are also protected by fair housing law. Approximately 11% of households in the City are single-parent households compared to only 8% Countywide. Female-headed households with children require special consideration and assistance because of their greater need for affordable housing and accessible day care, health care, and other supportive services. Over 8% of households in Chula Vista are single female-headed households with children, more than the 5.7% throughout the County. As shown in **Figure E-3** the northeastern side of the City has higher concentrations of Children in married-couple households. **Figure E-4** shows the percentage of Children in female-headed households. Four tracts in the northwestern section of the City and one tract in the southwestern section of the City have higher populations of Children in female-headed households compared to the rest of the City. Between 40 and 60% of children in these tracts live in female-headed households.

Figure E-2: (A) Concentration of Persons with Disabilities (2010-2014)

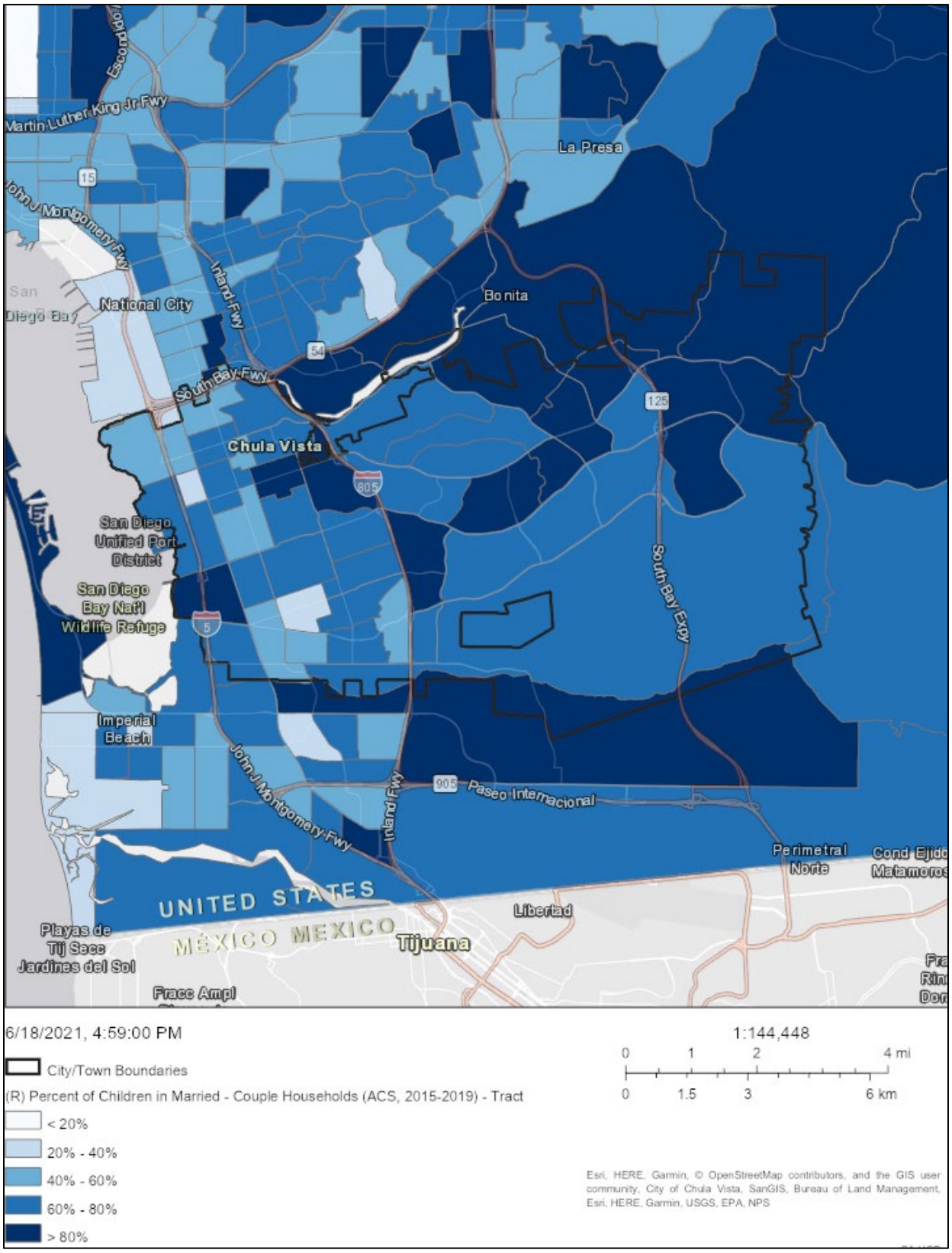


(B) Concentration of Persons with Disabilities (2015-2019)



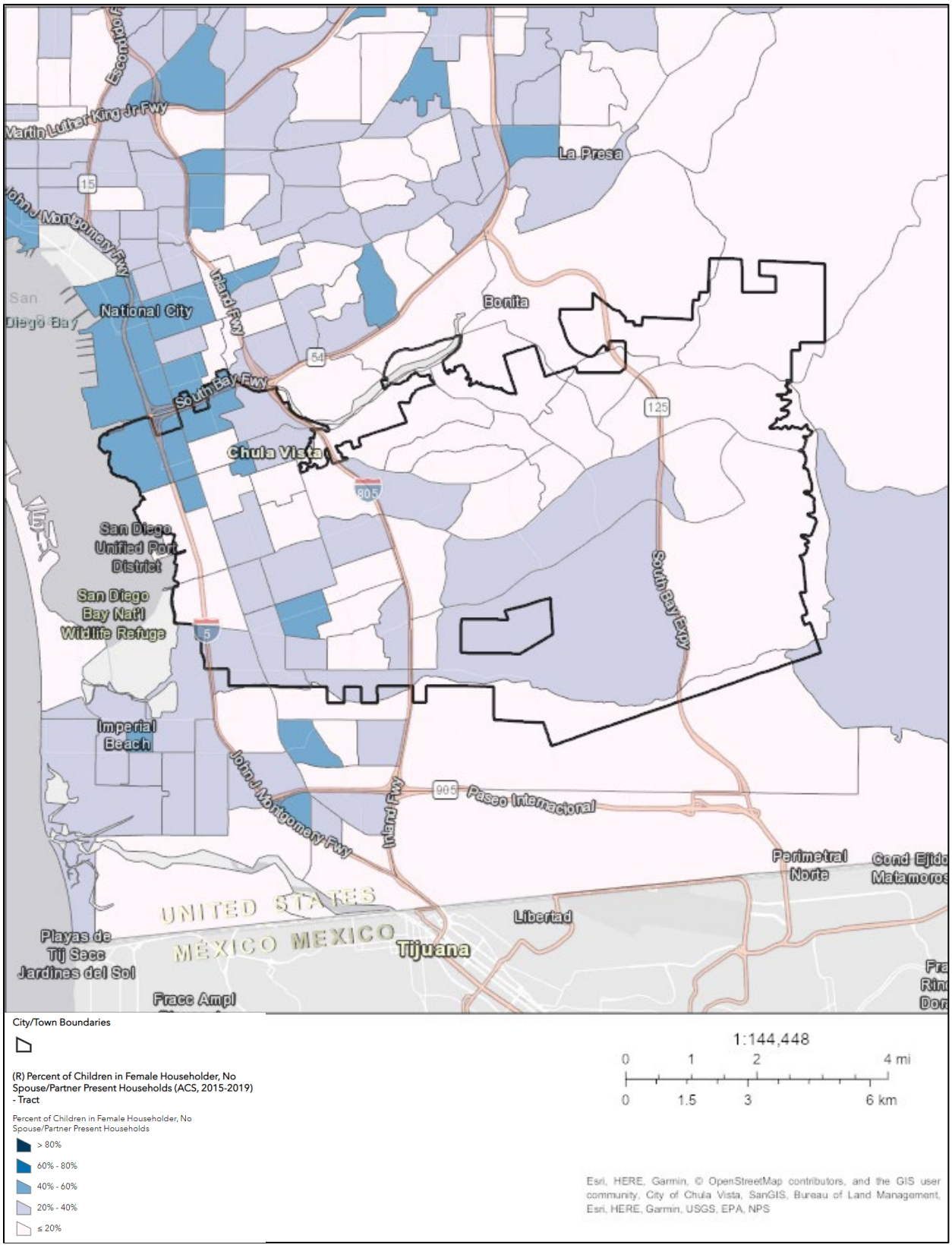
Source: HCD Data Viewer, 2010-2014 & 2015-2019 ACS, 2021.

Figure E-3: Percent of Children in Married Couple Households



Source: HCD Data Viewer, 2015-2019 ACS, 2021.

Figure E-4: Percent of Children in Female-Headed Households



Source: HCD Data Viewer, 2015-2019 ACS, 2021.

Income

Identifying low- or moderate-income (LMI) geographies and individuals is important to overcome patterns of segregation. HUD's 2013-2017 CHAS data (**Table E-2**) shows that 45.6% of Chula Vista households earn 80 percent or less than the area median family income and are considered lower income, slightly higher than 43% of households Countywide. According to the 2015-2019 ACS, the median household income in Chula Vista is $81,272, higher than $78,980 for the County.

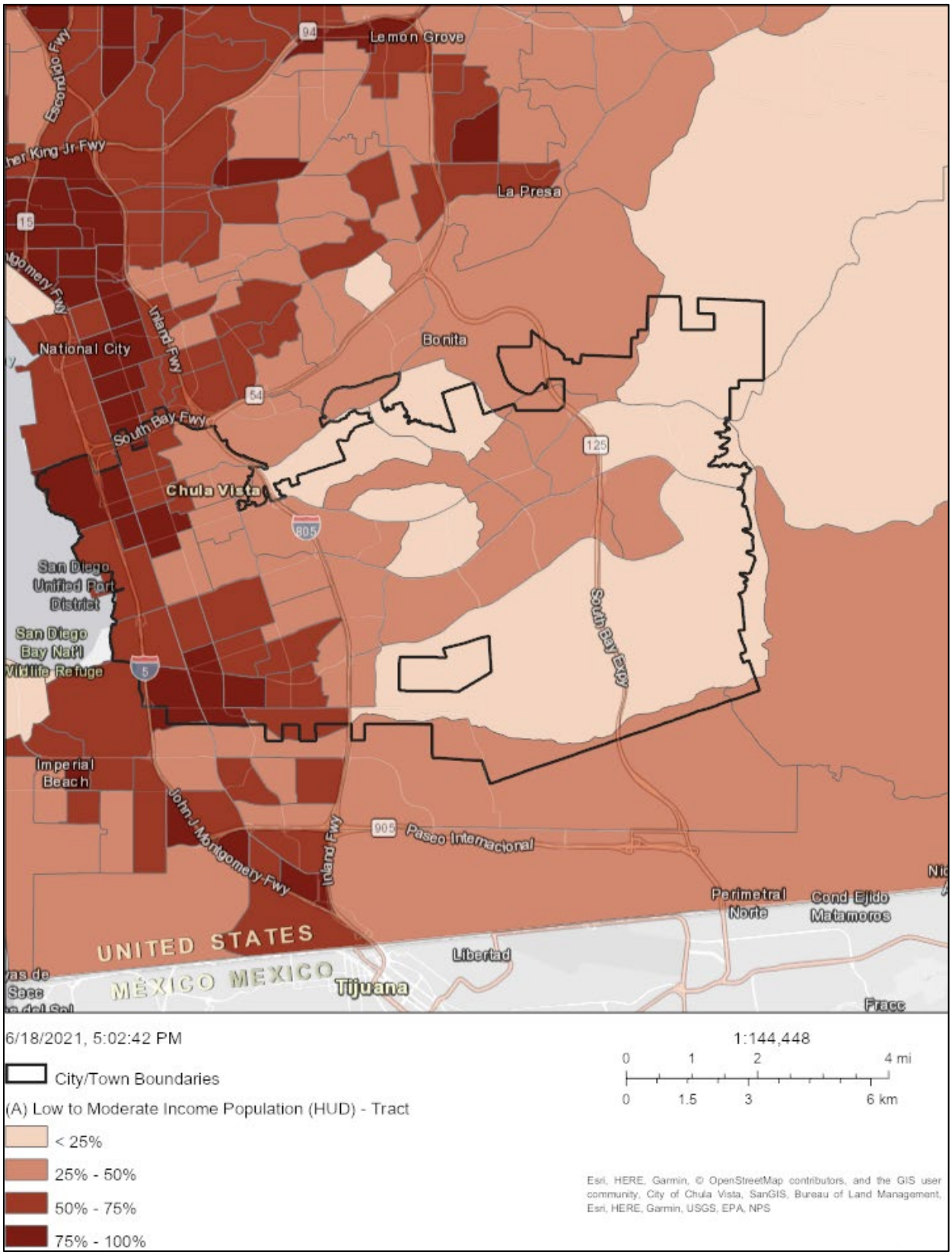
Table E-2: Income Level Distribution

Income Category	Chula Vista		San Diego County	
	Households	Percent	Households	Percent
<30% HAMFI	11,735	15.0%	155,060	13.9%
31-50% HAMFI	10,220	13.0%	136,890	12.3%
51-80% HAMFI	13,820	17.6%	186,170	16.7%
81-100% HAMFI	8,130	10.4%	112,015	10.1%
>100% HAMFI	34,560	44.0%	521,600	46.9%
Total	78,475	100.0%	1,111,740	100.0%

Source: HUD CHAS data (2013-2017 ACS), 2020.

Figure E-5 shows the Lower and Moderate Income (LMI) areas in the City by census tract. HUD defines a LMI area as a census tract or block group where over 51 percent of the population is LMI. Tracts with higher LMI populations are most concentrated on the western side of the City, where LMI households account for 50 to 100% of the tract population. Tracts in the central and eastern areas have significantly lower concentrations of LMI households.

Figure E-5: Concentration of LMI Households



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Source: HCD Data Viewer, HUD LMI Database, 2021.

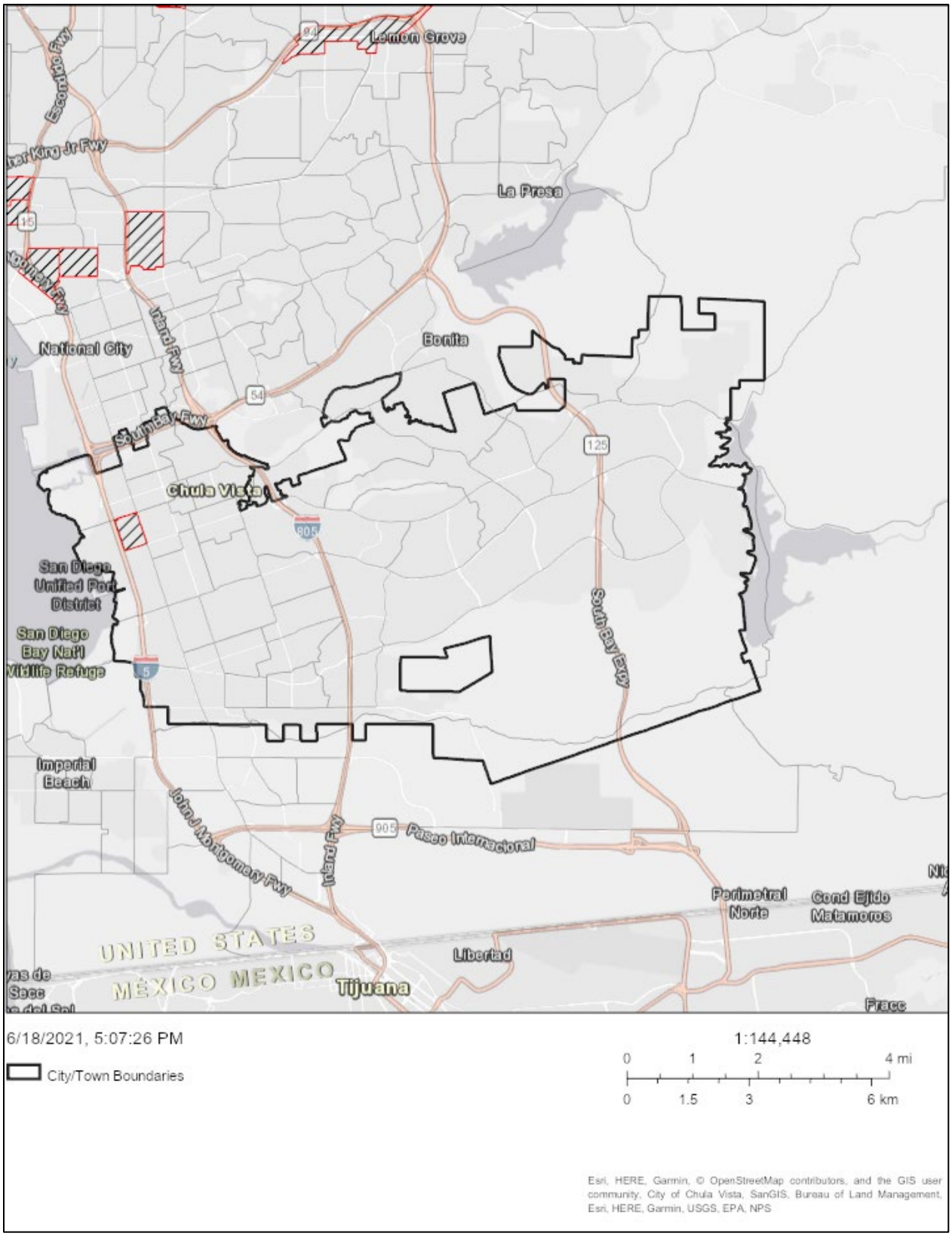
3. Racially or Ethnically Concentrated Areas of Poverty

Racially or Ethnically Concentrated Areas of Poverty (R/ECAPs)

In an effort to identify racially/ethnically concentrated areas of poverty (R/ECAPs), HUD has identified census tracts with a majority non-White population (greater than 50 percent) with a poverty rate that exceeds 40 percent or is three times the average tract poverty rate for the metro/micro area, whichever threshold is lower. According to HUD's 2020 R/ECAP mapping tool based on the 2009-2013 ACS, there is currently one R/ECAPs in Chula Vista located within Census Tract (CT) 125.01. This R/ECAPs is shown in **Figure E-6** below. There are approximately 1,500 housing units within the R/ECAP consisting of single-family homes (11%), multi-family units (50%) and mobile home spaces (39%).

There are approximately 1,200 households within this CT. The median household income is $31,554. This is approximately two-fifths of the average household income in the City of Chula Vista, which is $81,272. Approximately 32.5% of these households are below the poverty line. This is more than triple the citywide poverty rate of 9.6%. In addition to the high rate of poverty, this CT also has a disabled population between 10 and 20% and a concentration of children in female-headed households between 40 and 60% (see **Figure E-2** and **Figure E-4**).

Figure E-6: Racially/Ethnically Concentrated Areas of Poverty



Source: HCD Data Viewer, HUD R/ECAP Database, 2021.

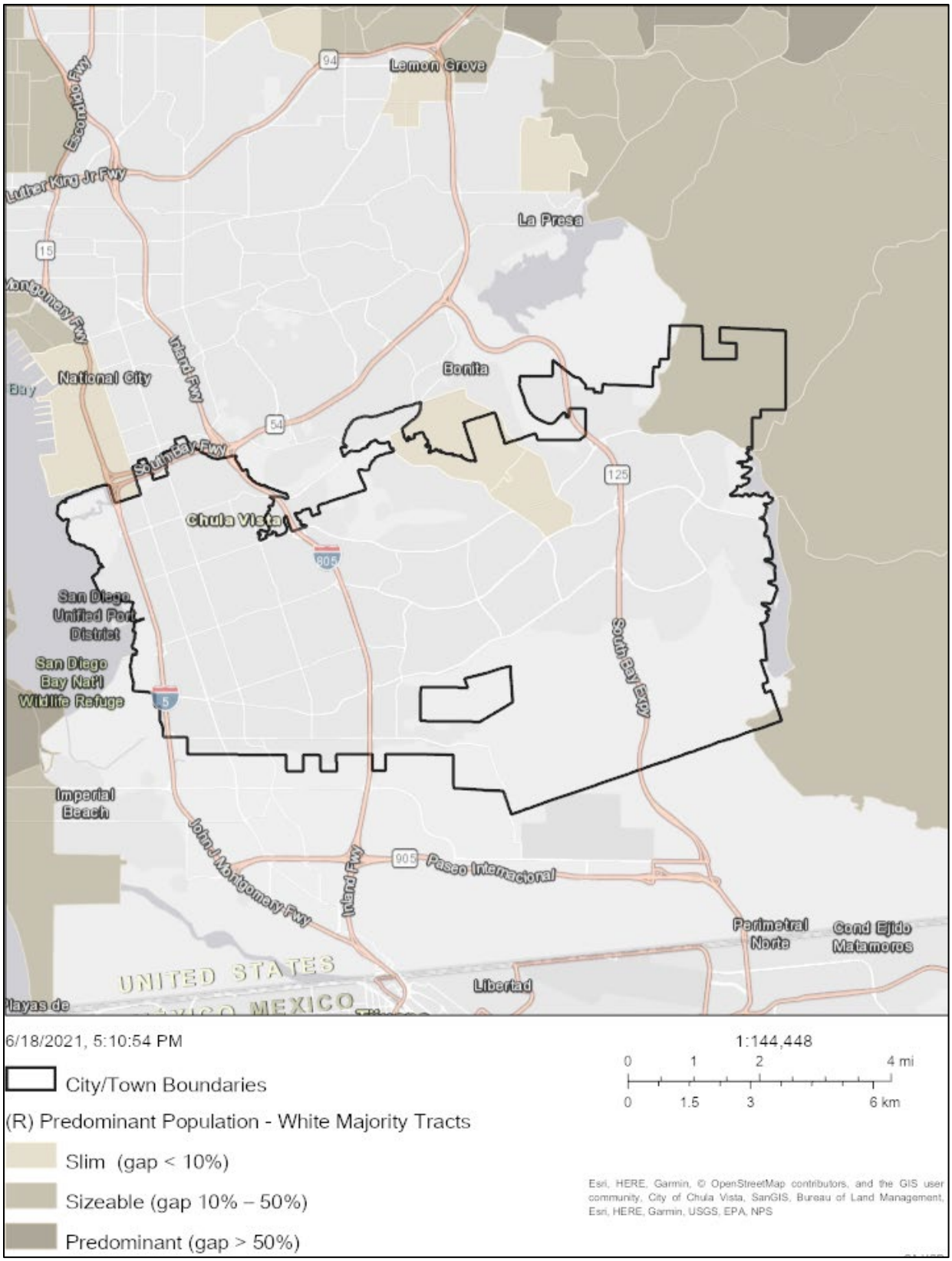
Racially or Ethnically Concentrated Areas of Poverty (RCAAs)

While racially concentrated areas of poverty and segregation (R/ECAPs) have long been the focus of fair housing policies, racially concentrated areas of affluence (RCAAs) must also be analyzed to ensure housing is integrated, a key to fair housing choice. A HUD Policy Paper defines racially concentrated areas of affluence as affluent, White communities.[1] According to this report, Whites are the most racially segregated group in the United States and "in the same way neighborhood disadvantage is associated with concentrated poverty and high concentrations of people of color, conversely, distinct advantages are associated with residence in affluent, White communities." Based on their research, HCD defines RCAAs as census tracts where 1) 80 percent or more of the population is white, and 2) the median household income is $125,000 or greater (slightly more than double the national median household income in 2016).

Figure E-7 shows predominantly White populations by census tract and **Figure E-8** shows median income by block group. There are only three White majority tracts in Chula Vista located along the northern City boundary. The White predominant tract in the northeastern corner of the City also has a median income exceeding $125,000 and is therefore considered a RCAA. The median income on the eastern side of the City is generally higher than the western side, where most block groups have a median income below the 2020 State average of $84,100.

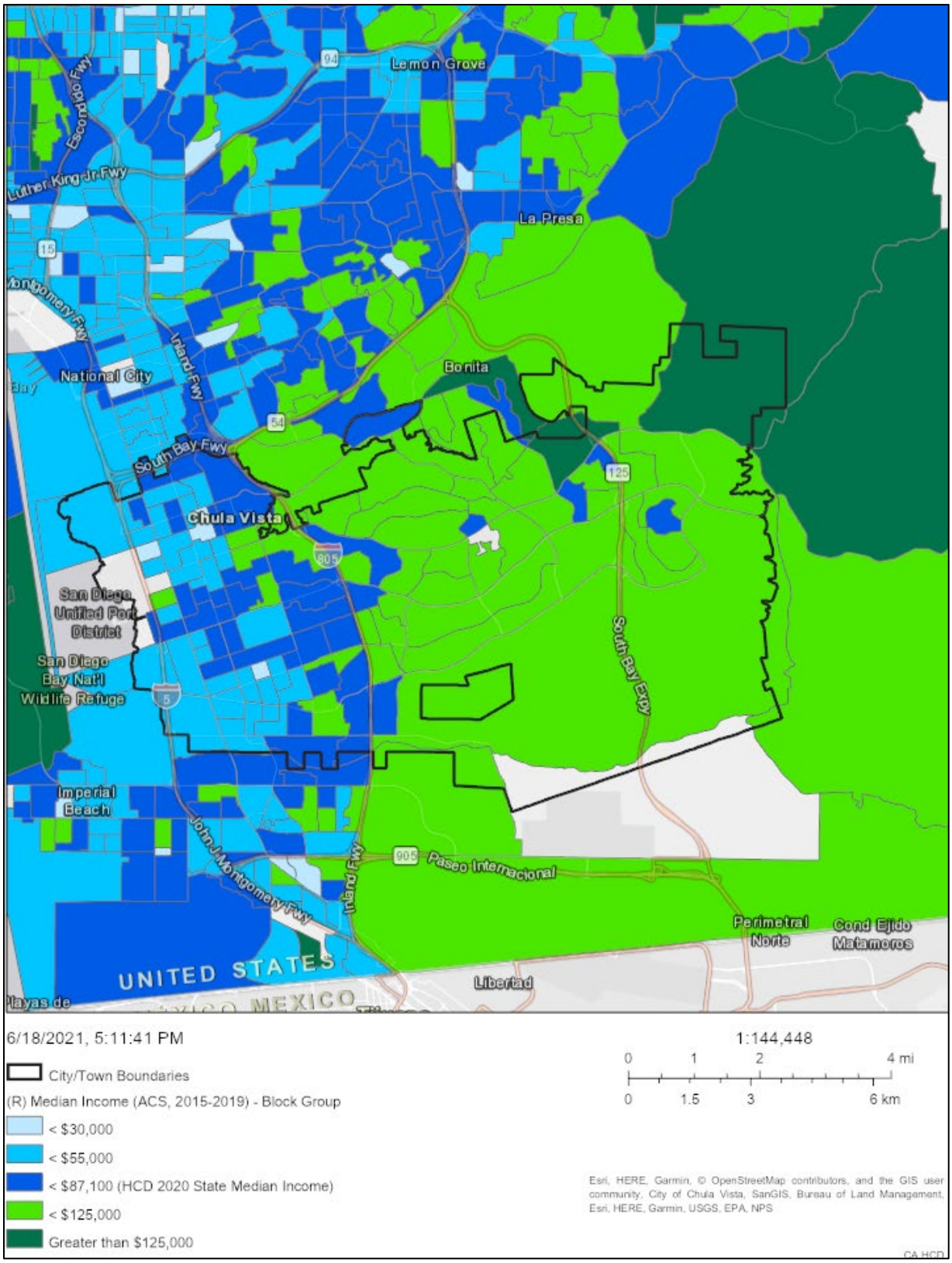
[1] Goetz, Edward G., Damiano, A., & Williams, R. A. (2019) Racially Concentrated Areas of Affluence: A Preliminary Investigation.' Published by the Office of Policy Development and Research (PD&R) of the U.S. Department of Housing and Urban Development in Cityscape: A Journal of Policy Development and Research (21,1, 99-124).

Figure E-7: White Predominant Areas



Source: HCD Data Viewer, 2021.

Figure E-8: Median Income



Source: HCD Data Viewer, 2015-2019 ACS, 2021.

4. Access to Opportunities

HUD developed an index for assessing fair housing by informing communities about disparities in access to opportunity based on race/ethnicity and poverty status. **Table E-3** shows index scores for the following opportunity indicator indices (values range from 0 to 100):

- **Low Poverty Index:** The higher the score, the less exposure to poverty in a neighborhood.
- **School Proficiency Index:** The higher the score, the higher the school system quality is in a neighborhood.
- **Labor Market Engagement Index:** The higher the score, the higher the labor force participation and human capital in a neighborhood.
- **Transit Trips Index:** The higher the trips transit index, the more likely residents in that neighborhood utilize public transit.
- **Low Transportation Cost Index:** The higher the index, the lower the cost of transportation in that neighborhood.
- **Jobs Proximity Index:** The higher the index value, the better access to employment opportunities for residents in a neighborhood.
- **Environmental Health Index:** The higher the value, the better environmental quality of a neighborhood.

In Chula Vista, Hispanic residents are most likely to be impacted by poverty, low labor market participation, and poor environmental quality. Native American residents experience the lowest school proficiency and Asian residents have the least access to employment opportunities. Asian or Pacific Islander communities scored the highest in low poverty, school proficiency, labor market, and environmental health. Black residents are most likely to use public transit and have low transportation costs.

Unlike Chula Vista, White San Diego County residents are least likely to be exposed to poverty, most likely to live near high quality school systems, have the highest labor market participation rate, have the greatest access to employment opportunities, and live in areas with the best environmental quality. In general, racial/ethnic minorities in Chula Vista are exposed to less poverty, better education systems and higher labor market participation rates than the County as a whole.

Table E-3: HUD Opportunity Indicators by Race/Ethnicity							
	Low Poverty	School Proficiency	Labor Market	Transit	Low Transportation Cost	Jobs Proximity	Environmental Health
Chula Vista							
Total Population							
White, Non-Hispanic	61.91	62.74	49.09	74.77	70.25	21.24	32.43
Black, Non-Hispanic	56.81	66.26	48.39	75.71	72.34	22.03	31.32
Hispanic	51.71	60.52	39.70	78.55	74.67	22.43	28.97
Asian or Pacific Islander, Non-Hispanic	65.41	72.80	59.44	72.88	68.42	18.17	32.99
Native American, Non-Hispanic	53.58	59.33	39.86	77.55	74.21	24.15	30.76
Population below federal poverty line							
White, Non-Hispanic	52.71	61.66	43.12	78.27	74.67	25.13	31.41
Black, Non-Hispanic	41.35	53.73	33.10	81.63	80.24	30.30	25.58
Hispanic	38.87	56.68	29.25	82.26	79.43	27.74	26.99
Asian or Pacific Islander, Non-Hispanic	48.83	57.50	35.47	83.01	77.54	19.62	24.94
Native American, Non-Hispanic	53.15	65.06	48.23	77.45	73.97	25.63	31.29
San Diego County							
Total Population							
White, Non-Hispanic	62.30	66.77	61.57	77.90	71.47	54.48	38.38
Black, Non-Hispanic	46.12	48.00	40.77	82.15	75.96	37.78	28.99
Hispanic	42.53	46.46	38.42	79.79	75.05	36.29	30.95
Asian or Pacific Islander, Non-Hispanic	61.36	64.95	60.15	81.51	72.76	48.82	35.24
Native American, Non-Hispanic	50.17	51.21	42.64	72.00	67.42	45.84	43.36
Population below federal poverty line							
White, Non-Hispanic	53.18	60.79	56.51	81.27	76.56	54.09	36.15
Black, Non-Hispanic	32.32	40.63	32.33	87.37	81.22	37.19	25.75
Hispanic	32.09	39.80	31.36	82.71	78.61	36.32	28.83
Asian or Pacific Islander, Non-Hispanic	53.63	62.27	57.50	86.93	80.17	56.79	34.55
Native American, Non-Hispanic	38.86	44.40	42.37	78.76	75.30	41.11	36.24

Source: HUD AFFH Database, 2020.

To assist in this analysis, the Department of Housing and Community Development (HCD) and the California Tax Credit Allocation Committee (TCAC) convened in the California Fair Housing Task Force (Task Force) to "provide research, evidence-based policy recommendations, and other strategic recommendations to HCD and other related state agencies/departments to further the fair housing goals (as defined by HCD)." The Task force has created Opportunity Maps to identify resource levels across the state "to accompany new policies aimed at increasing access to high

opportunity areas for families with children in housing financed with 9% Low Income Housing Tax Credits (LIHTCs)". These opportunity maps are made from composite scores of three different domains made up of a set of indicators. Based on these domain scores, tracts are categorized as Highest Resource, High Resource, Moderate Resource, Moderate Resource (Rapidly Changing), Low Resource, or areas of High Segregation and Poverty. **Table E-4** shows the full list of indicators.

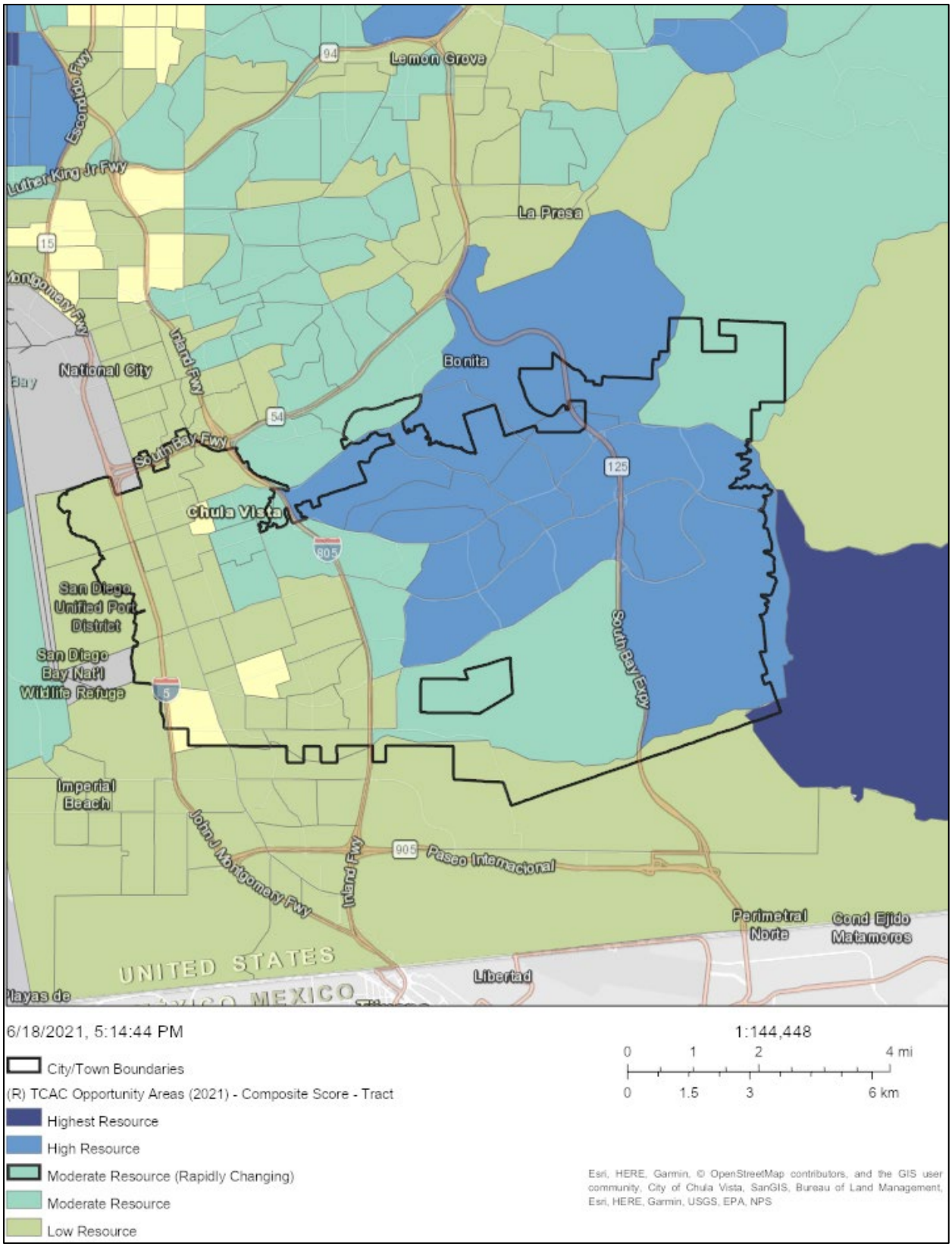
Table E-4: Domains and List of Indicators for Opportunity Maps

Domain	Indicator
Economic	Poverty Adult education Employment Job proximity Median home value
Environmental	CalEnviroScreen 3.0 pollution Indicators and values
Education	Math proficiency Reading proficiency High School graduation rates Student poverty rates
Poverty and Racial Segregation	Poverty: tracts with at least 30% of population under federal poverty line Racial Segregation: Tracts with location quotient higher than 1.25 for Blacks, Hispanics, Asians, or all people of color in comparison to the County

Source: CA Fair Housing Task Force, Methodology for TCAC/HCD Opportunity Maps, December 2020.

Opportunity map scores for Chula Vista census tracts are presented in **Figure E-9**. A majority of the eastern side of the City is categorized as High Resource, the central section of the City is generally categorized as Moderate Resource, and much of the western side is Low Resource. There are three tracts that are categorized as areas of High Segregation and Poverty, all located on the western side of Chula Vista. As described previously, the western side of the City also has areas with higher concentrations of children in female-headed households, LMI households, and median incomes below the 2020 State median (see **Figure E-4**, **Figure E-5**, and **Figure E-8**). The individual scores for the domains described above (economic, environment, and education) are further detailed in the following sections.

Figure E-9: TCAC Opportunity Areas - Composite Score



Source: HCD Data Viewer, TCAC Opportunity Maps, 2021.

Economic

As described previously, the Fair Housing Task Force calculates economic scores based on poverty, adult education, employment, job proximity, and median home values. According to the 2021 Task Force maps presented in **Figure E-10**, tracts with the lowest economic scores are most concentrated on the western side of the City. The tracts with the highest economic scores are located in the northeastern section of the City. As discussed above, many of the tracts on the western side are Low Resource areas or areas of high segregation and poverty.

Education

As described above, the Fair Housing Task Force determines education scores based on math and reading proficiency, high school graduation rates, and student poverty rates. Areas with lower education scores, shown in **Figure E-11**, are generally concentrated in the southwestern section of the City. The eastern side of the City generally received higher education scores exceeding 0.50. The tracts with lower education scores on the western end of the City also received lower economic scores and are categorized as Low Resource.

Environmental

Environmental health scores are determined by the Fair Housing Task Force based on CalEnviroScreen 3.0 pollution indicators and values. **Figure E-12** shows that tracts along the western, eastern, and southern City boundaries have the lowest environmental scores. Tracts in the central and northern parts of Chula Vista have slightly better environmental quality than the rest of the City. The tracts with low environmental scores along the western border also received low economic and education scores and are considered Low Resource areas. The areas along the southern and eastern borders, however, have higher economic and education scores and are mostly categorized as Moderate or High Resource areas.

Transportation

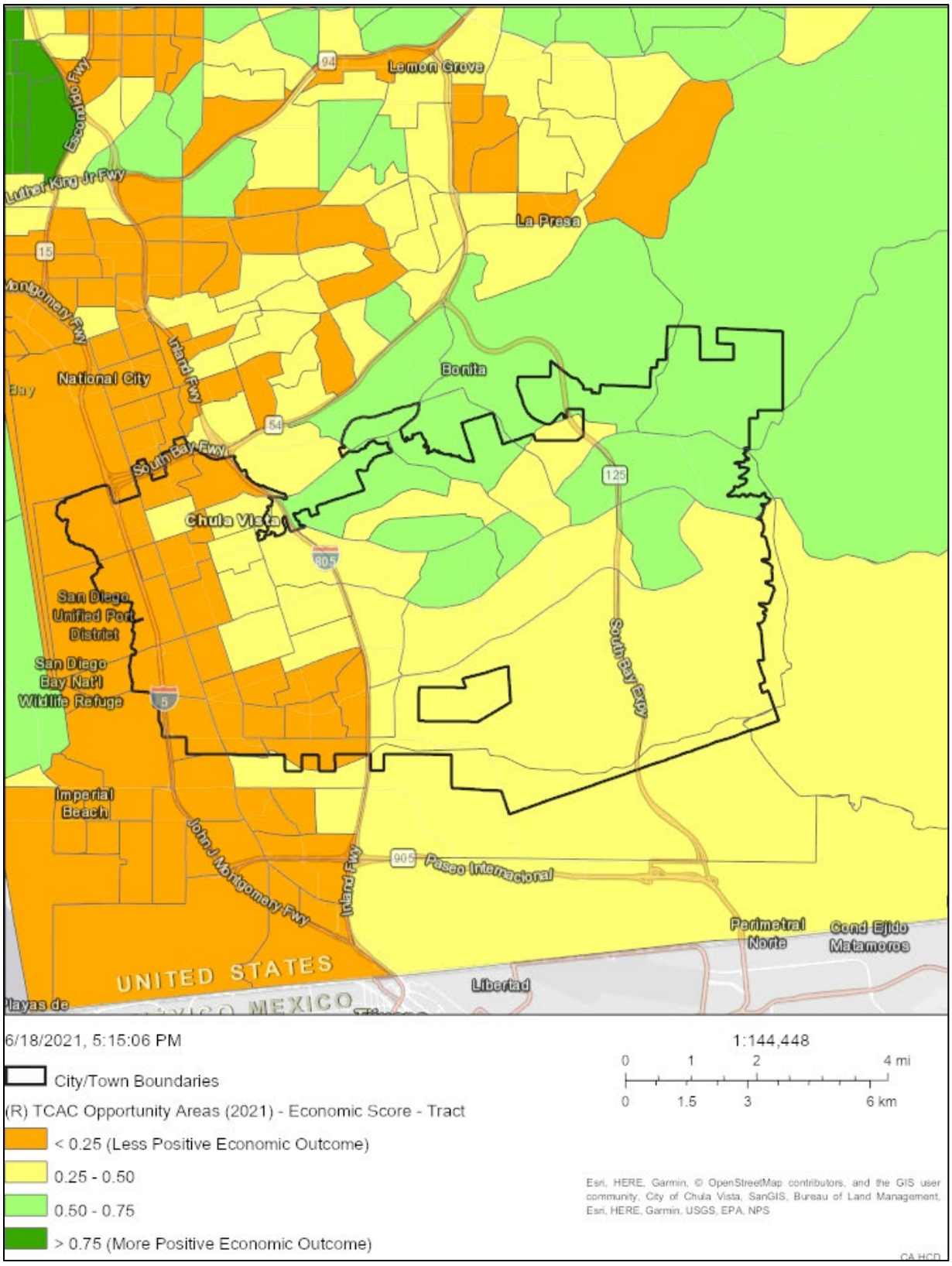
All Transit explores metrics that reveal the social and economic impact of transit, specifically looking at connectivity, access to jobs, and frequency of service.[2] Chula Vista's All Transit Performance score of 5.7 is lower than the surrounding jurisdictions of Imperial Beach (6.7), El Cajon (6.9), La Mesa (7.9), National City (7.9), and the City of San Diego (6.0), but higher than the Countywide score of 5.3. The City's score of 5.7 illustrates a moderate combination of trips per week and number of jobs accessible that enable a moderate number of people to take transit to work. Chula Vista has a slightly higher proportion of commuters that use transit (3.54%) than the County (3.28%).

HUD's Job Proximity Index, described previously, can be used to show transportation need geographically. Block groups with lower jobs proximity indices are located further from

[2] AllTransit Metrics. https://alltransit.cnt.org/metrics/. Accessed June 2021.

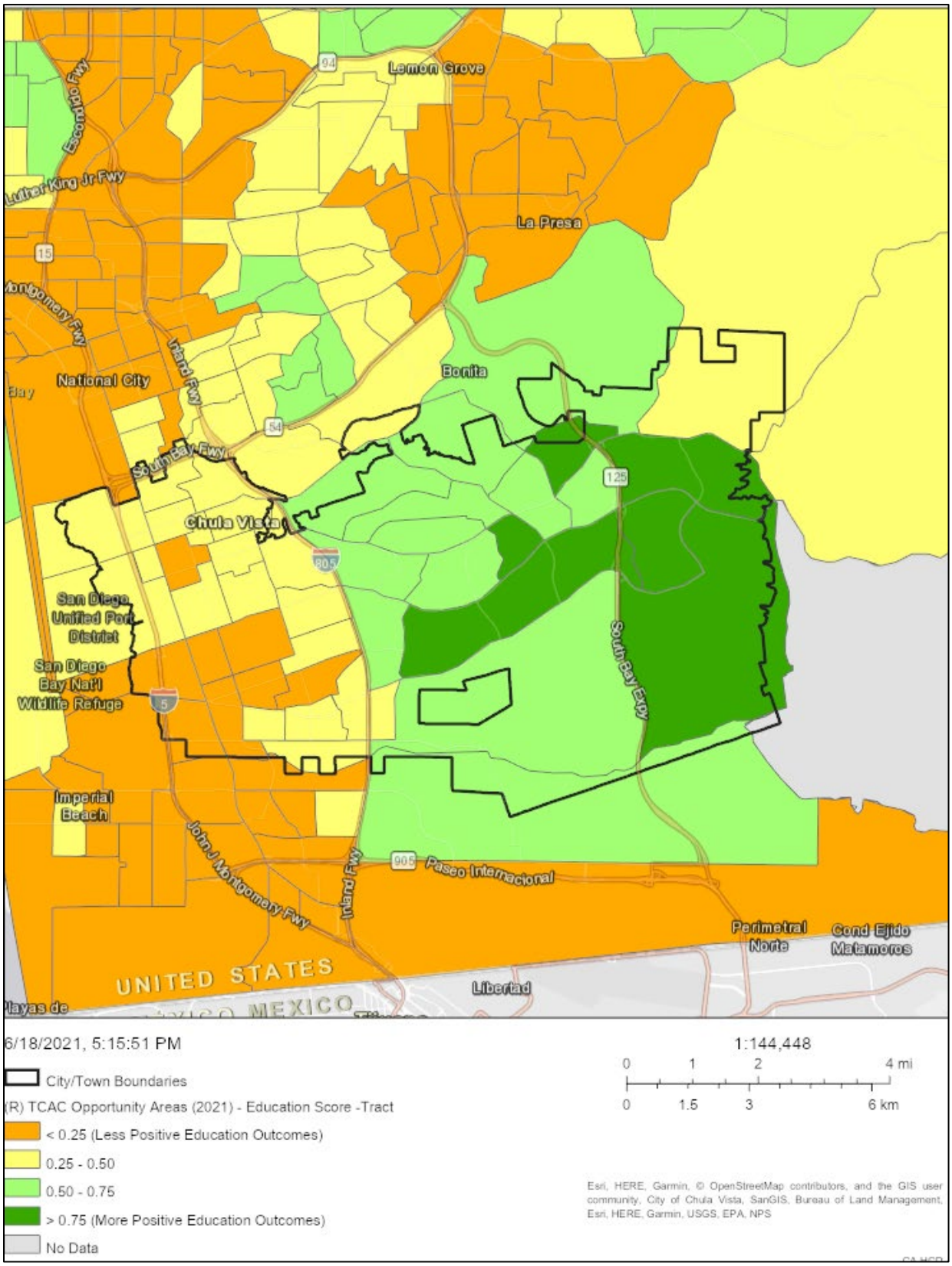
employment opportunities and have a higher need for transportation. As described in **Table E-3**, Chula Vista residents, regardless of race or ethnicity, have less access to employment opportunities compared to residents Countywide. As shown in **Figure E-13**, of majority of the block groups in the City are the furthest from employment opportunities. Block groups in the northwestern section of the City are located closest to employment opportunities. Despite the increased access to jobs, the areas in the northwest part of the City are considered Low Resource.

Figure E-10: TCAC Opportunity Areas - Economic Score



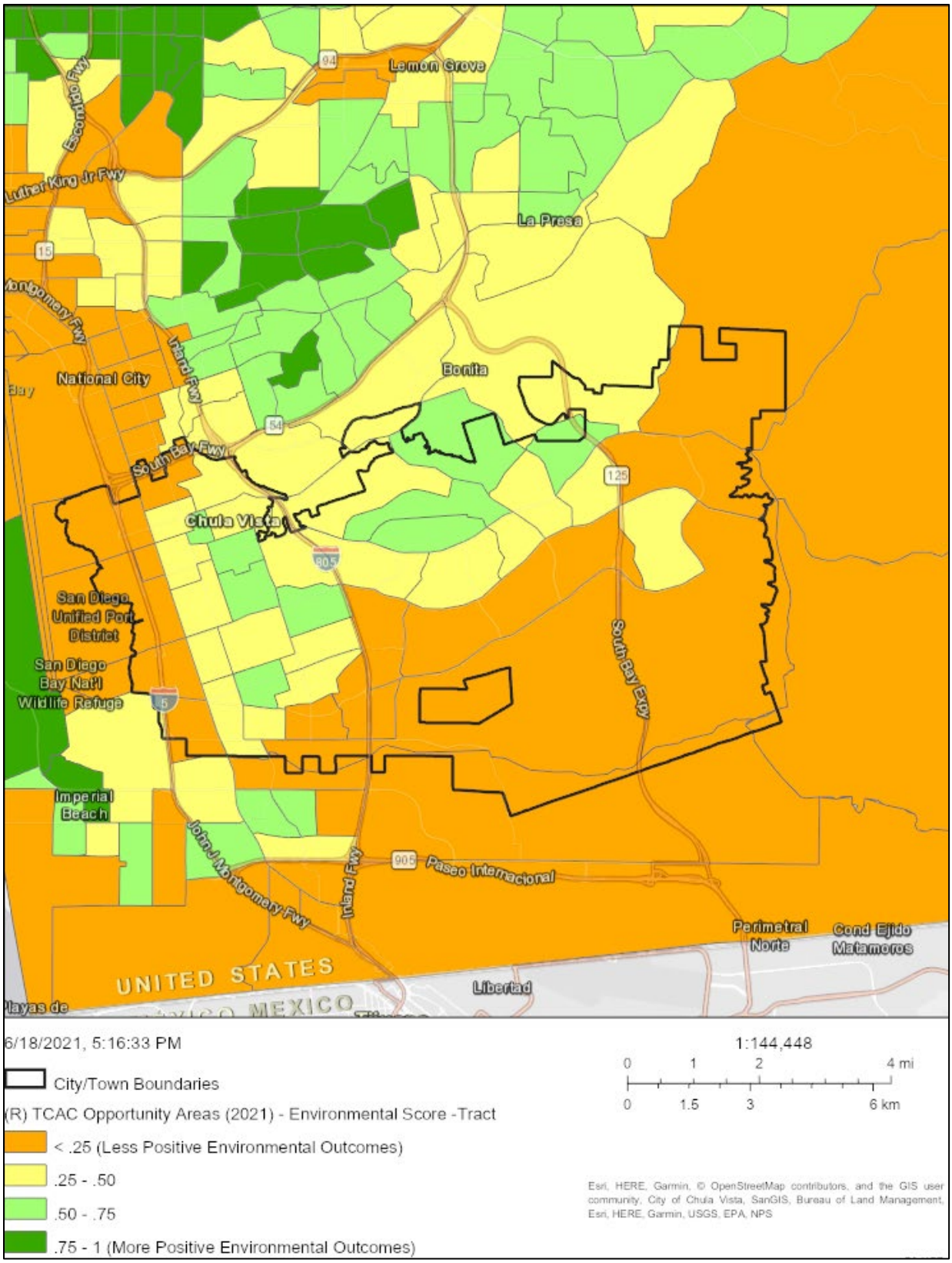
Source: HCD Data Viewer, TCAC Opportunity Maps, 2021.

Figure E-11: TCAC Opportunity Areas - Education Score



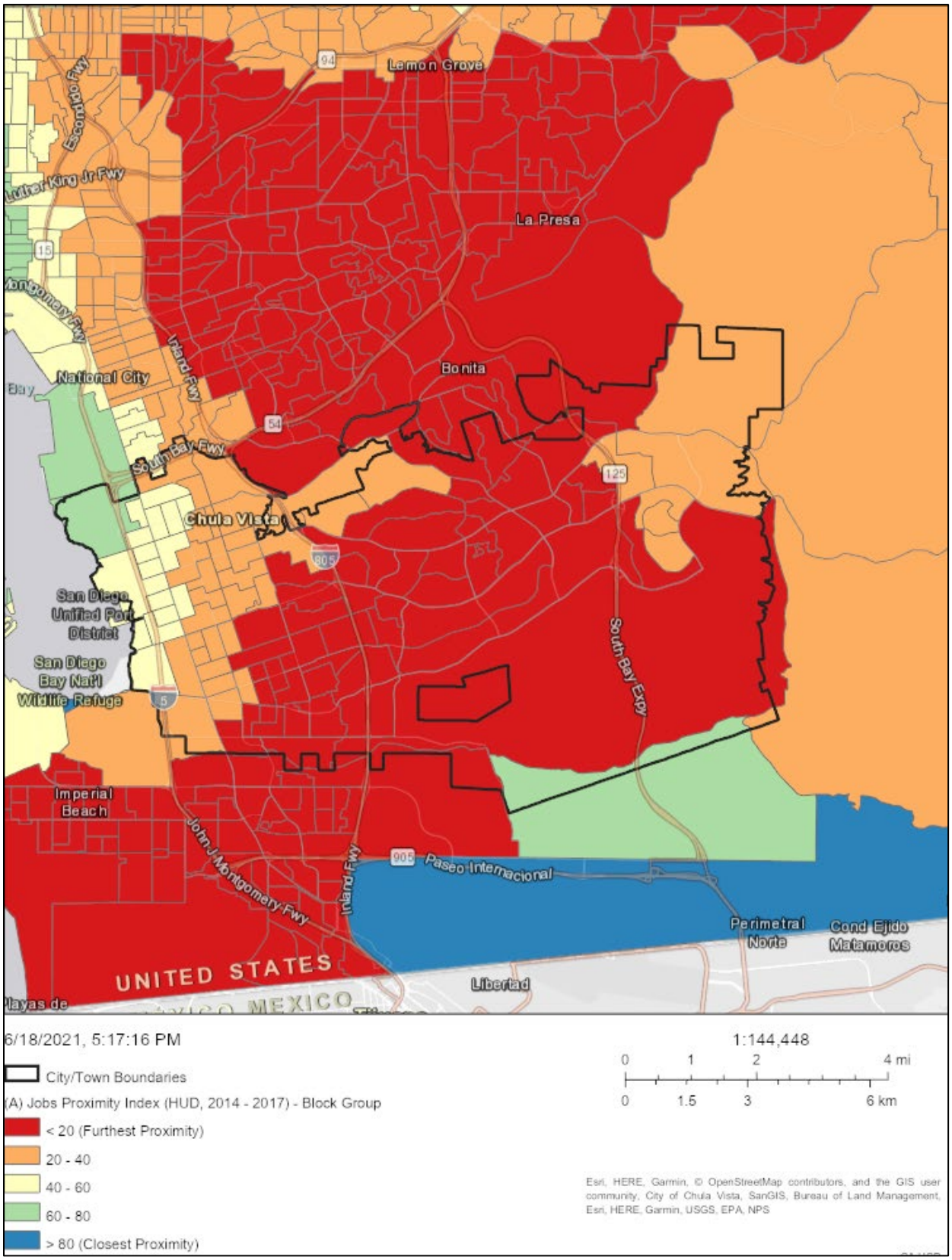
Source: HCD Data Viewer, TCAC Opportunity Maps, 2021.

Figure E-12: TCAC Opportunity Areas - Environmental Score



Source: HCD Data Viewer, TCAC Opportunity Maps, 2021.

Figure E-13: Jobs Proximity Index



Source: HCD Data Viewer, HUD Opportunity Indicators, 2021.

5. Disproportionate Housing Needs

Housing problems for Chula Vista were calculated using HUD's 2020 Comprehensive Housing Affordability Strategy (CHAS) data based on the 2013-2017 ACS. **Table E-5** breaks down households by race and ethnicity and presence of housing problems for Chula Vista and San Diego County households. The following conditions are considered housing problems:

- Substandard Housing (incomplete plumbing or kitchen facilities)
- Overcrowding (more than 1 person per room)
- Cost burden (housing costs greater than 30%)

In Chula Vista, 37% of owner-occupied households and 64.1% of renter-occupied households have one or more housing problem. The City has a higher proportion of households with a housing problem compared to the County, where 33.9% of owner-occupied households and 57.1% of renter-occupied households experience a housing problem. In Chula Vista, Pacific Islander renters experience housing problems at the highest rate (71%), however none of the 150 owner-occupied Pacific Islander households experience a housing problem. Black owner households, Pacific Islander renter households, and Hispanic owner and renter households all have housing problems exceeding the City average.

Table E-5: Housing Problems by Race/Ethnicity

With Housing Problem	White	Black	Asian	Am. Ind	Pac. Isldr.	Hispanic	Other	All
Chula Vista								
Owner-Occupied	28.6%	55.2%	36.5%	10.0%	0.0%	41.5%	44.0%	37.0%
Renter-Occupied	54.5%	56.2%	60.1%	27.3%	71.0%	68.6%	49.0%	64.1%
San Diego County								
Owner-Occupied	31.2%	39.7%	33.6%	25.2%	31.5%	43.0%	35.6%	33.9%
Renter-Occupied	50.9%	62.3%	51.1%	52.0%	60.9%	67.1%	55.2%	57.1%

Source: HUD CHAS Data (2013-2017 ACS), 2020.

Cost Burden

Cost burden by tenure based on HUD CHAS data is shown in **Table E-6**. Pacific Islander and Hispanic renter households have the highest rate of cost burden in the City (71% and 59.9%, respectively). Cost burden amongst owner-households, regardless of race or ethnicity, is lower than renter-households. Pacific Islander and American Indian owner-occupied households have the lowest instance of cost burden Citywide.

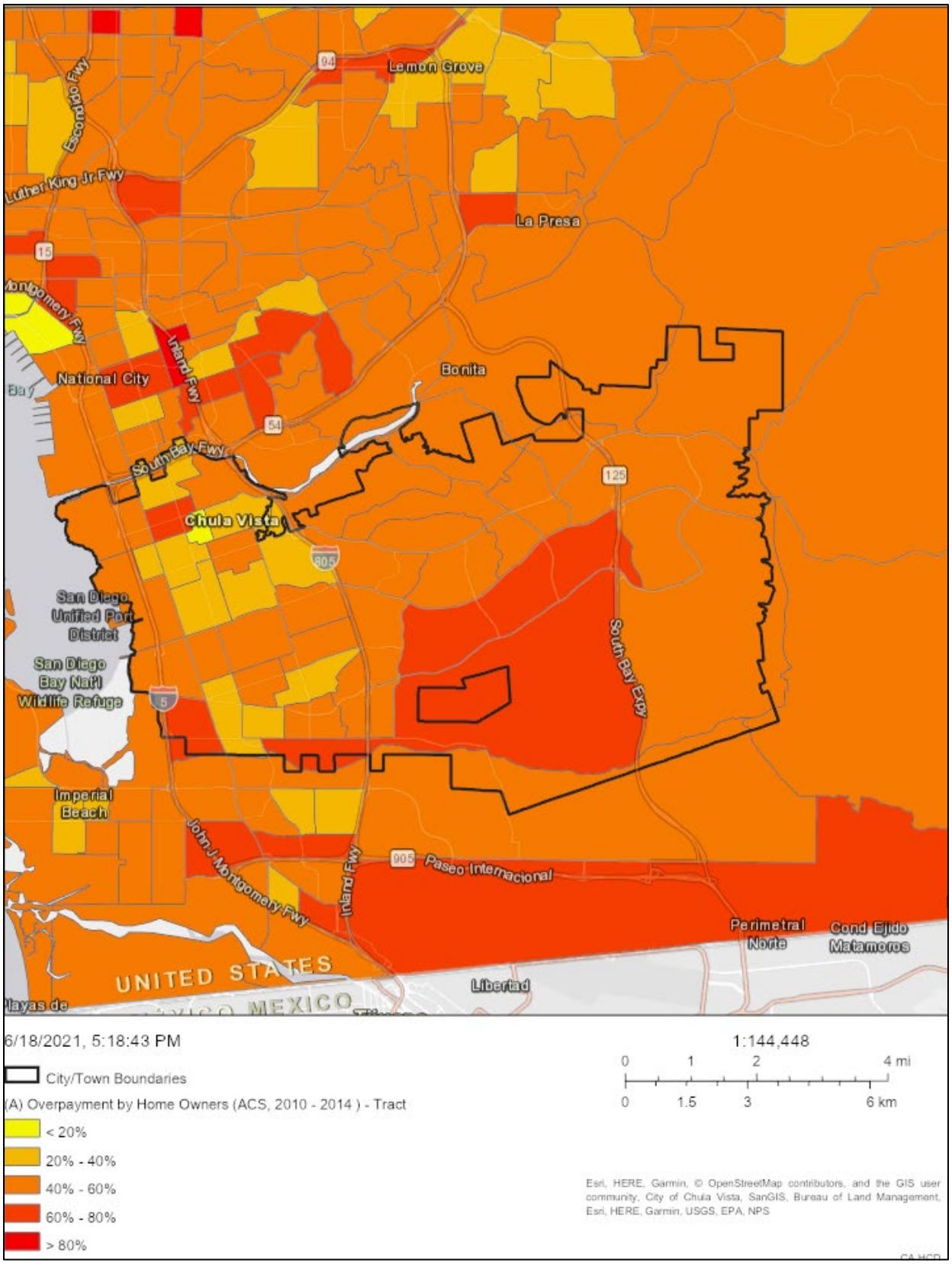
Figure E-14 compares overpayment by tenure over time using the 2010-2014 and 2015-2019 ACS. Overpayment for homeowners has decreased in most tracts in the central and eastern sections of the City. The proportion of overpaying homeowners on the western side of the City has increased in some tracts but decreased in others. The tracts along the northwestern City boundary specifically have seen an increase in overpaying owners since the 2010-2014 ACS. Overpayment by renters has also increased in some tracts on the eastern side of the City. On the western side of the City, the percentage of overpaying renters has decreased in many tracts. Tracts in the central northern section of the City have the lowest proportion of overpaying renters.

Table E-6: Cost Burden by Race/Ethnicity

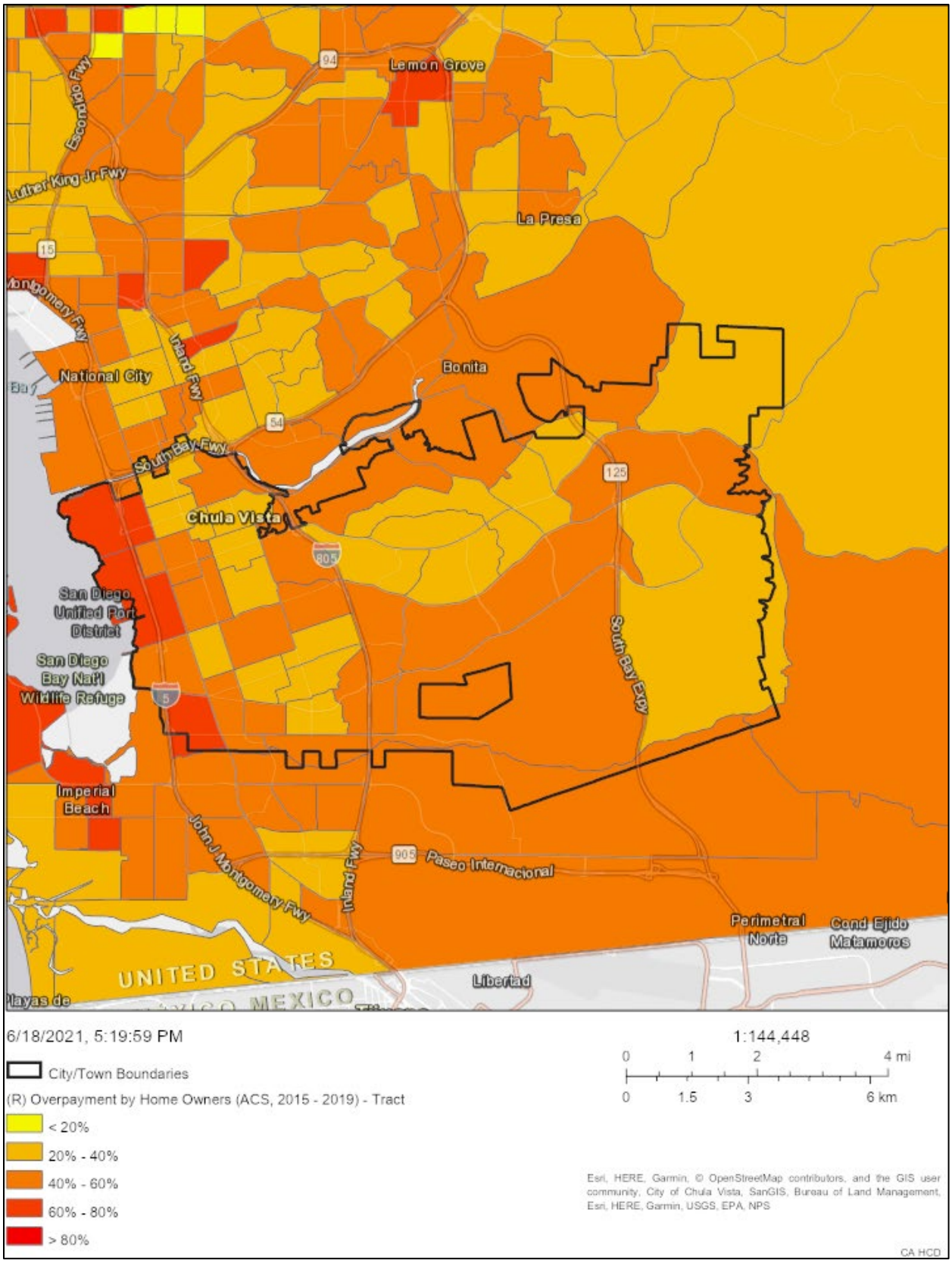
	Cost Burden (>30%)	Severe Cost Burden (>50%)	Total HHs
Owner-Occupied			
White, non-Hispanic	28.0%	12.4%	14,160
Black, non-Hispanic	51.5%	22.7%	1,630
Asian, non-Hispanic	34.2%	10.7%	8,050
Amer. Ind, non-Hispanic	10.0%	0.0%	40
Pacific Isldr., non-Hispanic	0.0%	0.0%	150
Hispanic	36.4%	16.4%	20,300
Other	41.2%	13.2%	1,215
Renter-Occupied			
White, non-Hispanic	49.6%	29.8%	5,855
Black, non-Hispanic	54.7%	32.8%	2,375
Asian, non-Hispanic	52.0%	23.1%	2,810
Amer. Ind, non-Hispanic	27.3%	27.3%	55
Pacific Isldr., non-Hispanic	71.0%	38.7%	155
Hispanic	59.9%	33.2%	21,180
Other	35.0%	21.0%	500

Source: HUD CHAS Data (2013-2017 ACS), 2020.

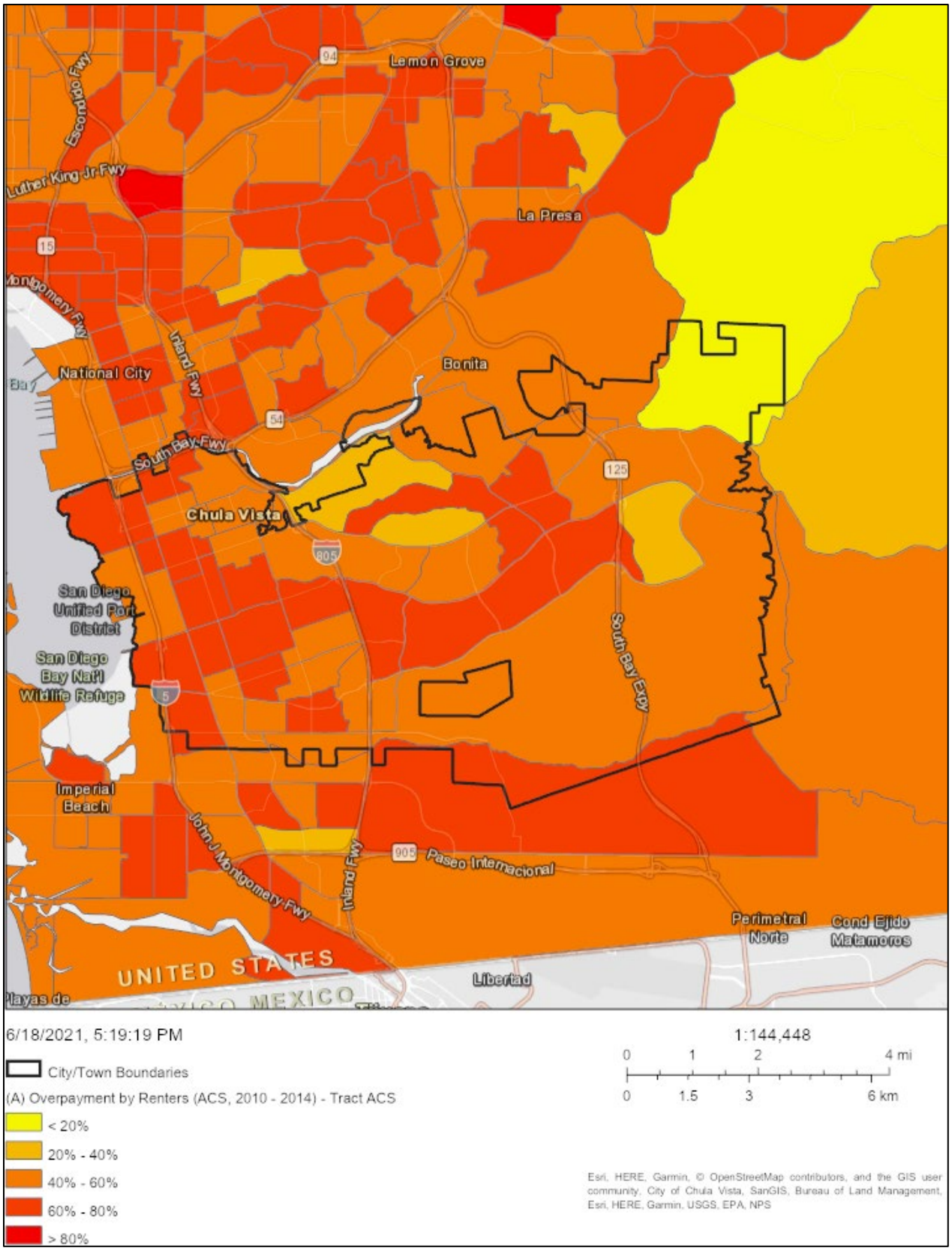
Figure E-14: (A) Overpayment by Owners (2010-2014)



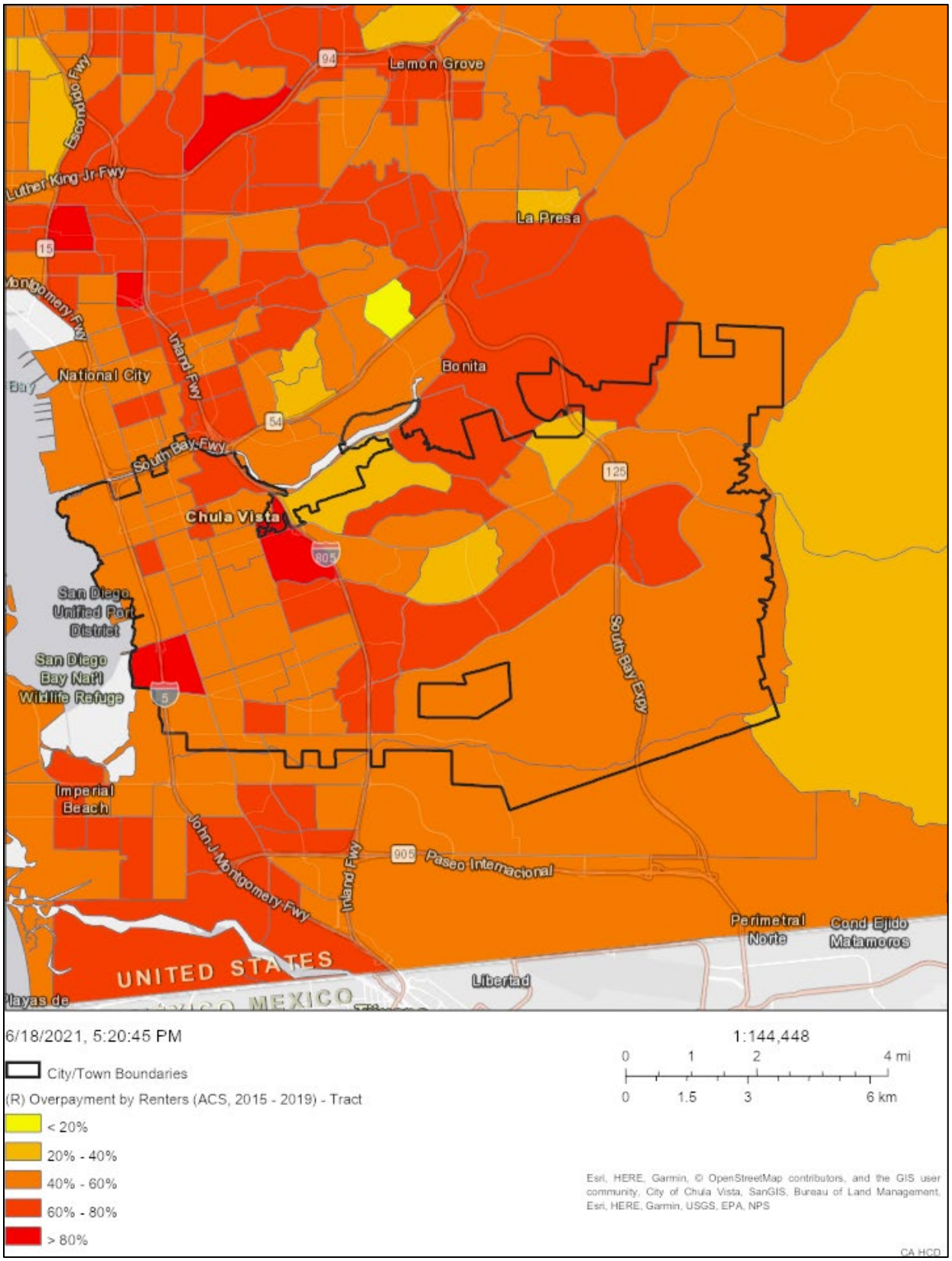
(B) Overpayment by Owners (2015-2019)



(C) Overpayment by Renters (2010-2014)



(D) Overpayment by Renters (2015-2019)



Source: HCD Data Viewer, 2010-2014 & 2015-2019 ACS, 2021.

Overcrowding

Table E-7, below, shows that approximately 4.4% of owner-occupied households and 17.1% of renter-occupied households in Chula Vista are overcrowded. Overcrowding is more common in Chula Vista than the County, where 2.8% of owner-occupied households and 10.8% of renter-occupied households are overcrowded.

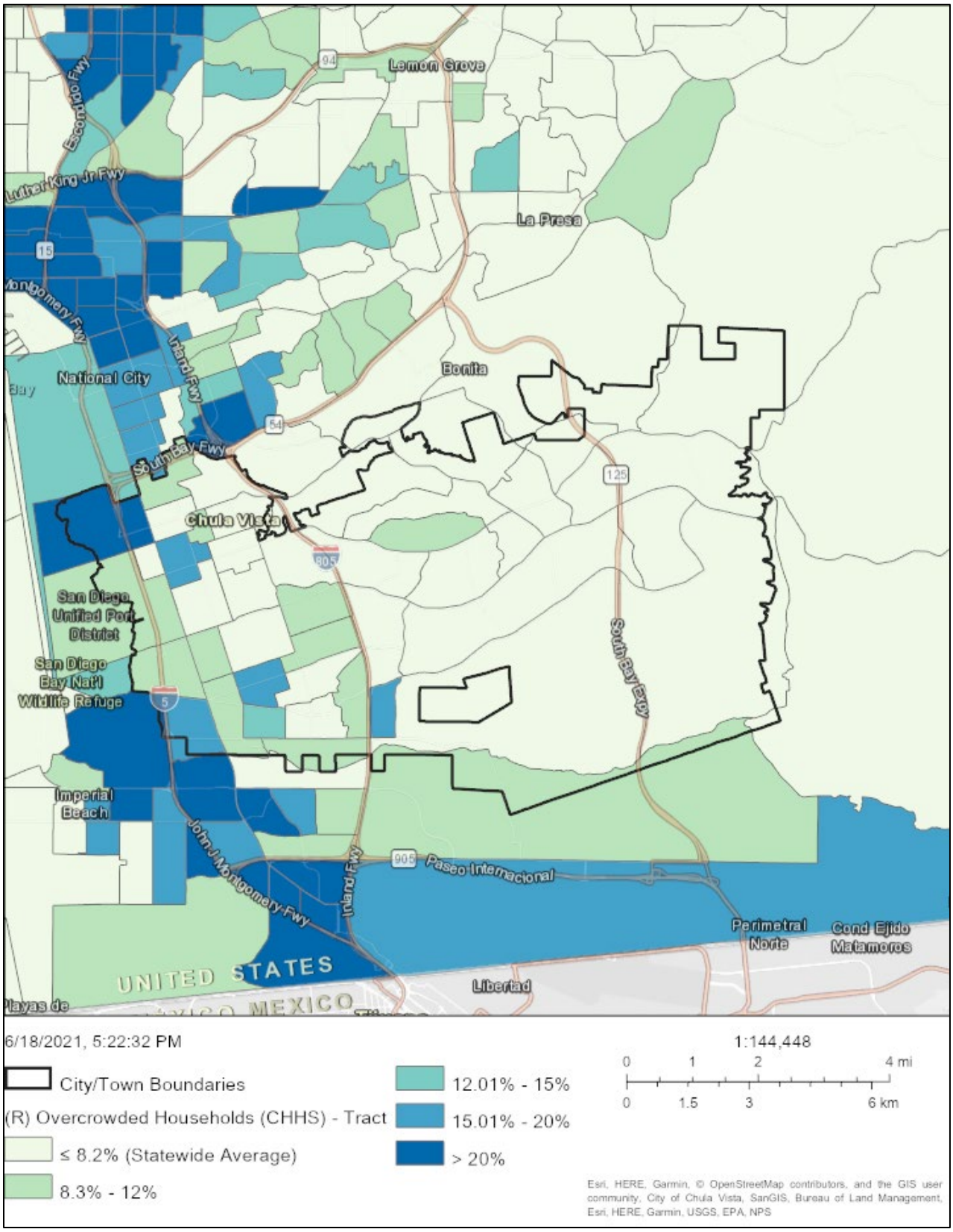
Figure E-15 shows the concentration of overcrowded households in Chula Vista by census tract. Most tracts on the eastern side of the City do not have overcrowded households exceeding the Statewide average of 8.2%. Overcrowded households are most concentrated in tracts located on the western side of the City. Three tracts in Chula Vista have concentrations of overcrowded households between 15 and 20% and one tract, located in the northwest corner of the City, has a concentration of overcrowded households exceeding 20%.

Table E-7: Overcrowding by Tenure

	Overcrowded (>1 person per room)		Severely Overcrowded (<1.5 persons per room)		Total HHs
	Households	%	Households	%	
Chula Vista					
Owner-Occupied	2,020	4.4%	430	0.9%	45,550
Renter-Occupied	5,635	17.1%	1,825	5.5%	32,930
San Diego County					
Owner-Occupied	16,335	2.8%	4,245	0.7%	589,145
Renter-Occupied	56,345	10.8%	19,455	3.7%	522,595

Source: HUD CHAS Data (2013-2017 ACS), 2020.

Figure E-15: Concentration of Overcrowded Households



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Source: HCD Data Viewer, 2020 HUD CHAS Data, 2021.

Substandard Housing

Incomplete plumbing or kitchen facilities can be used to measure substandard housing conditions. In Chula Vista, 0.1% of owner-occupied households and 0.4% percent of renter-occupied households lack complete plumbing or kitchen facilities, fewer compared to the County (**Table E-8**).

Table E-8: Substandard Housing Conditions

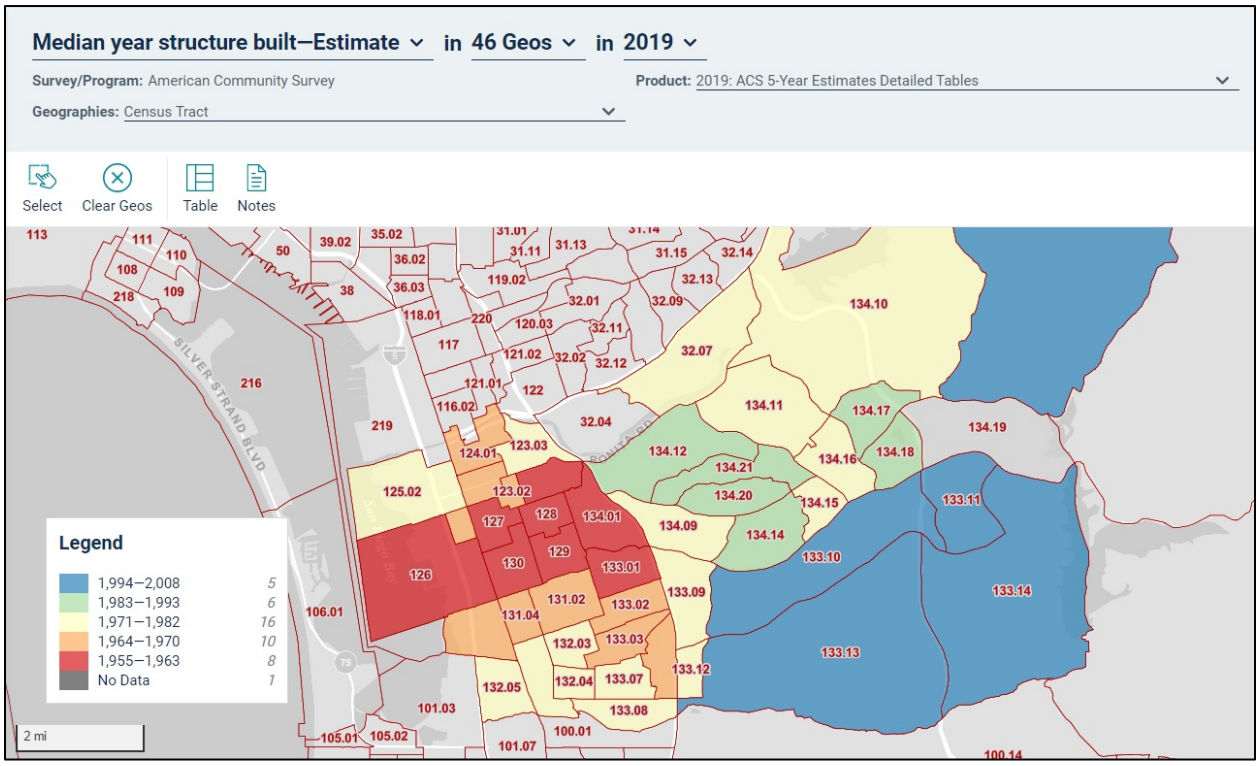
	Lacking Complete Plumbing or Kitchen Facilities		Total HHs
	Households	%	
Chula Vista			
Owner-Occupied	30	0.1%	45,550
Renter-Occupied	137	0.4%	32,930
San Diego County			
Owner-Occupied	2,115	0.4%	589,145
Renter-Occupied	8,320	1.6%	522,595

Source: HUD CHAS Data (2013-2017 ACS), 2020.

Housing age can also be used as an indicator for substandard housing and rehabilitation needs. Homes may begin to require major repairs or rehabilitation at 30 to 40 years of age. According to the 2015-2019 ACS, approximately 45.3 percent of the housing stock in Chula Vista was built prior to 1980 and may be susceptible to deterioration, compared to 53.3 percent Countywide. As shown in **Figure E-16**, housing units on the western side of the City tend to be older than units in tracts on the eastern side. The median year built for tracts on the western side range from 1955 to 1982, compared to 1971 to 2008 on the eastern side.

The City is committed to continuing our Community Housing Improvement Program (CHIP) in these areas identified within Western Chula Vista. Additionally, we will be continuing to implement Rental Housing Rehabilitation in the Northwestern portion of the City. The City will continue Multifamily Housing Inspections and Mobilehome Inspection Programs to assist in identifying those homes in the Western portion of the City. The City will continue to implement Energy Conservation and Energy Efficiencies within these identified areas.

Figure E-16: Median Year Built - Housing Units



Source: ACS 2015-2019 (5-Year Estimate).

Displacement Risk

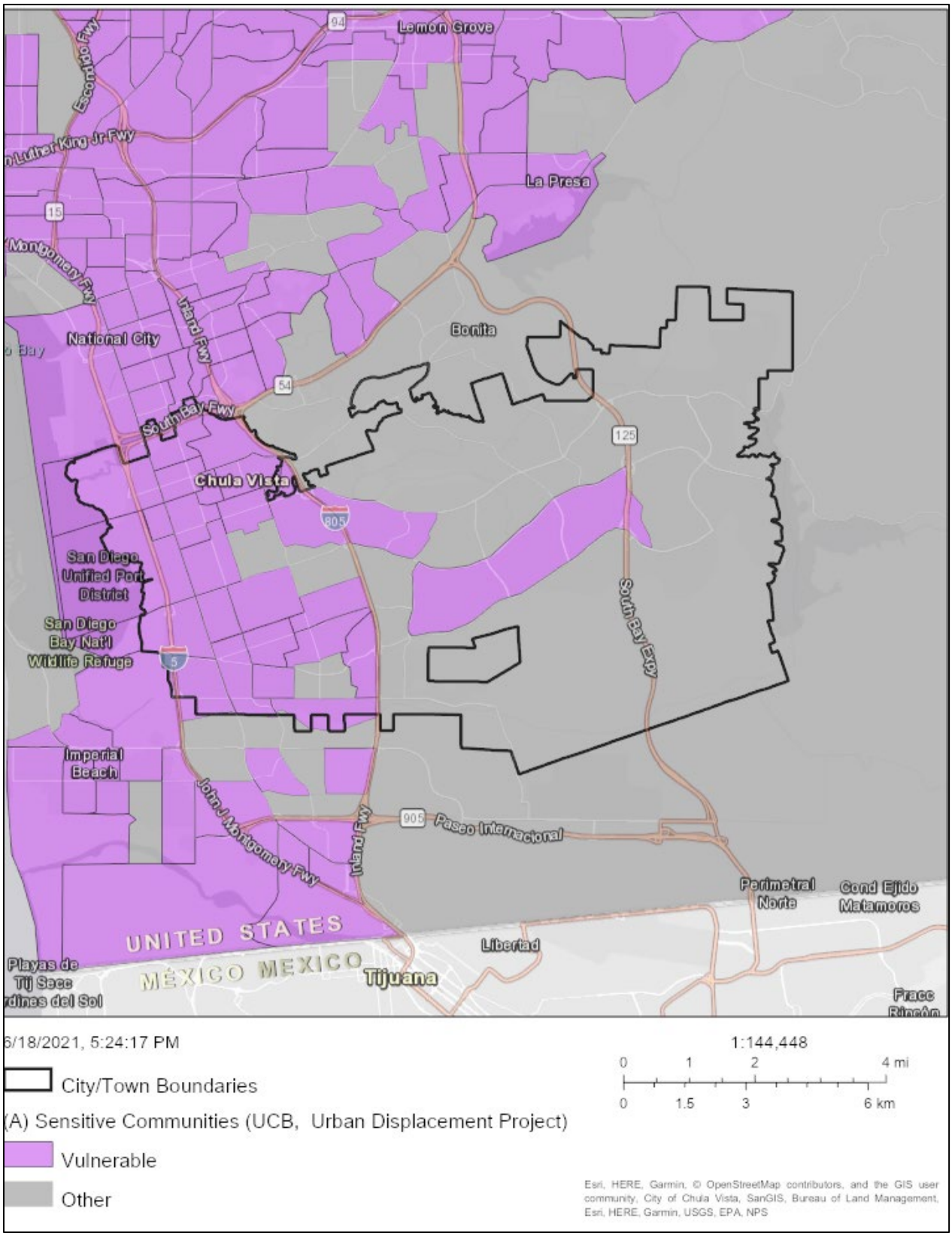
HCD defines sensitive communities as "communities [that] currently have populations vulnerable to displacement in the event of increased development or drastic shifts in housing cost." The following characteristics define a vulnerable community:

- The share of very low income residents is above 20%; and
- The tract meets two of the following criteria:
  - Share of renters is above 40%,
  - Share of people of color is above 50%,
  - Share of very low-income households (50% AMI or below) that are severely rent burdened households is above the county median,
  - They or areas in close proximity have been experiencing displacement pressures (percent change in rent above County median for rent increases), or
  - Difference between tract median rent and median rent for surrounding tracts above median for all tracts in county (rent gap).

HCD has identified vulnerable communities in the western and central sections of the City (**Figure E-17**). These areas also have higher concentrations of children in female-headed households, LMI households, and overcrowded households (see **Figure E-4, Figure E-5,** and **Figure E-15**). The

vulnerable communities on the western side of the City are also considered Low Resource areas (see **Figure E-9**).

Figure E-17: Sensitive Communities At-Risk of Displacement



Source: HCD Data Viewer, Urban Displacement Project, 2021.

6. Summary of Fair Housing Issues

Table E-9 below, summarizes the fair housing issues identified in this Assessment of Fair Housing. Fair housing issues were most prevalent in the western side of the City, specifically west of the Inland Freeway (Interstate 805).

Table E-9: Summary of Fair Housing Issues

Fair Housing Issue	Summary
Enforcement and Outreach	• Between 2014 and 2019, 29 fair housing cases were filed by Chula Vista residents; 51% related to disability, 14% related to familial status, and 11% related to retaliation. • Between FY 2015 and 2020, eight Chula Vista sites were tested for discrimination; one site showed differential treatment on the basis of race. • CSA conducts outreach and education in Chula Vista and throughout San Diego County. • Chula Vista has committed to complying with the Fair Housing Act and related regulations.
Integration and Segregation	
Race/Ethnicity	• 83.2% of Chula Vista residents belong to a racial/ethnic minority group. • Based on dissimilarity indices for Chula Vista, segregation between all non-White and White communities is low. • All but one block groups in the City have racial/ethnic minority populations exceeding 61%.
Disability	• 9.7% of Chula Vista residents have a disability. • Tracts with higher concentrations of persons with disabilities (between 10% and 20%) are located on the western side of the City and along the northern City boundary.
Familial Status	• 40% of Chula Vista households have one or more children under 18; 11% of households are single-parent households; 8% of households are single-parent female-headed households. • Tracts with a high percentage of children in married-couple households are most concentrated in the northeast and central sections of the City. • Tracts with a high percentage of children in female-headed households are most concentrated in the northwest section of the City.
Income	• 45.6% of Chula Vista households earn 80% or less than the area median family income.

	• Tracts with larger LMI populations (>50%) are concentrated on the western side of the City
Racially/Ethnically Concentrated Areas of Poverty	
Racially/Ethnically Concentrated Areas of Poverty (R/ECAPs)	• There is one R/ECAP in Chula Vista located in the northwestern part of the City.
Racially/Ethnically Concentrated Areas of Poverty (RCAAs)	• There is one tract in Chula Vista with a predominantly White population and median income exceeding $125,000 located in the northeastern corner of the City.
Access to Opportunities	• According to HUD Opportunity Indicators, Hispanic residents are most impacted by poverty, low labor market participation, and poor environmental quality; Native American residents are most impacted by low school proficiency; Asian residents have the least access to employment opportunities. • The western side of the City is categorized as Low Resource; there are three tracts categorized as areas of High Segregation and Poverty, all located on the western side of the City.
Economic	• Tracts on the western side of the City have the lowest economic score; tracts along the northeastern border have the highest economic score.
Education	• Tracts with the lowest education score are most concentrated in the southwestern section of the City; tracts in the central eastern section of the City received the highest education scores.
Environmental	• Tracts along the western, eastern, and southern City boundaries all received low environmental scores.
Transportation	• Chula Vista's Transit Performance Score is lower than surrounding cities but higher than San Diego County; 3.5% of residents are commuters that use public transit. • Most of the City is located furthest from employment opportunities; the northwestern corner of the City has the highest job proximity indices.
Disproportionate Housing Needs	• 37% of owner-occupied households and 64.1% of renter-occupied households have a housing problem. • Pacific Islander renter-households have the highest rate of housing problems in the City (71%).
Cost Burden	• Pacific Islander and Hispanic renter-households have the highest rate of cost burden (71% and 60%). • Overpaying owner-households are most concentrated in tracts along the western border. • Overpaying renter-households are generally not concentrated in one area; tracts in the central northern section of the City have the least overpaying renters.

Overcrowding	• 4.4% of owner-occupied households and 17.1% of renter-occupied households are overcrowded. • Overcrowding is most common in tracts on the western side of the City.
Substandard Housing	• 0.1% of owner-occupied households and 0.4% of renter-occupied households lack complete plumbing or kitchen facilities. • 45.3% of the housing stock was built prior to 1980 and may be susceptible to deterioration.
Displacement Risk	• Most of the western side of the City is considered vulnerable to displacement; some tracts in the central areas of the City are also considered vulnerable.

The City of Chula Vista participated in the 2020 San Diego Regional Analysis of Impediments to Fair Housing (2020 Regional AI). The 2020 Regional AI concluded that the following were impediments to Fair Housing Choice in the San Diego Area (**regional impediments shown in bold**). The relevance to Chula Vista is included below:

- **Hispanics and Blacks continue to be under-represented in the homebuyer market and experienced large disparities in loan approval rates.** Hispanics were most underrepresented in Imperial Beach, Vista, and Escondido and the lowest approval rates for Blacks and Hispanics compared to Whites and Asians occurred in El Cajon, Encinitas, and San Marcos.

- **Due to the geographic disparity in terms of rents, concentrations of Housing Choice Voucher use have occurred.** There is no high concentration of HCV in Chula Vista. The City received 7.7% of Housing Choice Vouchers administered by the County but makes up 8.1% of the County population.

- **Housing choices for special needs groups, especially persons with disabilities, are limited.** Special needs residents, especially those that rely on SII could incur cost burdens due to a lack of affordable housing options.

- **Enforcement activities are limited.** Fair housing services focus primarily on outreach and education; less emphasis is placed on enforcement. CSA provides fair housing services to the City of Chula Vista. The City of Chula Vista advertises Fair Housing Services through placement of a fair housing services brochure at public counters and includes fair housing information on their website. The City will continue to refer fair housing complaints to appropriate agencies. Between 2014 and 2019, CSA served 1,329 Chula Vista residents. Records for eight sites tested were provided in the 2020 Regional AI. Like the County, the City needs to place more emphasis on enforcement activities.

- **People obtain information through many media forms, not limited to traditional newspaper noticing or other print forms.** A balance of new and old media needs to be created to expand access to fair housing resources and information with an increasing young adult and senior population in Chula Vista.
- **Patterns of racial and ethnic concentration are present within particular areas.** The 2021 TCAC/HCD Opportunity maps identified three areas of high poverty and segregation in Chula Vista. Nearly all block groups in the City have minority populations over 61%.

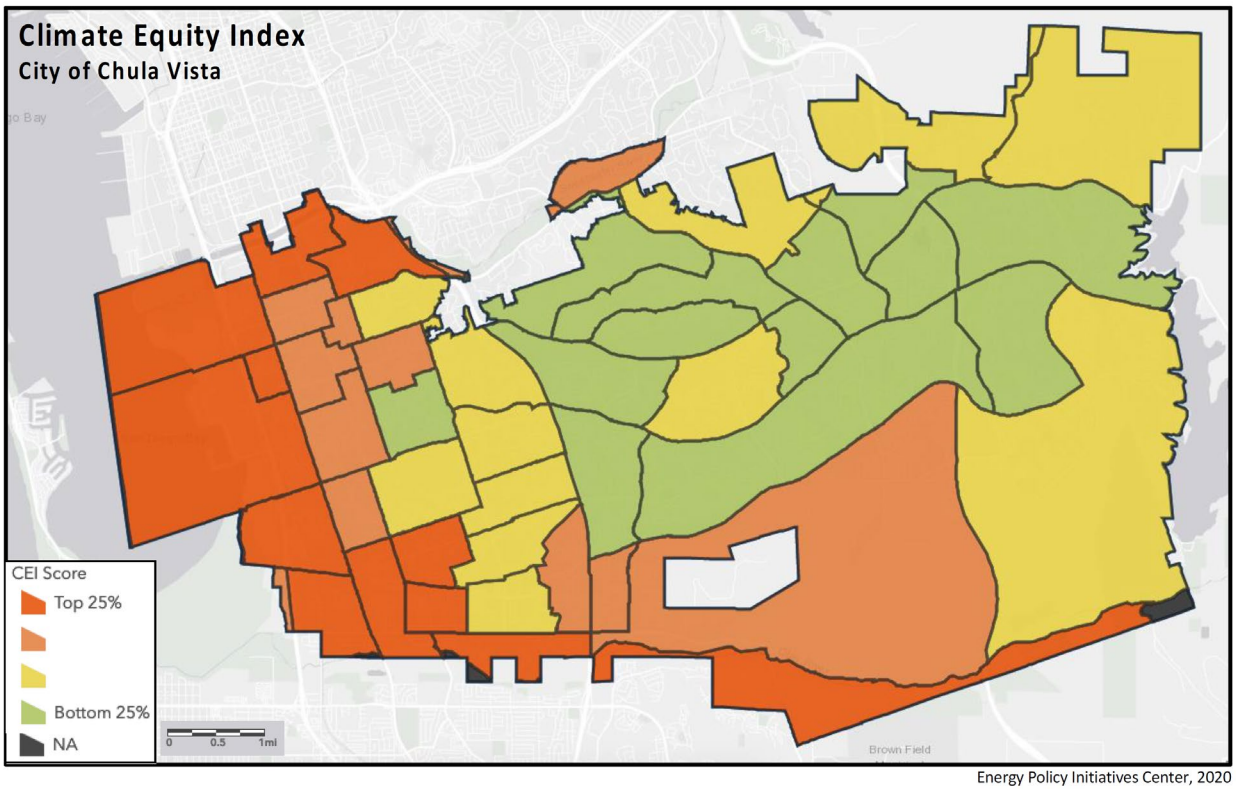
C. Climate Equity

As Chula Vista and other cities developed, not all residents were treated fairly by institutions, such as governments and banks, or by fellow residents and businesses. Over decades, this inequality has had significant impacts to many communities, such as inequal economic participation, land-use and planning that can have negative health impacts or cause disparate educational achievement. These impacts have negatively affected Chula Vista residents and climate change will exacerbate those negative impacts. For example, if heat waves increase as expected under climate change predictions, it will be those residents who live in older buildings that typically are not well insulated or not air-conditioned, or residents who cannot afford to run older and less efficient air conditioners that will be impacted the most. To better understand and describe these types of impacts, the City initiated the Climate Equity Index.

The City has already taken some steps to address the inequity, such as establishing the need to prioritize and allocate citywide resources which provide public facilities and services to communities in need, as well as to improve transportation options and accessibility for impacted community members in the most recent General Plan Update. Measures designed to increase equity were also included in the 2017 Climate Action Plan, but these efforts have been hindered by a lack of local analysis. For example, because of the statewide scale of the state's CalEnviroscreen tool, only a few census blocks are designated as disadvantaged communities and using that tool for local program needs would have excluded large portions of the City that our community members feel need more assistance.

Building off a similar effort completed by the City of San Diego, City staff worked with community stakeholders (listed below) to identify climate equity indicators that were the most informational and represented the concerns of residents in the impacted communities. Each of the city's 49 census tracts were evaluated based on the selected indicators and given a CEI score between 0-100. The census tracts were broken down into 4 quartile categories based on their relationship to other CEI scores in the community (Figure 1) and the average CEI score was 37.

Figure A-18: Climate Equity Index Scores



Energy Policy Initiatives Center, 2020

D. Sites Inventory

AB 686 requires the sites identified to meet the RHNA to be consistent with its duty to affirmatively further fair housing and the findings in this fair housing assessment. **Figure E-19** shows the City's Sites Inventory and R/ECAPs located within the City boundaries and **Table E-10** shows the distribution of sites used to meet the City's Regional Housing Needs Assessment (RHNA). The sites identified to meet the RHNA concentrated in the northwestern corner and southeastern areas of the City. Approximately 3.5% of the potential units identified are located in a R/ECAP. Only 1.8% of above moderate income units are in a R/ECAP, while 4.1% of moderate income units and 5.1% of lower income units are located in a R/ECAP.

Table E-10: R/ECAP - Sites Inventory Distribution

R/ECAP	Lower Income Units	Moderate Income Units	Above Moderate Income Units	Total Units
Not in a R/ECAP	94.9%	95.9%	98.2%	96.5%
In a R/ECAP	5.1%	4.1%	1.8%	3.5%
Grand Total	**4,519**	**2,373**	**4,889**	**11,781**

Figure E-19: R/ECAPs and Sites Inventory

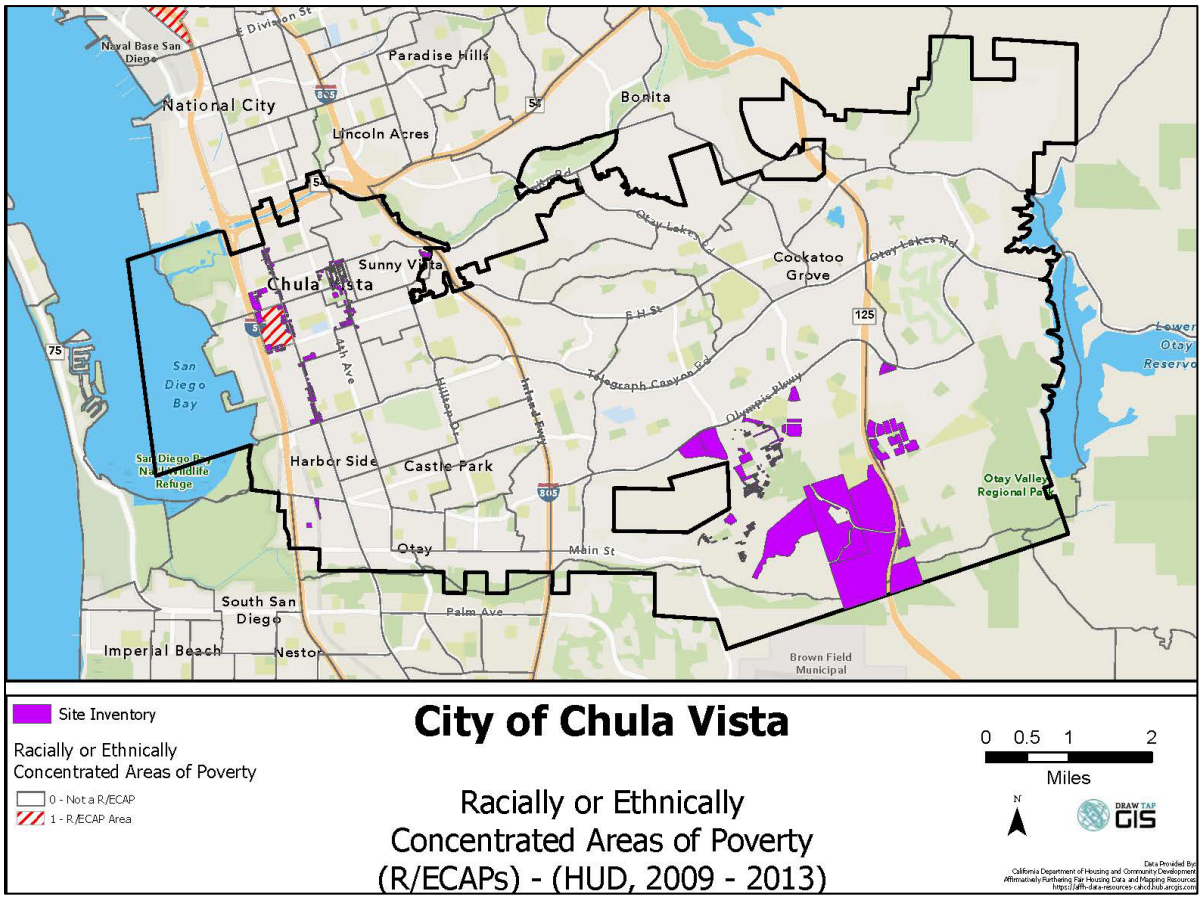
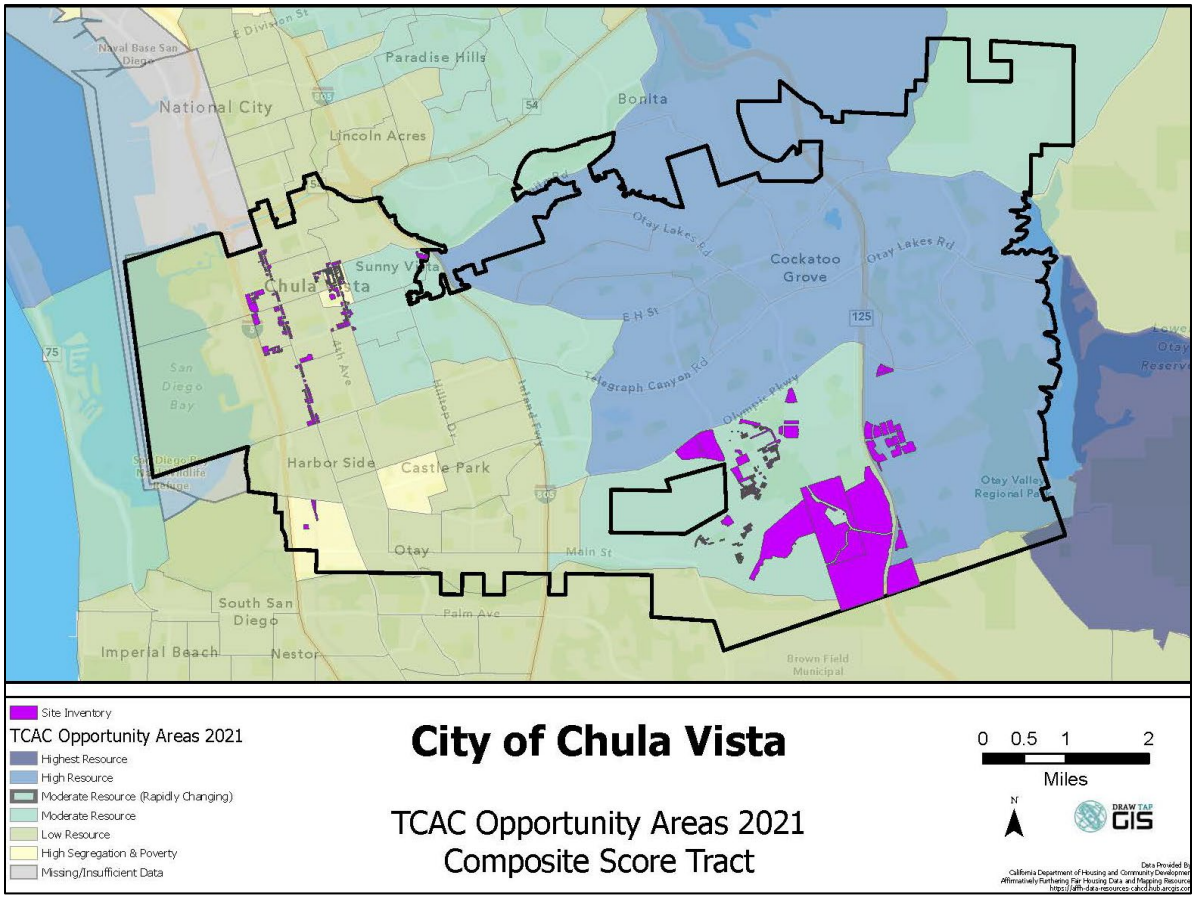


Figure E-20 shows the Sites Inventory by TCAC Opportunity Areas. As described above, a majority of the eastern side of the City is high or moderate resource, while the western section of the City is a mix of low resource areas and areas of high segregation and poverty. Most of the sites identified are located in the northwestern and southwestern sections of the City.

Table E-11 shows the breakdown of sites by TCAC Opportunity Area. Most sites are in moderate resource tracts (66.1%). Approximately 17.2% of the total RHNA units are located in low resource tracts, 11.5% in high resource tracts, and 5.3% in tracts with high segregation and poverty. A larger proportion of lower income RHNA units are in low resource tracts (24.8%) compared to moderate income units (10.8%) and above moderate income units (13.2%). However, a larger proportion of lower income units are also located in high resource areas (17%) compared to moderate income units (10.8%) and above moderate income units (6.7%). About 6.5% of lower income units are in areas of high segregation and poverty.

Table E-11: TCAC Opportunity Area Score - Sites Inventory Distribution				
TCAC Opportunity Score (Census Tract)	**Lower Income Units**	**Moderate Income Units**	**Above Moderate Income Units**	**Total Units**
Low Resource	24.8%	10.8%	13.2%	17.2%
Moderate Resource (Rapidly Changing)	0.0%	0.0%	0.0%	0.0%
Moderate Resource	51.7%	77.3%	73.9%	66.1%
Highest Segregation & Poverty	6.5%	1.0%	6.1%	5.3%
High Resource	17.0%	10.8%	6.7%	11.5%
Highest Resource	0.0%	0.0%	0.0%	0.0%
Grand Total	**4,519**	**2,373**	**4,889**	**11,781**

Figure E-20: TCAC Opportunity Areas and Sites Inventory



CITY OF CHULA VISTA

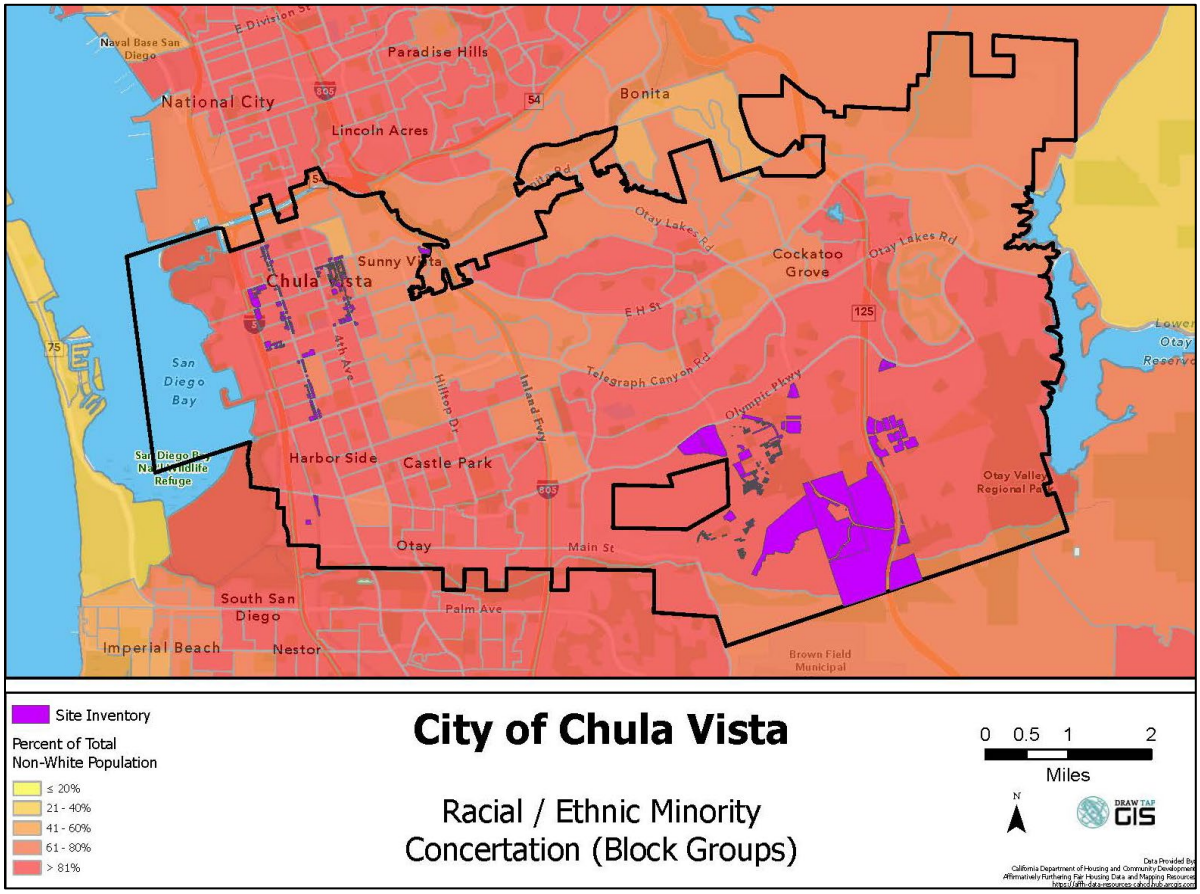
Table E-12 shows that nearly all sites used to meet the RHNA are in areas with racial/ethnic minority populations exceeding 80%. As shown in

Figure E-21, most of the City is made up of block groups with racial/ethnic minority populations between 61% and 100%. Almost all lower income RHNA units are located in block groups where the racial/ethnic minority population exceeds 80% (99.9% of units), compared to 92.9% of moderate income units and 97.9% of above moderate income units. However, the City's RHNA sites distribution is fairly consistent with the City's overall demographic profile. The RHNA sites are not disproportionately concentrated in areas of minority concentration.

Table E-12: Racial/Ethnic Minority Population - Sites Inventory Distribution

Racial/Ethnic Minority Population	Lower Income Units	Moderate Income Units	Above Moderate Income Units	Total Units
41% - 60%	0.0%	0.0%	0.6%	0.2%
61% - 80%	0.1%	7.1%	1.6%	2.1%
>80%	99.9%	92.9%	97.9%	97.7%
Grand Total	**4,519**	**2,373**	**4,889**	**11,781**

Figure E-21: Racial/Ethnic Minority Concentration and Sites Inventory



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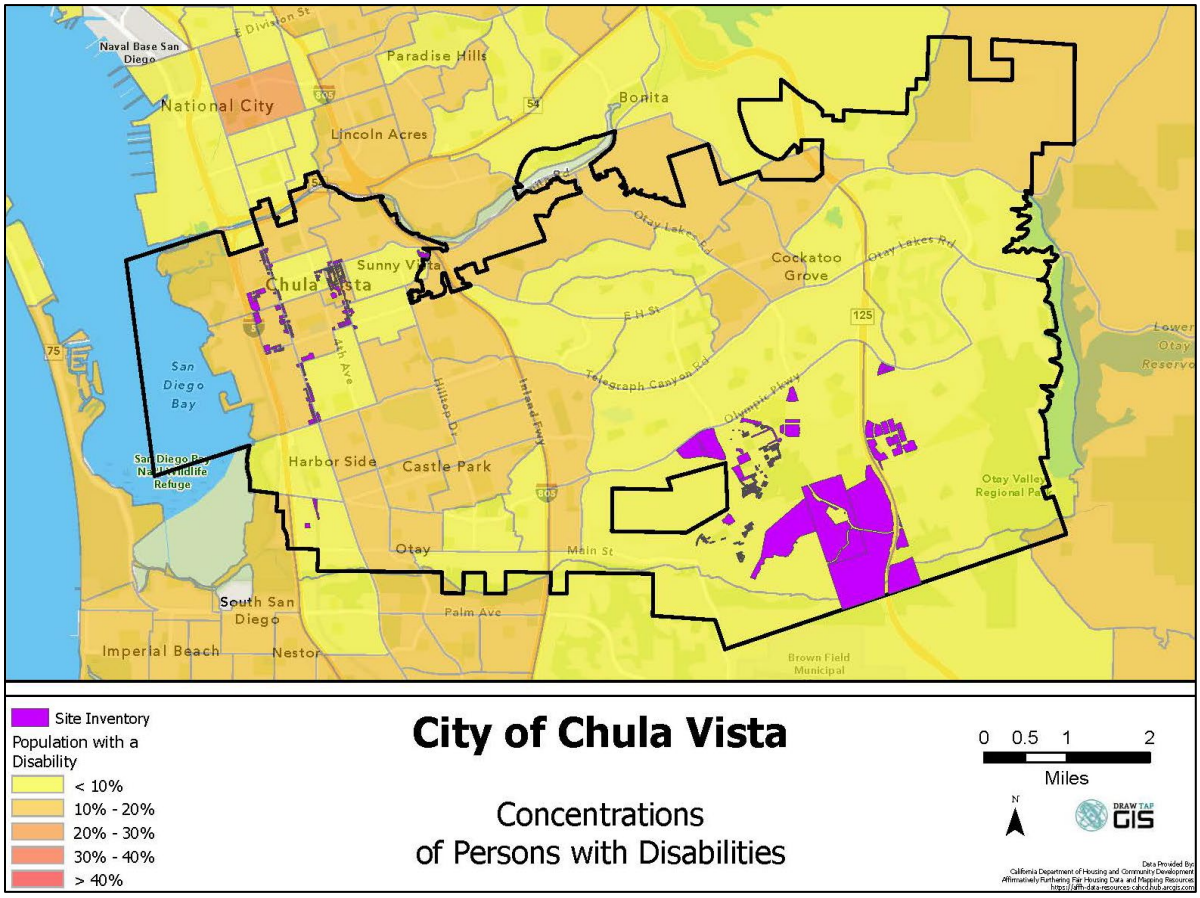
Table E-13 and

Figure E-22 show the distribution of RHNA units by disabled population. There are no tracts in the City where the population of persons with disabilities exceeds 20%. Approximately 81% of all RHNA units are in tracts where the disabled population is below 10%, the remaining 19% of RHNA units are located in tracts where the disabled population is between 10% and 20%. Fewer lower income RHNA units are located in tracts with a disabled population between 10% and 20% (75.2% of lower income units), compared to 88.3% of moderate income units, and 82.6% of above moderate income units.

Table E-13: Disabled Population - Sites Inventory Distribution

Disabled Population	Lower Income Units	Moderate Income Units	Above Moderate Income Units	Total Units
< 10%	75.2%	88.3%	82.6%	80.9%
10% - 20%	24.8%	11.7%	17.4%	19.1%
Grand Total	**4,519**	**2,373**	**4,889**	**11,781**

Figure E-22: Disabled Population and Sites Inventory



CITY OF CHULA VISTA

Table E-14 and **Figure E-23** show the distribution of RHNA units by percent of children in married couple households. Tracts on the western side of the City tend to have fewer children in married couple households compared to the rest of Chula Vista. Approximately 86% of all RHNA units are in tracts where the percent of children in married couple households is between 60% and 80%. More lower income RHNA units are located in tracts where fewer than 60% of children are in married couple households (18.8% of lower income units), compared to 5.8% of moderate income units and 11.7% of above moderate income units.

Table E-14: Percent of Children in Married Couple Households - Sites Inventory Distribution

Children in Married Couple Households	Lower Income Units	Moderate Income Units	Above Moderate Income Units	Total Units
20% - 40%	5.1%	4.1%	1.8%	3.5%
40% - 60%	13.7%	1.7%	9.9%	9.7%
60% - 80%	79.6%	93.2%	88.2%	85.9%
>80%	1.7%	1.0%	0.1%	0.9%
Grand Total	**4,519**	**2,373**	**4,889**	**11,781**

Figure E-23: Percent of Children in Married Couple Households and Sites Inventory

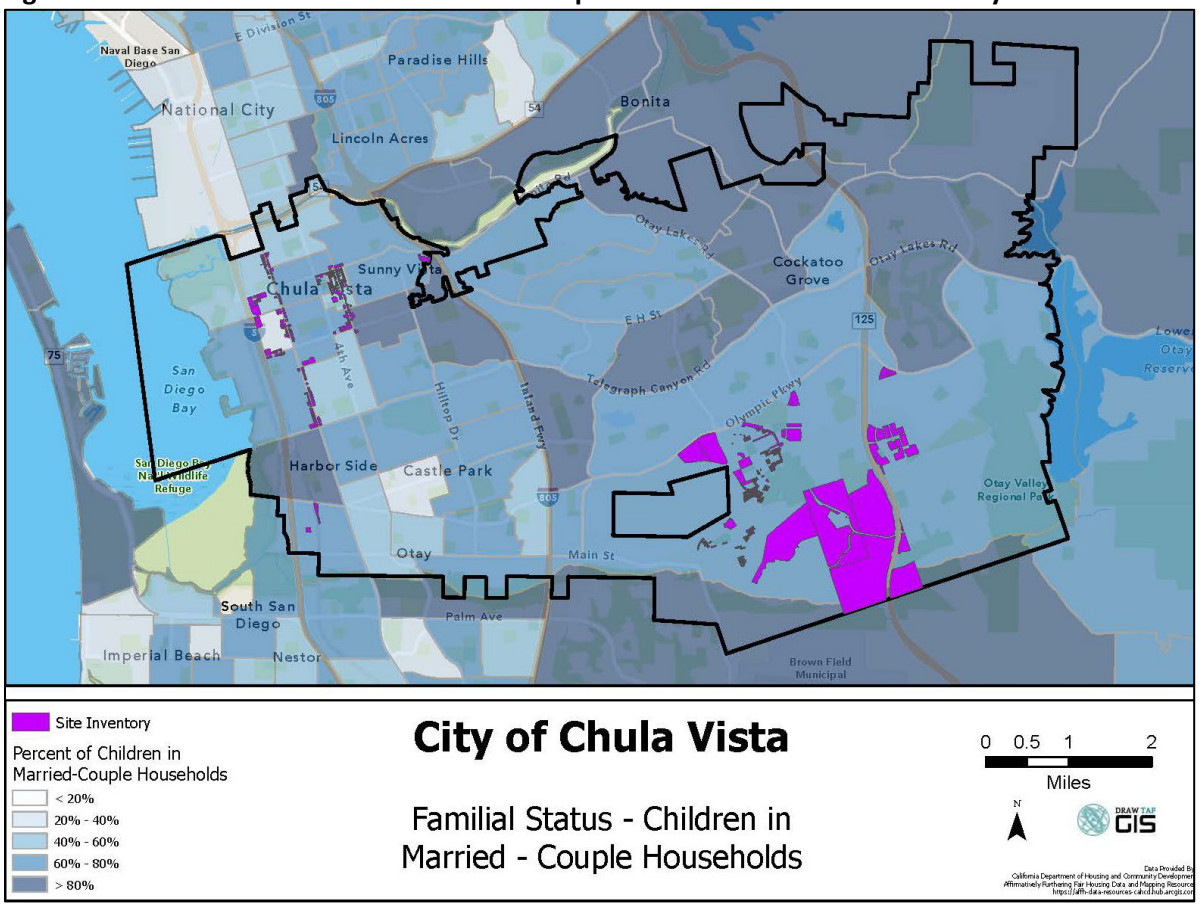
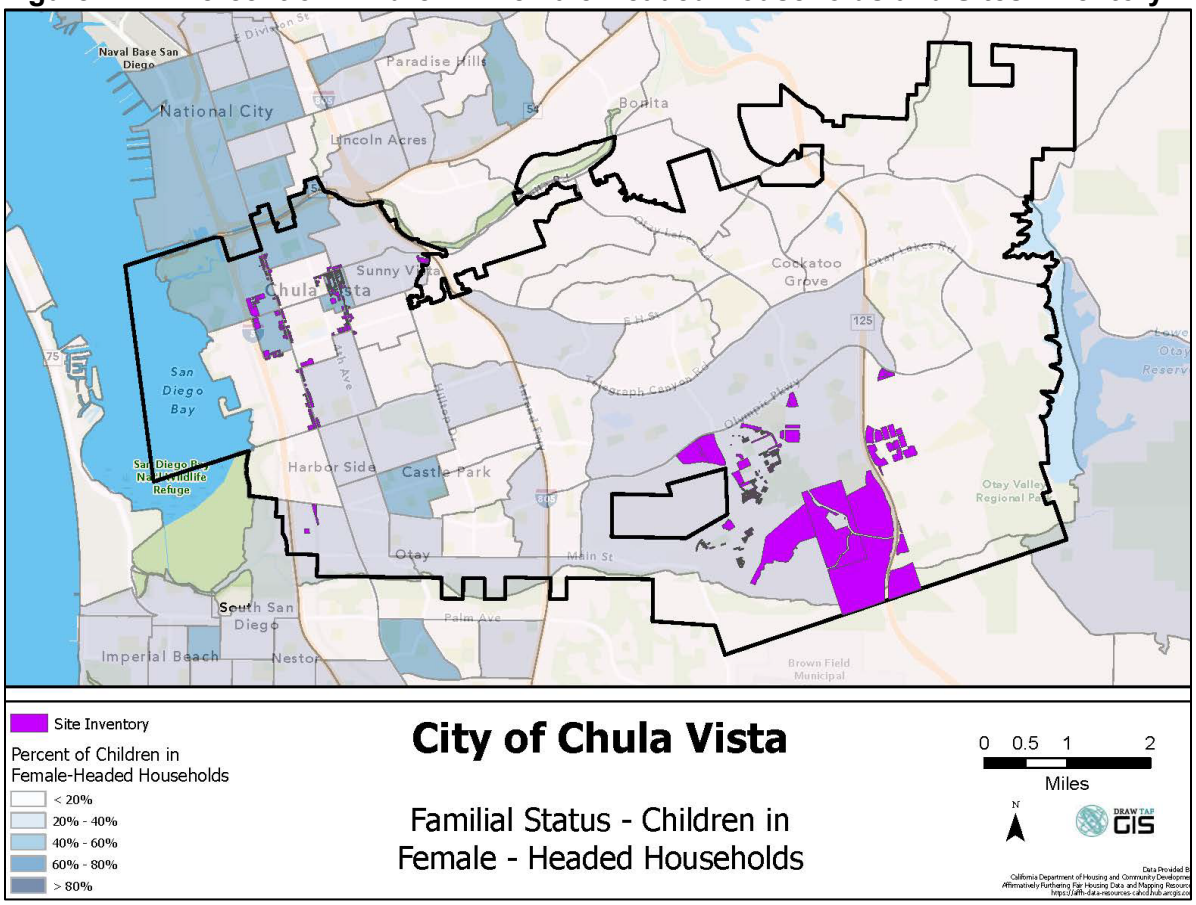


Table E-15 and

Figure E-24 show the distribution of RHNA units by percent of children in female-headed households. Tracts in the northwestern corner of the City have higher concentrations of children in female-headed households compared to the rest of the City. Approximately 68.8% of all RHNA units are in tracts where the percent of children in female-headed households is between 20% and 40%, while 18.8% are in tracts where less than 20% of children are in female-headed households, and 12.4% are in tracts where 40% to 60% of children are in female-headed households. More lower income RHNA units are located in tracts where fewer than 20% of children are in female-headed households (24.7% of lower income units), compared to 17.9% of moderate income units and 13.9% of above moderate income units.

Table E-15: Percent of Children in Female-Headed Households - Sites Inventory Distribution				
1. Children in Female-Headed Households	Lower Income Units	Moderate Income Units	Above Moderate Income Units	Total Units
2. < 20%	24.7%	17.9%	13.9%	18.8%
3. 20% - 40%	56.5%	76.4%	76.4%	68.8%
4. 40% - 60%	18.8%	5.7%	9.7%	12.4%
5. Grand Total	**4,519**	**2,373**	**4,889**	**11,781**

Figure E-24: Percent of Children in Female-Headed Households and Sites Inventory



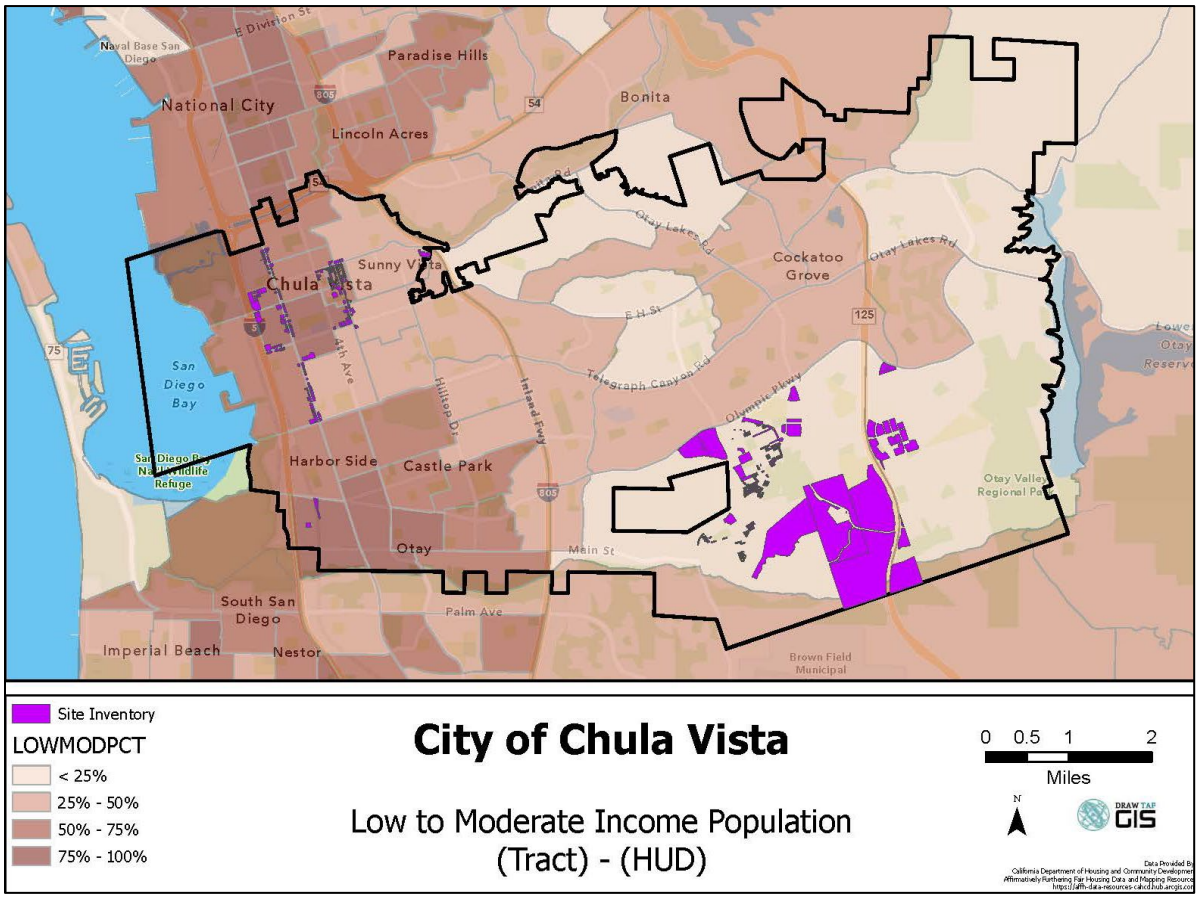
CITY OF CHULA VISTA

Table E-16 shows the distribution of RHNA units by the LMI population. As shown in **Figure** E-25**,** tracts with larger LMI population are more concentrated on the western side of the City. RHNA sites are most concentrated in the northwestern and southeastern sections of the City. Over 75% of RHNA units are located in tracts with a LMI population lower than 25%. Compared moderate and above moderate income RHNA units, a greater proportion of lower income units are located in tracts where LMI households make up 75% to 100% of the population. Approximately 66.9% of lower income units, 80.2% of moderate income units, and 80.5% of above moderate income units are in tracts where the LMI population is below 25%.

Table E-16: LMI Population - Sites Inventory Distribution

LMI Population	Lower Income Units	Moderate Income Units	Above Moderate Income Units	Total Units
< 25%	66.9%	80.2%	80.5%	75.2%
25% - 50%	1.8%	8.1%	2.7%	3.4%
50% - 75%	0.4%	4.6%	11.1%	5.7%
75% - 100%	30.9%	7.1%	5.7%	15.7%
Grand Total	**4,519**	**2,373**	**4,889**	**11,781**

Figure E-25: LMI Population and Sites Inventory



E. Identification and Prioritization of Contributing Factors

The following are contributing factors that affect fair housing choice in Chula Vista.

1. Insufficient and inaccessible outreach and enforcement

The 2020 Regional AI and the Fair Housing assessment found that outreach and enforcement were inadequate. While the City has fair housing information on its website, it lacks up-to-date information on current fair housing law. The reliance on old print media to advertise meetings also hinders outreach efforts. The analysis also found that as of 2020, only eight sites were tested for potential discrimination in Chula Vista; fewer than smaller San Diego County jurisdictions such as Carlsbad (47 sites), Encinitas (13 sites), Escondido (53 sites), Oceanside (47 sites), and Vista (45 sites).

Contributing Factors:

- Lack of a variety of media inputs
- Lack of marketing community meetings
- Insufficient fair housing law enforcement and testing

2. Concentration of minorities, LMI households, and special needs groups

The analysis found a concentration of low-moderate income minority households in the western census tracts of the City. Tracts on the western side of the City also had higher concentrations of children in female-headed households and overcrowded households. These tracts are also considered vulnerable communities at-risk of displacement and offer fewer economic and education opportunities compared to the rest of the City. These households need increased access to affordable housing and improved infrastructure and public facilities.

Contributing Factors:

- Lack of private investments
- Location and type of affordable housing
- Inaccessible sidewalks, pedestrian crossings, or other infrastructure

3. Substandard Housing Conditions

Census tracts in the western part of the City tend to be older than the eastern side. Tracts on the western side are also at a higher risk of displacement. The City's Community Housing Improvement Program is available to households in CDBG eligible census tracts and to mobile home residents Citywide.

Contributing Factors:

- Age of housing stock
- Cost of repairs or rehabilitation

4. Displacement risk of low income residents due to economic pressure

Census tracts in the western area of the City are at risk of displacement and have high concentrations of LMI households. In this area, there is a higher concentration of overpaying homeowners. Between 60% and 100% of renters in these tracts also experience cost burden.

Contributing Factors:

- Unaffordable rents
- Concentration of poverty in some census tracts
- Availability of affordable housing

F. Priorities, Goals, and Actions

Table E-17: Summary Matrix of Fair Housing Issues and Actions for Mitigation

AFH Identified Fair Housing Issue	Contributing Factors	City Actions
Fair Housing Enforcement and Outreach Housing Mobility	Insufficient and inaccessible outreach and enforcement: • Lack of variety of outreach to inform residents of their rights under the Fair Housing Act and State Fair Housing Laws.	• Continue to participate in the SDRAFFH to coordinate regional responses to housing discrimination issue. • Increase funding to the City's Fair Housing Services Provider to increase outreach efforts and to have a greater social media presence. • Leverage HUD's FHIP Grants with the City's CDBG funds to conduct random testing. Require the City's Fair Housing Provide to conduct random testing at least three of the next five years. • Continue to work with the City of Chula Vista's Office of Communications to ensure that the City of Chula Vista social media informs residents and landlords on where to seek help for Fair Housing related issues, including tenant/landlord disputes. • Update the City of Chula Vista website to include additional information on State source of income protections (SB329 and SB229). • Continue to promote the County of San Diego's Housing Choice Voucher Program to eligible residents who access the City's website, call the Housing Line at 619-691-5047 or visit the Housing Division offices in person. • Encourage subrecipients who receive CDBG funding to enroll/sign up their clients for the Housing Choice Voucher program and public housing units in Chula Vista.
New Housing Choices in Areas of High Opportunities	Concentration of minorities and LMI households and special needs groups: • Lack of private investment	Encourage mixed income strategy in housing development by:

Place-Based Strategies to Encourage Community Revitalization	• Location and type of affordable housing • Inaccessible sidewalks and pedestrian crossings, or other infrastructure	• Promoting development of affordable housing in areas of high opportunity and near transit corridors; • Increasing the visibility of the City's Density Bonus incentives and concessions; • Continue to invest in aging infrastructure using Measure P funding and other grant funds such as Gas Tax funding and CDBG funding; • Continue to support the Annual Beautify Chula Vista Event to improve neighborhoods; • Encourage Developers to use LIHTC using a mixed income approach versus only providing units at 50% and 60% AMI. • Implement the City's Climate Action Plan to promote Climate Equity: • Update the Climate Equity Index every five years to identify census tracts for improvements in the following categories: environmental, socioeconomic, health, and mobility. • Increase outreach and engagement in high scoring census tracts. • Seek funding for high scoring census tracts.
	Substandard housing conditions: • Age of housing stock • Cost of repairs or rehabilitation	• Continue to promote the City's Community Housing Improvement Program to displacement risk areas (CDBG-Eligible Census Tracks) and to mobile home residents (Citywide).
Protecting Residents from Displacement (AB3)	Displacement risk of low income residents due to economic pressure: • Unaffordable rents • Concentration of poverty in some census tracts • Availability of affordable housing	• Continue to promote the City's rent review program for eligibility mobile home rents (Chapter 9.50 of the Chula Vista Municipal Code). • The City's Fair Housing provider shall conduct an Annual Fair Housing Event in coordination with the SDRAFF. • Continue to promote the City of Chula Vista's First Time Homebuyer Program.

		• Continue to work with Developers to build affordable housing in-line with their obligations under the City's Balanced Communities Policy (e.g. Inclusionary Housing). • Continue to invest HOME funds, Low Mod funds, and Inclusionary Housing funds to support affordable housing development for extremely low and very low-income households including but not limited to special needs and permanent supportive housing.

APPENDIX E. AFFIRMATIVELY FURTHERING FAIR HOUSING (AFFH) ASSESSMENT

A. Introduction and Overview of AB 686

In 2017, Assembly Bill 686 (AB 686) introduced an obligation to affirmatively further fair housing (AFFH) into California state law. AB 686 defined "affirmatively further fair housing" to mean "taking meaningful actions, in addition to combat discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity" for persons of color, persons with disabilities, and other protected classes. The Bill added an assessment of fair housing to the Housing Element which includes the following components:

- A summary of fair housing issues and assessment of the jurisdiction's fair housing enforcement and outreach capacity;
- An analysis of segregation patterns and disparities in access to opportunities,
- An assessment of contributing factors; and
- An identification of fair housing goals and actions.

B. Assessment of Fair Housing Issues

1. Fair Housing Enforcement and Outreach

San Diego County jurisdictions are served by two fair housing service providers, CSA San Diego (CSA) and Legal Aid Society of San Diego (LASSD), that investigate and resolve discrimination complaints, conduct discrimination auditing and testing, and education and outreach, including the dissemination of fair housing information such as written material, workshops, and seminars. These service providers also provide landlord/tenant counseling, which is another fair housing service that involves informing landlords and tenants of their rights and responsibilities under fair housing law and other consumer protection regulations, as well as mediating disputes between tenants and landlords. As shown on the City's website and the 2020 AI, the City of Chula Vista has committed to enforcing federal and State fair housing laws including the federal Fair Housing Act and California Fair Employment and Housing Act of 1959 which protects individuals from discrimination on the basis of ancestry, age, sexual orientation, gender identity, marital status, familial status, and source of income.

Chula Vista is served by CSA for fair housing services, including outreach and education. Between 2014 and 2019, CSA served 6,279 San Diego County residents, including 1,329 Chula Vista residents. Of the clients CSA served in San Diego County, 83% were extremely low income (earning less than 30% of the area median income), and 12% were low income (earning between 30% and 50% of the area median income).

In 2018, CSA received a $300,000 Fair Housing Initiatives Program (FHIP) grant from HUD to carry out investigations and other enforcement activities to prevent or eliminate discriminatory housing practices. CSA's efforts during the last year included the following cases that were specific to the City of Chula Vista:

- Assisted a disabled female who was denied rental of a unit on the grounds of her disability and having an emotional support animal. CSA advocated her Fair Housing rights through Reasonable Accommodation. In addition, CSA reported the violation to DFEH.
- Assisted a single mother with a disabled daughter who was refused rental at a mobile home park due to 55+ age occupancy rules. CSA started advocating for this case.
- Assisted an elderly Asian-American male discriminated against on religion and national origin. CSA referred this violation of Fair Housing Rights violations to HUD.
- Assisted a male head of household refused tenancy in a low-income housing development based on familial Status. CSA advocated mediation and a resolution with management.

The City of Chula Vista's Housing Division continues to support CSA by allocating $60,000 in annual CDBG funding. This is an increase over previous allocations. The City will continue to fund CSA efforts with CDBG funding on an annual basis through the eight years of this housing element. This additional funding source will support the activities and efforts identified in the City's 2021-2019 Housing Element.

HUD maintains a record of all housing discrimination complaints filed in local jurisdictions. These grievances can be filed on the basis of race, color, national origin, sex, disability, religion, familial status and retaliation. From October 1, 2014 to September 30, 2019, 414 fair housing complaints in San Diego County were filed with HUD. Only 7% (29 cases) were filed by Chula Vista residents. In the County and City of Chula Vista, disability-related discrimination was the most commonly reported—comprising 53% of all cases in the County and 51.4% of Chula Vista cases. In Chula Vista, five discrimination cases were filed on the basis of familial status (14.3%), four on the basis of retaliation (11.4%), three on the basis of national origin (8.6%), and two on the basis of race (5.7%).

The 2020 Regional Analysis of Impediments to Fair Housing Choice (Regional AI) cited that between FY 2015 and FY 2020, eight sites in Chula Vista tested for discrimination based on race, familial status, disability, and gender. Of the eight sites tested, one showed differential treatment based on race, four were inconclusive, and three showed no differential treatment.

The 2020 Regional AI found that outreach services were also inadequate in the region as residents may find it hard to navigate the service system and identify the appropriate agency to contact. The City of Chula Vista advertises fair housing services through placement of a fair housing services brochure at public counters and includes a link to CSA on its website. The Chula Vista City website also includes a description on how to file a discrimination complaint.

2. Integration and Segregation

Race and Ethnicity

Ethnic and racial composition of a region is useful in analyzing housing demand and any related fair housing concerns, as it tends to demonstrate a relationship with other characteristics such as household size, locational preferences, and mobility. According to the 2015-2019 American Community Survey (ACS), approximately 83.2% of the Chula Vista population belongs to a racial or ethnic minority group, an increase from 77.8% during the 2006-2010 ACS. Chula Vista has a much larger racial/ethnic minority population compared to the County, where only 54.4% of residents belong to a racial/ethnic minority group.

HUD tracks racial or ethnic dissimilarity trends for Chula Vista and the San Diego County region. Dissimilarity indices show the extent of distribution between two groups, in this case racial/ethnic groups, across census tracts. The following shows how HUD views various levels of the index:

- <40: Low Segregation
- 40-54: Moderate Segregation
- >55: High Segregation

The indices for Chula Vista and San Diego County from 1990 to 2020 are shown in **Table E-1**. Dissimilarity between non-White and White communities in Chula Vista and throughout the San Diego County region has worsened since 1990. However, segregation is significantly lower for all racial/ethnic groups in Chula Vista compared to the County. Based on HUD's definition of the various levels of the index, segregation between all racial/ethnic groups is low. Countywide, segregation is considered moderate for all racial/ethnic groups.

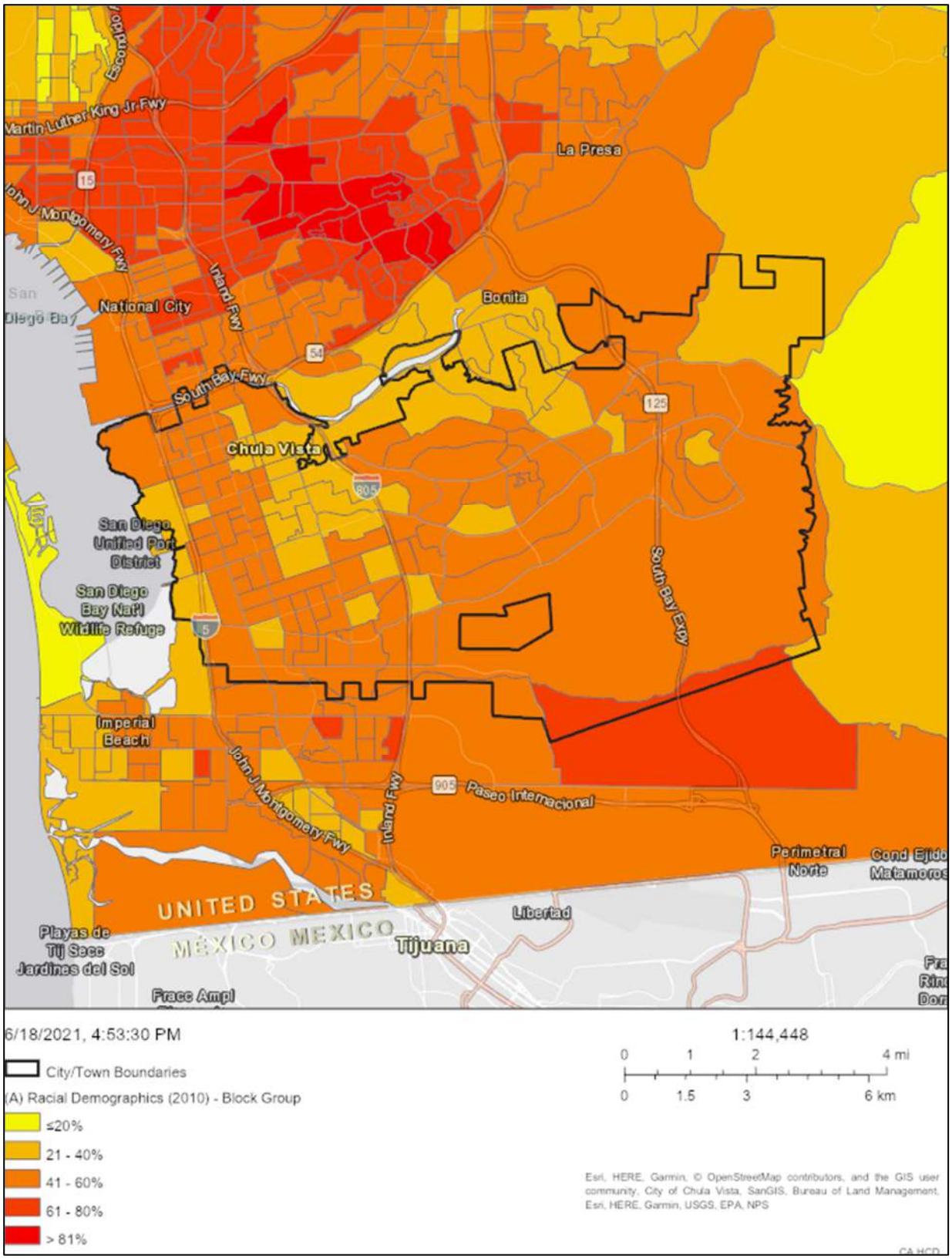
Ethnic and racial composition of a region is useful in analyzing housing demand and any related fair housing concerns, as it tends to demonstrate a relationship with other characteristics such as household size, locational preferences, and mobility. **Figure E-1** compares racial or ethnic minority concentrations in Chula Vista in 2010 and 2018. Chula Vista has seen an increase in racial/ethnic minority populations Citywide. Currently, nearly all block groups in the City have minority populations over 81%. In 2010, racial/ethnic minority concentrations ranged from 21 to 60% in most block groups. There is currently only one block group in the City with a minority concentration below 61%, located in the northwestern section of the City.

Table E-1: Racial/Ethnic Dissimilarity Index

	1990	2000	2010	2020
Chula Vista				
Non-White/White	17.81	20.12	20.26	21.39

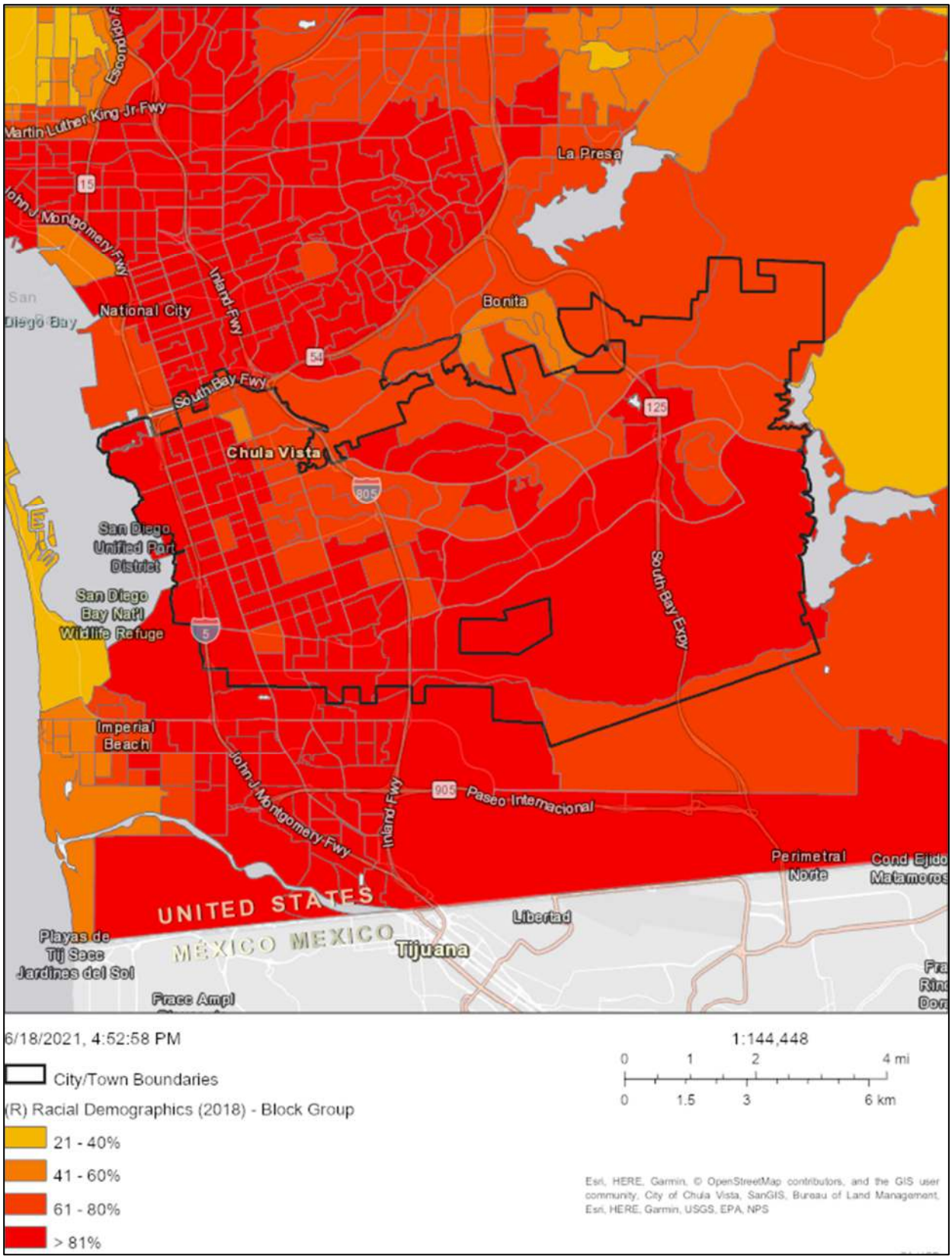
Black/White	27.83	24.60	23.36	26.86
Hispanic/White	20.08	25.05	22.97	23.91
Asian or Pacific Islander/White	23.26	29.21	31.03	34.79
San Diego County				
Non-White/White	43.40	45.18	42.85	46.42
Black/White	58.00	53.80	48.37	54.08
Hispanic/White	45.22	50.59	49.61	51.74
Asian or Pacific Islander/White	48.06	46.83	44.38	49.75
Source: HUD AFFH Database, 2020.				

Figure E-1: (A) Racial/Ethnic Minority Concentrations (2010)



CITY OF CHULA VISTA

(B) Racial/Ethnic Minority Concentrations (2018)



Source: HCD Data Viewer, 2021.

Disability

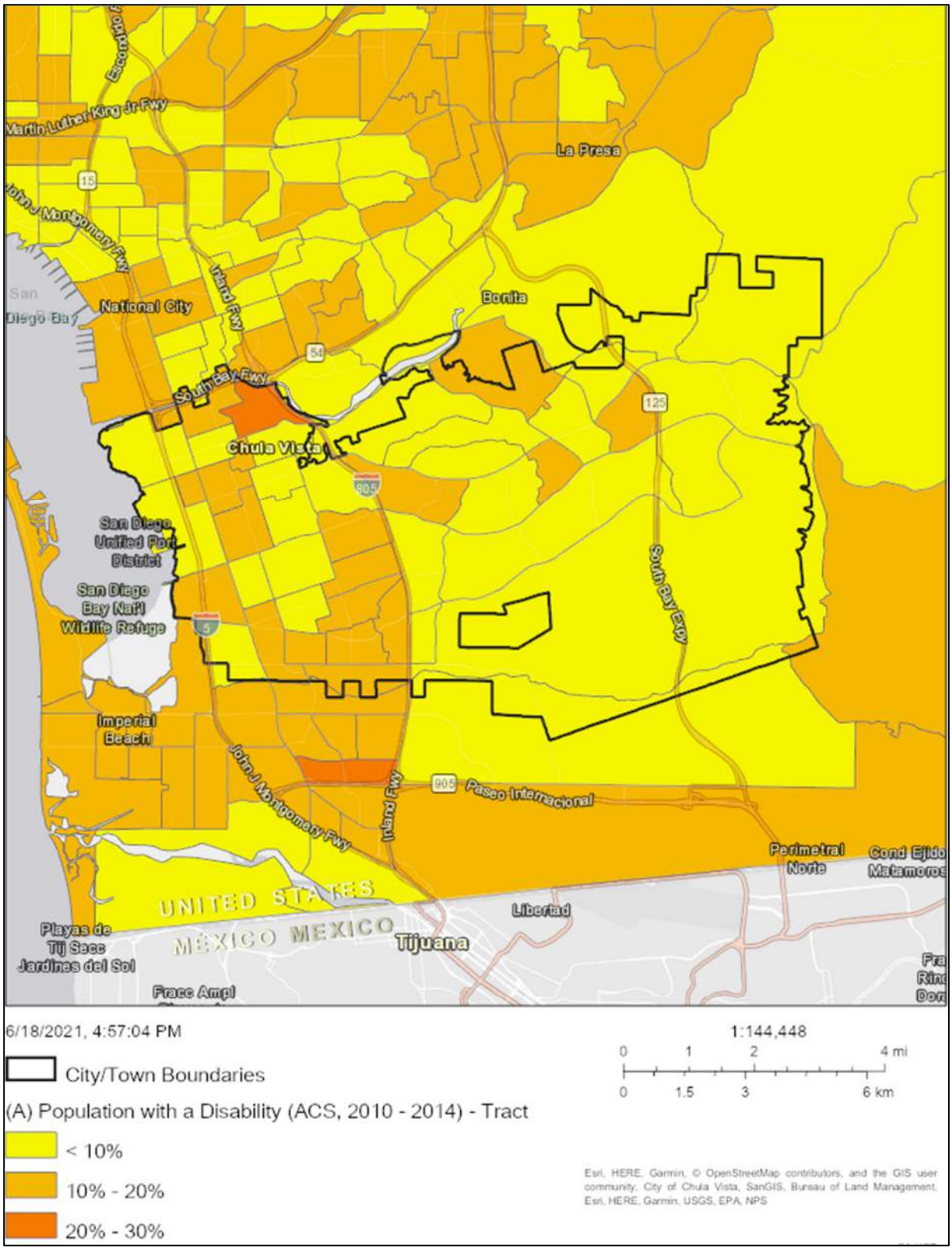
According to the 2015-2019 ACS, approximately 9.7% of Chula Vista residents experience a disability, compared to 9.9% Countywide. Since the 2008-2012 ACS, the disabled population in Chula Vista and the County has increased slightly from 8.9% and 9.3%, respectively. As shown in **Figure E-2** Census tracts with a higher percentage of persons with disabilities are more concentrated in the northern and western sections of the City. Since the 2010-2014 ACS, concentrations of persons with disabilities have decreased in the northwestern section of the City, but increased tracts along the northern City boundary and in some tracts in the central western areas of the City.

Familial Status

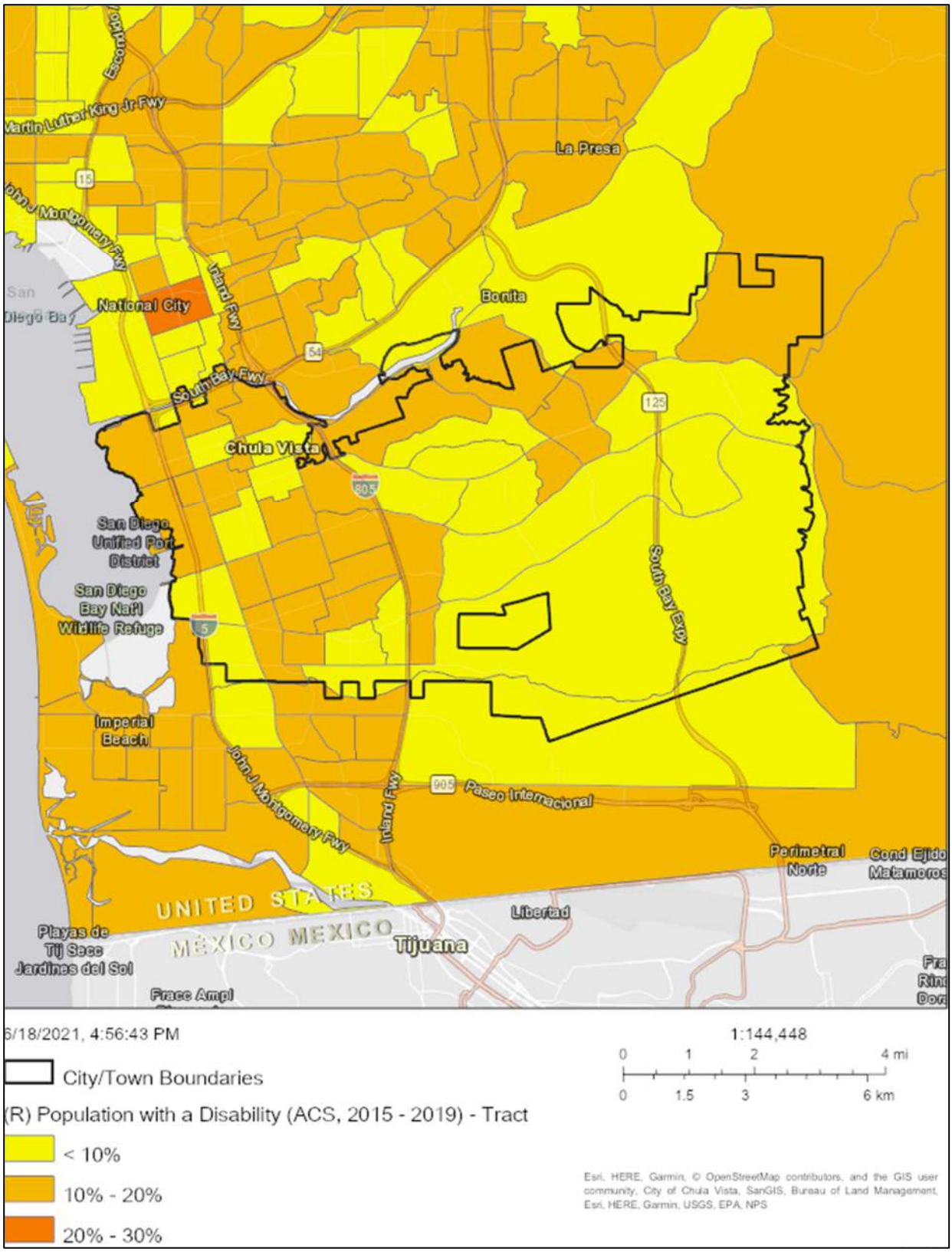
Familial status refers to the presence of children under the age of 18, whether the child is biologically related to the head of household, and the martial status of the head of households. Families with children may face housing discrimination by landlords who fear that children will cause property damage. Some landlords may have cultural biases against children of the opposite sex sharing a bedroom. Differential treatments such as limiting the number of children in a complex or confining children to a specific location are also fair housing concerns. Approximately 40.1% of Chula Vista households have one or more children under the age of 18. The City's share of households with children is higher than the County (29.7%), and the neighboring cities of El Cajon (35.7%), Imperial Beach (29.7%), La Mesa (26%), National City (30.7%), and the City of San Diego (26.5%).

Single parent households are also protected by fair housing law. Approximately 11% of households in the City are single-parent households compared to only 8% Countywide. Female-headed households with children require special consideration and assistance because of their greater need for affordable housing and accessible day care, health care, and other supportive services. Over 8% of households in Chula Vista are single female-headed households with children, more than the 5.7% throughout the County. As shown in **Figure E-3** the northeastern side of the City has higher concentrations of Children in married-couple households. **Figure E-4** shows the percentage of Children in female-headed households. Four tracts in the northwestern section of the City and one tract in the southwestern section of the City have higher populations of Children in female-headed households compared to the rest of the City. Between 40 and 60% of children in these tracts live in female-headed households.

Figure E-2: (A) Concentration of Persons with Disabilities (2010-2014)

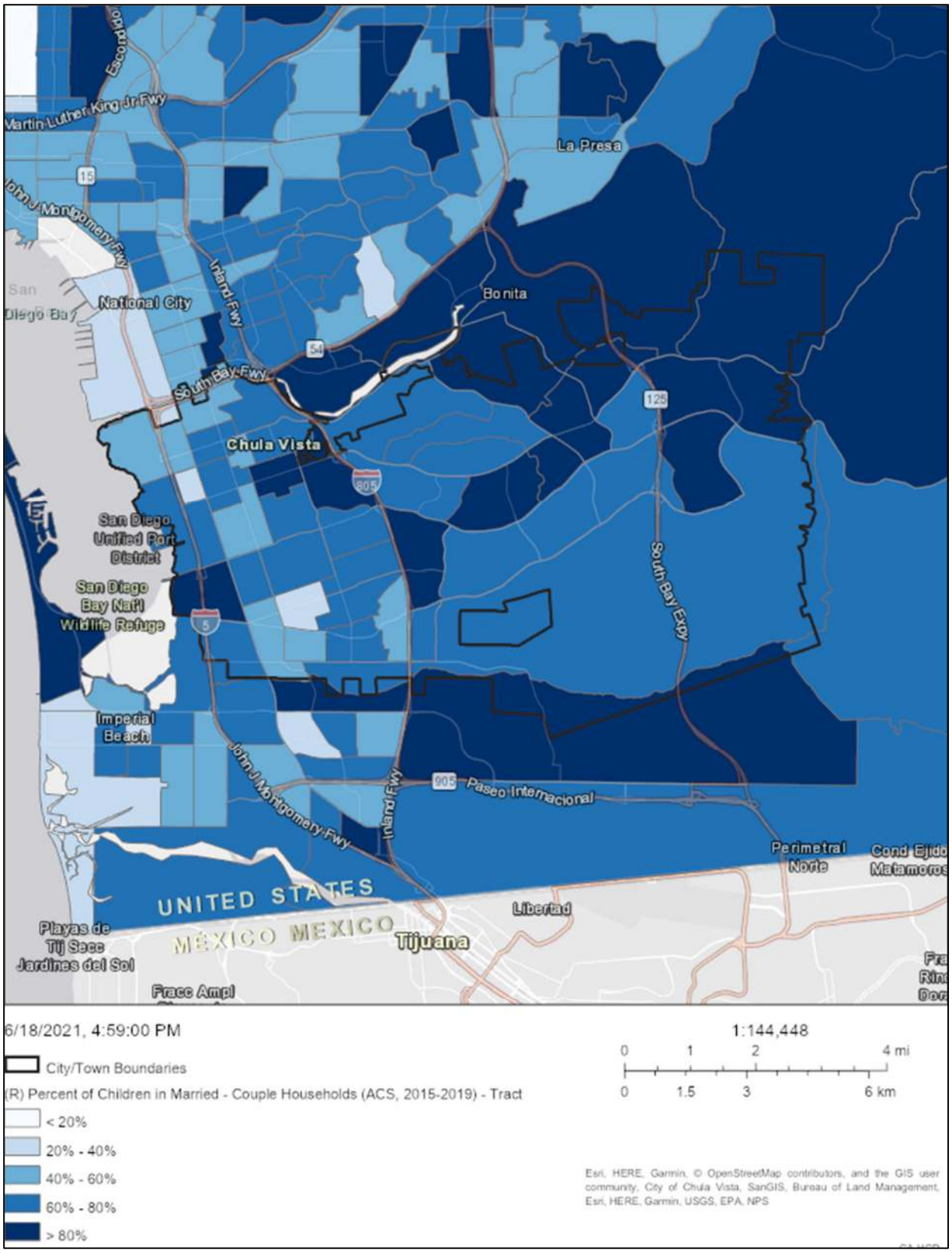


(B) Concentration of Persons with Disabilities (2015-2019)



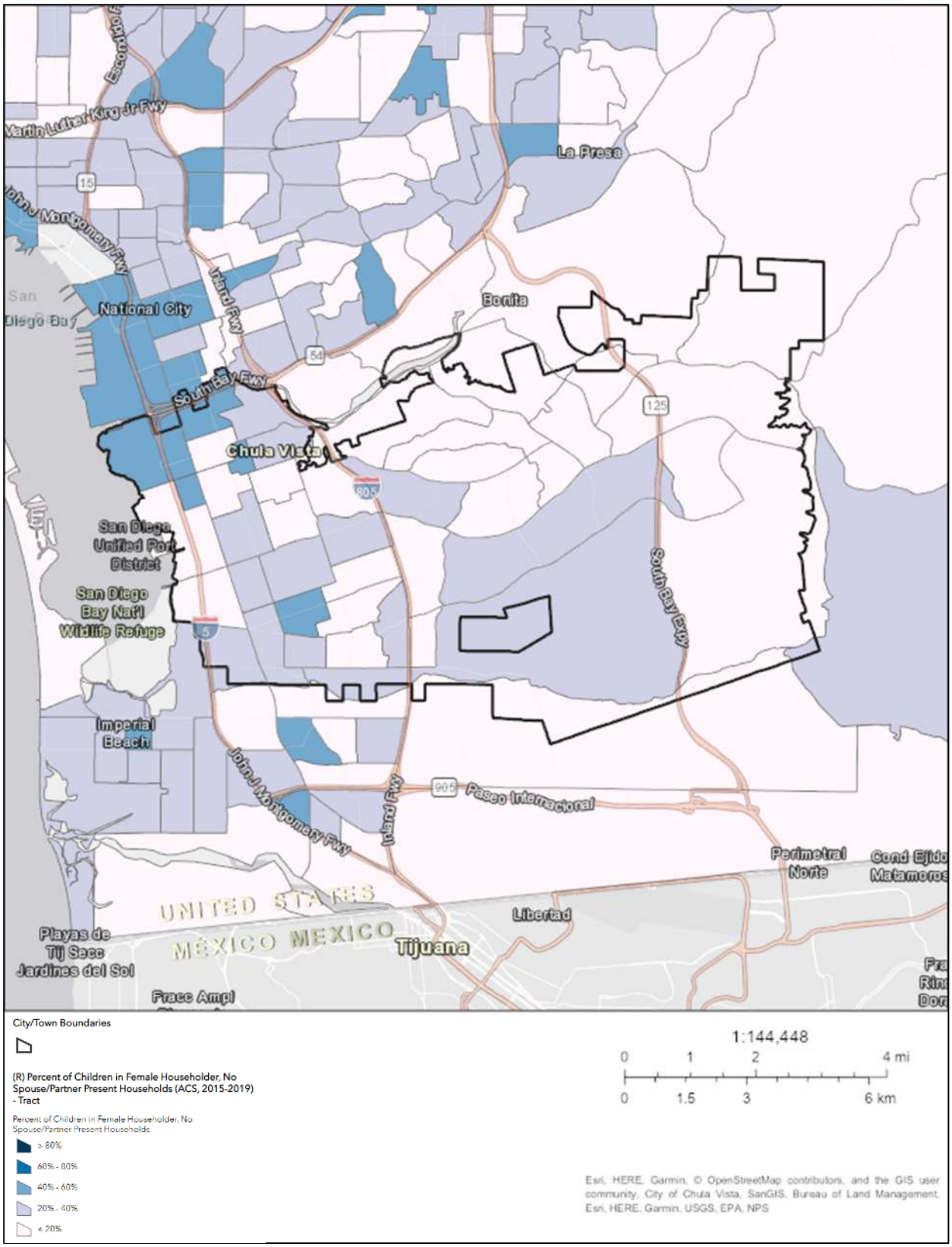
Source: HCD Data Viewer, 2010-2014 & 2015-2019 ACS, 2021.

Figure E-3: Percent of Children in Married Couple Households



Source: HCD Data Viewer, 2015-2019 ACS, 2021.

Figure E-4: Percent of Children in Female-Headed Households



Source: HCD Data Viewer, 2015-2019 ACS, 2021.

Income

Identifying low- or moderate-income (LMI) geographies and individuals is important to overcome patterns of segregation. HUD's 2013-2017 CHAS data (**Table E-2**) shows that 45.6% of Chula Vista households earn 80 percent or less than the area median family income and are considered lower income, slightly higher than 43% of households Countywide. According to the 2015-2019 ACS, the median household income in Chula Vista is $81,272, higher than $78,980 for the County.

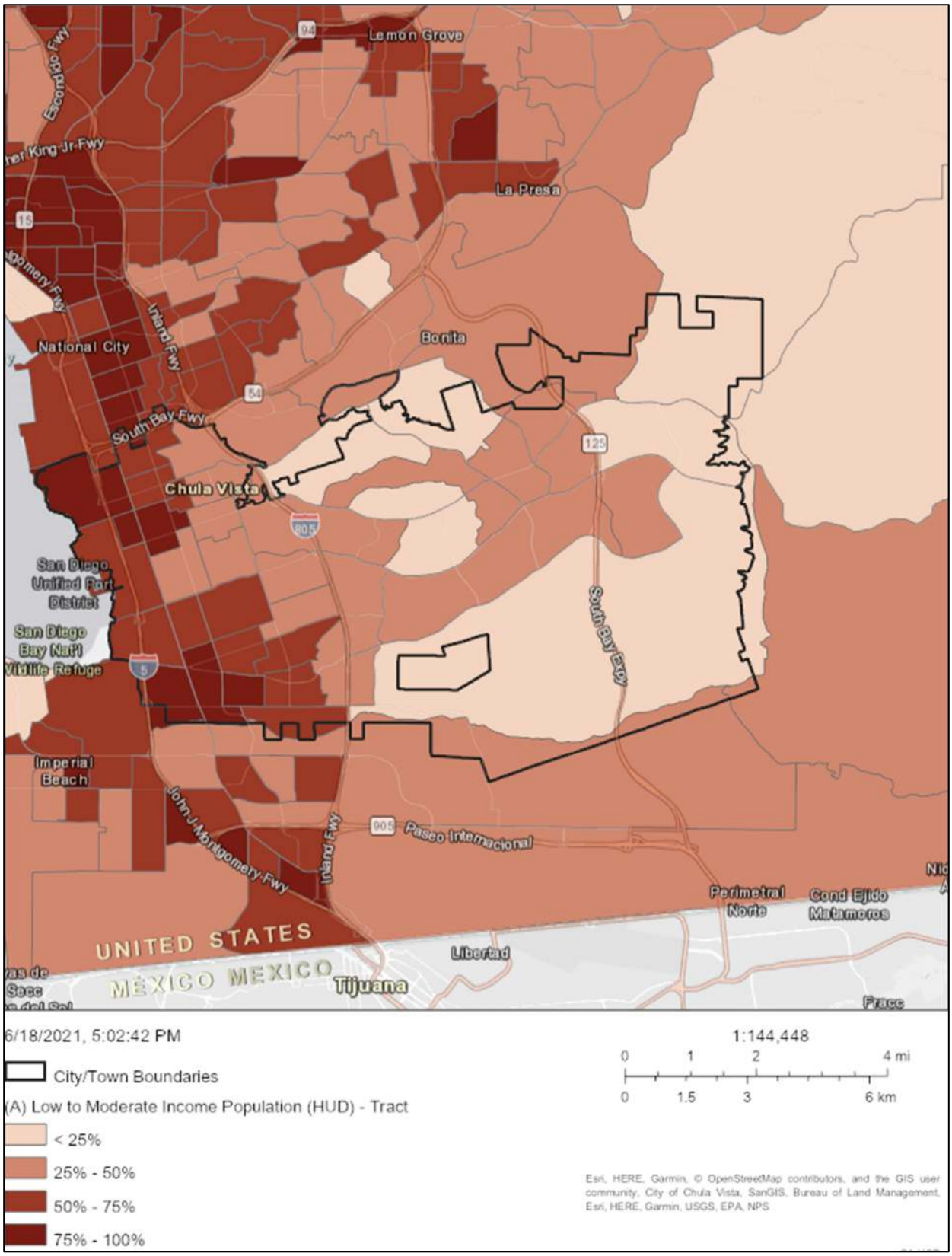
Table E-2: Income Level Distribution

Income Category	Chula Vista		San Diego County	
	Households	Percent	Households	Percent
<30% HAMFI	11,735	15.0%	155,060	13.9%
31-50% HAMFI	10,220	13.0%	136,890	12.3%
51-80% HAMFI	13,820	17.6%	186,170	16.7%
81-100% HAMFI	8,130	10.4%	112,015	10.1%
>100% HAMFI	34,560	44.0%	521,600	46.9%
Total	78,475	100.0%	1,111,740	100.0%

Source: HUD CHAS data (2013-2017 ACS), 2020.

Figure E-5 shows the Lower and Moderate Income (LMI) areas in the City by census tract. HUD defines a LMI area as a census tract or block group where over 51 percent of the population is LMI. Tracts with higher LMI populations are most concentrated on the western side of the City, where LMI households account for 50 to 100% of the tract population. Tracts in the central and eastern areas have significantly lower concentrations of LMI households.

Figure E-5: Concentration of LMI Households



Source: HCD Data Viewer, HUD LMI Database, 2021.

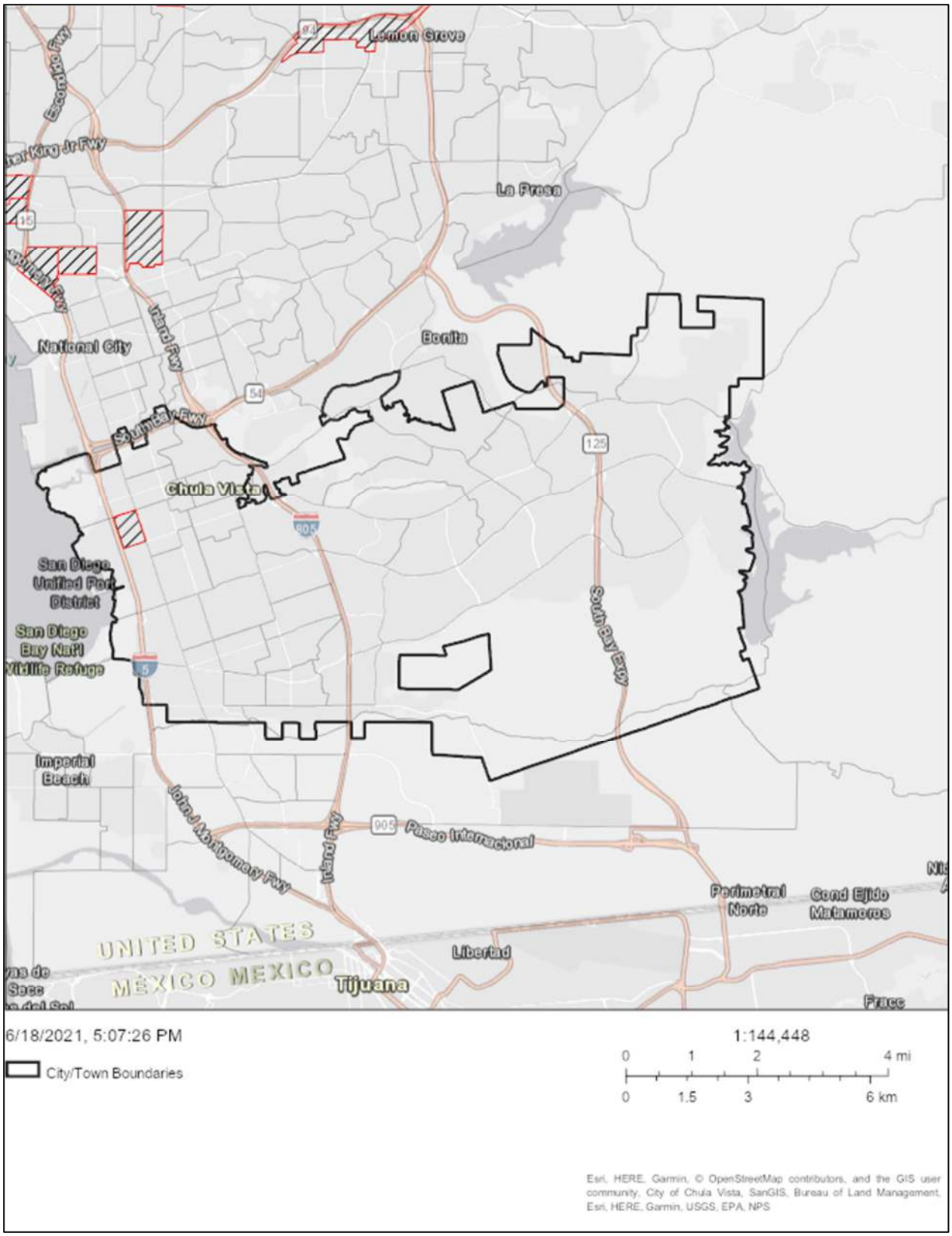
3. Racially or Ethnically Concentrated Areas of Poverty

Racially or Ethnically Concentrated Areas of Poverty (R/ECAPs)

In an effort to identify racially/ethnically concentrated areas of poverty (R/ECAPs), HUD has identified census tracts with a majority non-White population (greater than 50 percent) with a poverty rate that exceeds 40 percent or is three times the average tract poverty rate for the metro/micro area, whichever threshold is lower. According to HUD's 2020 R/ECAP mapping tool based on the 2009-2013 ACS, there is currently one R/ECAPs in Chula Vista located within Census Tract (CT) 125.01. This R/ECAPs is shown in **Figure E-6** below. There are approximately 1,500 housing units within the R/ECAP consisting of single-family homes (11%), multi-family units (50%) and mobile home spaces (39%).

There are approximately 1,200 households within this CT. The median household income is $31,554. This is approximately two-fifths of the average household income in the City of Chula Vista, which is $81,272. Approximately 32.5% of these households are below the poverty line. This is more than triple the citywide poverty rate of 9.6%. In addition to the high rate of poverty, this CT also has a disabled population between 10 and 20% and a concentration of children in female-headed households between 40 and 60% (see **Figure E-2** and **Figure E-4**).

Figure E-6: Racially/Ethnically Concentrated Areas of Poverty



Source: HCD Data Viewer, HUD R/ECAP Database, 2021.

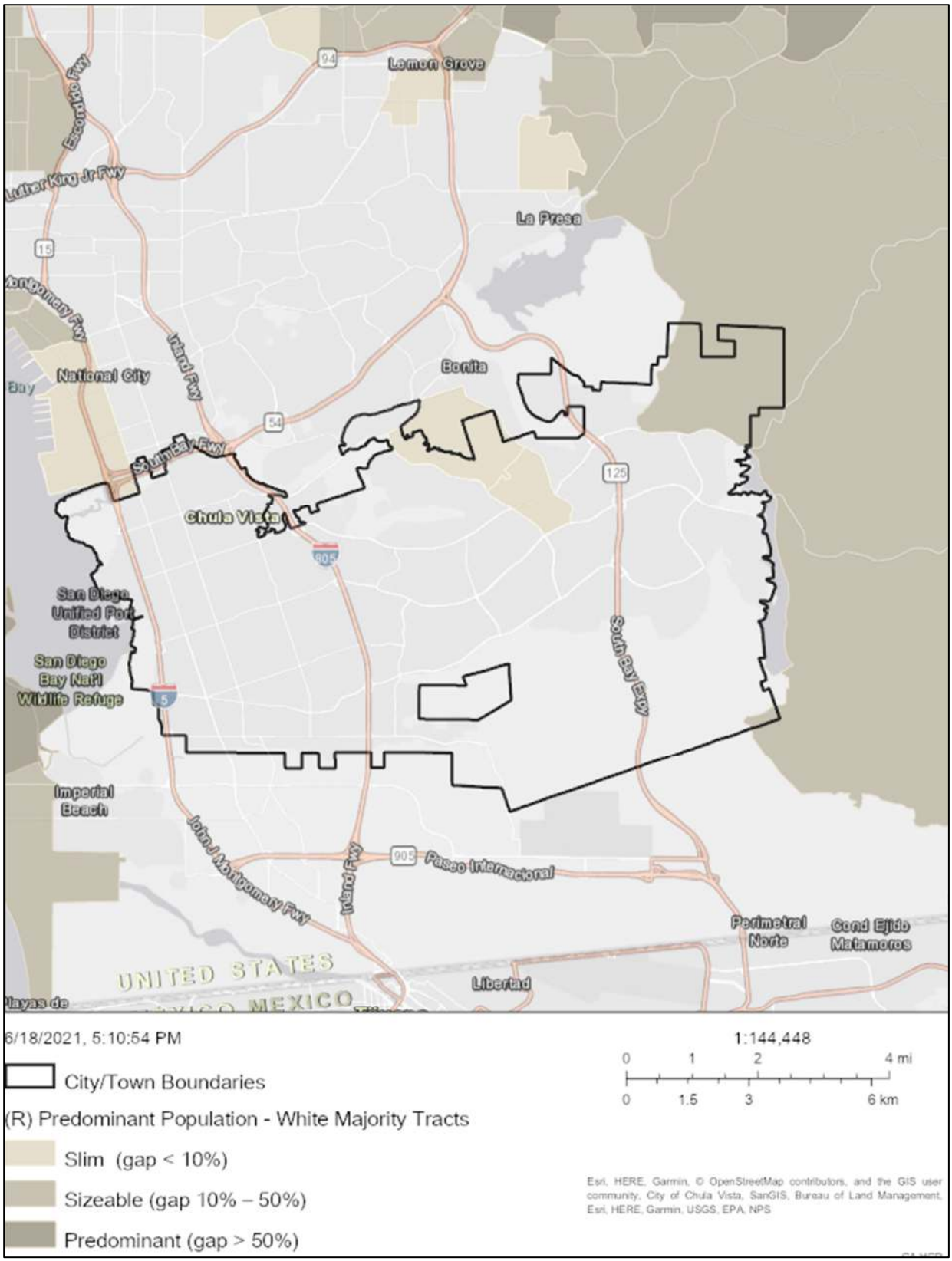
Racially or Ethnically Concentrated Areas of Poverty (RCAAs)

While racially concentrated areas of poverty and segregation (R/ECAPs) have long been the focus of fair housing policies, racially concentrated areas of affluence (RCAAs) must also be analyzed to ensure housing is integrated, a key to fair housing choice. A HUD Policy Paper defines racially concentrated areas of affluence as affluent, White communities.[1] According to this report, Whites are the most racially segregated group in the United States and "in the same way neighborhood disadvantage is associated with concentrated poverty and high concentrations of people of color, conversely, distinct advantages are associated with residence in affluent, White communities." Based on their research, HCD defines RCAAs as census tracts where 1) 80 percent or more of the population is white, and 2) the median household income is $125,000 or greater (slightly more than double the national median household income in 2016).

Figure E-7 shows predominantly White populations by census tract and **Figure E-8** shows median income by block group. There are only three White majority tracts in Chula Vista located along the northern City boundary. The White predominant tract in the northeastern corner of the City also has a median income exceeding $125,000 and is therefore considered a RCAA. The median income on the eastern side of the City is generally higher than the western side, where most block groups have a median income below the 2020 State average of $84,100.

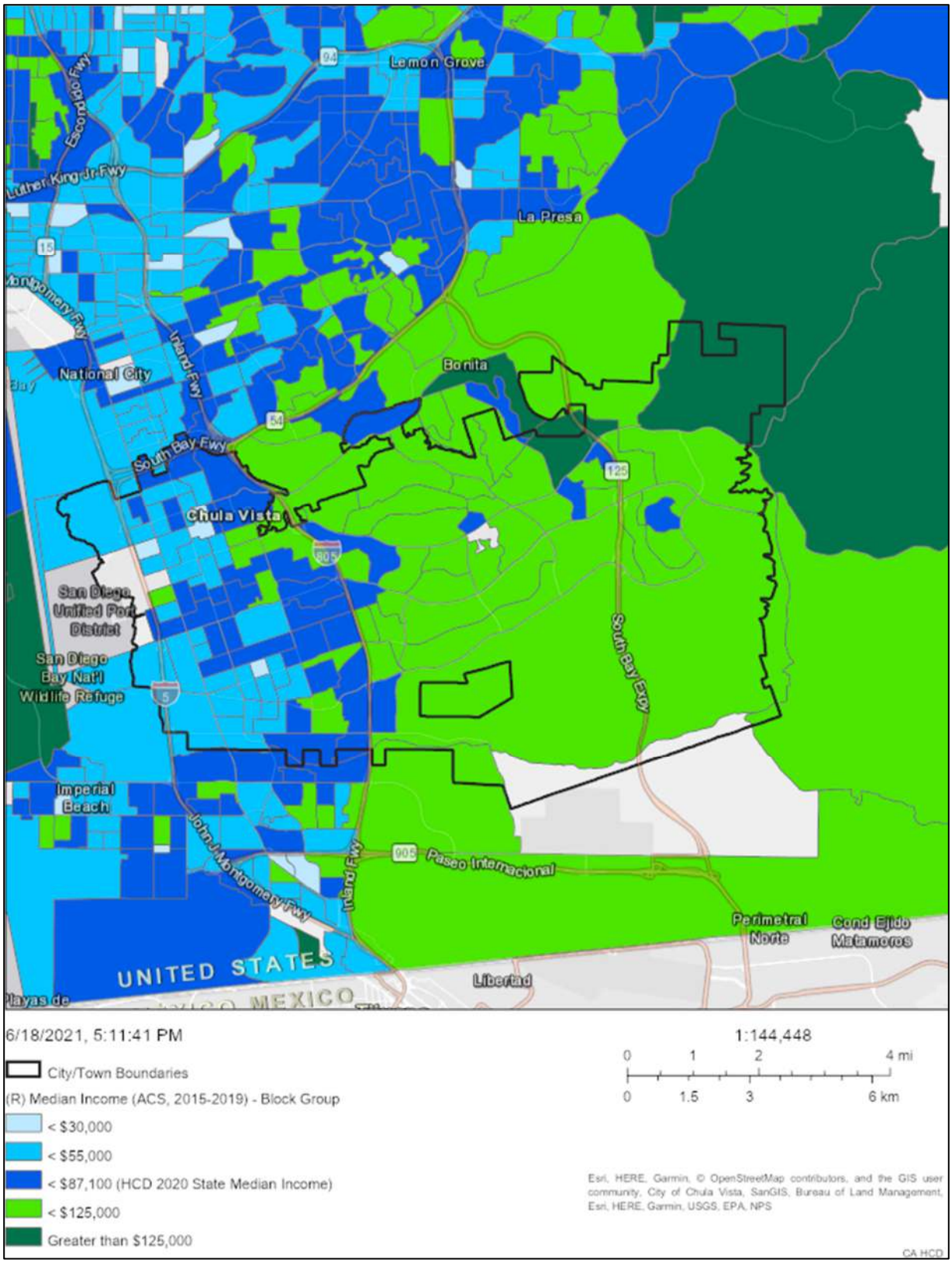
[1] Goetz, Edward G., Damiano, A., & Williams, R. A. (2019) Racially Concentrated Areas of Affluence: A Preliminary Investigation.' Published by the Office of Policy Development and Research (PD&R) of the U.S. Department of Housing and Urban Development in Cityscape: A Journal of Policy Development and Research (21,1, 99-124).

Figure E-7: White Predominant Areas



Source: HCD Data Viewer, 2021.

Figure E-8: Median Income



Source: HCD Data Viewer, 2015-2019 ACS, 2021.

4. Access to Opportunities

HUD developed an index for assessing fair housing by informing communities about disparities in access to opportunity based on race/ethnicity and poverty status. **Table E-3** shows index scores for the following opportunity indicator indices (values range from 0 to 100):

- **Low Poverty Index:** The higher the score, the less exposure to poverty in a neighborhood.
- **School Proficiency Index:** The higher the score, the higher the school system quality is in a neighborhood.
- **Labor Market Engagement Index:** The higher the score, the higher the labor force participation and human capital in a neighborhood.
- **Transit Trips Index:** The higher the trips transit index, the more likely residents in that neighborhood utilize public transit.
- **Low Transportation Cost Index:** The higher the index, the lower the cost of transportation in that neighborhood.
- **Jobs Proximity Index:** The higher the index value, the better access to employment opportunities for residents in a neighborhood.
- **Environmental Health Index:** The higher the value, the better environmental quality of a neighborhood.

In Chula Vista, Hispanic residents are most likely to be impacted by poverty, low labor market participation, and poor environmental quality. Native American residents experience the lowest school proficiency and Asian residents have the least access to employment opportunities. Asian or Pacific Islander communities scored the highest in low poverty, school proficiency, labor market, and environmental health. Black residents are most likely to use public transit and have low transportation costs.

Unlike Chula Vista, White San Diego County residents are least likely to be exposed to poverty, most likely to live near high quality school systems, have the highest labor market participation rate, have the greatest access to employment opportunities, and live in areas with the best environmental quality. In general, racial/ethnic minorities in Chula Vista are exposed to less poverty, better education systems and higher labor market participation rates than the County as a whole.

Table E-3: HUD Opportunity Indicators by Race/Ethnicity							
	Low Poverty	School Proficiency	Labor Market	Transit	Low Transportation Cost	Jobs Proximity	Environmental Health
Chula Vista							
Total Population							
White, Non-Hispanic	61.91	62.74	49.09	74.77	70.25	21.24	32.43
Black, Non-Hispanic	56.81	66.26	48.39	75.71	72.34	22.03	31.32
Hispanic	51.71	60.52	39.70	78.55	74.67	22.43	28.97
Asian or Pacific Islander, Non-Hispanic	65.41	72.80	59.44	72.88	68.42	18.17	32.99
Native American, Non-Hispanic	53.58	59.33	39.86	77.55	74.21	24.15	30.76
Population below federal poverty line							
White, Non-Hispanic	52.71	61.66	43.12	78.27	74.67	25.13	31.41
Black, Non-Hispanic	41.35	53.73	33.10	81.63	80.24	30.30	25.58
Hispanic	38.87	56.68	29.25	82.26	79.43	27.74	26.99
Asian or Pacific Islander, Non-Hispanic	48.83	57.50	35.47	83.01	77.54	19.62	24.94
Native American, Non-Hispanic	53.15	65.06	48.23	77.45	73.97	25.63	31.29
San Diego County							
Total Population							
White, Non-Hispanic	62.30	66.77	61.57	77.90	71.47	54.48	38.38
Black, Non-Hispanic	46.12	48.00	40.77	82.15	75.96	37.78	28.99
Hispanic	42.53	46.46	38.42	79.79	75.05	36.29	30.95
Asian or Pacific Islander, Non-Hispanic	61.36	64.95	60.15	81.51	72.76	48.82	35.24
Native American, Non-Hispanic	50.17	51.21	42.64	72.00	67.42	45.84	43.36
Population below federal poverty line							
White, Non-Hispanic	53.18	60.79	56.51	81.27	76.56	54.09	36.15
Black, Non-Hispanic	32.32	40.63	32.33	87.37	81.22	37.19	25.75
Hispanic	32.09	39.80	31.36	82.71	78.61	36.32	28.83
Asian or Pacific Islander, Non-Hispanic	53.63	62.27	57.50	86.93	80.17	56.79	34.55
Native American, Non-Hispanic	38.86	44.40	42.37	78.76	75.30	41.11	36.24
Source: HUD AFFH Database, 2020.							

To assist in this analysis, the Department of Housing and Community Development (HCD) and the California Tax Credit Allocation Committee (TCAC) convened in the California Fair Housing Task Force (Task Force) to "provide research, evidence-based policy recommendations, and other strategic recommendations to HCD and other related state agencies/departments to further the fair housing goals (as defined by HCD)." The Task force has created Opportunity Maps to identify resource levels across the state "to accompany new policies aimed at increasing access to high

opportunity areas for families with children in housing financed with 9% Low Income Housing Tax Credits (LIHTCs)". These opportunity maps are made from composite scores of three different domains made up of a set of indicators. Based on these domain scores, tracts are categorized as Highest Resource, High Resource, Moderate Resource, Moderate Resource (Rapidly Changing), Low Resource, or areas of High Segregation and Poverty. **Table E-4** shows the full list of indicators.

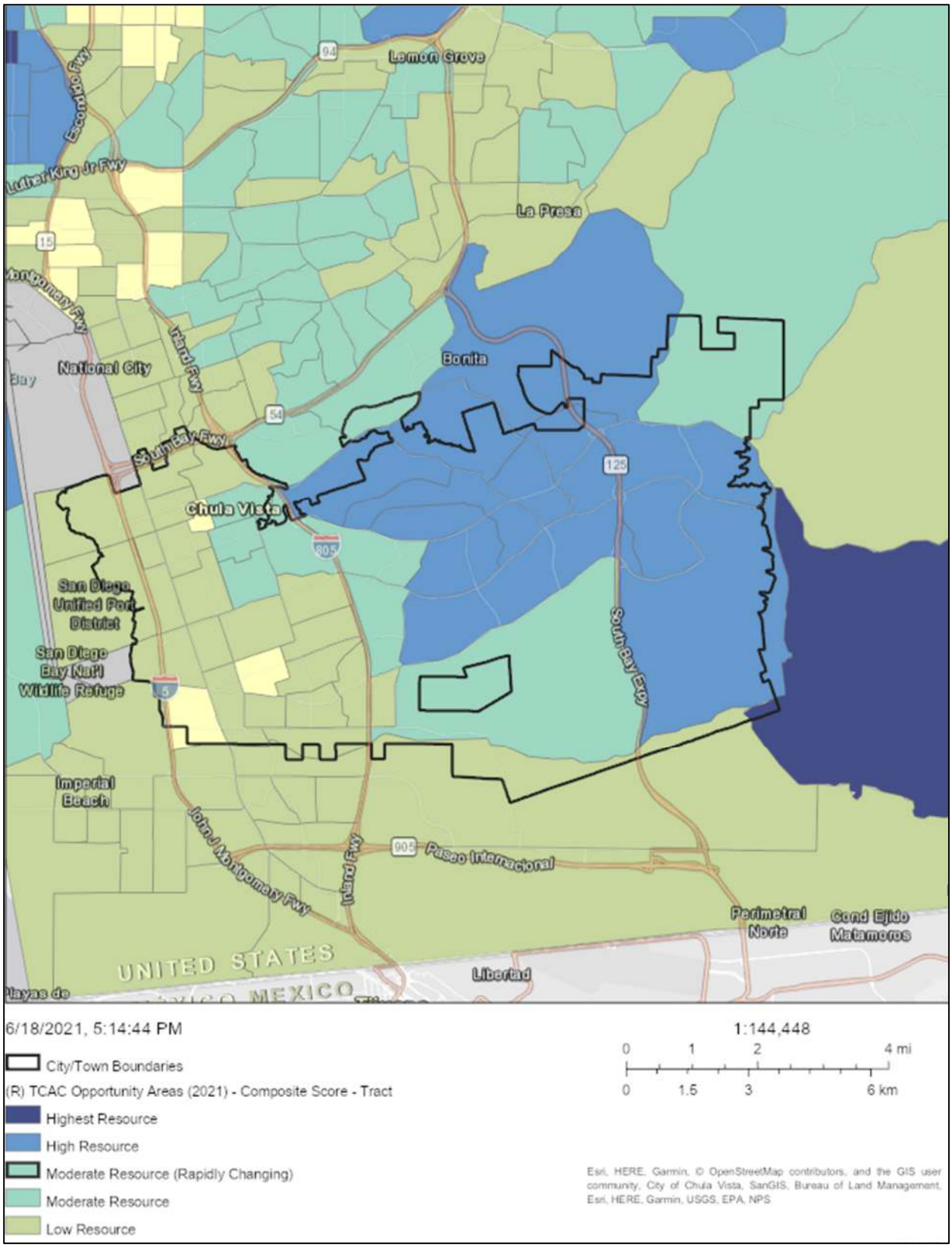
Table E-4: Domains and List of Indicators for Opportunity Maps

Domain	Indicator
Economic	Poverty Adult education Employment Job proximity Median home value
Environmental	CalEnviroScreen 3.0 pollution Indicators and values
Education	Math proficiency Reading proficiency High School graduation rates Student poverty rates
Poverty and Racial Segregation	Poverty: tracts with at least 30% of population under federal poverty line Racial Segregation: Tracts with location quotient higher than 1.25 for Blacks, Hispanics, Asians, or all people of color in comparison to the County

Source: CA Fair Housing Task Force, Methodology for TCAC/HCD Opportunity Maps, December 2020.

Opportunity map scores for Chula Vista census tracts are presented in **Figure E-9**. A majority of the eastern side of the City is categorized as High Resource, the central section of the City is generally categorized as Moderate Resource, and much of the western side is Low Resource. There are three tracts that are categorized as areas of High Segregation and Poverty, all located on the western side of Chula Vista. As described previously, the western side of the City also has areas with higher concentrations of children in female-headed households, LMI households, and median incomes below the 2020 State median (see **Figure E-4**, **Figure E-5**, and **Figure E-8**). The individual scores for the domains described above (economic, environment, and education) are further detailed in the following sections.

Figure E-9: TCAC Opportunity Areas - Composite Score



Source: HCD Data Viewer, TCAC Opportunity Maps, 2021.

Economic

As described previously, the Fair Housing Task Force calculates economic scores based on poverty, adult education, employment, job proximity, and median home values. According to the 2021 Task Force maps presented in **Figure E-10**, tracts with the lowest economic scores are most concentrated on the western side of the City. The tracts with the highest economic scores are located in the northeastern section of the City. As discussed above, many of the tracts on the western side are Low Resource areas or areas of high segregation and poverty.

Education

As described above, the Fair Housing Task Force determines education scores based on math and reading proficiency, high school graduation rates, and student poverty rates. Areas with lower education scores, shown in **Figure E-11**, are generally concentrated in the southwestern section of the City. The eastern side of the City generally received higher education scores exceeding 0.50. The tracts with lower education scores on the western end of the City also received lower economic scores and are categorized as Low Resource.

Environmental

Environmental health scores are determined by the Fair Housing Task Force based on CalEnviroScreen 3.0 pollution indicators and values. **Figure E-12** shows that tracts along the western, eastern, and southern City boundaries have the lowest environmental scores. Tracts in the central and northern parts of Chula Vista have slightly better environmental quality than the rest of the City. The tracts with low environmental scores along the western border also received low economic and education scores and are considered Low Resource areas. The areas along the southern and eastern borders, however, have higher economic and education scores and are mostly categorized as Moderate or High Resource areas.

Transportation

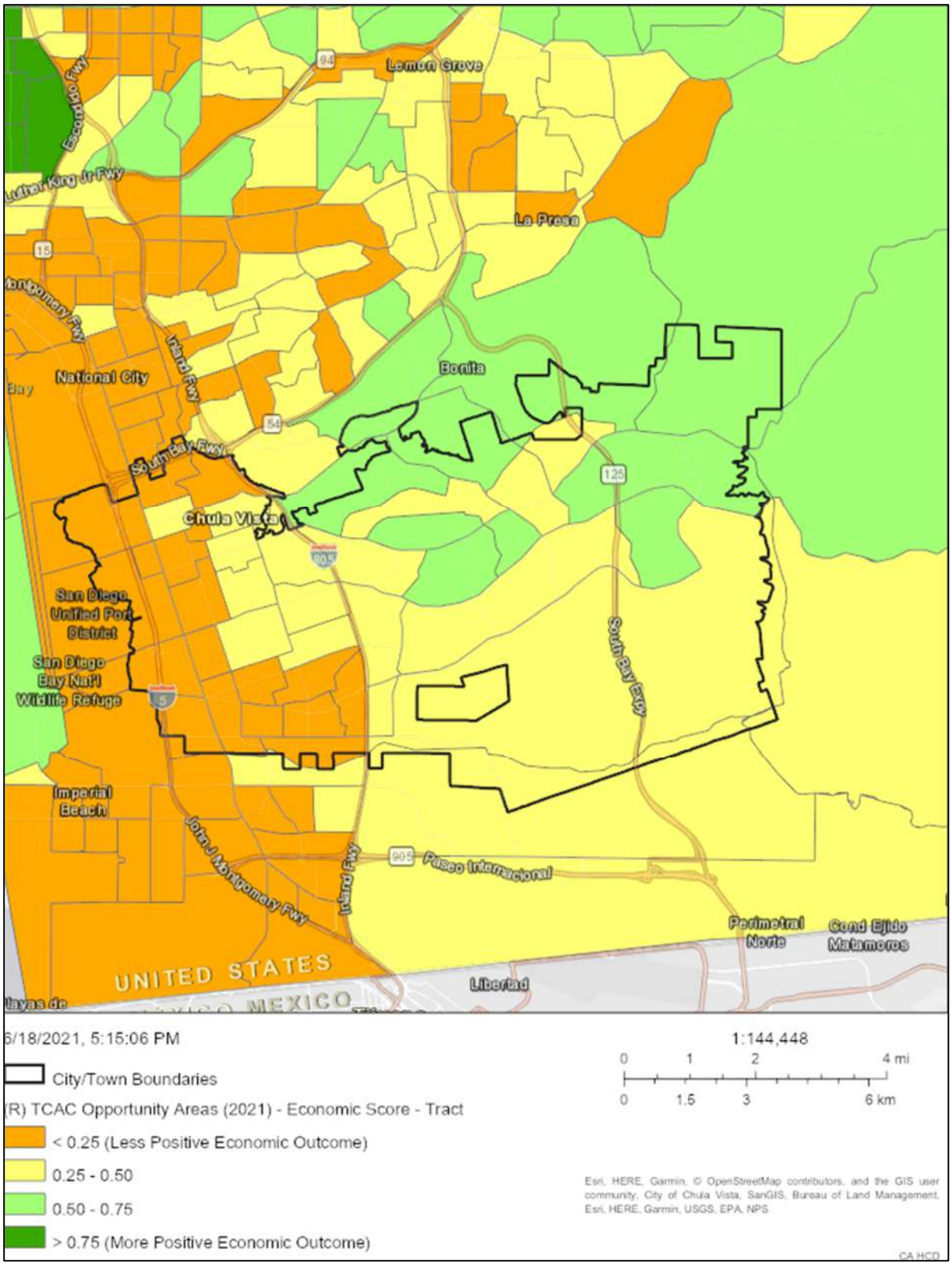
All Transit explores metrics that reveal the social and economic impact of transit, specifically looking at connectivity, access to jobs, and frequency of service.[2] Chula Vista's All Transit Performance score of 5.7 is lower than the surrounding jurisdictions of Imperial Beach (6.7), El Cajon (6.9), La Mesa (7.9), National City (7.9), and the City of San Diego (6.0), but higher than the Countywide score of 5.3. The City's score of 5.7 illustrates a moderate combination of trips per week and number of jobs accessible that enable a moderate number of people to take transit to work. Chula Vista has a slightly higher proportion of commuters that use transit (3.54%) than the County (3.28%).

HUD's Job Proximity Index, described previously, can be used to show transportation need geographically. Block groups with lower jobs proximity indices are located further from

[2] AllTransit Metrics. https://alltransit.cnt.org/metrics/. Accessed June 2021.

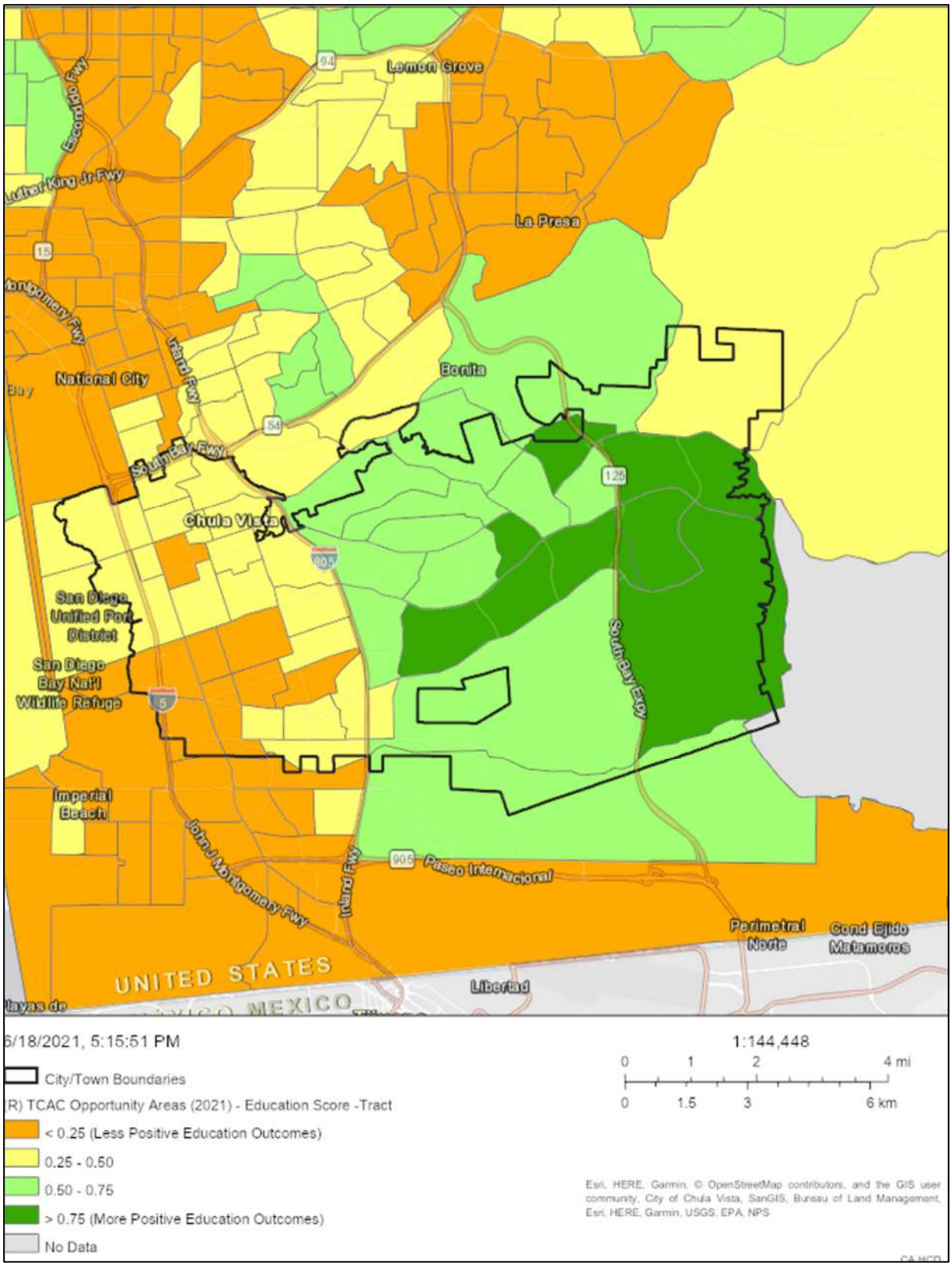
employment opportunities and have a higher need for transportation. As described in **Table E-3**, Chula Vista residents, regardless of race or ethnicity, have less access to employment opportunities compared to residents Countywide. As shown in **Figure E-13**, of majority of the block groups in the City are the furthest from employment opportunities. Block groups in the northwestern section of the City are located closest to employment opportunities. Despite the increased access to jobs, the areas in the northwest part of the City are considered Low Resource.

Figure E-10: TCAC Opportunity Areas - Economic Score



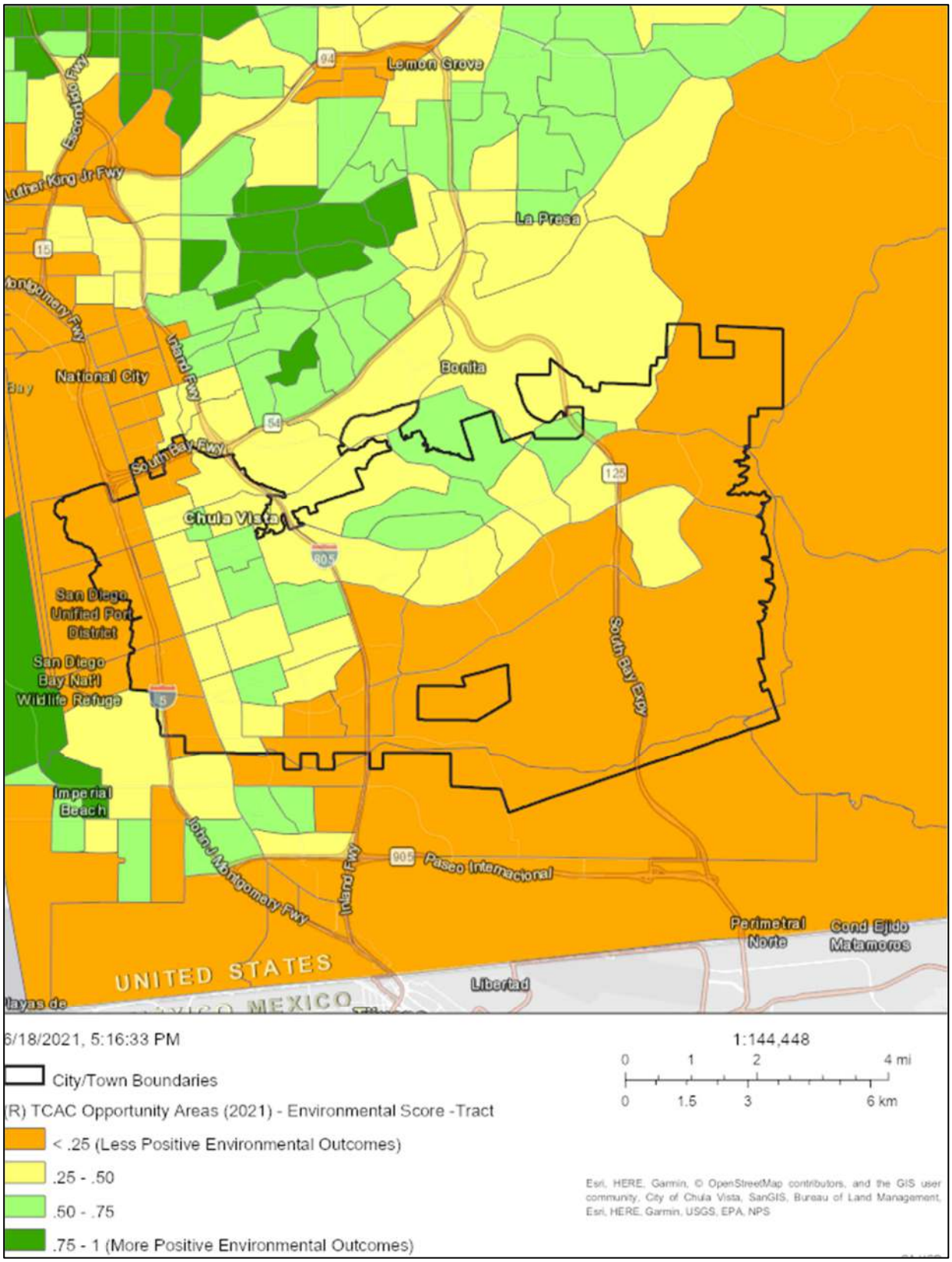
Source: HCD Data Viewer, TCAC Opportunity Maps, 2021.

Figure E-11: TCAC Opportunity Areas - Education Score



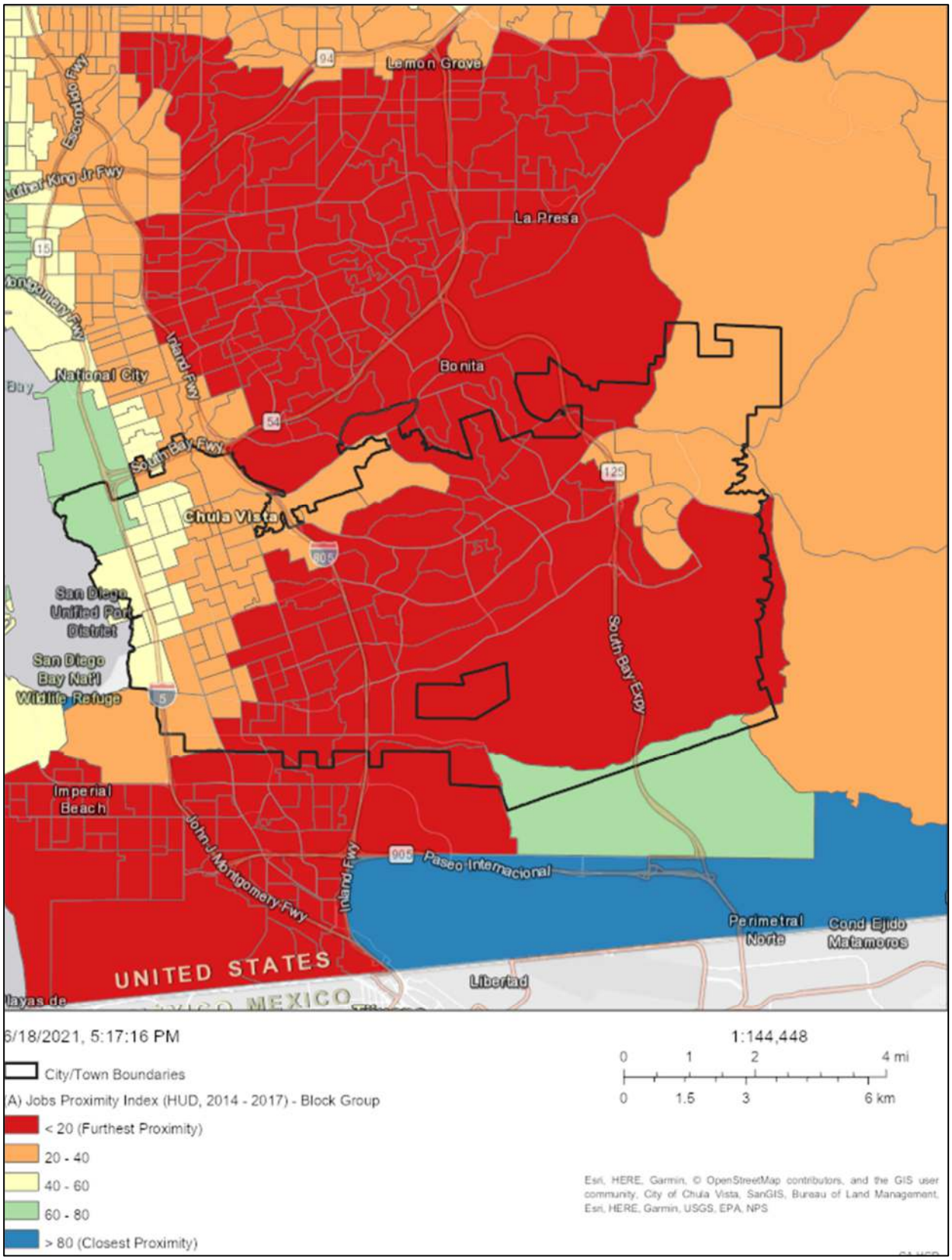
Source: HCD Data Viewer, TCAC Opportunity Maps, 2021.

Figure E-12: TCAC Opportunity Areas - Environmental Score



Source: HCD Data Viewer, TCAC Opportunity Maps, 2021.

Figure E-13: Jobs Proximity Index



Source: HCD Data Viewer, HUD Opportunity Indicators, 2021.

5. Disproportionate Housing Needs

Housing problems for Chula Vista were calculated using HUD's 2020 Comprehensive Housing Affordability Strategy (CHAS) data based on the 2013-2017 ACS. **Table E-5** breaks down households by race and ethnicity and presence of housing problems for Chula Vista and San Diego County households. The following conditions are considered housing problems:

- Substandard Housing (incomplete plumbing or kitchen facilities)
- Overcrowding (more than 1 person per room)
- Cost burden (housing costs greater than 30%)

In Chula Vista, 37% of owner-occupied households and 64.1% of renter-occupied households have one or more housing problem. The City has a higher proportion of households with a housing problem compared to the County, where 33.9% of owner-occupied households and 57.1% of renter-occupied households experience a housing problem. In Chula Vista, Pacific Islander renters experience housing problems at the highest rate (71%), however none of the 150 owner-occupied Pacific Islander households experience a housing problem. Black owner households, Pacific Islander renter households, and Hispanic owner and renter households all have housing problems exceeding the City average.

Table E-5: Housing Problems by Race/Ethnicity

With Housing Problem	White	Black	Asian	Am. Ind	Pac. Isldr.	Hispanic	Other	All
Chula Vista								
Owner-Occupied	28.6%	55.2%	36.5%	10.0%	0.0%	41.5%	44.0%	37.0%
Renter-Occupied	54.5%	56.2%	60.1%	27.3%	71.0%	68.6%	49.0%	64.1%
San Diego County								
Owner-Occupied	31.2%	39.7%	33.6%	25.2%	31.5%	43.0%	35.6%	33.9%
Renter-Occupied	50.9%	62.3%	51.1%	52.0%	60.9%	67.1%	55.2%	57.1%

Source: HUD CHAS Data (2013-2017 ACS), 2020.

Cost Burden

Cost burden by tenure based on HUD CHAS data is shown in **Table E-6**. Pacific Islander and Hispanic renter households have the highest rate of cost burden in the City (71% and 59.9%, respectively). Cost burden amongst owner-households, regardless of race or ethnicity, is lower than renter-households. Pacific Islander and American Indian owner-occupied households have the lowest instance of cost burden Citywide.

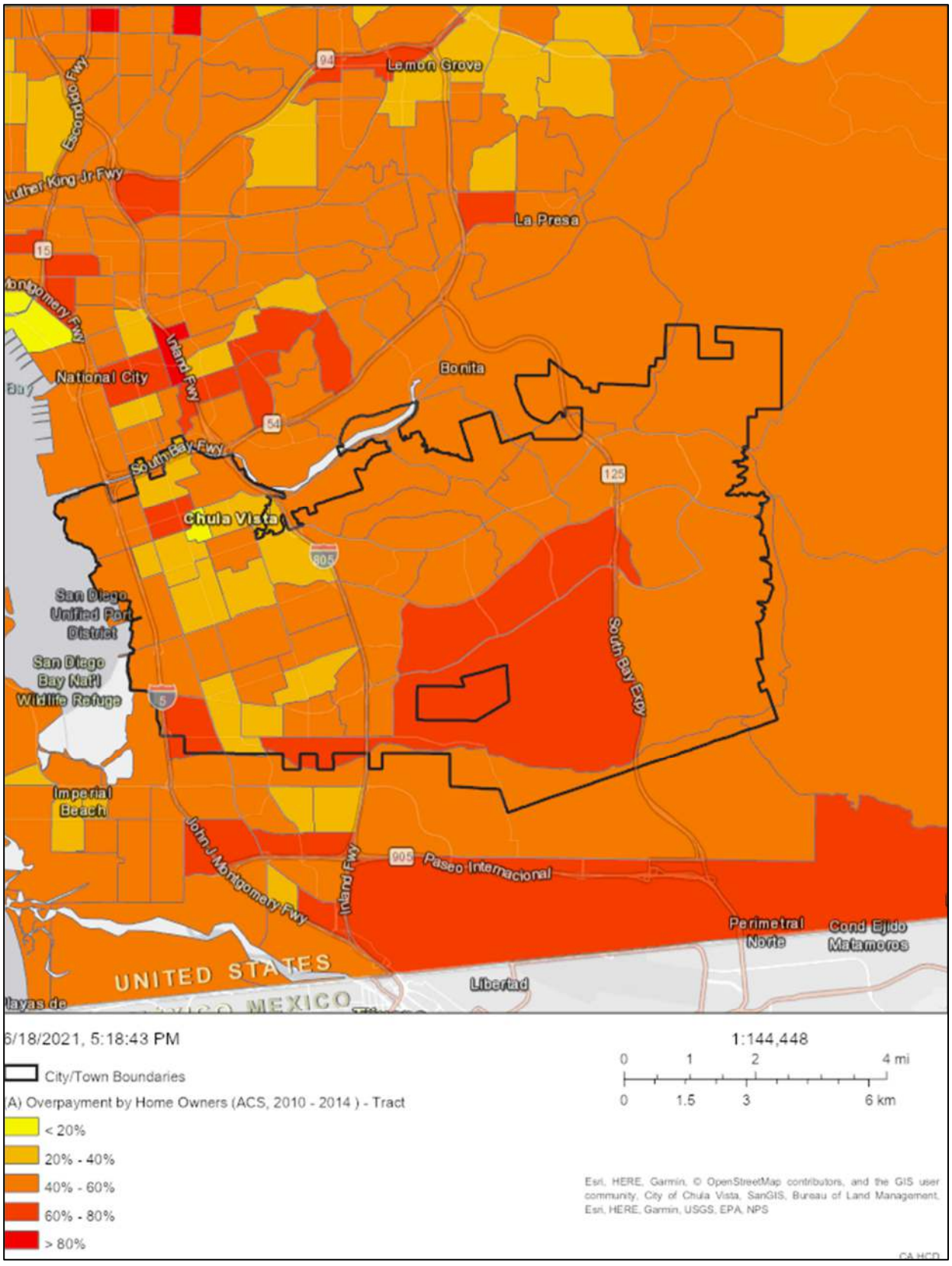
Figure E-14 compares overpayment by tenure over time using the 2010-2014 and 2015-2019 ACS. Overpayment for homeowners has decreased in most tracts in the central and eastern sections of the City. The proportion of overpaying homeowners on the western side of the City has increased in some tracts but decreased in others. The tracts along the northwestern City boundary specifically have seen an increase in overpaying owners since the 2010-2014 ACS. Overpayment by renters has also increased in some tracts on the eastern side of the City. On the western side of the City, the percentage of overpaying renters has decreased in many tracts. Tracts in the central northern section of the City have the lowest proportion of overpaying renters.

Table E-6: Cost Burden by Race/Ethnicity

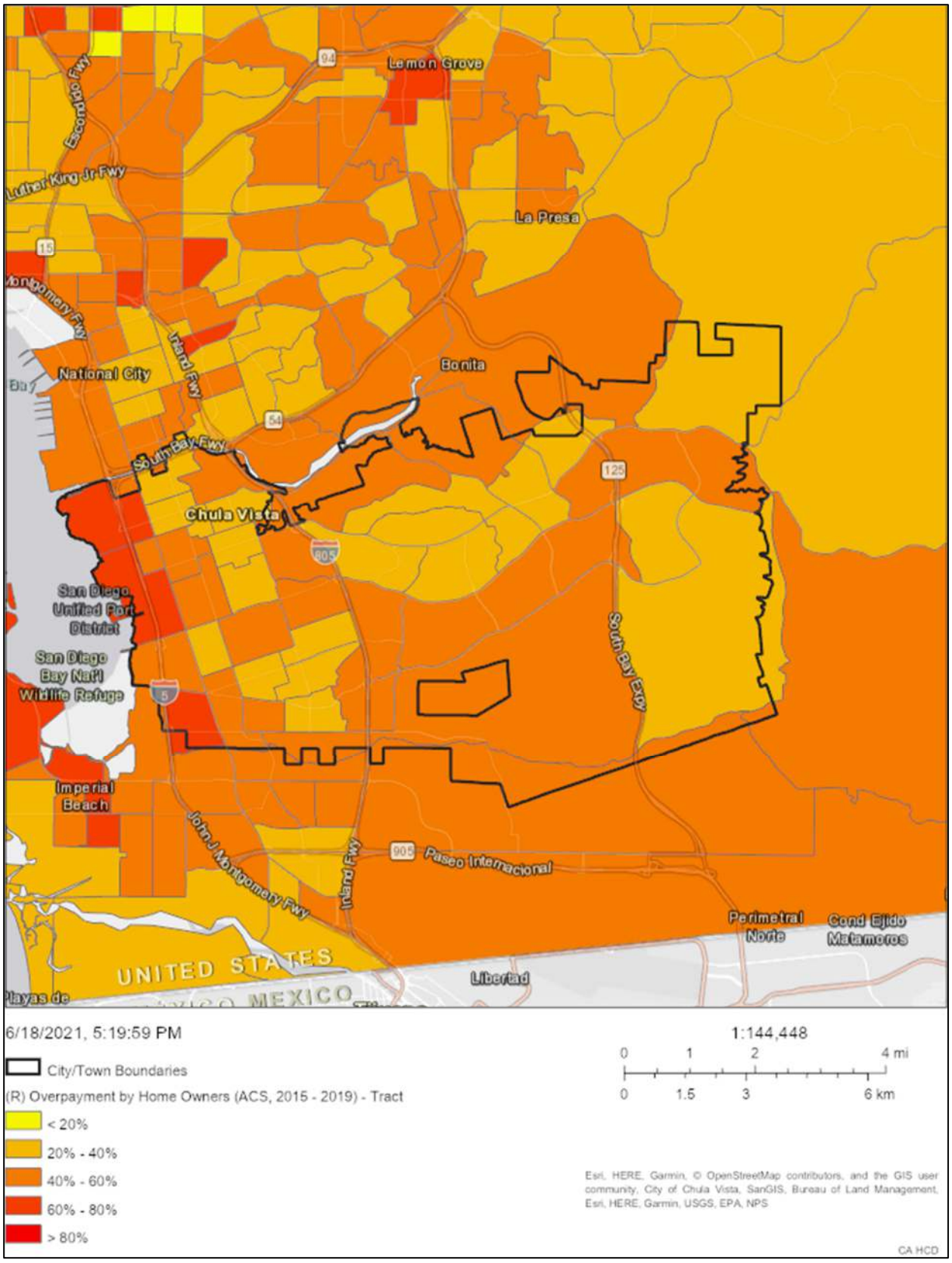
	Cost Burden (>30%)	Severe Cost Burden (>50%)	Total HHs
Owner-Occupied			
White, non-Hispanic	28.0%	12.4%	14,160
Black, non-Hispanic	51.5%	22.7%	1,630
Asian, non-Hispanic	34.2%	10.7%	8,050
Amer. Ind, non-Hispanic	10.0%	0.0%	40
Pacific Isldr., non-Hispanic	0.0%	0.0%	150
Hispanic	36.4%	16.4%	20,300
Other	41.2%	13.2%	1,215
Renter-Occupied			
White, non-Hispanic	49.6%	29.8%	5,855
Black, non-Hispanic	54.7%	32.8%	2,375
Asian, non-Hispanic	52.0%	23.1%	2,810
Amer. Ind, non-Hispanic	27.3%	27.3%	55
Pacific Isldr., non-Hispanic	71.0%	38.7%	155
Hispanic	59.9%	33.2%	21,180
Other	35.0%	21.0%	500

Source: HUD CHAS Data (2013-2017 ACS), 2020.

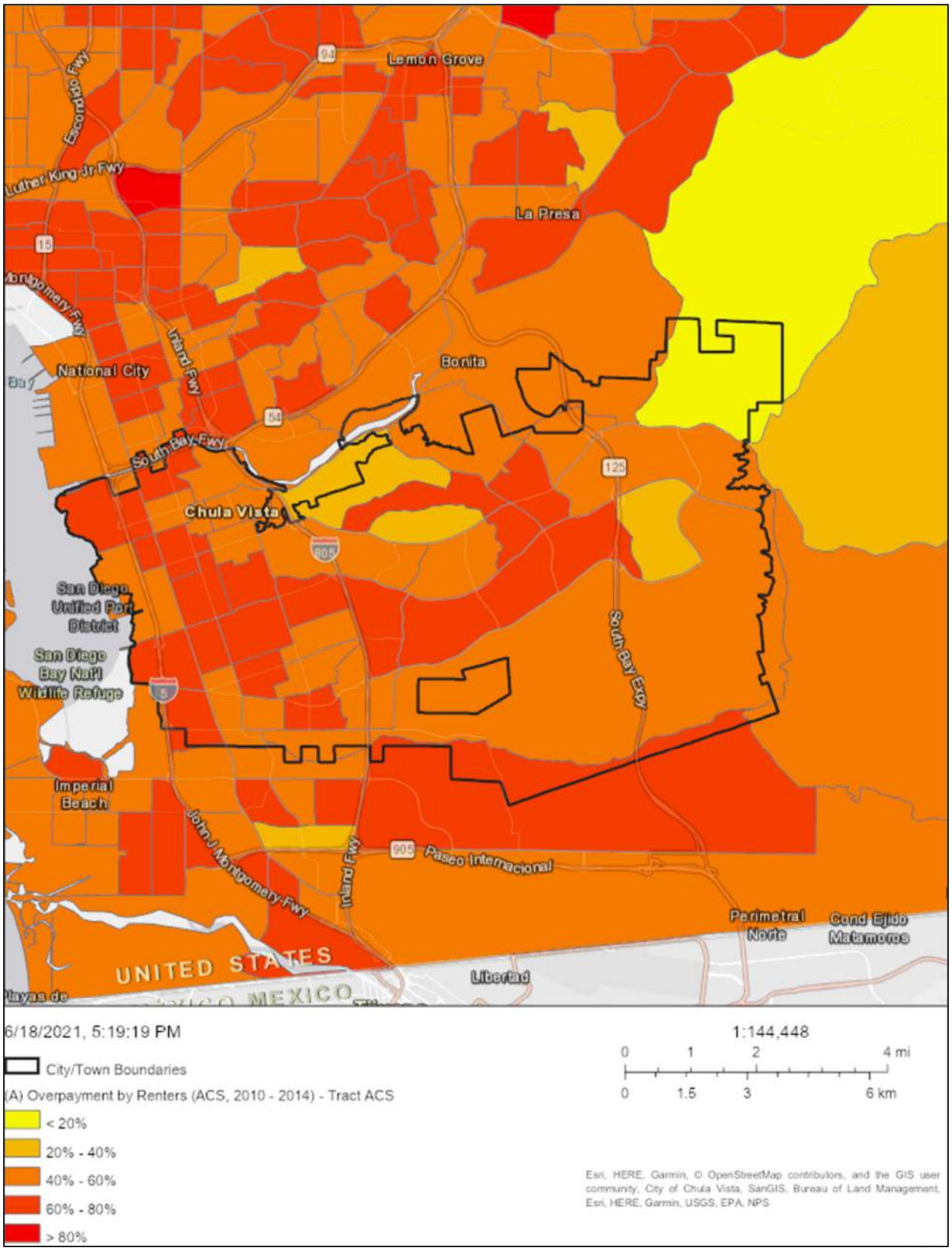
Figure E-14: (A) Overpayment by Owners (2010-2014)



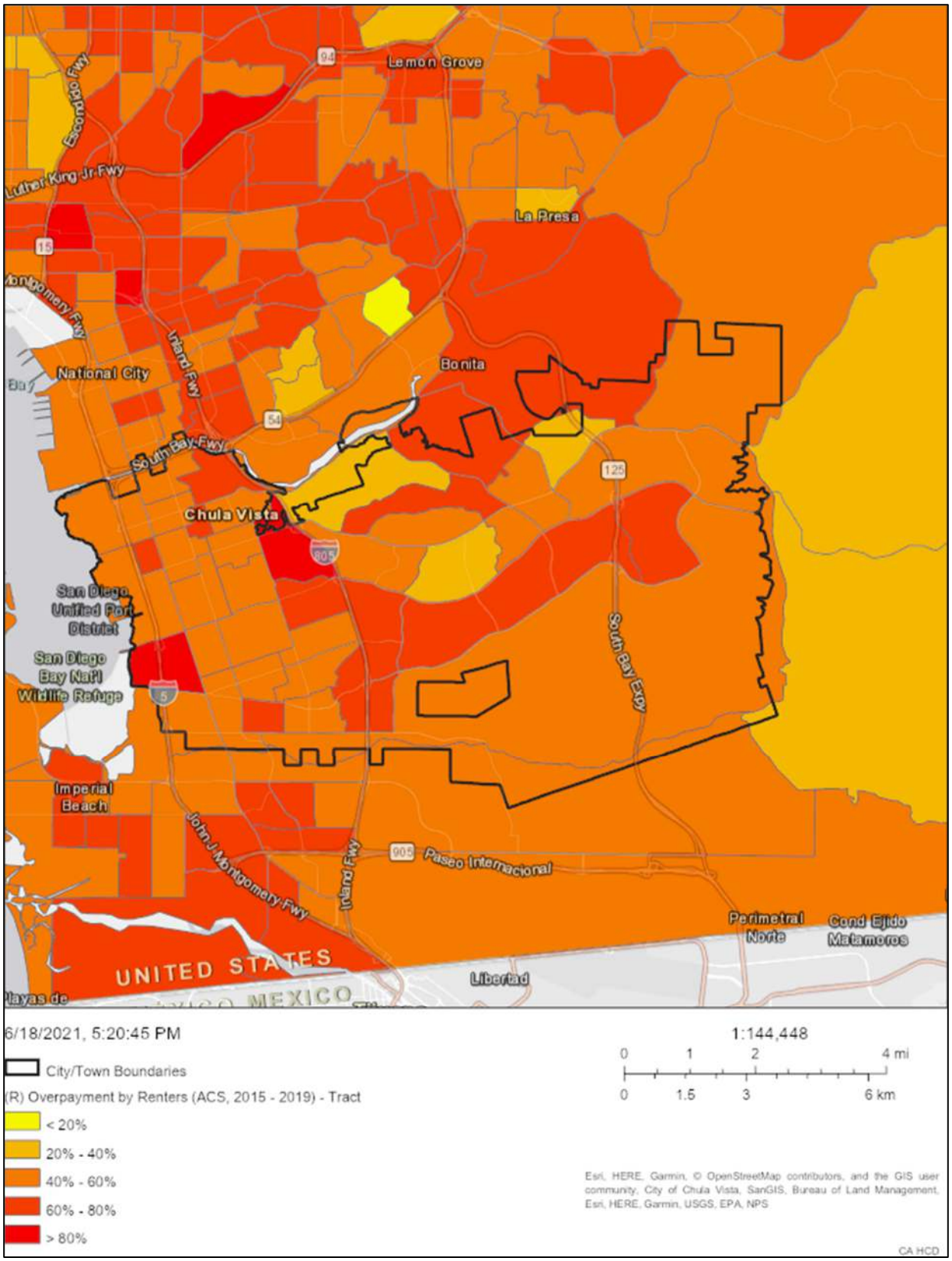
(B) Overpayment by Owners (2015-2019)



(C) Overpayment by Renters (2010-2014)



(D) Overpayment by Renters (2015-2019)



Source: HCD Data Viewer, 2010-2014 & 2015-2019 ACS, 2021.

Overcrowding

Table E-7, below, shows that approximately 4.4% of owner-occupied households and 17.1% of renter-occupied households in Chula Vista are overcrowded. Overcrowding is more common in Chula Vista than the County, where 2.8% of owner-occupied households and 10.8% of renter-occupied households are overcrowded.

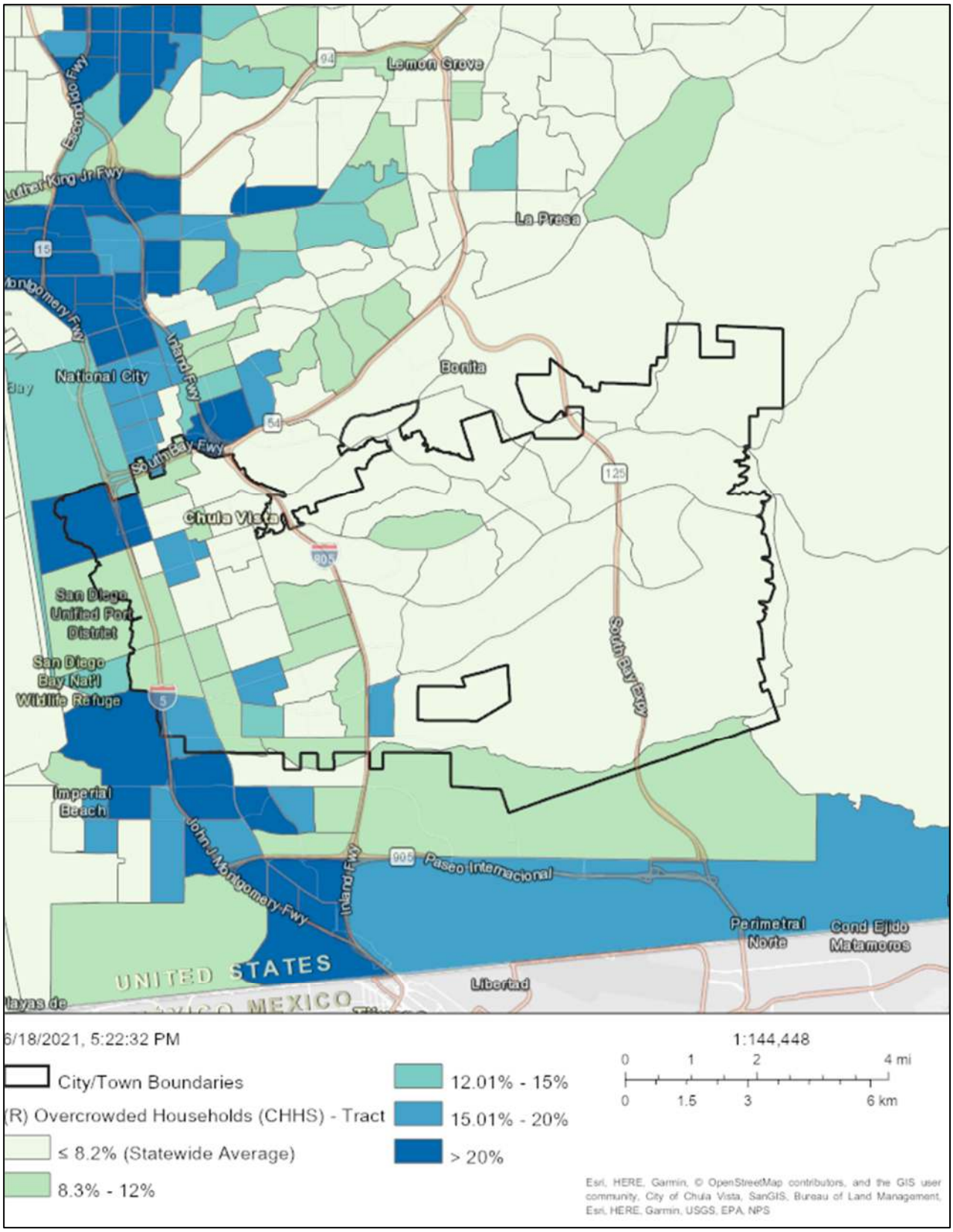
Figure E-15 shows the concentration of overcrowded households in Chula Vista by census tract. Most tracts on the eastern side of the City do not have overcrowded households exceeding the Statewide average of 8.2%. Overcrowded households are most concentrated in tracts located on the western side of the City. Three tracts in Chula Vista have concentrations of overcrowded households between 15 and 20% and one tract, located in the northwest corner of the City, has a concentration of overcrowded households exceeding 20%.

Table E-7: Overcrowding by Tenure

	Overcrowded (>1 person per room)		Severely Overcrowded (<1.5 persons per room)		Total HHs
	Households	%	Households	%	
Chula Vista					
Owner-Occupied	2,020	4.4%	430	0.9%	45,550
Renter-Occupied	5,635	17.1%	1,825	5.5%	32,930
San Diego County					
Owner-Occupied	16,335	2.8%	4,245	0.7%	589,145
Renter-Occupied	56,345	10.8%	19,455	3.7%	522,595

Source: HUD CHAS Data (2013-2017 ACS), 2020.

Figure E-15: Concentration of Overcrowded Households



Source: HCD Data Viewer, 2020 HUD CHAS Data, 2021.

Substandard Housing

Incomplete plumbing or kitchen facilities can be used to measure substandard housing conditions. In Chula Vista, 0.1% of owner-occupied households and 0.4% percent of renter-occupied households lack complete plumbing or kitchen facilities, fewer compared to the County (**Table E-8**).

Table E-8: Substandard Housing Conditions

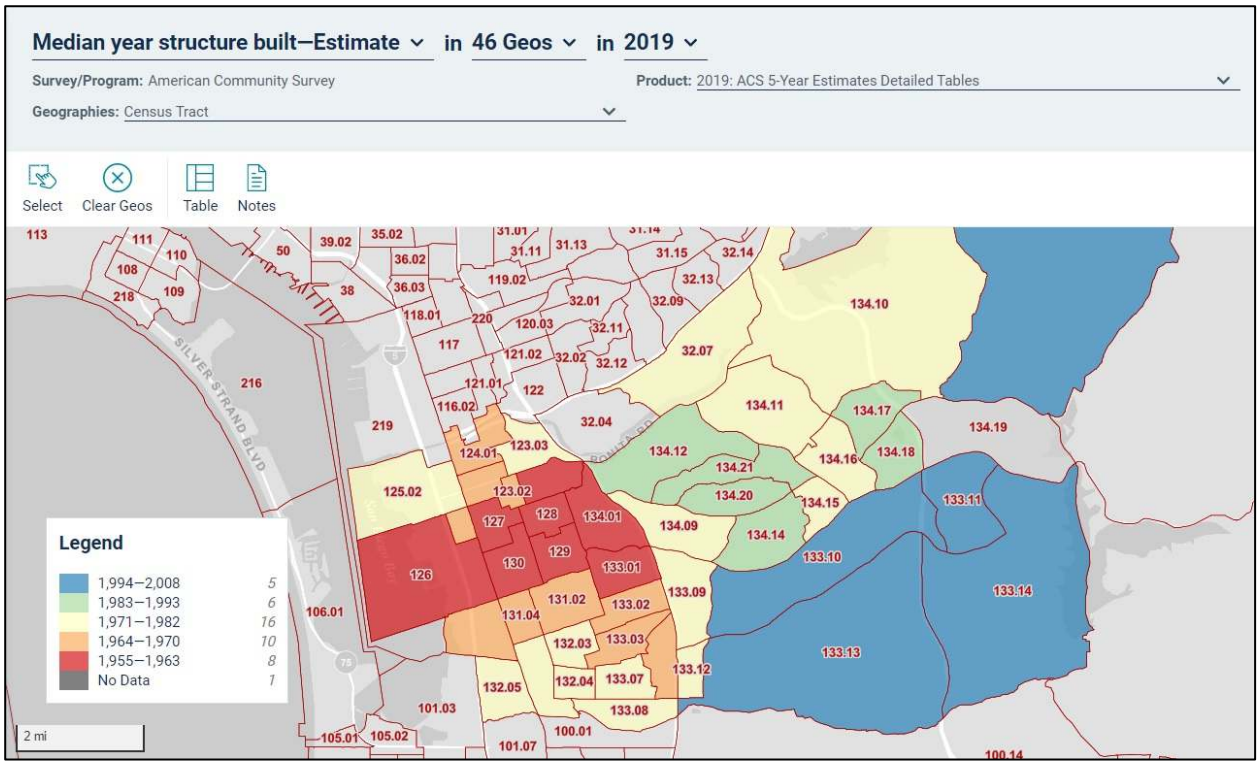
	Lacking Complete Plumbing or Kitchen Facilities		Total HHs
	Households	%	
Chula Vista			
Owner-Occupied	30	0.1%	45,550
Renter-Occupied	137	0.4%	32,930
San Diego County			
Owner-Occupied	2,115	0.4%	589,145
Renter-Occupied	8,320	1.6%	522,595

Source: HUD CHAS Data (2013-2017 ACS), 2020.

Housing age can also be used as an indicator for substandard housing and rehabilitation needs. Homes may begin to require major repairs or rehabilitation at 30 to 40 years of age. According to the 2015-2019 ACS, approximately 45.3 percent of the housing stock in Chula Vista was built prior to 1980 and may be susceptible to deterioration, compared to 53.3 percent Countywide. As shown in **Figure E-16**, housing units on the western side of the City tend to be older than units in tracts on the eastern side. The median year built for tracts on the western side range from 1955 to 1982, compared to 1971 to 2008 on the eastern side.

The City is committed to continuing our Community Housing Improvement Program (CHIP) in these areas identified within Western Chula Vista. Additionally, we will be continuing to implement Rental Housing Rehabilitation in the Northwestern portion of the City. The City will continue Multifamily Housing Inspections and Mobilehome Inspection Programs to assist in identifying those homes in the Western portion of the City. The City will continue to implement Energy Conservation and Energy Efficiencies within these identified areas.

Figure E-16: Median Year Built - Housing Units



Source: ACS 2015-2019 (5-Year Estimate).

Displacement Risk

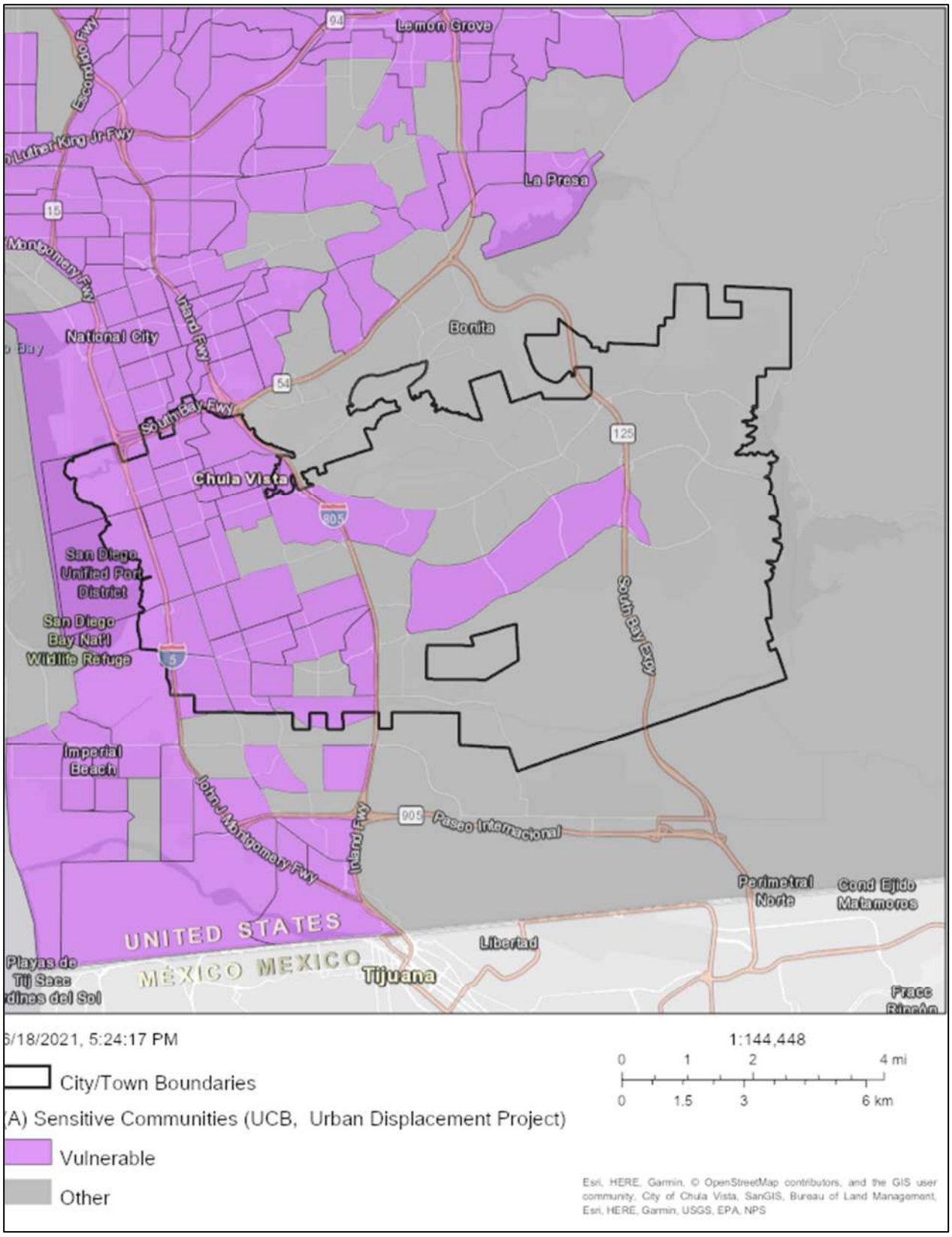
HCD defines sensitive communities as "communities [that] currently have populations vulnerable to displacement in the event of increased development or drastic shifts in housing cost." The following characteristics define a vulnerable community:

- The share of very low income residents is above 20%; and
- The tract meets two of the following criteria:
  - Share of renters is above 40%,
  - Share of people of color is above 50%,
  - Share of very low-income households (50% AMI or below) that are severely rent burdened households is above the county median,
  - They or areas in close proximity have been experiencing displacement pressures (percent change in rent above County median for rent increases), or
  - Difference between tract median rent and median rent for surrounding tracts above median for all tracts in county (rent gap).

HCD has identified vulnerable communities in the western and central sections of the City (**Figure E-17**). These areas also have higher concentrations of children in female-headed households, LMI households, and overcrowded households (see **Figure E-4, Figure E-5,** and **Figure E-15**). The

vulnerable communities on the western side of the City are also considered Low Resource areas (see **Figure E-9**).

Figure E-17: Sensitive Communities At-Risk of Displacement



Source: HCD Data Viewer, Urban Displacement Project, 2021.

6. Summary of Fair Housing Issues

Table E-9 below, summarizes the fair housing issues identified in this Assessment of Fair Housing. Fair housing issues were most prevalent in the western side of the City, specifically west of the Inland Freeway (Interstate 805).

Table E-9: Summary of Fair Housing Issues

Fair Housing Issue	Summary
Enforcement and Outreach	• Between 2014 and 2019, 29 fair housing cases were filed by Chula Vista residents; 51% related to disability, 14% related to familial status, and 11% related to retaliation. • Between FY 2015 and 2020, eight Chula Vista sites were tested for discrimination; one site showed differential treatment on the basis of race. • CSA conducts outreach and education in Chula Vista and throughout San Diego County. • Chula Vista has committed to complying with the Fair Housing Act and related regulations.
Integration and Segregation	
Race/Ethnicity	• 83.2% of Chula Vista residents belong to a racial/ethnic minority group. • Based on dissimilarity indices for Chula Vista, segregation between all non-White and White communities is low. • All but one block groups in the City have racial/ethnic minority populations exceeding 61%.
Disability	• 9.7% of Chula Vista residents have a disability. • Tracts with higher concentrations of persons with disabilities (between 10% and 20%) are located on the western side of the City and along the northern City boundary.
Familial Status	• 40% of Chula Vista households have one or more children under 18; 11% of households are single-parent households; 8% of households are single-parent female-headed households. • Tracts with a high percentage of children in married-couple households are most concentrated in the northeast and central sections of the City. • Tracts with a high percentage of children in female-headed households are most concentrated in the northwest section of the City.
Income	• 45.6% of Chula Vista households earn 80% or less than the area median family income.

	• Tracts with larger LMI populations (>50%) are concentrated on the western side of the City
Racially/Ethnically Concentrated Areas of Poverty	
Racially/Ethnically Concentrated Areas of Poverty (R/ECAPs)	• There is one R/ECAP in Chula Vista located in the northwestern part of the City.
Racially/Ethnically Concentrated Areas of Poverty (RCAAs)	• There is one tract in Chula Vista with a predominantly White population and median income exceeding $125,000 located in the northeastern corner of the City.
Access to Opportunities	• According to HUD Opportunity Indicators, Hispanic residents are most impacted by poverty, low labor market participation, and poor environmental quality; Native American residents are most impacted by low school proficiency; Asian residents have the least access to employment opportunities. • The western side of the City is categorized as Low Resource; there are three tracts categorized as areas of High Segregation and Poverty, all located on the western side of the City.
Economic	• Tracts on the western side of the City have the lowest economic score; tracts along the northeastern border have the highest economic score.
Education	• Tracts with the lowest education score are most concentrated in the southwestern section of the City; tracts in the central eastern section of the City received the highest education scores.
Environmental	• Tracts along the western, eastern, and southern City boundaries all received low environmental scores.
Transportation	• Chula Vista's Transit Performance Score is lower than surrounding cities but higher than San Diego County; 3.5% of residents are commuters that use public transit. • Most of the City is located furthest from employment opportunities; the northwestern corner of the City has the highest job proximity indices.
Disproportionate Housing Needs	• 37% of owner-occupied households and 64.1% of renter-occupied households have a housing problem. • Pacific Islander renter-households have the highest rate of housing problems in the City (71%).
Cost Burden	• Pacific Islander and Hispanic renter-households have the highest rate of cost burden (71% and 60%). • Overpaying owner-households are most concentrated in tracts along the western border. • Overpaying renter-households are generally not concentrated in one area; tracts in the central northern section of the City have the least overpaying renters.

Overcrowding	• 4.4% of owner-occupied households and 17.1% of renter-occupied households are overcrowded. • Overcrowding is most common in tracts on the western side of the City.
Substandard Housing	• 0.1% of owner-occupied households and 0.4% of renter-occupied households lack complete plumbing or kitchen facilities. • 45.3% of the housing stock was built prior to 1980 and may be susceptible to deterioration.
Displacement Risk	• Most of the western side of the City is considered vulnerable to displacement; some tracts in the central areas of the City are also considered vulnerable.

The City of Chula Vista participated in the 2020 San Diego Regional Analysis of Impediments to Fair Housing (2020 Regional AI). The 2020 Regional AI concluded that the following were impediments to Fair Housing Choice in the San Diego Area (**regional impediments shown in bold**). The relevance to Chula Vista is included below:

- **Hispanics and Blacks continue to be under-represented in the homebuyer market and experienced large disparities in loan approval rates.** Hispanics were most underrepresented in Imperial Beach, Vista, and Escondido and the lowest approval rates for Blacks and Hispanics compared to Whites and Asians occurred in El Cajon, Encinitas, and San Marcos.

- **Due to the geographic disparity in terms of rents, concentrations of Housing Choice Voucher use have occurred.** There is no high concentration of HCV in Chula Vista. The City received 7.7% of Housing Choice Vouchers administered by the County but makes up 8.1% of the County population.

- **Housing choices for special needs groups, especially persons with disabilities, are limited.** Special needs residents, especially those that rely on SII could incur cost burdens due to a lack of affordable housing options.

- **Enforcement activities are limited.** Fair housing services focus primarily on outreach and education; less emphasis is placed on enforcement. CSA provides fair housing services to the City of Chula Vista. The City of Chula Vista advertises Fair Housing Services through placement of a fair housing services brochure at public counters and includes fair housing information on their website. The City will continue to refer fair housing complaints to appropriate agencies. Between 2014 and 2019, CSA served 1,329 Chula Vista residents. Records for eight sites tested were provided in the 2020 Regional AI. Like the County, the City needs to place more emphasis on enforcement activities.

- **People obtain information through many media forms, not limited to traditional newspaper noticing or other print forms.** A balance of new and old media needs to be created to expand access to fair housing resources and information with an increasing young adult and senior population in Chula Vista.
- **Patterns of racial and ethnic concentration are present within particular areas.** The 2021 TCAC/HCD Opportunity maps identified three areas of high poverty and segregation in Chula Vista. Nearly all block groups in the City have minority populations over 61%.

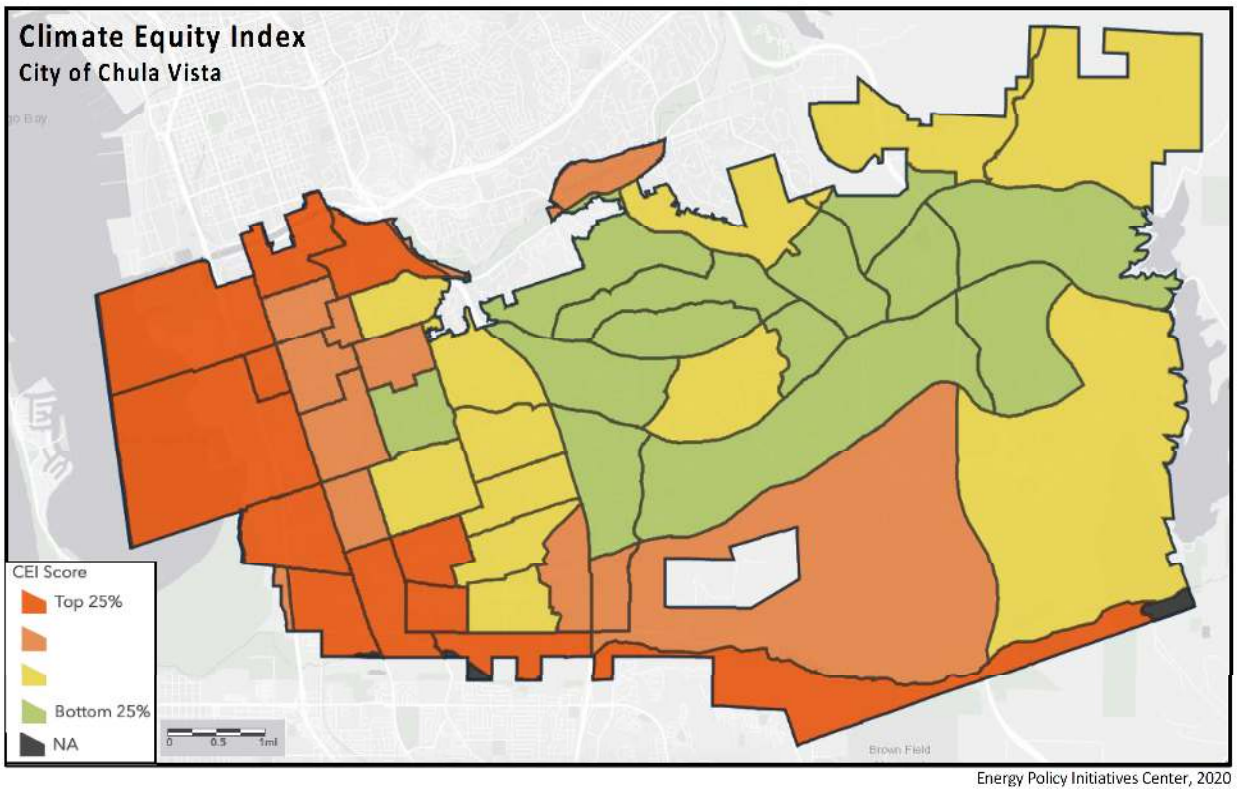
C. Climate Equity

As Chula Vista and other cities developed, not all residents were treated fairly by institutions, such as governments and banks, or by fellow residents and businesses. Over decades, this inequality has had significant impacts to many communities, such as inequal economic participation, land-use and planning that can have negative health impacts or cause disparate educational achievement. These impacts have negatively affected Chula Vista residents and climate change will exacerbate those negative impacts. For example, if heat waves increase as expected under climate change predictions, it will be those residents who live in older buildings that typically are not well insulated or not air-conditioned, or residents who cannot afford to run older and less efficient air conditioners that will be impacted the most. To better understand and describe these types of impacts, the City initiated the Climate Equity Index.

The City has already taken some steps to address the inequity, such as establishing the need to prioritize and allocate citywide resources which provide public facilities and services to communities in need, as well as to improve transportation options and accessibility for impacted community members in the most recent General Plan Update. Measures designed to increase equity were also included in the 2017 Climate Action Plan, but these efforts have been hindered by a lack of local analysis. For example, because of the statewide scale of the state's CalEnviroscreen tool, only a few census blocks are designated as disadvantaged communities and using that tool for local program needs would have excluded large portions of the City that our community members feel need more assistance.

Building off a similar effort completed by the City of San Diego, City staff worked with community stakeholders (listed below) to identify climate equity indicators that were the most informational and represented the concerns of residents in the impacted communities. Each of the city's 49 census tracts were evaluated based on the selected indicators and given a CEI score between 0-100. The census tracts were broken down into 4 quartile categories based on their relationship to other CEI scores in the community (Figure 1) and the average CEI score was 37.

Figure A-18: Climate Equity Index Scores



D. Sites Inventory

AB 686 requires the sites identified to meet the RHNA to be consistent with its duty to affirmatively further fair housing and the findings in this fair housing assessment. **Figure E-19** shows the City's Sites Inventory and R/ECAPs located within the City boundaries and **Table E-10** shows the distribution of sites used to meet the City's Regional Housing Needs Assessment (RHNA). The sites identified to meet the RHNA concentrated in the northwestern corner and southeastern areas of the City. Approximately 3.5% of the potential units identified are located in a R/ECAP. Only 1.8% of above moderate income units are in a R/ECAP, while 4.1% of moderate income units and 5.1% of lower income units are located in a R/ECAP.

Table E-10: R/ECAP - Sites Inventory Distribution

R/ECAP	Lower Income Units	Moderate Income Units	Above Moderate Income Units	Total Units
Not in a R/ECAP	94.9%	95.9%	98.2%	96.5%
In a R/ECAP	5.1%	4.1%	1.8%	3.5%
Grand Total	**4,519**	**2,373**	**4,889**	**11,781**

Figure E-19: R/ECAPs and Sites Inventory

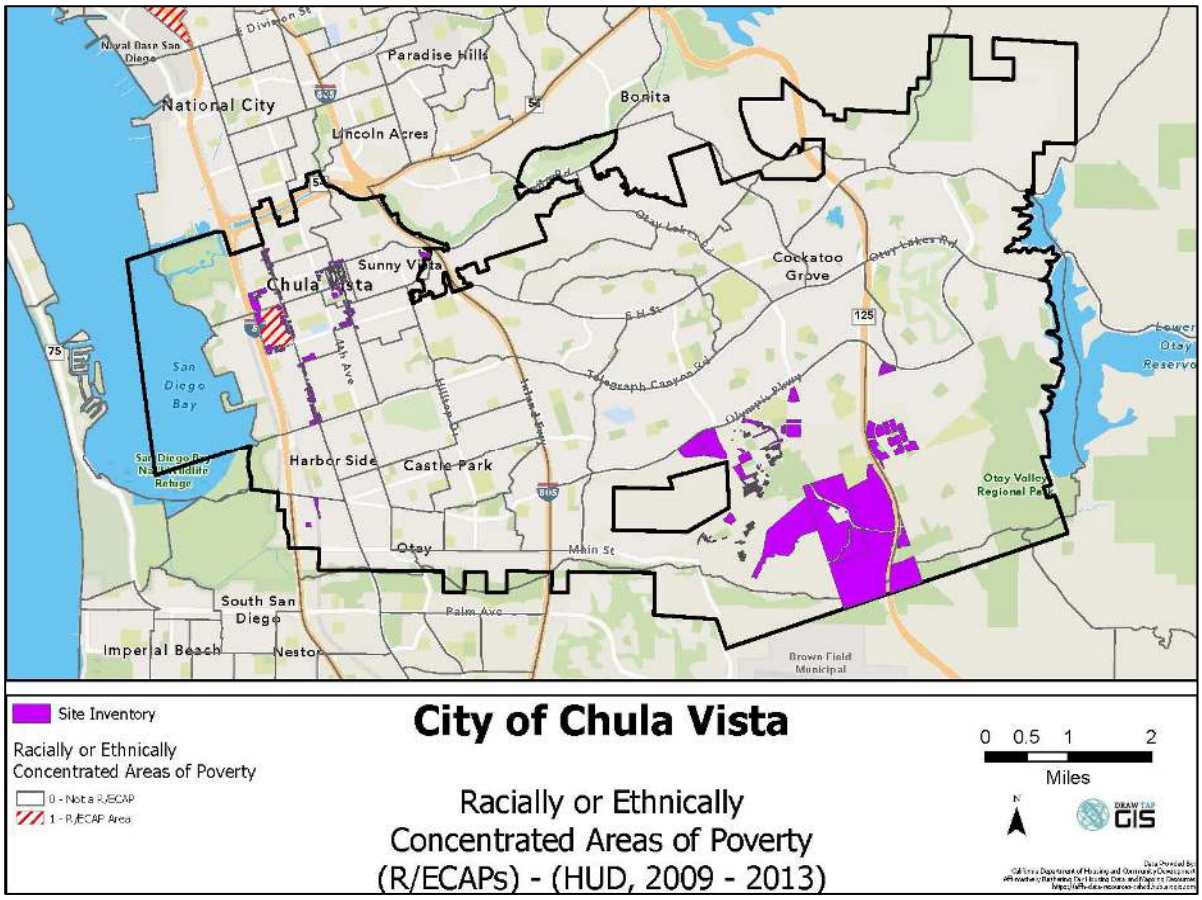


Figure E-20 shows the Sites Inventory by TCAC Opportunity Areas. As described above, a majority of the eastern side of the City is high or moderate resource, while the western section of the City is a mix of low resource areas and areas of high segregation and poverty. Most of the sites identified are located in the northwestern and southwestern sections of the City.

Table E-11 shows the breakdown of sites by TCAC Opportunity Area. Most sites are in moderate resource tracts (66.1%). Approximately 17.2% of the total RHNA units are located in low resource tracts, 11.5% in high resource tracts, and 5.3% in tracts with high segregation and poverty. A larger proportion of lower income RHNA units are in low resource tracts (24.8%) compared to moderate income units (10.8%) and above moderate income units (13.2%). However, a larger proportion of lower income units are also located in high resource areas (17%) compared to moderate income units (10.8%) and above moderate income units (6.7%). About 6.5% of lower income units are in areas of high segregation and poverty.

Table E-11: TCAC Opportunity Area Score - Sites Inventory Distribution				
TCAC Opportunity Score (Census Tract)	**Lower Income Units**	**Moderate Income Units**	**Above Moderate Income Units**	**Total Units**
Low Resource	24.8%	10.8%	13.2%	17.2%
Moderate Resource (Rapidly Changing)	0.0%	0.0%	0.0%	0.0%
Moderate Resource	51.7%	77.3%	73.9%	66.1%
Highest Segregation & Poverty	6.5%	1.0%	6.1%	5.3%
High Resource	17.0%	10.8%	6.7%	11.5%
Highest Resource	0.0%	0.0%	0.0%	0.0%
Grand Total	**4,519**	**2,373**	**4,889**	**11,781**

Figure E-20: TCAC Opportunity Areas and Sites Inventory

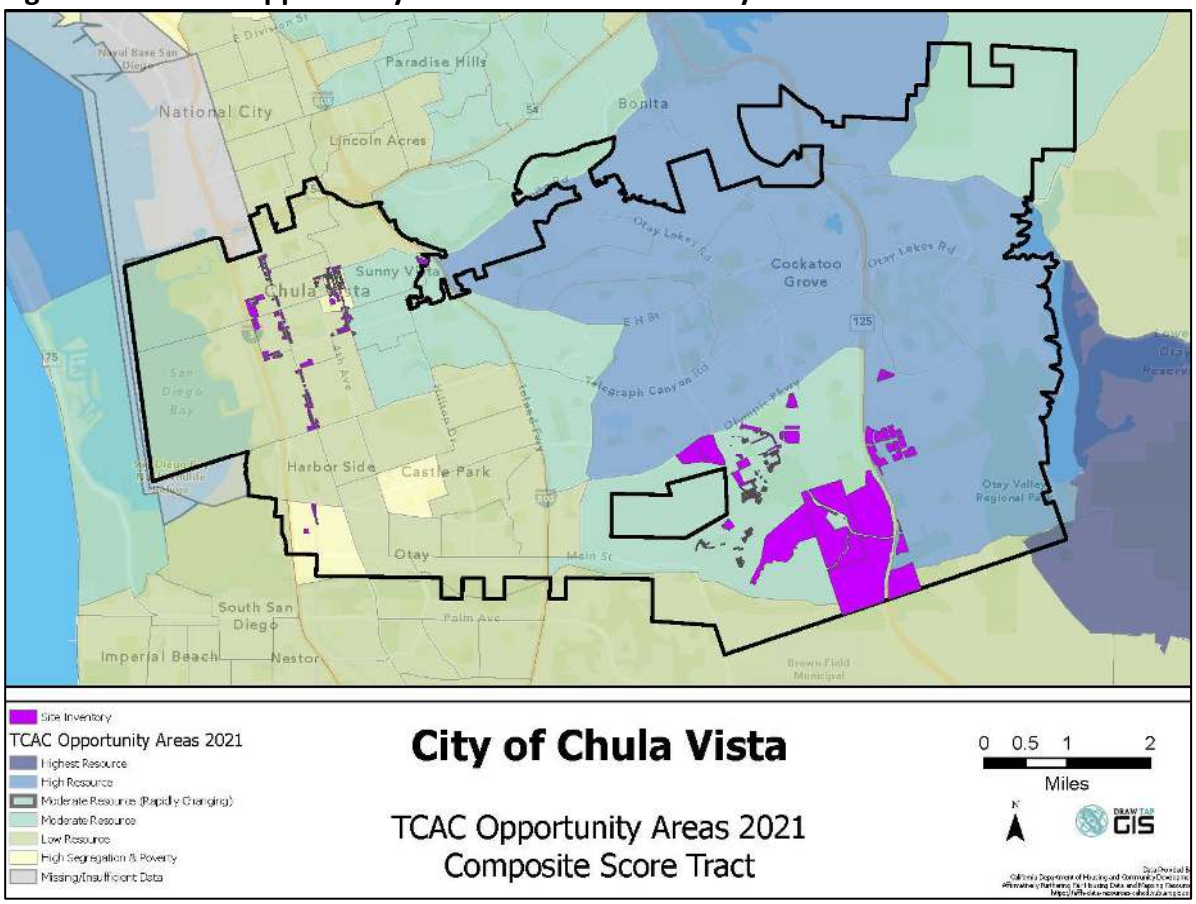


Table E-12 shows that nearly all sites used to meet the RHNA are in areas with racial/ethnic minority populations exceeding 80%. As shown in

Figure E-21, most of the City is made up of block groups with racial/ethnic minority populations between 61% and 100%. Almost all lower income RHNA units are located in block groups where the racial/ethnic minority population exceeds 80% (99.9% of units), compared to 92.9% of moderate income units and 97.9% of above moderate income units. However, the City's RHNA sites distribution is fairly consistent with the City's overall demographic profile. The RHNA sites are not disproportionately concentrated in areas of minority concentration.

Table E-12: Racial/Ethnic Minority Population - Sites Inventory Distribution

Racial/Ethnic Minority Population	Lower Income Units	Moderate Income Units	Above Moderate Income Units	Total Units
41% - 60%	0.0%	0.0%	0.6%	0.2%
61% - 80%	0.1%	7.1%	1.6%	2.1%
>80%	99.9%	92.9%	97.9%	97.7%
Grand Total	**4,519**	**2,373**	**4,889**	**11,781**

Figure E-21: Racial/Ethnic Minority Concentration and Sites Inventory

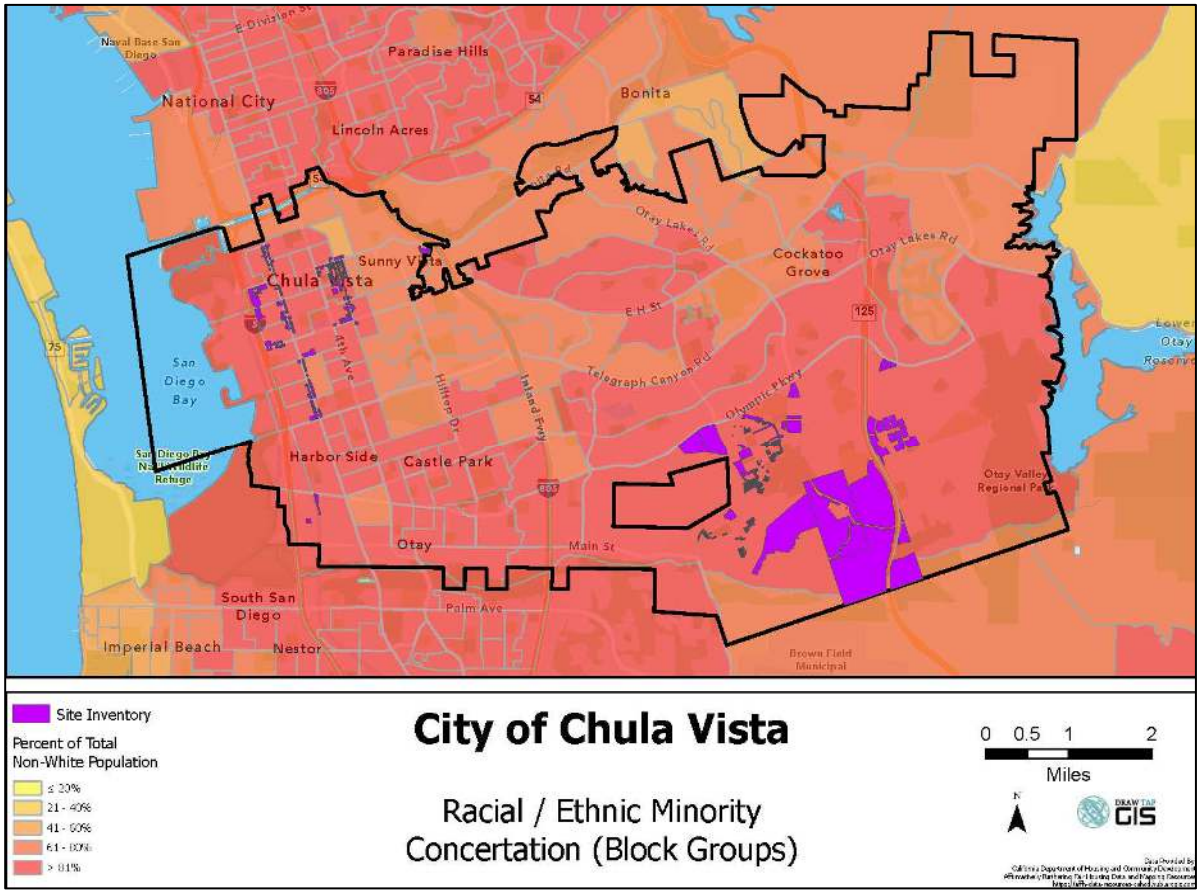


Table E-13 and

Figure E-22 show the distribution of RHNA units by disabled population. There are no tracts in the City where the population of persons with disabilities exceeds 20%. Approximately 81% of all RHNA units are in tracts where the disabled population is below 10%, the remaining 19% of RHNA units are located in tracts where the disabled population is between 10% and 20%. Fewer lower income RHNA units are located in tracts with a disabled population between 10% and 20% (75.2% of lower income units), compared to 88.3% of moderate income units, and 82.6% of above moderate income units.

Table E-13: Disabled Population - Sites Inventory Distribution

Disabled Population	Lower Income Units	Moderate Income Units	Above Moderate Income Units	Total Units
< 10%	75.2%	88.3%	82.6%	80.9%
10% - 20%	24.8%	11.7%	17.4%	19.1%
Grand Total	**4,519**	**2,373**	**4,889**	**11,781**

Figure E-22: Disabled Population and Sites Inventory

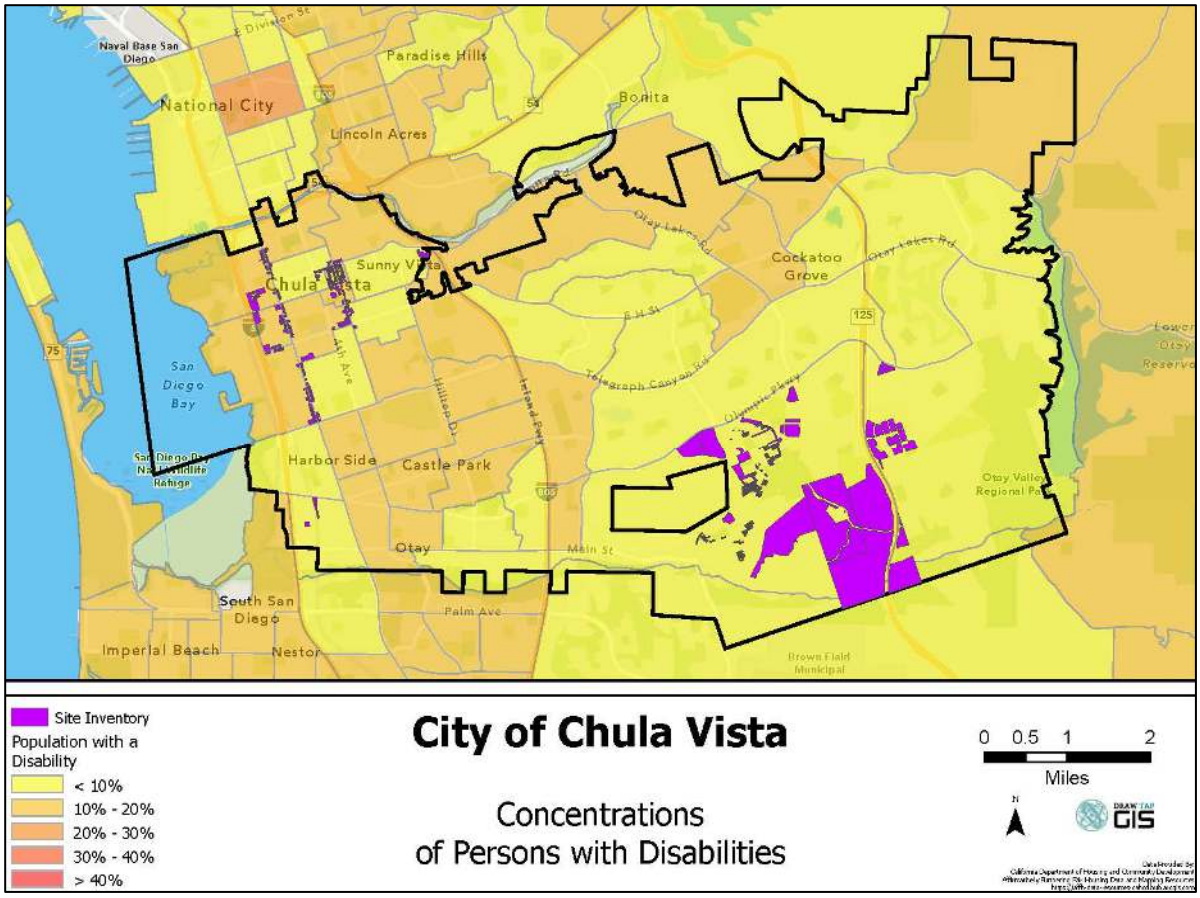


Table E-14 and **Figure E-23** show the distribution of RHNA units by percent of children in married couple households. Tracts on the western side of the City tend to have fewer children in married couple households compared to the rest of Chula Vista. Approximately 86% of all RHNA units are in tracts where the percent of children in married couple households is between 60% and 80%. More lower income RHNA units are located in tracts where fewer than 60% of children are in married couple households (18.8% of lower income units), compared to 5.8% of moderate income units and 11.7% of above moderate income units.

Table E-14: Percent of Children in Married Couple Households - Sites Inventory Distribution

Children in Married Couple Households	Lower Income Units	Moderate Income Units	Above Moderate Income Units	Total Units
20% - 40%	5.1%	4.1%	1.8%	3.5%
40% - 60%	13.7%	1.7%	9.9%	9.7%
60% - 80%	79.6%	93.2%	88.2%	85.9%
>80%	1.7%	1.0%	0.1%	0.9%
Grand Total	**4,519**	**2,373**	**4,889**	**11,781**

Figure E-23: Percent of Children in Married Couple Households and Sites Inventory

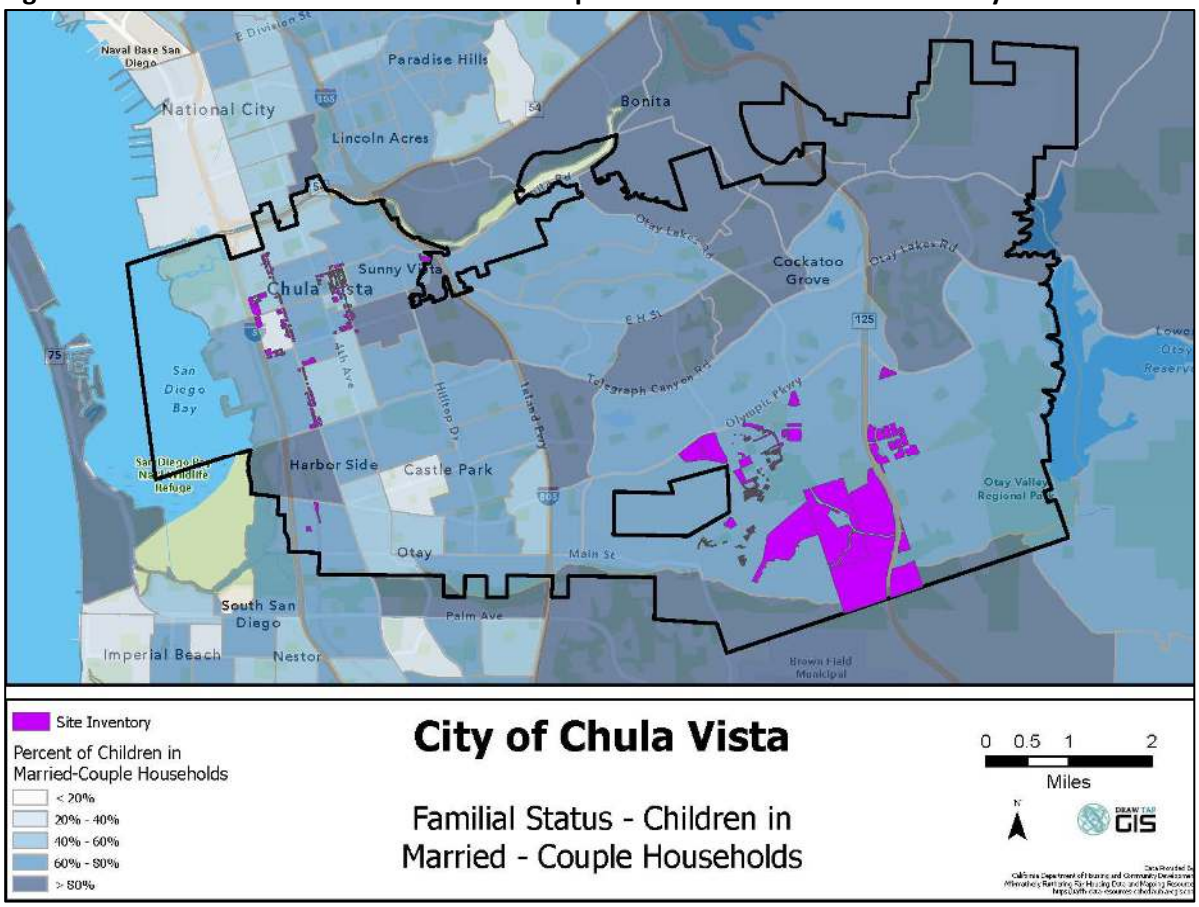


Table E-15 and

Figure E-24 show the distribution of RHNA units by percent of children in female-headed households. Tracts in the northwestern corner of the City have higher concentrations of children in female-headed households compared to the rest of the City. Approximately 68.8% of all RHNA units are in tracts where the percent of children in female-headed households is between 20% and 40%, while 18.8% are in tracts where less than 20% of children are in female-headed households, and 12.4% are in tracts where 40% to 60% of children are in female-headed households. More lower income RHNA units are located in tracts where fewer than 20% of children are in female-headed households (24.7% of lower income units), compared to 17.9% of moderate income units and 13.9% of above moderate income units.

Table E-15: Percent of Children in Female-Headed Households - Sites Inventory Distribution				
1. Children in Female-Headed Households	Lower Income Units	Moderate Income Units	Above Moderate Income Units	Total Units
2. < 20%	24.7%	17.9%	13.9%	18.8%
3. 20% - 40%	56.5%	76.4%	76.4%	68.8%
4. 40% - 60%	18.8%	5.7%	9.7%	12.4%
5. Grand Total	**4,519**	**2,373**	**4,889**	**11,781**

Figure E-24: Percent of Children in Female-Headed Households and Sites Inventory

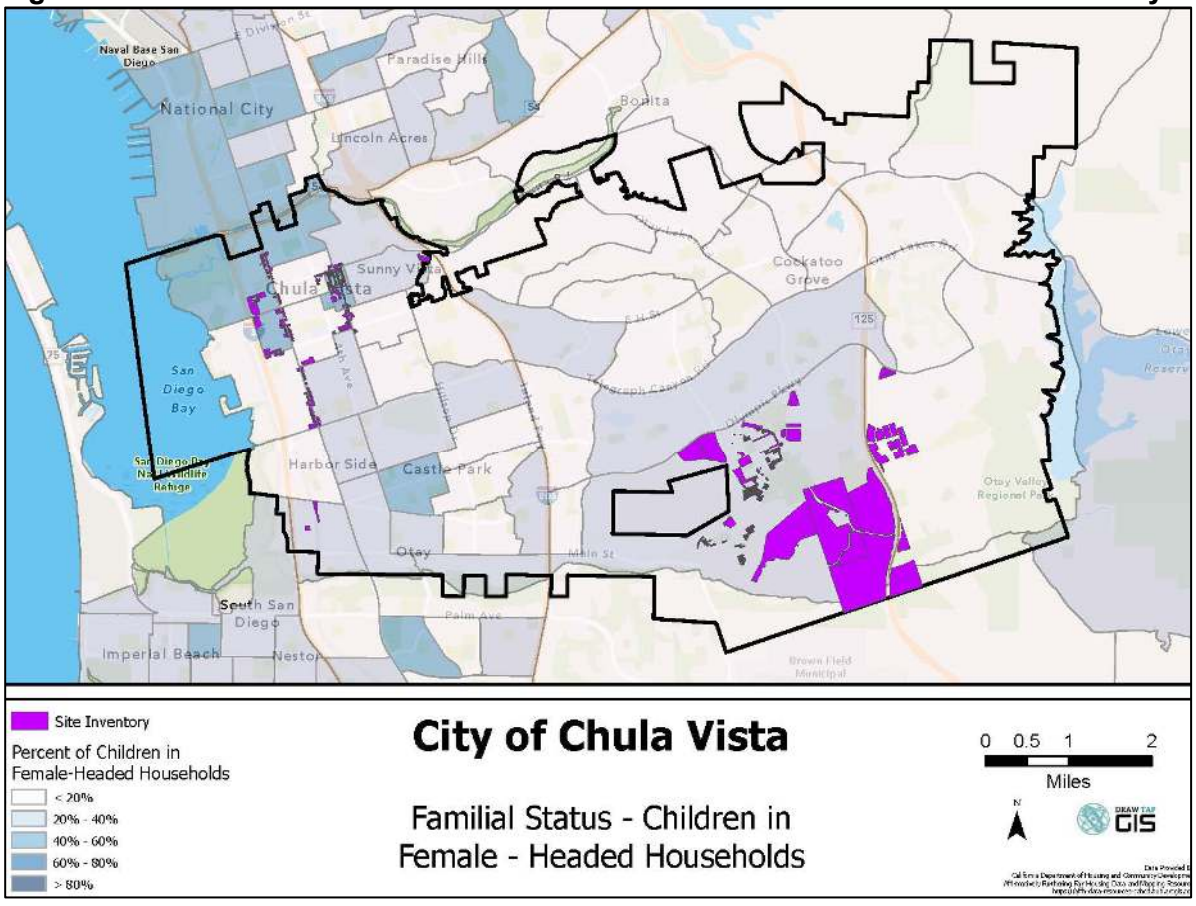
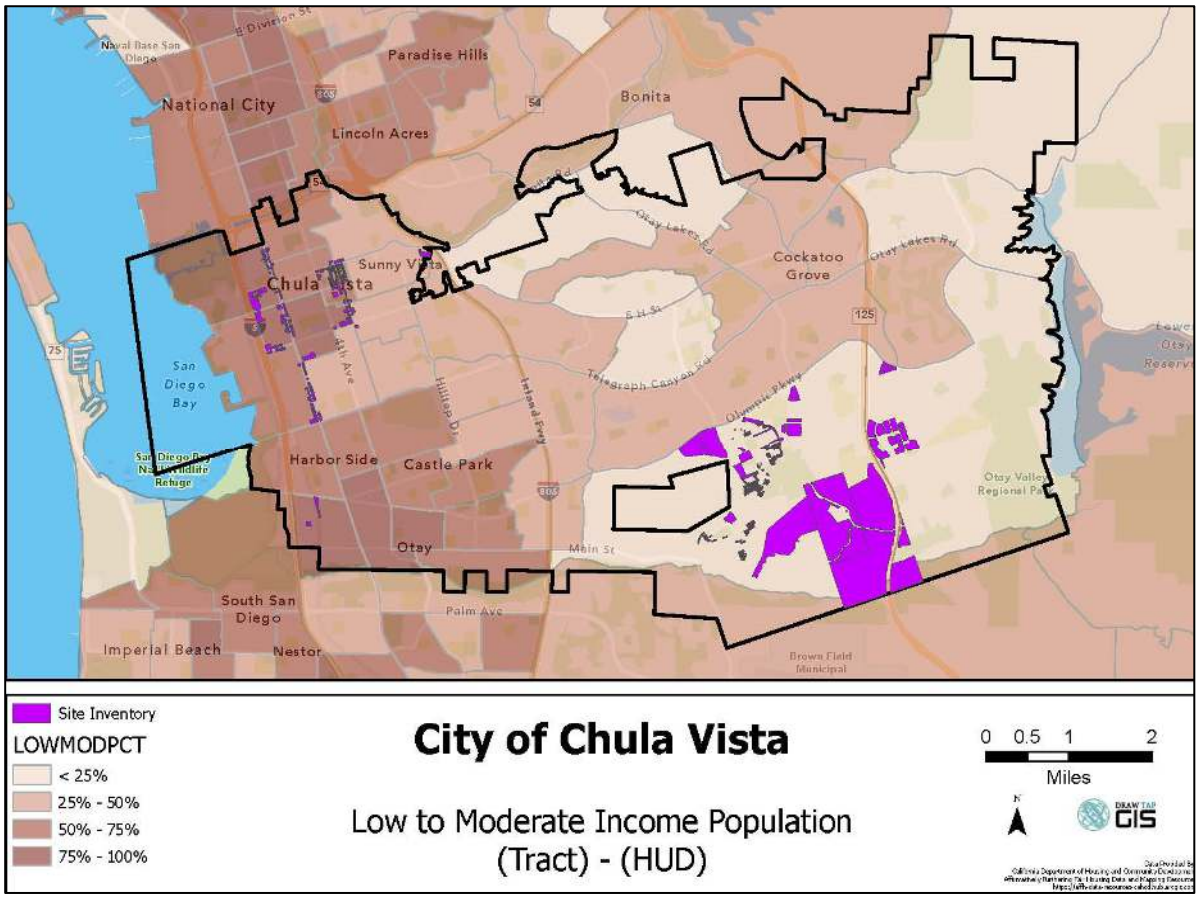


Table E-16 shows the distribution of RHNA units by the LMI population. As shown in **Figure** E-25**,** tracts with larger LMI population are more concentrated on the western side of the City. RHNA sites are most concentrated in the northwestern and southeastern sections of the City. Over 75% of RHNA units are located in tracts with a LMI population lower than 25%. Compared moderate and above moderate income RHNA units, a greater proportion of lower income units are located in tracts where LMI households make up 75% to 100% of the population. Approximately 66.9% of lower income units, 80.2% of moderate income units, and 80.5% of above moderate income units are in tracts where the LMI population is below 25%.

Table E-16: LMI Population - Sites Inventory Distribution

LMI Population	Lower Income Units	Moderate Income Units	Above Moderate Income Units	Total Units
< 25%	66.9%	80.2%	80.5%	75.2%
25% - 50%	1.8%	8.1%	2.7%	3.4%
50% - 75%	0.4%	4.6%	11.1%	5.7%
75% - 100%	30.9%	7.1%	5.7%	15.7%
Grand Total	**4,519**	**2,373**	**4,889**	**11,781**

Figure E-25: LMI Population and Sites Inventory



E. Identification and Prioritization of Contributing Factors

The following are contributing factors that affect fair housing choice in Chula Vista.

1. Insufficient and inaccessible outreach and enforcement

The 2020 Regional AI and the Fair Housing assessment found that outreach and enforcement were inadequate. While the City has fair housing information on its website, it lacks up-to-date information on current fair housing law. The reliance on old print media to advertise meetings also hinders outreach efforts. The analysis also found that as of 2020, only eight sites were tested for potential discrimination in Chula Vista; fewer than smaller San Diego County jurisdictions such as Carlsbad (47 sites), Encinitas (13 sites), Escondido (53 sites), Oceanside (47 sites), and Vista (45 sites).

Contributing Factors:

- Lack of a variety of media inputs
- Lack of marketing community meetings
- Insufficient fair housing law enforcement and testing

2. Concentration of minorities, LMI households, and special needs groups

The analysis found a concentration of low-moderate income minority households in the western census tracts of the City. Tracts on the western side of the City also had higher concentrations of children in female-headed households and overcrowded households. These tracts are also considered vulnerable communities at-risk of displacement and offer fewer economic and education opportunities compared to the rest of the City. These households need increased access to affordable housing and improved infrastructure and public facilities.

Contributing Factors:

- Lack of private investments
- Location and type of affordable housing
- Inaccessible sidewalks, pedestrian crossings, or other infrastructure

3. Substandard Housing Conditions

Census tracts in the western part of the City tend to be older than the eastern side. Tracts on the western side are also at a higher risk of displacement. The City's Community Housing Improvement Program is available to households in CDBG eligible census tracts and to mobile home residents Citywide.

Contributing Factors:

- Age of housing stock
- Cost of repairs or rehabilitation

4. Displacement risk of low income residents due to economic pressure

Census tracts in the western area of the City are at risk of displacement and have high concentrations of LMI households. In this area, there is a higher concentration of overpaying homeowners. Between 60% and 100% of renters in these tracts also experience cost burden.

Contributing Factors:

- Unaffordable rents
- Concentration of poverty in some census tracts
- Availability of affordable housing

F. Priorities, Goals, and Actions

Table E-17: Summary Matrix of Fair Housing Issues and Actions for Mitigation

AFH Identified Fair Housing Issue	Contributing Factors	City Actions
Fair Housing Enforcement and Outreach Housing Mobility	Insufficient and inaccessible outreach and enforcement: • Lack of variety of outreach to inform residents of their rights under the Fair Housing Act and State Fair Housing Laws.	• Continue to participate in the SDRAFFH to coordinate regional responses to housing discrimination issue. • Increase funding to the City's Fair Housing Services Provider to increase outreach efforts and to have a greater social media presence. • Leverage HUD's FHIP Grants with the City's CDBG funds to conduct random testing. Require the City's Fair Housing Provide to conduct random testing at least three of the next five years. • Continue to work with the City of Chula Vista's Office of Communications to ensure that the City of Chula Vista social media informs residents and landlords on where to seek help for Fair Housing related issues, including tenant/landlord disputes. • Update the City of Chula Vista website to include additional information on State source of income protections (SB329 and SB229). • Continue to promote the County of San Diego's Housing Choice Voucher Program to eligible residents who access the City's website, call the Housing Line at 619-691-5047 or visit the Housing Division offices in person. • Encourage subrecipients who receive CDBG funding to enroll/sign up their clients for the Housing Choice Voucher program and public housing units in Chula Vista.
New Housing Choices in Areas of High Opportunities	Concentration of minorities and LMI households and special needs groups: • Lack of private investment	Encourage mixed income strategy in housing development by:

Place-Based Strategies to Encourage Community Revitalization	• Location and type of affordable housing • Inaccessible sidewalks and pedestrian crossings, or other infrastructure	• Promoting development of affordable housing in areas of high opportunity and near transit corridors; • Increasing the visibility of the City's Density Bonus incentives and concessions; • Continue to invest in aging infrastructure using Measure P funding and other grant funds such as Gas Tax funding and CDBG funding; • Continue to support the Annual Beautify Chula Vista Event to improve neighborhoods; • Encourage Developers to use LIHTC using a mixed income approach versus only providing units at 50% and 60% AMI. • Implement the City's Climate Action Plan to promote Climate Equity: • Update the Climate Equity Index every five years to identify census tracts for improvements in the following categories: environmental, socioeconomic, health, and mobility. • Increase outreach and engagement in high scoring census tracts. • Seek funding for high scoring census tracts.
	Substandard housing conditions: • Age of housing stock • Cost of repairs or rehabilitation	• Continue to promote the City's Community Housing Improvement Program to displacement risk areas (CDBG-Eligible Census Tracks) and to mobile home residents (Citywide).
Protecting Residents from Displacement (AB3)	Displacement risk of low income residents due to economic pressure: • Unaffordable rents • Concentration of poverty in some census tracts • Availability of affordable housing	• Continue to promote the City's rent review program for eligibility mobile home rents (Chapter 9.50 of the Chula Vista Municipal Code). • The City's Fair Housing provider shall conduct an Annual Fair Housing Event in coordination with the SDRAFF. • Continue to promote the City of Chula Vista's First Time Homebuyer Program.

		• Continue to work with Developers to build affordable housing in-line with their obligations under the City's Balanced Communities Policy (e.g. Inclusionary Housing). • Continue to invest HOME funds, Low Mod funds, and Inclusionary Housing funds to support affordable housing development for extremely low and very low-income households including but not limited to special needs and permanent supportive housing.

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1.0 5TH CYCLE ACCOMPLISHMENTS

1.1 Overview

State Housing Element Law requires jurisdictions to review the progress and performance of past housing elements goals and objectives. The evaluation should be quantified where possible (e.g. the number of units rehabilitated) but may be qualitative as necessary (e.g. mitigation of governmental constraints). Where significant shortfalls between the targeted objective and the City's achievement are identified, the reasons should be discussed. This section discusses the progress of the goals and objectives defined in the 2005-2010 Housing Element.

APPENDIX F

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Goals & Policies	Name of Program	Objective	Summary of Program Implementation	Continued Appropriateness
Maintain and Enhance the Quality and Sustainability of Housing and Residential Neighborhoods	1.1.1 Rehabilitation of Owner Occupied Housing	Continue implementation of the City's Community Housing Improvement Program (CHIP) for low-income homeowners. Leverage its Home Upgrade, Carbon Downgrade (HUCD) program to better serve low-income and moderate-income residents. Integrate the HUCD program into the City's First-Time Homebuyers Program as an optional financing tool.	Two (2) mobilehomes and one (1) single family home were provided assistance for the repair/rehabilitation of their home through the City's Community Housing and Improvement Program. Program participation has fluctuated due to eligibility levels of participants due to credit, home loan values and availability of contractors to complete work. During 2018, the Property Assessed Clean Energy (PACE) programs, a private-public partnership, financed over 447 projects for a total of more than $13 million in energy and water upgrades. Over 340 no-cost home and business energy evaluations conducted, which led to over 90% of residential participants implementing a recommended energy-saving behavior or retrofit. In 2019, the waiting list for CHIP was purged by sending out supplemental questionnaires and applications were sent out to start the process of finding applicants who meet the requirements to receive assistance. In	Ongoing With 48% of its housing stock older than 40 years old and 30% of its owner occupants' lower income, the City will need to continue to provide assistance for the rehabilitation of owner occupied housing.

Goals & Policies	Name of Program	Objective	Summary of Program Implementation	Continued Appropriateness
			addition, one household was assisted with a loan through this program.	

Goals & Policies	Name of Program	Objective	Summary of Program Implementation	Continued Appropriateness
	1.1.2 Encourage Climate Resilient Design Techniques	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.	During 2018, staff further incorporated resiliency to climate change into City operations through completing the Water Stewardship Plan that evaluates how we can reuse water in our community to increase water resiliency. The Property Assessed Clean Energy (PACE) program, reference Section 1.1.1, provides residents and businesses with financing for energy and water upgrades, which improve their resiliency. To date, the PACE program has financed over 210 projects for a total of more than $5 million in energy and water upgrades. In 2019, the PACE program has financed over 55 projects for a total of more than $1.6 million in energy and water upgrades.	Ongoing The City will continue to implement climate change building techniques as incorporated in the requirements of the building code.

	1.1.2 Neighborhood Revitalization	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.	Infrastructure: Chula Vista voters approved Measure P – a temporary, ten-year, half-cent sales tax to fund high priority infrastructure needs. Collection of the sales tax began April 1, 2017. Notable improvements were made (in 2018) to public infrastructure and facilities, streets, civic and south libraries, recreation and senior centers, sports fields and courts, park improvements, traffic signals, and other improvements. A comprehensive list of improvements can be found on the City's website at www.chulavistaca.gov/measurep. Parks: The City received an HCD Housing-Related Parks (HRP) Program Grant in late 2017. In 2018, planning functions were underway for the improvements to Friendship Park. The project was still underway and nearing completion in 2019. Litter: In 2018, the Beautify Chula Vista Day event (funded by a California Redemption Value grant) was 454 volunteers came out to Otay Valley Regional Park to remove graffiti removal, pick up of litter and clear invasive vegetation, Memorial Park for graffiti removal, painting, and pick up of litter, Terra Nova Park for planting of native plants, painting utility boxes, sign installation, graffiti removal and pick up of litter, and Chula Vista	Ongoing - As resources are available These programs will be carried out through other appropriate City plans and documents.

			Community Park for graffiti removal and pick up of litter. Also in 2019 on Beautify Chula Vista Day there were activities such as graffiti eradication, trash removal, shrub trimming, seed planting, and mulch application. These events took place at Bonita Vista High School, Memorial Park, and Loma Verde Recreation Center. There were a total of 586 volunteers, 7,131 lbs. of debris removed, 3,063 sq. ft. of graffiti removed, and a total of 14 lbs. of seeds planted at Memorial Park.	

Goals & Policies	Name of Program	Objective	Summary of Program Implementation	Continued Appropriateness
	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.	The City continues to meet with developers as contacted regarding the inclusion of affordable housing units into existing multifamily housing. Due to current rental housing market, (e.g. high rents and low vacancy rates), there is a lack of interest by private property owners in participating in this program.	Ongoing - As resources are available This program will not continue through the next Housing Element. Over the course of the past Housing Element, no private ownership has expressed interest because of restrictions of program. The City will continue to work with other affordable housing developers at such time of refinancing and re-syndication.

Goals & Policies	Name of Program	Objective	Summary of Program Implementation	Continued Appropriateness
	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.	Due to the current competitive housing market, the City is unable to acquire and rehabilitate property.	Ongoing - As resources are available While the City has not had the opportunity to advance this program due to a competitive and small market with many private investors, efforts will be made to acquire and rehabilitate existing properties to increase the affordable housing stock in 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.	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.	Resources are limited and the City has not been in a competitive situation to apply. The City will continue to evaluate needs within the community and apply for this program as necessary and as resources become available.

Goals & Policies	Name of Program	Objective	Summary of Program Implementation	Continued Appropriateness
	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.	Code Enforcement staff began inspections in 2018 on 12 apartment communities through the City's Rental Housing Program. Code Enforcement opened 771 cases for individual apartments resulting from inspections of apartment communities initiated in 2018 and in the previous year. In 2019, CE conducted a total of 183 inspections for apartment communities. In addition, 848 cases were opened for individual apartments resulting from inspections of apartment communities.	Ongoing Code enforcement is an integral service in our communities to ensure that citizens are living safe and healthy lives. This program will continue as it is funded through fees collected with business licenses.
	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.	Through Title 25, Code Enforcement staff has completed inspections at Trailer Villa Mobilehome park with 118 mobilehome spaces. The initial preparations for inspection of Chula Vista Mobilehome Park with 166 spaces began in late 2018. In 2019, Code Enforcement staff has completed 201 unit inspections throughout various parks.	Ongoing This program is a requirement under State law and as a City, we have taken on this responsibility from the State. The inspections of mobilehome parks and spaces will be a continuing program as it is an integral part of our mobilehome communities' health and safety.

Goals & Policies	Name of Program	Objective	Summary of Program Implementation	Continued Appropriateness
	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.	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. For 2018, twenty-eight (28) residential properties were registered in the Abandoned Residential Properties Program (4 condominium and 24 single family properties). In 2019, 30 properties were registered through the Abandoned Properties Program. Code enforcement staff responded to 740 residential (e.g. apartments, duplexes, condominiums, mobile homes and single-family homes) complaints during 2018. For condos and single-family dwellings such activities included un-permitted construction, trash junk and debris, inoperable vehicles related. Forty-six of the complaints were	Ongoing. Code enforcement inspections will continue to be held in our communities as they are essential to maintaining neighborhood safety and addressing issues as they happen and before they worsen. The complaints addressed by Code Enforcement officers directly affect the health and safety of Chula Vista residents.

Goals & Policies	Name of Program	Objective	Summary of Program Implementation	Continued Appropriateness
			related to apartment communities for such activities as mold, roach/rodent infestations and other maintenance issues.	

Goals & Policies	Name of Program	Objective	Summary of Program Implementation	Continued Appropriateness
	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.	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 23 water-savings devices to existing residences and businesses in 2018. Finally, the PACE program, as mentioned in Section 1.1.2, helped fund indoor and outdoor water conservation measures in existing buildings.	Ongoing with the Climate Action Plan. The City will continue to implement water conservation practices through existing and future projects. These policies not only benefit our environment but also bring cost savings to residents and water independence to our region.
	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.	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), both of which guide landscaping projects towards high water use efficiency.	Ongoing with the Climate Action Plan. Water use efficiency is a priority for the City because of our geographic location and climate. The City will continue to improve upon these practices to achieve long-term sustainability and a sustainable water supply.

Goals & Policies	Name of Program	Objective	Summary of Program Implementation	Continued Appropriateness
		Water reuse techniques, such as graywater systems, rainwater harvesting, and recycled water, to meet outdoor landscaping water demand should be encouraged.		
	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.	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), both of which 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 requires homes to be pre-plumbed for water re-use systems from clothes washers.	Ongoing with the Climate Action Plan. Understanding that conservation of natural resources and long-term sustainability is a priority in our geographic area, the City will continue to encourage these efforts through innovative building codes and requirements.

Goals & Policies	Name of Program	Objective	Summary of Program Implementation	Continued Appropriateness
	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.	The City continues to work with the Sweetwater and Otay Water Districts in to host community educational workshops and distributing general water efficiency educational materials. We also created a mobile display that explains how residents can install Laundry-to-landscape systems in their own home which was displayed at community events and public buildings. In addition, the City provides free home and business water evaluations and has distributed water-saving devices over the last year.	Ongoing with the Climate Action Plan. The City continues to partner with local water organizations to encourage Chula Vista residents to reduce water either through free consultations, services, or other incentives.

Goals & Policies	Name of Program	Objective	Summary of Program Implementation	Continued Appropriateness
	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.	The City encourages energy efficiency, renewable energy, and other green building technologies and design principles in new and existing developments. During 2018, the City provided over 286 no-cost business energy evaluations and 100 home energy evaluations were conducted, which has led to participants implementing a recommended energy-saving behavior or retrofit. During 2019, the City adopted an LED requirement for commercial outdoor lighting and provided over 548 no-cost business energy evaluations and 65 home energy evaluations. In 2020 the City plans on adopting ordinances that focus on existing buildings with a retrofit energy efficiency requirement and a benchmarking ordinance. The City also joined San Diego Community Power, a JPA Community Choice Aggregator, with the goal of increasing control over local electricity sources and reduce carbon emissions. Additionally, the City launched the Chula Vista Climate Action Challenge which engages Chula Vista residents by providing information about making	Ongoing with the Climate Action Plan. While the ending of the City's Local Government Partnership with SDG&E will reduce some education and outreach activities the City continues to partner with organizations to encourage Chula Vista residents to reduce energy waste and utilize clean energy through free consultations, services, or other incentives.

Goals & Policies	Name of Program	Objective	Summary of Program Implementation	Continued Appropriateness
			sustainable choices in their home. Over 100 households have signed up in 2019.	

Goals & Policies	Name of Program	Objective	Summary of Program Implementation	Continued Appropriateness
	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 Green Building which includes Cool Roof standards as part of the residential development review and approval process.	The City encourages energy efficiency, renewable energy, and other green building technologies and design principles in new and existing developments. In more recent years, California Building Codes are reflecting the need to implement more energy efficient construction, with more significant changes occurring with Code updates effective January 2018. To assist developers, contractors and other industry stakeholders, the City, in partnership with SDG&E, has held numerous brown bag lunch events on building code requirements, new programs, and other relevant information. The City continues to provide a "Sustainability Desk" at the building permit counter to provide technical assistance on energy conservation and other green building topics.	Ongoing with the Climate Action Plan. While the ending of the City's Local Government Partnership with SDG&E will reduce some education and outreach activities the City continues to promote energy efficiency and renewable energy through energy-related building codes and development requirements. The City is developing ordinances that focus on existing buildings with a retrofit energy efficiency requirement for residential buildings and a commercial benchmarking ordinance.

Goals & Policies	Name of Program	Objective	Summary of Program Implementation	Continued Appropriateness
	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.	See comments Section 1.1.1.	Ongoing with the Climate Action Plan. The City will continue to promote “Zero Net Energy” residential buildings through ongoing support and programing, such as the "Green Homes for All" program.

Goals & Policies	Name of Program	Objective	Summary of Program Implementation	Continued Appropriateness
	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 from San Diego Gas & Electric.	The City continues to provide energy-related materials and services through free energy evaluations, community outreach events and the Library Energy Lounges. 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.	Ongoing with the Climate Action Plan. While the ending of the City's Local Government Partnership with SDG&E will reduce some education and outreach activities the City continues to promote energy efficiency and renewable energy to the community through existing and innovative approaches, such as the Chula Vista Climate Action Challenge and Energy efficiency kits at the library.

	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	The City of Chula Vista's Sustainable Communities Program (SCP) seeks to promote energy efficiency and reduce greenhouse 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 continues to be available on the City's website. 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. In 2016 construction began on a Bus Rapid	Ongoing with the City's Sustainable Communities Program. The City will continue to integrate land use planning and transit as the City continues to grow and change with the needs of residents.

		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.	Transit (BRT) line (aka "South Bay Rapid") that will connect eastern Chula Vista to downtown San Diego. Service began in February 2019. The South Bay Rapid route includes 12 stations along a 26-mile route from the Otay Mesa Port of Entry to Downtown San Diego via eastern Chula Vista, connecting to employment and activity centers in Downtown San Diego and South County.	

Goals & Policies	Name of Program	Objective	Summary of Program Implementation	Continued Appropriateness
Balanced and Diverse Housing Opportunities	4.1.1 Expiring Affordability Restrictions	Proactively work with property owner(s) of "at-risk" assisted housing developments whose affordability restriction are due to expire by 2020, as identified within Appendix A of this Element, and affordable housing developers to evaluate the viability of continuing the affordability of such housing through owner participation, public subsidies, or participation, public subsidies or participation by affordable housing developers.	The City continues to work with those property owners who own affordable housing where recorded covenants are nearing expiration. In accordance with our published Housing Element, there are no projects expiring in 2018 through 2020. The City and Housing Authority implements and has incorporated the provisions of Section 52080(g) the California Health and Safety Code and Sections 65863.10 and 65863.11 of the California Government Code into its policies and regulatory agreements for new projects. The Housing Authority continues to work with those affordable housing communities seeking to refinance or restructure to incorporate additional public benefit in the form of deeper income targeting, additional rent restrictions, including additional rent restricted units, the extension of the existing term of restrictions, or any combination therefore may be negotiated.	Ongoing. City will continue to monitor developments that have been identified that as expiring within the time period of the next Housing Element. We will reach out and explore possibilities in which we can maintain affordable restrictions and/or work with residents in providing necessary resources and information and follow HCD's preservation law. By working and building relationships with property owners and extending affordability periods, the City prioritizes residents who need affordable housing options.

Goals & Policies	Name of Program	Objective	Summary of Program Implementation	Continued Appropriateness
	4.2.1 Monitoring of Units Lost	Comply with State Law regarding the monitoring and reporting of housing units occupied by low-or moderate-income households demolished within the Coastal Zone.	In 2019, no units occupied by low or moderate-income households in the Coastal Zone were lost or demolished.	Under SB 330 there is a requirement to replace units that were occupied by low- to moderate-income families. This program will be revised in order to comply with SB 330.
	4.2.2 Replacement Housing	Where conversion or demolition of housing units in the Coastal Zone is 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.	See comments in 4.2.1.	Under SB 330 there is a requirement to replace units that were occupied by low- to moderate-income families. This program will be revised in order to comply with SB 330.

Goals & Policies	Name of Program	Objective	Summary of Program Implementation	Continued Appropriateness
	5.1.1 Affordable Housing ("Inclusionary") Policy	Continue to implement the Balanced Communities-Affordable Housing Policy first adopted by the City's Housing Element in 1981 and any implementing guidelines as adopted and updated. For all new residential projects consisting of 50 or more dwelling units,10 percent of the residential units within the development ("on-site") shall be affordable to low and moderate income households (5 percent low-income and 5 percent moderate-income).	The City continues to implement this objective through the Affordable Housing Program requiring new residential developments of 50 units or more to provide 10% of the housing for low and moderate income households. In 2018, the City began discussions with the property owner of Escaya in Otay Ranch regarding development of an affordable rental community. In 2019, the City entered into an Affordable Housing Agreement for 30-moderate income units in the Village of Escaya. Also, within the Village of Escaya, META Housing submitted an application for Low Income Housing Tax Credits and Bonds to assist in the development of 175 low income housing units that are subject to the City's AHP.	Ongoing, review and revise. Partnerships with developers are crucial to the development of affordable units and housing within new communities. This program may need to be revised in order to meet demands and best accommodate the growing need for affordable housing to low- to moderate-income households

Goals & Policies	Name of Program	Objective	Summary of Program Implementation	Continued Appropriateness
	5.2.1 First Time Homebuyer Assistance	Continue assistance to low-income households in purchasing their first home through the City's First Time Homebuyer Down Payment and Closing Cost Assistance Program. Consider amendments, as necessary, to the Program to adequately reflect real estate market conditions.	The City continues to contract with SpringBoard CDFI (formerly known as Community HousingWorks Realty and Lending) to administer the City's First Time Homebuyer program. In 2014, the City was awarded $1,000,000 in CalHome funds to assist first time homebuyers. In 2018, with the final expenditure of CalHome funds, the City leveraged other additional monies from its HUD HOME funds and Balanced Communities Program to assist 10 households close escrow. In 2019, the program ran out of funding and the City will be adding additional funding to the Program in 2020. Also, an application for $1.5M was submitted to HCD for CalHome funding under a NOFA released in November 2019.	Ongoing. Currently 58% of Chula Vista residents are homeowners. The City understands the importance of owning a home and investing in something for the future, therefore the City will continue to promote homeownership to increase community stability, grow resident wealth, and increase tax revenue. As funds become available, efforts will be made to help income-qualified residents make these investments.

Goals & Policies	Name of Program	Objective	Summary of Program Implementation	Continued Appropriateness
	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.	The MCC program is administered by CalHFA. 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, and has leveraged the MCC program with its down payment assistance to assist 10 new homeowners in 2018. In 2019, homebuyers received an MCC. In 2019, CalHFA ended its participation in the Program.	While the program is ongoing, there are limited resources and competitive. The City will seek partnerships with other agencies to continue funding for first time homebuyer programs.
	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.	Under its contract with SpringBoard CDFI, SpringBoard offers bilingual homebuyer education (HBE) to resident who wish to learn about homebuyer programs. As a result of a 2016 outreach event held at and sponsored by the City of Chula Vista, with over 150 rsvp's received, significant momentum and interest was generated for the available funds. In 2018, those homebuyers participating in the City's assistance programs were provided with pre-purchase counseling and homebuyer education.	This program will be revised and merged with applicable MCC programs, and not a standalone program.

Goals & Policies	Name of Program	Objective	Summary of Program Implementation	Continued Appropriateness
	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.	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.	This program will not be continuing in the next Housing Element. Chula Vista will continue to encourage collaboration, communication, and partnership efforts with external agencies, organizations, and communities to access resources available that assist low and moderate income residents build strong families and obtain and maintain health, stable and affordable homes.

Goals & Policies	Name of Program	Objective	Summary of Program Implementation	Continued Appropriateness
	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.	The City continues to monitor and enforce the Mobilehome Space Rent Review Ordinance (Chula Vista Municipal Code "CVMC" Chapter 9.50). In 2018, over 2,400 residents paid the administrative fee providing residents with rent control services as desired. In 2019, the Mobilehome Rent Review Commission continued to meet on a quarterly basis to receive information and education on matters related to mobilehome living in Chula Vista and other relevant matters that would assist them in their duties prescribed under CVMC Chapter 9.50. The Commission did not review any proposed rent increases.	Ongoing. The City will continue to collect a fee from mobilehome owners willing to participate in this program. The Mobilehome Rent Review Commission plays a large role in providing residents the protections that they need and will continue to meet regularly to consider participant complaints and concerns.
	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	No mobilehome/trailer parks were listed for sale in 2019.	Efforts to encourage resident purchase of a mobilehome park will continue as these opportunities arise.

Goals & Policies	Name of Program	Objective	Summary of Program Implementation	Continued Appropriateness
		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.		
	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.	The City will continue to enforce CVMC 9.40 if and when a park is proposed for closure.	The City will continue to enforce these regulations and ensure that tenants are given their full rights.

	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.	The City continues to participate in regional organizations focused on housing and other needs of the homeless or near homeless population. In January 2017, such regional bodies providing for data information and studies related to homelessness (the Regional Taskforce on the Homeless) and the Regional Continuum of Care Council, required by the U.S. Department of Housing and Urban Development for funding were merged to form one regional governance board now known as the Regional Taskforce on the Homeless ("RTFH"). With one regional body, it is anticipated that the merger will unify the countywide effort to help the homeless while operating more efficiently and with more transparency. Chula Vista continues to participate in the RTFH as a member in the full membership meetings and Board meetings. As an ESG entitlement jurisdiction, the RTFH must consult with the City. In light of the regional approach being undertaken and the establishment of the Chula Vista Homeless Outreach Team, the South Bay Homeless Advocacy Coalition disbanded in 2016. In 2018, the RTFH will be completing a long term strategy to reduce homeless in San Diego County.	The City of Chula Vista recognizes the importance of quality of life for all residents, housed and unhoused. Currently, there are 313 number of homeless residents in Chula Vista, of which 68% are identified as unsheltered. Chula Vista will continue to encourage collaboration, communication, and partnership efforts with external agencies, organizations, and communities to do the following: • Conduct regional, goal-oriented planning and coordination that will identify gaps in service and seek methods to improve the responsiveness of existing homeless service systems

	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.	In 2017, HUD implemented the "housing first" model and the Coordinated Entry System ("CES") as best practices in addressing the needs of the homeless. With the changes in practice, Chula Vista and South Bay Community Services (SBCS), as the primary service agency that provides homeless shelter and services in Chula Vista, are continuing to make adjustments to its operations and funding process and priorities. SBCS operates four transitional living programs and the City has continued to allocate on an annual basis CDBG and ESG funds to SBCS for housing services. In 2018, the City funded the housing programs, as well as housing navigation services, tenant based rental assistance and hotel/motel vouchers serving as "bridge" housing for homeless in process of entering into a housing program to be administered by SBCS. 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. The City continues to implement a Homeless Outreach Team, including 2 police officers and 1 PERT Clinician, along with community clean-up of	By leveraging existing and new sources of funds, the City is able to partner with other providers in taking a person centered approach to help achieve housing stability for clients as they transition from homelessness to becoming housed. Chula Vista will continue to encourage collaboration, communication, and partnership efforts with external agencies, organizations, and communities to do the following: Achieve efficient and cost-effective delivery of services to persons experiencing or at risk of experiencing homelessness; To provide an array of housing linked with wrap around services, including short-term

			public areas such as parks, sidewalks, and open space areas. The City is partnering with the County of San Diego in the "Project One for All" aimed at housing homeless with Severe Mental Illness and anticipates a coordinated assessment of homeless and placement into housing. In March of 2019, the City of Chula Vista and National City joint applied for and received a Homeless Emergency Assistance Program Grant from the State of California through the Regional Task Force on the Homeless. The grant award was $462,000 and it was strategically designed to address the regional homeless issues. Partnering with the Alpha Project, the program aimed at providing outreach, case management and housing navigation. These funds were leveraged with approximately $700,000 of housing dollars to offer bridge housing and permanent housing opportunities. See comments in 6.1.1.	and temporary (including emergency, interim, transitional, safe haven, and seasonal) housing, and Permanent supportive housing

	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.	See comments in 6.1.1 and 6.1.2. The City continues to provide funding to South Bay Community Services (SBCS) to operate its housing programs. SBCS receives $63,000 annually from the City's Emergency Solutions Grant funding to serve approximately 90 extremely low-income homeless individuals and families that meet HUD's definition of homelessness. The City owns and operates six 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. Additionally, the City makes available Tenant Based Rental Assistance for 15 individuals through this program. All units are fully occupied. The City continues to seek opportunities to partner with affordable housing developers for the development of permanent supportive housing.	The City will work to provide the necessary resources and present opportunities to those who are willing to accept them. This includes partnering with community organizations and law enforcement to provide person-centered services. Utilizing existing resources and as new resources become available, Chula Vista will continue to encourage collaboration, communication, and partnership efforts with external agencies, organizations, and communities to do the following: Achieve efficient and cost-effective delivery of services to persons experiencing or at risk of experiencing homelessness; To provide an array of

				housing linked with wrap around services, including short-term and temporary (including emergency, interim, transitional, safe haven, and seasonal) housing, and Permanent supportive housing

Goals & Policies	Name of Program	Objective	Summary of Program Implementation	Continued Appropriateness
	6.1.4 Tenant Rental Assistance	Implement a homeless prevention program providing rent subsidies for those at-risk of becoming homeless	See comments in 6.1.1 and 6.1.2. Since 2013, the City has contracted with South Bay Community Services (SBCS) to administer housing programs funded through Emergency Solutions Grant (ESG), HOME and CDBG to assist those homeless or at risk of being homeless. SBCS administers the City's Rapid Re-housing program for those households experiencing a recent incident of homelessness (at 30% or less of AMI) for up to 2 years of rental assistance and a Homeless Prevention program for short term assistance not to exceed 3 months. In 2019, SBCS assisted 15 families through Tenant Based Rental Assistance and 7 families through ESG. During 2018, the Section 8 program administered by the County of San Diego issued 2,585 vouchers in Chula Vista, 1,079 to elderly and 242 to large families. 26,630 households remain on the waiting list at the end of 2018, the majority of those families (13,786). During 2019, the Section 8 program administered by the County of San Diego	Chula Vista will continue to encourage collaboration, communication, and partnership efforts with external agencies, organizations, and communities to do the following: Achieve efficient and cost-effective delivery of services to persons experiencing or at risk of experiencing homelessness; To provide an array of housing linked with wrap around services, including short-term and temporary (including emergency, interim, transitional, safe haven, and seasonal) housing, and Permanent supportive housing.

Goals & Policies	Name of Program	Objective	Summary of Program Implementation	Continued Appropriateness
			issued 2,610 vouchers in Chula Vista, 1,624 to elderly and 197 to large families.	

Goals & Policies	Name of Program	Objective	Summary of Program Implementation	Continued Appropriateness
	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.	Staff continues to provide updated information on basic resources on the City's website and at the public counters. 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 is available and provided at public counters and used by the CVPD HOT during its weekly outreach and other outreach events to the homeless. The Community Resources Guide, along with many other informational materials, are available at City's Development Services public counter. The City works closely with South Bay Community Services, the lead homelessness agency, and its Homeless Outreach Team to ensure that all informational material is updated on a regular basis and made available to households seeking information and resources. In 2019, the City began updating the existing Community Resources guide to provide better and more accurate information. The resource guide includes local and regional contact information for services ranging from emergency shelter and food to legal assistance and health	Considering that these services are already being provided by other organizations such as 2-1-1 and the Chula Vista Community Collaborative, the City will consider and include these programs in the Consolidated Plan.

Goals & Policies	Name of Program	Objective	Summary of Program Implementation	Continued Appropriateness
			services. See comments in 6.1.1.	
	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.	In 2018, 20 applications were submitted for accessory second dwelling units. 8 permits were actually issued with 2 completed, 1 withdrawn, and the remaining in process of review and issuance. In 2019, 29 permits were issued and 5 permits were done and closed.	Due to the shortage of housing in the City of Chula Vista, the construction of new units will continue to work to be in compliance with new state laws that incentivize second dwelling units.

Goals & Policies	Name of Program	Objective	Summary of Program Implementation	Continued Appropriateness
	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.	Given the significant need for affordable housing, City policies continue to support alternative housing types and living arrangements. While the City has provided past financial support to social service providers offering shared housing services in 2006, the local social service agency that provided shared living referrals ceased this service. The City has identified a possible partnership with another active shared housing service and is working towards expanding their services within the Chula Vista community as a viable housing option. Continuing discussions occurred in 2019 but no funding source identified.	There are currently no restrictions and residents are already doing this in the open markets. Therefore, there have been no barriers identified for this occurring.

Goals & Policies	Name of Program	Objective	Summary of Program Implementation	Continued Appropriateness
	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.	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. In March 2018, the City hired a new senior planner position with the responsibility of reviewing and updating Title 19. Staff is focused on updates to the City's zoning code and specific plans consistent with legislative actions affecting residential development in effect as of January 2019 and review of other possible land use issues. Notable achievements include updates to zoning code for ADUs, JADUs, emergency shelters, supportive and transitional housing, employee housing, and residential care facilities.	The City will continue to develop relationships and partner with other agencies and providers regarding alternative living options and housing types, such as shared housing.

Goals & Policies	Name of Program	Objective	Summary of Program Implementation	Continued Appropriateness
	6.2.4 Accessible Housing Regulations	Continue to maintain and implement California Title 24 provisions for the review and approval of residential developments.	Title 1 and Chapter 19.14 of CVMC ("Reasonable Accommodations") provides for 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. In December 2017, the California Tax Credit Allocation Committee adopted regulations for its programs requiring minimum construction standards to address mobility, hearing, vision and other sensory impairments. 10% of units must be made accessible to those with mobility impairments and 4% of units for hearing, vision, or other sensory impairments. TCAC Regulation Sections 10325(f)(7)(K) and 10326(g)(6) require projects to adhere to the provisions of California Building Code Chapter 11(B) regarding accessibility to privately owned housing made available for public use. In 2018, two (2) affordable housing developments totaling 58 units were acquired and will be rehabilitated in accordance with the new requirements under TCAC regulations.	The City wants to maintain this program to ensure that everyone in community has access to housing without physical barriers. Monitoring strategies will be revised.

Goals & Policies	Name of Program	Objective	Summary of Program Implementation	Continued Appropriateness
			In 2019, two (2) affordable housing developments are being rehabilitated totaling 177 units (58+119). 10% of the unit in these projects are now accessible to persons with disabilities per TCAC funding regulations.	

Goals & Policies	Name of Program	Objective	Summary of Program Implementation	Continued Appropriateness
Government Role and Process	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.	The Palomar Gateway District Specific Plan was adopted in August 2013. Since its adoption, there has been development interest in the area. In 2015 a 21-unit residential project was completed at 778 Ada Street. In 2016, four new residential projects were issued building permits. No new residential permits were issued for this area in 2017. In September 2015 the Main Street Streetscape Master Plan was approved by City Council. The Plan is being implemented as funding becomes available and/or as developers develop property along the corridor.	This program has been completed and will not be included in the next Housing Element.
	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.	Due to the City's current budgetary reductions, review and amendments to Title 19 of the City's Municipal Code (zoning) are being completed on an as needed basis. See comments in 7.1.1 and 7.4.1.	This program will be continuing. There have been significant changes required under state law that would necessitate the review or revision of zoning ordinance and compliance with those state laws.

Goals & Policies	Name of Program	Objective	Summary of Program Implementation	Continued Appropriateness
	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.	Ordinance No. 3442 of the City of Chula Vista amending various sections of Title 19 "Planning and Zoning" of the City of Chula Vista Municipal Code to address compliance with State laws governing supportive residential land uses (e.g. emergency shelters, single room occupancy residences, transitional and supportive housing, residential facilities, and qualified employee housing) was passed on October 16, 2018, effective on November 23, 2018.	This program has been completed and will not be included in the next Housing Element.
	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	Ordinance No. 3442 of the City of Chula Vista amending various sections of Title 19 "Planning and Zoning" of the City of Chula Vista Municipal Code to address compliance with State laws governing supportive residential land uses (e.g. emergency shelters, single room occupancy residences, transitional and supportive housing, residential facilities, and qualified employee housing) was passed on October 16, 2018, effective on November 23, 2018.	This program has been completed and will not be included in the next Housing Element.

Goals & Policies	Name of Program	Objective	Summary of Program Implementation	Continued Appropriateness
		the same zone consistent with Senate Bill 2 (Housing Accountability) enacted in 2007.		
	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.	Ordinance No. 3442 of the City of Chula Vista amending various sections of Title 19 "Planning and Zoning" of the City of Chula Vista Municipal Code to address compliance with State laws governing supportive residential land uses (e.g. emergency shelters, single room occupancy residences, transitional and supportive housing, residential facilities, and qualified employee housing) was passed on October 16, 2018, effective on November 23, 2018.	This program has been completed and will not be included in the next Housing Element.
	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.	Ordinance No. 3442 of the City of Chula Vista amending various sections of Title 19 "Planning and Zoning" of the City of Chula Vista Municipal Code to address compliance with State laws governing supportive residential land uses (e.g. emergency shelters, single room occupancy residences, transitional and supportive housing,	This program has been completed and will not be included in the next Housing Element.

Goals & Policies	Name of Program	Objective	Summary of Program Implementation	Continued Appropriateness
			residential facilities, and qualified employee housing) was passed on October 16, 2018, effective on November 23, 2018.	
	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.	The City's Environmental Element contains a policy related to flood hazard management, as well the City's Municipal Code and are consistent with the Housing Element.	This program has been completed and will not be included in the next Housing Element.
	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-	Chula Vista offers expedited permit processing for certain development projects, including affordable housing. Affordable Housing Developers can request the expedited program to ensure the project is placed into service by the required deadlines established by the funders of the project (i.e. tax credit investors). All affordable housing	The City will continue this program and pro-housing policies to ensure that our low income residents have affordable housing.

Goals & Policies	Name of Program	Objective	Summary of Program Implementation	Continued Appropriateness
		and low-income households. Update the expedite policy as may be necessary to encourage the development of affordable housing for lower income households.	projects have been provided with this service.	
	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.	See comments in 7.2.1. As needed based upon financial feasibility, the City may offer waiver and/or deferral of certain fees. In 2016, as part of the City's financial assistance to Duetta and Volta senior affordable housing developments, approximately $2,000,000 in fees were waived/deferred. For rental housing development proposed within the infill urbanized area of the City, west of I-805, the City offers a development fee deferral program as incentive to those developments. In 2018, the City amended its Municipal Code to allow for the waiver/deferral of certain fees for accessory dwelling units. As there are changes in legislation, the City continues to update policies and regulation. The adoption of California Senate Bill 13	The City will continue and analyze current Development Impact Fees and amend them to comply with new state laws as they become effective.

Goals & Policies	Name of Program	Objective	Summary of Program Implementation	Continued Appropriateness
			prohibits development impact fees on accessory dwelling units smaller than 750 square feet, and significantly limits the impact fees that may be charged to larger accessory dwelling units.	
	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.	The City provided a copy of the adopted Housing Element to the Otay Water District and Sweetwater Authority.	This program is a requirement of Housing Element regulations. In addition, laws require ensuring that this sharing of information is completed when processing of new residential development.

Goals & Policies	Name of Program	Objective	Summary of Program Implementation	Continued Appropriateness
	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	As opportunities become available for funding, the City actively pursues partnerships and as a City to apply for such funding. Past awards include application with SBCS for the Promise Zone designation in November 2013. In 2014 the City of Chula Vista was successful in a grant application for CalHOME funds towards the creation of first-time homebuyer opportunities. In 2019, staff was preparing an $1.5M CalHome application to assist First Time Buyer in response to a Notice of Funding Availability that was issued by HCD in November 2019. In 2019, the City continued its partnership with the County of San Diego Health and Human Services Department to provide housing and wrap around services for homeless with mental health illnesses. Staff continues to search for and apply for affordable housing grant opportunities.	The City will pursue affordable housing funding as new funding sources become available.

Goals & Policies	Name of Program	Objective	Summary of Program Implementation	Continued Appropriateness
	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.	See comments in 4.1.2 and 7.1.2. 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. Developers of low and moderate income units are encouraged to utilize the incentives available through these regulations as may be needed. 2 projects were approved in 2019, these include Bonita Glen and 310 K St. Bonita Glen has a total of 170 apartments - 9 apartments for very low income individuals. 310 K St has 46 apartments - 3 apartments for very low income individuals. The City will continue to update the City's zoning code and specific plans consistent with legislative actions affecting residential development in effect as of January 2019.	The City will continue to monitor housing developments to encourage the designation of affordable housing through incentives. Municipal code will be revised as state codes are amended.
	7.4.2 Public Property	Evaluate the viability of providing affordable housing on City owned property that becomes available or is deemed surplus property.	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	City policies will be revised to follow new state laws and the Surplus Lands Act.

Goals & Policies	Name of Program	Objective	Summary of Program Implementation	Continued Appropriateness
			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.	See comments in 7.4.1.	The City will continue to monitor housing developments to encourage the designation of affordable housing through incentives. Municipal code will be revised as state codes are amended.
	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	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. All deed restricted affordable housing projects are required to conduct a lottery of the waitlist.	Efforts to require affordable housing in new developments and prioritize low- to moderate-income families will continue. The City works with developers to further fair housing and ensure compliance with Housing Element regulations and new

Goals & Policies	Name of Program	Objective	Summary of Program Implementation	Continued Appropriateness
		Department on the composition of resident populations in units, income levels and affordability of the units.		laws as they become effective.
	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.	The City contracts 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. CSA conducted several workshops during the year for the benefit or residents and property owners/managers. One such workshop was directed to property managers and held at the Pacific Southwest Association of Realtor office. 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	By providing a connection to legal services and placing an importance on fair housing practice, the City demonstrates its interest in putting residents first. The City works with developers to further fair housing and ensure compliance with Housing Element regulations and new laws as they become effective.

Goals & Policies	Name of Program	Objective	Summary of Program Implementation	Continued Appropriateness
			participating Cities and the County of San Diego.	

Goals & Policies	Name of Program	Objective	Summary of Program Implementation	Continued Appropriateness
	9.1.1 Public Input & Participation	Continue to incorporate public input and participation in the design and development of City housing plans and policies.	The City continues to provide opportunity for public input for all plans, policies and projects. The Development Services Department has an established public participation policy for review of all development projects. Additionally, as a recipient of U.S. Department of Housing and Urban Development funds, the City also has an adopted Citizen Participation Plan for these funding programs. As part of its public outreach and engagement, in developing plans, policies and projects, staff solicits input using various methods such as surveys, meetings with community stakeholder groups, City sponsored community meetings, focus groups, community cafes, and office hours with elected officials and departments. City staff meets on a regular basis with citizen advocacy groups to discuss and address specific neighborhood needs, such as ACCE and Harborside Safety and Revitalization Committee. Outreach tools for publicizing events and information include the use of social media, such as Facebook, Nextdoor, and the City	The projects that are taken on by the City are not without consequences - both good and bad. Therefore, it is important to listen to and incorporate the opinions of the taxpayers and those affected by these projects. The City will continue to update its practices for collecting public opinion, emphasizing the hardest to reach populations in our communities and meet clients where they are.

Goals & Policies	Name of Program	Objective	Summary of Program Implementation	Continued Appropriateness
			website. Interested persons may also sign up for Council and Commission agendas, new development applications, etc. Specifically, for housing related projects, applicants are requested to hold a meeting with neighboring residents and property owners at the onset of a project. As a project moves forward in the construction phase, applicants are requested to provide news and information to interested persons on progress and neighborhood impacts as a result of construction activity.	

Goals & Policies	Name of Program	Objective	Summary of Program Implementation	Continued Appropriateness
	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.	The City continues to provide bilingual materials for all housing program marketing materials and provides translation services as needed and as requested. The City provides translation service language on its website and is evaluating this service for all meeting agendas. All agendas related to Housing and altered agendas include a request for translation services. The City's Human Relations Commission, with its participation in the Welcoming Cities initiative, has identified as the development of a more comprehensive policy as part of its future work program.	Chula Vista communities are diverse, and the implementation and improvement of policies will help in providing better written material and customer service to our clients whose primary language is not English. The City emphasizes meeting clients where they are and providing necessary resources to be an engaged citizen.

Goals & Policies	Name of Program	Objective	Summary of Program Implementation	Continued Appropriateness
	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.	Staff continues to provide updated housing resource information as needed on the City's website, at the public counters and attends certain community events and meetings to provide information. The City also displays materials from other providers for those related housing services as Fair Housing services, Foreclosure Intervention services, Homelessness services, and community resources at the public counters. City staff hold a number of outreach events to provide technical assistance and information to its residents, business owners, and other community partners. In 2019, staff provided information for residential property managers, mobilehome park owners/managers and attended numerous community events to provide housing and neighborhood related information.	With such a great need for affordable housing in our communities, the City will continue to develop up-to-date information on affordable housing opportunities to provide to the public at events, online, and at our front counters. The City will ensure that these resources use non-technical language, are translated to meet clients where they are, and bridge a digital divide when necessary.
	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	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	As a requirement of the Housing Element, the City will continue to provide annual reports to our governing body and the public to ensure transparency.

Goals & Policies	Name of Program	Objective	Summary of Program Implementation	Continued Appropriateness
		report shall also be made available for review in public locations.	to each group. In addition, the City Council is presented with the report annually in an open public meeting.	

1.0 5TH CYCLE ACCOMPLISHMENTS

1.1 Overview

State Housing Element Law requires jurisdictions to review the progress and performance of past housing elements goals and objectives. The evaluation should be quantified where possible (e.g. the number of units rehabilitated) but may be qualitative as necessary (e.g. mitigation of governmental constraints). Where significant shortfalls between the targeted objective and the City's achievement are identified, the reasons should be discussed. This section discusses the progress of the goals and objectives defined in the 2005-2010 Housing Element.

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Goals & Policies	Name of Program	Objective	Summary of Program Implementation	Continued Appropriateness
Maintain and Enhance the Quality and Sustainability of Housing and Residential Neighborhoods	1.1.1 Rehabilitation of Owner Occupied Housing	Continue implementation of the City's Community Housing Improvement Program (CHIP) for low-income homeowners. Leverage its Home Upgrade, Carbon Downgrade (HUCD) program to better serve low-income and moderate-income residents. Integrate the HUCD program into the City's First-Time Homebuyers Program as an optional financing tool.	Two (2) mobilehomes and one (1) single family home were provided assistance for the repair/rehabilitation of their home through the City's Community Housing and Improvement Program. Program participation has fluctuated due to eligibility levels of participants due to credit, home loan values and availability of contractors to complete work. During 2018, the Property Assessed Clean Energy (PACE) programs, a private-public partnership, financed over 447 projects for a total of more than $13 million in energy and water upgrades. Over 340 no-cost home and business energy evaluations conducted, which led to over 90% of residential participants implementing a recommended energy-saving behavior or retrofit. In 2019, the waiting list for CHIP was purged by sending out supplemental questionnaires and applications were sent out to start the process of finding applicants who meet the requirements to receive assistance. In	Ongoing With 48% of its housing stock older than 40 years old and 30% of its owner occupants' lower income, the City will need to continue to provide assistance for the rehabilitation of owner occupied housing.

Goals & Policies	Name of Program	Objective	Summary of Program Implementation	Continued Appropriateness
			addition, one household was assisted with a loan through this program.	

Goals & Policies	Name of Program	Objective	Summary of Program Implementation	Continued Appropriateness
	1.1.2 Encourage Climate Resilient Design Techniques	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.	During 2018, staff further incorporated resiliency to climate change into City operations through completing the Water Stewardship Plan that evaluates how we can reuse water in our community to increase water resiliency. The Property Assessed Clean Energy (PACE) program, reference Section 1.1.1, provides residents and businesses with financing for energy and water upgrades, which improve their resiliency. To date, the PACE program has financed over 210 projects for a total of more than $5 million in energy and water upgrades. In 2019, the PACE program has financed over 55 projects for a total of more than $1.6 million in energy and water upgrades.	Ongoing The City will continue to implement climate change building techniques as incorporated in the requirements of the building code.

	1.1.2 Neighborhood Revitalization	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.	Infrastructure: Chula Vista voters approved Measure P – a temporary, ten-year, half-cent sales tax to fund high priority infrastructure needs. Collection of the sales tax began April 1, 2017. Notable improvements were made (in 2018) to public infrastructure and facilities, streets, civic and south libraries, recreation and senior centers, sports fields and courts, park improvements, traffic signals, and other improvements. A comprehensive list of improvements can be found on the City's website at www.chulavistaca.gov/measurep. Parks: The City received an HCD Housing-Related Parks (HRP) Program Grant in late 2017. In 2018, planning functions were underway for the improvements to Friendship Park. The project was still underway and nearing completion in 2019. Litter: In 2018, the Beautify Chula Vista Day event (funded by a California Redemption Value grant) was 454 volunteers came out to Otay Valley Regional Park to remove graffiti removal, pick up of litter and clear invasive vegetation, Memorial Park for graffiti removal, painting, and pick up of litter, Terra Nova Park for planting of native plants, painting utility boxes, sign installation, graffiti removal and pick up of litter, and Chula Vista	Ongoing - As resources are available These programs will be carried out through other appropriate City plans and documents.

			Community Park for graffiti removal and pick up of litter. Also in 2019 on Beautify Chula Vista Day there were activities such as graffiti eradication, trash removal, shrub trimming, seed planting, and mulch application. These events took place at Bonita Vista High School, Memorial Park, and Loma Verde Recreation Center. There were a total of 586 volunteers, 7,131 lbs. of debris removed, 3,063 sq. ft. of graffiti removed, and a total of 14 lbs. of seeds planted at Memorial Park.	

Goals & Policies	Name of Program	Objective	Summary of Program Implementation	Continued Appropriateness
	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.	The City continues to meet with developers as contacted regarding the inclusion of affordable housing units into existing multifamily housing. Due to current rental housing market, (e.g. high rents and low vacancy rates), there is a lack of interest by private property owners in participating in this program.	Ongoing - As resources are available This program will not continue through the next Housing Element. Over the course of the past Housing Element, no private ownership has expressed interest because of restrictions of program. The City will continue to work with other affordable housing developers at such time of refinancing and re-syndication.

Goals & Policies	Name of Program	Objective	Summary of Program Implementation	Continued Appropriateness
	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.	Due to the current competitive housing market, the City is unable to acquire and rehabilitate property.	Ongoing - As resources are available While the City has not had the opportunity to advance this program due to a competitive and small market with many private investors, efforts will be made to acquire and rehabilitate existing properties to increase the affordable housing stock in 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.	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.	Resources are limited and the City has not been in a competitive situation to apply. The City will continue to evaluate needs within the community and apply for this program as necessary and as resources become available.

Goals & Policies	Name of Program	Objective	Summary of Program Implementation	Continued Appropriateness
	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.	Code Enforcement staff began inspections in 2018 on 12 apartment communities through the City's Rental Housing Program. Code Enforcement opened 771 cases for individual apartments resulting from inspections of apartment communities initiated in 2018 and in the previous year. In 2019, CE conducted a total of 183 inspections for apartment communities. In addition, 848 cases were opened for individual apartments resulting from inspections of apartment communities.	Ongoing Code enforcement is an integral service in our communities to ensure that citizens are living safe and healthy lives. This program will continue as it is funded through fees collected with business licenses.
	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.	Through Title 25, Code Enforcement staff has completed inspections at Trailer Villa Mobilehome park with 118 mobilehome spaces. The initial preparations for inspection of Chula Vista Mobilehome Park with 166 spaces began in late 2018. In 2019, Code Enforcement staff has completed 201 unit inspections throughout various parks.	Ongoing This program is a requirement under State law and as a City, we have taken on this responsibility from the State. The inspections of mobilehome parks and spaces will be a continuing program as it is an integral part of our mobilehome communities' health and safety.

Goals & Policies	Name of Program	Objective	Summary of Program Implementation	Continued Appropriateness
	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.	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. For 2018, twenty-eight (28) residential properties were registered in the Abandoned Residential Properties Program (4 condominium and 24 single family properties). In 2019, 30 properties were registered through the Abandoned Properties Program. Code enforcement staff responded to 740 residential (e.g. apartments, duplexes, condominiums, mobile homes and single-family homes) complaints during 2018. For condos and single-family dwellings such activities included un-permitted construction, trash junk and debris, inoperable vehicles related. Forty-six of the complaints were	Ongoing. Code enforcement inspections will continue to be held in our communities as they are essential to maintaining neighborhood safety and addressing issues as they happen and before they worsen. The complaints addressed by Code Enforcement officers directly affect the health and safety of Chula Vista residents.

Goals & Policies	Name of Program	Objective	Summary of Program Implementation	Continued Appropriateness
			related to apartment communities for such activities as mold, roach/rodent infestations and other maintenance issues.	

Goals & Policies	Name of Program	Objective	Summary of Program Implementation	Continued Appropriateness
	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.	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 23 water-savings devices to existing residences and businesses in 2018. Finally, the PACE program, as mentioned in Section 1.1.2, helped fund indoor and outdoor water conservation measures in existing buildings.	Ongoing with the Climate Action Plan. The City will continue to implement water conservation practices through existing and future projects. These policies not only benefit our environment but also bring cost savings to residents and water independence to our region.
	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.	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), both of which guide landscaping projects towards high water use efficiency.	Ongoing with the Climate Action Plan. Water use efficiency is a priority for the City because of our geographic location and climate. The City will continue to improve upon these practices to achieve long-term sustainability and a sustainable water supply.

Goals & Policies	Name of Program	Objective	Summary of Program Implementation	Continued Appropriateness
		Water reuse techniques, such as graywater systems, rainwater harvesting, and recycled water, to meet outdoor landscaping water demand should be encouraged.		
	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.	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), both of which 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 requires homes to be pre-plumbed for water re-use systems from clothes washers.	Ongoing with the Climate Action Plan. Understanding that conservation of natural resources and long-term sustainability is a priority in our geographic area, the City will continue to encourage these efforts through innovative building codes and requirements.

Goals & Policies	Name of Program	Objective	Summary of Program Implementation	Continued Appropriateness
	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.	The City continues to work with the Sweetwater and Otay Water Districts in to host community educational workshops and distributing general water efficiency educational materials. We also created a mobile display that explains how residents can install Laundry-to-landscape systems in their own home which was displayed at community events and public buildings. In addition, the City provides free home and business water evaluations and has distributed water-saving devices over the last year.	Ongoing with the Climate Action Plan. The City continues to partner with local water organizations to encourage Chula Vista residents to reduce water either through free consultations, services, or other incentives.

Goals & Policies	Name of Program	Objective	Summary of Program Implementation	Continued Appropriateness
	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.	The City encourages energy efficiency, renewable energy, and other green building technologies and design principles in new and existing developments. During 2018, the City provided over 286 no-cost business energy evaluations and 100 home energy evaluations were conducted, which has led to participants implementing a recommended energy-saving behavior or retrofit. During 2019, the City adopted an LED requirement for commercial outdoor lighting and provided over 548 no-cost business energy evaluations and 65 home energy evaluations. In 2020 the City plans on adopting ordinances that focus on existing buildings with a retrofit energy efficiency requirement and a benchmarking ordinance. The City also joined San Diego Community Power, a JPA Community Choice Aggregator, with the goal of increasing control over local electricity sources and reduce carbon emissions. Additionally, the City launched the Chula Vista Climate Action Challenge which engages Chula Vista residents by providing information about making	Ongoing with the Climate Action Plan. While the ending of the City's Local Government Partnership with SDG&E will reduce some education and outreach activities the City continues to partner with organizations to encourage Chula Vista residents to reduce energy waste and utilize clean energy through free consultations, services, or other incentives.

Goals & Policies	Name of Program	Objective	Summary of Program Implementation	Continued Appropriateness
			sustainable choices in their home. Over 100 households have signed up in 2019.	

Goals & Policies	Name of Program	Objective	Summary of Program Implementation	Continued Appropriateness
	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 Green Building which includes Cool Roof standards as part of the residential development review and approval process.	The City encourages energy efficiency, renewable energy, and other green building technologies and design principles in new and existing developments. In more recent years, California Building Codes are reflecting the need to implement more energy efficient construction, with more significant changes occurring with Code updates effective January 2018. To assist developers, contractors and other industry stakeholders, the City, in partnership with SDG&E, has held numerous brown bag lunch events on building code requirements, new programs, and other relevant information. The City continues to provide a "Sustainability Desk" at the building permit counter to provide technical assistance on energy conservation and other green building topics.	Ongoing with the Climate Action Plan. While the ending of the City's Local Government Partnership with SDG&E will reduce some education and outreach activities the City continues to promote energy efficiency and renewable energy through energy-related building codes and development requirements. The City is developing ordinances that focus on existing buildings with a retrofit energy efficiency requirement for residential buildings and a commercial benchmarking ordinance.

Goals & Policies	Name of Program	Objective	Summary of Program Implementation	Continued Appropriateness
	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.	See comments Section 1.1.1.	Ongoing with the Climate Action Plan. The City will continue to promote "Zero Net Energy" residential buildings through ongoing support and programing, such as the "Green Homes for All" program.

Goals & Policies	Name of Program	Objective	Summary of Program Implementation	Continued Appropriateness
	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 from San Diego Gas & Electric.	The City continues to provide energy-related materials and services through free energy evaluations, community outreach events and the Library Energy Lounges. 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.	Ongoing with the Climate Action Plan. While the ending of the City's Local Government Partnership with SDG&E will reduce some education and outreach activities the City continues to promote energy efficiency and renewable energy to the community through existing and innovative approaches, such as the Chula Vista Climate Action Challenge and Energy efficiency kits at the library.

	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	The City of Chula Vista's Sustainable Communities Program (SCP) seeks to promote energy efficiency and reduce greenhouse 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 continues to be available on the City's website. 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. In 2016 construction began on a Bus Rapid	Ongoing with the City's Sustainable Communities Program. The City will continue to integrate land use planning and transit as the City continues to grow and change with the needs of residents.

		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.	Transit (BRT) line (aka "South Bay Rapid") that will connect eastern Chula Vista to downtown San Diego. Service began in February 2019. The South Bay Rapid route includes 12 stations along a 26-mile route from the Otay Mesa Port of Entry to Downtown San Diego via eastern Chula Vista, connecting to employment and activity centers in Downtown San Diego and South County.	

Goals & Policies	Name of Program	Objective	Summary of Program Implementation	Continued Appropriateness
Balanced and Diverse Housing Opportunities	4.1.1 Expiring Affordability Restrictions	Proactively work with property owner(s) of "at-risk" assisted housing developments whose affordability restriction are due to expire by 2020, as identified within Appendix A of this Element, and affordable housing developers to evaluate the viability of continuing the affordability of such housing through owner participation, public subsidies, or participation, public subsidies or participation by affordable housing developers.	The City continues to work with those property owners who own affordable housing where recorded covenants are nearing expiration. In accordance with our published Housing Element, there are no projects expiring in 2018 through 2020. The City and Housing Authority implements and has incorporated the provisions of Section 52080(g) the California Health and Safety Code and Sections 65863.10 and 65863.11 of the California Government Code into its policies and regulatory agreements for new projects. The Housing Authority continues to work with those affordable housing communities seeking to refinance or restructure to incorporate additional public benefit in the form of deeper income targeting, additional rent restrictions, including additional rent restricted units, the extension of the existing term of restrictions, or any combination therefore may be negotiated.	Ongoing. City will continue to monitor developments that have been identified that as expiring within the time period of the next Housing Element. We will reach out and explore possibilities in which we can maintain affordable restrictions and/or work with residents in providing necessary resources and information and follow HCD's preservation law. By working and building relationships with property owners and extending affordability periods, the City prioritizes residents who need affordable housing options.

Goals & Policies	Name of Program	Objective	Summary of Program Implementation	Continued Appropriateness
	4.2.1 Monitoring of Units Lost	Comply with State Law regarding the monitoring and reporting of housing units occupied by low-or moderate-income households demolished within the Coastal Zone.	In 2019, no units occupied by low or moderate-income households in the Coastal Zone were lost or demolished.	Under SB 330 there is a requirement to replace units that were occupied by low- to moderate-income families. This program will be revised in order to comply with SB 330.
	4.2.2 Replacement Housing	Where conversion or demolition of housing units in the Coastal Zone is 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.	See comments in 4.2.1.	Under SB 330 there is a requirement to replace units that were occupied by low- to moderate-income families. This program will be revised in order to comply with SB 330.

Goals & Policies	Name of Program	Objective	Summary of Program Implementation	Continued Appropriateness
	5.1.1 Affordable Housing ("Inclusionary") Policy	Continue to implement the Balanced Communities-Affordable Housing Policy first adopted by the City's Housing Element in 1981 and any implementing guidelines as adopted and updated. For all new residential projects consisting of 50 or more dwelling units,10 percent of the residential units within the development ("on-site") shall be affordable to low and moderate income households (5 percent low-income and 5 percent moderate-income).	The City continues to implement this objective through the Affordable Housing Program requiring new residential developments of 50 units or more to provide 10% of the housing for low and moderate income households. In 2018, the City began discussions with the property owner of Escaya in Otay Ranch regarding development of an affordable rental community. In 2019, the City entered into an Affordable Housing Agreement for 30-moderate income units in the Village of Escaya. Also, within the Village of Escaya, META Housing submitted an application for Low Income Housing Tax Credits and Bonds to assist in the development of 175 low income housing units that are subject to the City's AHP.	Ongoing, review and revise. Partnerships with developers are crucial to the development of affordable units and housing within new communities. This program may need to be revised in order to meet demands and best accommodate the growing need for affordable housing to low- to moderate-income households

Goals & Policies	Name of Program	Objective	Summary of Program Implementation	Continued Appropriateness
	5.2.1 First Time Homebuyer Assistance	Continue assistance to low-income households in purchasing their first home through the City's First Time Homebuyer Down Payment and Closing Cost Assistance Program. Consider amendments, as necessary, to the Program to adequately reflect real estate market conditions.	The City continues to contract with SpringBoard CDFI (formerly known as Community HousingWorks Realty and Lending) to administer the City's First Time Homebuyer program. In 2014, the City was awarded $1,000,000 in CalHome funds to assist first time homebuyers. In 2018, with the final expenditure of CalHome funds, the City leveraged other additional monies from its HUD HOME funds and Balanced Communities Program to assist 10 households close escrow. In 2019, the program ran out of funding and the City will be adding additional funding to the Program in 2020. Also, an application for $1.5M was submitted to HCD for CalHome funding under a NOFA released in November 2019.	Ongoing. Currently 58% of Chula Vista residents are homeowners. The City understands the importance of owning a home and investing in something for the future, therefore the City will continue to promote homeownership to increase community stability, grow resident wealth, and increase tax revenue. As funds become available, efforts will be made to help income-qualified residents make these investments.

Goals & Policies	Name of Program	Objective	Summary of Program Implementation	Continued Appropriateness
	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.	The MCC program is administered by CalHFA. 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, and has leveraged the MCC program with its down payment assistance to assist 10 new homeowners in 2018. In 2019, homebuyers received an MCC. In 2019, CalHFA ended its participation in the Program.	While the program is ongoing, there are limited resources and competitive. The City will seek partnerships with other agencies to continue funding for first time homebuyer programs.
	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.	Under its contract with SpringBoard CDFI, SpringBoard offers bilingual homebuyer education (HBE) to resident who wish to learn about homebuyer programs. As a result of a 2016 outreach event held at and sponsored by the City of Chula Vista, with over 150 rsvp's received, significant momentum and interest was generated for the available funds. In 2018, those homebuyers participating in the City's assistance programs were provided with pre-purchase counseling and homebuyer education.	This program will be revised and merged with applicable MCC programs, and not a standalone program.

Goals & Policies	Name of Program	Objective	Summary of Program Implementation	Continued Appropriateness
	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.	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.	This program will not be continuing in the next Housing Element. Chula Vista will continue to encourage collaboration, communication, and partnership efforts with external agencies, organizations, and communities to access resources available that assist low and moderate income residents build strong families and obtain and maintain health, stable and affordable homes.

Goals & Policies	Name of Program	Objective	Summary of Program Implementation	Continued Appropriateness
	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.	The City continues to monitor and enforce the Mobilehome Space Rent Review Ordinance (Chula Vista Municipal Code "CVMC" Chapter 9.50). In 2018, over 2,400 residents paid the administrative fee providing residents with rent control services as desired. In 2019, the Mobilehome Rent Review Commission continued to meet on a quarterly basis to receive information and education on matters related to mobilehome living in Chula Vista and other relevant matters that would assist them in their duties prescribed under CVMC Chapter 9.50. The Commission did not review any proposed rent increases.	Ongoing. The City will continue to collect a fee from mobilehome owners willing to participate in this program. The Mobilehome Rent Review Commission plays a large role in providing residents the protections that they need and will continue to meet regularly to consider participant complaints and concerns.
	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	No mobilehome/trailer parks were listed for sale in 2019.	Efforts to encourage resident purchase of a mobilehome park will continue as these opportunities arise.

Goals & Policies	Name of Program	Objective	Summary of Program Implementation	Continued Appropriateness
		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.		
	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.	The City will continue to enforce CVMC 9.40 if and when a park is proposed for closure.	The City will continue to enforce these regulations and ensure that tenants are given their full rights.

	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.	The City continues to participate in regional organizations focused on housing and other needs of the homeless or near homeless population. In January 2017, such regional bodies providing for data information and studies related to homelessness (the Regional Taskforce on the Homeless) and the Regional Continuum of Care Council, required by the U.S. Department of Housing and Urban Development for funding were merged to form one regional governance board now known as the Regional Taskforce on the Homeless ("RTFH"). With one regional body, it is anticipated that the merger will unify the countywide effort to help the homeless while operating more efficiently and with more transparency. Chula Vista continues to participate in the RTFH as a member in the full membership meetings and Board meetings. As an ESG entitlement jurisdiction, the RTFH must consult with the City. In light of the regional approach being undertaken and the establishment of the Chula Vista Homeless Outreach Team, the South Bay Homeless Advocacy Coalition disbanded in 2016. In 2018, the RTFH will be completing a long term strategy to reduce homeless in San Diego County.	The City of Chula Vista recognizes the importance of quality of life for all residents, housed and unhoused. Currently, there are 313 number of homeless residents in Chula Vista, of which 68% are identified as unsheltered. Chula Vista will continue to encourage collaboration, communication, and partnership efforts with external agencies, organizations, and communities to do the following: • Conduct regional, goal-oriented planning and coordination that will identify gaps in service and seek methods to improve the responsiveness of existing homeless service systems

	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.	In 2017, HUD implemented the "housing first" model and the Coordinated Entry System ("CES") as best practices in addressing the needs of the homeless. With the changes in practice, Chula Vista and South Bay Community Services (SBCS), as the primary service agency that provides homeless shelter and services in Chula Vista, are continuing to make adjustments to its operations and funding process and priorities. SBCS operates four transitional living programs and the City has continued to allocate on an annual basis CDBG and ESG funds to SBCS for housing services. In 2018, the City funded the housing programs, as well as housing navigation services, tenant based rental assistance and hotel/motel vouchers serving as "bridge" housing for homeless in process of entering into a housing program to be administered by SBCS. 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. The City continues to implement a Homeless Outreach Team, including 2 police officers and 1 PERT Clinician, along with community clean-up of	By leveraging existing and new sources of funds, the City is able to partner with other providers in taking a person centered approach to help achieve housing stability for clients as they transition from homelessness to becoming housed. Chula Vista will continue to encourage collaboration, communication, and partnership efforts with external agencies, organizations, and communities to do the following: Achieve efficient and cost-effective delivery of services to persons experiencing or at risk of experiencing homelessness; To provide an array of housing linked with wrap around services, including short-term

			public areas such as parks, sidewalks, and open space areas. The City is partnering with the County of San Diego in the "Project One for All" aimed at housing homeless with Severe Mental Illness and anticipates a coordinated assessment of homeless and placement into housing. In March of 2019, the City of Chula Vista and National City joint applied for and received a Homeless Emergency Assistance Program Grant from the State of California through the Regional Task Force on the Homeless. The grant award was $462,000 and it was strategically designed to address the regional homeless issues. Partnering with the Alpha Project, the program aimed at providing outreach, case management and housing navigation. These funds were leveraged with approximately $700,000 of housing dollars to offer bridge housing and permanent housing opportunities. See comments in 6.1.1.	and temporary (including emergency, interim, transitional, safe haven, and seasonal) housing, and Permanent supportive housing

	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.	See comments in 6.1.1 and 6.1.2. The City continues to provide funding to South Bay Community Services (SBCS) to operate its housing programs. SBCS receives $63,000 annually from the City's Emergency Solutions Grant funding to serve approximately 90 extremely low-income homeless individuals and families that meet HUD's definition of homelessness. The City owns and operates six 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. Additionally, the City makes available Tenant Based Rental Assistance for 15 individuals through this program. All units are fully occupied. The City continues to seek opportunities to partner with affordable housing developers for the development of permanent supportive housing.	The City will work to provide the necessary resources and present opportunities to those who are willing to accept them. This includes partnering with community organizations and law enforcement to provide person-centered services. Utilizing existing resources and as new resources become available, Chula Vista will continue to encourage collaboration, communication, and partnership efforts with external agencies, organizations, and communities to do the following: Achieve efficient and cost-effective delivery of services to persons experiencing or at risk of experiencing homelessness; To provide an array of

				housing linked with wrap around services, including short-term and temporary (including emergency, interim, transitional, safe haven, and seasonal) housing, and Permanent supportive housing

Goals & Policies	Name of Program	Objective	Summary of Program Implementation	Continued Appropriateness
	6.1.4 Tenant Rental Assistance	Implement a homeless prevention program providing rent subsidies for those at-risk of becoming homeless	See comments in 6.1.1 and 6.1.2. Since 2013, the City has contracted with South Bay Community Services (SBCS) to administer housing programs funded through Emergency Solutions Grant (ESG), HOME and CDBG to assist those homeless or at risk of being homeless. SBCS administers the City's Rapid Re-housing program for those households experiencing a recent incident of homelessness (at 30% or less of AMI) for up to 2 years of rental assistance and a Homeless Prevention program for short term assistance not to exceed 3 months. In 2019, SBCS assisted 15 families through Tenant Based Rental Assistance and 7 families through ESG. During 2018, the Section 8 program administered by the County of San Diego issued 2,585 vouchers in Chula Vista, 1,079 to elderly and 242 to large families. 26,630 households remain on the waiting list at the end of 2018, the majority of those families (13,786). During 2019, the Section 8 program administered by the County of San Diego	Chula Vista will continue to encourage collaboration, communication, and partnership efforts with external agencies, organizations, and communities to do the following: Achieve efficient and cost-effective delivery of services to persons experiencing or at risk of experiencing homelessness; To provide an array of housing linked with wrap around services, including short-term and temporary (including emergency, interim, transitional, safe haven, and seasonal) housing, and Permanent supportive housing.

Goals & Policies	Name of Program	Objective	Summary of Program Implementation	Continued Appropriateness
			issued 2,610 vouchers in Chula Vista, 1,624 to elderly and 197 to large families.	

Goals & Policies	Name of Program	Objective	Summary of Program Implementation	Continued Appropriateness
	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.	Staff continues to provide updated information on basic resources on the City's website and at the public counters. 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 is available and provided at public counters and used by the CVPD HOT during its weekly outreach and other outreach events to the homeless. The Community Resources Guide, along with many other informational materials, are available at City's Development Services public counter. The City works closely with South Bay Community Services, the lead homelessness agency, and its Homeless Outreach Team to ensure that all informational material is updated on a regular basis and made available to households seeking information and resources. In 2019, the City began updating the existing Community Resources guide to provide better and more accurate information. The resource guide includes local and regional contact information for services ranging from emergency shelter and food to legal assistance and health	Considering that these services are already being provided by other organizations such as 2-1-1 and the Chula Vista Community Collaborative, the City will consider and include these programs in the Consolidated Plan.

Goals & Policies	Name of Program	Objective	Summary of Program Implementation	Continued Appropriateness
			services. See comments in 6.1.1.	
	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.	In 2018, 20 applications were submitted for accessory second dwelling units. 8 permits were actually issued with 2 completed, 1 withdrawn, and the remaining in process of review and issuance. In 2019, 29 permits were issued and 5 permits were done and closed.	Due to the shortage of housing in the City of Chula Vista, the construction of new units will continue to work to be in compliance with new state laws that incentivize second dwelling units.

Goals & Policies	Name of Program	Objective	Summary of Program Implementation	Continued Appropriateness
	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.	Given the significant need for affordable housing, City policies continue to support alternative housing types and living arrangements. While the City has provided past financial support to social service providers offering shared housing services in 2006, the local social service agency that provided shared living referrals ceased this service. The City has identified a possible partnership with another active shared housing service and is working towards expanding their services within the Chula Vista community as a viable housing option. Continuing discussions occurred in 2019 but no funding source identified.	There are currently no restrictions and residents are already doing this in the open markets. Therefore, there have been no barriers identified for this occurring.

Goals & Policies	Name of Program	Objective	Summary of Program Implementation	Continued Appropriateness
	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.	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. In March 2018, the City hired a new senior planner position with the responsibility of reviewing and updating Title 19. Staff is focused on updates to the City's zoning code and specific plans consistent with legislative actions affecting residential development in effect as of January 2019 and review of other possible land use issues. Notable achievements include updates to zoning code for ADUs, JADUs, emergency shelters, supportive and transitional housing, employee housing, and residential care facilities.	The City will continue to develop relationships and partner with other agencies and providers regarding alternative living options and housing types, such as shared housing.

Goals & Policies	Name of Program	Objective	Summary of Program Implementation	Continued Appropriateness
	6.2.4 Accessible Housing Regulations	Continue to maintain and implement California Title 24 provisions for the review and approval of residential developments.	Title 1 and Chapter 19.14 of CVMC ("Reasonable Accommodations") provides for 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. In December 2017, the California Tax Credit Allocation Committee adopted regulations for its programs requiring minimum construction standards to address mobility, hearing, vision and other sensory impairments. 10% of units must be made accessible to those with mobility impairments and 4% of units for hearing, vision, or other sensory impairments. TCAC Regulation Sections 10325(f)(7)(K) and 10326(g)(6) require projects to adhere to the provisions of California Building Code Chapter 11(B) regarding accessibility to privately owned housing made available for public use. In 2018, two (2) affordable housing developments totaling 58 units were acquired and will be rehabilitated in accordance with the new requirements under TCAC regulations.	The City wants to maintain this program to ensure that everyone in community has access to housing without physical barriers. Monitoring strategies will be revised.

Goals & Policies	Name of Program	Objective	Summary of Program Implementation	Continued Appropriateness
			In 2019, two (2) affordable housing developments are being rehabilitated totaling 177 units (58+119). 10% of the unit in these projects are now accessible to persons with disabilities per TCAC funding regulations.	

Goals & Policies	Name of Program	Objective	Summary of Program Implementation	Continued Appropriateness
Government Role and Process	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.	The Palomar Gateway District Specific Plan was adopted in August 2013. Since its adoption, there has been development interest in the area. In 2015 a 21-unit residential project was completed at 778 Ada Street. In 2016, four new residential projects were issued building permits. No new residential permits were issued for this area in 2017. In September 2015 the Main Street Streetscape Master Plan was approved by City Council. The Plan is being implemented as funding becomes available and/or as developers develop property along the corridor.	This program has been completed and will not be included in the next Housing Element.
	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.	Due to the City's current budgetary reductions, review and amendments to Title 19 of the City's Municipal Code (zoning) are being completed on an as needed basis. See comments in 7.1.1 and 7.4.1.	This program will be continuing. There have been significant changes required under state law that would necessitate the review or revision of zoning ordinance and compliance with those state laws.

Goals & Policies	Name of Program	Objective	Summary of Program Implementation	Continued Appropriateness
	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.	Ordinance No. 3442 of the City of Chula Vista amending various sections of Title 19 "Planning and Zoning" of the City of Chula Vista Municipal Code to address compliance with State laws governing supportive residential land uses (e.g. emergency shelters, single room occupancy residences, transitional and supportive housing, residential facilities, and qualified employee housing) was passed on October 16, 2018, effective on November 23, 2018.	This program has been completed and will not be included in the next Housing Element.
	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	Ordinance No. 3442 of the City of Chula Vista amending various sections of Title 19 "Planning and Zoning" of the City of Chula Vista Municipal Code to address compliance with State laws governing supportive residential land uses (e.g. emergency shelters, single room occupancy residences, transitional and supportive housing, residential facilities, and qualified employee housing) was passed on October 16, 2018, effective on November 23, 2018.	This program has been completed and will not be included in the next Housing Element.

Goals & Policies	Name of Program	Objective	Summary of Program Implementation	Continued Appropriateness
		the same zone consistent with Senate Bill 2 (Housing Accountability) enacted in 2007.		
	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.	Ordinance No. 3442 of the City of Chula Vista amending various sections of Title 19 "Planning and Zoning" of the City of Chula Vista Municipal Code to address compliance with State laws governing supportive residential land uses (e.g. emergency shelters, single room occupancy residences, transitional and supportive housing, residential facilities, and qualified employee housing) was passed on October 16, 2018, effective on November 23, 2018.	This program has been completed and will not be included in the next Housing Element.
	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.	Ordinance No. 3442 of the City of Chula Vista amending various sections of Title 19 "Planning and Zoning" of the City of Chula Vista Municipal Code to address compliance with State laws governing supportive residential land uses (e.g. emergency shelters, single room occupancy residences, transitional and supportive housing,	This program has been completed and will not be included in the next Housing Element.

Goals & Policies	Name of Program	Objective	Summary of Program Implementation	Continued Appropriateness
			residential facilities, and qualified employee housing) was passed on October 16, 2018, effective on November 23, 2018.	
	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.	The City's Environmental Element contains a policy related to flood hazard management, as well the City's Municipal Code and are consistent with the Housing Element.	This program has been completed and will not be included in the next Housing Element.
	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-	Chula Vista offers expedited permit processing for certain development projects, including affordable housing. Affordable Housing Developers can request the expedited program to ensure the project is placed into service by the required deadlines established by the funders of the project (i.e. tax credit investors). All affordable housing	The City will continue this program and pro-housing policies to ensure that our low income residents have affordable housing.

Goals & Policies	Name of Program	Objective	Summary of Program Implementation	Continued Appropriateness
		and low-income households. Update the expedite policy as may be necessary to encourage the development of affordable housing for lower income households.	projects have been provided with this service.	
	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.	See comments in 7.2.1. As needed based upon financial feasibility, the City may offer waiver and/or deferral of certain fees. In 2016, as part of the City's financial assistance to Duetta and Volta senior affordable housing developments, approximately $2,000,000 in fees were waived/deferred. For rental housing development proposed within the infill urbanized area of the City, west of I-805, the City offers a development fee deferral program as incentive to those developments. In 2018, the City amended its Municipal Code to allow for the waiver/deferral of certain fees for accessory dwelling units. As there are changes in legislation, the City continues to update policies and regulation. The adoption of California Senate Bill 13	The City will continue and analyze current Development Impact Fees and amend them to comply with new state laws as they become effective.

Goals & Policies	Name of Program	Objective	Summary of Program Implementation	Continued Appropriateness
			prohibits development impact fees on accessory dwelling units smaller than 750 square feet, and significantly limits the impact fees that may be charged to larger accessory dwelling units.	
	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.	The City provided a copy of the adopted Housing Element to the Otay Water District and Sweetwater Authority.	This program is a requirement of Housing Element regulations. In addition, laws require ensuring that this sharing of information is completed when processing of new residential development.

Goals & Policies	Name of Program	Objective	Summary of Program Implementation	Continued Appropriateness
	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	As opportunities become available for funding, the City actively pursues partnerships and as a City to apply for such funding. Past awards include application with SBCS for the Promise Zone designation in November 2013. In 2014 the City of Chula Vista was successful in a grant application for CalHOME funds towards the creation of first-time homebuyer opportunities. In 2019, staff was preparing an $1.5M CalHome application to assist First Time Buyer in response to a Notice of Funding Availability that was issued by HCD in November 2019. In 2019, the City continued its partnership with the County of San Diego Health and Human Services Department to provide housing and wrap around services for homeless with mental health illnesses. Staff continues to search for and apply for affordable housing grant opportunities.	The City will pursue affordable housing funding as new funding sources become available.

Goals & Policies	Name of Program	Objective	Summary of Program Implementation	Continued Appropriateness
	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.	See comments in 4.1.2 and 7.1.2. 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. Developers of low and moderate income units are encouraged to utilize the incentives available through these regulations as may be needed. 2 projects were approved in 2019, these include Bonita Glen and 310 K St. Bonita Glen has a total of 170 apartments - 9 apartments for very low income individuals. 310 K St has 46 apartments - 3 apartments for very low income individuals. The City will continue to update the City's zoning code and specific plans consistent with legislative actions affecting residential development in effect as of January 2019.	The City will continue to monitor housing developments to encourage the designation of affordable housing through incentives. Municipal code will be revised as state codes are amended.
	7.4.2 Public Property	Evaluate the viability of providing affordable housing on City owned property that becomes available or is deemed surplus property.	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	City policies will be revised to follow new state laws and the Surplus Lands Act.

Goals & Policies	Name of Program	Objective	Summary of Program Implementation	Continued Appropriateness
			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.	See comments in 7.4.1.	The City will continue to monitor housing developments to encourage the designation of affordable housing through incentives. Municipal code will be revised as state codes are amended.
	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	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. All deed restricted affordable housing projects are required to conduct a lottery of the waitlist.	Efforts to require affordable housing in new developments and prioritize low- to moderate-income families will continue. The City works with developers to further fair housing and ensure compliance with Housing Element regulations and new

Goals & Policies	Name of Program	Objective	Summary of Program Implementation	Continued Appropriateness
		Department on the composition of resident populations in units, income levels and affordability of the units.		laws as they become effective.
	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.	The City contracts 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. CSA conducted several workshops during the year for the benefit or residents and property owners/managers. One such workshop was directed to property managers and held at the Pacific Southwest Association of Realtor office. 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	By providing a connection to legal services and placing an importance on fair housing practice, the City demonstrates its interest in putting residents first. The City works with developers to further fair housing and ensure compliance with Housing Element regulations and new laws as they become effective.

Goals & Policies	Name of Program	Objective	Summary of Program Implementation	Continued Appropriateness
			participating Cities and the County of San Diego.	

Goals & Policies	Name of Program	Objective	Summary of Program Implementation	Continued Appropriateness
	9.1.1 Public Input & Participation	Continue to incorporate public input and participation in the design and development of City housing plans and policies.	The City continues to provide opportunity for public input for all plans, policies and projects. The Development Services Department has an established public participation policy for review of all development projects. Additionally, as a recipient of U.S. Department of Housing and Urban Development funds, the City also has an adopted Citizen Participation Plan for these funding programs. As part of its public outreach and engagement, in developing plans, policies and projects, staff solicits input using various methods such as surveys, meetings with community stakeholder groups, City sponsored community meetings, focus groups, community cafes, and office hours with elected officials and departments. City staff meets on a regular basis with citizen advocacy groups to discuss and address specific neighborhood needs, such as ACCE and Harborside Safety and Revitalization Committee. Outreach tools for publicizing events and information include the use of social media, such as Facebook, Nextdoor, and the City	The projects that are taken on by the City are not without consequences - both good and bad. Therefore, it is important to listen to and incorporate the opinions of the taxpayers and those affected by these projects. The City will continue to update its practices for collecting public opinion, emphasizing the hardest to reach populations in our communities and meet clients where they are.

Goals & Policies	Name of Program	Objective	Summary of Program Implementation	Continued Appropriateness
			website. Interested persons may also sign up for Council and Commission agendas, new development applications, etc. Specifically, for housing related projects, applicants are requested to hold a meeting with neighboring residents and property owners at the onset of a project. As a project moves forward in the construction phase, applicants are requested to provide news and information to interested persons on progress and neighborhood impacts as a result of construction activity.	

Goals & Policies	Name of Program	Objective	Summary of Program Implementation	Continued Appropriateness
	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.	The City continues to provide bilingual materials for all housing program marketing materials and provides translation services as needed and as requested. The City provides translation service language on its website and is evaluating this service for all meeting agendas. All agendas related to Housing and altered agendas include a request for translation services. The City's Human Relations Commission, with its participation in the Welcoming Cities initiative, has identified as the development of a more comprehensive policy as part of its future work program.	Chula Vista communities are diverse, and the implementation and improvement of policies will help in providing better written material and customer service to our clients whose primary language is not English. The City emphasizes meeting clients where they are and providing necessary resources to be an engaged citizen.

Goals & Policies	Name of Program	Objective	Summary of Program Implementation	Continued Appropriateness
	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.	Staff continues to provide updated housing resource information as needed on the City's website, at the public counters and attends certain community events and meetings to provide information. The City also displays materials from other providers for those related housing services as Fair Housing services, Foreclosure Intervention services, Homelessness services, and community resources at the public counters. City staff hold a number of outreach events to provide technical assistance and information to its residents, business owners, and other community partners. In 2019, staff provided information for residential property managers, mobilehome park owners/managers and attended numerous community events to provide housing and neighborhood related information.	With such a great need for affordable housing in our communities, the City will continue to develop up-to-date information on affordable housing opportunities to provide to the public at events, online, and at our front counters. The City will ensure that these resources use non-technical language, are translated to meet clients where they are, and bridge a digital divide when necessary.
	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	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	As a requirement of the Housing Element, the City will continue to provide annual reports to our governing body and the public to ensure transparency.

Goals & Policies	Name of Program	Objective	Summary of Program Implementation	Continued Appropriateness
		report shall also be made available for review in public locations.	to each group. In addition, the City Council is presented with the report annually in an open public meeting.	

1.0 PUBLIC ENGAGEMENT AND INPUT SUMMARY

1.1 Overview

Public participation is an important part of the planning process. The State of California requires local governments make diligent efforts to involve all economic segments of the population in the development of the Housing Element. The Housing Element should be representative of the desires of local residents and address the concerns most important to the community both now and in the future. Therefore, outreach to the public is essential to gaining a broad spectrum of perspectives and to identifying local challenges, as well as a shared set of priorities, strategies and a vision for housing Chula Vistan's in the future.

The City of Chula Vista has adopted a philosophy of public engagement that relies heavily in "meeting the community where they are." Therefore, outreach is focused on the specific demographics of the community and their comfort level. For Chula Vista those efforts are aimed at a population that is 45 percent low income, who are primarily renters, and 61 percent Hispanic, many of who have limited English skills. Language used in outreach efforts are multilingual (English and Spanish), simple versus technical and respectful of cultural preferences that prefer communication built upon trust and relationships from one-on-one conversations and utilizing the "promotora" model of engagement.

During the 6th Cycle Housing Element update, the world experienced a historic public health crisis, known as Corona Virus or COVID-19. The rapid transmission rate of COVID-19 changed the very nature of how we work, live, and protect ourselves against the spread of this virus. As part of the response to COVID-19, public health orders were issued that included stay at home orders with the exception of "essential" workers and included other restrictions such as social distancing and the prohibition of gatherings outside of immediate household members. Such restrictions limit what's possible for jurisdictions, organizations, agencies and others wishing to maintain momentum on community engagement efforts and planning activities. Social distancing and restrictions on gatherings of people impacted public outreach activities on the calendar for April, May, June and beyond. Therefore, all efforts to engage community shifted to online activities.

As a result of the current environment, City staff relied heavily on an online survey and efforts to advertise the survey from social media to direct mailings to over 30,000 households of multifamily properties within the 91910 and 91911 zip codes with the highest percentage of low income households and to all mobilehome residents (3,400). The Housing Needs Survey was made available in both English and Spanish to identify types of affordable housing needed, priorities for special needs groups, priority housing programs to address affordable housing needs in the community, location of emergency housing, and any perceived constraints to housing.

Other methods to engage the community included presentations and discussions with the Planning Commission, Housing Advisory Commission and Commission on Aging prior to COVID-19 and post-COVID-19, virtual meetings with these Commissions, virtual public meetings with identified stakeholder groups and the community. Meetings and presentations focused on (1) informing the community of past and existing efforts to address previously identified housing needs, identified housing needs based on current demographics and anticipated resources and (2) hearing from the community their top priorities in terms of housing needs by income group or targeted population and to identify/refine possible housing policies/programs to address the specific needs and any geographical/locational considerations.

Through the online survey and meetings opportunities to provide feedback was made available to a wide range of persons and stakeholders. These approaches allowed the City to collect qualitative and quantitative responses, which were used to inform and prioritize policies. Outreach methods were varied to help capture the greatest number of participants, since the Housing Element is a citywide document.

Despite the City's efforts in advertising of its surveys and meetings, participation from its citizens and stakeholders was limited. With a "meeting the community where they are" model of engagement, in a post-COVID 19 environment, the engagement results took on an emotional and personal perspective. With over 45 percent of Chula Vistans low income, with the highest COVID-19 infection rates occurring in zip codes 91910 and 91911 of Chula Vista, and a higher unemployment rate than the region, the priority of Chula Vista residents and those that serve them are on essential daily living from maintaining a home given the financial impact of COVID-19, managing a home life with children at home distance learning, ensuring food and nutrition, and maintaining or gaining compensated employment all while trying to ensure their health and safety. To fill the gap of direct participation by residents, the City relied on discussions with its community stake holders and service providers who generally serve the City's lower income and underrepresented population groups for input.

Through its efforts, the City received more than 200 comments, had nearly 260 online participants, and engaged in-person prior to COVID-19. Most Chula Vistan's agree that housing affordability and homelessness are urgent concerns that need to be addressed and that a top strategy to solving these issues is improvements to City processes to increase the overall supply of housing. The results are summarized and displayed below and organized by the outreach methodology.

1.2 Online Survey



Staff developed an online survey with 16 questions; 15 multiple choice and 10 of them with a comment or other (specify) section. The multiple-choice questions were designed so respondents would have to prioritize the most urgent barriers, issues, and challenges related to various housing topics. The comment or other section were included so respondents could add anything that they thought was missing in the multiple-choice lists and to provide additional thoughts or ideas.

The online survey was available in English and Spanish and was open for four months, from May 4th, 2020 to September 4th, 2020. The survey was anonymous, but respondents were asked to provide the zip code associated with their permanent residence. Approximately 44.9 percent of respondents reside in the area code 91911; 38.5 percent of respondents reside in the area code 91910; 10.2 percent of respondents reside in area code 91913; 2.7 percent of respondents reside in area code 91914; 2.7 percent of respondents reside in area code 91902 and the remaining respondents with less than 1 percent participation reside in 91915. The following is a summary of responses to each question, including all comments the City received via the online survey.

APPENDIX G - PUBLIC ENGAGEMENT AND INPUT SUMMARY

Q1. Survey in English or Spanish?

Answer Choices	Responses	
Image 1 (English)	81.78%	211
Image 2 (Spanish)	18.22%	47

Q2. All survey responses are anonymous, and no effort will be made to identify respondents. Which of the following best describes you?

Answer Choices	Responses	
Chula Vista Resident	184	82.5%
Chula Vista Business Owner	8	3.6%
A representative of a service agency serving Chula Vista residents	16	7.2%
If you work or have a business in Chula Vista, do you represent a business/commercial, non-profit/social service provider, or other (please specify)?	15	6.7%

Q3. What is your age?

Answer Choices	Responses	
Under 18	1	0.4%
18-24	7	3.5%
25-34	50	24.8%
35-44	47	23.3%
45-54	43	21.3%
55-64	32	15.8%
65+	22	10.9%

Q4. Please provide your zip code.

Answer Choices	Responses	
91910	72	37.5%
91911	74	38.5%
91913	19	9.9%
91914	5	2.6%
91915	17	8.9%
91902 (Chula Vista residents)	5	2.6%

Q5. What is your current housing situation?

Answer Choices	Responses	
Own my home	87	43.1%
Rent	103	51%
Unsheltered/without a home	0	0%
Other (please specify)	12	5.9%

Q6. Please rate the importance of the following factors to you when choosing a home?

	Not a decision factor	Low	Medium	High	Total
Monthly housing cost	6 (3%)	11 (5.5%)	46 (22.9%)	138 (68.7%)	201
Close to employment or job	35 (17.4%)	30 (14.9%)	93 (46.3%)	43 (21.4%)	201
Neighborhood safety	7 (3.5%)	4 (1.9%)	48 (23.8%)	143 (70.8%)	201
Features of the house (size, age)	11 (5.4%)	26 (12.9%)	101 (50%)	64 (31.7%)	201
Close to parks, or other green space	23 (11.4%)	34 (16.9%)	94 (46.8%)	50 (24.9%)	201
Walkability of the neighborhood	13 (6.5%)	20 (10%)	85 (42.3%)	83 (41.3%)	201
Close to shops and services	16 (8%)	28 (13.9%)	90 (44.8%)	67 (33.3%)	201

Community and neighborhood feel	9 (5.3%)	8 (4.7%)	85 (50.3%)	98 (39.6%)	201
Close to bus/transit stop	56 (28.1%)	42 (21.1%)	62 (31.2%)	39 (19.6%)	201
Reputation of public schools	45 (22.4%)	18 (9%)	64 (31.8%)	74 (36.8%)	201
Accessibility (for seniors or persons with disabilities)	52 (26%)	38 (19%)	55 (27.5%)	55 (27.5%)	201

Q7. Please rate the importance of the following factors to you when choosing a home?

Answer Choices	Responses	
Yes	70	34.7%
No	118	58.4%
I don't know	14	6.9%

Q8. In your opinion, what do you think is the biggest reason housing is too expensive for people?

Answer Choices	Responses	
Not enough good paying jobs to afford costs of housing	37	18.3%
Not enough housing built for everyone	24	11.9%
Not enough housing at different price levels that people can afford	105	52%
I don't know	11	5.4%
Other	25	12.4%

Q9. What do you think are the most important housing problems in Chula Vista? (Please choose up to 3)?

Answer Choices	Responses	
Not enough housing being built for everyone	81	13%
Not enough affordable rental housing	148	23.7%
Cost of housing near good jobs, schools and services is too high	106	17%
Can't afford to buy a house	123	19.7%
Overcrowding (too many people living together)	53	8.5%
Repair or preserve existing affordable housing	32	5.1%
Unsheltered/Homeless	57	9.1%
I don't know	9	1.5%
Other	15	2.4%

Q10. What do you think is the best way to help people who are homeless?

Answer Choices	Responses	
Provide housing and the support services they need	59	29.2%
Increase the affordable housing	34	16.8%
Connect the homeless to assistance and services	51	25.2%
Increase addiction and mental health services	34	16.8%
Increase outreach from trained service workers	16	7.9%
I don't know	8	4%

Q11. Buying a home today is difficult for many. What do you think is the biggest barrier to buying a home?

Answer Choices	Responses	
Houses cost too much	121	57.3%
Available houses in my desired area	4	1.9%
Available houses in my price range	28	13.3%
Down payment	30	14.2%
Difficulty getting a loan	15	7.1%
I don't know	5	2.4%
Other (please specify)	8	3.8%

Q12. Many people have a hard time finding a good quality home. What do you think is the biggest barrier to finding good quality housing?

Answer Choices	Responses	
Only low quality housing is available in my price range	52	25.7%
Not enough housing to fit the size of my family	8	4%
Not enough housing in my price range where I want to live	89	44.1%
Not enough housing for persons with disabilities	3	1.5%
Not enough housing for seniors (62 years or older)	12	5.9%
Discrimination (e.g. based on race, family status, disability income, etc.	10	5%
I don’t know	15	7.4%
Other	13	6.4%

Q13. Sometimes people have to move out of their home or neighborhood. What is the biggest reason why people may have to move?

Answer Choices	Responses	
Rent keeps increasing	142	70.3%
Lease is terminated	4	2%
Eviction	0	0%
Maintenance issues aren't being fixed	3	1.4%
Not enough housing in my price range where I want to live	34	16.8%
I don't know	10	5%
Other (please specify)	9	4.5%

Q14. Senior citizens are a growing population group. What is the best way to address the housing and living needs of senior citizens?

Answer Choices	Responses	
Fix and repair the home for the needs of an older person	21	10.4%
Help paying the housing cost	24	11.9%
Construction of more retirement communities	22	10.9%
More affordable housing designated for seniors	88	43.6%
Connect seniors to alternative living situations like shared living spaces	13	6.4%
Down-sizing or relocation assistance	13	6.4%
I don’t know	16	7.9%
Other	5	2.5%

Q15. As the economy and population grows and changes, more housing is needed. What housing types do we need more of in Chula Vista? (Please choose up to 3.)?

Answer Choices	Responses	
Single family homes	113	18.4%
Condos/Townhomes	86	14%
Apartments	65	10.6%
Mixed-use (housing mixed with commercial/office/retail)	39	6.4%
Senior housing	67	10.9%
Assisted living	29	4.7%
Mobilehomes	16	2.7%
Energy-efficient homes	60	9.8%
Low-cost/affordable housing (below the current market price)	138	22.5%

Q16. What do you think is the best strategy to build more housing for our growing population? (Please choose up to 3.)

Answer Choices	Responses	
Improve governmental approval processes for new housing	133	22.9%
Build more housing near transit (e.g. trolley stations and bus stops)	75	12.9%
Build more housing near jobs, schools or services	117	20.2%
Allow buildings with more housing units	61	10.5%
Encourage second units in the backyard or attached to a house	72	12.4%
Build more compact efficiency size units	71	12.2%
I don't know	28	4.8%
Other	23	4%

Q17. Thank you for your input! Would you like to be added to an interest list to stay informed?

Answer Choices	Responses	
Yes	94	46.5%
No	108	53.5%

Survey Question Comments

Q2. Comments
Real Estate and lending
Non-profit
Cost of quality housing is too high
Health Care
Housing Developer
SBCS
Social Services

Q5. Comments
Own mobile home, rent space
Living with relatives
Forced to live with family because how expensive housing is.
Live in a one bedroom, 8 of us living there due to lack of enough financial resources, I have medical challenges on dialysis, and hygiene issues due to lack of space, for self-care.

Q6. Comments
Affordable, safe, inclusive, community events to connect neighbors
Low gang violence
Family in the area
Single Family Residences! No apartment or condominium complexes.

Q8. Comments	
Q-8-1	Demand to live here
Q-8-2	There is plenty of apartments and vacancies but rents continue to increase every single year. There is no home for sale that is affordable to the first time buyer. In fact, in a quest for a lower price for a home, the demand for smaller homes drives up the cost per square foot higher than it is for medium size homes. The market is taking advantage of the poor.
Q-8-3	There is no regulation on how much renters can charge for housing
Q-8-4	Rent increases with no improvements, all options above
Q-8-5	When minimum wage goes up, so does the cost of living and rent
Q-8-6	All 3 above + Not enough good paying jobs "IN" Chula Vista. Good Paying job = enough to afford housing in a bedroom community.
Q-8-7	Rent is too high everywhere
Q-8-8	People make poor life decisions and mismanage their money
Q-8-9	Property taxes are extremely high.
	Price gouging, single family homes compared to multifamily homes
	Not enough good paying jobs and not enough price levels that people can afford
Q-8-12	Fine weather raises the price of the land.
Q-8-13	Not enough affordable housing and very difficult the process to rent

Q-8-14	Our family is renting a 3-bedroom townhouse. It's worth $510,000. We're now purchasing a new 2500 sq ft house in Augusta, GA: Yard. Coffered ceilings. crown molding. Neighborhood with trails, playgrounds, and a pool. The elementary school only has 571 kids and it outranks 91% of other GA schools. We're paying $294,000. I don't know why anyone would buy in CV. The homes look like cement blocks. Human trafficking that no one's talking about. Drugs. Gangs. The annual income isn't much different than incomes in the South. The only way most people make it work here is by living with multiple people. But San Diego is coastal. The weather (in some areas) is perfect. The demand is there, and people are obviously buying.
Q-8-15	Inflated home values for very old homes. Not enough new single-family residences being built.
Q-8-16	Overpriced housing compared to wages
Q-8-17	Homes built only to be brought and then used as Rentals

Q9. Comments
Student Housing Needs
Developers build in phases. To get the price they want. There will never be enough new homes (oversupply) to drive the price down
The greedy landlords or whomever is on top of them establishing how much rent should be charged. The bureaucracies around being able to lower rent. Who says or establishes what the minimum rent should be? And that there is no limit to it.
housing discrimination. Landlords to trust families with housing vouchers
CV lacking nice but affordable single story housing seniors.
Not enough affordable housing to Buy
Chula Vista keeps approving new neighborhoods, while increasing taxes (promising more police officers--FILLED POSITIONS--and schools) but you're not. You can't even provide someone to direct traffic at each school. Your government should be ashamed. Corrupt dirtbags.

Q 11. Comments
Is the monthly mortgage payment add property taxes and Mello Roos and HOA
The amount of housing available is far lower than the number of people that need it.
People think they are owed things rather than working hard, saving up and buying what they can afford

Q12. Comments
Not enough housing built for number of people in area
Too expensive
Good quality housing in good neighborhoods is only for those who can afford it.
Low wage jobs do not align with housing costs -rental or purchase
Too many people in California. Hard reality is some people need to move elsewhere. They aren't entitled to California
Builders use cheap materials to line their pockets, yet the small townhomes (like ours!) is priced at $510,000+. Quality and integrity is rare for developers and builders.... and the Chula Vista government.
Homes brought only to use as rentals and the people who want to buy to actually LIVE in that home lose out

Q13. Comments
Not enough housing built for number of people in area
Loss of income
A good paying job in a city with low cost of living
Low wage jobs do not align with housing costs -rental or purchase
Gentrification

Cost of living & taxes continue to rise disproportionately.
Crime

Q14. Comments
More housing built that suit the needs of seniors
Options above to fix and repair, and downsizing relocation assistance
Construction of NICE senior homes & mobile home park.
Low wage jobs do not align with housing costs -rental or purchase
More affordable housing and alternative living situations

Q16. Comments	
Q-16-1	Allow more developments
Q-16-2	Buy broken homes to build new multi unit/ multi level homes in their place.
Q-16-3	Put a rent limit; bring rent down; and raise wages... Minimum wage is not enough.
Q-16-4	We don't need more housing. The crime has been going up with all this increased housing and "mixed-use" living with public transportation being built. We need less people and more space as COVID19 has proven so people don't have a place to live will need to move elsewhere. Stop packing us on top of each other when there are other places to go!
Q-16-5	More single level homes/condos/mobile homes for seniors.
Q-16-6	Actually, your problem is developing more homes with no plan for police, schools, and teachers. Tackle that first, then move on to building more. But I want to know why our taxes are increased and you do NOTHING to make sure we're safe and have good schools with small classroom sizes. "But we created positions." Yeah, but did you fill them? Again, you should be ashamed of yourselves.
Q-16-7	Convert unused commercial property into residential zones. Order the school districts to adopt distance learning permanently so that school grounds can be converted to new neighborhoods and family recreation areas. Work to approve first time homebuyers at middle income brackets with down payment assistance.

Q16. Comments	
Q-16-8	Attract better jobs to Chula Vista. Will also help with traffic.
Q-16-9	STOP building more Office Buildings WE DON'T need them and then Use those areas for HOMES that we do need
Q-16-10	Small homes that can still fit a family of four or five with walk ability and green space. Think older Eastlake Greens areas smaller homes, green space, parks. Just because people are on fixed income doesn't mean they want bad neighborhood. Think older Tierrasanta neighborhood same concept smaller homes still nice walkable communities. I don't necessarily want to live in mixed use or totally dense neighborhood because I am low income. I want parks, trees, green space, nature access to trails. Why do you think so many people want tiny homes I don't but I rent in Eastlake Greens Championship golf area it's small homes but it's livable and we can walk places. I lived in Tierrasanta before this and same concept.
Q-16-11	For the love of god, stop building apartments. This is coming from someone who lives in apartments. There are way too many apartment complexes.

1.3 Public Meetings

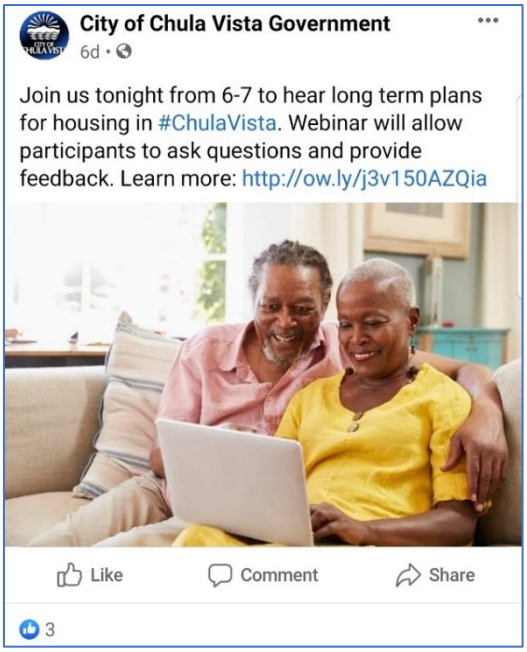
To inform decisionmakers and the public about the 6th Cycle Housing Element and the opportunities to provide input, City staff gave informational presentations at various public meetings. Prior to and Post-COVID-19, City staff presented at public meetings of several City Commissions. With 23 Commissions, the City leverages its Commissions meetings and its members, who are considered active community members with broad circles of influence to provide information and bring forward community values and input they may hear and discuss with other community members. Invitations to the Housing Element Online Survey and public meetings were provided to all Commissions. City Staff provided presentations, responded to questions and accepted comments to the following Commissions:

- Joint meeting of the Planning Commission and Housing Advisory Commission on October 23, 2019 – At this publicly noticed meeting, City staff presented the 6th Cycle Update process. The meeting provided an opportunity for the Commission to review the RHNA

allocation, learn about the Housing Element process and requirements, review data, provide input related to housing issues, and receive public comment.

- Joint meeting of the Planning Commission and Housing Advisory Commission on June 24, 2020 - At this publicly noticed meeting, City staff provided an update of the current status of the 6th Cycle Housing Element Update process. The meeting provided an opportunity for the Commission to review data, receive public comment and provide direction to staff on housing issues and policies of the Housing Element.
- Housing Advisory Commission meeting of July 24, 2019 – At this publicly noticed meeting, City staff provided an overview of the RHNA and Housing Element process and current housing legislation. The meeting provided an opportunity for the Commission receive public comment and provide direction to staff on housing issues affecting the community.
- Housing Advisory Commission meeting of January 23, 2020 – At this publicly noticed meeting, staff provided an overview of the City's 5-Year Consolidated Plan, its Assessment of Impediments to Fair Housing, and current housing legislation. The meeting provided an opportunity for the Commission receive public comment and provide direction to staff on housing issues affecting the community.
- Housing Advisory Commission meeting of October 28, 2020 – At this publicly noticed





meeting City staff provided an update of the current status of the 6th Cycle Housing Element Update process. The meeting provided an opportunity for the Commission to review proposed policies and programs for the 6th cycle Housing Element update, receive public comment and provide direction to staff on housing issues and policies of the Housing Element.

- Commission on Aging - On February 12, 2020 a publicly noticed meeting was held to discuss the RHNA allocation, understand the Housing Element process and requirements, review data, receive public comment and provide direction to staff on housing issues and policies of the Housing Element.
- Growth Management Oversight Committee meeting of September 17, 2020 - This publicly noticed meeting provided an opportunity to the Committee to hear an update on current housing legislation, the Housing Element process, policies and status of the 6th Cycle Housing Element Update process and allowed the Commission to review data, receive public comment and provide direction to staff on housing and its impact on quality of life of the community.
- Development Oversight Committee was provided a presentation on RHNA and the kickoff the Housing Element 6th cycle and on January 28, 2021 was provided an overview of the Housing Element and proposed Housing Element policies and programs, particularly those that were being revised and new to the 6th cycle related to recent housing legislation.

The City hosted four online meetings with stakeholders and community organizations on August 20 and 24, 2020. Attendance for all events were low with three to five persons attending each event.

On August 20, 2020, City staff hosted two meetings for community stakeholders, one for market rate and affordable housing developers and other housing industry professionals and one for social service providers, advocates and educators. Over 40 developers and organizations were mailed invitations, a Public Notice was circulated for both meetings and the meetings were advertised on the City's website.

On August 24, 2020, City staff hosted online meetings with the public both in English and Spanish. Advertisement of these meetings were placed in the City's newsletter, on its website and posts

on the City's social media (Facebook, Twitter and Instagram). Invitations were forwarded to City Commission members for themselves and to forward to other interested community members.

1.4 Consultations

The City of Chula Vista communicates and collaborates on an ongoing basis with social service providers and advocacy groups. Through these partnerships, a number of discussions took place during the course of the Housing Element update process, related to current and ongoing housing concerns and needs of the Chula Vista community, particularly for lower income and underrepresented populations groups. These organizations included South Bay Community Services, the largest social service provider serving clients within the South Bay region, Alpha Project, the Regional Taskforce on the Homeless, Building Industry Association and Pacific Southwest Association of Realtors.

1.5 Website

During the development and review of the 2021-2029 Housing Element, the City created and maintained a section of the city's website dedicated to the housing plan update. This section provided easy access to information on the project, including the Housing Element Overview, meetings, Frequently Asked Questions, and copies of the document.

https://www.chulavistaca.gov/departments/development-services/housing-element-update

1.6 Other Outreach

In addition, to the 6th Cycle Housing Element Update, the City conducted additional outreach to the Chula Vista community, including the following actions:

- Consolidated Plan - The 5-Year Consolidated Plan is a planning document that identifies needs within low-to moderate- income (LMI) communities and outlines how the City will address those needs as required to participate in the Community Development Block

Grant Program and other Department of Housing and Urban Development funded programs. It guides investments and helps achieve HUD's mission of providing decent housing, suitable living environments, as well as expanded economic opportunities for LMI populations. During the development of the Consolidated Plan, public meetings with the Housing Advisory Commission (January 23. 2020) and City Council (March and June 2020) to identify the City's most pressing community needs. In addition, a community needs on-line survey was offered in English and Spanish which returned 260 responses. The City maintains a webpage for Community Development Block Grant Program with a copy of the Consolidated Plan and information about the program: https://www.chulavistaca.gov/departments/development-services/housing/federal-grants.

- Special Fair Housing Outreach – In addition to the Housing Element workshops, community workshops, targeted stakeholder interviews to service providers and local organizations, and a fair housing survey was conducted in Spanish and English as part of the development of the San Diego Regional Analysis of Impediments to Fair Housing (AI). Public notice and additional outreach for each community workshops held in Chula Vista and National City and surveys were circulated in the Winter 2019-20 through local service providers and made available on the City's Fair Housing webpage and at City Hall. In addition, Fair Housing educational brochures were developed and made available online and in City Hall. The City maintains a webpage on Fair Housing:

https://www.chulavistaca.gov/departments/development-services/housing/fair-housing

1.7 Public Review of 2021 Draft

A draft version of the Housing Element was released for public review on December 4,2020 along with the draft Negative Declaration. The draft Housing Element is typically available for public review at City facilities, including libraries, City Hall, Development Services Department, Senior Center and all community centers. However due to the COVID-19 Pandemic and a closing of all City facilities from March 2020 to May 2021, the draft Housing Element was made available on the City's website. Stakeholders, including market rate and affordable housing developers, the Building Industry Association, realtor and apartment associations, school and water districts,

social service providers, San Diego Housing Federation, community groups, various City Commissions, and all other interested parties who have requested information regarding the Housing Element or other DSD activities and information were emailed and/or notified during public meetings of the availability of the document on the City's website. Staff requested that the public submit their comments on the draft Negative Declaration and the Housing Element no later than January 4, 2021.

This Appendix contains a summary of all public comments and input regarding the Housing Element received by the City at scheduled public meetings, surveys, questionnaires, and during the public review period. As required by Government Code Section 65585(b)(2), all written comments regarding the Housing Element made by the public have previously been provided to each member of the City Council. [Note: This section to be updated prior to adoption to include additional public meetings and outreach.]

1.8 Conclusion

The outreach conducted for the update to the Housing Element provided City staff with insightful information on the housing needs of Chula Vistan's. The individual perspectives of a wide-range of participants helped to provide the framework for which the policies in the Housing Element were built upon. Additionally, the release of the draft Housing Element provided a means for stakeholders to react to specific policies. Much of the feedback received was related to assistance for those most economically vulnerable, the homeless and extremely low and very low income households. Many within the community stressed that housing, particularly homeownership, is far from affordable and more must be done to increase housing production, particularly near transit and jobs and at varying price points, to meet the future needs of Chula Vista.

2.0 SUMMARY OF COMMENTS AND THEMES

Housing Issues

- COVID-19 has exacerbated an already tough housing market.
- Affordable housing should be available throughout the City.
    - The Bayfront should provide inclusive housing for all income groups.
    - Do not waive the requirement in the western area (west of I-805) of the City.
- Housing is not affordable anywhere, particularly for homeownership.

Homelessness

- Domestic violence has increased as a result of stay at home orders and financial and emotional stress of COVID-19 leading to an increase in families fleeing the home.
- Once the State's eviction protections expire, we may see an increase in homelessness.
- During COVID-19, we are seeing more RVs and cars parked on the street with people residing in them.
- No where for the homeless to go under COVID-19.
- Encampments and resulting trash is growing with calls from the community increasing.
- A shelter is needed but more permanent solutions are also needed. The homeless need an exit out of the shelter strategy such as transitional housing and permanent supportive housing.
- Case management is needed to help the homeless maintain stable housing.
- There will always be some homeless that are service resistant.
- You need to address the underlying issues to be able to get into shelter and housing and to maintain it.
- A growing number of students at Southwestern College are homeless, living in their cars, or "couch surfing" or struggling to maintain decent and affordable housing. There is nothing affordable for them, particularly near Southwestern College.

Priority Populations

- Nearly all of the clients seen by South Bay Community Services and Family Resource Centers are extremely low and very low income households and are in need of housing.
- Homeless, medically vulnerable, seniors and vets

Housing Programs

- Rental Assistance and Eviction Protections
    - Rental assistance for extremely low and low income households, especially now due to the financial impacts of COVID-19.
    - People don't know their rights under the laws.
    - Some people are taking advantage and are just not paying their rents.
    - Everyone is struggling, renters and small property owners. We need to be cognizant of all perspectives and sometimes the unintended consequences.
- Permanent supportive housing, transitional housing, emergency shelters and acquisition and rehabilitation of existing housing or motels for the homeless.
- Revisit the City's Balanced Communities/Inclusionary Housing policy
    - Allow developers to meet their obligations off-site or through alternative means
    - Housing development projects should not be exempt from the City's Balanced Communities policy
- Needs of Seniors
    - Creative and alternative housing solutions for seniors
    - Help keep seniors in their homes.
- Housing Production
    - Both incentives and mandates for developers are needed to provide low to moderate income housing.
    - Middle income households are struggling as well and need appropriately priced housing
    - For future housing development projects, City staff could include in its report, the percentage of affordable housing units within the project and how the housing development meets the City's regional housing needs.
    - While density bonus and incentives help a bit, reductions in development impact fees would have more of an impact on the cost of development.
    - With the financial impact of COVID-19, potential may be available to look at struggling commercial properties for residential use.

- Homebuyer programs
  - All households, inclusive of low to moderate income households, should be able to obtain homeownership.

2.1 Public Comments on 2021 Draft Housing Element

From: Mitchell Thompson <mitchthompsonmitch@gmail.com>
Sent: Monday, June 15, 2020 3:57 PM
To: Leilani Hines <lhines@chulavistaca.gov>
Subject: Re: Chula Vista Needs your Housing Input - Necesitamos tu opinion

Leilani,

I am on the Southwestern College Foundation Board of Directors. We set up a Housing Subcommittee about a year ago. We (Southwestern College) did a student needs analysis that was completed a couple of months ago. A lot of it ended up focusing on student housing needs. We want to make sure that we make that information available to the City and are hopeful the City can incorporate student housing needs into its housing element needs analysis. I am not sure if you are aware, but the governing board in the next year wants to look at student housing needs and figure out what things we can do to meet that need. Because of the timing, we want to make sure we don't overlook providing input into the Housing Element as it only comes around every 10 years.

At some point, we should get together to discuss more thoroughly and you can guide us on the best way to provide input.

Mitch

On Mon, Jun 8, 2020 at 5:01 PM Leilani Hines <lhines@chulavistaca.gov> wrote:

Thank you for your inquiry Mitch. At this point, the COVID-19 issues have really affected what we have been able to do and how to move forward on citizen participation. We kicked off things with the attached email and survey. With the Commissions now getting underway with virtual meetings we will be doing a workshop with the Planning Commission and Housing Advisory Commission on Wednesday, June 24th. This will be our test run for then holding some meetings with the community and various stakeholders. However, any stakeholder and/or citizen can simply send us their comments and thoughts as well via email, mail or a one-one meeting with us.

Let us know if there is anything further we can do to facilitate conversations as well as the appropriate person at Southwestern College this type of matter should be forwarded to.

Leilani

From: Mitchell Thompson <mitchthompsonmitch@gmail.com>
Sent: Monday, June 8, 2020 2:01 PM
To: Leilani Hines <lhines@chulavistaca.gov>
Subject: Re: Chula Vista Needs your Housing Input - Necesitamos tu opinion

Leilani,

What's the timing on people/organizations providing input into the housing needs for the updated Housing element. The southwestern college foundation has been looking at housing needs for the campus the last couple of years. I am hopeful the Housing Element could have some identification of student housing related to southwestern college.

Mitch

On Tue, May 19, 2020 at 1:44 PM Leilani Hines <lhines@chulavistaca.gov> wrote:

Please feel free to share with your circles of influence

From: Sofia Salgado Robitaille <srobitaille@swccd.edu>
Sent: Wednesday, June 24, 2020 11:14 AM
To: Leilani Hines <lhines@chulavistaca.gov>
Subject: Housing input from Southwestern College

Hello Ms. Hines. Hoping this email finds you doing well.

Please see attached letter with input for the City of Chula Vista's Housing Element report. We understand there is a special meeting of the Housing Advisory and Planning Commissions tonight… we hope this letter will be submitted and considered.

Let me know if you have any questions. We appreciate your time and consideration.

Warm regards,
Sofia

Sofia Salgado Robitaille
Executive Director
Office of Development and Foundation

Southwestern Community College District
900 Otay Lakes Road, Room 12-103
Chula Vista, CA 91910
Cell: 619.743.1604

SOUTHWESTERN COMMUNITY COLLEGE DISTRICT GOVERNING BOARD

SOUTHWESTERN COLLEGE

Nora E. Vargas
Governing Board President

Governing Board
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Tim Nader
Roberto Alcantar
Leticia Cazares
Griselda A. Delgado

June 22, 2020

Leilani Hines
Housing & Neighborhood Services Manager
City of Chula Vista, Housing Division
276 Fourth Avenue
Chula Vista, CA 91910

Dear Ms. Hines,

Southwestern College has been evaluating student housing needs over the last several years. In 2019, the governing board commissioned the Community College Equity Assessment Lab (CCEAL) to conduct a student survey and better identify the scope of need. The results of that survey are attached for your reference. Please allow us to bring to your attention a few of the important findings in the report:

1. Four major insecurities focused on in the research were food, housing, transportation and employment. Overall 52.3% of the students we serve suffer from these insecurities with 54.2% suffering from two of the four.
2. Types of housing instability include sleeping in garage, car, closet, outdoors and on-campus. As well as between family or friends homes.
3. Of the students who chose Housing instability as an insecurity, 21.7 were not on track to achieve educational goals, 86.7 reported high stress and 70.3 stated it affected their performance.

The data is important, and we feel that a personal story will help enlighten the plight our students confront every day. This student uses our gym for showers, receives assistance from our Jag Kitchen/Pantry and lives in an RV.

> "When I started my journey as a freshman at Southwestern, my family and I unfortunately became homeless. I was in an accident where I needed to stay in the hospital for a week. With my luck that week so happened to be finals week. So I failed my first semester. I returned within a year after my recovery. I thought I didn't have a place to call home, but every day I would go to the Jag kitchen because everyone made me feel like I was family. The very first day I walked in the Jag kitchen, I felt like I was at home and loved. I have accomplished so many great opportunities in my education, all because the amazing staff at the Jag kitchen. My future goals are to obtain a bachelor's in accounting at San Diego State. One day I will like to give back to those who have been there for me. Thank you!"

While deeper evaluation is warranted, it is clear to us that students are experiencing a range of housing challenges and those challenges are barriers to student success. In addition to this study, the Southwestern College Foundation Board has established a Housing Subcommittee to support the governing board in further exploring potential solutions.

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The City of Chula Vista is beginning the process of updating its General Plan and the Housing Element of the General Plan. The 1999-2004 Housing Element identified "Special Needs Groups" and actually included a section devoted to "Students". At that time, it was indicated in the Housing Element that "'...when surveyed about their housing needs, none indicated a need for housing." The 2013-2020 has almost no mention of student housing needs and no programs or policies to promote student housing needs. In reviewing that latest plan, we note a number of areas that could have been enhanced to address student housing needs and suggest that the new Housing Element include the following:

Part 1 - Overview: Key Issues & Approach

1. Section 2.0, Community Factors. Please include a statement that the City has a large university which results in a large demand for housing related to the university, particularly in the area in close proximity to the university.
2. Section 2.2.2 Rental Housing. Include a statement that student housing creates an additional demand on rental housing and a need to create rental housing opportunities near the university.
3. Section 2.3 Who are the Residents. Add a Section 2.3.4 Special Needs – Students who are low-income who need housing to provide them with stability to complete their education.
4. Section 2.4.1 Housing Unit Type. Include a section on Student Housing
5. Section 3.1 Available Financial Resources. Include a section discussing available financial resources for student housing.

Part 2 - Overview: Policy & Implementation

6. Objective H5 - Encourage a Wide Range of Housing Choice.... Add a section related to Student Housing
7. Objective H6 – Promote the Development of a Variety of Housing choices to Meet Special Population Groups. Add a discussion about student homelessness. Section 6.2.2 Shared Housing. Add a discussion about shared housing opportunities for students.
8. Policies and Programs - H 7.1. Add a section 7.1.8 Student Housing

Part 3 - Overview: Quantified Objectives

9. Section 2.0 Include a quantifiable objective for student housing.

Appendix A. Community Profile. Include information about students in community profile.

In summary, based on preliminary information, we presently believe that housing is an acute need for many students at Southwestern College and that the previous statement does not reflect today's reality. Therefore, we believe the City's Housing Element should identify that specific need and analyze policies, programs and resources to address those needs. We stand ready to provide you with any information we might have that will help you in this endeavor. With approximately 28,000 students, Southwestern College is the only public institution of higher education in the southern part of San Diego County. Southwestern has, and will continue to have, a sizable impact on the City of Chula Vista, including impacts on the City's housing.

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In conclusion, we ask that the City please incorporate student housing needs into its upcoming Housing Needs Analysis with hopes that affordable housing financial resources may be secured to meet the challenges and insecurities our student body is facing.

Thank you for your consideration,

Nora Vargas
President
Southwestern College
Governing Board

Dr. Kindred Murillo
President/Superintendent
Southwestern College

Lisa Johnson
Board Chair
Southwestern College
Foundation

Reference resources:
https://www.huduser.gov/portal/periodicals/insight/insight_2.pdf
"Student Food and Housing Insecurities Survey Findings," CCEAL

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From: Jo Anne Springer <luvwhales1@gmail.com>
Sent: Friday, August 28, 2020 3:04 PM
To: Leilani Hines <lhines@chulavistaca.gov>
Subject: Re: Housing Element Presentation

Thank you, Ms. Hines, for your efforts on my behalf. I would like to ask if my comments (below, original email) were passed along to the Council members for consideration or not? Despite the best efforts of the IT team and Microsoft, the Cisco Web-ex is far from ideal, and at least some percentage of interested attendees are going to be hampered. I would really like to see the City be as constrained regarding new developments as are most businesses within it. I realize that pure *governing* cannot be placed in abeyance during this pandemic, but much of the decision making, especially regarding new developments, certainly can be. Yes, I realize that companies *outside of the City* will be hampered, but giving them preference over the disadvantages of local enterprises has the distinct appearance of misplaced priorities. I would greatly appreciate learning if my viewpoint has been shared or if I need to send separate emails to the council members.
Thank you again for all of your help and offers to directly answer questions.

Jo Anne Springer

On Thu, Aug 27, 2020 at 5:09 PM Leilani Hines <lhines@chulavistaca.gov> wrote:

Thank you Ms. Springer for attending our meeting but more importantly for your comments on the Housing Element and the technical problems. We learned a lot in both areas. I wanted to assure you that we did speak with our IT Director about issues we had and how we can improve. Unfortunately, we are limited to Cisco WebEx and Microsoft Teams for our virtual meetings. I do recognize that the technical difficulties experienced impacted the ability to effectively participate in the meeting. Please let me know if you or others would like to talk further. Additionally, please feel free to provide written comments as well. Your voice matters to us and we would like to hear more and be able to answer your questions. I am also attaching the link to the Housing Element Update website at https://www.chulavistaca.gov/departments/development-services/housing-element-update for more information.

Looking forward to speaking with you.

Leilani Hines | Housing Manager | Development Services Department
276 Fourth Avenue | Chula Vista, CA | 91910 | ☎: 619.691.5263 | 🖷: 619.585.5698 | ✉: lhines@ chulavistaca.gov

For more Housing information please visit us at: www.chulavistaca.gov/housing

CITY OF CHULA VISTA
HOUSING DIVISION

Our mission is to equip and empower Chula Vista's diverse residents with information and the resources to build strong families and to strengthen the social and physical fabric of the community.

From: Jo Anne Springer <luvwhales1@gmail.com>
Sent: Monday, August 24, 2020 7:47:50 PM
To: Jose Dorado <JDorado@chulavistaca.gov>
Subject: Re: Presentation

Jose,

Thank you for sending me the presentation.

That said, the meeting itself was just awful. I don't know if Cisco webex is an inferior product or not, but I have attended many Zoom meetings of varying numbers of participants, and those meetings were easy to follow, both audio and video were clear and easy to establish as was the ability to mute, unmute, and ask questions. I have no idea what happened to the question I attempted to submit to this meeting, but it was never acknowledged as received, let alone addressed. Nor do I know if anyone else had a similar frustrating experience. As a means of allowing citizens input regarding City plans, this almost seems intentionally designed to prevent exactly that. So many businesses have had to close or severely curtail their activities due to the covid virus. If the City is unable to provide a real means of two-way communication with concerned citizens, then it, too, should be similarly constrained and table all decision making until it can *safely* resume good two-way communications with its citizens. I would appreciate your assistance in having that perspective known to city officials.

Jo Anne Springer

SAN DIEGO HOUSING FEDERATION

3939 Iowa Street, Ste. 1
San Diego, CA 92104
Phone: (619) 239-6693
Fax: (619) 239-5523
www.housingsandiego.org

CITY OF CHULA VISTA

Local funding for affordable housing
The draft Housing Element recognizes the need for funding to build housing that is affordable to low-income individuals and families and that federal and state funding is a critical piece to the resources puzzle. We recommend that the Housing Element specifically include a goal to prioritize funds made available through the Permanent Local Housing Allocation (PLHA), also known as the Building Homes and Jobs Act (SB 2, 2017), for the development of deed-restricted affordable housing. Maximizing the use of these funds to build housing for extremely low-, very low-, and moderate income households will help the City meet its RHNA obligations. Additionally, as local gap financing is critical, we encourage the City to consider dedicating former redevelopment funds, sometimes called "boomerang funds," as a local source of funding for affordable housing.

Affirmatively furthering fair housing and equity
As noted in the housing element demographics report (Appendix A-6), the City of Chula Vista is a diverse community that is predominately Hispanic. Especially in comparison to some other cities in the region, Chula Vista represents a good model for creating inclusive and racially diverse communities. However, the demographics report does not provide data on areas of concentrated poverty that would help Chula Vista identify where certain patterns of community segregation may exist. This information would be helpful for implementation of Housing Program 3.9 to track lower income housing units by District (HE-53) and advance affirmatively furthering fair housing goals.

We recommend that the City review the California Department of Housing and Community Development (HCD) 2020 Analysis of Impediments to Fair Housing Choice and include the recommendations and actions outlined in the report. We additionally recommend that the City work with HCD on AFFH recommendations as they relate specifically to Housing Elements and incorporate those recommendations in the plan.

Housing and Climate Change
Our September 2016 report, "Location Matters: Affordable Housing and VMT Reduction in San Diego County," found that lower-income households are more likely to live in transit-rich areas, own fewer cars, are likely to live in larger building and smaller units, all factors that make affordable housing near transit a key greenhouse gas reduction strategy. In addition, the City's Climate Action Plan calls for housing density near transit (Climate Action Plan Strategy Focus #7, page 8). However, the mentions of the Climate Action Plan in the Housing Element are in relation to energy efficiency measures and make no mention of dense, deed-restricted affordable housing as a greenhouse gas reduction tool. We urge the City to examine the role of affordable housing in helping the City to meet both its RHNA obligations and its Climate Action Plan goals.

We thank you for consideration of our feedback and comments. We appreciate the time and effort that Planning Department staff have dedicated to the draft Housing Element document

and look forward to supporting the City of Chula Vista in adopting a robust plan that will help to meet the City's housing goals.

Sincerely,

Laura Nunn

Laura Nunn
Chief of Policy & Education

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1.0 PUBLIC ENGAGEMENT AND INPUT SUMMARY

1.1 Overview

Public participation is an important part of the planning process. The State of California requires local governments make diligent efforts to involve all economic segments of the population in the development of the Housing Element. The Housing Element should be representative of the desires of local residents and address the concerns most important to the community both now and in the future. Therefore, outreach to the public is essential to gaining a broad spectrum of perspectives and to identifying local challenges, as well as a shared set of priorities, strategies and a vision for housing Chula Vistan's in the future.

The City of Chula Vista has adopted a philosophy of public engagement that relies heavily in "meeting the community where they are." Therefore, outreach is focused on the specific demographics of the community and their comfort level. For Chula Vista those efforts are aimed at a population that is 45 percent low income, who are primarily renters, and 61 percent Hispanic, many of who have limited English skills. Language used in outreach efforts are multilingual (English and Spanish), simple versus technical and respectful of cultural preferences that prefer communication built upon trust and relationships from one-on-one conversations and utilizing the "promotora" model of engagement.

During the 6th Cycle Housing Element update, the world experienced a historic public health crisis, known as Corona Virus or COVID-19. The rapid transmission rate of COVID-19 changed the very nature of how we work, live, and protect ourselves against the spread of this virus. As part of the response to COVID-19, public health orders were issued that included stay at home orders with the exception of "essential" workers and included other restrictions such as social distancing and the prohibition of gatherings outside of immediate household members. Such restrictions limit what's possible for jurisdictions, organizations, agencies and others wishing to maintain momentum on community engagement efforts and planning activities. Social distancing and restrictions on gatherings of people impacted public outreach activities on the calendar for April, May, June and beyond. Therefore, all efforts to engage community shifted to online activities.

As a result of the current environment, City staff relied heavily on an online survey and efforts to advertise the survey from social media to direct mailings to over 30,000 households of multifamily properties within the 91910 and 91911 zip codes with the highest percentage of low income households and to all mobilehome residents (3,400). The Housing Needs Survey was made available in both English and Spanish to identify types of affordable housing needed, priorities for special needs groups, priority housing programs to address affordable housing needs in the community, location of emergency housing, and any perceived constraints to housing.

Other methods to engage the community included presentations and discussions with the Planning Commission, Housing Advisory Commission and Commission on Aging prior to COVID-19 and post-COVID-19, virtual meetings with these Commissions, virtual public meetings with identified stakeholder groups and the community. Meetings and presentations focused on (1) informing the community of past and existing efforts to address previously identified housing needs, identified housing needs based on current demographics and anticipated resources and (2) hearing from the community their top priorities in terms of housing needs by income group or targeted population and to identify/refine possible housing policies/programs to address the specific needs and any geographical/locational considerations.

Through the online survey and meetings opportunities to provide feedback was made available to a wide range of persons and stakeholders. These approaches allowed the City to collect qualitative and quantitative responses, which were used to inform and prioritize policies. Outreach methods were varied to help capture the greatest number of participants, since the Housing Element is a citywide document.

Despite the City's efforts in advertising of its surveys and meetings, participation from its citizens and stakeholders was limited. With a "meeting the community where they are" model of engagement, in a post-COVID 19 environment, the engagement results took on an emotional and personal perspective. With over 45 percent of Chula Vistans low income, with the highest COVID-19 infection rates occurring in zip codes 91910 and 91911 of Chula Vista, and a higher unemployment rate than the region, the priority of Chula Vista residents and those that serve them are on essential daily living from maintaining a home given the financial impact of COVID-19, managing a home life with children at home distance learning, ensuring food and nutrition, and maintaining or gaining compensated employment all while trying to ensure their health and safety. To fill the gap of direct participation by residents, the City relied on discussions with its community stake holders and service providers who generally serve the City's lower income and underrepresented population groups for input.

Through its efforts, the City received more than 200 comments, had nearly 260 online participants, and engaged in-person prior to COVID-19. Most Chula Vistan's agree that housing affordability and homelessness are urgent concerns that need to be addressed and that a top strategy to solving these issues is improvements to City processes to increase the overall supply of housing. The results are summarized and displayed below and organized by the outreach methodology.

1.2 Online Survey



Staff developed an online survey with 16 questions; 15 multiple choice and 10 of them with a comment or other (specify) section. The multiple-choice questions were designed so respondents would have to prioritize the most urgent barriers, issues, and challenges related to various housing topics. The comment or other section were included so respondents could add anything that they thought was missing in the multiple-choice lists and to provide additional thoughts or ideas.

The online survey was available in English and Spanish and was open for four months, from May 4th, 2020 to September 4th, 2020. The survey was anonymous, but respondents were asked to provide the zip code associated with their permanent residence. Approximately 44.9 percent of respondents reside in the area code 91911; 38.5 percent of respondents reside in the area code 91910; 10.2 percent of respondents reside in area code 91913; 2.7 percent of respondents reside in area code 91914; 2.7 percent of respondents reside in area code 91902 and the remaining respondents with less than 1 percent participation reside in 91915. The following is a summary of responses to each question, including all comments the City received via the online survey.

APPENDIX G - PUBLIC ENGAGEMENT AND INPUT SUMMARY

Q1. Survey in English or Spanish?

Answer Choices	Responses	
Image 1 (English)	81.78%	211
Image 2 (Spanish)	18.22%	47

Q2. All survey responses are anonymous, and no effort will be made to identify respondents. Which of the following best describes you?

Answer Choices	Responses	
Chula Vista Resident	184	82.5%
Chula Vista Business Owner	8	3.6%
A representative of a service agency serving Chula Vista residents	16	7.2%
If you work or have a business in Chula Vista, do you represent a business/commercial, non-profit/social service provider, or other (please specify)?	15	6.7%

Q3. What is your age?

Answer Choices	Responses	
Under 18	1	0.4%
18-24	7	3.5%
25-34	50	24.8%
35-44	47	23.3%
45-54	43	21.3%
55-64	32	15.8%
65+	22	10.9%

Q4. Please provide your zip code.

Answer Choices	Responses	
91910	72	37.5%
91911	74	38.5%
91913	19	9.9%
91914	5	2.6%
91915	17	8.9%
91902 (Chula Vista residents)	5	2.6%

Q5. What is your current housing situation?

Answer Choices	Responses	
Own my home	87	43.1%
Rent	103	51%
Unsheltered/without a home	0	0%
Other (please specify)	12	5.9%

Q6. Please rate the importance of the following factors to you when choosing a home?

	Not a decision factor	Low	Medium	High	Total
Monthly housing cost	6 (3%)	11 (5.5%)	46 (22.9%)	138 (68.7%)	201
Close to employment or job	35 (17.4%)	30 (14.9%)	93 (46.3%)	43 (21.4%)	201
Neighborhood safety	7 (3.5%)	4 (1.9%)	48 (23.8%)	143 (70.8%)	201
Features of the house (size, age)	11 (5.4%)	26 (12.9%)	101 (50%)	64 (31.7%)	201
Close to parks, or other green space	23 (11.4%)	34 (16.9%)	94 (46.8%)	50 (24.9%)	201
Walkability of the neighborhood	13 (6.5%)	20 (10%)	85 (42.3%)	83 (41.3%)	201
Close to shops and services	16 (8%)	28 (13.9%)	90 (44.8%)	67 (33.3%)	201

Community and neighborhood feel	9 (5.3%)	8 (4.7%)	85 (50.3%)	98 (39.6%)	201
Close to bus/transit stop	56 (28.1%)	42 (21.1%)	62 (31.2%)	39 (19.6%)	201
Reputation of public schools	45 (22.4%)	18 (9%)	64 (31.8%)	74 (36.8%)	201
Accessibility (for seniors or persons with disabilities)	52 (26%)	38 (19%)	55 (27.5%)	55 (27.5%)	201

Q7. Please rate the importance of the following factors to you when choosing a home?

Answer Choices	Responses	
Yes	70	34.7%
No	118	58.4%
I don't know	14	6.9%

Q8. In your opinion, what do you think is the biggest reason housing is too expensive for people?

Answer Choices	Responses	
Not enough good paying jobs to afford costs of housing	37	18.3%
Not enough housing built for everyone	24	11.9%
Not enough housing at different price levels that people can afford	105	52%
I don't know	11	5.4%
Other	25	12.4%

Q9. What do you think are the most important housing problems in Chula Vista? (Please choose up to 3)?

Answer Choices	Responses	
Not enough housing being built for everyone	81	13%
Not enough affordable rental housing	148	23.7%
Cost of housing near good jobs, schools and services is too high	106	17%
Can't afford to buy a house	123	19.7%
Overcrowding (too many people living together)	53	8.5%
Repair or preserve existing affordable housing	32	5.1%
Unsheltered/Homeless	57	9.1%
I don't know	9	1.5%
Other	15	2.4%

Q10. What do you think is the best way to help people who are homeless?

Answer Choices	Responses	
Provide housing and the support services they need	59	29.2%
Increase the affordable housing	34	16.8%
Connect the homeless to assistance and services	51	25.2%
Increase addiction and mental health services	34	16.8%
Increase outreach from trained service workers	16	7.9%
I don't know	8	4%

Q11. Buying a home today is difficult for many. What do you think is the biggest barrier to buying a home?

Answer Choices	Responses	
Houses cost too much	121	57.3%
Available houses in my desired area	4	1.9%
Available houses in my price range	28	13.3%
Down payment	30	14.2%
Difficulty getting a loan	15	7.1%
I don't know	5	2.4%
Other (please specify)	8	3.8%

Q12. Many people have a hard time finding a good quality home. What do you think is the biggest barrier to finding good quality housing?

Answer Choices	Responses	
Only low quality housing is available in my price range	52	25.7%
Not enough housing to fit the size of my family	8	4%
Not enough housing in my price range where I want to live	89	44.1%
Not enough housing for persons with disabilities	3	1.5%
Not enough housing for seniors (62 years or older)	12	5.9%
Discrimination (e.g. based on race, family status, disability income, etc.	10	5%
I don’t know	15	7.4%
Other	13	6.4%

Q13. Sometimes people have to move out of their home or neighborhood. What is the biggest reason why people may have to move?

Answer Choices	Responses	
Rent keeps increasing	142	70.3%
Lease is terminated	4	2%
Eviction	0	0%
Maintenance issues aren't being fixed	3	1.4%
Not enough housing in my price range where I want to live	34	16.8%
I don't know	10	5%
Other (please specify)	9	4.5%

Q14. Senior citizens are a growing population group. What is the best way to address the housing and living needs of senior citizens?

Answer Choices	Responses	
Fix and repair the home for the needs of an older person	21	10.4%
Help paying the housing cost	24	11.9%
Construction of more retirement communities	22	10.9%
More affordable housing designated for seniors	88	43.6%
Connect seniors to alternative living situations like shared living spaces	13	6.4%
Down-sizing or relocation assistance	13	6.4%
I don’t know	16	7.9%
Other	5	2.5%

Q15. As the economy and population grows and changes, more housing is needed. What housing types do we need more of in Chula Vista? (Please choose up to 3.)?

Answer Choices	Responses	
Single family homes	113	18.4%
Condos/Townhomes	86	14%
Apartments	65	10.6%
Mixed-use (housing mixed with commercial/office/retail)	39	6.4%
Senior housing	67	10.9%
Assisted living	29	4.7%
Mobilehomes	16	2.7%
Energy-efficient homes	60	9.8%
Low-cost/affordable housing (below the current market price)	138	22.5%

Q16. What do you think is the best strategy to build more housing for our growing population? (Please choose up to 3.)

Answer Choices	Responses	
Improve governmental approval processes for new housing	133	22.9%
Build more housing near transit (e.g. trolley stations and bus stops)	75	12.9%
Build more housing near jobs, schools or services	117	20.2%
Allow buildings with more housing units	61	10.5%
Encourage second units in the backyard or attached to a house	72	12.4%
Build more compact efficiency size units	71	12.2%
I don't know	28	4.8%
Other	23	4%

Q17. Thank you for your input! Would you like to be added to an interest list to stay informed?

Answer Choices	Responses	
Yes	94	46.5%
No	108	53.5%

Survey Question Comments

Q2. Comments
Real Estate and lending
Non-profit
Cost of quality housing is too high
Health Care
Housing Developer
SBCS
Social Services

Q5. Comments
Own mobile home, rent space
Living with relatives
Forced to live with family because how expensive housing is.
Live in a one bedroom, 8 of us living there due to lack of enough financial resources, I have medical challenges on dialysis, and hygiene issues due to lack of space, for self-care.

Q6. Comments
Affordable, safe, inclusive, community events to connect neighbors
Low gang violence
Family in the area
Single Family Residences! No apartment or condominium complexes.

Q8. Comments	
Q-8-1	Demand to live here
Q-8-2	There is plenty of apartments and vacancies but rents continue to increase every single year. There is no home for sale that is affordable to the first time buyer. In fact, in a quest for a lower price for a home, the demand for smaller homes drives up the cost per square foot higher than it is for medium size homes. The market is taking advantage of the poor.
Q-8-3	There is no regulation on how much renters can charge for housing
Q-8-4	Rent increases with no improvements, all options above
Q-8-5	When minimum wage goes up, so does the cost of living and rent
Q-8-6	All 3 above + Not enough good paying jobs "IN" Chula Vista. Good Paying job = enough to afford housing in a bedroom community.
Q-8-7	Rent is too high everywhere
Q-8-8	People make poor life decisions and mismanage their money
Q-8-9	Property taxes are extremely high.
	Price gouging, single family homes compared to multifamily homes
	Not enough good paying jobs and not enough price levels that people can afford
Q-8-12	Fine weather raises the price of the land.
Q-8-13	Not enough affordable housing and very difficult the process to rent

Q-8-14	Our family is renting a 3-bedroom townhouse. It's worth $510,000. We're now purchasing a new 2500 sq ft house in Augusta, GA: Yard. Coffered ceilings. crown molding. Neighborhood with trails, playgrounds, and a pool. The elementary school only has 571 kids and it outranks 91% of other GA schools. We're paying $294,000. I don't know why anyone would buy in CV. The homes look like cement blocks. Human trafficking that no one's talking about. Drugs. Gangs. The annual income isn't much different than incomes in the South. The only way most people make it work here is by living with multiple people. But San Diego is coastal. The weather (in some areas) is perfect. The demand is there, and people are obviously buying.
Q-8-15	Inflated home values for very old homes. Not enough new single-family residences being built.
Q-8-16	Overpriced housing compared to wages
Q-8-17	Homes built only to be brought and then used as Rentals

Q9. Comments
Student Housing Needs
Developers build in phases. To get the price they want. There will never be enough new homes (oversupply) to drive the price down
The greedy landlords or whomever is on top of them establishing how much rent should be charged. The bureaucracies around being able to lower rent. Who says or establishes what the minimum rent should be? And that there is no limit to it.
housing discrimination. Landlords to trust families with housing vouchers
CV lacking nice but affordable single story housing seniors.
Not enough affordable housing to Buy
Chula Vista keeps approving new neighborhoods, while increasing taxes (promising more police officers--FILLED POSITIONS--and schools) but you're not. You can't even provide someone to direct traffic at each school. Your government should be ashamed. Corrupt dirtbags.

Q 11. Comments
Is the monthly mortgage payment add property taxes and Mello Roos and HOA
The amount of housing available is far lower than the number of people that need it.
People think they are owed things rather than working hard, saving up and buying what they can afford

Q12. Comments
Not enough housing built for number of people in area
Too expensive
Good quality housing in good neighborhoods is only for those who can afford it.
Low wage jobs do not align with housing costs -rental or purchase
Too many people in California. Hard reality is some people need to move elsewhere. They aren't entitled to California
Builders use cheap materials to line their pockets, yet the small townhomes (like ours!) is priced at $510,000+. Quality and integrity is rare for developers and builders.... and the Chula Vista government.
Homes brought only to use as rentals and the people who want to buy to actually LIVE in that home lose out

Q13. Comments
Not enough housing built for number of people in area
Loss of income
A good paying job in a city with low cost of living
Low wage jobs do not align with housing costs -rental or purchase
Gentrification

Cost of living & taxes continue to rise disproportionately.
Crime

Q14. Comments
More housing built that suit the needs of seniors
Options above to fix and repair, and downsizing relocation assistance
Construction of NICE senior homes & mobile home park.
Low wage jobs do not align with housing costs -rental or purchase
More affordable housing and alternative living situations

Q16. Comments	
Q-16-1	Allow more developments
Q-16-2	Buy broken homes to build new multi unit/ multi level homes in their place.
Q-16-3	Put a rent limit; bring rent down; and raise wages... Minimum wage is not enough.
Q-16-4	We don't need more housing. The crime has been going up with all this increased housing and "mixed-use" living with public transportation being built. We need less people and more space as COVID19 has proven so people don't have a place to live will need to move elsewhere. Stop packing us on top of each other when there are other places to go!
Q-16-5	More single level homes/condos/mobile homes for seniors.
Q-16-6	Actually, your problem is developing more homes with no plan for police, schools, and teachers. Tackle that first, then move on to building more. But I want to know why our taxes are increased and you do NOTHING to make sure we're safe and have good schools with small classroom sizes. "But we created positions." Yeah, but did you fill them? Again, you should be ashamed of yourselves.
Q-16-7	Convert unused commercial property into residential zones. Order the school districts to adopt distance learning permanently so that school grounds can be converted to new neighborhoods and family recreation areas. Work to approve first time homebuyers at middle income brackets with down payment assistance.

Q16. Comments	
Q-16-8	Attract better jobs to Chula Vista. Will also help with traffic.
Q-16-9	STOP building more Office Buildings WE DON'T need them and then Use those areas for HOMES that we do need
Q-16-10	Small homes that can still fit a family of four or five with walk ability and green space. Think older Eastlake Greens areas smaller homes, green space, parks. Just because people are on fixed income doesn't mean they want bad neighborhood. Think older Tierrasanta neighborhood same concept smaller homes still nice walkable communities. I don't necessarily want to live in mixed use or totally dense neighborhood because I am low income. I want parks, trees, green space, nature access to trails. Why do you think so many people want tiny homes I don't but I rent in Eastlake Greens Championship golf area it's small homes but it's livable and we can walk places. I lived in Tierrasanta before this and same concept.
Q-16-11	For the love of god, stop building apartments. This is coming from someone who lives in apartments. There are way too many apartment complexes.

1.3 Public Meetings

To inform decisionmakers and the public about the 6th Cycle Housing Element and the opportunities to provide input, City staff gave informational presentations at various public meetings. Prior to and Post-COVID-19, City staff presented at public meetings of several City Commissions. With 23 Commissions, the City leverages its Commissions meetings and its members, who are considered active community members with broad circles of influence to provide information and bring forward community values and input they may hear and discuss with other community members. Invitations to the Housing Element Online Survey and public meetings were provided to all Commissions. City Staff provided presentations, responded to questions and accepted comments to the following Commissions:

- Joint meeting of the Planning Commission and Housing Advisory Commission on October 23, 2019 – At this publicly noticed meeting, City staff presented the 6th Cycle Update process. The meeting provided an opportunity for the Commission to review the RHNA

allocation, learn about the Housing Element process and requirements, review data, provide input related to housing issues, and receive public comment.

- Joint meeting of the Planning Commission and Housing Advisory Commission on June 24, 2020 - At this publicly noticed meeting, City staff provided an update of the current status of the 6th Cycle Housing Element Update process. The meeting provided an opportunity for the Commission to review data, receive public comment and provide direction to staff on housing issues and policies of the Housing Element.
- Housing Advisory Commission meeting of July 24, 2019 – At this publicly noticed meeting, City staff provided an overview of the RHNA and Housing Element process and current housing legislation. The meeting provided an opportunity for the Commission receive public comment and provide direction to staff on housing issues affecting the community.
- Housing Advisory Commission meeting of January 23, 2020 – At this publicly noticed meeting, staff provided an overview of the City's 5-Year Consolidated Plan, its Assessment of Impediments to Fair Housing, and current housing legislation. The meeting provided an opportunity for the Commission receive public comment and provide direction to staff on housing issues affecting the community.
- Housing Advisory Commission meeting of October 28, 2020 – At this publicly noticed





meeting City staff provided an update of the current status of the 6th Cycle Housing Element Update process. The meeting provided an opportunity for the Commission to review proposed policies and programs for the 6th cycle Housing Element update, receive public comment and provide direction to staff on housing issues and policies of the Housing Element.

- Commission on Aging - On February 12, 2020 a publicly noticed meeting was held to discuss the RHNA allocation, understand the Housing Element process and requirements, review data, receive public comment and provide direction to staff on housing issues and policies of the Housing Element.
- Growth Management Oversight Committee meeting of September 17, 2020 - This publicly noticed meeting provided an opportunity to the Committee to hear an update on current housing legislation, the Housing Element process, policies and status of the 6th Cycle Housing Element Update process and allowed the Commission to review data, receive public comment and provide direction to staff on housing and its impact on quality of life of the community.
- Development Oversight Committee was provided a presentation on RHNA and the kickoff the Housing Element 6th cycle and on January 28, 2021 was provided an overview of the Housing Element and proposed Housing Element policies and programs, particularly those that were being revised and new to the 6th cycle related to recent housing legislation.

The City hosted four online meetings with stakeholders and community organizations on August 20 and 24, 2020. Attendance for all events were low with three to five persons attending each event.

On August 20, 2020, City staff hosted two meetings for community stakeholders, one for market rate and affordable housing developers and other housing industry professionals and one for social service providers, advocates and educators. Over 40 developers and organizations were mailed invitations, a Public Notice was circulated for both meetings and the meetings were advertised on the City's website.

On August 24, 2020, City staff hosted online meetings with the public both in English and Spanish. Advertisement of these meetings were placed in the City's newsletter, on its website and posts

on the City's social media (Facebook, Twitter and Instagram). Invitations were forwarded to City Commission members for themselves and to forward to other interested community members.

1.4 Consultations

The City of Chula Vista communicates and collaborates on an ongoing basis with social service providers and advocacy groups. Through these partnerships, a number of discussions took place during the course of the Housing Element update process, related to current and ongoing housing concerns and needs of the Chula Vista community, particularly for lower income and underrepresented populations groups. These organizations included South Bay Community Services, the largest social service provider serving clients within the South Bay region, Alpha Project, the Regional Taskforce on the Homeless, Building Industry Association and Pacific Southwest Association of Realtors.

1.5 Website

During the development and review of the 2021-2029 Housing Element, the City created and maintained a section of the city's website dedicated to the housing plan update. This section provided easy access to information on the project, including the Housing Element Overview, meetings, Frequently Asked Questions, and copies of the document.

https://www.chulavistaca.gov/departments/development-services/housing-element-update

1.6 Other Outreach

In addition, to the 6th Cycle Housing Element Update, the City conducted additional outreach to the Chula Vista community, including the following actions:

- Consolidated Plan - The 5-Year Consolidated Plan is a planning document that identifies needs within low-to moderate- income (LMI) communities and outlines how the City will address those needs as required to participate in the Community Development Block

Grant Program and other Department of Housing and Urban Development funded programs. It guides investments and helps achieve HUD's mission of providing decent housing, suitable living environments, as well as expanded economic opportunities for LMI populations. During the development of the Consolidated Plan, public meetings with the Housing Advisory Commission (January 23. 2020) and City Council (March and June 2020) to identify the City's most pressing community needs. In addition, a community needs on-line survey was offered in English and Spanish which returned 260 responses. The City maintains a webpage for Community Development Block Grant Program with a copy of the Consolidated Plan and information about the program: https://www.chulavistaca.gov/departments/development-services/housing/federal-grants.

- Special Fair Housing Outreach – In addition to the Housing Element workshops, community workshops, targeted stakeholder interviews to service providers and local organizations, and a fair housing survey was conducted in Spanish and English as part of the development of the San Diego Regional Analysis of Impediments to Fair Housing (AI). Public notice and additional outreach for each community workshops held in Chula Vista and National City and surveys were circulated in the Winter 2019-20 through local service providers and made available on the City's Fair Housing webpage and at City Hall. In addition, Fair Housing educational brochures were developed and made available online and in City Hall. The City maintains a webpage on Fair Housing:

https://www.chulavistaca.gov/departments/development-services/housing/fair-housing

1.7 Public Review of 2021 Draft

A draft version of the Housing Element was released for public review on December 4,2020 along with the draft Negative Declaration. The draft Housing Element is typically available for public review at City facilities, including libraries, City Hall, Development Services Department, Senior Center and all community centers. However due to the COVID-19 Pandemic and a closing of all City facilities from March 2020 to May 2021, the draft Housing Element was made available on the City's website. Stakeholders, including market rate and affordable housing developers, the Building Industry Association, realtor and apartment associations, school and water districts,

social service providers, San Diego Housing Federation, community groups, various City Commissions, and all other interested parties who have requested information regarding the Housing Element or other DSD activities and information were emailed and/or notified during public meetings of the availability of the document on the City's website. Staff requested that the public submit their comments on the draft Negative Declaration and the Housing Element no later than January 4, 2021.

This Appendix contains a summary of all public comments and input regarding the Housing Element received by the City at scheduled public meetings, surveys, questionnaires, and during the public review period. As required by Government Code Section 65585(b)(2), all written comments regarding the Housing Element made by the public have previously been provided to each member of the City Council. [Note: This section to be updated prior to adoption to include additional public meetings and outreach.]

1.8 Conclusion

The outreach conducted for the update to the Housing Element provided City staff with insightful information on the housing needs of Chula Vistan's. The individual perspectives of a wide-range of participants helped to provide the framework for which the policies in the Housing Element were built upon. Additionally, the release of the draft Housing Element provided a means for stakeholders to react to specific policies. Much of the feedback received was related to assistance for those most economically vulnerable, the homeless and extremely low and very low income households. Many within the community stressed that housing, particularly homeownership, is far from affordable and more must be done to increase housing production, particularly near transit and jobs and at varying price points, to meet the future needs of Chula Vista.

2.0 SUMMARY OF COMMENTS AND THEMES

Housing Issues

- COVID-19 has exacerbated an already tough housing market.
- Affordable housing should be available throughout the City.
    - The Bayfront should provide inclusive housing for all income groups.
    - Do not waive the requirement in the western area (west of I-805) of the City.
- Housing is not affordable anywhere, particularly for homeownership.

Homelessness

- Domestic violence has increased as a result of stay at home orders and financial and emotional stress of COVID-19 leading to an increase in families fleeing the home.
- Once the State's eviction protections expire, we may see an increase in homelessness.
- During COVID-19, we are seeing more RVs and cars parked on the street with people residing in them.
- No where for the homeless to go under COVID-19.
- Encampments and resulting trash is growing with calls from the community increasing.
- A shelter is needed but more permanent solutions are also needed. The homeless need an exit out of the shelter strategy such as transitional housing and permanent supportive housing.
- Case management is needed to help the homeless maintain stable housing.
- There will always be some homeless that are service resistant.
- You need to address the underlying issues to be able to get into shelter and housing and to maintain it.
- A growing number of students at Southwestern College are homeless, living in their cars, or "couch surfing" or struggling to maintain decent and affordable housing. There is nothing affordable for them, particularly near Southwestern College.

Priority Populations

- Nearly all of the clients seen by South Bay Community Services and Family Resource Centers are extremely low and very low income households and are in need of housing.
- Homeless, medically vulnerable, seniors and vets

Housing Programs

- Rental Assistance and Eviction Protections
    - Rental assistance for extremely low and low income households, especially now due to the financial impacts of COVID-19.
    - People don't know their rights under the laws.
    - Some people are taking advantage and are just not paying their rents.
    - Everyone is struggling, renters and small property owners. We need to be cognizant of all perspectives and sometimes the unintended consequences.
- Permanent supportive housing, transitional housing, emergency shelters and acquisition and rehabilitation of existing housing or motels for the homeless.
- Revisit the City's Balanced Communities/Inclusionary Housing policy
    - Allow developers to meet their obligations off-site or through alternative means
    - Housing development projects should not be exempt from the City's Balanced Communities policy
- Needs of Seniors
    - Creative and alternative housing solutions for seniors
    - Help keep seniors in their homes.
- Housing Production
    - Both incentives and mandates for developers are needed to provide low to moderate income housing.
    - Middle income households are struggling as well and need appropriately priced housing
    - For future housing development projects, City staff could include in its report, the percentage of affordable housing units within the project and how the housing development meets the City's regional housing needs.
    - While density bonus and incentives help a bit, reductions in development impact fees would have more of an impact on the cost of development.
    - With the financial impact of COVID-19, potential may be available to look at struggling commercial properties for residential use.

- Homebuyer programs
  - All households, inclusive of low to moderate income households, should be able to obtain homeownership.

2.1 Public Comments on 2021 Draft Housing Element

From: Mitchell Thompson <mitchthompsonmitch@gmail.com>
Sent: Monday, June 15, 2020 3:57 PM
To: Leilani Hines <lhines@chulavistaca.gov>
Subject: Re: Chula Vista Needs your Housing Input - Necesitamos tu opinion

Leilani,

I am on the Southwestern College Foundation Board of Directors. We set up a Housing Subcommittee about a year ago. We (Southwestern College) did a student needs analysis that was completed a couple of months ago. A lot of it ended up focusing on student housing needs. We want to make sure that we make that information available to the City and are hopeful the City can incorporate student housing needs into its housing element needs analysis. I am not sure if you are aware, but the governing board in the next year wants to look at student housing needs and figure out what things we can do to meet that need. Because of the timing, we want to make sure we don't overlook providing input into the Housing Element as it only comes around every 10 years.

At some point, we should get together to discuss more thoroughly and you can guide us on the best way to provide input.

Mitch

On Mon, Jun 8, 2020 at 5:01 PM Leilani Hines <lhines@chulavistaca.gov> wrote:

Thank you for your inquiry Mitch. At this point, the COVID-19 issues have really affected what we have been able to do and how to move forward on citizen participation. We kicked off things with the attached email and survey. With the Commissions now getting underway with virtual meetings we will be doing a workshop with the Planning Commission and Housing Advisory Commission on Wednesday, June 24th. This will be our test run for then holding some meetings with the community and various stakeholders. However, any stakeholder and/or citizen can simply send us their comments and thoughts as well via email, mail or a one-one meeting with us.

Let us know if there is anything further we can do to facilitate conversations as well as the appropriate person at Southwestern College this type of matter should be forwarded to.

Leilani

From: Mitchell Thompson <mitchthompsonmitch@gmail.com>
Sent: Monday, June 8, 2020 2:01 PM
To: Leilani Hines <lhines@chulavistaca.gov>
Subject: Re: Chula Vista Needs your Housing Input - Necesitamos tu opinion

Leilani,

What's the timing on people/organizations providing input into the housing needs for the updated Housing element. The southwestern college foundation has been looking at housing needs for the campus the last couple of years. I am hopeful the Housing Element could have some identification of student housing related to southwestern college.

Mitch

On Tue, May 19, 2020 at 1:44 PM Leilani Hines <lhines@chulavistaca.gov> wrote:

Please feel free to share with your circles of influence

From: Sofia Salgado Robitaille <srobitaille@swccd.edu>
Sent: Wednesday, June 24, 2020 11:14 AM
To: Leilani Hines <lhines@chulavistaca.gov>
Subject: Housing input from Southwestern College

Hello Ms. Hines. Hoping this email finds you doing well.

Please see attached letter with input for the City of Chula Vista's Housing Element report. We understand there is a special meeting of the Housing Advisory and Planning Commissions tonight… we hope this letter will be submitted and considered.

Let me know if you have any questions. We appreciate your time and consideration.

Warm regards,
Sofia

Sofia Salgado Robitaille
Executive Director
Office of Development and Foundation

Southwestern Community College District
900 Otay Lakes Road, Room 12-103
Chula Vista, CA 91910
Cell: 619.743.1604

SOUTHWESTERN COMMUNITY COLLEGE DISTRICT GOVERNING BOARD

SOUTHWESTERN COLLEGE

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June 22, 2020

Leilani Hines
Housing & Neighborhood Services Manager
City of Chula Vista, Housing Division
276 Fourth Avenue
Chula Vista, CA 91910

Dear Ms. Hines,

Southwestern College has been evaluating student housing needs over the last several years. In 2019, the governing board commissioned the Community College Equity Assessment Lab (CCEAL) to conduct a student survey and better identify the scope of need. The results of that survey are attached for your reference. Please allow us to bring to your attention a few of the important findings in the report:

1. Four major insecurities focused on in the research were food, housing, transportation and employment. Overall 52.3% of the students we serve suffer from these insecurities with 54.2% suffering from two of the four.
2. Types of housing instability include sleeping in garage, car, closet, outdoors and on-campus. As well as between family or friends homes.
3. Of the students who chose Housing instability as an insecurity, 21.7 were not on track to achieve educational goals, 86.7 reported high stress and 70.3 stated it affected their performance.

The data is important, and we feel that a personal story will help enlighten the plight our students confront every day. This student uses our gym for showers, receives assistance from our Jag Kitchen/Pantry and lives in an RV.

> "When I started my journey as a freshman at Southwestern, my family and I unfortunately became homeless. I was in an accident where I needed to stay in the hospital for a week. With my luck that week so happened to be finals week. So I failed my first semester. I returned within a year after my recovery. I thought I didn't have a place to call home, but every day I would go to the Jag kitchen because everyone made me feel like I was family. The very first day I walked in the Jag kitchen, I felt like I was at home and loved. I have accomplished so many great opportunities in my education, all because the amazing staff at the Jag kitchen. My future goals are to obtain a bachelor's in accounting at San Diego State. One day I will like to give back to those who have been there for me. Thank you!"

While deeper evaluation is warranted, it is clear to us that students are experiencing a range of housing challenges and those challenges are barriers to student success. In addition to this study, the Southwestern College Foundation Board has established a Housing Subcommittee to support the governing board in further exploring potential solutions.

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The City of Chula Vista is beginning the process of updating its General Plan and the Housing Element of the General Plan. The 1999-2004 Housing Element identified "Special Needs Groups" and actually included a section devoted to "Students". At that time, it was indicated in the Housing Element that ""...when surveyed about their housing needs, none indicated a need for housing." The 2013-2020 has almost no mention of student housing needs and no programs or policies to promote student housing needs. In reviewing that latest plan, we note a number of areas that could have been enhanced to address student housing needs and suggest that the new Housing Element include the following:

Part 1 - Overview: Key Issues & Approach

1. Section 2.0, Community Factors. Please include a statement that the City has a large university which results in a large demand for housing related to the university, particularly in the area in close proximity to the university.
2. Section 2.2.2 Rental Housing. Include a statement that student housing creates an additional demand on rental housing and a need to create rental housing opportunities near the university.
3. Section 2.3 Who are the Residents. Add a Section 2.3.4 Special Needs – Students who are low-income who need housing to provide them with stability to complete their education.
4. Section 2.4.1 Housing Unit Type. Include a section on Student Housing
5. Section 3.1 Available Financial Resources. Include a section discussing available financial resources for student housing.

Part 2 - Overview: Policy & Implementation

6. Objective H5 - Encourage a Wide Range of Housing Choice.... Add a section related to Student Housing
7. Objective H6 – Promote the Development of a Variety of Housing choices to Meet Special Population Groups. Add a discussion about student homelessness. Section 6.2.2 Shared Housing. Add a discussion about shared housing opportunities for students.
8. Policies and Programs - H 7.1. Add a section 7.1.8 Student Housing

Part 3 - Overview: Quantified Objectives

9. Section 2.0 Include a quantifiable objective for student housing.

Appendix A. Community Profile. Include information about students in community profile.

In summary, based on preliminary information, we presently believe that housing is an acute need for many students at Southwestern College and that the previous statement does not reflect today's reality. Therefore, we believe the City's Housing Element should identify that specific need and analyze policies, programs and resources to address those needs. We stand ready to provide you with any information we might have that will help you in this endeavor. With approximately 28,000 students, Southwestern College is the only public institution of higher education in the southern part of San Diego County. Southwestern has, and will continue to have, a sizable impact on the City of Chula Vista, including impacts on the City's housing.

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In conclusion, we ask that the City please incorporate student housing needs into its upcoming Housing Needs Analysis with hopes that affordable housing financial resources may be secured to meet the challenges and insecurities our student body is facing.

Thank you for your consideration,

Nora Vargas
President
Southwestern College
Governing Board

Dr. Kindred Murillo
President/Superintendent
Southwestern College

Lisa Johnson
Board Chair
Southwestern College
Foundation

Reference resources:
https://www.huduser.gov/portal/periodicals/insight/insight_2.pdf
"Student Food and Housing Insecurities Survey Findings," CCEAL

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From: Jo Anne Springer <luvwhales1@gmail.com>
Sent: Friday, August 28, 2020 3:04 PM
To: Leilani Hines <lhines@chulavistaca.gov>
Subject: Re: Housing Element Presentation

Thank you, Ms. Hines, for your efforts on my behalf. I would like to ask if my comments (below, original email) were passed along to the Council members for consideration or not? Despite the best efforts of the IT team and Microsoft, the Cisco Web-ex is far from ideal, and at least some percentage of interested attendees are going to be hampered. I would really like to see the City be as constrained regarding new developments as are most businesses within it. I realize that pure *governing* cannot be placed in abeyance during this pandemic, but much of the decision making, especially regarding new developments, certainly can be. Yes, I realize that companies *outside of the City* will be hampered, but giving them preference over the disadvantages of local enterprises has the distinct appearance of misplaced priorities. I would greatly appreciate learning if my viewpoint has been shared or if I need to send separate emails to the council members.
Thank you again for all of your help and offers to directly answer questions.

Jo Anne Springer

On Thu, Aug 27, 2020 at 5:09 PM Leilani Hines <lhines@chulavistaca.gov> wrote:

Thank you Ms. Springer for attending our meeting but more importantly for your comments on the Housing Element and the technical problems. We learned a lot in both areas. I wanted to assure you that we did speak with our IT Director about issues we had and how we can improve. Unfortunately, we are limited to Cisco WebEx and Microsoft Teams for our virtual meetings. I do recognize that the technical difficulties experienced impacted the ability to effectively participate in the meeting. Please let me know if you or others would like to talk further. Additionally, please feel free to provide written comments as well. Your voice matters to us and we would like to hear more and be able to answer your questions. I am also attaching the link to the Housing Element Update website at https://www.chulavistaca.gov/departments/development-services/housing-element-update for more information.

Looking forward to speaking with you.

Leilani Hines | Housing Manager | Development Services Department
276 Fourth Avenue | Chula Vista, CA | 91910 | ☎: 619.691.5263 | 🖷: 619.585.5698 | ✉: lhines@ chulavistaca.gov

For more Housing information please visit us at: www.chulavistaca.gov/housing

CITY OF CHULA VISTA
HOUSING DIVISION

Our mission is to equip and empower Chula Vista's diverse residents with information and the resources to build strong families and to strengthen the social and physical fabric of the community.

From: Jo Anne Springer <luvwhales1@gmail.com>
Sent: Monday, August 24, 2020 7:47:50 PM
To: Jose Dorado <JDorado@chulavistaca.gov>
Subject: Re: Presentation

Jose,

Thank you for sending me the presentation.

That said, the meeting itself was just awful. I don't know if Cisco webex is an inferior product or not, but I have attended many Zoom meetings of varying numbers of participants, and those meetings were easy to follow, both audio and video were clear and easy to establish as was the ability to mute, unmute, and ask questions. I have no idea what happened to the question I attempted to submit to this meeting, but it was never acknowledged as received, let alone addressed. Nor do I know if anyone else had a similar frustrating experience. As a means of allowing citizens input regarding City plans, this almost seems intentionally designed to prevent exactly that. So many businesses have had to close or severely curtail their activities due to the covid virus. If the City is unable to provide a real means of two-way communication with concerned citizens, then it, too, should be similarly constrained and table all decision making until it can *safely* resume good two-way communications with its citizens. I would appreciate your assistance in having that perspective known to city officials.

Jo Anne Springer

sdhf SAN DIEGO HOUSING FEDERATION

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www.housingsandiego.org

CITY OF CHULA VISTA

Local funding for affordable housing
The draft Housing Element recognizes the need for funding to build housing that is affordable to low-income individuals and families and that federal and state funding is a critical piece to the resources puzzle. We recommend that the Housing Element specifically include a goal to prioritize funds made available through the Permanent Local Housing Allocation (PLHA), also known as the Building Homes and Jobs Act (SB 2, 2017), for the development of deed-restricted affordable housing. Maximizing the use of these funds to build housing for extremely low-, very low-, and moderate income households will help the City meet its RHNA obligations. Additionally, as local gap financing is critical, we encourage the City to consider dedicating former redevelopment funds, sometimes called "boomerang funds," as a local source of funding for affordable housing.

Affirmatively furthering fair housing and equity
As noted in the housing element demographics report (Appendix A-6), the City of Chula Vista is a diverse community that is predominately Hispanic. Especially in comparison to some other cities in the region, Chula Vista represents a good model for creating inclusive and racially diverse communities. However, the demographics report does not provide data on areas of concentrated poverty that would help Chula Vista identify where certain patterns of community segregation may exist. This information would be helpful for implementation of Housing Program 3.9 to track lower income housing units by District (HE-53) and advance affirmatively furthering fair housing goals.

We recommend that the City review the California Department of Housing and Community Development (HCD) 2020 Analysis of Impediments to Fair Housing Choice and include the recommendations and actions outlined in the report. We additionally recommend that the City work with HCD on AFFH recommendations as they relate specifically to Housing Elements and incorporate those recommendations in the plan.

Housing and Climate Change
Our September 2016 report, "Location Matters: Affordable Housing and VMT Reduction in San Diego County," found that lower-income households are more likely to live in transit-rich areas, own fewer cars, are likely to live in larger building and smaller units, all factors that make affordable housing near transit a key greenhouse gas reduction strategy. In addition, the City's Climate Action Plan calls for housing density near transit (Climate Action Plan Strategy Focus #7, page 8). However, the mentions of the Climate Action Plan in the Housing Element are in relation to energy efficiency measures and make no mention of dense, deed-restricted affordable housing as a greenhouse gas reduction tool. We urge the City to examine the role of affordable housing in helping the City to meet both its RHNA obligations and its Climate Action Plan goals.

We thank you for consideration of our feedback and comments. We appreciate the time and effort that Planning Department staff have dedicated to the draft Housing Element document

and look forward to supporting the City of Chula Vista in adopting a robust plan that will help to meet the City's housing goals.

Sincerely,

Laura Nunn

Laura Nunn
Chief of Policy & Education

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1.0 SITES INVENTORY – INFILL AND INTENSIFCATION OPPORTUNITIES

INTRODUCTION

In this inventory report portion of the Adequate Sites Inventory, you will find the draft inventory of sites within the City of Chula Vista that have potential for the development of new housing units during the 2021-2029 Housing Element period. Inclusion of a site on this list does not indicate that a site will be developed or redeveloped or will be required by the City to develop or redevelop. Rather, it indicates that the site has unrealized capacity for housing, based on its zoning and/or land use designation that could reasonably be realized during the 2021-2029 period. See the accompanying methodology portion of Appendix C for a detailed discussion on how these sites were identified and how their housing capacity was assessed.

The Table (Attachment 1) is broken into two distinct categories:

- Western Chula Vista
- Eastern Chula Vista

GLOSSARY

Site Address: Site address for potential site.

5 Digit Zip Code: Zip Code for parcel.

Assessor Parcel Number: A potential site's 10-digit Assessor's Parcel Number.

Consolidated Sites: Identifies sites that are likely to be consolidated.

General Plan Designation (Current): City of Chula Vista General Plan Land Use Designation for potential site.

Zoning Designation (Current): Existing zoning for potential site.

Minimum Density Allowed (units/acre): Minimum number of units permitted pursuant to the parcel's Zoning Designation.

Max Density Allowed (units/acre): Maximum number of units permitted pursuant to the parcel's Zoning Designation.

Parcel Size (Acres): The size/area of the site, expressed in acres.

Existing Use/Vacancy: The existing use of the site, as categorized into standardized land use types.

Infrastructure: Indicates if parcel has sufficient water, sewer and dry utilities available.

Publicly-Owned: Identifies if the parcel is publicly or privately owned. If the parcel is publicly owned, it also identifies they type of public entity that owns the parcel.

Site Status: Identifies if the site is available or has an approved entitlement.

Identified in Last/Last Two Planning Cycle(s): Indicates if the site was identified in the last/last two planning cycles.

Lower Income Capacity: Estimate of the net number of Lower Income units that can be accommodated on the parcel.

Moderate Income Capacity: Estimate of the net number of Moderate Income units that can be accommodated on the parcel.

Above Moderate Income Capacity: Estimate of the net number of Above Moderate income units that can be accommodated on the parcel.

Total Capacity: Estimate of the total number of net units that can be accommodated on the parcel.

SUMMARY OF EXISTING PROJECTS – CURRENT MARKET INTEREST

The following is a summary of existing, or planned development projects that provide an example of existing market trends that contribute to the likelihood the infill projects are feasible within the City of Chula Vista. There are a number of privately initiated development projects in the pipeline, or under discussions with the City, for the reuse of existing development sites and vacant sites. Most of the target sites identified in this Appendix have

uses on-site that are underperforming, recently vacated or are anticipated to not reflect current market demands for the types of uses currently on site during the planning period of this Housing Element. Examples of these projects include:

748-60 Anita Street. This site is currently underutilized existing residential development and vacant property totaling 2.82 acres. The proposed development would develop higher density dwelling units. The proposed project would include 96 apartments, with 29 units for extremely low, 10 for very low and 56 for low-income households, over the three combined sites.

Bonita Glen. This site is currently vacant and totals 4.92 acres. The approved development includes 170 units, 9 of which are restricted for very low-income residents and 5 for moderate-income.

Village 8 West, Neighborhoods F and W. This site within eastern Chua Vista is vacant and encompasses two planning areas that total 5.14 acres. The approved project intends to develop 175 units apartments, of which 120 units will be rent-restricted for low income residents and 53 will be rent-restricted for very low-income residents.

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